

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS, AND FOR THE SUPERINTENDENT AND CHAIR TO EXECUTE, AS NECESSARY:

- 1) AN AMENDMENT TO THE GROUND LEASE AGREEMENT WITH DOWNTOWN DORAL CHARTER ELEMENTARY SCHOOL, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TO FACILITATE CAPACITY EXPANSION OF THE DOWNTOWN DORAL CHARTER ELEMENTARY SCHOOL ("SCHOOL"), LOCATED AT 8390 N.W. 53 STREET, DORAL, FLORIDA 33166; AND
- 2) AN AMENDMENT TO THE DECLARATION OF RESTRICTIONS IN FAVOR OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA; AND
- 3) ANY OTHER DOCUMENTS THAT MAY BE REQUIRED TO FACILITATE EXPANSION OF THE SCHOOL, WITH ANY AND ALL COSTS, FEES OR EXPENDITURES RELATED TO SAID EXPANSION TO BE COVERED BY THE SCHOOL

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

The Board and Downtown Doral Charter Elementary School, Inc., a Florida not-for-profit corporation ("School"), previously entered into a Ground Lease Agreement ("Lease") to facilitate the development, construction and operation of a Charter School on the Board-owned land. The School, which is managed by the District and began operations in 2015, has now approached the District with a request to amend the Lease and any other necessary documents to allow for the construction of additional improvements on the site to provide for capacity expansion. The School has advised that it wishes to construct a two-story wing to add approximately 12 classrooms, a clinic and an office for the School counselor. The School anticipates completing construction for the opening of

the 2017-18 academic year. Plans for the new wing along with any required ancillary spaces, such as parking and access, will need to be reviewed and approved by the District, as well as meet all City of Doral and Miami-Dade County requirements as to access and traffic related elements. Given the limited open field area ("field") on the existing School campus, the School will acquire a portion of an adjacent property, and will deed to the Board land equal to the area of the field to be permanently encumbered by the new wing and by any related ancillary facilities. This is anticipated to be accomplished through outright conveyance to the Board of the additional property, which conveyance shall occur prior to District issuance of a certificate of occupancy for the new addition.

Subject to approval by the Board, a number of existing agreements previously entered into by the Parties, will require modification. These include, but are not necessarily limited to, the Lease, and the Declaration of Restrictions In Favor Of The School Board Of Miami-Dade County, Florida. In addition, acquisition of the additional land referenced above, will require re-platting of the School site. Costs of developing these documents, as well as any other required costs, fees or expenditures to facilitate expansion of the School, including legal fees associated with District use of outside counsel, will be covered by the School, and the Board will bear no costs in this regard.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations, and for the Superintendent and Chair to execute, as necessary:

- 1) an Amendment to the Ground Lease Agreement with Downtown Doral Charter Elementary School, Inc., a Florida not-for-profit corporation, to facilitate capacity expansion of the Downtown Doral Charter Elementary School ("School"), located at 8390 N.W. 53 Street, Doral, Florida 33166; and
- 2) an Amendment to the Declaration Of Restrictions In Favor Of The School Board Of Miami-Dade County, Florida; and
- 3) any other documents that may be required to facilitate expansion of the School, with any and all costs, fees or expenditures related to said expansion to be covered by the School.