

Deputy Superintendent of Schools
Henry C. Fraind

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AGREEMENT WITH
BEACON PROPERTY MANAGEMENT CORPORATION FOR THE
OPERATION OF TELECOMMUNICATIONS EQUIPMENT FOR THE
DEPARTMENT OF TRANSPORTATION**

Since November 1994, the Board has leased 50 square feet of space on the roof at Biscayne View Apartments, located at 915 N. W. 1 Avenue, for the operation of telecommunications equipment for the Department of Transportation, from Beacon Property Management Corporation. The current lease agreement expires October 31, 1999. The user has indicated a continuing need to operate and maintain three telecommunication antennas and appurtenant signal transmission equipment on the roof of Biscayne View Apartments in order to support District telecommunication needs. In accordance with Division leasing procedures, when the duration of new leases is expected to exceed three years, or upon the completion of the original term of existing leases, the Division shall perform an analysis to determine lease costs versus the costs associated with lease-purchase or purchasing a similar facility. Based on the information provided by the user, District staff performed the cost analysis and the results indicate that leasing remains the District's most cost-effective option.

Pursuant to negotiating procedures, a Management Team meeting was held on May 10, 1999, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease agreement are as follows:

- a one year term from November 1, 1999 to October 31, 2000, with four one-year renewal option periods, at the Board's option;
- the annual lease rate shall continue unchanged from the 1998-99 lease period, at \$5,158.68;
- the lease rate shall be adjusted annually based on the Consumer Price Index (CPI) or 5%, whichever is less;
- either party shall have the right to cancel the lease at any time by giving the other party 180 days prior written notice; and
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this lease or to cancel this lease.

The proposed lease agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The Deputy Superintendent of School Operations recommends approval of this lease agreement.

A copy of the proposed agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease agreement with Beacon Property Management Corporation, for the operation of telecommunications equipment for the Department of Transportation, at an annual rental amount of \$5,158.68, and under the terms and conditions set forth above.

ARB:ms