

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT AND RENEW THE LEASE AGREEMENT WITH BARROW STREET CREC CROSSPOINT, L.P., FOR REGION II OFFICE SPACE

Since April 1991, the Board has leased 7,625 square feet of office space, located at 1515 N.W. 167 Street, for the Region II Office, from Barrow Street CREC Crosspointe, L.P. The District is in its last renewal option period and the current agreement will expire on April 19, 2001. In compliance with District leasing procedures, the Region completed a Description of Facilities Needed Form advising a need to continue Region II operations within a leased building for an additional two to three year period or until a proposed new facility is constructed. The current landlord was contacted and has indicated a willingness to amend the existing agreement to allow District occupancy for one additional one-year period (April 20, 2001 through April 19, 2002), and has advised that any additional extensions beyond that date will require a new long-term lease agreement.

Pursuant to negotiating procedures, a Management Team (MT) meeting was held on November 20, 2000, for direction on negotiating strategies and parameters. Based on this direction, terms and conditions of the proposed lease amendment are as follows:

- one additional one-year renewal option period, from April 20, 2001 to April 19, 2002;
- the rental rate shall be \$16.35 a square foot (\$124,668.75 annually), which represents a 4% annual increase over the current rate and is consistent with terms and conditions of the current agreement; and
- all other terms and conditions of the lease agreement shall remain in full force and effect, including the District's sole right to cancel the lease agreement by giving the landlord 90 days prior written notice.

The MT further directed staff to review the feasibility of a new long-term lease agreement for the current location, in conformance with District leasing procedures, to commence April 20, 2002. This review will include a cost benefit analysis for this particular location as well as other available suitable locations in Region II.

Concurrent with the approval of the proposed lease amendment, the lease will be renewed for the term beginning April 20, 2001 and ending April 19, 2002. This represents the last of four one-year renewal option periods available under the current lease agreement, as amended. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The Region Superintendent for Region II and Deputy Superintendent of School Operations recommend approval of the lease amendment and renewal.

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

The principal of the general partnership is BSC Crosspointe LLC. The Registered Agent is Richard E. Schatz.

RECOMMENDED:

That The School Board of Miami-Dade County Florida:

1. authorize the Superintendent or his designee to execute a lease amendment with Barrow Street CREC Crosspoint, L.P., for the Region II Office, to provide one additional renewal option period; and
2. renew the lease at an annual rental amount of \$124,668.75. The term of the renewal period will commence April 20, 2001, and will end April 19, 2002. All other terms and conditions of the lease agreement will remain unchanged.

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