

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR  
USE OF VARIOUS SCHOOL SITES FOR THE OPERATION OF HEAD  
START CENTERS**

Since June 1985, the Board has leased facilities at a number of schools to Miami-Dade County (County), for the operation of Head Start Centers. The County operates their program at each school through the use of existing classrooms or placement of portable classrooms on the site. The lease agreement stipulates that the County shall submit, on an annual basis, a list showing the school sites and classrooms that it wishes to utilize for the upcoming year. This list has been submitted for the period of December 1, 2001 to November 30, 2002, and has been reviewed and approved by each of the affected schools and Regions, and by the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs.

Staff is currently working with the County in an effort to establish parity in connection with the facilities leased between the two governmental entities. Specifically, staff has initiated discussions with the County in an attempt to reduce the rental rate paid by the Board for the lease of the South Dade Skills Center, as consideration for the County's use of various school sites to operate its Head Start program, at a total current annual rental rate of \$1.00.

Pursuant to established procedures, Management Team meetings were held on October 22, 2001 and October 31, 2001, for direction on negotiating strategies and parameters. Based on this direction, a renewal of the lease agreement for an additional one-year term was recommended. The MT further recommended that staff revisit or reconsider the continuation of the lease agreement in the event the County is unable to reduce the rent paid by the Board at the South Dade Skills Center to a rate intended solely to off-set actual expenditures generated by the District's use of the premises, by January 31, 2002.

All terms and conditions of the lease agreement will remain unchanged, including the annual lease rate of \$1.00. The term of the renewal option period will commence December 1, 2001, and will end November 30, 2002. This renewal represents the seventeenth of an unlimited number of one-year renewal option periods available under the lease agreement. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The Region Superintendents for all six Regions; and the Associate Superintendent of the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs recommend approval of the proposed lease renewal.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida:

1. authorize the renewal of the lease agreement with Miami-Dade County to allow use of various school sites for the operation of Head Start Centers, at an annual rental rate of \$1.00. The term of the renewal option period will commence December 1, 2001, and will end November 30, 2002. All other terms and conditions of the lease agreement will remain unchanged; and
2. direct staff to revisit or reconsider the continuation of the lease agreement in the event the County is unable to reduce the rent paid by the Board at the South Dade Skills Center to a rate intended solely to off-set actual expenditures generated by the District's use of the premises, by January 31, 2002.

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