

Business Operations
Joe Arriola, Chief Business Officer

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT AND RENEW THE JOINT OPERATING AGREEMENT WITH MIAMI-DADE COUNTY FOR THE SCIENCE/ZOO MAGNET PROGRAM AT RICHMOND HEIGHTS MIDDLE SCHOOL, AND EXECUTE A NEW JOINT USE AGREEMENT WITH MIAMI-DADE COUNTY AT ROYAL GREEN ELEMENTARY SCHOOL

Since September 1988, the Board has leased vacant land at Miami MetroZoo (Zoo), located at 12400 S.W. 152 Street, to service the Richmond Heights Middle School Science/Zoo Magnet Program, from Miami-Dade County (County). A total of four Board-owned portable classrooms are currently installed and in use on the premises, at a rental rate of \$300 per portable per month (total of \$14,400 per year). In addition, the District pays \$150 per portable per month (total of \$7,200 per year) to reimburse the County for the cost of the utilities servicing the portables. The present lease term will expire on May 31, 2002.

County staff has now expressed an interest in entering into a new Joint Use Agreement with the Board for the use of the Royal Green Elementary School play field, adjacent to Royal Green Park. In an attempt to maintain parity between the County and Board by making certain facilities available to each other on a long term basis at a rental rate intended solely to off-set actual expenditures generated by use of the premises, District staff have offered to pair the County's use of the Royal Green Elementary play field, at a cost of \$1 per year, with the District's continued use of the portables at the Zoo, at a cost of \$1 per year. The District would only be responsible for the continued payment of utilities at a rate representing actual utility usage by the Board-owned portables. The Division of Energy, Communications and Fiscal Management has advised that a representative cost for utilities consumed by a typical portable classroom is \$1,040 per year for electricity and \$110 per year for water and sewer (a combined total of \$95 per portable per month versus the \$150 per portable per month now being paid). This would result in the District's total annual cost being reduced from \$21,700 to \$4,600. However, it may be possible to determine actual electrical cost through the use of an existing sub-meter, in which case the District will reimburse the Zoo only for the actual monthly electrical cost attributed to the portable classrooms. District staff has also requested that the agreement be further amended to provide for five-year renewal options, rather than one-year options.

County staff had initially expressed a willingness to reduce District rent at the Zoo to \$1 per year. However, issues have now arisen with the County Park Department and Zoo staff concerning the actual Zoo expenditures incurred as a result of school use of the premises, and this item was put on hold by the County, while being further researched by the County.

In the expectation that the County will reduce rent at the Zoo to \$1 per year, and as consideration for long-term District use of County facilities at the Zoo, it is staff's recommendation that the Board authorize entering into a Joint Use Agreement with the County at Royal Green Elementary School, at a cost of \$1 per year. The County would improve the school site by constructing two soccer fields for use by the community after school hours. The area would be re-sodded, a new irrigation system installed and the existing irrigation pump upgraded or replaced. All work would be done by the County at its sole cost and expense, with the County to be responsible for all maintenance of the area.

The proposed amendment to the Joint Operating Agreement for the Science/Zoo Magnet Program will be reviewed and approved by the School Board Attorney's Office; the Office of Risk and Benefits Management; the principal of Richmond Heights Middle School; the Assistant Superintendent for the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs; and Associate Superintendent of School Operations. The proposed Joint Use Agreement for Royal Green Elementary School will be reviewed and approved by the School Board Attorney's Office; the Office of Risk and Benefits Management; the principal of Royal Green Elementary School; Region Superintendent for Region V; Associate Superintendent of School Operations; Department of Safety, Environment and Hazards Management; and Capital Improvement Projects.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to:

1. execute a lease amendment to the Joint Operating Agreement with Miami-Dade County for the use of the Miami MetroZoo for the Science/Zoo Magnet Program, to reduce the annual rental expense from \$14,400 to \$1, and the utility cost from \$7,200 to \$4,600, and to renew the agreement for the period of June 1, 2002 through May 31, 2007, under the terms and conditions set forth above; and
2. concurrent with a reduction in rent for the Miami Metro-Zoo to \$1 per year, execute a Joint Use Agreement with Miami-Dade County to allow the County to make certain improvements to the campus of Royal Green Elementary School, and use the school playfield for park recreational activities after school hours, at an annual rental rate of \$1 and under the terms and conditions set forth above; and
3. if unsuccessful in reducing rent for District use of the Miami MetroZoo to \$1, and utility costs to an amount intended solely to off-set actual expenditures generated by the District's use of the premises by June 31, 2002, report back to the Board.

MAL:rr