

Facilities Operations, Maintenance and Planning  
Ana Rijo-Conde, Interim Assistant Superintendent

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH A.A. HOLDINGS, LLC,  
FOR SPACE LOCATED AT 225 N.E. 34 STREET, FOR THE  
SCHOOL FOR APPLIED TECHNOLOGY**

**COMMITTEE: FACILITIES MANAGEMENT**

Background Information

Since September 1999, the Board has leased 12,760 square feet of space located at 225 N.E. 34<sup>th</sup> Street (see location map), for the School for Applied Technology to operate an alternative education program for at-risk students, from A.A. Holdings, LLC. This program currently serves approximately 140 students. The District occupies the entire third floor of this facility and is entitled to use 30 parking spaces. The District has completed its initial three-year lease term and the first of three one-year renewal option periods. This proposed renewal represents the second of three one-year renewal option periods available under the lease agreement.

The agreement specifies that the current annual rental rate of \$16.13 per square foot (\$205,818.84 annually) shall be adjusted by either a 5% increase or by the increase in the June Consumer Price Index (CPI), whichever is less. As the June 2003 CPI is anticipated to be no more than 3.5%, this would effectively increase the annual rent by no more than \$7,145.56. However, in no event could the cost exceed \$16.94 per square foot (\$216,154.40 annually). The term of the renewal option period will commence September 23, 2003, and will end September 22, 2004. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. All other terms and conditions of the lease agreement will remain unchanged, including the following:

- the landlord is responsible, at its sole cost and expense, for providing all utilities, custodial services and building maintenance;
- the District has the right to cancel at any time by giving the landlord 180 days prior written notice; and
- the landlord has the right to cancel only if the District defaults under the terms of the lease and fails to cure such default.

Staff contacted the Program Director of the School for Applied Technology, the Assistant Superintendent of the Bureau of Adult/Vocational and Alternative Education and the Associate Superintendent of Instructional Operations, who indicated a continuing need for this leased facility for the School for Applied Technology for the one-year period commencing September 23, 2003 and ending September 22, 2004.

Additional Information

In an effort to reduce operational expenses and maximize the use of Board-owned sites, staff reviewed the availability of space at several Board-owned facilities. These sites include Lindsey Hopkins Technical Education Center (Lindsey Hopkins ) located at 750 N.W. 20 Street and Floral Heights Elementary School (Floral Heights) located at 5120 N.W. 24 Avenue. Staff's research indicated that no space is currently available at Lindsey Hopkins due to increased enrollment and the recent relocation of several District programs and functions to this site. Additionally, staff is now investigating the economic impact and time constraints inherent in utilizing Floral Heights, which may cease to be used as an elementary school at the end of the 2002-03 school year due to declining enrollment. Staff will continue to explore all options, and should future investigations indicate that sufficient space is available at any Board-owned facility for the School for Applied Technology, the lease agreement can be canceled by the District at any time, without penalty, with 180 days prior written notice.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with A.A. Holdings, LLC, for space for the School for Applied Technology, at an annual rental amount not to exceed \$216,154.40. The term of the renewal option period will commence September 23, 2003, and will end September 22, 2004. All other terms and conditions of the lease agreement will remain unchanged.

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# LOCATION MAP

