

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR THE SOUTH DADE SKILLS CENTER LOCATED AT 28300 S.W. 152 AVENUE**

**COMMITTEE: FACILITIES MANAGEMENT**

Since 1976, the School Board (Board) has leased 43,282 square feet of space located at 28300 S.W. 152 Avenue, for the South Dade Skills Center from Miami-Dade County (County). The County occupies an additional 1,934 square feet of the 45,216 square foot facility, for the operation of its Farm Worker Training Program. At its September 12, 2002 meeting, the Board authorized a lease amendment to reduce the annual rent paid to the County from \$384,688.17 to \$1, with the District to assume responsibility for all building operations expenses. The District also assumed responsibility for all other maintenance and repair of the building and its major components, as needed. The current term of the lease agreement will expire on November 30, 2003, and the Board has the option of renewing the agreement for an additional one-year period. This proposed renewal represents the first of four one-year renewal option periods available under the lease agreement.

All terms and conditions of the lease agreement will remain unchanged, including the annual rental rate of \$1. The term of the renewal option period will commence December 1, 2003 and will end November 30, 2004. The following terms and conditions will also remain unchanged:

- the District is responsible for all building operations expenses, including the payment of water and sewer, electrical, gas, waste removal and any other utilities serving the facility, routine building and grounds maintenance, security and custodial services, and payment of a percentage of the County's building management staff;
- the County shall reimburse the District for its proportional share of the building utility and maintenance costs for the 1,934 square feet of space it presently occupies;
- the District is responsible for all other maintenance and repair of the building and its major components, such as exterior walls, windows, roof, air conditioning system and plumbing and electrical systems;

- the District has the right to cancel the lease at any time by giving the County sixty (60) days prior written notice; and
- the County 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 principal of the South Dade Skills Center, the Assistant Superintendent of the Bureau of Adult/Vocational, Alternative and Community Education, the Associate Superintendent of Instructional Operations and the Chief Education Officer and Deputy Superintendent of Schools, who indicated a continuing need for this facility to operate the South Dade Skills Center for the one-year period of December 1, 2003 through November 30, 2004. Funding for building operations expenses will be provided through the Bureau of Adult/Vocational, Alternative and Community Education.

At the Facilities Management School Board Committee Meeting of September 4, 2003, discussion took place concerning the viability of renewing this lease agreement, due to the possible capital costs to the District in the event major building components require repair or replacement. Staff was asked to explore the possibility of delaying consideration of this item until a future Board meeting, to allow sufficient time to update the in-depth building inspections which were completed in 2002. However, after reviewing the terms of the lease agreement, it will be necessary for the Board to pursue renewal of this agreement at its meeting of September 10, 2003, in order to meet the 60-day renewal notice provision of the lease. Staff will endeavor to complete its updated building inspections within the next two weeks and, if it appears that the Board may be facing potential extensive repair or maintenance costs, these findings will be provided to the Board in a future agenda item for consideration and direction. The District has the right to cancel the lease at any time, without penalty, by providing the County sixty (60) days prior written notice.

ADDED

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Miami-Dade County for the South Dade Skills Center located at 28300 S.W. 152 Avenue, at an annual rental rate of \$1. The term of the renewal option period will commence December 1, 2003 and will end November 30, 2004. All other terms and conditions of the lease agreement will remain unchanged.

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