

November 14, 2007

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH MIAMI-DADE COUNTY FOR THE SOUTH DADE SKILLS CENTER, LOCATED AT 28300 SW 152 AVENUE, LEISURE CITY, TO CONTINUE THE LEASE FOR FIVE MORE YEARS**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Introduction

Since 1976, the Board has leased space at 28300 SW 152 Avenue, for the South Dade Skills Center (Center), from Miami-Dade County (County). Out of the total building square footage of 45,216 square feet, the County occupies 1,934 square feet for the Farm Worker Training Program and the District utilizes approximately 37,000 square feet; another 6,000 square feet on the ground floor is unused, as it is prone to flooding.

The lease agreement with the County provides for an annual rent of \$1, with the District having responsibility for all building operations expenses, which includes building utilities, routine building and grounds maintenance, security and custodial services, as well as repair of major building components, such as exterior walls, windows, roof, air conditioning, plumbing and electrical systems. In addition, the lease requires the District to pay a portion of the County's building management staff salaries, estimated at \$52,983 for 2006-07. The County will in turn reimburse the District for its proportional share of the building utility and maintenance costs for the 1,934 square feet of space it occupies, which was approximately \$13,100 for 2006-07. Cost to the District for all building operating expenses for the period of July 1, 2006 to June 30, 2007, minus the County's reimbursement, was approximately \$494,763.

The current population at the Center is comprised of 883 students. Of those, 497 are adult daytime and 80 are daytime ESE- dual enrollment students (total of 577), and 306 are adult evening students.

**REPLACEMENT  
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### Additional Information

The current term of the lease agreement will expire November 30, 2007, and no renewal options remain. Staff explored alternatives to continued use by the District of the leased space, and to that end Facilities Planning collaborated with the Center Principal and Regional staff to review and discuss possible alternate locations for the educational functions now located within the Center.

These options included:

#### Option 1:

Use of South Dade Senior High School – extending the existing lease with the County to allow continued use of the Center until August 2008, with the possible relocation of the high school students attending the Center to South Dade Senior High School, and the distribution of adult classes to Robert Morgan Educational Center (Robert Morgan), the main South Dade Adult Education Center (South Dade Adult), classrooms at the Homestead Homeless Assistance Center (HAC), South Dade Senior High School (evening only) and Job Corp.

#### Option 2:

Possible Reuse of the former Science Wing on the campus of South Dade Senior High School –subsequent to the opening of the replacement South Dade Senior High School, potentially repurposing an existing 14-classroom building for this use. This would require capital improvements, the cost of which has been estimated at approximately \$2,000,000. Under this scenario, the existing lease with the County would need to be extended for up to an additional year (November 30, 2008). Just as in the above scenario, adult classes would be distributed among different facilities.

#### Option 3:

Remain at the current location - extending the existing lease with the County to allow continued use of the Center. Annual ongoing costs to the District are expected to remain at approximately \$500,000. In addition to the on-going operating costs, the District will remain responsible for the building systems, including roofing, HVAC, and building envelope, at an additional potential expense to the District.

### School Operations Recommendations

After reviewing the above three options, and determining that there are no other viable options, School Operations has provided a recommendation that the Center remain at the current location for the foreseeable future. This recommendation is predicated on the following:

- moving operations from the Center would eliminate a District presence for these services east of US 1;
- current classes offered at the Center, such as auto mechanics, would not be practical to replicate at another school site due to the nature and expense of the equipment;
- the relocation of several programs to existing secondary schools during day hours would not be practical due to the co-mingling of adult students and secondary students; and

a significant majority of students attending the Center have limited access to public transportation and, as such, would not be able to benefit from the adult education program at another site.

#### Proposed Lease Amendment

Based on the recommendation from School Operations, staff seeks Board authorization to amend the current lease agreement to provide one additional five-year renewal option period (December 1, 2007 through November 30, 2012). In addition, the lease agreement will be amended to incorporate the provisions of the Jessica Lunsford Act, and to specify that each party will be responsible for its own attorney fees in the event of litigation against the other. All other terms and conditions of the lease agreement will remain unchanged, including the following:

- annual rental rate of \$1;
- the District is responsible for payment of a percentage of the County's building management staff, which is estimated at \$62,230 for 2007-08, as well as 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;
- 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, which is estimated at \$13,500 for 2007-08;
- 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.

The proposed lease amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to its execution.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an amendment to the lease agreement with Miami-Dade County for the South Dade Skills Center, located at 28300 SW 152 Avenue, at an annual rental rate of \$1, and substantially in conformance with the terms and conditions listed above. The term of the renewal option period will commence December 1, 2007 and will end November 30, 2012.