

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

**SUBJECT: THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN EXTENSION OF THE EXISTING LEASE AGREEMENTS WITH DACRA DESIGN 4141, LLC, FOR OFFICE SPACE, AND WITH MCCRORY DESIGN ASSOCIATES (DEL.), LLC, FOR PARKING SPACES, FOR USE BY THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL, THROUGH JUNE 30, 2011, UNDER THE SAME TERMS AND CONDITIONS NOW IN EFFECT**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Background

The Board currently leases 14,344 square feet of office space within the Mid II Office building located at 4141 NE 2 Avenue, Miami, from Dacra Design 4141, LLC (Dacra), for classrooms, an exercise room, and exhibit gallery (lease area) for the adjacent Design and Architecture Senior High School (DASH). In addition, the Board also leases 25 parking spaces located at 3720-3750 Biscayne Boulevard from McCrory Design Associates (Del.), LLC (McCrory), for DASH staff parking (see location map). The agreement with Dacra will expire on April 30, 2011, and the agreement with McCrory on May 9, 2011. Both lease facilities are owned by the same landlord, who has indicated a willingness to extend the term of the leases, subject to the District agreeing to relocate from the 14,344 square foot lease area currently occupied by the school to an alternate location within the same Mid II Office building. This will allow the landlord to make substantive renovations to the building interior and consolidate showroom space, while still providing the school with continued use of a comparable lease area.

Given the lack of suitable alternate Board-owned facilities, the principal of DASH and Region II Superintendent are recommending continued use of the lease area, due to the limited size of the school, high student demand and unique program offerings.

Additional Information

Staff has met with the landlord on several occasions to negotiate a continued presence in both lease facilities, and negotiations are ongoing. In order to allow sufficient time for staff and the landlord to finalize negotiations, including a timeline for the proposed relocation and financial responsibilities for interior build-out, the landlord has agreed to extend the current lease agreement at both locations through June 30, 2011, under the same terms and conditions now in effect. A separate item will be submitted to the Board by the June meeting, with the terms and conditions of the new lease agreements.

#### Proposed Extension of Lease Agreement with Dacra

It is recommended that the existing lease agreement with Dacra for 14,344 square feet of office space be extended from May 1, 2011 through June 30, 2011, under substantially, the following terms and conditions:

- rental rate of \$20,341.08 per month (\$17.02 per square foot);
- Common Area Maintenance shared cost of \$8,366.17 per month (\$7 per square foot);
- staff shall have use of 10 unreserved parking spaces;
- the District is responsible for all custodial/maintenance services within the lease area;
- the District is responsible for all utilities serving the lease area; and
- neither party may cancel the lease agreement prior to June 30, 2011.

#### Proposed Extension of Lease Agreement with McCrory

It is recommended that the existing lease agreement with McCrory for 25 staff parking spaces be extended from May 10, 2011 through June 30, 2011, under, substantially, the following terms and conditions:

- rental rate of \$743.50 per month (\$29.74 per parking space);
- the landlord is responsible for all maintenance of the demised premises; and
- either party may cancel the lease agreement with 30 days advance notice.

The estimated combined lease costs for both facilities for the extension period total approximately \$58,709.54.

The proposed extension agreements will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to their execution.

**RECOMMENDED:** That the School Board of Miami-Dade County, Florida authorize the Superintendent to finalize negotiations and execute an extension of the existing lease agreements with Dacra Design 4141, LLC, for office space, and with McCrory Design Associates (Del.), LLC, for parking spaces, for use by the Design and Architecture Senior High School, through June 30, 2011, under the same terms and conditions now in effect.

# LOCATION MAP

