

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

**SUBJECT: AUTHORIZE THE EXTENSION OF THE LEASE AGREEMENT WITH
THE CITY OF MIAMI BEACH FOR THE USE OF FLAMINGO PARK
BASEBALL AND SOFTBALL FACILITIES, LOCATED AT 1435
MICHIGAN AVENUE, MIAMI BEACH, BY MIAMI BEACH SENIOR
HIGH SCHOOL**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

Background

Since July 2001, the Board has leased the baseball and softball facilities at Flamingo Park (Park), located at 1435 Michigan Avenue, from the City of Miami Beach (City) for Miami Beach Senior High School (School) practice and home games (see location map). The current lease term will expire December 31, 2011, and the Board has the option to extend the Agreement for an additional five year term (January 1, 2012 through December 31, 2016), by providing the City with 180 days advance notice. If extended, the current annual fee paid by the District of \$18,249.84, will increase by four percent each year of the proposed five-year extension. This fee is intended to reimburse the City for the District's share of the annual maintenance cost of the baseball/softball facilities, and covers a maximum of 118 days of use of the Flamingo Park baseball field and girl's softball field.

Proposed Lease Extension

Given the continuing need to utilize the Park for the School's baseball and softball activities, it is recommended that the Agreement be extended for the period of January 1, 2012 through December 31, 2016. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The fee paid by the District as its share of the annual maintenance cost of the baseball and softball facilities will increase by four percent (4%) each year of the proposed five year extension as follows:

- The fee shall be \$18,979.83 for the period of January 1, 2012 through December 31, 2012.
- The fee will increase to \$19,739.02 for the period of January 1, 2013 through December 31, 2013.
- The fee will increase to \$20,528.58 for the period of January 1, 2014 through December 31, 2014.

- The fee will increase to \$21,349.72 for the period of January 1, 2015 through December 31, 2015.
- The fee will increase to \$22,203.71 for the period of January 1, 2016 through December 31, 2016.

All other terms and conditions of the current Agreement will remain unchanged, including:

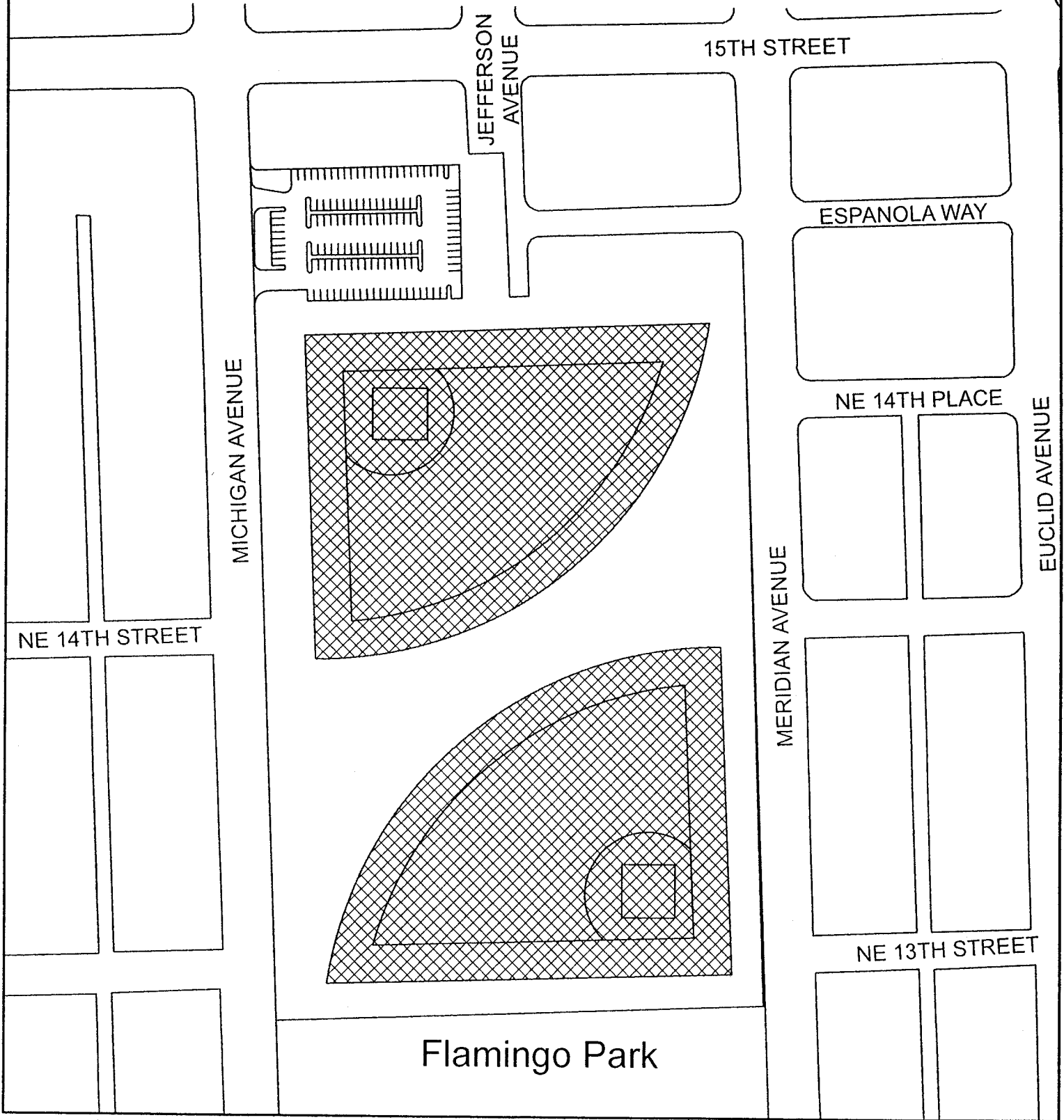
- the School shall have use of the facilities on practice days from approximately 3:00 p.m. to 6:30 p.m., and on game days from one and one-half hours before the game to one hour after the game;
- the City shall be responsible for utilities, and all repair and maintenance of the facilities, other than damage caused exclusively by the District during its period of use;
- the City and Board shall indemnify and hold each other harmless from all actions that may arise due to the use and occupancy of the demised area, subject to the limits of Florida Statute;
- the School may use the facilities a maximum of 118 days per year. Any use beyond the 118 days will be subject to an additional fee;
- in addition to default or damage and destruction, either party may cancel the Agreement at any time, without penalty, by providing the other party with one year prior written notice; and
- the Superintendent shall be the party designated by the Board to grant or deny all approvals required by this Agreement or to cancel the Agreement.

The School Principal and Region II Superintendent recommend extension of the Agreement for the period commencing January 1, 2012, and ending December 31, 2016.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with the City of Miami Beach for the use of Flamingo Park baseball and softball facilities by Miami Beach Senior High School for the period of January 1, 2012 through December 31, 2016, at an initial annual fee of \$18,979.83. All other terms and conditions of the Agreement will remain unchanged.

IB:

LOCATION MAP



Legend



Flamingo Park Baseball & Softball Stadiums



Not to scale