

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 AMENDMENT TO THE LEASE AGREEMENT WITH GLADES BASEBALL AND SOFTBALL LEAGUE, INC., FOR USE OF THE PLAYFIELD AREA AT GLADES MIDDLE SCHOOL, LOCATED AT 9451 SW 64 STREET

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

Since August 1997, the School Board (Board) has leased the playfield area at Glades Middle School, located at 9451 SW 64 Street, to Glades Baseball and Softball League, Inc. (Glades Baseball), a non-profit organization, for its youth sports program during non-school hours (see location map). This youth sports program currently serves approximately 220 children from the surrounding community during the hours of 4:30 p.m. to 10:00 p.m., Monday through Friday, and 9:00 a.m. to 4:00 p.m. on Saturdays. There are no Sunday activities. Each child is charged a registration fee of between \$110 and \$160, depending on the season, to participate in this program, which fee is used to cover the cost of uniforms, equipment, supplies, trophies, utilities, park maintenance, insurance, etc. Glades Baseball also assists Glades Middle School with its intramural softball program. The current lease term will expire on June 30, 2011.

Additional Information

Given the need to explore additional sources of revenue, staff has initiated a Request For Proposals (RFP) to allow for the potential use of defined recreational areas and/or recreational facilities at one or more Board-owned school sites, for the operation of recreational programs at all times when such facilities are not in use by the Board, provided such use does not violate any statutes, laws, rules, regulations or Board Rule, and with the explicit proviso that all proposed locations are subject to review and approval by the site administrator and applicable Region. Each site will be made available in its "as-is" condition, and the District will not provide any capital improvements or complete any repairs as a provision of the RFP. The successful Proposer will be required to pay rent to the District for long-term use of the Board-owned site's recreational facilities, as well as a monthly maintenance fee to cover the cost of maintenance and repairs resulting from the Proposer's use of the Board-owned site.

It is anticipated that submittals from all interested Proposers will be opened the latter part of June, and an agenda item brought to the September Board meeting. New lease agreements generated at one or more school sites as a result of the RFP process are further anticipated to begin on or about January 1, 2012. Glades Baseball has been invited to participate in the RFP process, and will have the opportunity of submitting a bid for the Glades Middle School site. In order to allow Glades Baseball to offer a Fall season (August through November), while still providing the Board with the opportunity to award a new lease to a successful Proposer, it is recommended that the existing lease agreement with Glades Baseball be extended only for the period of July 1, 2011 through December 31, 2011.

Proposed Lease Amendment

It is recommended that the existing lease agreement (Agreement) with Glades Baseball be amended to extend the term from July 1, 2011 through December 31, 2011, and that the Agreement be further amended to include certain provisions and/or clarifications, substantially, as follows:

- the term of the Agreement will be extended from July 1, 2011 through December 31, 2011;
- games and practice shall be limited to Monday through Friday, from 4:30 pm to 9:30 pm, and Saturday from 9:00 am to 4:00 pm (which may only be extended beyond these standard hours of use, from time to time, if necessary to complete an inning). The fields must be vacated within 30 minutes of the end of each period of use. No Sunday activities will be permitted;
- Glades Baseball will not permit unauthorized teams or adult leagues to utilize the facilities during its period of use; and
- in the event Glades Middle School makes on-site parking available for patrons of Glades Baseball during its period of use, Glades Baseball will request its patrons to utilize these facilities as the primary source of parking, before utilizing off-site parking options.

The following terms and conditions of the Agreement will remain unchanged:

- annual lease rate of \$1;
- Glades Baseball is responsible for providing electricity to light the baseball fields, for maintenance and repair of all recreational facilities and for the removal of litter and trash;
- the District is responsible for mowing the outfield and for providing water and electricity to irrigate the grounds; and
- either party may cancel at any time by giving the other 90 days prior written notice.

The Principal of Glades Middle School and Region IV Superintendent recommend renewing the lease agreement with Glades Baseball, under the proposed terms and conditions noted above, for the period of July 1, 2011 through December 31, 2011.

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 Glades Baseball and Softball League, Inc., for use of the playfield area at Glades Middle School, at an annual rental rate of \$1, and under the terms and conditions noted above. The term of the lease agreement will be extended from July 1, 2011 through December 31, 2011. All other terms and conditions of the lease agreement will remain unchanged.

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LOCATION MAP

