

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO:

- 1) FINALIZE NEGOTIATIONS AND EXECUTE A LEASE AMENDMENT WITH THE MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY FOR USE OF A PAVED PARCEL LOCATED UNDERNEATH STATE ROAD 878 AT SW 80 STREET AND 71 AVENUE, FOR THE STAGING OF DISTRICT SCHOOL BUSES AND FOR LOADING AND UNLOADING STUDENTS RIDING THE METRORAIL; AND**
- 2) GRANT OR DENY ALL APPROVALS REQUIRED UNDER THE AGREEMENT, INCLUDING RENEWING, CANCELLING OR TERMINATING THE AGREEMENT**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO

STRATEGIC FRAMEWORK: IMPROVE CONSTRUCTION SERVICES

Background

Since 1994, the District has utilized an approximate 37,125 square foot paved parcel of land located underneath State Road 878 at SW 80 Street and SW 71 Avenue ("Property"), for the staging of District school buses loading and unloading students riding the Metrorail (see location map). Approximately 100 -150 students attending the Design and Architecture Senior High School, Maritime and Science Technology Academy and New World School of the Arts are shuttled by District school buses from the Dadeland North Metrorail station to this Property each afternoon, where the students board another District school bus that transports them home. The current lease agreement ("Agreement") between the Board and the Miami-Dade Expressway Authority ("MDX") will expire upon cessation of the 2013-2014 school year, and there are no renewal options remaining. Due to the continuing need for this Property, staff contacted MDX, who agreed to amend the Agreement to provide one three-year extension (July 1, 2014 through June 30, 2017), with one additional two-year renewal option. The rental rate will continue at \$1 per year. The District's Department of Transportation has indicated a continuing need for this Property to serve students riding the Metrorail.

Proposed Lease Amendment

It is recommended that the Superintendent be authorized to finalize negotiations and execute a lease amendment with MDX to extend the term for an additional three year period (July 1, 2014 through June 30, 2017), with one additional two-year renewal period at the mutual option of the parties. All other terms and conditions of the Agreement will remain unchanged, including the following:

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- annual rental rate of \$1;
- the District shall be responsible for providing all maintenance, repairs and custodial services to the Property relating to the District's use;
- the District shall be responsible for all utilities and operating expenses, if any, relating to the District's use of the Property;
- either party may terminate the lease agreement at any time, with 180 days prior written notice; and
- for purposes of this Agreement, the Superintendent of Schools shall be the party designated by the Board to grant or deny all approvals required by this Agreement.

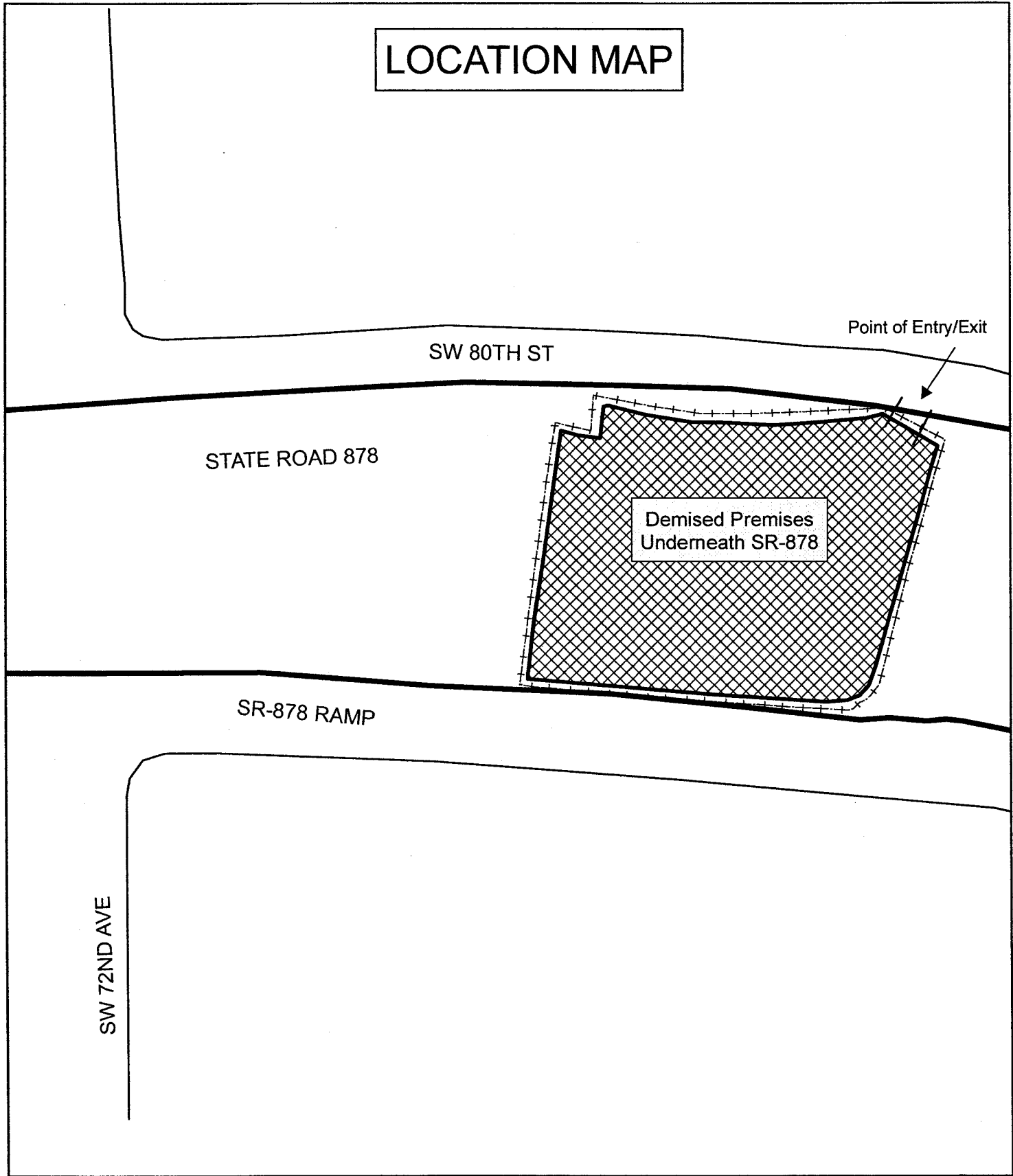
The Administrative Director for the Department of Transportation concurs with the proposed lease amendment. The lease amendment will be reviewed by the School Board Attorney's Office and Office of Risk and Benefits Management prior to its execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:


- 1) finalize negotiations and execute a lease amendment with the Miami-Dade County Expressway Authority, for use of a paved parcel located underneath State Road 878 at SW 80 Street and SW 71 Avenue, for the staging of District school buses and for loading and unloading students riding the Metrorail, at an annual rental rate of \$1, and under substantially the terms and conditions noted above; and
- 2) grant or deny all approvals required under the Agreement, including renewing, cancelling or terminating the Agreement.

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LOCATION MAP



Legend

 Demised Premises
(located underneath SR 878)
(not to scale)

