

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

**SUBJECT:                 AUTHORIZE THE SUPERINTENDENT TO:**

- 1. EXPLORE FUNDING PARTNERSHIPS WITH PUBLIC AND PRIVATE NOT-FOR-PROFIT ENTITIES FOR THE POSSIBLE REDEVELOPMENT OF THE HENRY S. WEST LABORATORY SCHOOL SITE LOCATED AT 5300 CARILLO STREET, CORAL GABLES, ITS POSSIBLE RECONFIGURATION, EXPANSION AND OTHER CAMPUS REDEVELOPMENT OPPORTUNITIES FOCUSING ON FUTURE JOINT USE OF FACILITIES; AND**
- 2. BRING BACK TO THE BOARD A FOLLOW-UP ITEM WITH ALL PERTINENT DETAILS FOR FURTHER ACTION, SHOULD SUCH PARTNERSHIPS PROVE FEASIBLE AND IN THE BOARD’S BEST INTERESTS**

**COMMITTEE:                                 FACILITIES AND CONSTRUCTION**

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

Introduction

Over the last few months, District staff has been exploring with both public and private not-for-profit entities, the feasibility of reconfiguring and restructuring the Henry S. West Laboratory School campus (“School”). The discussions have included representatives of the School’s PTSA, the City of Coral Gables (“City”), the University of Miami (“UM”) and Baptist Health South Florida (“BH”). While each of the groups has a specific goal in mind, collectively, they have coalesced around a few guiding principles, as discussed below in more detail.

Additional Information

The property upon which the School is located was donated to the School Board by UM for the purpose of facilitating its development and operation as a laboratory school with shared pedagogical resources. This long-standing relationship has translated into a high quality, highly regarded educational program accessible to children across the County. As a result of the School’s success, its PTSA has submitted a formal request to expand the current educational opportunities to middle school grades through reconfiguration, thereby broadening school choice options for parents and students.

Concurrently, possible partnerships with the District have emerged which could reconfigure the School and augment its current capacity. These merit further exploration and include:

- Interest on the part of UM in a possible partial property swap with the Board, including the closure of Carillo Street, the result of which would be a reconfigured School site of acreage similar to the current Site (see Exhibit "A"), as well as joint opportunities for amplification of the curricular offerings at the School;
- Interest on the part of the City in a possible collaboration with the Board and UM to facilitate the closure of Carillo Street and participation in the expansion and reconfiguration of the School site, with the extent of such participation to be defined through additional conversations; and
- Interest on the part of BH in contributing funding for the School's expansion and reconfiguration, including a parking structure to be shared under a future Joint Use Agreement, and based on terms and conditions acceptable to the Board.

While there are a number of moving parts associated with the various possible collaborations, if successful, the end result would distinguish itself as an innovative public/public/private/private partnership model; one which would amplify school choice and the range of programmatic options available to our students, be respectful of and responsive to the community, and achieve these goals through creative leveraging of the Board's resources.

Upon Board approval, District staff will proceed with discussions with the various relevant parties and if successful, bring back an item with all the pertinent final details at a future meeting.

**RECOMMENDED:**

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

- 1) explore funding partnerships with public and private not-for-profit entities for the possible redevelopment of the Henry S. West Laboratory School site located at 5300 Carillo Street, Coral Gables, its possible reconfiguration, expansion and other campus redevelopment opportunities focusing on future joint use of facilities; and
- 2) bring back to the Board a follow-up item with all pertinent details for further action, should such partnerships prove feasible and in the Board's best interests.

JGT:ARC