

January 11, 2017

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 AGREEMENT BETWEEN THE SCHOOL BOARD ("BOARD"), THE RELATED URBAN DEVELOPMENT GROUP ("DEVELOPER"), THE MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT ("COUNTY") AND THE CITY OF MIAMI ("CITY"), AND TO PROVIDE A COLLABORATIVE FRAMEWORK BETWEEN THE PARTIES TO DEVELOP A FUTURE EDUCATIONAL FACILITY AT THE SITE OF THE AFFORDABLE AND WORKFORCE HOUSING PROJECT THE GALLERY AT WEST BRICKELL LOCATED AT THE NORTHWEST CORNER OF S.W. 2 AVENUE AND S.W. 10 STREET UNDER WHICH THE FOLLOWING OUTCOMES WOULD BE ACHIEVED:

- 1) EDUCATIONAL FACILITY CAPACITY AMPLIFICATION TO SERVE THE BRICKELL AREA, GENERALLY SOUTH OF THE MIAMI RIVER;
- 2) USE OF THE SOUTHSIDE PARK FACILITIES BY STUDENTS ATTENDING DISTRICT SCHOOLS IN THE BRICKELL AREA; AND
- 3) AFFORDABLE AND WORKFORCE HOUSING OPPORTUNITIES FOR DISTRICT EMPLOYEES AT THE GALLERY AT WEST BRICKELL

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

As considered and approved by the Board at the April 13, 2015 School Board Meeting, Item F-8 authorized the Superintendent to explore collaborative options for school

capacity amplification with the City of Miami and the Brickell Development Community and to report back to the Board with specific recommendations; District staff worked closely with partners and at the September 7, 2016 School Board Meeting, Item F-6 authorized the Superintendent to finalize negotiations and execute a Memorandum of Understanding between the School Board and the City of Miami ("City") to redevelop and co-use a City owned site where Fire Station No.4 is currently located. In proceeding with this work, a new site, owned by Miami-Dade County ("County") at the northwest corner of S.W. 2 Avenue and S.W. 10 Street emerged as a possible option and was explored as a host site for the referenced educational facility. The City and the County initially introduced the need for educational space amplification in the Brickell area to Related Urban Development Group (the "developer") to determine if there was interest on behalf of the developer.

The affordable and workforce housing project The Gallery at West Brickell (the "project") is in its concept stage and the developer is interested in collaborating with the Board to provide an educational facility within the project. An allocation for capacity amplification in the same general area is included in the District's Adopted 5-Year Capital Plan. The developer is also interested in promoting the innovative co-location project as an affordable and workforce housing option for District employees working in the area. Additionally, to ensure that the students attending District schools within the Brickell area have sufficient outdoor space for physical fitness activities, the City has demonstrated a willingness to enter into an agreement with the Board through which students would have access to Southside Park under terms and conditions mutually acceptable.

As a result, District staff is proposing to:

- begin concept development for a proposed school at the above described site with the County, the City, the developer and community stakeholders;
- undertake negotiations with the developer, the County and the City to achieve the above stated goals; and
- present an item with final recommendations for the Board's consideration at a future Board meeting.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an agreement between the School Board ("Board"), the Related Urban Development Group ("developer"), Miami Dade County ("County") and the City of Miami ("City"), and to provide a collaborative framework between the parties to develop a future educational facility at the affordable and workforce housing project The Gallery at West Brickell at the Northwest corner of S.W. 2 Avenue and S.W. 10 Street under which the following outcomes would be achieved:

- 1) educational facility capacity amplification to serve the Brickell area, generally south of the Miami River;
- 2) use of the Southside park facilities by students attending District schools in the Brickell area; and
- 3) affordable and workforce housing opportunities for District employees at The Gallery at West Brickell.

JGT:sj