

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

SUBJECT: THAT THE SCHOOL BOARD AUTHORIZE THE SUPERINTENDENT TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE SCHOOL BOARD AND MIAMI DADE COUNTY (COUNTY) TO EXTEND THE TERM FROM AUGUST 31, 2017 THROUGH AUGUST 30, 2022, FOR CONTINUED USE OF THE KENDALL COMPLEX CAFETERIA BUILDING, LOCATED AT 8500 S.W. 107 AVE, #61, MIAMI, FLORIDA 33173, AND TO REFLECT ITS CURRENT USE BY THE DISTRICT FOR TRAINING OF GROUNDS MAINTENANCE AND CUSTODIAL STAFF, AND BY THE DEPARTMENT OF SAFETY/EMERGENCY OPERATIONS FOR STOCKPILING OF EMERGENCY MANAGEMENT EQUIPMENT AND SUPPLIES

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Since January 1988, the Board has leased the Kendall Complex Cafeteria Building, located at 8500 S.W. 107 Avenue, #61, Miami (Building), from the County (County). Although initially utilized by the District as a cafeteria for students attending the former Miami Douglas MacArthur South facility, the District is currently utilizing the Building for training of Grounds Maintenance and Custodial staff, and by the Department of Safety/Emergency Operations for stockpiling of emergency management equipment and supplies (Lease Agreement). The current lease term will expire on August 30, 2017, and the Lease Agreement may be renewed for an additional five year term (August 31, 2017 through August 30, 2022). This renewal represents the sixth of successive five-year renewal periods available under the Lease Agreement.

Proposed Amendment to Lease Agreement

The Assistant Superintendent, Facilities Operations, recommends amending the Lease Agreement to extend the term for an additional 5 year period (August 31, 2017- August 30, 2022). The Agreement will be further amended to reflect the Building's current use by the District for training of Grounds Maintenance and Custodial staff, and by the Department of Safety/Emergency Operations for stockpiling of emergency management equipment and supplies. Accordingly, it is recommended that the Lease Agreement be amended to provide, substantially, the following terms and conditions:

- the current term of the Lease Agreement, which expires on August 30, 2017, will be extended for the five year period ending August 30, 2022; and
- the District may use the Building for training of Grounds Maintenance and Custodial staff, stockpiling of emergency management equipment and supplies and other District educational purposes.

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

- annual lease rate of \$1;
- the District is responsible for all Building maintenance and upkeep, including all utilities, and janitorial/custodial services;
- the District may extend the term for successive five (5) year renewal periods, subject to joint review, by giving the County 180 days notice; and
- either party may also cancel the Lease Agreement in the event of damage or destruction to the Building. In addition, the Board and County may each cancel the Lease Agreement at any time, by giving the other written notice 180 days prior to the effective date of said cancellation.

The proposed Amendment to the Lease Agreement has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively, and found to be in compliance.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to execute an amendment to the Lease Agreement between the School Board and the Miami Dade County (County) to extend the term from August 31, 2017 through August 30, 2022, for continued use of the Kendall Complex Cafeteria Building, located at 8500 S.W. 107 Avenue, #61, Miami, Florida 33173, and to reflect its current use by the District for training of Grounds Maintenance and Custodial staff, and by the Department of Safety/Emergency Operations for stockpiling of emergency management equipment and supplies.

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