

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH DACRA DESIGN 4141, LLC, TO EXTEND THE TERM OF USE BY THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL (“DASH”) OF LEASE SPACE LOCATED ADJACENT TO DASH AT 4141 N.E. 2 AVENUE, MIAMI, FLORIDA 33137

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Background Information

The Board currently leases 14,344 square feet of office space (“Lease Agreement”) within the Mid II Office Building, located at 4141 NE 2 Avenue, Miami, from Dacra Design 4141, LLC (“Dacra”), for classrooms, an exercise room, and exhibit gallery for the adjacent Design and Architecture Senior High School (“DASH”). The current term of the Lease Agreement will expire on June 30, 2020, and there are no additional renewal periods available under the Lease Agreement. District staff contacted the landlord, who has agreed to extend the term of the current Lease Agreement for one additional three-year period, with the rental rate to remain unchanged for the first year. Thereafter, the rental rate will increase annually by three percent (3%).

Proposed Lease Amendment

Given the lack of suitable alternate Board-owned facilities, limited size of the school, high student demand and unique program offerings, the Deputy Superintendent/Chief Operating Officer, School Operations, recommends extending the existing Lease Agreement with Dacra for the period of July 1, 2020 through June 30, 2023, under, substantially, the following terms and conditions:

- the term of the Lease Agreement shall be extended for the three-year period commencing July 1, 2020 and ending June 30, 2023;
- the current rental rate of \$23,516.02 per month (\$282,192.24 annually), will remain unchanged for the first year of the new term (July 1, 2020 through June 30, 2021); and

- the rental rate for the period of July 1, 2021 through June 30, 2023, will increase each year by three percent (\$290,658.00 for the period of July 1, 2021 through June 30, 2022, and \$299,377.74 for the period of July 1, 2022 through June 30, 2023).

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

- in addition to rent, the District will continue to reimburse the landlord for its proportionate share of Common Area Maintenance (“CAM”) for the Office Building;
- the District shall retain responsibility for all custodial/maintenance services within the leased space;
- DASH staff shall continue to have use of 10 unreserved parking spaces, at no additional cost;
- the District shall retain responsibility for all utilities serving the lease space; and
- Dacra and the District shall each have the right to cancel the Lease Agreement as of June 30 of any calendar year by giving at least 120 days prior written notice to the other. In addition, either party may cancel the Lease Agreement if the other party defaults and fails to cure the default.

The proposed Lease Amendment 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 finalize negotiations and execute an amendment to the lease agreement with Dacra Design 4141, LLC, to extend the term of use by the Design and Architecture Senior High School (“DASH”) of lease space located adjacent to DASH at 4141 N.E. 2 Avenue, Miami, Florida 33137, for the period of July 1, 2020 through June 30, 2023, under, substantially, the terms and conditions noted in the agenda item.

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