

Office of Facilities Design & Construction
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SUBJECT: SCALING PARTNERSHIP BETWEEN MIAMI-DADE COUNTY PUBLIC SCHOOLS (MDCPS) AND MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (PHCD)

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background

Miami-Dade County Public Schools (MDCPS) and Miami-Dade County (MDC), primarily working with Public Housing and Community Development (PHCD), have a longstanding partnership aimed at leveraging combined resources to address community needs through educational and housing development projects. Over the years, this partnership has evolved through multiple projects and approaches, creating scalable and sustainable solutions that benefit students, District employees, and the broader community. This partnership is essential for maximizing the use of existing resources, increasing revenue, and enhancing the value of community assets by transforming them into central community hubs.

The initial success of the Southside K-8 Center Annex project, which involved the expansion of the school and the addition of affordable housing units for teachers and District employees, demonstrated the potential of this collaborative approach. Additionally, the partnership between MDC and NANA at the former Floral Heights Elementary facility exemplifies how multi-use campuses can successfully serve multiple community needs by providing space for community organizations and services. These successful outcomes have paved the way for scaling the partnership to include additional projects across the District, emphasizing the need to maximize asset utilization and revenue generation for the community's benefit. This scalable project connects the dots and ensures an updated understanding of the status of these projects with the new Board.

Transitions in leadership at the County required assessment of projects. The District Administration is now prepared to proceed in an efficient, comprehensive way, which will allow to move the projects in the current pipeline, previously approved, forward in an expedited manner and maximize what can be accomplished on other projects with the private sector as it plans with moving projects forward independently as well.

F-5

Partnership Overview

The collaboration between MDCPS and PHCD is designed to address three key prongs: maximizing development and campus improvements, creating multi-use campuses for common goals, and incorporating the County as a partner and consultant in District-wide analysis and planning.

Prong 1: Maximizing Development and Campus Improvements - The projects under this prong focus on leveraging District assets to enhance educational facilities and develop affordable and workforce housing. The key objectives are to maximize financial and social benefits, maintain comprehensive educational facilities, and provide housing opportunities for District employees and the community.

Phillis Wheatley Elementary School: This project focuses on the redevelopment of the existing school located in the Overtown community. The comprehensive plan includes the construction of new educational facilities, administrative offices, approximately 200 affordable and/or workforce housing units, commercial space, and a parking garage. Collaboration with PHCD is outlined in the Interlocal Agreement being finalized. Legislative actions related to this project include the passage of Agenda items F-4 and F-5 on September 6, 2017, authorizing negotiations with Miami-Dade County and the Omni CRA for educational facility enhancements and affordable housing opportunities.

Paul Laurence Dunbar K-8 Center: This project entails the potential reconfiguration or relocation of the existing Dunbar K-8 Center, located at 505 N.W. 20 Street, Miami, FL, as part of the redevelopment of Rainbow Village and Gwen Cherry 23C public housing developments. On June 17, 2020, the School Board originally authorized the Superintendent to explore the replacement of Paul Laurence Dunbar K-8 Center in collaboration with Miami-Dade County Public Housing and Community Development and the Housing Trust Group LLC as Developer. Currently PHCD is reassessing their developer but have confirmed commitment to proceed with the District. This initiative ensures that educational facilities will be upgraded and aligned with ongoing workforce housing needs.

J.R.E. Lee Education Center Redevelopment: This project aims to transform the existing site at 6521 S.W. 62 Avenue, South Miami, FL, into a transit-oriented development. On January 18, 2023, the School Board authorized the Superintendent to proceed with due diligence and negotiations with Related Urban Development Group (RUDG) for the redevelopment of J.R.E. Lee Education Center which will include 300 workforce housing units, an early childhood center and improved educational facilities. The strategic location near the Metrorail positions this project to become a significant transit-oriented development, enhancing accessibility and providing substantial benefits to the community. MDCPS will negotiate terms with RUDG, with the understanding they are partnering with PHCD, prior to finalizing due diligence and agreements which will be brought to the Board for consideration.

Arthur & Polly Mays Conservatory of the Arts: This collaborative effort between MDCPS and PHCD integrates educational improvements with housing development. Located in the Goulds neighborhood, the project will redevelop the Arthur Mays Villas public housing site and enhance the Arthur & Polly Mays Conservatory of the Arts. The plan includes creating a state-of-the-art educational facility, supporting various arts programs, and providing a comprehensive K-12 visual and performing arts experience. In January 2024, there was an issuance of a Request for Information (RFI) to gauge interest in developing the site for multiple uses, including housing and public facilities.

Based upon the responses and level of interest received from the developer community and feedback from community stakeholders, the District is working on the issuance of a formal Request for Proposals (RFP) or Invitation to Negotiate (ITN). The desired effect of any future redevelopment would be to create conditions that would enable the District to undertake the project as described. PHCD will inform/consult to ensure we maximize the public resources available for the development.

Prong 2: Multi-Use Campuses for Common Goals - This prong focuses on creating multi-use campuses that support community and educational development through strategic partnerships.

MDCPS is forming strategic partnerships to support community and educational development through multi-use projects. One such partnership is with MDC, including PHCD, and the Urban Construction Craft Academy (UCCA), which supports career and technical programs for the community. This collaboration focuses on providing training and employment opportunities in construction trades, addressing local workforce needs and supporting students' career readiness. The program is currently located at 2780 N.W. 87 Street, Mami, FL 33147. The District and MDC will develop a lease agreement defining terms in collaboration with UCCA and will bring it to the Board for consideration.

Additionally, MDCPS is partnering with the BAC Funding Corporation (BAC), which will utilize office space at the MLK Transit Office Building & Garage Complex, owned by MDCPS. This partnership aligns with the District's goal to optimize the use of its assets, similar to the successful collaboration with NANA at Floral Heights. BAC's presence at the MLK Transit Office Building will enhance community services and provide a supportive environment for local economic development.

BAC offices will be temporarily relocated during the construction of the development. The District and MDC will develop a short-term lease agreement defining terms in collaboration with BAC and will bring back to the Board for consideration. PHCD, as part of its long-term planning, would like to explore future redevelopment, to include a potential new school as well as housing.

The MDC partnership with NANA at the School Board-owned Floral Heights exemplifies how multi-use campuses can be successfully developed to serve multiple community needs. By providing space for community organizations and services, these campuses become central hubs that foster community engagement and support a wide range of initiatives. This model will be scaled across other campuses to maximize the utility and impact of MDCPS properties.

Prong 3: County as Partner and Consultant in District-Wide Analysis and Planning - Incorporating Miami-Dade County as a partner and consultant in District-wide analysis and planning is critical for ensuring coordination and maximizing the potential of District assets. The County's expertise and resources will be invaluable in conducting comprehensive analyses and developing strategic plans that align with community needs and trends.

Engaging the County in the planning process will allow MDCPS to leverage County resources and expertise in areas such as demographic studies, competitive analysis, real estate trends, and legal parameters. Legislative actions supporting this collaboration include the authorization for the County to be included in a working group for District-wide analysis. This collaboration will enhance the District's ability to make informed decisions about property development and programmatic offerings, ultimately supporting the District's educational mission and financial sustainability.

On March 9th, the Board confirmed the Professional Services Agreement with L.M. Genuine Solutions LLC (“LMGS”) to negotiate and serve as the District’s liaison regarding redevelopment initiatives, projects and related public-private partnerships. In addition to the above collaboration, the District is currently engaged with various other public and private sector stakeholders in several major Board-approved redevelopment initiatives including the School Board Administration Complex property and iPrep Academy. To facilitate execution of these complex cross-departmental and multi-agency projects, the District has continued its Professional Services Agreement with LMGS, in accordance with Board Policy 6320. LMGS will continue to spearhead negotiations, facilitate legislative approvals, and serve as the District’s liaison with relevant public and private sector stakeholders. Additionally, LMGS will lead, facilitate, support and/or inform strategic solutions, initiatives and partnerships on behalf of MDCPS at the discretion of the Superintendent.

RECOMMENDED

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

- 1) Finalize due diligence and agreements for Phillis Wheatley Elementary School and Paul Laurence Dunbar K-8 Center and bring them to the Board,
- 2) Finalize due diligence and agreements for J.R.E. Lee Education Center in consultation with PHCD and bring them back to the Board,
- 3) In consultation with PHCD, develop the appropriate procurement vehicle for Arthur Polly Mays Conservatory of the Arts,
- 4) Finalize programmatic partnership agreements with PHCD for UCCA and BAC Funding Corporation for Board approval,
- 5) Include the County in a working group for District-wide analysis to ensure coordination and maximize what can be accomplished on District assets in consultation with PHCD, and
- 6) in addition, extend the Professional Services Agreement with L.M. Genuine Solutions LLC to negotiate and serve as the District’s liaison, at the discretion of the Superintendent, regarding redevelopment initiatives, projects, related public-private partnerships, and related District priorities.