

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO EXECUTE A PERMIT AGREEMENT WITH
MIAMI-DADE COUNTY FOR THE USE OF THE TROPICAL PARK
COMMUNITY CENTER FOR SPACE FOR THE SOUTHWEST MIAMI
ADULT EDUCATION CENTER**

Since March 1988, the Board has leased space for the Southwest Miami Adult Education Center at the Tropical Park Community Center (7900 S.W. 40 Street), under an annual permit agreement with the Miami-Dade County Park and Recreation Department (County). The current permit agreement expires March 14, 2000. The user has indicated a continuing need for a facility to provide continuing education classes for adults. In accordance with Division leasing procedures, when the duration of new leases is expected to exceed three years, or upon the completion of the original term of existing leases, the Division shall perform an analysis to determine lease costs versus the costs associated with lease-purchase or purchasing a similar facility. Based on the information provided by the user, District staff performed the cost analysis and the results indicate that leasing remains the District's most cost effective option.

Pursuant to negotiating procedures, a Management Team meeting was held on October 25, 1999 for direction on negotiating strategies and parameters. Based on this direction, the terms and conditions of the proposed agreement are as follows:

- a one year term from March 15, 2000 to March 14, 2001, with no renewal options;
- the rental rate shall be \$11.55 per hour, not to exceed \$13,000 annually;
- the District shall have the right to cancel the permit at any time by giving the County 10 days prior notice;
- the authority to cancel the permit agreement shall be delegated to the Superintendent or his designee; and
- the County shall be responsible for all utilities and maintenance of the facility.

Funding for this agreement will be provided through the Adult/Vocational, Alternative and Drop Out Prevention Programs.

The proposed agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Southwest Miami Adult Education Center,

Associate Superintendent for the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs, and Deputy Superintendent of Education recommend approval of the agreement.

A copy of the agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a permit agreement with Miami-Dade County for the use of the Tropical Park Community Center, at an hourly rental rate of \$11.55, and an annual rental amount not to exceed \$13,000, and under the terms and conditions set forth above.

VGv:slr