

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH RLC, LTD., FOR THE SOUTH
DADE ADULT CENTER**

Since December 1987, the Board has leased 23,327 square feet of space for the South Dade Adult Center, located at 109 N.E. 8 Street, Homestead, from RLC, Ltd.

The lease specifies that the current annual lease rate of \$10.30 per square foot (annual rate of \$240,268.10), shall be adjusted by either a 5% increase or by the increase in the October Consumer Price Index (CPI), whichever is less. As the October CPI is anticipated to be no more than 2.5%, this would effectively increase the annual rate by no more than \$6,065.02. However, in no event could the cost exceed \$10.82 per square foot (annual rate of \$252,398.14).

All other terms and conditions of the lease agreement will remain unchanged. The term of the renewal option period will commence December 1, 1999, and will end November 30, 2000. This renewal represents the first of four one-year renewal options available under the lease agreement. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

On May 12, 1999, the Board authorized staff to negotiate for the purchase of the property, and discussions between the District and landlord are in progress. However, since a real estate closing could not be completed prior to the November 30, 1999 expiration of the current lease term, it is necessary to renew the lease at this time.

The principal of the South Dade Adult Center, Associate Superintendent for the Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs, and Deputy Superintendent of Education recommend approval of the proposed lease renewal.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with RLC, Ltd., for space for the South Dade Adult Center, at an annual rental amount not to exceed \$252,398.14. The term of the renewal option period will commence December 1, 1999, and will end November 30, 2000. All other terms and conditions of the lease agreement will remain unchanged.

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