

SUMMARY EXPLANATION AND BACKGROUND:

The SBBC has leased space from the Florida Computer Partners, LLC for the administration of the Off Campus Learning Centers (OCLC) program for a number of years. The current lease with Florida Computer Partners, LLC was entered into on May 20, 2014 with a commencement date of August 1, 2014, and an expiration date of July 31, 2015.

The leased property consists of classroom space located in a strip mall at College Plaza, 7875 Pines Boulevard, Pembroke Pines, Florida 33024. However, the current leased space does not meet the OCLC program's square footage needs for the students it currently serves and for its potential student growth. In the 2013-2014 school year, the facility served approximately 476 students, but based on building code requirements, only has a capacity limit for 64 students during each use. Furthermore, approximately 100 students currently attempt to attend each morning and afternoon session; and to accommodate this overflow, the District staggers usage of the needed space for each session. Thus, to permanently address this space needs, additional space consisting of 1,360 square foot was identified at 7853 Pines Boulevard that is located within the College Plaza building. This additional space will be converted to meet the OCLC program's needs/requirements at the Landlord's expense.

On October 21, 2014, the First Amendment to the Lease was presented to the Board for approval of expanding to an additional bay in the same strip mall and extending the lease terms to three (3) years to meet the needs of the expanding OCLC program. The Board tabled the item and directed staff to research School District properties that the OCLC program could possibly relocate to in hopes to alleviate lease costs. Staff analyzed two possible relocation sites for the OCLC program. The two sites are South Area Portable Annex on SW 172nd & Pines Road in the City of Pembroke Pines and New River Circle Portable Administration on New River Circle in the City of Sunrise. As part of the analysis, attached (Exhibit 7 & 8) are the Pros and Cons for the current site expansion and the two alternate School District sites. Exhibits 9 & 10 (aka: scatter maps) show the alternate sites in relationship to the current site with student addresses. As directed by the Board, another comparability study (Exhibit 4) was conducted, including a review of comparable leases, available administrative sites that could accommodate the needs of the proposed lease, and possible relocation of program to nearby schools. Staff evaluated the costs to relocate the program for each alternate School District site. The estimated relocation costs for the South Area Portable Annex are \$202,236.09. The estimated relocation costs for the New River Circle Portable Administration site are \$599,620.81.

This First Amendment to the Lease Agreement is for a three (3) year term, and will commence on February 1, 2015 after the renovation of the additional space is completed by the landlord. The lease can be cancelled by either party upon a 90-day written notice.

This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.