

EXECUTIVE SUMMARY

First Amendment to Lease Agreement

In November 2016, The School Board of Broward County, Florida (SBBC) created Gulfstream Early Childhood Center of Excellence (GECCE) with the goal of strengthening Early Childhood Education throughout Broward County at the site of the former Gulfstream Middle School (said school was relocated to Gulfstream Academy of Hallandale Beach K-8 in July 2016). Through collaboration and planning with multiple community partners and stakeholders, the concept developed into a Model High Quality Early Childhood and Community Center designed to provide resources and support to underserved early childhood populations, including families, children, and childcare professionals (Broward County Public Schools (BCPS) and private/public community childcare providers). All programs, services, partners, and aligned initiatives at the site will support the three main pillars of Embedded Professional Learning, Family Strengthening and Community Services, and High Quality Early Childhood Education.

The Early Learning Coalition of Florida (ELC) is a non-profit corporation dedicated to the implementation of an integrated, high quality, seamless early care and education service delivery system for children. ELC is accountable for assessing the early care and educational resources available in Broward County as well as developing local plans to address identified needs. As described in the Local School Readiness Coalition Plan as approved by the Office of Early Learning, ELC develops and administers a comprehensive school readiness program that prepares children to succeed in school and in life. This ongoing process involves building on existing services, working in cooperation with other programs for young children, and coordinating and integrating program funding and services to achieve efficiency, accountability and full effectiveness. ELC touches the lives of thousands of Broward County children and families.

In an effort to collaborate with the SBBC, ELC wishes to partner with SBBC to help further advance the GECCE mission to provide resources to underserved early childhood and adult education population. In doing so, ELC desires to lease one (1) room at the GECCE to provide training and quality support to public and private providers, support accreditation throughout Broward County, and provide resources and referrals to Voluntary Pre-Kindergarten (VPK) and School Readiness programs.

Upon the effectiveness of this First Amendment to Lease Agreement, ELC will have access to the GECCE between the hours of 8:00 a.m. and 5:00 p.m. during days and hours that the GECCE is open for SBBC's operation; and all other requests to use GECCE during none SBBC's operational hours would require prior approval from the SBBC's site administrator.

In lieu of paying a monthly rental fees to the BCPS, ELC will provide In-Kind Services equivalent to the going market rate for similar size spaces. As proof of its In-Kind Service provided, the ELC per the Agreement will be required to provide annual documentation showing the dollar amount expended as In-Kind Services. If this dollar amount does not meet or exceed the market rate as stated in the Agreement, ELC will be required to pay SBBC the difference between the market rate and the dollar amount provided as In-Kind Service.

As stated in the Agenda Request Form (ARF), upon the effectiveness of this First Amendment to Lease Agreement, ELC shall provide In-Kind Services to the SBBC equivalent to the going market rate for the leased space in the amount of \$5,768 per year. ELC will also pay its pro-rata share of the operating expenses (electric and water) in the amount of approximately \$260 per year, and pay its share of custodial service cost in the amount of \$12,000 per year. Thereafter, the base rental fee and the operational cost shall increase annually by three percent (3%).