

## EXECUTIVE SUMMARY

### Renewal of Lease Agreement between The School Board of Broward County, Florida and the City of Pompano Beach, Florida

As stated herein, Building 9 (currently designated as Building 12) was constructed in 1954, is currently fifty-nine (59) years old, and years ago, a Castaldi plan regarding the Building was approved by the Florida Department of Education (FDOE). Prior to entering the lease agreement in 2004, there was acknowledgement that numerous components of the Building needed repair. However, the City of Pompano Beach expressed desire to enter into the lease and occupy the space.

Over the years, the SBBC installed a new fire alarm system, relocated the playground, fenced the property, and installed a new chiller unit for Heating, Ventilation, and Air Conditioning (HVAC). Also during this period, the City installed a new 100 ton chiller for the HVAC and has made numerous repairs to the Building. However in time, critical components of the Building continued to deteriorate, and the Building has failed three most recent SBBC safety inspections. As such, the following are some of the most critical defects that currently exist in the Building:

- Needs roof repairs.
- Has structural moisture problem.
- Has tongue-in-groove wood flooring buckling, creating tripping hazard; subflooring de-laminating; floor tiles cracking, breaking; due to excess moisture being drawn from crawl space up through flooring by improper air conditioning system.
- Current air conditioning system is not suited for this type of Building.
- Excess condensation forms on interior concrete walls and flows like rain.
- Bathrooms and bathroom fixtures do not meet current state standards for pre-school use.
- Interior classroom doors need to be replaced with fire rated doors.
- Exterior grading pitches surface water towards Building, adding to moisture issues.

Given the continued issues at the facility, staff believed that due diligent measures should be taken to ascertain if it was prudent to renew the lease at the facility. As such, an SBBC inspection team was assembled to inspect the facility. Based on its inspection, the team estimated that it would initially cost in excess of \$600,000 to repair defects identified in the Building. But most importantly, the team determined that the defects identified in the Building are not worth repairing, and as such, recommended that the Building should be demolished. This recommendation is consistent with the current FDOE approved Castaldi designation of the Building.

As a result, District staff conferred with pertinent staff at Amanda's Place and the City, and a consensus was reached which concluded that Amanda's Place and the Pompano Beach pre-school program should both be relocated to another viable and safe SBBC facility; one that would adequately serve their respective student populations. Additionally, the City requested to be relocated to an SBBC owned facility that is in close proximity to their current location at Pompano Beach High School. Subsequently, School District staff explored a number of potential locations and concluded that Portable Nos. 667C, 414P, 351VE, and 1561P at Sanders Park Elementary School would satisfy the needs of the City. The City has communicated to District staff that it needs certain improvements to effectively run its program from the Sanders Park Elementary School. The needed improvements are depicted in Exhibit "B" of the Agreement and consistent with past practice, the City will pay for the cost of the improvements.

As stated herein, the existing ten (10) year lease agreement with the City was extended to June 30, 2014. However, this lease renewal will be for a five (5) year term.