



# Pinellas County

## Legislation Details (With Text)

**File #:** 18-1194A **Version:** 1  
**Type:** Contract/Agreement **Status:** Passed  
**File created:** 7/25/2018 **In control:** Real Estate Management  
**On agenda:** 10/23/2018 **Final action:** 10/23/2018  
**Title:** Resolution authorizing the lease of the Lealman Community Campus and Lease Agreements with the Children's Educational Services, Inc. dba The Broach School St. Petersburg and Excellerated Teaching Center, Inc. for the use of space at the Lealman Community Campus.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted RES 18-88, 2. FE Lease Agreement with Childrens Educational Services - Broach School, 3. FE Lease Agreement with Excellerated Teaching Center Inc, 4. Lealman presentation, 5. Lease agreement for EXCELLERATED, 6. Lease agreement for BROACH, 7. Lease agreement for EXCELLERATED, 8. Lease agreement for BROACH, 9. RESOLUTION NO 18- Draft, 10. LCC Resolution\_Final.pdf, 11. 18-1194A - Risk Review Resolution authorizing lease of Lealman Campus and a Lease Agreement FINAL VEH.pdf, 12. CONTRACT.RVW-REM Lealman Excellerated Teaching Center, Inc. Lease Agreement 10 Aug 2018 File 18-1194A, 13. CONTRACT.RVW-REM Lealman Broach School St. Petersburg dba Childrens Educational Services Lease Agreement 10 Aug 2018 File 18-1194A, 14. Finance Lealman Broach and Excellerated Leases-Exhibit C, 15. Location Map

Date	Ver.	Action By	Action	Result
10/23/2018	1	Board of County Commissioners	approved	Pass

**Subject:**

Resolution authorizing the lease of the Lealman Community Campus and Lease Agreements with the Children's Educational Services, Inc. dba The Broach School St. Petersburg and Excellerated Teaching Center, Inc. for the use of space at the Lealman Community Campus.

**Recommended Action:**

Approval of the Resolution (Resolution) authorizing the lease of the Lealman Community Campus (LCC) located at 5185 45th Street North, St. Petersburg and the lease agreements (Agreements) with the Children's Educational Services, Inc., dba The Broach School St. Petersburg (Broach) and Excellerated Teaching Center, Inc. (Excellerated) for the use of space at the LCC.

**Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

**Summary:**

This action authorizes the lease of the LCC in accordance with Section 162.380 of Florida Statutes and the Agreements with Broach and Excellerated for space at the LCC. Separately, Broach and Excellerated provide educational learning environments for children. The term of the Broach Agreement is three (3) years with the option of three (3) additional renewal terms of three (3) years each. The term of the Excellerated Agreement is one (1) year with the option of ten (10) additional renewal terms of one (1) year each.

**Background Information:**

The County acquired the former Windsor School property located within the Lealman CRA in January 2018. The vision for the property is to provide a central location from which community services and programs are offered by community partners and County departments.

Broach desires to continue its presence in the Lealman community through a new partnership with the County. Broach is a non-profit educational company that owns and operates kindergarten through 12th grade school models for students who need a personalized education focus. Broach recognizes that every child, regardless of their learning style and regardless of their needs, has the ability to learn and succeed.

Broach's Agreement includes the use of ten (10) classrooms and five (5) offices within Building 'C', together with the use of the common areas within the LCC.

Excellerated Teaching Center is a local organization dedicated to providing applied behavior analysis services to children in the Tampa Bay area. They specialize in providing individualized treatment packages to target the behavioral, social, educational, and developmental needs of our children through clinical, educational, and community settings.

Excellerated's Agreement includes four (4) classrooms within Building 'C', together with the use of the common areas within the LCC.

**Fiscal Impact:**

Broach's rent will be \$7,533.00 per month for the use of 10,044 rentable square feet of space. Excellerated's rent will be \$3,921.75 per month for the use of 5,229 rentable square feet of space. The revenue from both leases will be deposited in the General Fund, but is not included in the FY19 Proposed Budget.

Rental rates for both agreements are \$9.00 per square foot, which is below current estimated market rate of \$13.00 per square foot. The below market rental rate was established to attract and retain non-profit educational partners to the campus, while recovering leased space operating costs.

The County is responsible for the utilities, contracted services, maintenance, repair, replacement and management of the buildings, which is included in the Real Estate Management Operating Budget in the General Fund in the FY19 Proposed Budget.

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management  
Rachel Booth, Redevelopment Planning Manager, Planning

**Partners:**

The Broach School St. Petersburg  
Excellerated Teaching Center

**Attachments:**

Resolution

Lease Agreement Broach

Lease Agreement Excellerated

Location Map