

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

SUBJECT: AUTHORIZATION FOR PARAMOUNT PROPERTY DEVELOPERS, INCORPORATED, TO CONSTRUCT INTERIOR IMPROVEMENTS TO THE SOUTH DADE ADULT CENTER ANNEX, IN ORDER TO ALLOW THE USE AND OCCUPANCY OF THE BUILDING FOR A CHILD CARE FACILITY

Since October 1992, the Board has leased 12,000 square feet of space, located at 632 Washington Avenue, Homestead, for the South Dade Adult Center Annex, from Paramount Property Developers, Incorporated.

The school has identified a need to provide child care services within the building for the benefit of adult students with children who require baby sitting, as well as a training facility for child care workers in the Homestead community. In order to secure the required Department of Human Services operating license for the child care facility, it will be necessary to upgrade the building's fire alarm system and to construct additional fire barriers around the child care area. Maintenance and Operations staff have provided an estimate of \$46,220 for the District to complete the work. The building owner has indicated his willingness to make the necessary improvements, at a cost to the District not to exceed \$25,000. The building owner will comply with all appropriate building codes and secure a final inspection from the fire department. The Bureau of Adult/Vocational, Alternative and Dropout Prevention Programs has verified that funding, in an amount not to exceed \$25,000, is available for this work.

Pursuant to negotiating procedures, a Management Team meeting was held on April 24, 2000, for direction on negotiating strategies and parameters. Based on this direction and recommendations from the principal of the South Dade Adult Center Annex, Associate Superintendent for Adult/Vocational, Alternative and Dropout Prevention Programs, and Deputy Superintendent of Education, it is recommended that the District authorize the work, in an amount not to exceed \$25,000.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize Paramount Property Developers, Incorporated, to construct interior improvements to the South Dade Adult Center Annex, in an amount not to exceed \$25,000, in order to allow the use and occupancy of the building for a child care facility.

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