

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

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH MIAMI-
DADE COUNTY FOR THE BISCAYNE NATURE CENTER SCHOOL SITE**

Since 1983, the District has operated an environmental education program in temporary facilities at Crandon Park. In June 1991, the Board entered into a lease agreement with Miami-Dade County (County) for the construction and operation of a permanent Center for Environmental Education (Biscayne Nature Center) at Crandon Park. The Biscayne Nature Center is to be a joint use facility, with the District utilizing the building and grounds as an environmental education center for students and the County using it for park visitor orientation, tours and interpretative programming.

Terms of the lease agreement require the District to secure execution of the Department of Education OEF 110 Form, demonstrating substantial completion of the facility, by July 23, 2000, failing which, the lease shall automatically be canceled and terminated, with no provision to extend. Staff has been advised that work on the project has been significantly delayed due to sub-standard performance on the part of the contractor and that the contractor has been placed in default for non-compliance. As a result, it is highly unlikely that construction deficiencies can be corrected in time to meet the current July 23, 2000 substantial completion deadline. The County is aware of the construction difficulties encountered by the District and has indicated a willingness to extend the time by which the OEF 110 Form must be executed from July 23, 2000 to July 23, 2001.

Pursuant to negotiating procedures, terms and conditions of the proposed amendment are as follows:

- the date by which the OEF 110 Form must be executed, demonstrating substantial completion of the facility, shall be extended by one year from July 23, 2000 to July 23, 2001; and
- all other terms and conditions of the lease agreement shall remain in full force and effect.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The Deputy Superintendent of School Operations and the Assistant Chief of Design and Construction recommend approval of the proposed lease amendment.

A copy of the proposed lease amendment will be placed on file in the Citizen Information Center and Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with Miami-Dade County for the Biscayne Nature Center school site, under the terms and conditions set forth above.

MAL:lbd