

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO:

- 1) **FINALIZE AND EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE SCHOOL BOARD AND THE CITY OF NORTH MIAMI AND THE CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) FOR: A) FINANCING AND TURNKEY CONSTRUCTION BY THE CITY, OF AN APPROXIMATE 3,660-SEAT REPLACEMENT SCHOOL FOR NORTH MIAMI SENIOR HIGH SCHOOL, ON CITY-OWNED LAND, UNDER A LONG-TERM LEASE AGREEMENT WITH THE CITY, AND A NEW APPROXIMATE 1,560-SEAT HIGH SCHOOL, ON CITY-OWNED LAND, UNDER A LONG-TERM LEASE AGREEMENT WITH THE CITY, AND B) FOR CONSTRUCTION BY THE SCHOOL BOARD OF A NEW APPROXIMATE 2,100-SEAT K-8 FACILITY ON SCHOOL BOARD-OWNED LAND; AND**
- 2) **FINALIZE AND EXECUTE AGREEMENTS BETWEEN THE SCHOOL BOARD AND THE CITY OF NORTH MIAMI AND CITY OF NORTH MIAMI CRA FOR THE JOINT USE OF LAND, RECREATION AND ANCILLARY FACILITIES, TO BE BUILT AS PART OF THE SCHOOL FACILITIES MENTIONED ABOVE.**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background Information

As the School Board (Board) may recall, the City of North Miami (City) had previously requested the Miami-Dade Board of County Commissioners (Commission) to consider measures that would allow educational facilities impact fees to be re-directed to private developers for the construction of charter schools. The City's ultimate goal was to access the impact fees projected to be generated over the next five to ten years from the construction of approximately 6,000 units in Biscayne Landing, a development east of Biscayne Boulevard and just south of N.E. 151st Street, for construction of a charter senior high school just to the north of the subject development. As the proposed county resolution was being considered by the Commission, District and City staff initiated discussions to identify ways in which the Board and the City might join forces towards

the common goal of further enhancing the quality of the educational environment for City residents as well as residents of proximate northeast Miami-Dade communities, all in keeping with the District's Five-Year Capital Plan for Fiscal Years 2005-2009 (Plan).

The Plan recognized educational facilities' needs in the City proper and nearby communities by including the following projects:

1. Replacement of North Miami Senior High with an approximate 3,660-seat senior high school – fully funded in FY 05/06, in the amount of approximately \$93 million;
2. Construction of a new 1,220-seat elementary school to relieve North Miami, Biscayne Gardens and Oak Grove Elementary Schools – funded for site acquisition in FY 06/07 in the amount of \$5 million, for design in FY 07/08 in the amount of \$1.2 million, and for construction in FY 08/09 in the amount of approximately \$23.1 million, for a total of approximately \$29.3 million;
3. Construction of an approximate 1,560-seat senior high school to further relieve the northeast Miami-Dade areas presently being served by North Miami Beach and Dr. Michael M. Krop Senior High Schools – funded for site acquisition in FY 06/07 in the amount of \$5 million, for design in FY 07/08 in the amount of \$2.5 million, and for construction in FY 08/09 in the approximate amount of \$39.7 million, for a total of approximately \$47.2 million; and
4. Renovations to the current North Miami Middle facility in FY 06/07 and FY 09/10, in the combined amount of approximately \$8.2 million.

The combined funding amount for all projects listed above is approximately \$177.7 million.

Additional Information

As a result of the discussions referenced above between the City and District staff over the last two months, a unique opportunity for collaboration between the Board and the City has emerged; this collaborative effort, the first of its kind in District history in terms of magnitude and comprehensiveness, would present significant opportunities for leveraging of funding and joint use of facilities. A summary of this proposed collaborative venture follows.

1. The City would finance and build a replacement for North Miami Senior High School on an approximate 17-acre site located just to the south of the current location of the North Miami Senior High School campus, comprised of approximately 13.9-acres of City-owned land and approximately 3.7-acres of Board-owned land. This would require the relocation of the existing Cagni Park, a City-owned facility which is currently used by the District during school hours under an existing agreement, as well as the demolition of the existing City Library, City Community Center and the existing 51-

year old North Miami Middle School facility. As part of the C.R.A. Master Plan for this general area, the City plans to build immediately to the east of the proposed new senior high school campus, a replacement state of the art library facility, as well as an Olympic Complex for combative sports, a new Olympic size pool and a new community center. These facilities would be available to District students during school hours, and likewise, the parking facilities at the new North Miami Senior High School would be available to the City, after school hours, under a Joint Use Agreement between the Board and the City;

2. Relocation of the North Miami Senior High School replacement to the City-owned property would enable the District to build the elementary stations proposed in the Plan on the existing +/- 16-acre Board-owned senior high school campus. This option would eliminate the need for acquisition of a site for the proposed elementary school, presently funded in the Plan for FY 06/07 in the amount of \$5 million. Additionally, in lieu of renovating the middle school facility, which was originally built in 1954, the elementary school would be built by the School Board as a K-8 campus, with approximately 800 seats dedicated to grades 6-8. Presently, North Miami Middle has a F.I.S.H. permanent capacity of 822 seats and an August 2005 enrollment of 1,362. Despite this current deficit, the proposed new 800 middle school seats in the K-8 facility should prove adequate, since North Miami Middle will be relieved by the K-8 conversion at Linda Lentin Elementary, currently in construction, which will add approximately 515 seats, and further partially relieved by the new David Lawrence Jr. K-8 Center located near Biscayne Landing, which is scheduled to come on line for the 2006 school opening;
3. The City would provide under a long-term agreement for a nominal \$1/year, an approximate 4.5-acre site adjacent to the North Miami stadium and sports complex, on the north side of N.E. 151st Street just to the west of the new David Lawrence Jr. K-8 Center, and finance and build at that location a new 1,560-seat senior high school, as more fully described previously. This would again eliminate the need for acquisition of a site for that school, presently funded in the Plan for FY 06/07 in the amount of \$5 million. Construction of this senior high school would further eliminate the need for the City's proposed charter school in the Biscayne Landing area, which charter would be canceled upon execution of an Interlocal Agreement between the Board, the City and the C.R.A., the governing body of which is the sitting City Council.

Timing, Funding and Terms of Proposed Collaborative Venture

The collaborative venture described above, would call for parallel construction of the referenced facilities, since construction of the North Miami Senior High School replacement on the City-owned site would eventually necessitate demolition of the existing middle school facility. This will require that the proposed new K-8 facility be built on the current senior high school play field in sufficient time to receive the displaced middle school students. Preliminary discussions between District staff, City

representatives, which included the City's Mayor, and Zyscovich, Inc., the District's architects for the North Miami Senior High School replacement project, have yielded the following preliminary schedule:

1. A school opening of 2008 for the proposed K-8 facility;
2. A school opening of 2009 for the proposed North Miami Senior High replacement project;
3. A school opening of 2008 for the proposed new senior high school by Biscayne Landing; and
4. Construction of playfields adjacent to the proposed new K-8 facility by spring of 2010.

Funding for all of the above referenced projects is presently included in the Plan, with the exception of the middle school component of the proposed new K-8 facility. This notwithstanding, the Plan provides approximately \$8.2 million in funding for the renovation of North Miami Middle, which would no longer be required under this scenario. Additionally, the combined \$10 million in site acquisition allocated in the District's capital plan for the new elementary school and the new small senior high school, would also not be required. As a result of these cost savings, based on preliminary estimates, the combined current funding allocations in the District's capital plan for the elementary and small senior high school facilities would be adequate to fund the conversion of the elementary school to a K-8.

As noted briefly previously in this item, the City proposes to finance and build the two high schools in a turnkey fashion, in accordance with plans and specifications provided by the District, and based on the schedule outlined above. At the completion of each of the two projects, as marked by the issuance of a C.O., the Board would reimburse the City for the construction costs, pursuant to pre-established budgets; this would allow the Board to defer issuance of debt until necessary to meet its obligations under the proposed Interlocal. The Board would advance the funding for the construction of the proposed K-8 facility so as to achieve a completion date for school opening 2008. Lastly, as it relates to the two schools to be built by the City, under the proposed Interlocal the District would carry the projects through completion of design; additionally, the Board's commissioning of Suffolk Construction Company, Inc, the CM @ Risk contractor already selected to build the North Miami Senior High School replacement, would transfer to the City.

A map identifying the location of the properties described above is attached for ease of reference.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

- 1) finalize and execute an Interlocal Agreement between the School Board and the City of North Miami and the City of North Miami Community Redevelopment Agency (CRA), generally in accordance with the details above, for: a) financing and turnkey construction by the City, of an approximate 3,660-seat replacement school for the North Miami Senior High School on City-owned land under a long-term lease agreement with the City, and a new approximate 1,560-seat high school on City-owned land under a long-term lease agreement with the City, and b) for construction by the School Board of a new approximate 2,100 seat K-8 facility on School Board-owned land; and
- 2) finalize and execute agreements between the School Board and the City of North Miami and City of North Miami CRA for the joint use of land, recreation and ancillary facilities, to be built as part of the school facilities mentioned above.

RD:arc

CURRENT OWNERSHIP/ACREAGE OF PROPERTIES



PROPOSED NEW SITING OF SENIOR HIGH REPLACEMENT AND NEW K-8 FACILITY

PROPOSED MASTER PLAN SCHEDULE

PROPOSED OCCUPANCY DATES:

- North Miami High Replacement: August 2009
- North Miami K-8: August 2008
- New N Miami 1560ss High School: August 2008
- Cagni Park Replacement: April 2010

