

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: AUTHORIZE THE SUPERINTENDENT TO FINALIZE
NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE
LEASE AGREEMENT WITH THE VILLAGE OF PINECREST FOR
THE USE OF PLAYFIELD AND PARKING LOTS AT THE
PALMETTO MIDDLE SCHOOL/PALMETTO ELEMENTARY
SCHOOL CAMPUS, LOCATED AT SW 74 AVENUE AND SW 128
STREET, TO ALLOW CONSTRUCTION OF RESTROOM
FACILITIES**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Since August 1998, the Village of Pinecrest (Village) has leased parking and playfield facilities at the Palmetto Middle School/Palmetto Elementary School campus for playground, athletic and recreational purposes. At a Village Council meeting held on April 11, 2006, the Village requested that the District construct a free-standing bathroom facility within a portion of the playfield for District use during school hours, and by the public during those hours that the park is used by the Village.

An analysis prepared by the Office of School Facilities and Construction estimates the total project cost of the bathroom facility to be approximately \$105,590, and the Village has agreed to contribute \$100,000 towards that cost. The District will fund the estimated additional project cost of approximately \$5,590.

The proposed lease amendment will include, substantially, the following terms and conditions:

- the District will design and construct a free-standing bathroom facility on a portion of the demised premises, in a location as mutually agreed upon by the parties;
- the District will provide utilities to the bathroom facility, at its sole cost and expense;
- the parties shall keep the bathroom facility clean and neat, and restock consumables, during their respective periods of use;
- the parties shall each be responsible to repair any damage to the facility resulting from their respective periods of use;
- the District shall be responsible for repair or replacement of the bathroom facility in the event of damage or destruction;
- the initial lease term will be extended an additional twenty (20) years, from July 30, 2008 until August 1, 2028; and

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- in the event the District removes or demolishes the bathroom facilities, terminates the lease agreement prior to the end of the initial lease term, or impacts the usefulness of the playfield area such that the Village can not reasonably operate its recreational programs, the District shall reimburse the Village for the unamortized portion of the Village contribution, amortized equally over a twenty (20) year period commencing upon completion of the project.

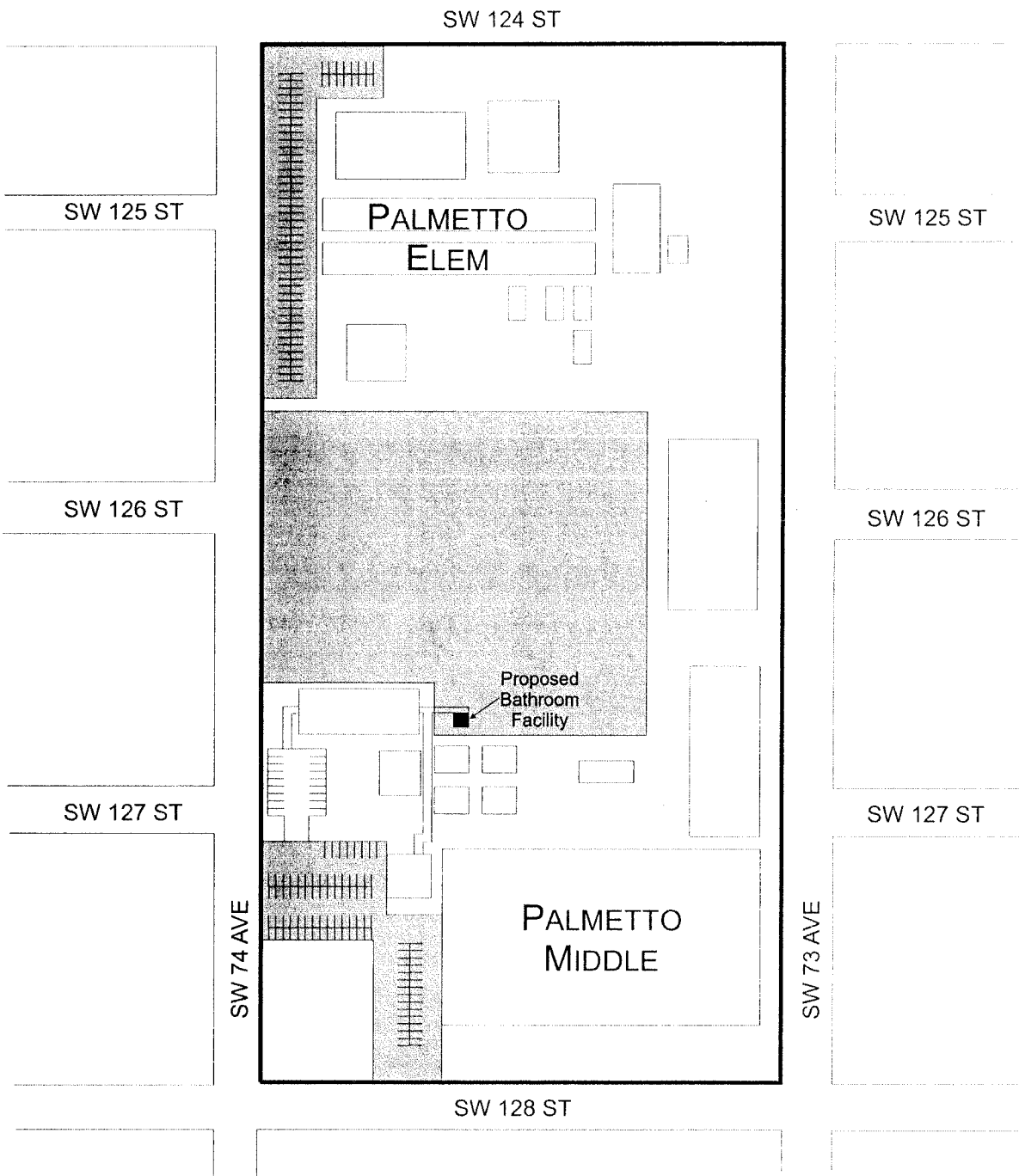
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All other terms and conditions of the lease agreement will remain unchanged.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an amendment to the lease agreement with the Village of Pinecrest for the use of playfield and parking lots at the Palmetto Middle School/Palmetto Elementary School campus, located at SW 74 Avenue and SW 128 Street, to allow construction of restroom facilities, and in conformance with the other terms and conditions noted above. The Village will contribute \$100,000 towards the total project cost, with the Board to fund the estimated additional project cost of approximately \$5,590.

MAL:scj

LOCATION MAP



LEGEND

 Demised Premises

(NOT TO SCALE)

