

August 10, 2001

Facilities Planning and Construction  
Suzanne A. Marshall, Chief Facilities Officer (Construction)

**SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH MIAMI-  
DADE COUNTY FOR THE ENVIRONMENTAL EDUCATION CENTER  
(LITTLE RED SCHOOL HOUSE) AT AMELIA EARHART PARK**

Miami-Dade County (County) and the Board entered into a land lease in October 1993, to allow the District to construct an environmental education center (Little Red School House) at Amelia Earhart Park. Initiation of the construction project was delayed due to bid amounts coming in above cost estimates. The design was subsequently reevaluated to incorporate numerous cost saving measures, and a grant was secured from the County to off-set some of the cost. The construction project commenced November 13, 2000.

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 October 19, 2001, failing which, the lease shall automatically be canceled and terminated, with no provision to extend. Work on the project is behind schedule as a result of code changes and construction delays. As a result, since it is unlikely that construction will be completed in time to meet the October 19, 2001, substantial completion deadline, the County is willing to extend the time by which the OEF 110 Form must be executed, from October 19, 2001 to October 19, 2002.

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 October 19, 2001 to October 19, 2002; 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 Education 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 environmental education center (Little Red School House) at Amelia Earhart Park, under the terms and conditions set forth above.

MAL:hf