Memorandum

MIAMI-DADE COUNTY

Supplement to
Agenda Item No.
8(F)1a

Date: May 18, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Supplement to Agenda Item No. 8F1A, Amendment to Lease Agreement with St. Alban's Nursery, Inc.

This memorandum provides supplemental information regarding the lease with St. Alban's Nursery, Inc.

As noted in the item, this lease has been in place since 1987. Since that time, Article IV of the lease states that the Tenant [St. Alban's] is responsible for "general repair, condition, painting and appearance of the interior and exterior of the facility." In other words, they have always been responsible for day to day maintenance and repair of the facility, which is typically included in the overhead required for operating a daycare center. In accordance with the lease, GSA had budgeted $44,000 to perform repairs necessary to the structure of the building, including the roof and air conditioning system. Over the past two years, approximately $15,000 has been spent annually on structural repairs, with the balance budgeted to cover the cost of major repairs, should the need arise. (The funds do not carry over from year to year.) In response to dwindling general fund dollars, the FY 2009-10 adopted budget included the elimination of the maintenance services performed by the General Services Administration (GSA) at the facility.

It is important to note that St. Alban's was advised that this was being proposed in a certified letter dated July 23, 2009 granting an option to renew for two additional years. Failure to approve this amendment, which effectuates the action spelled out in the proposed and subsequently adopted budget, will result in unbudgeted expenditures in GSA.

Director, General Services Administration