

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov
Tel: 305-673-7491, Fax: 305-673-7782

March 5, 2025

Via Email and Certified Mail

Raul F. Perez, R.A., NCARB, LEED Ap BD+C
Chief Facilities Design and Construction Officer
Office of Facilities Design and Construction
Miami-Dade County School Board
1450 N.E. 2nd Avenue
Miami, FL 33132
RPerez6@dadeschools.net
OFDC@dadeschools.net

RE: Delay of Demolition of School Board-Owned Structure Located at 1436
Pennsylvania Avenue, Miami Beach, Florida, Within the Northeast Portion of Folio
02-4204-007-0070

Dear Mr. Perez,

This letter is a follow up to your letter (attached) dated February 28, 2025. The City of Miami Beach ("City") will not be pursuing an extension or any further action regarding the proposed demolition timeline. The City's primary option under consideration remains a collaboration with Jewish Community Services ("JCS"), in connection with their interest in developing this parcel.

While we are disappointed that a mutually agreeable solution could not be reached, we appreciate the District's good-faith efforts to collaborate with the City.

Though we are unable to move forward currently, we remain optimistic about future opportunities and look forward to partnering in ways that serve the best interests of our shared community.

Sincerely,



Eric Carpenter
City Manager

c: Steven Meiner, Mayor and Members of the Miami Beach City Commission
David Martinez, Miami Beach Assistant City Manager
Thomas Mooney, Miami Beach Planning Director
Alba Tarre, Miami Beach Housing & Community Services Director
Ricardo Dopico, Miami Beach City Attorney



Miami-Dade County Public Schools

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February 28, 2025

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Via Email and Certified Mail

Mr. Eric Carpenter
City Manager
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Email: EricCarpenter@miamibeachfl.gov

RE: DELAY OF DEMOLITION OF SCHOOL BOARD-OWNED STRUCTURE LOCATED AT 1436 PENNSYLVANIA AVENUE, MIAMI BEACH, FLORIDA, WITHIN THE NORTHEAST PORTION OF FOLIO #02-4204-007-0070

Dear Mr. Carpenter:

I am in receipt of your February 24, 2025, letter. This third request for extending the demolition of the aforementioned structure has been carefully reviewed, please accept the following and my response.

As you recall, on December 6, 2024, a 60-day extension was granted with the city agreeing to pay \$15,000 to the District should the contracted and awarded amount to the contractor for demolition would arise due to having them demobilize from the site and mobilize at a later date. On January 16 we received an additional request to delay the demolition for an additional 60 days at no cost to the city. The district agreed to extend for an additional 15 days at no additional charge. On February 24 we have received a third request for an additional extension to April 18, 2025, again at no cost to the city.

Please keep in mind that presently the demolition contract that the district had in place and ready to go has been rescinded by the contractor. Basically, we now will have to renegotiate the demolition cost due to their subcontractors not being able to hold their prices. This will ultimately increase our costs to demolish the structure. At this time the district cannot approve the city's extension request unless they are willing to accept to reimburse the district for the additional escalation cost that the demolition may bring when the negotiated award is accepted by the contractor.

Please provide a response by the end of business Wednesday March 5, 2025 so we may know how to proceed accordingly.

*School Board Administration Building • 1450 N.E. 2nd Avenue • Miami, Florida 33132
305-995-1000 • www.dadeschools.net*

Thank you for your understanding and prompt action in resolving this matter. We look forward to our continued collaboration.

Best regards,

A handwritten signature in black ink, appearing to read 'Raul F. Perez', with a large, stylized flourish extending to the right.

Raul F. Perez, R.A., NCARB, LEED® AP BD+C
Chief Facilities Design & Construction Officer
M-DCPS Office of Facilities Design & Construction

L169
RFP:kh

cc: Mr. Walter J. Harvey, General Counsel
Mr. Luis M. Garcia, Deputy General Counsel
Ms. Ana Craft, Associate General Counsel
Mr. Jose Bueno, Chief of Staff
Ms. Nathaly Simon, Design and Planning Officer
Dr. Yesenia Aponte, North Region Superintendent
Ms. Mary Murphy, Principal
Mr. Nick Kallergis, Chief Deputy City Attorney
Ms. Deborah Tackett, Historic Preservation & Architecture Officer