

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: REQUEST FOR AUTHORIZATION TO CONSTRUCT A NEW PARKING GARAGE AND A NEW SENIOR HIGH SCHOOL

The need to construct a new parking garage for 1,100 vehicles and a new visual arts and music senior high school for 800 students has been identified. These facilities will be constructed on the former Royal Castle lot located at the SW corner of NE 2nd Avenue and 14th Street. This lot is currently used for surface parking, primarily spaces for approximately 119 vehicles.

The new parking garage will serve the needs of the new senior high school (approximately 300 spaces), and central administrative staff and visitors (in excess of 700 spaces), and will cost an estimated \$9.6 million. Currently the District leases nearly 600 parking spaces for staff and visitor use at an annual cost of approximately \$200,000. There is also substantial use of on-street metered parking and additional spaces within the 1444 Building parking garage. The construction of the garage will allow the District to terminate existing parking leases, while providing adequate parking to serve central administrative and school needs. Additionally, by constructing the garage/school at this location, it is anticipated that the Performing Arts Center will use the garage in the evenings and weekends, for a fee, providing revenue income to the District. Contracts relative to this use and fee will be brought back to the Board for consideration and authorization.

The new senior high school is estimated to cost \$21 million. Since the estimated cost exceeds the State's cost per student station, the district will request a waiver from the Commissioner of Education. Staff will present to the Board for approval a project specific facilities list.

In order to proceed with this project, staff requests authorization to:

- ▶ Issue Request for Qualifications (RFQ) for the selection of a Project Architect; and
- ▶ Issue a RFQ for the selection of Construction Management (CM-at-Risk).

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

- 1) authorize staff to construct a new parking garage for 1,100 vehicles and visual arts and music senior high school on the Royal Castle site;
- 2) issue Request for Qualifications (RFQ) for the selection of a Project Architect; and
- 3) issue a RFQ for the selection of Construction Management (CM-at-Risk).

PJP/nc