

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

**SUBJECT: AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT FOR USE
OF PARKING FACILITIES AT COCONUT GROVE ELEMENTARY
SCHOOL**

Board Rule 6GX13-1D-1.01, School Facilities - Availability to Qualified Community Organizations and Commercial Enterprises, permits the District to lease paved parking areas to commercial enterprises.

Pursuant to the Board Rule, notice was sent to interested vendors indicating the District's intent to consider proposals for the leasing of the paved parking facilities at Coconut Grove Elementary School. A conference was held on March 16, 2000, to inform all interested vendors of the procedures and specific selection criteria to be used. An additional conference was held on March 28, 2000, to open submitted proposals, to determine if the proposals were qualified based on specified criteria and to rank the qualified proposals solely on the rental amount offered. Two proposals were submitted; both were deemed qualified. Parking Company of America was determined to have the highest ranking. Pursuant to the Board Rule, references and experience in the specific field (self parking) were subsequently verified.

It is recommended that the District enter into a lease agreement with Parking Company of America. The term of the proposed agreement will be for one year with a one-year renewal option, at the Board's discretion, commencing upon obtaining any and all necessary licenses, permits, use approval or other approval as required by the City of Miami (City). The maximum hours of operation will be Monday through Thursday from 4:00 p.m. to 5:00 a.m., weekends from 4:00 p.m. Friday to 5:00 a.m. Monday, and holidays from 4:00 p.m. on the day before the holiday (if a school day) to 5:00 a.m. of the following day. The use of the facilities will be coordinated with the school principal, and the District will have the right to utilize the facilities at any time. Specifically, the lot will be available for school functions and special events (e.g., PTA meetings, PTA parking for festivals), at the sole discretion of the school administration. Additionally, Parking Company of America agrees that the facilities will not be used to satisfy the off-street parking or concurrency requirements as established by the City for any business establishment.

Parking Company of America will pay the District \$64,800 per year for the use of the facilities and will provide maintenance and supervision of the parking lot during its periods of use. This agreement can be canceled by the District at its sole discretion upon 30 days written notice. A review of the performance of Parking Company of America is provided for in the lease after 90 days. The agreement may be terminated immediately if the performance is judged to be inadequate.

The proposed agreement has been reviewed by the School Board Attorney's Office and by the Office of Risk and Benefits Management. The principal of Coconut Grove Elementary School, Region Superintendent of Region IV, and Deputy Superintendent of School Operations recommend approval of this agreement.

A copy of the proposed agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to enter into a lease agreement with Parking Company of America, for the use of parking facilities at Coconut Grove Elementary School, under terms and conditions set forth above, and at a rental rate of \$64,800 per year.

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