

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

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH PROFESSIONAL MANAGEMENT, INC., FOR THE OPERATION OF TELECOMMUNICATIONS EQUIPMENT ON THE ROOF OF BISCAYNE VIEW APARTMENTS

Since November 1994, the Board has leased 25 square feet of space on the roof of Biscayne View Apartments, located at 915 N.W. 1 Avenue, for the operation of telecommunications equipment for the Department of Transportation, from Professional Management, Inc.

Pursuant to negotiating procedures, a Management Team meeting was held on May 22, 2000, for direction on negotiating strategies and parameters. Based on this direction, it was recommended that the lease be renewed for an additional term.

The lease specifies that the current annual lease rate of \$5,158.68 (\$429.89 monthly), will be adjusted by either a 5% increase or by the increase in the October Consumer Price Index (CPI), whichever is less. As the October CPI is anticipated to be no more than 4%, this would effectively increase the annual rent by no more than \$206.35. However, in no event could the cost exceed \$5,416.61 (\$451.38 monthly). No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

All other terms and conditions of the lease agreement will remain unchanged. The term of the renewal option period will commence November 1, 2000, and will end October 31, 2001. This renewal represents the first of four one-year renewal options available under the lease agreement.

The Administrative Director of the Department of Transportation, Associate Superintendent of School Operations, and Deputy Superintendent of School Operations recommend approval of the proposed lease renewal.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Professional Management, Inc., for the operation of telecommunications equipment, at an annual rental amount not to exceed \$5,416.61. The term of the renewal option period will commence November 1, 2000, and will end October 31, 2001. All other terms and conditions of the lease agreement will remain unchanged.

VGv:slr