

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

SUBJECT: EXTENSION OF LEASE AGREEMENT WITH BISCAYNE INVESTMENT CORPORATION FOR 150 PARKING SPACES IN THE 1444 BISCAYNE BOULEVARD BUILDING GARAGE

Since November 1994, the Board has leased 200 parking spaces in the 1444 Biscayne Boulevard Building garage, for use by District staff, from Biscayne Investment Corporation. On January 12, 2000, the Board authorized a lease amendment to reduce the number of parking spaces from 200 to 150, as a result of a separate lease agreement with Biscayne Investment Corporation for administrative office space, which included the use of 50 parking spaces. District Office Operations has indicated a continuing need for parking facilities to service District staff. The District is currently pursuing the development of a permanent parking facility to service District staff and visitors. Until such time as the permanent parking facility is in place, it is recommended that the existing lease be extended, on a month-to-month basis, for a total period of not more than one year, beginning November 20, 2000, and ending November 19, 2001. Extensions beyond November 19, 2001, will require Board authorization.

All terms and conditions of the lease agreement will remain unchanged, including the monthly lease rate at a not to exceed amount of \$4,200 (\$50,400 annually). No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

The Deputy Superintendent of Schools recommends approval of the proposed lease extension.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Biscayne Investment Corporation, for use of a parking garage for District staff and visitors, at a monthly rental amount not to exceed \$4,200, and an annual rental amount not to exceed \$50,400, for the period of November 20, 2000 through November 19, 2001. All other terms and conditions of the lease agreement will remain unchanged.

VGv:lbd