

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

**SUBJECT: AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT WITH  
OMNI PARKING, INC., FOR USE OF PARKING FACILITIES AT  
FIENBERG/FISHER 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 published in local newspapers and sent to interested vendors indicating the District's intent to consider proposals for the leasing of the paved parking facilities at Fienberg/Fisher Elementary School, 1420 Washington Avenue (see location map). A conference was held on January 8, 2001, to inform all interested vendors of the procedures and specific selection criteria to be used. An additional conference was held on January 11, 2001, to open submitted proposals and to determine if the proposals were qualified based on specified criteria, among them a minimum acceptable bid amount of \$100,000. Two proposals were submitted and Omni Parking, Inc., was deemed to be qualified and to have the highest ranking based on the bid amount of \$115,001.50. The second proposal, from Park One of Florida, Inc., bid \$107,747. Pursuant to the Board Rule, references and experience in the specific fields (self and valet parking) were subsequently verified for Omni Parking, Inc., by District staff.

A Management Team meeting was held on January 29, 2001, to review the bid proposal submitted by Omni Parking, Inc. Based on this review, a lease agreement with Omni Parking, Inc., was recommended.

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 Beach (City). The maximum hours of operation will be Monday through Thursday from 10:00 p.m. to 5:00 a.m., weekends from 7:00 p.m. Friday to 5:00 a.m. Monday, and holidays from 7:00 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, Omni Parking, Inc., 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 entity.

As noted above, Omni Parking, Inc., will pay the District \$115,001.50 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 Omni Parking, Inc., is provided for in the lease after 90 days from execution of the lease agreement. The agreement may be terminated by the Superintendent or designee immediately if the performance is judged to be inadequate.

Pursuant to established procedures, 60% of the rental income will be retained by Fienberg/Fisher Elementary School and 40% will be used by the Region II Office for distribution to other Region II schools. 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 Fienberg/Fisher Elementary School, Region Superintendent for Region II, and Deputy Superintendent of School Operations recommend approval of this agreement.

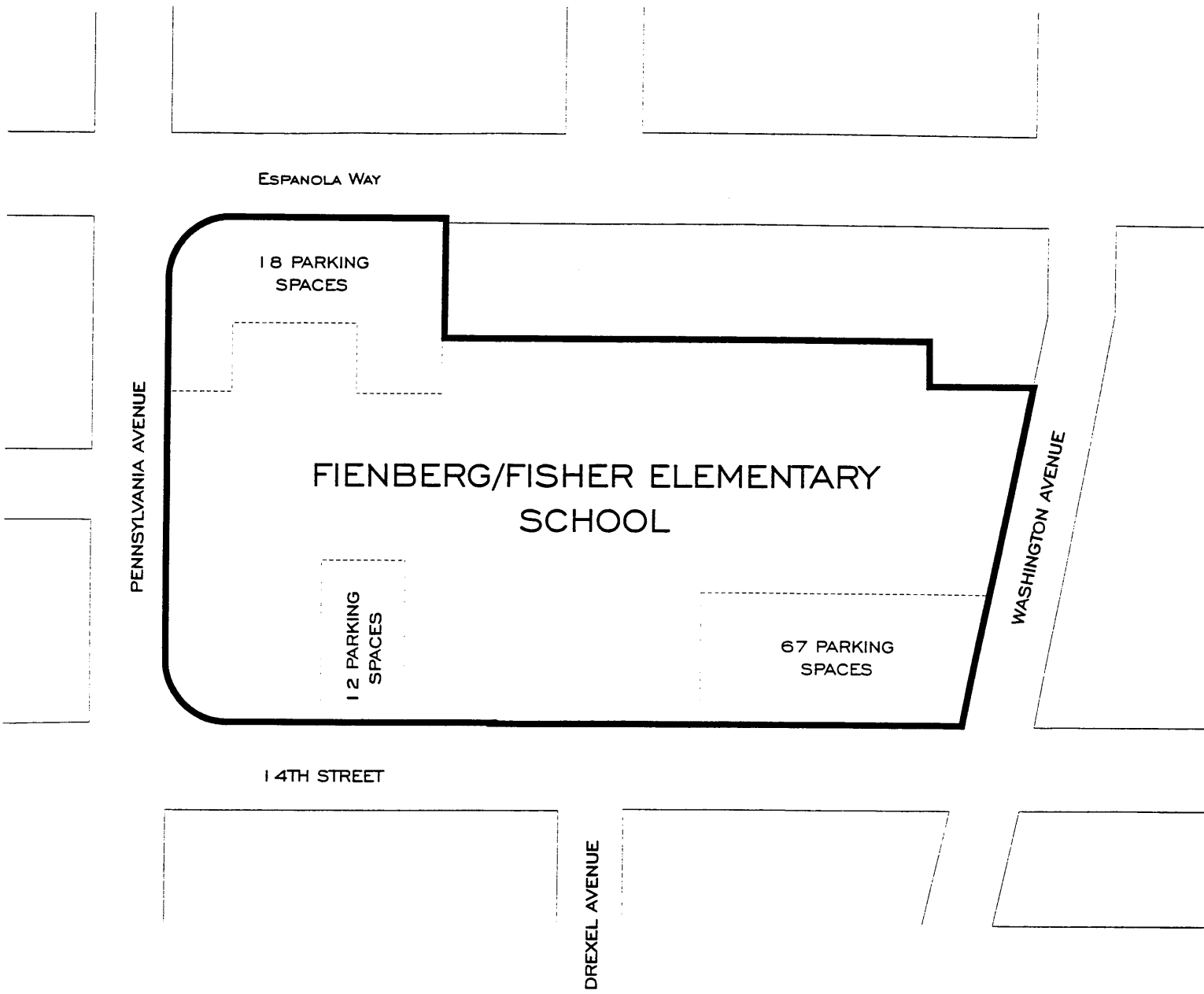
A copy of the proposed agreement will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

The officer/director/registered agent of Omni Parking, Inc., is Richard Segale.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to enter into a lease agreement with Omni Parking, Inc., for the use of parking facilities at Fienberg/Fisher Elementary School, at an annual rental amount of \$115,001.50, and under the terms and conditions set forth above.

VGv:slr

# LOCATION MAP



ESPANOLA WAY

18 PARKING SPACES

PENNSYLVANIA AVENUE

FIENBERG/FISHER ELEMENTARY SCHOOL

12 PARKING SPACES

67 PARKING SPACES

WASHINGTON AVENUE

14TH STREET

DREXEL AVENUE

**LEGEND**

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DEMISED PREMISES  
(TOTAL OF 97 PARKING SPACES)



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