

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

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

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

From November 1994 until January 2000, the Board leased 200 parking spaces in the 1444 Biscayne Boulevard Building garage, from Biscayne Management Corporation, for use by District staff (see location map). On January 12, 2000, the Board authorized a lease amendment to reduce the number of parking spaces from 200 to 150. This action was taken as a result of a separate lease agreement with Biscayne Management Corporation for administrative office space, which included the use of 50 parking spaces. Board authorization for the continuation of the agreement for the 150 parking spaces will expire on November 19, 2002. District Office Operations has indicated a continuing need for this parking facility to serve District staff.

All terms and conditions of the lease agreement will remain unchanged, including the monthly rental rate of \$4,200, which is \$28 per space monthly (\$50,400 annually). This rental rate is all-inclusive, with the Board not liable for the recently enacted 20% City of Miami parking surcharge fee. The amount paid for parking lots leased by the Board within the vicinity of the School Board Administration Building range from \$22.93 to \$32.58 per space monthly (see rent schedule). It is recommended that the lease be extended for the period of November 20, 2002 through November 19, 2003. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the lease agreement will remain unchanged:

- the landlord is responsible for all maintenance of the premises; and
- either party may cancel the lease agreement at any time by giving the other party 15 days prior written notice.

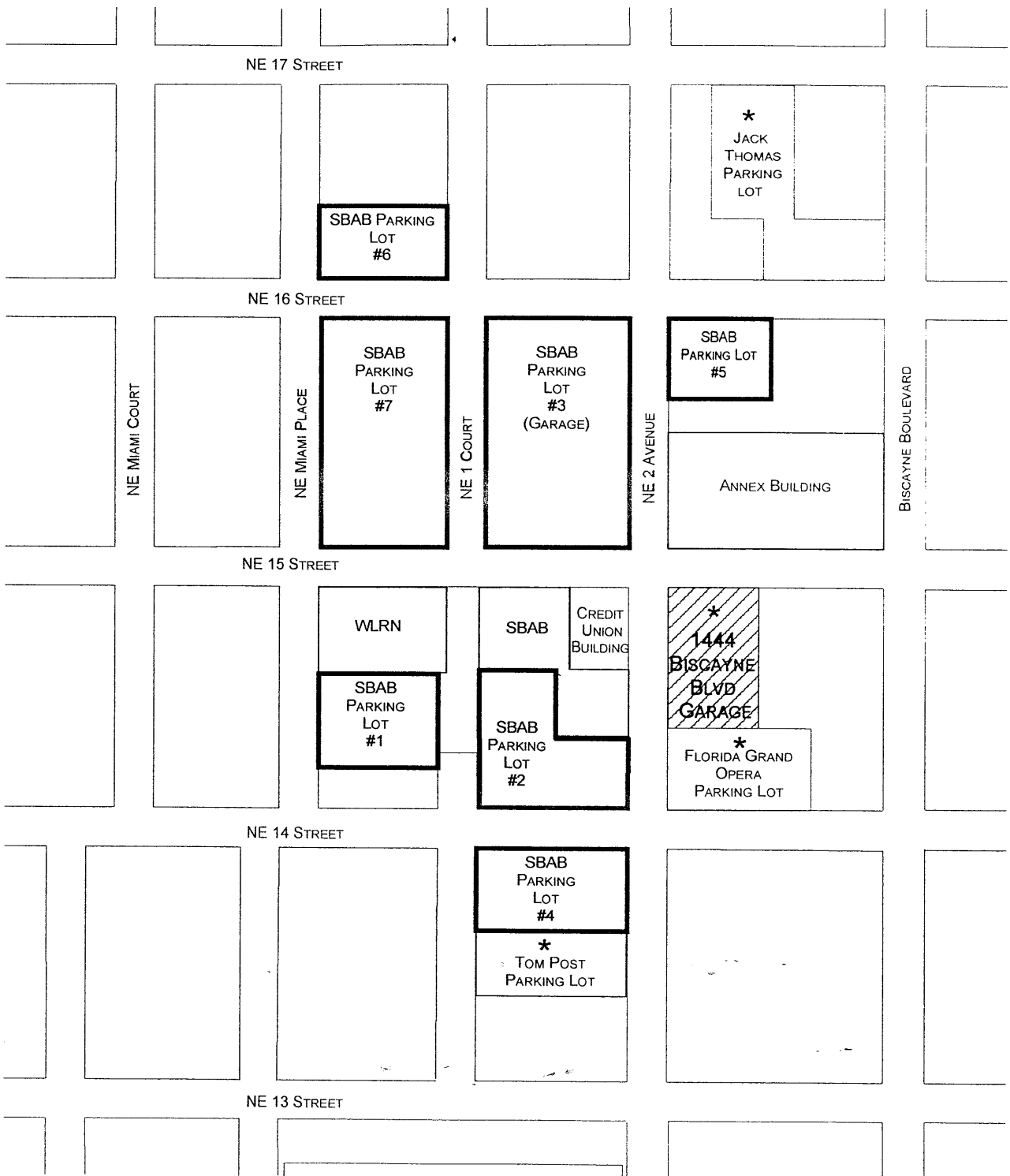
Staff contacted the Supervisor of District Office Operations, and the Administrative Director of Strategic Initiatives, who recommended continued use of this parking facility for the one-year period commencing November 20, 2002 and ending November 19, 2003.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Biscayne Management Corporation, for 150 parking spaces at the 1444 Biscayne Boulevard Building garage, at a monthly rental rate of \$4,200 (\$50,400 annually), for the period of November 20, 2002 through November 19, 2003. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES (150 PARKING SPACES)

* PARKING LOTS CURRENTLY LEASED BY BOARD



RENT SCHEDULE

LEASED PARKING FACILITIES			
<u>Location of Parking Facility</u>	<u># of spaces</u>	<u>Amount of Rent</u>	<u>Use</u>
1. Thomas Post lot 1340 NE 2 nd Avenue (surface lot)	75	\$29,322/year (\$32.58/space/month) this amount includes the 20% City of Miami parking surcharge and is broken down as follows: \$24,435/year or \$27.15/space/month for rent & \$4,887/year or \$5.43/space/month for surcharge fee	serves District staff & visitors in SBAB complex
2. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	200 (150 at \$28 per space per month, plus an additional 50 spaces, which are included at no charge under office space lease, for a total of 200 parking spaces)	\$50,400/year (\$28.00/space/month)	serves District staff in SBAB complex
3. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$31,500/year (\$26.25/space/month)	serves District staff & visitors in SBAB complex
4. Florida Grand Opera lot 1411 NE 2 nd Avenue (surface lot)	125	\$34,395/year (\$22.93/space/month)	serves District staff in SBAB complex

Note: The School Board presently leases 25 parking spaces to the South Florida Educational Federal Credit Union (Credit Union), at a rental rate of \$33/space/month. The current term of this lease commenced on July 1, 2002 and will expire on June 30, 2003, with no additional renewal option periods remaining thereunder.