

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

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH FLORIDA GRAND OPERA, INC., FOR USE OF A PARKING LOT LOCATED AT 1411 N.E. 2 AVENUE FOR DISTRICT STAFF AND VISITORS

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Since January 2001, the Board has leased 125 parking spaces located at 1411 N.E. 2nd Avenue, from the Florida Grand Opera, Inc. (Opera), for use by District staff and visitors (see location map). The District has completed its initial 6-month lease term and the only one-year renewal option period available under the lease agreement. Given the District's continuing need for this parking facility, the Board, at its May 15, 2002 meeting, authorized the execution of a lease amendment with the Opera to extend the term of the lease agreement for an additional 6-month period (July 1, 2002 through December 31, 2002), with the District having the right to renew the term for an additional one-year period (January 1, 2003 through December 31, 2003), at the Opera's sole option. Should the lease agreement be renewed for the period of January 1, 2003 through December 31, 2003, either party will have the right to cancel the lease at any time with 45 days advance notice.

Staff contacted the Opera, who advised that although it intends to grant the District's one-year renewal option, it will likely cancel the lease during this period since construction of the new Opera facility on the leased site is scheduled to begin next year. Although the construction start date has not been established, the Opera agreed to notify the District once this date has been determined. In anticipation of the upcoming loss of the Opera lot, District Office Operations is reevaluating the District's parking needs in conjunction with the Department of Site Acquisition and Leasing. This proposed renewal represents the only renewal option period available under the lease agreement.

All terms and conditions of the lease agreement will remain unchanged, including the monthly rental rate of \$2,866.25, or \$22.93 per parking space monthly (\$34,395 annually). 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 parking space monthly (see rent schedule). The term of the renewal option period will commence January 1, 2003 and will end December 31, 2003. No physical improvements requiring the use of District funds would be 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 Board is responsible for payment of all utilities consumed on the premises;
- the Board is responsible for all maintenance of the premises; and
- either party may cancel the lease agreement at any time by giving the other party 45 days prior written notice.

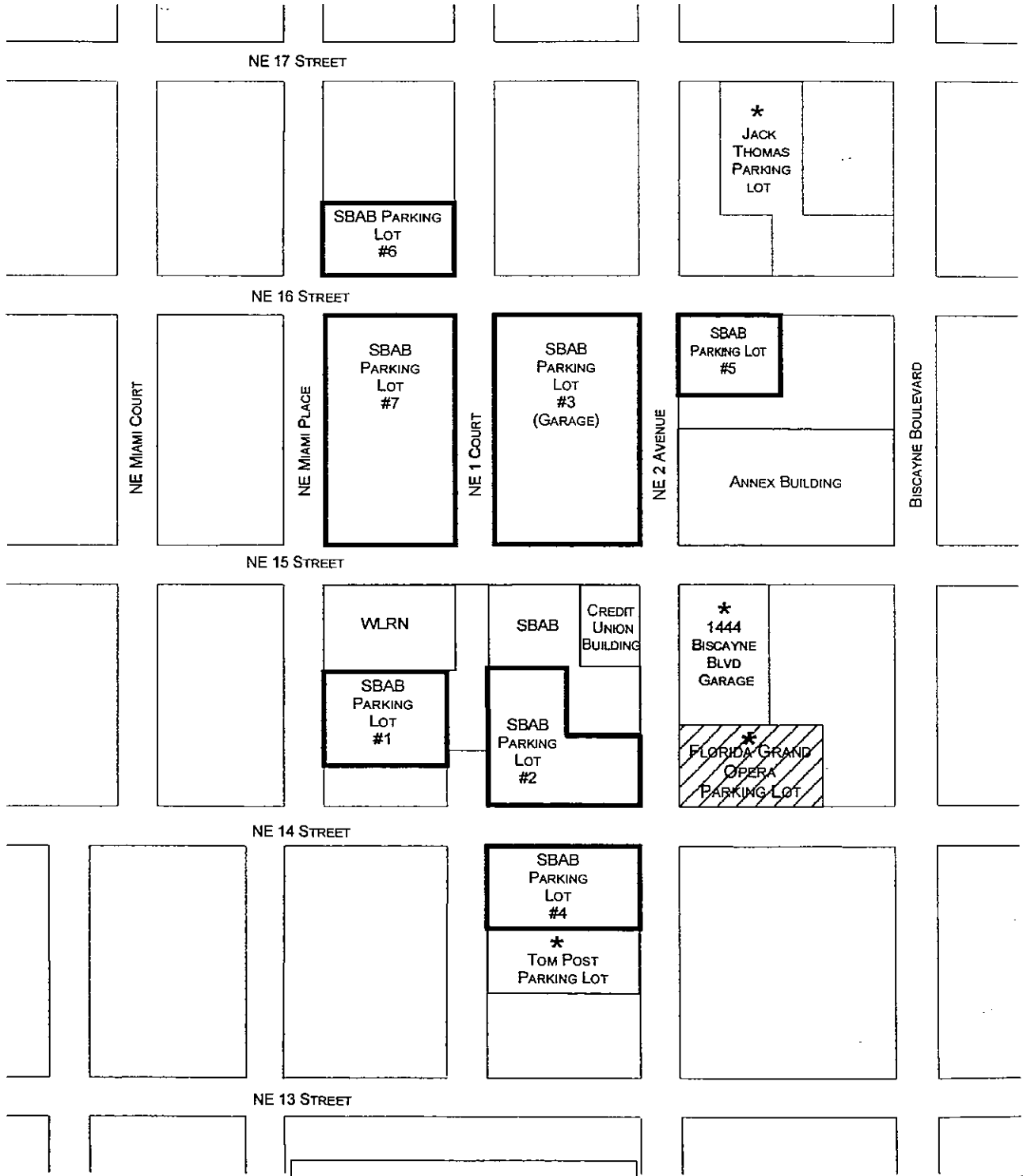
Staff contacted the Supervisor of District Office Operations and the Administrative Director of Business Operations, who indicated a continuing need for this parking facility for the one-year period commencing January 1, 2003 and ending December 31, 2003.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Florida Grand Opera, Inc., for the use of 125 parking spaces, at an annual rental rate of \$34,395. The term of the renewal option period will commence January 1, 2003 and will end December 31, 2003. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES (125 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.