

Business Operations
J.E. Surash, P.E., Chief Business Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO ISSUE A REQUEST FOR PROPOSAL FOR THE COMMERCIAL DEVELOPMENT OF A BOARD-OWNED PARKING FACILITY LOCATED AT 1370 N.E. 2 AVENUE, MIAMI, FLORIDA

COMMITTEE: FACILITIES MANAGEMENT

At its meeting of December 10, 2003, the Board authorized the Superintendent to finalize a Request For Proposal (RFP) for the commercial development of a Board-owned parking facility located at 1370 N.E. 2 Avenue, with the proposed final version of the RFP to be brought to the Board at its January 14, 2004 meeting for review and authorization to issue the RFP. Staff from Risk Management, Legal, Finance, District Office Operations, Facilities Operations, Maintenance and Planning and the Office of Capital Improvement Projects have met on several occasions to finalize terms of the proposed RFP in conformance with the minimum criteria previously approved by the Board. As a result of these meetings and subsequent review by the affected District departments, the proposed final version of the RFP has been established. It should be noted, however, that as a result of feed-back from the Performing Arts Center Trust, provisions dealing with ownership of all improvements to be constructed on the Board-owned land have been modified to reflect that each proposer is to propose how air rights, retail rights, garage rights and land ownership shall be addressed. This may include provisions for "buy-out" by either party, at any time during the term of the agreement, at a value to be determined, and shall be subject to Board approval.

If authorized by the Board, the RFP will be issued on January 15, 2004, with the proposals to be opened on March 11, 2004. The results of the RFP are currently scheduled to be brought to the Board at its meeting of April 14, 2004, along with the recommendations of the selection committee. Should the Board then authorize the development of the site for commercial purposes, the Superintendent will initiate negotiations with the successful proposer to develop a proposed agreement for consideration by the Board at a subsequent Board meeting.

A copy of the RFP will be provided to Board Members under separate cover prior to the School Board meeting of January 14, 2004.

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RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to issue a Request For Proposal for the commercial development of a Board-owned parking facility located at 1370 N.E. 2 Avenue, Miami, Florida, with the results of the RFP, along with a recommendation for further action, to be brought to the Board at a future Board meeting for comment and direction.

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