

December 19, 2003

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

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH OMNI PARKING, INC., FOR USE OF THE PAVED PARKING FACILITIES AT FIENBERG/FISHER ELEMENTARY SCHOOL**

**COMMITTEE: FACILITIES MANAGEMENT**

Pursuant to Board Rule 6Gx13-1D-1.01, "School Facilities - Availability to Qualified Community Organizations and Commercial Enterprises", the District is authorized to lease paved parking areas to commercial enterprises for self-parking or valet parking purposes. Since March 2001, the Board has leased the paved parking facilities at Fienberg/Fisher Elementary School to Omni Parking, Inc. (Omni), for self-parking and valet parking purposes. The term of the current lease agreement will expire on March 12, 2004. The proposed one-year renewal represents the only option period available under the lease agreement. The term of the renewal option period will commence March 13, 2004, and will end March 12, 2005.

The lease specifies that the current annual lease rate of \$127,217.04 shall be adjusted by either a 5% increase or by the increase in the January 2004 Consumer Price Index (CPI), whichever is greater. The January CPI is anticipated to be well below 5%. As such, the annual lease rate will be adjusted to \$133,577.88 (\$11,131.49 monthly), which reflects a 5% increase.

All other terms and conditions of the lease agreement will remain unchanged, including the following:

- Omni is responsible for all repairs, maintenance and upkeep of the Demised Premises;
- the District may cancel the lease agreement, at any time, with 30 days prior written notice. Omni does not have a right to cancel; and
- Omni covenants and agrees to hold harmless, indemnify and defend the Board against any claims whatsoever.

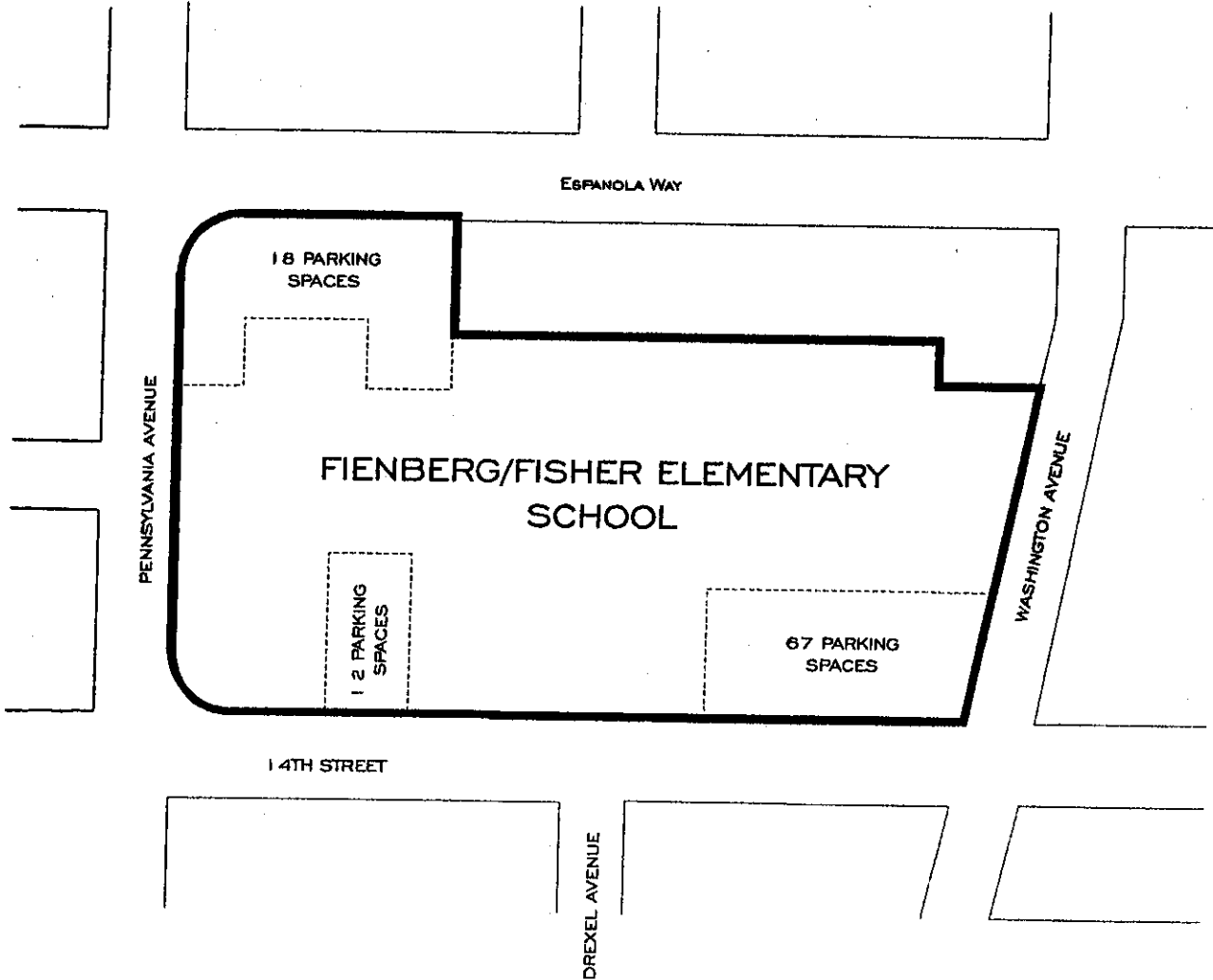
Staff contacted the principal of Fienberg/Fisher Elementary School, the ACCESS Center 2 Assistant Superintendent, and the Associate Superintendent of ACCESS Centers, who indicated that they have no immediate after-hours need of the paved parking facilities at Fienberg/Fisher Elementary School for District purposes and that they recommend renewing the lease agreement with Omni for an additional one-year period.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Omni Parking, Inc., for use of paved parking facilities at Fienberg/Fisher Elementary School, at an annual rental rate of \$133,577.88. The term of the renewal option period will commence March 13, 2004, and will end March 12, 2005. All other terms and conditions of the lease agreement will remain unchanged.

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# LOCATION MAP



**LEGEND**

----- DEMISED PREMISES  
(TOTAL OF 97 PARKING SPACES)

