

December 19, 2003

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

**SUBJECT: LEASE EXTENSION WITH MCCRORY DESIGN ASSOCIATES, LTD., FOR USE OF PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL**

**COMMITTEE: FACILITIES MANAGEMENT**

Since May 1996, the Board has leased 25 parking spaces on a surface parking lot located at 3720-3750 Biscayne Boulevard, for use by Design and Architecture Senior High School (DASH) staff, from McCrory Design Associates, Ltd. (see location map). The facility is leased on a month-to-month basis and Board authorization for continuation of the lease agreement will expire on May 9, 2004.

All terms and conditions of the lease agreement will remain unchanged, including the monthly lease rate of \$625 (\$7,500 annually), which is \$25 per parking space monthly. This amount has not increased since 2001, and falls within the range of parking rates paid by the District in the vicinity (see rent schedule). Given a continuing need for parking to serve the school's faculty and staff, and because there is no Board-owned facility to serve this purpose, it is recommended that the lease be extended on a month-to-month basis for a three year period commencing May 10, 2004 and ending May 9, 2007. 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, at its sole cost and expense, shall maintain and keep the demised premises clean and usable for District parking; and
- either party shall have the right to cancel this lease at any time by giving the other party 30 days prior written notice.

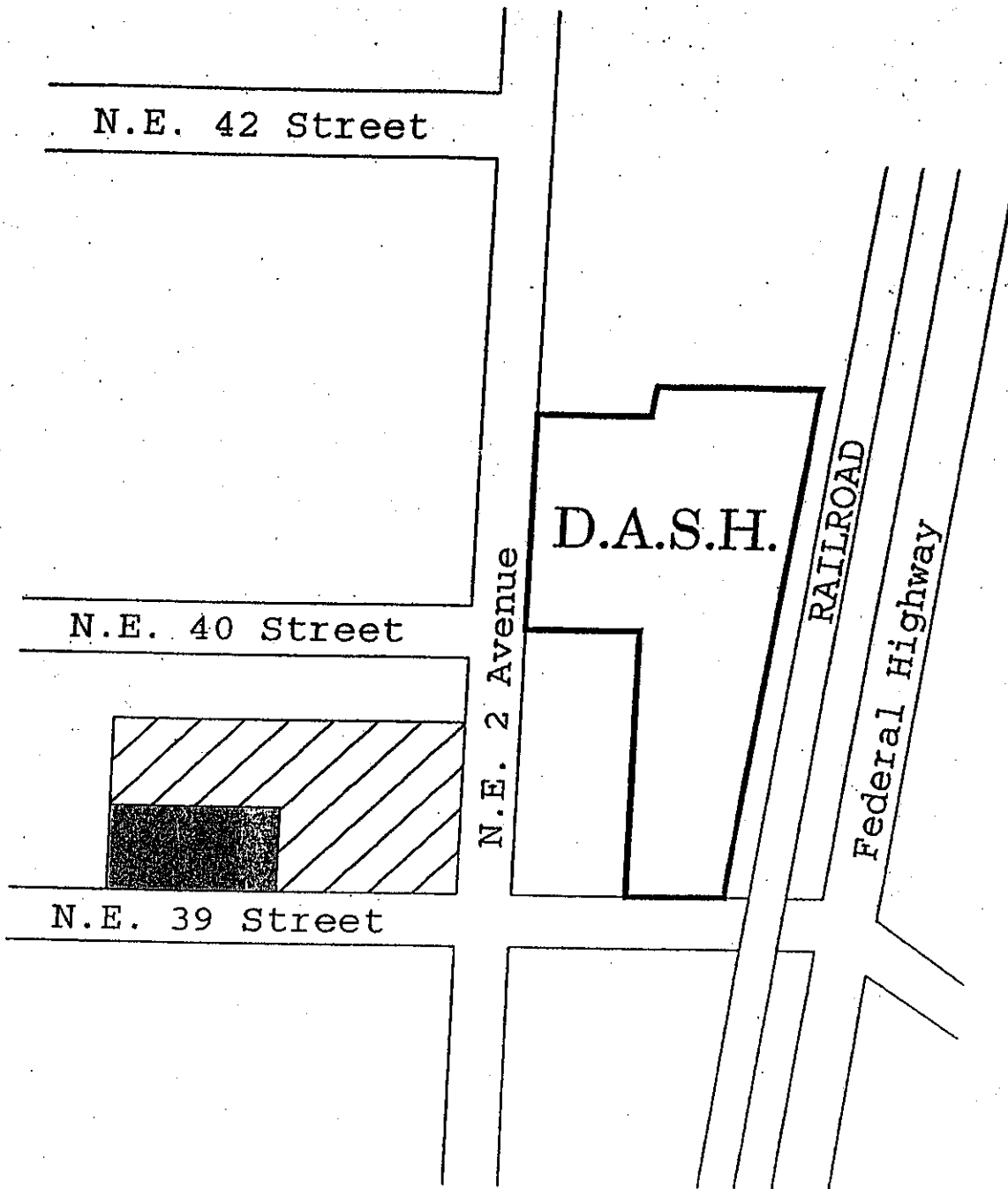
Staff contacted the principal of Design and Architecture Senior High School, the ACCESS Center 3 Assistant Superintendent and the Associate Superintendent of ACCESS Centers, who indicated a continuing need for this parking facility to serve the staff at DASH.

**RECOMMENDED:**

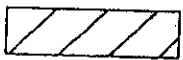
That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with McCrory Design Associates, Ltd., for use of 25 parking spaces for the Design and Architecture Senior High School, at a monthly rental rate of \$625 and an annual rental amount not to exceed \$7,500, for the period of May 10, 2004 through May 9, 2007. All other terms and conditions of the lease agreement will remain unchanged.

ORM:rr

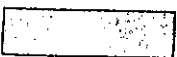
# LOCATION MAP



## LEGEND



3930 N.E. 2 Avenue Building



Parking Garage



## RENT SCHEDULE

<b>LEASED PARKING FACILITIES</b>			
<u>Location of Parking Facility</u>	<u># of spaces</u>	<u>Amount of Rent</u>	<u>Use</u>
1. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$31,500/year (\$26.25/space/month)	serves District staff & visitors in SBAB complex
2. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	150	\$50,400/year (\$28.00/space/month)	serves District staff in SBAB complex
3. U.S. Parking & Associates 1444 Biscayne Boulevard (parking garage)	175	\$75,600/year (\$36.00/space/month) this amount includes the 20% City of Miami parking surcharge and is broken down as follows: \$63,000/year or \$30.00/space/month for rent & \$12,600/year or \$6.00/space/month for surcharge fee	serves District staff & visitors in SBAB complex