

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

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH ROSS PARKING SYSTEMS, INC., FOR THE USE OF THE PARKING FACILITY AT SOUTH POINTE ELEMENTARY SCHOOL, LOCATED AT 1050 FOURTH STREET, MIAMI BEACH

COMMITTEE: FACILITIES MANAGEMENT

History

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 July 2003, the Board has leased 67 paved parking spaces at South Pointe Elementary School (South Pointe), located at 1050 Fourth Street, for self-parking and valet parking purposes to Ross Parking Systems, Inc. (Ross), a for-profit organization, during non-school hours (see location map).

Renewal of Lease Agreement

Ross has completed its initial one-year term and requests the Board extend the lease agreement for an additional one-year term. The current lease term will expire on August 28, 2004. This proposed extension represents the only one-year renewal option period available under the lease agreement. The term of the renewal option period will commence August 29, 2004, and will expire August 28, 2005.

The lease specifies that the current annual lease rate of \$25,000 shall be adjusted by either a 5% increase, or by the increase in the United States Consumer Price Index for all Urban Consumers (CPI), in effect sixty days before the anniversary of the commencement date of the lease agreement, whichever is greater. The June 2004 CPI is anticipated to be well below 5%. As such, the annual lease rate will be adjusted to \$26,250 (\$32.65/per parking space/month), which reflects a 5% increase.

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

- Ross is responsible for all repair, maintenance and upkeep of the parking facility, including litter pick-up at the end of each period of use;

- Ross is responsible for supervision of the property at all times during its period of use, and the property shall be attended at all times by at least one uniformed parking attendant; and
- the District may cancel the lease agreement at any time by giving Ross 30 days prior written notice.

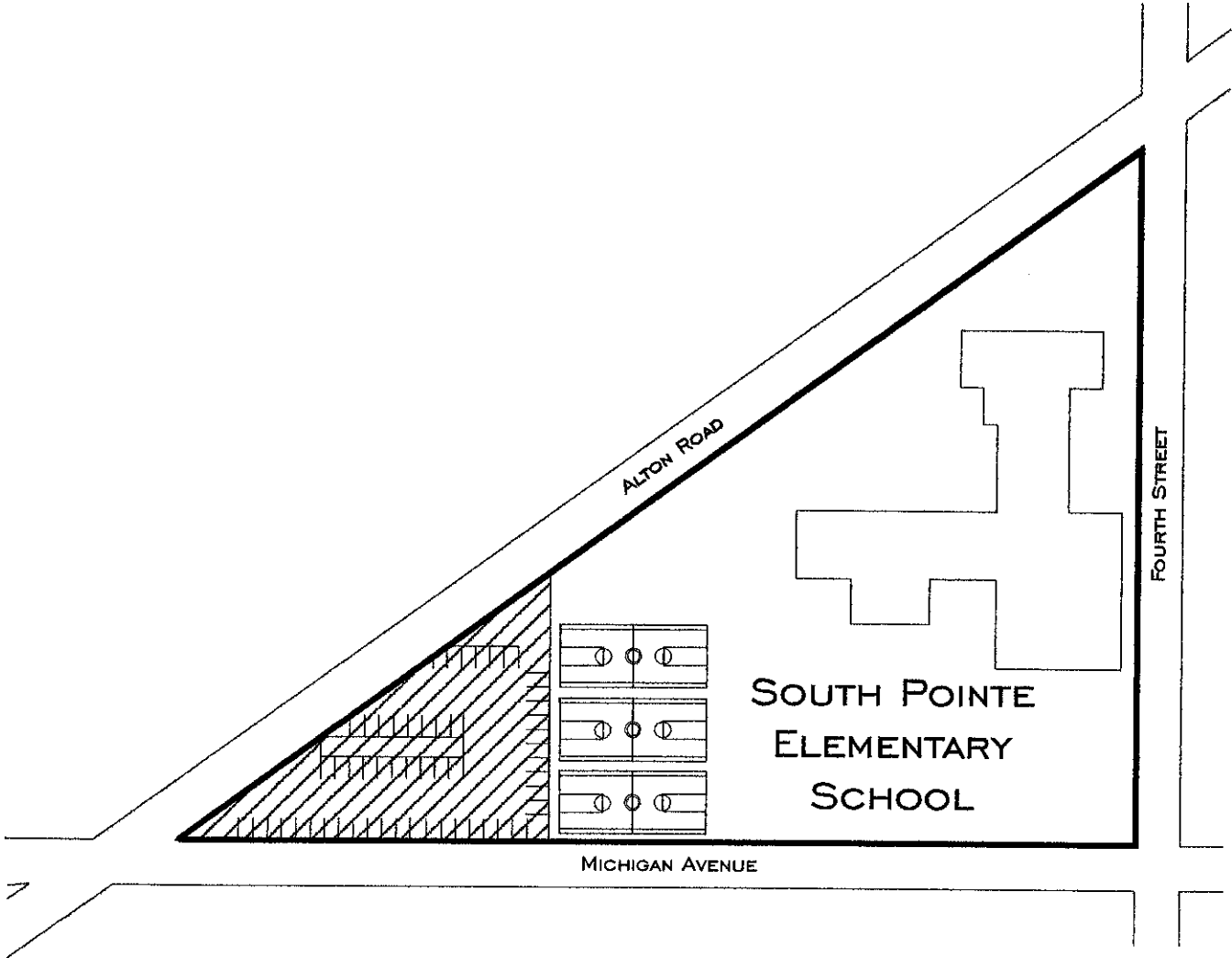
Staff contacted the Principal of South Pointe Elementary School, the Assistant Superintendent of ACCESS Center 2 and the Associate Superintendent of ACCESS Centers, who indicated that they have no immediate after-hours need of the paved parking facilities for District purposes and that they recommend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

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Ross Parking Systems, Inc., for use of the parking facility located at South Pointe Elementary School, at an annual rental rate of \$26,250. The term of the renewal option period will commence August 29, 2004, and will end August 28, 2005. All other terms and conditions of the lease agreement will remain unchanged.

CDR:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES
CONSISTING OF 67
PARKING SPACES
(NOT TO SCALE)

