

October 6, 2004

Business, Operations, Finance and Construction  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH FLORIDA EAST COAST RAILWAY COMPANY FOR 25 FACULTY PARKING SPACES BEHIND THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL, LOCATED AT 4001 NE 2 AVENUE, MIAMI**

**COMMITTEE: FACILITIES MANAGEMENT**

Since December 1990, the Board has leased a portion of railroad right-of-way behind the Design and Architecture Senior High School located at 4001 NE 2 Avenue, from Florida East Coast Railway Company, for 25 faculty parking spaces (see location map). The District has completed the initial one-year term under the current agreement and the term will expire on December 17, 2004. This proposed lease renewal represents the first of an unlimited number of one-year renewal option periods available under the new lease agreement.

The rental rate for the renewal period shall remain at \$4,085 annually (\$13.62 per parking space monthly – a rent schedule of parking rates paid by the District in the vicinity is attached). All other terms and conditions of the lease agreement will remain unchanged. The term of the lease renewal will commence December 18, 2004 and will end December 17, 2005. No physical improvements requiring the use of District funds will be necessary as a result of the proposed Board action. In addition to the unlimited renewal options, 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 maintaining and keeping the premises in good order and repair; and
- either party may cancel the lease agreement at any time by giving the other party 30 days prior written notice.

Staff contacted the Principal of the 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 for the one-year period commencing December 18, 2004 and ending December 17, 2005.

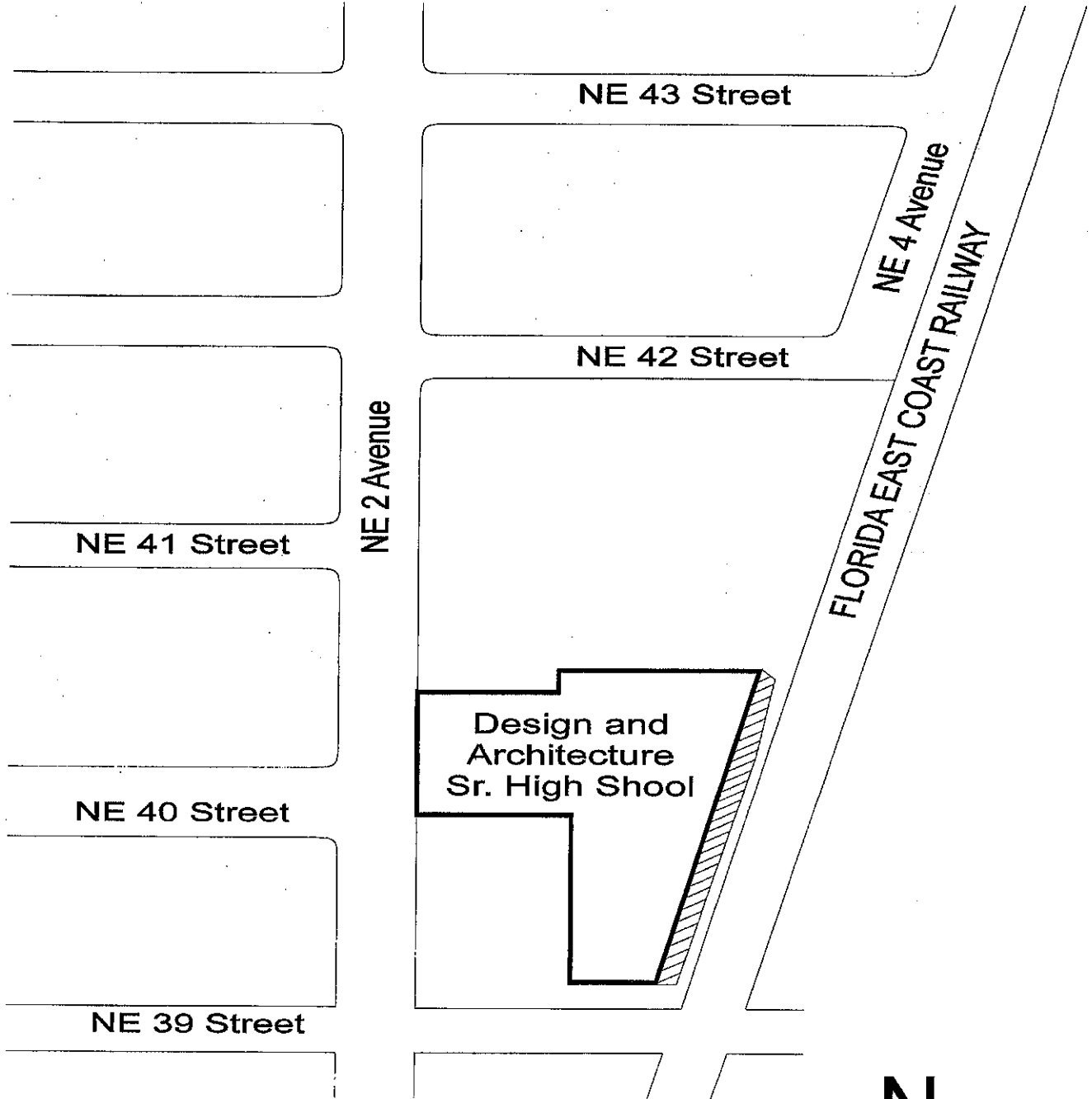
**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Florida East Coast Railway Company for 25 faculty parking spaces behind the Design and Architecture Senior High School, at an annual rental rate of \$4,085. The term of the renewal option period will commence December 18, 2004 and will end December 17, 2005. All other terms and conditions of the lease agreement will remain unchanged.

DR:rr

<b>LEASED PARKING FACILITIES</b>			
<u>Location of Parking Facility</u>	<u># of spaces</u>	<u>Amount of Rent</u>	<u>Use</u>
1. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	150	\$50,400/year <b>(\$28.00/space/month)</b>	serves District staff in SBAB complex
2. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$36,000/year <b>(\$30.00/space/month)</b>	serves District staff & visitors in SBAB complex
3. U.S. Parking & Associates 1444 Biscayne Boulevard (parking garage)	175	\$72,450/year <b>(\$34.50/space/month)</b> this amount includes the 15% City of Miami parking surcharge and is broken down as follows: \$63,000/year or \$30.00/space/month for rent & \$9,450/year or \$4.50/space/month for surcharge fee	serves District staff & visitors in SBAB complex

# Location Map



**LEGEND**

 Demised Premises  
(25 Parking Spaces)



DASH  
DR:JG  
321