

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH JACK THOMAS, INC., REALTORS, AS AGENTS FOR OMNI PARTNERSHIP, FOR USE OF A PARKING FACILITY LOCATED AT 235 NE 16 STREET, FOR THE SCHOOL BOARD ADMINISTRATION BUILDING

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Background

Since April 2000, the Board has leased 100 parking spaces at 235 NE 16 Street from Jack Thomas, Inc., Realtors, as agents for Omni Partnership, for use by District staff and visitors (see location map). The District has completed its initial one-year lease term and is in the fourth of six one-year renewal option periods. This proposed renewal represents the fifth of six one-year renewal option periods available under the lease agreement.

Renewal of Lease Agreement

The agreement specifies that the current annual rental rate of \$30 per parking space per month (\$36,000 annually) shall remain unchanged, which conforms to parking rates paid by the District in the vicinity (see rent schedule). The term of the renewal option period will commence April 26, 2005, and will end April 25, 2006. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. All other terms and conditions of the lease agreement will remain unchanged, including the following:

- the District shall be responsible for all utilities, supervision and routine site maintenance;
- other than the landlord's ability to cancel the lease should the landlord enter into a contract to develop the site, the landlord will only have the right to cancel the lease in the event of damage or destruction or if the District defaults under the terms of the lease and fails to cure the default; and
- the District has the right to cancel at any time by giving the landlord 120 days prior written notice.

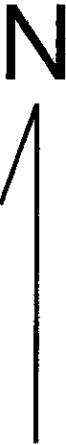
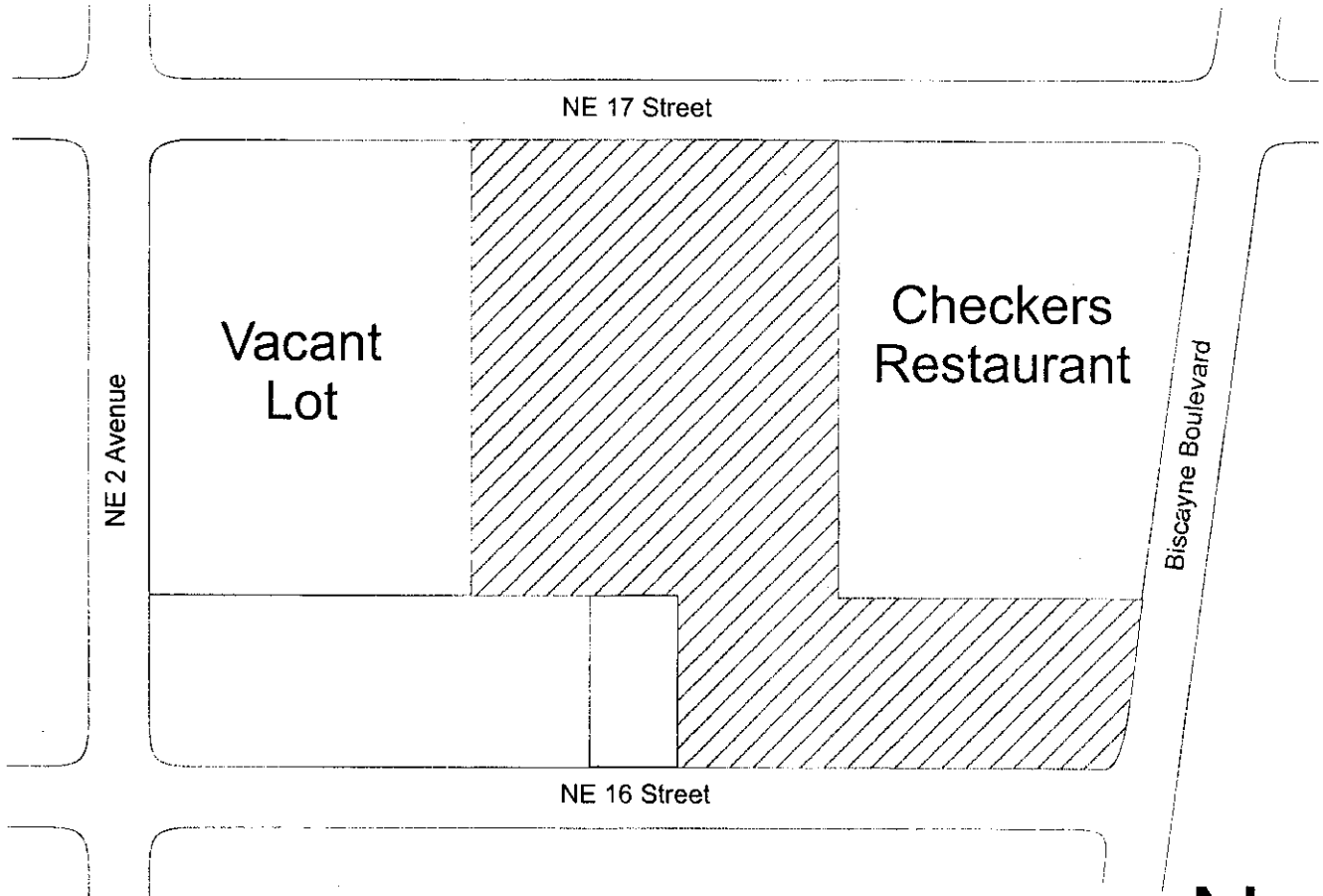
Staff contacted the Supervisor of District Office Operations and the Administrative Director of Business Operations, who indicated a continuing need for this parking facility to serve District staff and visitors for the one-year period commencing April 26, 2005 and ending April 25, 2006.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Jack Thomas, Inc., Realtors, as agents for Omni Partnership, for use of a parking facility for the School Board Administration Building, at an annual rental amount of \$36,000. The term of the renewal option period will commence April 26, 2005, and will end April 25, 2006. All other terms and conditions of the lease agreement will remain unchanged.

CDR:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES CONSISTING OF 100 PARKING SPACES

(NOT TO SCALE)

LEASED PARKING FACILITIES RENT SCHEDULE

<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 (\$28.00/space/month)	serves District staff in SBAB complex
2. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$36,000/year (\$30.00/space/month)	serves District staff & visitors in SBAB complex
3. U.S. Parking & Associates 1444 Biscayne Boulevard (parking garage)	175	\$72,450/year (\$34.50/space/month) 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