

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: RENEWAL AND AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE 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 AND CONSTRUCTION REFORM

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 (FEC), for 25 faculty parking spaces (see location map). The District has completed its initial one-year term and first renewal period of the current lease agreement. The term will expire on December 17, 2005, and the District has the option of renewing the agreement for an additional one-year period. This proposed renewal represents the second of an unlimited number of one-year renewal option periods available under the lease agreement. The term of the lease renewal will commence December 18, 2005 and will end December 17, 2006.

Because of changing economic conditions, the FEC is requiring that the lease agreement be amended to increase the annual rental rate from \$4,085 (\$13.62 per parking space monthly) to \$4,650 (\$15.50 per space monthly), effective December 18, 2005. The new annual rent of \$4,650 represents an increase of 6.95% per year since 2003, and falls well below the lower range of parking rates paid by the District in the vicinity (see rent schedule). No physical improvements requiring the use of District funds will be 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 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.

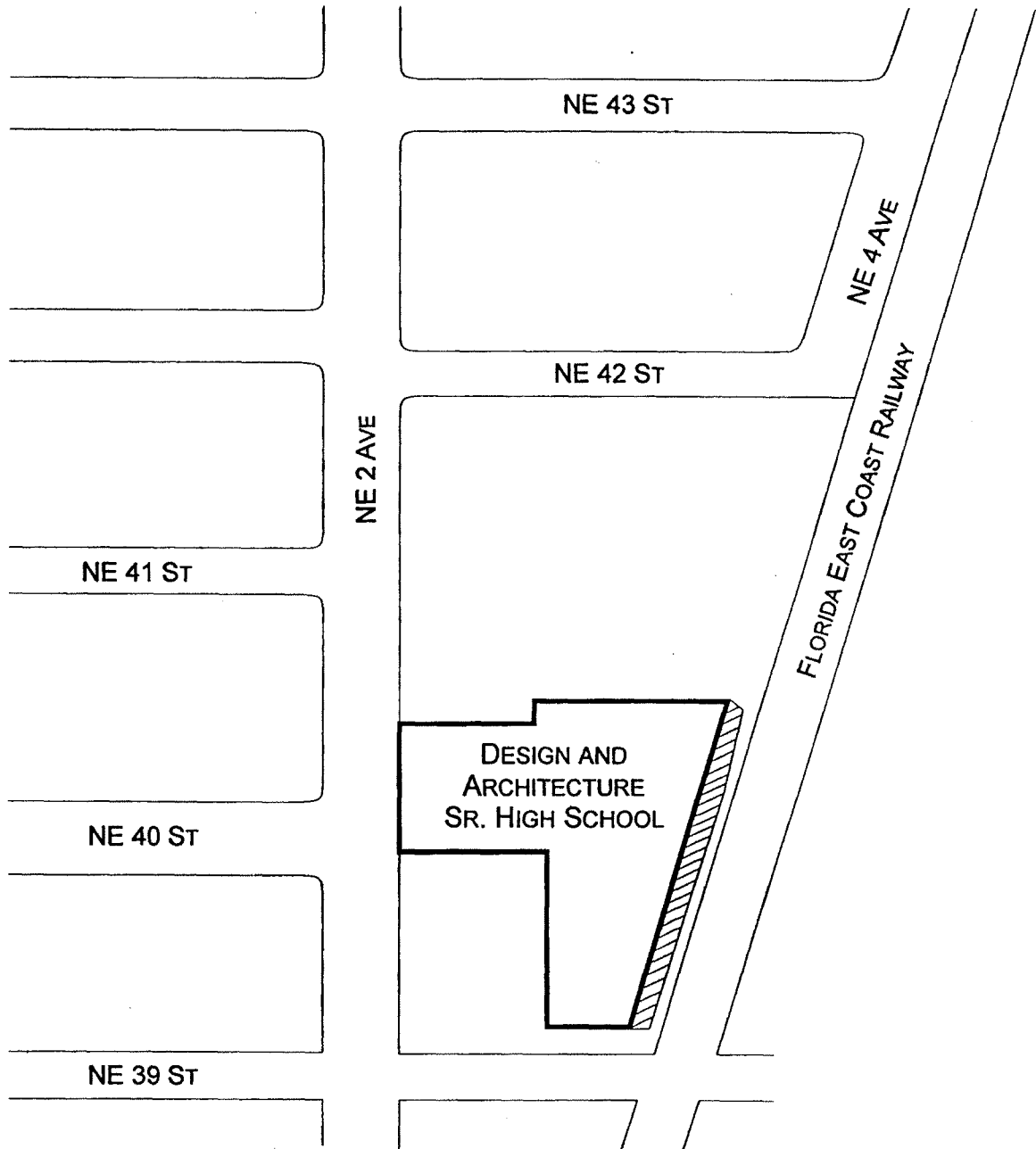
Staff contacted the principal of the Design and Architecture Senior High School, the Regional Center III Superintendent and the Associate Superintendent of School Operations, who indicated a continuing need for this parking facility for the one-year period commencing December 18, 2005 and ending December 17, 2006.

The proposed lease amendment will be reviewed by the School Board Attorney's Office prior to its execution.


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, for the period of December 18, 2005 through December 17, 2006, and execution of an amendment to the lease agreement to establish a new annual rental rate of \$4,650. All other terms and conditions of the lease agreement will remain unchanged.

MCA: mca

LOCATION MAP



LEGEND

 Demised Premises
(25 Parking Spaces)



RENT SCHEDULE

LEASED PARKING FACILITIES			
<u>Location of Parking Facility</u>	<u># of spaces</u>	<u>Amount of Rent</u>	<u>Use</u>
1. Florida East Coast Railway Co. NE 39 Street & 2 nd Avenue (surface lot)	25	Proposed new annual rate of \$4,650/year (\$15.50/space/month)	serves faculty at the Design and Architecture Senior High School
1. McCrory Design Associates Ltd. 3930 NE 2 nd Avenue (surface lot)	25	\$7,500/year (\$25.00/space/month)	serves staff at the Design and Architecture Senior High School
2. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	150	\$50,400/year (\$28.00/space/month)	serves District staff in SBAB complex
3. Jack Thomas Lot 235 NE 16 Street (surface lot)	100	\$36,000/year (\$30.00/space/month)	serves District staff & visitors in SBAB complex
4. U.S. Parking & Associates 1444 Biscayne Boulevard (parking garage)	175	\$79,695/year (\$37.95/space/month) this amount includes the 15% City of Miami parking surcharge and is broken down as follows: \$69,300/year or \$33.00/space/month for rent & \$10,395/year or \$4.95/space/month for surcharge fee	serves District staff in SBAB complex