

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: EXTENSION OF LEASE AGREEMENT WITH BISCAYNE
MANAGEMENT CORPORATION FOR 150 PARKING SPACES IN
THE 1444 BISCAYNE BOULEVARD BUILDING GARAGE**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Since November 1994, the District has leased 150 parking spaces in the 1444 Biscayne Boulevard Building garage, on a month-to-month basis, from Biscayne Management Corporation for District staff working at the School Board Administration Building (see location map). Current Board authorization for the agreement will expire on November 19, 2006. District Office Operations has indicated a continuing need for these 150 parking spaces to serve District staff. In addition to the 150 parking spaces leased by the District from Biscayne Management Corporation, the District also leases an additional 175 parking spaces from U.S. Parking & Associates, Inc., within the same garage, under a separate sublease agreement

All terms and conditions of the lease agreement will remain unchanged, including the all-inclusive annual rental rate of \$50,400, which is \$28 per space monthly. The amount paid for parking lots leased by the Board within the vicinity of the School Board Administration Building range from \$28 to \$37.95 per space monthly (see rent schedule). 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 is responsible for all maintenance of the premises; and
- either party may cancel the lease agreement at any time by giving the other party 15 days prior written notice.

Staff contacted the Supervisor of District Office Operations and the Administrative Director of the Office of School Facilities, who recommend continued use of this parking facility for the one-year period commencing November 20, 2006 and ending November 19, 2007.

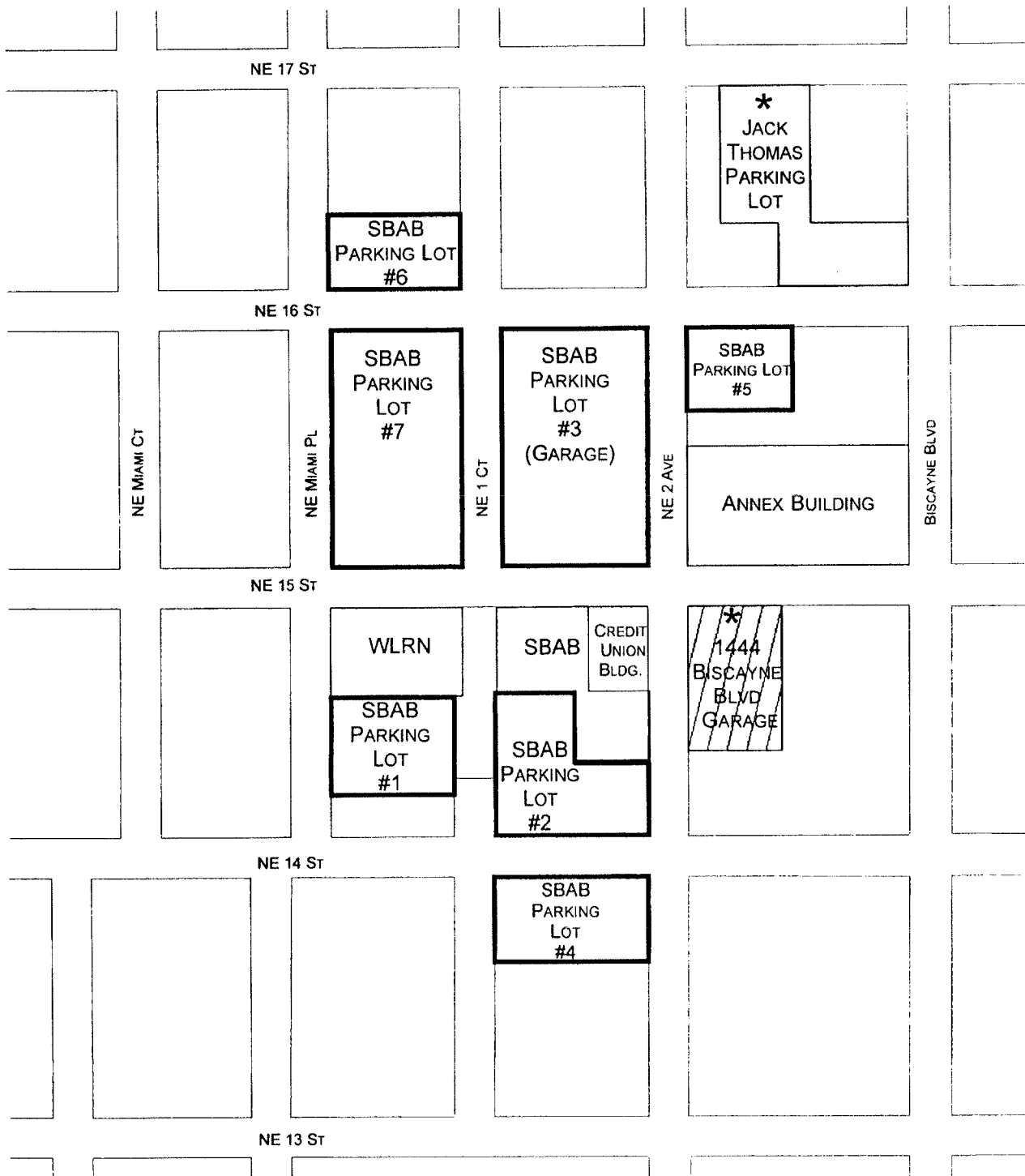
RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Biscayne Management Corporation, for 150 parking spaces at the 1444 Biscayne Boulevard Building garage, at an annual rental amount of \$50,400, for the period of November 20, 2006 through November 19, 2007. All other terms and conditions of the lease agreement will remain unchanged.

IB:


RENT SCHEDULE


LEASED PARKING FACILITIES			
<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	\$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

LOCATION MAP



LEGEND

 150 PARKING SPACES LEASED FROM BISCAYNE MANAGEMENT AND 175 PARKING SPACES SUBLEASED FROM U.S. PARKING

 PARKING LOTS CURRENTLY LEASED BY BOARD

