

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:            AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE  
                          SUBLEASE AGREEMENT WITH U.S. PARKING &  
                          ASSOCIATES, INC., FOR 175 PARKING SPACES LOCATED AT  
                          1444 BISCAYNE BOULEVARD**

**COMMITTEE:        FACILITIES AND CONSTRUCTION REFORM**

At its August 17, 2005 meeting, the School Board (Board) approved the execution of an amendment to the sublease agreement with U.S. Parking & Associates, Inc. (U.S. Parking), to add one more renewal option period commencing October 1, 2006 and ending September 30, 2007, with the rental rate to remain at \$37.95 per space per month. Subsequent to the Board approving and executing the amendment, U.S. Parking advised the District that due to changing market conditions, it will require a 30-day cancellation notice instead of the 90-day notice provided under the sublease agreement, and will not execute the amendment until the cancellation notice provision is modified. Negotiations on this issue have been ongoing, but have reached impasse.

Alternate parking lots for lease within close proximity to the School Board Administration Building (SBAB) are limited. The Omni Center, located at Biscayne Boulevard and 17 Street, is the only other available parking facility able to meet the District's needs. However, the Omni Center rental rate would be in the vicinity of \$70-80 per space per month, and also require a 30-day cancellation notice. The amounts paid by the Board for leased parking lots in the vicinity of the SBAB range from \$28 per space per month to \$37.95 per space per month (see rent schedule).

In light of the foregoing and given the continuing need for parking to serve District staff, it is recommended that the sublease agreement be amended to modify the cancellation notice provision from 90 days to 30 days. All other terms and conditions of the sublease agreement will remain unchanged, including the rental rate of \$37.95 per space per month.

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

## RENT SCHEDULE

<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	\$79,695/year <b>(\$37.95/space/month)</b> 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