

Office of School Facilities
Jaime G. Torrens, Temporary Chief Facilities Officer

**SUBJECT: AUTHORIZE RENEWAL OF THE LEASE AGREEMENT WITH
DOLPHIN'S GATE, LLC, FOR TEMPORARY PARKING FOR
CENTRAL WEST TRANSPORTATION, LOCATED AT 450 NW
137 AVENUE**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES**

Since May 2006, the Board has leased a parking lot located at 450 NW 137 Avenue from Dolphin's Gate, LLC (Dolphin's Gate), for temporary use by Central West Transportation (Central West), to facilitate the completion of site improvements and renovations at the facility (see location map). The District will complete its initial one-year term on April 30, 2007, and one six-month option period is available under the lease agreement. The Office of Capital Improvement Projects has advised that the work at Central West is ongoing, and is anticipated to be completed by July 2007. As such, the Office of Capital Improvement Projects has requested that the District exercise the renewal provision. The renewal term will commence on May 1, 2007, and expire on October 31, 2007. However, the District intends to cancel the agreement prior to October 31, 2007, to coincide with the anticipated project completion date. All other terms and conditions of the agreement will remain unchanged, including the following:

- the rental rate shall remain unchanged at \$1,010.86 per month;
- the District will be responsible for the upkeep of the parking lot during the hours of its use, and shall repair any damage due exclusively to District use;
- utility charges generated by District use, if any, shall be paid for by the District; and
- in addition to Damage, Destruction or Default, Dolphin's Gate shall also have the right to cancel this lease agreement at any time with a minimum of 60 days prior written notice, and the District shall have the right to cancel this lease agreement at any time with a minimum of 30 days prior written notice.

The Administrative Director of the Department of Transportation, the Regional Center V Executive Director of Capital Construction, the Central West Director of Regional Transportation, and the Project Manager of Capital Construction have indicated a

continuing need for this parking lot for the period commencing May 1, 2007 and ending no later than October 31, 2007.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize renewal of the lease agreement with Dolphin's Gate, LLC, for temporary parking for Central West Transportation for the term commencing May 1, 2007, and ending October 31, 2007. All other terms and conditions of the lease agreement will remain unchanged.

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LOCATION MAP

