

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

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH McCRORY DESIGN ASSOCIATES, LTD., FOR USE OF PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL (DASH), AT 3930 NE 2 AVENUE

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Since May 1996, the Board has leased 25 parking spaces on a surface parking lot located at 3930 NE 2 Avenue, for use by Design and Architecture Senior High School (DASH) staff, from McCrory Design Associates, Ltd. (see location map). The facility is leased on a month-to-month basis, and Board authorization for continuation of the lease agreement will expire on May 9, 2007. Given a continuing need for parking to serve District staff, and the lack of an available Board-owned facility to serve this purpose, staff contacted the landlord, who has expressed a willingness to amend the lease to allow continued District use of the parking lot for an additional one-year period, at a revised rental rate.

In light of the foregoing, staff is recommending that the lease agreement be amended to extend the lease term for a one-year period commencing May 10, 2007 and ending May 9, 2008. The current rental rate of \$25 per space monthly (\$7,500 annually), will increase to \$27.50 per space monthly (\$8,250 annually). This amount has not increased since 2001, and is in keeping with parking rates paid by the District in the vicinity (see rent schedule). 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 landlord, at its sole cost and expense, shall maintain and keep the demised premises clean and usable for District parking; and
- either party shall have the right to cancel this lease at any time by giving the other party 30 days prior written notice.

The principal of DASH and the Regional Superintendent of Regional Center III, have indicated a continuing need for this parking facility to serve District staff for the period commencing May 10, 2007 and ending May 9, 2008. The proposed lease amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office, prior to its execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with McCrory Design Associates, Ltd., for use of 25 faculty parking spaces by the Design and Architecture Senior High School, located at 3930 NE 2 Avenue, for the period commencing May 10, 2007 and ending May 9, 2008, at an annual rental amount of \$8,250. All other terms and conditions of the lease agreement will remain unchanged.

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RENT SCHEDULE

| LEASED PARKING FACILITIES | | | |
|---|--------------------|---|------------------------|
| <u>Location of Parking Facility</u> | <u># of spaces</u> | <u>Amount of Rent</u> | <u>Use</u> |
| 1. McCrory Design Associates Ltd. 3720-3750 Biscayne Boulevard (surface lot) | 25 | Proposed lease rate of \$8,250/year (\$27.50/space/month) | Serves faculty at DASH |
| 2. Florida E. Coast Railway Co. NE 40 Street & 2 nd Ave. (surface lot) | 25 | \$7,175/year (\$23.91/space/month) | Serves faculty at DASH |

LOCATION MAP

