

February 27, 2008

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH McCrory Design Associates, LTD., FOR USE OF 25 PARKING SPACES, LOCATED AT 3720-3750 BISCAYNE BOULEVARD, BY THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

Background

Since May 1996, the Board has leased 25 parking spaces on a surface parking lot located at 3720-3750 Biscayne Boulevard (see location map), for use by Design and Architecture Senior High School (DASH) staff, from McCrory Design Associates, Ltd. (McCrory). The facility is leased on a month-to-month basis, and Board authorization for continuation of the lease agreement will expire on May 9, 2008. 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.

District Due Diligence Process

After securing the concurrence from the Principal of DASH, Regional Center III Superintendent and Associate Superintendent of School Operations, that there is a continuing need for staff parking at the school, and in compliance with District leasing procedures, the Facilities Planning Department conducted a search of potential alternate parking facilities to serve the needs of DASH (see market analysis). There are no Board-owned sites in close proximity to the school, or on the DASH campus to site the 25 parking spaces. Other than the 25 parking spaces currently leased for the use of DASH from the Florida East Coast Railway Company (see location map), parking lots in the vicinity are dedicated to tenants of adjoining office buildings, and there are no additional spaces available for lease. Staff also contacted the City of Miami Parking Authority (City) concerning the use of nearby municipal parking lots. The City advised that the rate for a monthly decal for the use of the closest municipal lot to DASH (3 blocks away) is \$30.76 per space monthly, approximately \$2 per space per month higher than the proposed new rate at the McCrory parking lot of \$28.60 per space monthly. However, there are currently no available spaces for lease.

Proposed Lease Amendment

In light of the foregoing, it is recommended that the lease agreement be amended to extend the term for a one-year period commencing May 10, 2008 and ending May 9, 2009. The current rental rate of \$27.50 per space monthly (\$8,250 annually), will increase by 4% to \$28.60 per space monthly (\$8,580 annually), and is slightly below 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:

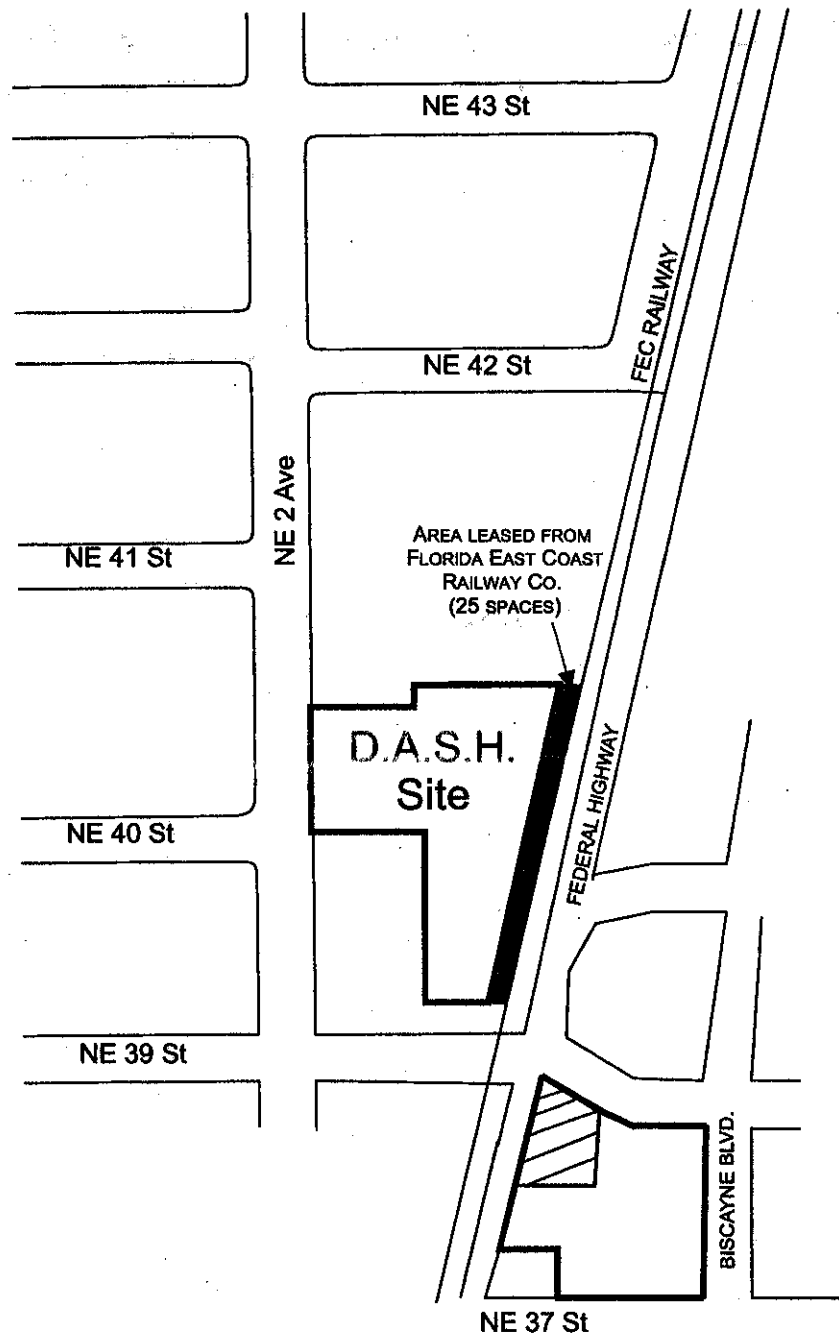
- the landlord, at its sole cost and expense, shall maintain and keep the demised premises clean and usable for District parking; and
- either party shall have the right to cancel this lease at any time by giving the other party 30 days prior written notice.

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, 2008 and ending May 9, 2009. 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 to finalize negotiations and execute an amendment to the Lease Agreement with McCrory Design Associates, Ltd., for use of 25 faculty parking spaces by the Design and Architecture Senior High School, to extend the term from May 10, 2008 to May 9, 2009, at an annual rental amount of \$8,580. All other terms and conditions of the lease agreement will remain unchanged.

IB:

LOCATION MAP



Legend

 3720-3750 Biscayne Blvd.
(25 parking spaces)

DASH
IB:
260



RENT SCHEDULE

<u>LEASED PARKING FACILITIES</u>			
<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 NE 2 Avenue Current location (surface lot)	25	Proposed \$8,580/year (\$28.60/space/month)	Serves faculty at DASH
2. Florida E. Coast Railway Co. NE 40 Street & 2 nd Ave. (surface lot)	25	\$9,700/year (\$32.33/space/month)	Serves faculty at DASH

MARKET ANALYSIS

Market Analysis for possible alternate parking facilities for the Design and Architecture Senior High School

<u>Option</u>	<u>Facility Location</u>	<u>Available Spaces For Lease</u>	<u>Lease Cost/Pkg Space</u>
1	McCrory Design Associates (current location) 3720-3750 Biscayne Boulevard	25	\$27.50 (current) \$28.60 (proposed)
2	Miami Parking Authority 37 Ave. and 2nd Ave Ne- Lot 54	0 (for monthly decals)	\$30.76
3	Atlas Plaza 114-130 NE 38 St	0	N/A
4	Southeastern Conf. Association of Seventh day Adventist 4201 NE 2nd Ave	0	N/A
5	Mosaic LLC 144 NE 41 St	0	N/A
6	Dacra Design Moore 140 NE 41 St	0	N/A
7	Dacra Design Moore 115 NE 41 St	0	N/A