

Office of School Facilities
Jaime G. Torr ns, Chief Facilities Officer

SUBJECT: RENEWAL OF LEASE AGREEMENT BETWEEN THE SCHOOL BOARD (AS LESSOR) AND SELIG PARKING, INC., D/B/A AAA PARKING (AS LESSEE), FOR USE OF THE PARKING FACILITY AT COCONUT GROVE ELEMENTARY SCHOOL, LOCATED AT 3351 MATILDA STREET, COCONUT GROVE

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Background

Pursuant to Board Rule 6Gx13-1D-1.01, "School Facilities – Availability to Qualified Community Organizations and Commercial Enterprises", the District is authorized to lease paved parking areas to commercial enterprises for self-parking and/or valet parking purposes pursuant to the issuance of a Request for Proposals (RFP). As a result of the RFP process, since August 2007, the Board has leased 32 paved parking spaces at Coconut Grove Elementary School, located at 3351 Matilda Street, for commercial parking purposes to Selig Parking, Inc., d/b/a AAA Parking (AAA), a for-profit organization, during non-school hours (see location map). Pursuant to established procedures, 60% of the rental income received by the Board will be retained by Coconut Grove Elementary School and 40% by the Regional Center office for distribution to other schools in the same Regional Center.

Renewal of Lease Agreement

AAA has completed its initial one-year term and has requested Board approval for the additional one-year option. This additional year represents the only one-year renewal option period available under the lease agreement. The term of the renewal option period will commence August 31, 2008 and will expire August 30, 2009.

The lease specifies that the current annual lease rate of \$33,060 shall be adjusted by either a 5% increase, or by the increase in the United States Consumer Price Index for all Urban Consumers (CPI), in effect sixty days before the anniversary of the commencement date of the lease agreement, whichever is greater. The June 2008 CPI is anticipated to be below 5%. As such, the annual lease rate will be adjusted to \$34,714 (\$90.40/per parking space/month), which reflects a 5% increase.

All other terms and conditions of the lease agreement will remain unchanged, including the following:

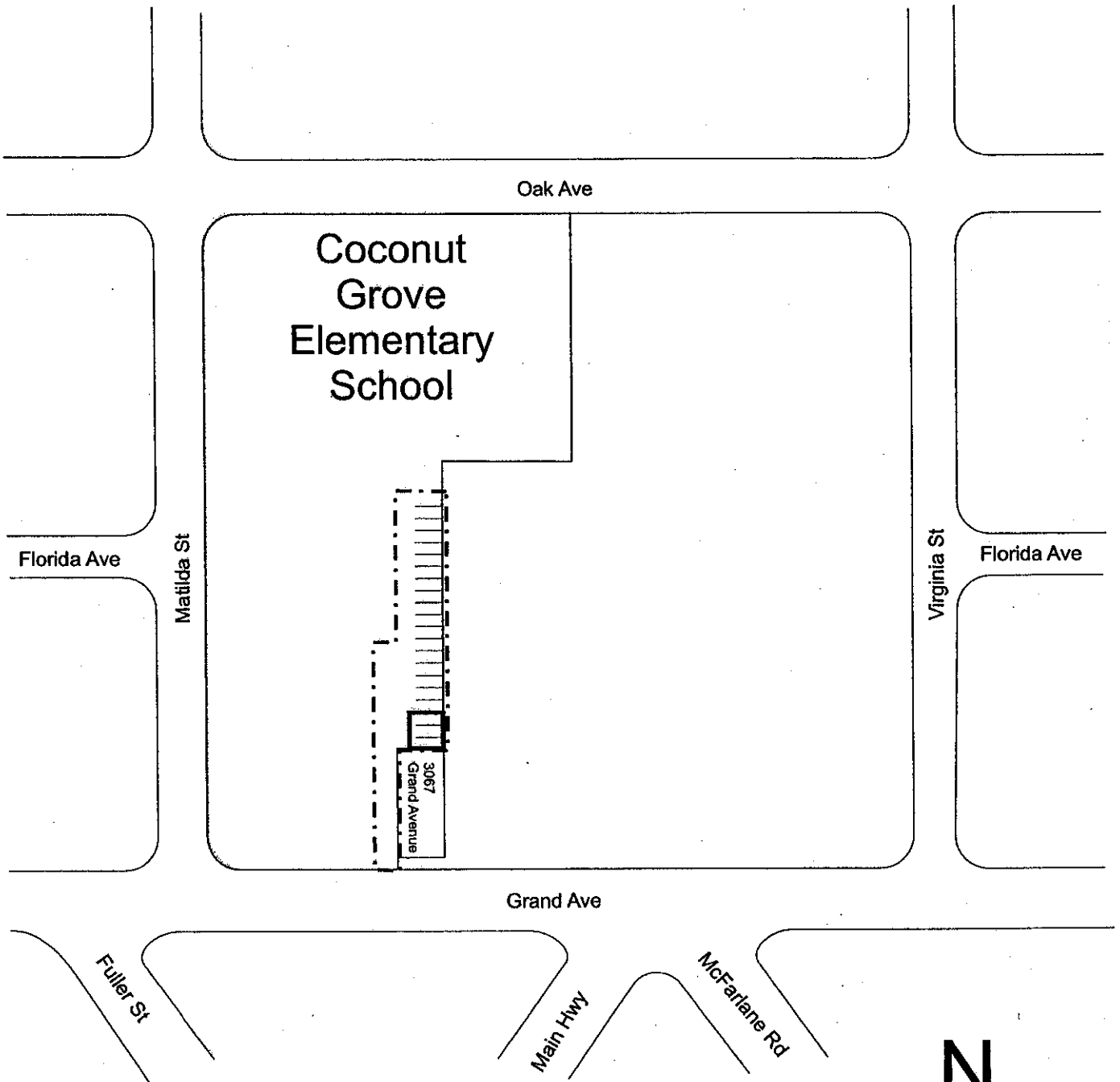
- AAA is responsible for all repair, maintenance and upkeep of the parking facility, including litter pick-up at the end of each period of use;
- AAA is responsible for supervision of the property at all times during its period of use, and the property shall be attended at all times by at least one uniformed parking attendant; and
- the District may cancel the lease agreement at any time by giving AAA 30 days prior written notice.

Staff contacted the Principal of Coconut Grove Elementary School, the Regional Center IV Superintendent and the Deputy Superintendent, School Operations, who indicated no immediate after-hours need of the parking facilities for District purposes, and recommended renewing the lease agreement with AAA for the additional one-year period.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement between the School Board (as Lessor), and Selig Parking, Inc., d/b/a AAA Parking (as Lessee), for use of the parking facility at Coconut Grove Elementary School, at an annual rental rate of \$34,714. The term of the renewal option period will commence August 31, 2008, and will end August 30, 2009. All other terms and conditions of the lease agreement will remain unchanged.

IB:

LOCATION MAP



Legend

-  Three Parking Spaces Reserved for 3067 Grand Avenue
-  Demised Premises- Total of 32 Parking Spaces

