

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

SUBJECT: RENEWAL OF THE PARKING PERMIT AGREEMENT BETWEEN THE SCHOOL BOARD (AS LESSEE) AND THE MIAMI PARKING AUTHORITY (AS LESSOR), FOR UP TO 90 PARKING DECALS PER MONTH FOR STAFF WORKING AT THE SBAB COMPLEX

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

The School Board entered into a Parking Permit Agreement (Agreement) with the Miami Parking Authority (MPA) in October 2008 to provide up to 90 decals per month for staff working at the School Board's Downtown Administration complex (SBAB complex). The parking spaces available to staff under the Agreement consist of a combination of on-street parking and a surface parking lot (see location map). The Agreement was authorized by the Board as a part of the District's overall strategy of reducing or eliminating leased parking facilities. At that time, the District was utilizing a total of 1,575 parking spaces (1,150 were located on Board-owned facilities, and the balance of 425 spaces were leased; 325 spaces at \$41.67 per space per month, and 100 spaces at \$36.66 per space per month). Subsequently, the District terminated the agreements for the 425 leased spaces, at an annual reduction in rental expenditures to the District the first year of approximately \$220,000. The remaining 1,150 Board-owned parking spaces meet the majority of current staff parking needs. Decals are issued to designated staff, on a monthly basis, only as needed, to augment use of the existing Board-owned parking facilities. Over the first 12 months of usage, a total of 230 decals were used, at a cost to the District of \$7,475. During the last 12 months, a total of 177 decals were issued (an average of 14 per month), at a cost to the District of \$5,752.50 (total spent to date of \$13,227.50); the most number of decals issued at any one time was 42.

The current term of the Agreement will expire on September 30, 2010, and the Agreement may be extended in increments of one year by giving MPA 30 days advance written notice. The current rental rate of \$32.50 per decal per month has remained unchanged over the last two years. During each annual renewal period, MPA has the ability to increase the rental rate by no more than 3%. Given the longstanding mutually beneficial relationship with the District, MPA has agreed to retain this rate for the next two years (October 1, 2010 through September 30, 2012).

Proposed Parking Permit Renewal

In order to ensure that sufficient parking continues to be available to meet District needs, it is recommended that the Agreement be extended; the decals will continue to be issued only as needed on a monthly basis. Given the willingness of MPA to retain the current rental rate for a two-year period, and in order to handle lease renewals in a more efficient manner, it is further recommended that the Agreement be renewed for the period of October 1, 2010 through September 30, 2012, at the current rental rate of \$32.50 per decal per month. All other terms and conditions of the Agreement will remain unchanged, including:

- MPA shall provide the District with up to 90 parking decals per month;
- The parking decals are valid for any of the on-street and surface parking facilities shown on the accompanying location map. The surface lot is available Monday through Friday, from 6:00 a.m. until 6:00 p.m.; the on-street parking is available at all times;
- Either Party may cancel or terminate the Agreement by giving 90 days prior written notice to the other; and
- The Superintendent shall be the party designated by the Board to grant or deny all approvals required by the Agreement, or to cancel the Agreement.

The Inspections Officer, District Inspections, Operations and Emergency Management recommends extending the term of the Agreement for the period commencing October 1, 2010 and ending September 30, 2012.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the Parking Permit Agreement between the Board (as Lessee) and the Miami Parking Authority (as Lessor), for up to 90 parking decals per month, at a rental rate of \$32.50 per decal per month, for staff working at the SBAB complex, for the period commencing October 1, 2010 and ending September 30, 2012. All other terms and conditions of the Agreement will remain unchanged.

IB:

LOCATION MAP



Locations available for staff parking under agreement

- On-Street Parking
- MPA Lot

