

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

SUBJECT: RENEWAL OF THE LEASE AGREEMENT WITH FDG FLAGLER STATION II, LLC, FOR 25 FACULTY PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL, LOCATED AT 4001 NE 2 AVENUE, MIAMI

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

LINK TO

STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

Since December 1990, the Board has leased a portion of railroad right-of-way behind the Design and Architecture Senior High School (DASH), located at 4001 NE 2 Avenue, from FDG Flagler Station II LLC (FDG), formerly known as Florida East Coast Railway, for 25 faculty parking spaces (see location map). In addition to faculty parking, the leased area is used for daily food service delivery, building handicap accessibility and emergency egress, and offers the only viable location for the placement of school garbage dumpsters. The current lease agreement (Agreement) shall automatically renew for the period of December 18, 2010 through December 17, 2011, unless terminated by either party with 30 days notice. If allowed to renew, the current annual rental amount of \$12,835 (\$42.78 per space monthly), is to increase by the greater of 5% or the prevalent rate in the area. The FDG has advised that rent will increase by 5%, to \$13,476 (\$44.92 per space monthly).

District staff conducted a market survey of the area and investigated possible alternate parking facilities, and that information is attached. Most parking lots in the immediate vicinity are dedicated to tenants of adjoining office buildings, and no excess spaces are available for lease. A minimal number of parking spaces are located 2 blocks north of the currently leased FDG parking, at a rate of \$100 per space monthly. The Miami Parking Authority has advised that rates for a monthly decal to use the municipal parking lots #52 and #53 located three blocks south of DASH are approximately \$37.38 per space monthly. Currently there are 113 available spaces to accommodate additional users.

Proposed Lease Renewal

As indicated above, FDG has advised that the rental rate for the next year will increase from the current \$12,835 (\$42.78 per space monthly), to \$13,476 (\$44.92 per space monthly). The parking rates currently paid by the District in the vicinity of the School Board Administration Building and DASH are provided on the attached Rent Schedule.

Although alternate parking is available three blocks from DASH, the Principal has expressed the need to continue use of the FDG parking lot to facilitate daily food service delivery, building handicap accessibility, emergency egress and the placement of school garbage dumpsters. As such, due to the School's continued need for the FDG parking lot, it is recommended that the Agreement be renewed for the period of December 18, 2010 to December 17, 2011, at an annual rental rate of \$13,476 (\$44.92 per space monthly). No physical improvements requiring the use of District funds will be necessary as a result of the proposed Board action. All other terms and conditions of the current Agreement will remain unchanged, including:

- the lease will automatically renew for additional twelve-month periods, unless terminated by either party at least 30 days before the expiration of each successive term;
- for each renewal period, the rental rate shall increase by the greater of 5% or the prevalent rate in the area;
- the District shall be responsible for payment of all utilities consumed on the premises, and for maintaining and keeping the premises in good order and repair;
- the District shall pay FDG the greater of actual cost or \$350 for any inspection conducted by FDG, the results of which show a violation of any federal, state or municipal law or regulation;
- the District shall pay all applicable taxes for which it is not otherwise exempt; and
- either party may cancel the agreement at any time with 30 days prior written notice.

The Principal of DASH, the Region Center II Superintendent and the Deputy Superintendent of District/School Operations, recommend renewing the agreement for the period commencing December 18, 2010, and ending December 17, 2011.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with FDG Flagler Station II, LLC, at an annual rental rate of \$13,476, for 25 faculty parking spaces for the Design and Architecture Senior High School. The renewal period will commence December 18, 2010 and end December 17, 2011. All other terms and conditions of the Agreement will remain unchanged.

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RENT SCHEDULE

Leased Parking Facilities

Location of Parking Facility	# of spaces	Amount of Rent	Use
1 Miami Parking Authority (use of decals for on-street parking, on an as-needed basis)	Up to 90 decals at any one time	(\$32.50/space/month)	Serves District staff in SBAB complex
2 McCrory Design Associates Ltd. 3930 NE 2 nd Ave. (surface lot)	25	\$8,922 annual rate (\$29.74/space/month)	Serves faculty at DASH

MARKET SURVEY

Possible alternate parking facilities for the Design and Architecture Senior High School

Option	Facility Location	Available Spaces For Lease	Lease Cost/Parking Space
1	FDG Flagler Station II, LLC (<u>current location</u>) NE 40 Street & 2 Avenue (paved lot)	25	\$44.92
2	Miami Parking Authority NE 37 Street & 2 Avenue (municipal parking lot#52)	81	\$37.38
3	Miami Parking Authority NE 37 Street & 2 Avenue (municipal parking lot #53)	32	\$37.38
	Miami Parking Authority NE 37 Street & 2 Avenue (municipal parking lot #54)	0	\$37.38
3	Kobi Karp Architecture 2915 Biscayne Boulevard (paved lot)	0	\$110
4	Flagler Group 4218 NE 2 Avenue (undeveloped vacant lot)	10	\$100

LOCATION MAP

