

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, FLORIDA

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

LINK TO

STRATEGIC PLAN: 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 Cost 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, 2011 through December 17, 2012, unless terminated by either party with 30 days notice. The Agreement further provides for the rental rate to be adjusted by the greater of 5% or the prevalent rate in the area. FDG has advised that although rates in the vicinity are significantly higher than the rate currently charged the District, the rent will only be increased by 5%. As such, the current annual rental amount of \$13,476.75 (\$44.92 per space monthly), will increase to \$14,150.59 (\$47.17 per space monthly).

District staff surveyed the area and investigated possible alternate parking facilities, and that information is reflected in the attached Market Survey. Most parking lots in the immediate vicinity of DASH 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 current FDG lot, at a rate of \$100-\$125 per space monthly. The Miami Parking Authority has advised that rates for a monthly decal to use municipal parking lots #52, #53 and #54, located three blocks south of DASH, are approximately \$37.38 per space monthly, and there are 25 or more spaces available. 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.

Proposed Lease Renewal

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, 2011 to December 17, 2012, at an annual rental rate of \$14,150.59 (\$47.17 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 maintaining and keeping the premises in good order and repair; and
- either party may cancel the Agreement at any time with 30 days prior written notice.

The Principal of DASH, and the North Regional Center Superintendent, recommend renewing the Agreement for the period commencing December 18, 2011, and ending December 17, 2012.

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 rate of \$14,150.59, for 25 faculty parking spaces for the Design and Architecture Senior High School. The renewal period will commence December 18, 2011 and end December 17, 2012. All other terms and conditions of the Agreement will remain unchanged.

IB:

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	Miami Parking Authority NE 37 Street & 2 Avenue (municipal parking lot#52,53,54)	25+	\$37.38
2	FDG Flagler Station II, LLC (current location) NE 40 Street & 2 Avenue (paved lot)	25	\$44.92
3	Flagler Group 4218 NE 2 Avenue (undeveloped vacant lot)	10	\$100.00
4	Cymbal Development 120-130 NE 41 st	5	\$105.00
5	Kobi Karp Architecture 2915 Biscayne Boulevard (paved lot)	0	\$150.00
6	Dacra 4141 NE 2 Avenue (garage)	None available	N/A

LOCATION MAP

