

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH MCCRORY DESIGN ASSOCIATES, LTD., FOR THE USE OF 25 PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL

Since May 1996, the Board has leased 25 parking spaces in the 3930 N.E. 2 Avenue Building garage, on a month-to-month basis, for use by the Design and Architecture Senior High School (DASH) staff, from McCrory Associates, Ltd. (McCrory). The Board, at its meeting of February 9, 2000, authorized the continued rental of the parking spaces, on a month-to-month basis, at an annual rental rate of \$7,500 (\$625 monthly), for the period of May 10, 2000, through May 9, 2001. McCrory has now notified the District that it intends to cancel the lease effective September 1, 2000. As an alternate to cancelling the lease, McCrory has indicated a willingness to amend the current lease to provide 25 replacement parking spaces at a nearby location, under the same terms and conditions of the current agreement, including rental rate. The principal of DASH has advised a continuing need for parking facilities to service school staff. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action.

Pursuant to negotiating procedures, a Management Team meeting was held on August 7, 2000, for direction on negotiating strategies and parameters. Based on this direction, staff has negotiated a lease amendment with McCrory, that includes the following terms and conditions:

- the location of the 25 parking spaces shall be changed from 3930 N.E. 2 Avenue to 3720 through 3750 Biscayne Boulevard; and
- all other terms and conditions of the lease agreement, including the annual rental rate of \$7,500 (\$625 monthly), shall remain in full force and effect.

The proposed lease amendment has been reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management. The principal of the Design and Architecture Senior High School, Region Superintendent for Region III, and Deputy Superintendent of School Operations recommend approval of the proposed lease amendment.

A copy of the proposed lease amendment will be placed on file in the Citizen Information Center and the Recording Secretary's Office.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with McCrory Design Associates, Ltd., to provide 25 parking spaces for the Design and Architecture Senior High School, at an annual rental rate of \$7,500 (\$625 monthly), and under the terms and conditions set forth above.

VGv:slr