

Facilities Operations, Maintenance and Planning
Ana Rijo-Conde, Interim Assistant Superintendent

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE VILLAGE OF PINECREST FOR PARKING LOCATED AT 7375 S.W. 120 STREET, FOR MIAMI PALMETTO SENIOR HIGH SCHOOL

COMMITTEE: FACILITIES MANAGEMENT

Since January 2002, the Board has leased a parking lot located at 7375 S.W. 120 Street, Pinecrest, from the Village of Pinecrest (Village) for additional parking to serve Miami Palmetto Senior High School (see location map). The parking lot, which consists of 166 parking spaces, was constructed by the Village, at its sole cost and expense. The Board has the option of purchasing the parking lot at any time during the ten (10) year lease term, in accordance with a pre-established schedule of value (see Attachment A), by providing the Village with written notification of its intent. The current term of the lease agreement will expire on January 6, 2004, and can be renewed at the Board's sole option by providing the Village with 180 days prior written notice. This proposed renewal represents the second of nine one-year renewal option periods available under the lease agreement.

All terms and conditions of the lease agreement will remain unchanged, including the monthly rental rate of \$7,638.15, which is \$46.02 per space per month (\$91,657.80 annually). The term of the renewal option period will commence January 7, 2004, and will end January 6, 2005. No physical improvements requiring the use of District funds are necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the lease agreement will remain unchanged:

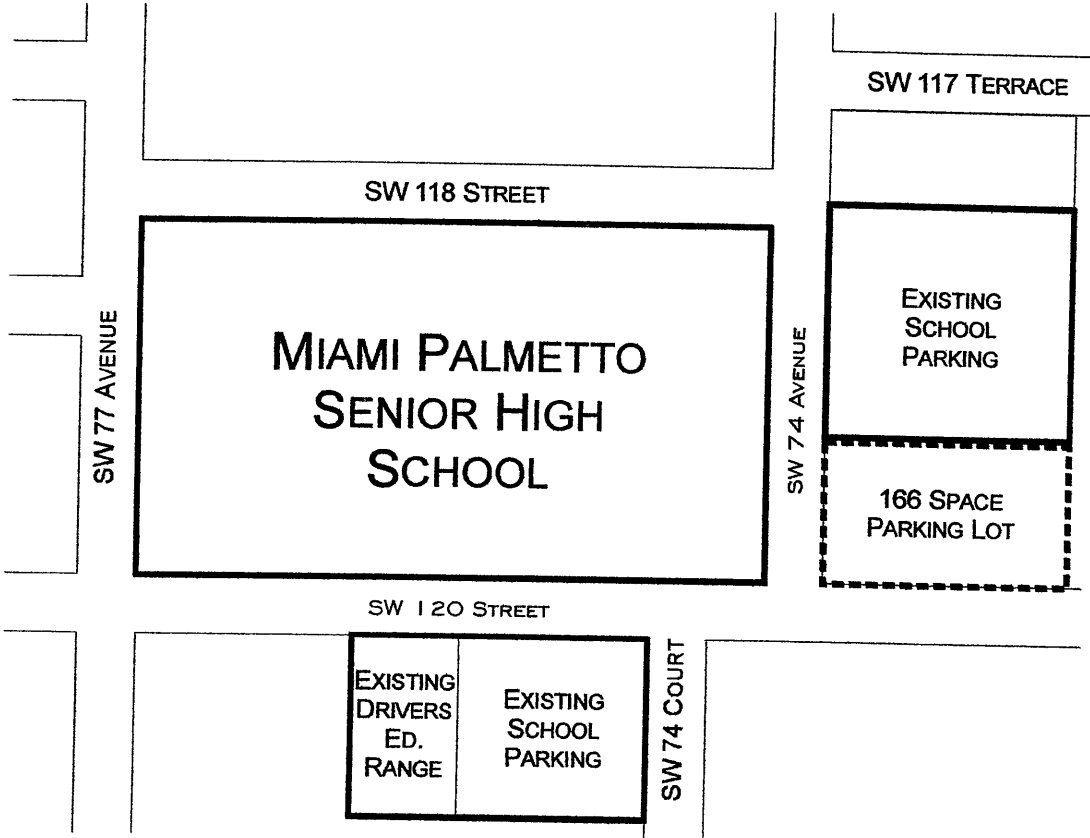
- the District is responsible for the payment of all utility costs and for all maintenance of the premises;
- the District may cancel the lease agreement at any time, without penalty, by providing the Village with 180 days prior written notice; and
- the Village will only have the right to cancel the lease agreement if the District defaults under the lease and fails to cure such default, or in the event of damage or destruction to the premises.

Staff contacted the principal of Miami Palmetto Senior High School, the ACCESS Center 5 Assistant Superintendent and the Associate Superintendent of ACCESS Centers, who indicated a continuing need for this parking facility to serve Miami Palmetto Senior High School for the one-year period commencing January 7, 2004 and ending January 6, 2005.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with the Village of Pinecrest, for 166 parking spaces for Miami Palmetto Senior High School, at an annual rental amount of \$91,657.80. The term of the renewal option period will commence January 7, 2004, and will end January 6, 2005. All other terms and conditions of the lease agreement will remain unchanged.

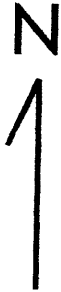
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LOCATION MAP



LEGEND

 DEMISED PREMISES



ATTACHMENT A

JANUARY 18, 2002

1 of 2

Enter Values	
Loan Amount	\$ 756,194.71
Annual Interest Rate	3.95 %
Loan Period in Years	10
Number of Payments Per Year	12
Start Date of Loan	12/7/2001
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 7,638.15
Scheduled Number of Payments	120
Actual Number of Payments	120
Total Early Payments	\$
Total Interest	\$ 160,382.96

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	1/7/2002	\$ 756,194.71	\$ 7,638.15	\$	\$ 7,638.15	\$ 5,149.01	\$ 2,489.14	\$ 751,045.70
2	2/7/2002	751,045.70	7,638.15	-	7,638.15	5,165.96	2,472.19	745,879.75
3	3/7/2002	745,879.75	7,638.15	-	7,638.15	5,182.96	2,455.19	740,696.79
4	4/7/2002	740,696.79	7,638.15	-	7,638.15	5,200.02	2,438.13	735,496.77
5	5/7/2002	735,496.77	7,638.15	-	7,638.15	5,217.14	2,421.01	730,279.63
6	6/7/2002	730,279.63	7,638.15	-	7,638.15	5,234.31	2,403.84	725,045.32
7	7/7/2002	725,045.32	7,638.15	-	7,638.15	5,251.54	2,386.61	719,793.78
8	8/7/2002	719,793.78	7,638.15	-	7,638.15	5,268.83	2,369.32	714,524.96
9	9/7/2002	714,524.96	7,638.15	-	7,638.15	5,286.17	2,351.98	709,238.79
10	10/7/2002	709,238.79	7,638.15	-	7,638.15	5,303.57	2,334.58	703,935.22
11	11/7/2002	703,935.22	7,638.15	-	7,638.15	5,321.03	2,317.12	698,614.19
12	12/7/2002	698,614.19	7,638.15	-	7,638.15	5,338.54	2,299.61	693,275.65
13	1/7/2003	693,275.65	7,638.15	-	7,638.15	5,356.11	2,282.03	687,919.53
14	2/7/2003	687,919.53	7,638.15	-	7,638.15	5,373.75	2,264.40	682,545.79
15	3/7/2003	682,545.79	7,638.15	-	7,638.15	5,391.43	2,246.71	677,154.35
16	4/7/2003	677,154.35	7,638.15	-	7,638.15	5,409.18	2,228.97	671,745.17
17	5/7/2003	671,745.17	7,638.15	-	7,638.15	5,426.99	2,211.16	666,318.19
18	6/7/2003	666,318.19	7,638.15	-	7,638.15	5,444.85	2,193.30	660,873.34
19	7/7/2003	660,873.34	7,638.15	-	7,638.15	5,462.77	2,175.37	655,410.56
20	8/7/2003	655,410.56	7,638.15	-	7,638.15	5,480.75	2,157.39	649,929.81
21	9/7/2003	649,929.81	7,638.15	-	7,638.15	5,498.79	2,139.25	644,431.02
22	10/7/2003	644,431.02	7,638.15	-	7,638.15	5,516.90	2,121.25	638,914.12
23	11/7/2003	638,914.12	7,638.15	-	7,638.15	5,535.05	2,103.03	633,379.07
24	12/7/2003	633,379.07	7,638.15	-	7,638.15	5,553.27	2,084.87	627,825.79
25	1/7/2004	627,825.79	7,638.15	-	7,638.15	5,571.55	2,066.59	622,254.24
26	2/7/2004	622,254.24	7,638.15	-	7,638.15	5,589.89	2,048.25	616,664.34
27	3/7/2004	616,664.34	7,638.15	-	7,638.15	5,608.29	2,029.85	611,056.05
28	4/7/2004	611,056.05	7,638.15	-	7,638.15	5,626.75	2,011.39	605,429.29
29	5/7/2004	605,429.29	7,638.15	-	7,638.15	5,645.28	1,992.87	599,784.02
30	6/7/2004	599,784.02	7,638.15	-	7,638.15	5,663.86	1,974.29	594,120.16
31	7/7/2004	594,120.16	7,638.15	-	7,638.15	5,682.50	1,955.65	588,437.66
32	8/7/2004	588,437.66	7,638.15	-	7,638.15	5,701.21	1,936.94	582,736.45
33	9/7/2004	582,736.45	7,638.15	-	7,638.15	5,719.97	1,918.17	577,016.48
34	10/7/2004	577,016.48	7,638.15	-	7,638.15	5,738.80	1,899.35	571,277.68
35	11/7/2004	571,277.68	7,638.15	-	7,638.15	5,757.65	1,880.46	565,519.99
36	12/7/2004	565,519.99	7,638.15	-	7,638.15	5,776.64	1,861.50	559,743.34
37	1/7/2005	559,743.34	7,638.15	-	7,638.15	5,795.66	1,842.49	553,947.68
38	2/7/2005	553,947.68	7,638.15	-	7,638.15	5,814.74	1,823.41	548,132.95
39	3/7/2005	548,132.95	7,638.15	-	7,638.15	5,833.86	1,804.27	542,299.07
40	4/7/2005	542,299.07	7,638.15	-	7,638.15	5,853.06	1,785.07	536,445.99
41	5/7/2005	536,445.99	7,638.15	-	7,638.15	5,872.35	1,765.80	530,573.65
42	6/7/2005	530,573.65	7,638.15	-	7,638.15	5,891.66	1,746.47	524,681.97
43	7/7/2005	524,681.97	7,638.15	-	7,638.15	5,911.01	1,727.08	518,770.90
44	8/7/2005	518,770.90	7,638.15	-	7,638.15	5,930.51	1,707.62	512,840.38
45	9/7/2005	512,840.38	7,638.15	-	7,638.15	5,950.05	1,688.10	506,890.33
46	10/7/2005	506,890.33	7,638.15	-	7,638.15	5,969.63	1,668.51	500,920.69
47	11/7/2005	500,920.69	7,638.15	-	7,638.15	5,989.26	1,648.86	494,931.41
48	12/7/2005	494,931.41	7,638.15	-	7,638.15	6,009.00	1,629.15	488,922.41
49	1/7/2006	488,922.41	7,638.15	-	7,638.15	6,028.77	1,609.37	482,893.64
50	2/7/2006	482,893.64	7,638.15	-	7,638.15	6,048.57	1,589.52	476,845.01
51	3/7/2006	476,845.01	7,638.15	-	7,638.15	6,068.51	1,569.61	470,776.48
52	4/7/2006	470,776.48	7,638.15	-	7,638.15	6,088.51	1,549.64	464,687.97
53	5/7/2006	464,687.97	7,638.15	-	7,638.15	6,108.57	1,529.60	458,579.42
54	6/7/2006	458,579.42	7,638.15	-	7,638.15	6,128.61	1,509.49	452,450.77
55	7/7/2006	452,450.77	7,638.15	-	7,638.15	6,148.81	1,489.32	446,301.94
56	8/7/2006	446,301.94	7,638.15	-	7,638.15	6,169.07	1,469.08	440,132.87