

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

SUBJECT: AUTHORIZATION TO EXECUTE A LEASE AMENDMENT WITH MIAMI BAPTIST ASSOCIATION, INC., FOR USE OF A PARKING LOT LOCATED AT 6720 N. E. 5 AVENUE FOR MORNINGSIDE ELEMENTARY SCHOOL

COMMITTEE: FACILITIES MANAGEMENT

Introduction

Since October 1993, the Board has leased 26 parking spaces located at 6720 N.E. 5 Avenue, from Miami Baptist Association, Inc., for use by Morningside Elementary School (see location map). The District has completed its initial one-year term and is in the last one-year renewal option period available under the current lease agreement. The current lease term will expire on September 30, 2003.

Given that the District does not have any renewal option periods available beyond September 30, 2003, and because of a continuing need for this parking lot, staff contacted the landlord, who has expressed a willingness to amend the lease to allow continued District use of the facility.

Proposed Lease Agreement

In order to make the lease renewal process more efficient, staff is recommending that the Board enter into a five-year extension of the lease term commencing October 1, 2003 and ending September 30, 2008, with the annual rental rate to remain fixed at \$5,304 throughout the five year term, which is \$17 per space monthly. This rate has remained unchanged since 1993. 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 also remain unchanged:

- either party shall have the right to cancel the lease agreement at any time by giving the other party 180 days prior written notice;
- the landlord is responsible for payment of all utilities consumed on the premises; and
- the District shall maintain the premises during its period of use and is responsible for repairing any damage caused to the premises that the landlord can demonstrate is as a result of the District's use of same, ordinary wear and tear excepted.

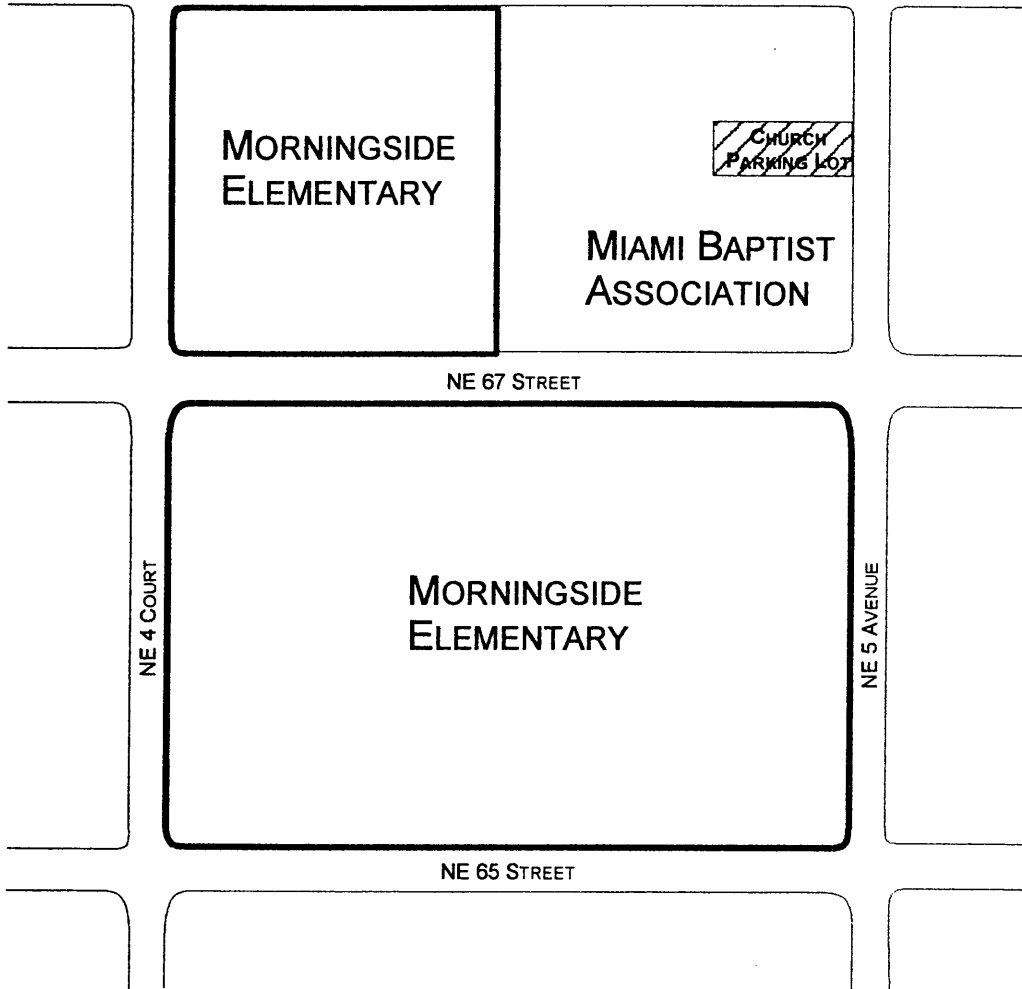
Staff contacted the principal of Morningside Elementary School, the ACCESS Center 4 Superintendent and the Associate Superintendent of ACCESS Centers, who indicated a continuing need for this parking facility to serve Morningside Elementary School for the five-year period commencing October 1, 2003 and ending September 30, 2008. The proposed lease amendment has been reviewed by the Office of Risk and Benefits Management and by the School Board Attorney's Office.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the Superintendent or his designee to execute a lease amendment with Miami Baptist Association, Inc., for the use of a parking lot located at 6720 N.E. 5 Avenue for Morningside Elementary School, in order to extend the lease term for the period commencing October 1, 2003 and ending September 30, 2008, at an annual rental rate of \$5,304. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES

