

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

**SUBJECT: EXTENSION OF LEASE AGREEMENT WITH BISCAYNE
MANAGEMENT CORPORATION FOR 150 PARKING SPACES IN
THE 1444 BISCAYNE BOULEVARD BUILDING GARAGE**

COMMITTEE: FACILITIES MANAGEMENT

The District currently leases 150 parking spaces in the 1444 Biscayne Boulevard Building garage from Biscayne Management Corporation for use by District staff (see location map). Board authorization for the continuation of the agreement for the 150 parking spaces will expire on November 19, 2003. District Office Operations has indicated a continuing need for this parking facility to serve District staff.

All terms and conditions of the lease agreement will remain unchanged, including the all-inclusive monthly rental rate of \$4,200, which is \$28 per space monthly (\$50,400 annually). The amount paid for parking lots leased by the Board within the vicinity of the School Board Administration Building range from \$22.93 to \$32.58 per space monthly (see rent schedule). It is recommended that the lease be extended for the period of November 20, 2003 through November 19, 2004. 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 landlord is responsible for all maintenance of the premises; and
- either party may cancel the lease agreement at any time by giving the other party 15 days prior written notice.

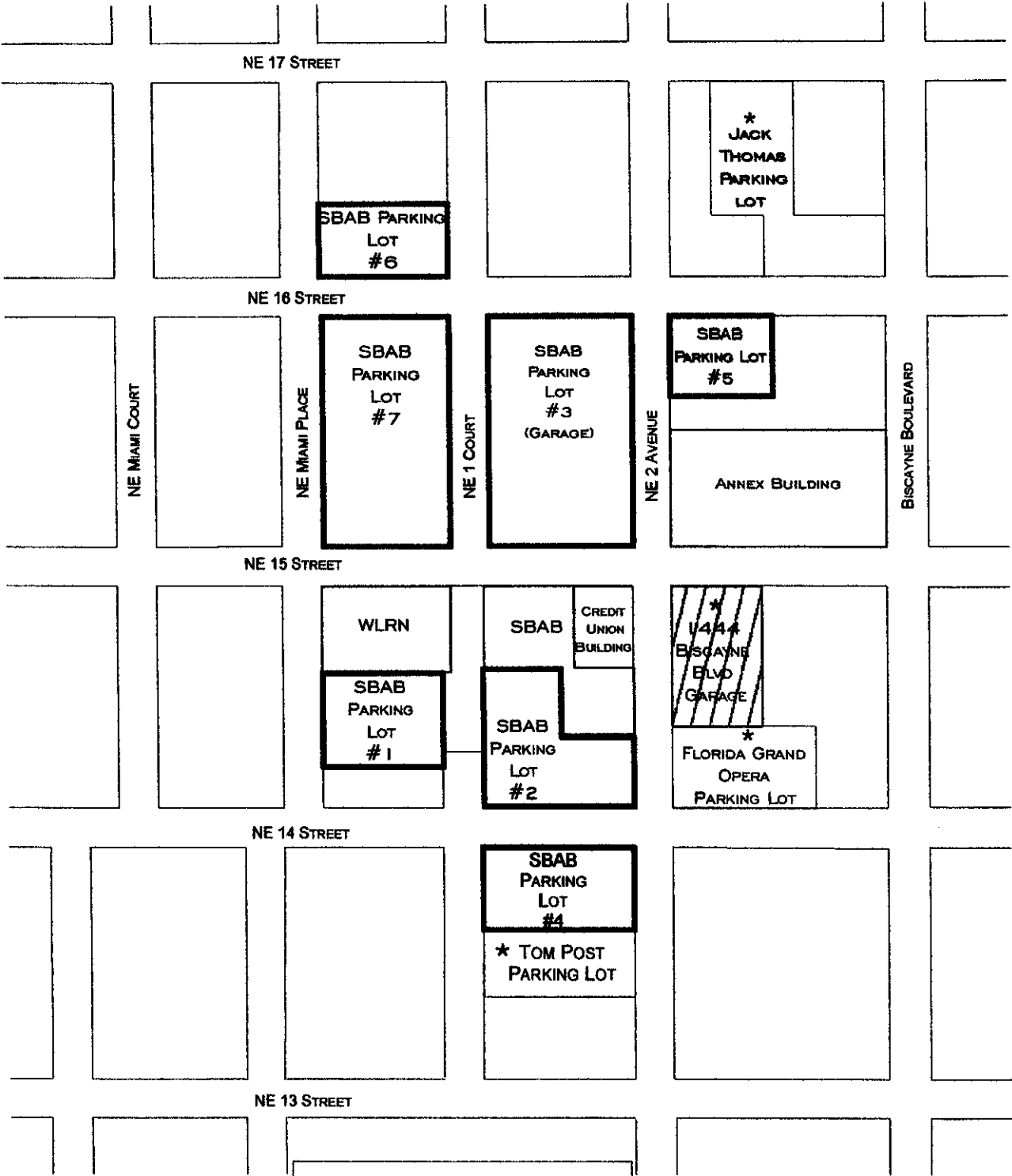
Staff contacted the Supervisor of District Office Operations and the Administrative Director of Business Operations, who recommended continued use of this parking facility for the one-year period commencing November 20, 2003 and ending November 19, 2004.

RECOMMENDED:


That The School Board of Miami-Dade County, Florida, authorize the extension of the lease agreement with Biscayne Management Corporation, for 150 parking spaces at the 1444 Biscayne Boulevard Building garage, at a monthly rental rate of \$4,200 (\$50,400 annually), for the period of November 20, 2003 through November 19, 2004. All other terms and conditions of the lease agreement will remain unchanged.

MMC:rr

LOCATION MAP



LEGEND

 DEMISED PREMISES
(150 PARKING SPACES)

* PARKING LOTS CURRENTLY
LEASED BY BOARD



RENT SCHEDULE

LEASED PARKING FACILITIES			
Location of Parking Facility	# of spaces	Amount of Rent	Use
1. U.S. Parking & Associates 1444 Biscayne Blvd. (parking garage)	75	\$32,400/year (\$36/space/month) this amount includes the 20% City of Miami parking surcharge and is broken down as follows: \$27,000/year or \$30/space/month for rent & \$5,400/year or \$6/space/month for surcharge fee	serves District staff in SBAB complex
2. Thomas R. Post lot 1340 NE 2 nd Avenue (surface lot)	75	\$29,322/year (\$32.58/space/month) this amount includes the 20% City of Miami parking surcharge and is broken down as follows: \$24,435/year or \$27.15/space/month for rent & \$4,887/year or \$5.43/space/month for surcharge fee	serves District staff & visitors in SBAB complex
3. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	150	\$50,400/year (\$28.00/space/month)	serves District staff in SBAB complex
4. Jack Thomas lot 235 NE 16 Street (surface lot)	100	\$31,500/year (\$26.25/space/month)	serves District staff & visitors in SBAB complex
5. Florida Grand Opera lot 1411 NE 2 nd Avenue (surface lot)	117	\$32,193.72/year (\$22.93/space/month)	serves District staff in SBAB complex

Notes:

- (1) The lease agreement with the South Florida Educational Federal Credit Union for use of 25 Board-owned parking spaces was canceled by the Credit Union effective May 1, 2003. As such, the parking spaces are now available for use by District staff.
- (2) At the October 23, 2002 meeting, the School Board approved the renewal of the parking lot lease agreement with the Florida Grand Opera, Inc. (Opera) for the period of January 1, 2003 through December 31, 2003. Due to the upcoming construction of the Opera's new facility on the subject site, District use of the parking lot may not be extended beyond the December 31, 2003 expiration date.
- (3) At the August 20, 2003 meeting, the School Board authorized the cancellation of the parking lot lease agreement with Thomas R. Post (Post) effective September 30, 2003. As such, the Post lot will no longer be available for District use effective September 30, 2003.