

October 8, 2003

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: RENEWAL OF LEASE AGREEMENT WITH THE FLORIDA GRAND OPERA, INC., FOR USE OF A PARKING LOT LOCATED AT 1411 N.E. 2 AVENUE FOR DISTRICT STAFF AND VISITORS**

**COMMITTEE: FACILITIES MANAGEMENT**

Since January 2001, the Board has leased the parking lot located at 1411 N.E. 2 Avenue, from the Florida Grand Opera, Inc. (Opera), for use by District staff and visitors (see location map). Initially, the lot contained 125 parking spaces for District use. However, as a result of site work done by the Opera on the premises related to the construction of its new headquarter facility, the Board, at its July 9, 2003 meeting, authorized the execution of a lease amendment for the permanent reduction of the number of parking spaces available for District use from 125 to 117, with a corresponding rent adjustment. The amendment also provided the District with the right to renew the lease term for an additional one-year period (January 1, 2004 through December 31, 2004), at the Opera's sole option. Given the District's continuing need for this parking facility, staff contacted the Opera, who advised that although it intends to grant the District's one-year renewal option, it will likely cancel the lease during this period since construction of the new Opera headquarter facility on the leased site is expected to begin in 2004.

At such time as the Opera notifies the District of its intent to cancel the lease, the District has the option of leasing up to a total of 100 additional parking spaces at the 1444 Biscayne Boulevard parking garage, subject to availability, under the terms of the sublease agreement with U.S. Parking & Associates, Inc.

All terms and conditions of the lease agreement will remain unchanged, including the monthly rental rate of \$2,682.81, or \$22.93 per parking space monthly (\$32,193.72 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 \$36 per parking space monthly (see rent schedule). The term of the renewal option period will commence January 1, 2004 and will end December 31, 2004, unless terminated sooner by the Opera. This proposed renewal represents the only renewal option period available under the lease agreement. No physical improvements requiring the use of District funds would be 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 Board is responsible for payment of all utilities consumed on the premises;

- the Board is responsible for all maintenance of the premises;
- either party may cancel the lease agreement at any time by giving the other party 30 days prior written notice; and
- the Opera may perform certain construction-related work on the premises which may result in the permanent or temporary reduction of available parking spaces. In that event, the parties shall confirm the number of lost parking spaces and the monthly rental amount shall be decreased at the rate of \$22.93 per space.

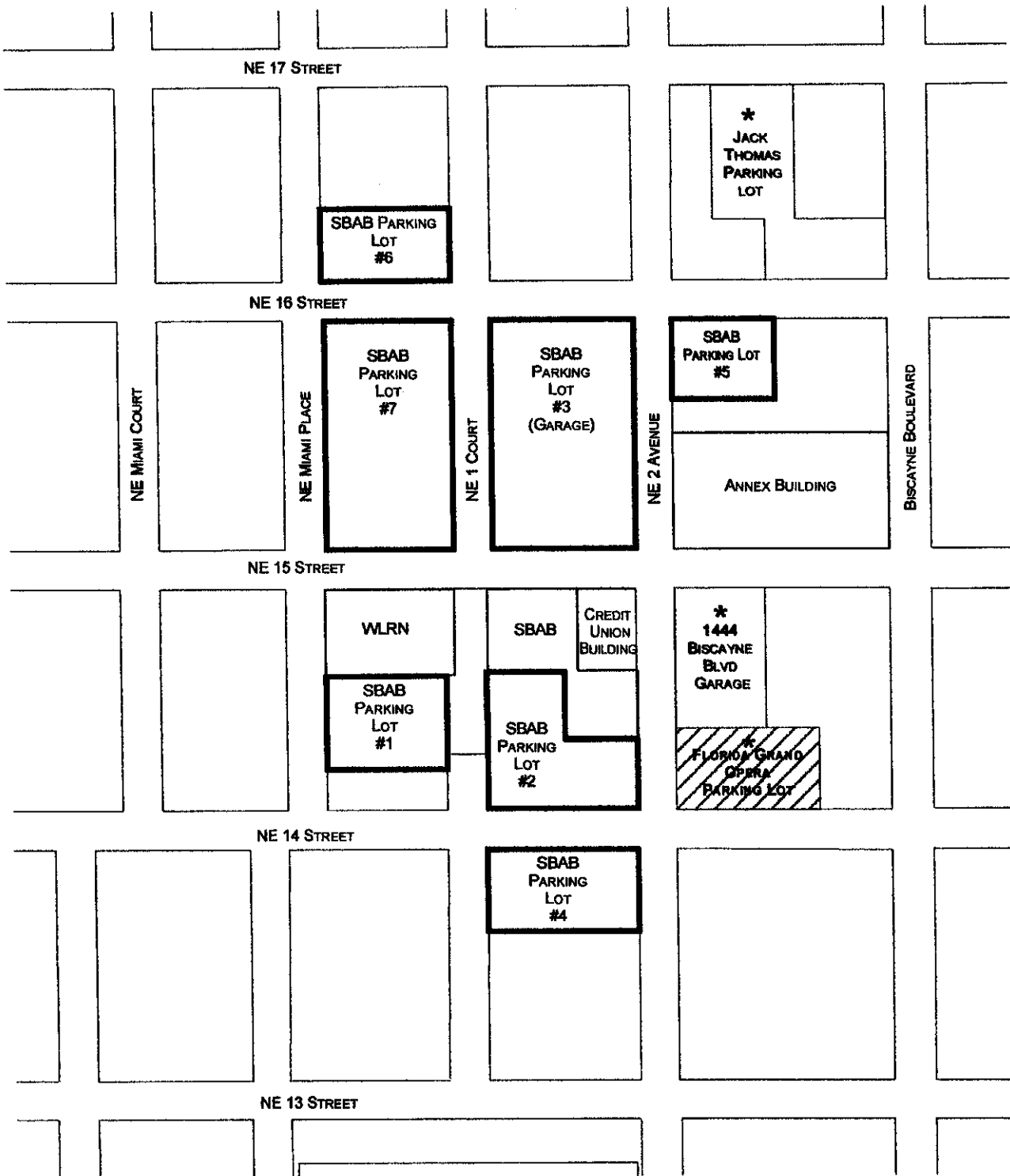
Staff contacted the Supervisor of District Office Operations and the Administrative Director of Business Operations, who indicated a continuing need for this parking facility for the one-year period commencing January 1, 2004 and ending December 31, 2004.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with the Florida Grand Opera, Inc., for use of a parking lot located at 1411 N.E. 2 Avenue, at an annual rate of \$32,193.72. The term of the renewal option period will commence January 1, 2004 and will end December 31, 2004. All other terms and conditions of the lease agreement will remain unchanged.

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# LOCATION MAP



**LEGEND**

 DEMISED PREMISES  
(117 PARKING SPACES)

\* Parking lots currently  
leased by Board



**RENT SCHEDULE**

<b>LEASED PARKING FACILITIES</b>			
<b><u>Location of Parking Facility</u></b>	<b><u># of spaces</u></b>	<b><u>Amount of Rent</u></b>	<b><u>Use</u></b>
1. U.S. Parking & Associates 1444 Biscayne Blvd. (parking garage)	75 (a)	\$32,400/year <b>(\$36/space/month)</b>  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. Biscayne Management Corp. 1444 Biscayne Blvd. (parking garage)	150	\$50,400/year <b>(\$28.00/space/month)</b>	serves District staff in SBAB complex
3. Jack Thomas lot 235 NE 16 Street (surface lot)	100	\$31,500/year <b>(\$26.25/space/month)</b>	serves District staff & visitors in SBAB complex
4. Florida Grand Opera lot 1411 NE 2 <sup>nd</sup> Avenue (surface lot)	117 (a)	\$32,193.72/year <b>(\$22.93/space/month)</b>	serves District staff in SBAB complex

**Notes:**

- (a) At such time as the Florida Grand Opera, Inc. notifies the District of its intent to cancel the lease agreement for 117 parking spaces located at 1411 N.E. 2 Avenue, the District has the option of leasing up to a total of 100 additional parking spaces at the 1444 Biscayne Boulevard parking garage, from U.S. Parking & Associates, subject to availability.