

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN ADDENDUM TO THE LEASE AGREEMENT WITH AMERICAN CAR PARKS, INC., FOR USE OF THE PARKING FACILITIES AT FIENBERG/FISHER K-8 CENTER, LOCATED AT 1420 WASHINGTON AVENUE, MIAMI BEACH, FOR COMMERCIAL PARKING PURPOSES**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Since March 2010, American Car Parks, Inc. (ACP) has leased the paved parking facilities at Fienberg/Fisher K-8 Center (School), located at 1420 Washington Avenue, Miami Beach, totaling 97 parking spaces, for commercial parking purposes (see location map), pursuant to a lease agreement (Agreement) with the School Board (Board). The District anticipates commencing construction of a replacement classroom building at the School in early 2012. As such, a portion of the parking facilities located adjacent to the work will be unavailable for use by ACP during the construction period. While at the present time, it is estimated that 10-15 parking spaces will be impacted by the work, the exact number and duration of need will be determined once construction starts. ACP has agreed to enter into an Addendum to the Agreement to reduce the number of parking spaces available to ACP during the construction period, as may be needed, with a corresponding reduction in rent.

Proposed Addendum to Lease Agreement

It is recommended that the Board enter into an Addendum to the Agreement substantially in conformance with the following terms and conditions:

- the District shall provide written notice to ACP identifying the number and location of the parking spaces unavailable for ACP use, and advising of the effective date of the parking space and rent reduction. The number of spaces, location and duration of need may be modified from time to time by the District, at the District's sole discretion, as the project progresses;
- the monthly rent currently paid by ACP is \$9,720 (\$100.20 per space), which is anticipated to increase to \$10,497.60 (\$108.22 per space) on March 26, 2012, should the term be extended, as provided for in the Agreement. The rental amount paid by ACP shall be reduced in proportion to the number of parking spaces

unavailable for ACP use during the construction period. The rate of rent reduction shall be \$100.20 per parking space per month for the period ending March 25, 2012, and \$108.22 per parking space per month for the period commencing March 26, 2012;

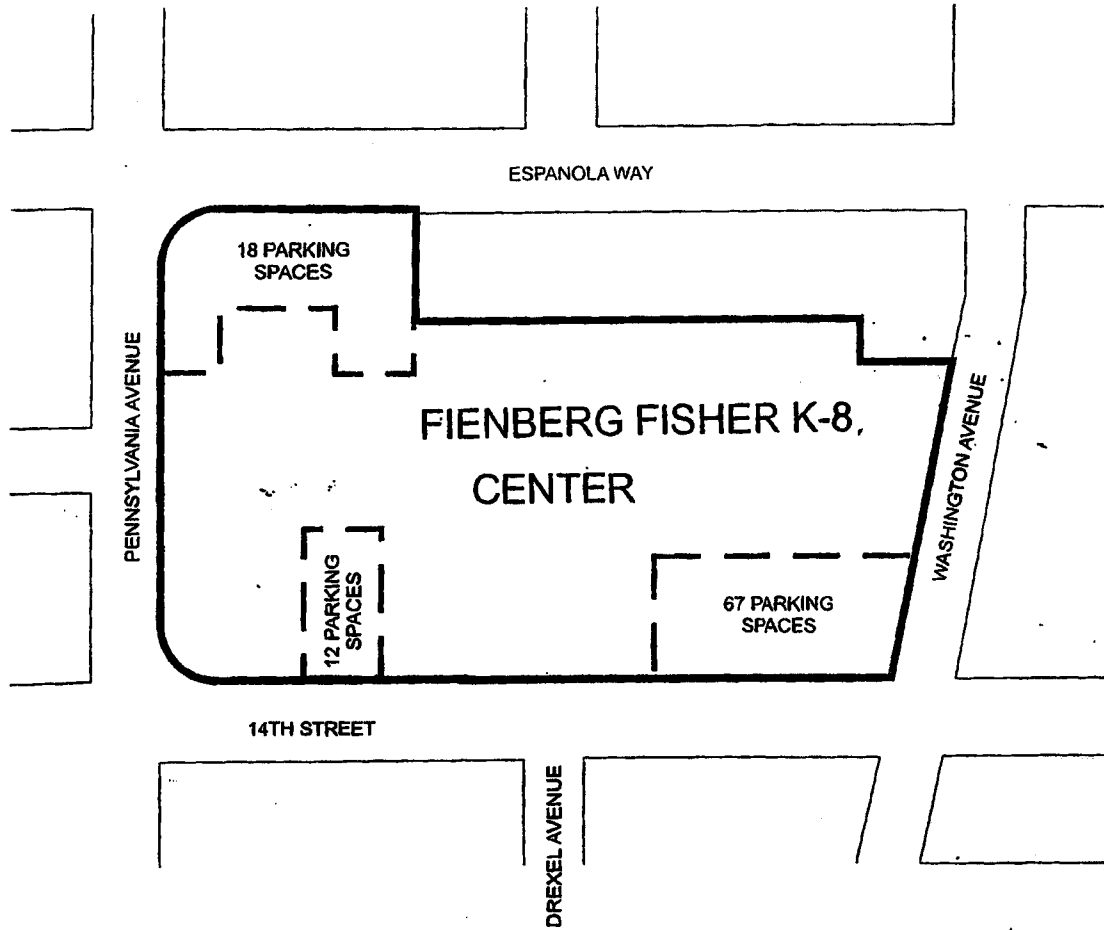
- the District shall provide written notice to ACP advising that the parking spaces are again available for ACP use, and the rental amount paid by ACP shall increase to the effective rental rate then in effect; and
- all other terms of the Agreement shall remain unchanged.

The proposed Addendum will be reviewed by the School Board Attorney's Office and the Office of Risk and Benefits Management prior to execution. The North Regional Center Superintendent and School Principal have no objection to the proposed Addendum.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida authorize the Superintendent to finalize negotiations and execute an Addendum to the lease agreement with American Car Parks, Inc., for use of the parking facilities at Fienberg/Fisher K-8 Center, located at 1420 Washington Avenue, Miami Beach, under, substantially, the terms and conditions noted above.

MCA:mca

# Location Map



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**Legend**

----- DEMISED PREMISES  
(Total of 97 Parking Spaces)

NOT TO SCALE

Fienberg/ Fisher Elem.  
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