

Financial Services
Richard H. Hinds, Chief Financial Officer

**SUBJECT: AWARD INVITATION TO BID NO. 057-MM10 –
COMMERCIAL LEASING OF PAVED-PARKING FACILITIES
AT COCONUT GROVE ELEMENTARY SCHOOL**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

The purpose of Invitation To Bid No. 057-MM10 (ITB) is to consider bids for the commercial leasing of the paved-parking facilities, at Coconut Grove Elementary School, pursuant to School Board Policy 7520 – Leasing of School Board-Owned Property. The paved-parking facilities to be leased to the awardee consist of a total of thirty-two (32) parking spaces. Use of the parking lot shall be limited to the provision of self-parking, valet-parking, or combined self/valet-parking services only, subject to the availability of the parking lot for school functions and special events, at the sole discretion of the school administration. This is a term contract. Three (3) bidders responded to this advertised solicitation.

The term of the contract shall be for one year from the date the Board receives written notice from the awardee that it has obtained all necessary licenses, permits, use approvals or other approvals, as required for the use of the demised premises by the local government or other governmental agencies, and same have been reviewed and verified and awardee has satisfied all other preconditions of the lease agreement. The initial one-year lease term may, at the sole option of the Board, be extended for two (2) additional one-year periods, as provided under the terms of the lease agreement.

Fund Source
Revenue Generating

RECOMMENDED: That The School Board of Miami-Dade County, Florida, **AWARD** Invitation To Bid No. 057-MM10 – **COMMERCIAL LEASING OF PAVED-PARKING FACILITIES AT COCONUT GROVE ELEMENTARY SCHOOL**, for the commercial leasing of the paved-parking facilities, at Coconut Grove Elementary School, for one (1) year, with two (2) one (1) year extension options. The contract will commence upon the awardee satisfying all preconditions of the lease agreement, including without limitation, obtaining any and all necessary licenses, permits, use approvals or other approval(s), as required, for the use of the parking lot by the local government or other governmental agencies, as follows:

1. LPS OF AMERICA, INC.
233 PEACHTREE STREET, NE
HARRIS TOWER, SUITE 2600
ATLANTA, GA 30303
GEORGE A. HENDRIX
DIRECTOR, BUSINESS DEVELOPMENT

Highest Annual Rental Rate Offered @ \$58,200 per year.

2. authorize the Superintendent of Schools to grant or deny all approvals required under the lease agreement with LPS of America, Inc., including renewing, cancelling and/or terminating the lease agreement;
3. authorize the Superintendent of Schools to award the contract to the vendor offering the next highest annual rental rate, in the event the District is unable to consummate a lease agreement with LPS of America, Inc.; and
4. direct that the rental income generated by the lease agreement be distributed as follows: 60% to Coconut Grove Elementary School and 40% to the District.