

Financial Services
Richard H. Hinds, Chief Financial Officer

**SUBJECT: AWARD BID NO. 025-NN10 – COMMERCIAL LEASING OF
PAVED-PARKING FACILITIES AT FIENBERG/FISHER K-8
CENTER**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

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

The purpose of Invitation to Bid No. 025-NN10 (ITB) is for the commercial leasing of the paved-parking facilities, at Fienberg/Fisher K-8 Center, pursuant to School Board Policy 7520, Leasing of School Board-Owned Property. Non-assigned and non-exclusive use of the paved-parking facilities to be leased to the awardee consists of three (3) separate parking lots, containing a total of ninety-seven (97) parking spaces.

Use of the parking lot shall be limited to the provision of self-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. Two (2) bidders responded to this advertised solicitation.

The term of the contract shall be for one (1) year from the date the District receives written notice from the parking vendor that he 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 approved by The School Board of Miami-Dade County, Florida ("Board"), and the parking vendor 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** Bid No. 025-NN10 – COMMERCIAL LEASING OF PAVED-PARKING FACILITIES AT FIENBERG/FISHER K-8 CENTER, for the commercial leasing of the paved-parking facilities, at Fienberg/Fisher K-8 Center, effective 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 approvals, as required, for the use of the demised premises by the local government or other governmental agencies, as follows:

1. AMERICAN CAR PARKS, INC.
501 N.E. 1 AVENUE, SUITE 101
MIAMI, FL 33132
OWNER: RICARDO A. METRAL, PRESIDENT

Highest Annual Rental Rate Offered @ \$144,000 per year.

2. authorize the Superintendent of Schools to grant or deny all approvals required under the lease agreement with American Car Parks, 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 American Car Parks, Inc.; and
4. direct that the rental income generated by the lease agreement be distributed to schools.

RHH/ae