

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

SUBJECT: RENEWAL OF THE LEASE AGREEMENT WITH FDG FLAGLER STATION II, LLC, FOR 25 FACULTY PARKING SPACES FOR THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL, LOCATED AT 4001 NE 2 AVENUE, MIAMI

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

LINK TO STRATEGIC PLAN: FINANCIAL EFFICIENCY/STABILITY

Background

Since December 1990, the Board has leased a portion of railroad right-of-way behind the Design and Architecture Senior High School ("DASH"), located at 4001 NE 2 Avenue, from FDG Flagler Station II LLC ("FDG"), formerly known as Florida East Coast Railway, for 25 faculty parking spaces (see location map). In addition to faculty parking, the leased area is used for daily food service delivery, building handicap accessibility and emergency egress, and offers the only viable location for the placement of school garbage dumpsters. The current lease agreement ("Agreement") shall automatically renew for the period of December 18, 2013 through December 17, 2014, unless terminated by either party with 30 days notice. The Agreement further provides for the rental rate to be adjusted by the greater of 5% or the prevalent rate in the area. As such, FDG has advised that the rent will be increased by 5%, and the current annual rental amount of \$14,857.50 (\$49.52 per space monthly), will increase to \$15,600.38 (\$52.00 per space monthly).

District staff surveyed the area and investigated possible alternate parking facilities, and that information is reflected in the attached Market Survey. Most parking lots in the immediate vicinity of DASH are dedicated to tenants of adjoining office buildings, and no excess spaces are available for lease. The Miami Parking Authority has advised that rates for a monthly decal to use municipal parking lots #52, #53 and #54, located three blocks south of DASH, are approximately \$37.38 per space monthly, and there are currently spaces available at all lots. The parking rates currently paid by the District in the vicinity of the School Board Administration Building and DASH are provided on the attached Rent Schedule.

Proposed Lease Renewal

In addition to accommodating the parking needs of the School, the Principal has confirmed that the FDG parking lot continues to facilitate daily food service delivery, building handicap accessibility, emergency egress and the placement of school garbage dumpsters. As such, due to the School's continued need for the FDG parking lot and lack of a viable alternative, it is recommended that the Agreement be renewed for the period of December 18, 2013 to December 17, 2014, at an annual rental rate of

\$15,600.38 (\$52.00 per space monthly). No physical improvements requiring the use of District funds will be necessary as a result of the proposed Board action. All other terms and conditions of the current Agreement will remain unchanged, including:

- the lease will automatically renew for additional twelve-month periods, unless terminated by either party at least 30 days before the expiration of each successive term;
- for each renewal period, the rental rate shall increase by the greater of 5% or the prevalent rate in the area;
- the District shall be responsible for maintaining and keeping the premises in good order and repair; and
- either party may cancel the Agreement at any time with 30 days prior written notice.

The Principal of DASH, and the Region Superintendent, Central Region Office, recommend renewing the Agreement for the period commencing December 18, 2013, and ending December 17, 2014.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with FDG Flagler Station II, LLC, at an annual rental rate of \$15,600.38, for 25 faculty parking spaces for the Design and Architecture Senior High School. The renewal period will commence December 18, 2013 and end December 17, 2014. All other terms and conditions of the Agreement will remain unchanged.

IB:

RENT SCHEDULE

Leased Parking Facilities

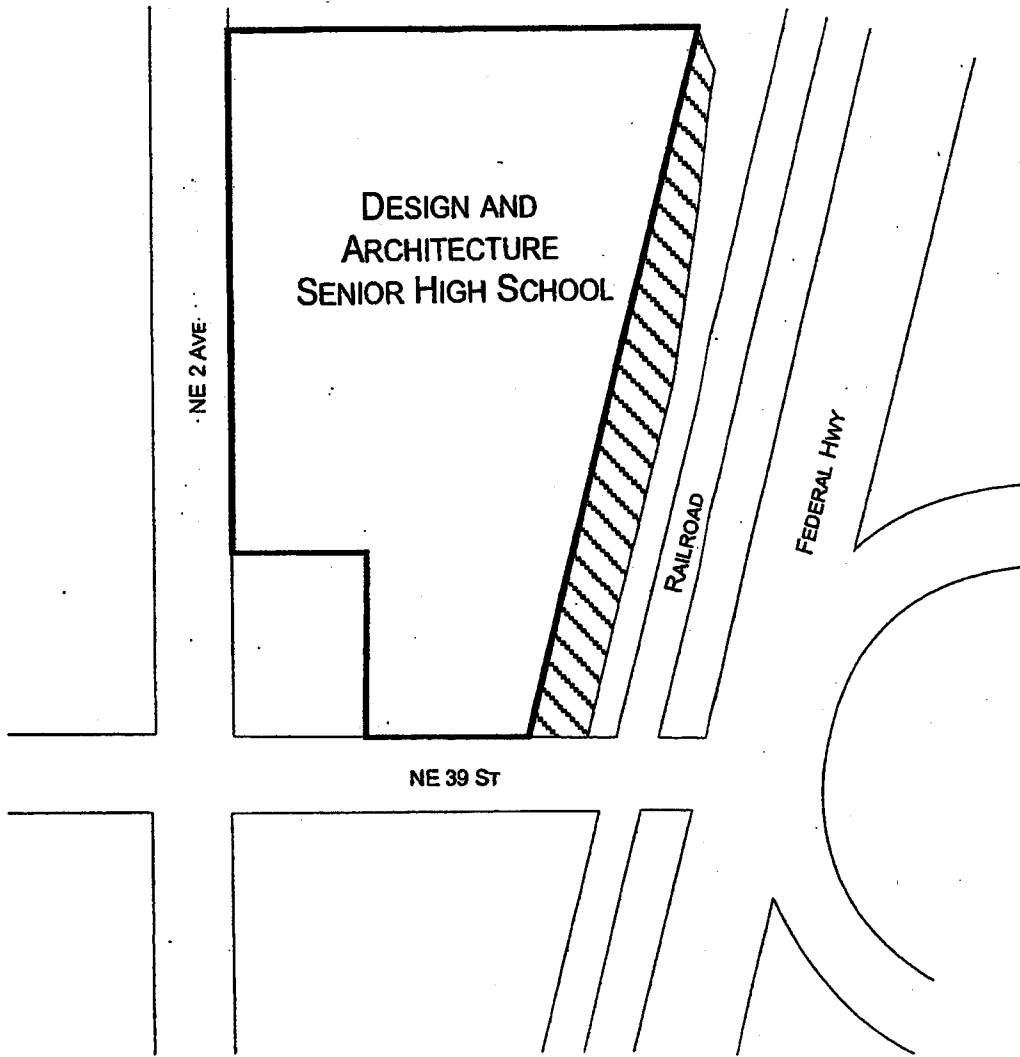
Location of Parking Facility	# of spaces	Amount of Rent	Use
1 Miami Parking Authority (use of decals for on-street parking, on an as-needed basis)	Up to 90 decals at any one time	(\$32.50/space/month)	Serves District staff in SBAB complex
2 Half-Circle Property (DEL.) LLC, 3930 NE 2 nd Ave. (surface lot)	25	\$9,557.28 annual rate (\$31.86/space/month)	Serves faculty at DASH

MARKET SURVEY

Possible alternate parking facilities for the Design and Architecture Senior High School

Option	Facility Location	Available Spaces For Lease	Lease Cost/Parking Space
1	Miami Parking Authority NE 37 Street & 2 Avenue (municipal parking lot#52,53,54)	25	\$37.38
2	FDG Flagler Station II, LLC (current location) NE 40 Street & 2 Avenue (paved lot)	25	\$52.00
3	Dacra 4141 NE 2 Avenue (garage)	None available	N/A
4	Dacra 4201 NE 2 nd Avenue (Church Lot)	None available	N/A

LOCATION MAP



LEGEND

 DEMISED PREMISES
(25 PARKING SPACES)

