

Financial Services  
Mrs. Judith M. Marte, Chief Financial Officer

**SUBJECT:           LOSS OF ELIGIBILITY BY LPS OF AMERICA, INC., TO  
TRANSACTION NEW BUSINESS WITH THE BOARD FOR A  
PERIOD OF FOURTEEN (14) MONTHS PURSUANT TO  
BOARD POLICY 6320, DEFAULT BY VENDOR, DUE TO  
DEFAULT ON CONTRACT NO. 018-PP10 – COMMERCIAL  
LEASING OF PARKING FACILITIES AT N.E. 14 STREET AND  
N.E. 2 AVENUE, MIAMI, FLORIDA**

**COMMITTEE:       INNOVATION, EFFICIENCY & GOVERNMENTAL RELATIONS**

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

This contract was awarded by The Board on December 11, 2013, for the commercial leasing of the Board-owned parking lot, located at the corner of N.E. 14 Street and N.E. 2 Avenue, Miami, Florida, as further described by folio numbers 01-3136-014-0020 and 01-3136-014-0010 ("Parking Lot"). Subsequent to the award, the awardee, LPS of America, Inc., of Atlanta, Georgia, has failed to perform in accordance with the terms and conditions of the contract.

The lease agreement between The School Board and LPS of America, Inc., dated January 21, 2014, for use of the Parking Lot, provides a monthly rental rate of \$8,000, due on the first day of each month. LPS of America, Inc., has failed to operate the parking lot and to pay rent for the month of October 2014. Additionally, failure by LPS of America, Inc. to continue operations has had a significant impact on patron parking at the adjacent Adrienne Arsht Center for The Performing Arts. Beginning in early October, School District staff made many unsuccessful attempts to contact representatives of LPS of America, Inc. to resolve this issue.

Based upon the failure of this vendor to perform, and as authorized by The School Board as a part of the above-referenced Contract Award, the Superintendent terminated the contract with LPS of America, Inc. on October 28, 2014. Furthermore, it is recommended that LPS of America, Inc., lose eligibility to transact new business with the Board for a period of fourteen (14) months, pursuant to Board Policy 6320, Default by Vendor. A new bid has been issued to lease the parking facility at the corner of N.E. 14 Street and N.E. 2 Avenue, whereby responses are due to the District on December 2, 2014.

Fund Source  
Various

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

**REQUIRE** that LPS of America, Inc. lose eligibility to transact new business with the Board for a period of fourteen (14) months, pursuant to Board Policy 6320, Default by Vendor.

JMM/mh