

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

- SUBJECT:**
- 1) **AUTHORIZE THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE PARKING PERMIT AGREEMENT BETWEEN THE SCHOOL BOARD AND MIAMI PARKING AUTHORITY (“MPA”), FOR USE OF A PARKING GARAGE, LOCATED AT 40 N.W. 3 STREET, MIAMI, FLORIDA, 33128, TO PROVIDE STAFF PARKING FOR NEW WORLD SCHOOL OF THE ARTS, LOCATED AT 25 N.E. 2 STREET, MIAMI, FLORIDA, 33132, FOR THE PERIOD COMMENCING JULY 1, 2016, AND ENDING JUNE 30, 2017; AND**
 - 2) **AUTHORIZE THE SUPERINTENDENT TO GRANT OR DENY ALL APPROVALS REQUIRED UNDER THE PARKING PERMIT AGREEMENT, INCLUDING WITHOUT LIMITATION, PLACING MPA IN DEFAULT, AND RENEWING, EXTENDING, CANCELLING OR TERMINATING THE PARKING PERMIT AGREEMENT**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

The District currently utilizes 46 parking spaces under a Parking Permit Agreement (“Parking Agreement”) within the Miami Parking Authority (“MPA”) Parking Garage (“Parking Garage”) located at 40 N.W. 3 Street, Miami, Florida, 33128, for use by staff at New World School of the Arts (“School”), located at 25 N.E. 2 Street, Miami, Florida, 33132, (see location map). The current term of the Parking Agreement expires June 30, 2016, and the Board may, with the mutual consent of MPA, extend the Parking Agreement for the one-year period commencing July 1, 2016 and ending June 30, 2017. MPA has agreed to extend the Parking Agreement, under the same terms and conditions.

District staff conducted a market survey of the area to locate any available alternate parking within reasonable proximity to the School (see market survey). The cost per space indicated on the market survey is inclusive of the City of Miami’s mandated 15%

Parking Surcharge. Operating hours are also noted, since the School operates many programs and activities during evening and weekend hours, requiring available parking during extended hours.

The Parking Garage is currently serving School needs, is located within a short walking distance from the School and has expanded hours of operation. Given the School's continuing need for off-site parking facilities to serve staff, and the lack of any viable alternate commercial or Board-owned locations to accommodate this need, it is recommended that the Parking Agreement be extended for the one-year period commencing July 1, 2016 and ending June 30, 2017.

Proposed Parking Agreement Amendment

The Deputy Superintendent/Chief Operating Officer, School Operations, recommends entering into the above referenced Parking Agreement Amendment ("Amendment"). Terms and conditions of the proposed Amendment are, substantially, as follows:

- the Parking Agreement will be extended for the period of July 1, 2016 through June 30, 2017; and
- for purposes of the Parking Agreement, the Superintendent of Schools shall be the party designated by the Board to grant or deny any approvals required by the Parking Agreement, including placing MPA in default, and renewing, extending, canceling or terminating the Parking Agreement.

All other terms and conditions of the Parking Agreement shall remain unchanged, including:

- the rate shall be \$89.99 per parking space per month (inclusive of the City of Miami's mandated 15% Parking Surcharge). This rate has remained unchanged since 2013, and will continue unchanged for the period of July 1, 2016 through June 30, 2017;
- Parking spaces will not be reserved, but space within the Parking Garage will be guaranteed;
- the total number of parking cards made available to the District may, at the option of the District, be increased or decreased from a minimum of 39 to a maximum of 59 cards in total, by providing MPA with 30 days notice, and the total monthly pricing for the applicable period of use will be adjusted accordingly based on the per card cost then in effect;
- the District shall have use of the Parking Garage from 6:00 a.m. through midnight, Monday through Friday and 6:00 a.m. through 10:00 p.m. on Saturday;
- either Party may cancel the Parking Agreement with 60 days notice; and

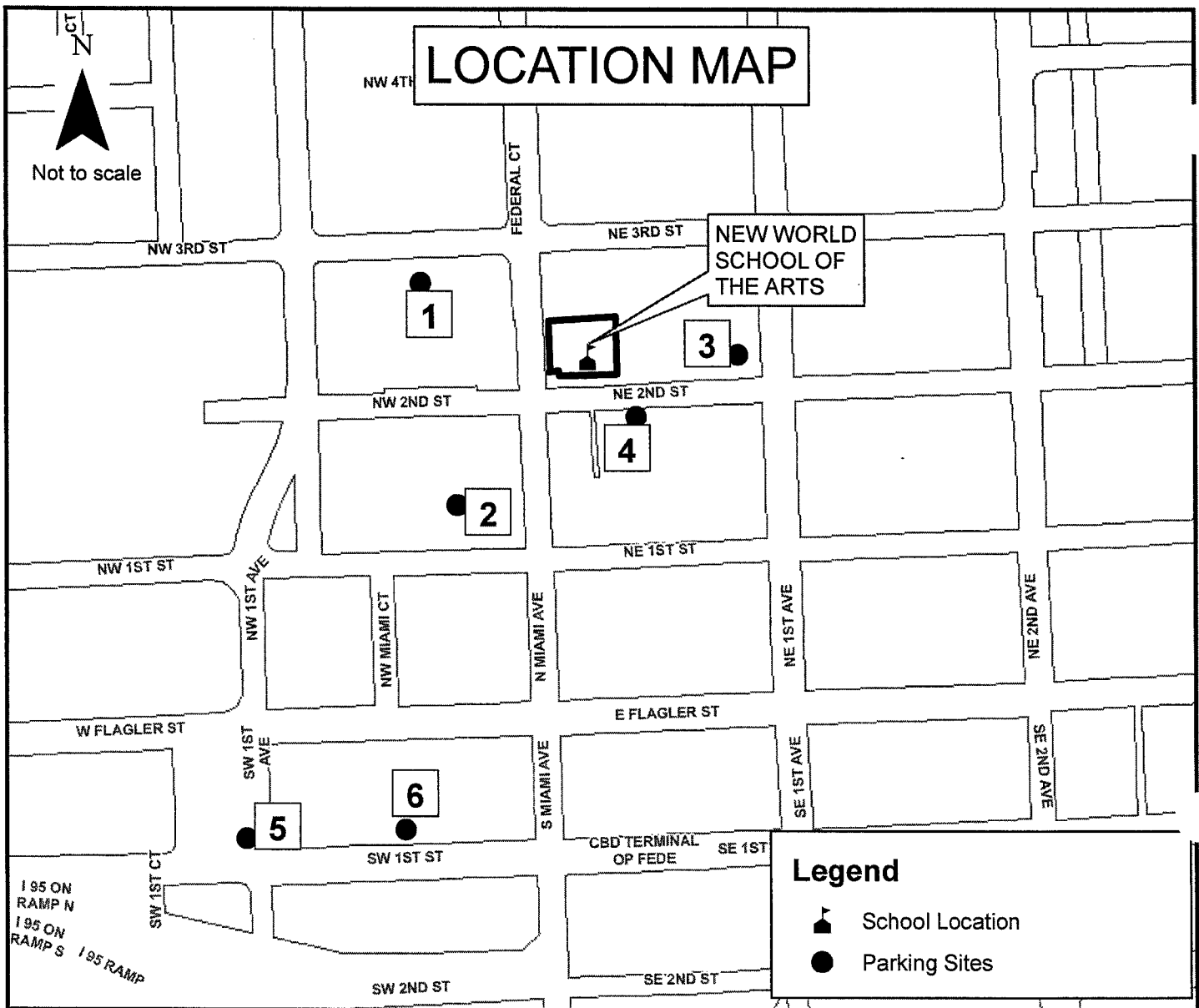
- the District may, at its option, toll the Parking Agreement, during any period when the School will not be in session (e.g. summer recess), provided such tolling is in monthly increments;

The proposed Amendment has been reviewed by the School Board Attorney's Office and Office of Risk and Benefits Management for legal sufficiency and risk management issues, respectively.

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

- 1) authorize the Superintendent to finalize negotiations and execute an Amendment to the Parking Permit Agreement between the School Board and Miami Parking Authority ("MPA"), for use of a parking garage, located at 40 N.W. 3 Street, Miami, Florida 33128, to provide staff parking for New World School of the Arts, located at 25 N.E. 2 Street, Miami, Florida 33132, for the period commencing July 1, 2016 and ending June 30, 2017, at a rate of \$89.99 per parking space per month, and under, substantially, the other terms and conditions set forth above; and
- 2) authorize the Superintendent to grant or deny all approvals required under the Parking Permit Agreement, including without limitation, placing MPA in default, and renewing, extending, cancelling or terminating the Parking Permit Agreement.

IB



| Site # | Entity Name | Site Location/Type | Cost/Space | Hours of Operation |
|--------|---|-----------------------------|---------------|---|
| 1 | Miami Parking Authority (current location) | 40 NW 3 Street/Garage | \$89.99 | M-F 6:00am-Midnight, Saturday 6:00am-10:00pm and Sunday closed |
| 2 | Central Parking Systems SBplus Co. | 29 NW 1 Street/Surface lot | \$205.00 | M-R 7:00am-8:00pm, Friday 9:00am-6:00pm, Saturday 7:00am-5:00pm and Sunday closed |
| 3 | American Car Parks | 222 NE 1 Avenue/Surface lot | \$225.00 | M-F 6:00am-8:30pm Saturday and Sunday 7:00am-8:30pm |
| 4 | American Car Parks | 49 NE 2 Street/Surface lot | \$15.00 Daily | M-S 7:00am-6:00pm Sunday closed |
| 5 | MPA # 2 Central Parking Systems | 90 SW 1st Avenue | \$130.84 | M-F 6:00am-Midnight, Saturday 6:00am-10:00pm and Sunday closed |
| 6 | Robert's Garage | 35 SW 1st Street | \$178.25 | M-F 6:00am-9:00PM, Saturday 7:00am-6:00pm and Sunday closed |