

August 24, 2016

Office of Superintendent of Schools
Board Meeting of September 7, 2016

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

**SUBJECT: AWARD INVITATION TO BID NO. ITB-15-91-YWP –
COMMERCIAL LEASING OF PAVED-PARKING FACILITIES**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Procurement Management Services, at the request of the Office of School Facilities, released the above-reference solicitation. The purpose of this Invitation To Bid (ITB) is to establish a contract for the commercial leasing of the NE 14th Street and NE 2nd Avenue, parking facility. As stated within this bid, the minimum annual rental lease amount is \$60,000, which means that each bidder must submit a response providing \$60,000 or more annually to the District. This ITB was advertised on the Procurement Management Services website, the Demandstar website, *The Miami Times* and the *Diario Las Americas* newspapers, and emailed to 16 potential bidders.

The initial term of the bid shall be for one (1) year, commencing September 7, 2016, through September 6, 2017, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidder(s), be extended for two (2) additional one (1) year periods.

Strategies were employed to increase SBE/MBE participation; however, the Goal Setting Committee recommended that this solicitation be open, not sheltered, as a large number of SBE/MBE vendors were not identified within the commodity code(s).

Three vendors responded to this advertised bid. Based on the criteria listed in the solicitation and the result of the best and final pricing, one vendor is being recommended for award.

The Contract will commence upon the awardee satisfying all preconditions of the lease agreement, including, without limitation, obtaining any and all necessary licenses, permits, insurance, use approvals or others approvals, as required for the use of the demised premises by the local government or other governmental agencies.

Fund Source
Revenue Generating

F-61

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

1. Award Invitation To Bid No. ITB-15-91-YWP – COMMERCIAL LEASING OF PAVED-PARKING FACILITIES, located at NE 14th Street and NE 2nd Avenue, Miami, Florida 33132, with an effective date of September 7, 2016 through September 6, 2017, as may be required, including extensions thereto, as follows:

PARK AVENUE OF MIAMI, INC.
10 SW SOUTH RIVER DRIVE APARTMENT 1602
MIAMI, FL 33130
OWNER/OFFICER: JEAN-CLAUDE CAHEN, OWNER

NE 14th Street and NE 2nd Avenue, Miami, Florida 33132 – highest annual rate offered @ \$93,001.20 per year.

2. Authorize the Superintendent of Schools to grant or deny all approvals required under the lease agreement with Park Avenue of Miami, Inc., including amending any of the exhibits to the lease agreement, renewing, extending, cancelling and/or terminating the lease agreement and placing Park Avenue of Miami, Inc., in default, as may be applicable.
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 lease agreement with the awarded vendor and.
4. Direct that the rental income generated by the lease agreement be distributed to schools.

JMM/ywp