

Financial Services
Mr. Ron Y. Steiger, Chief Financial Officer

**SUBJECT: AWARD INVITATION TO BID NO. ITB-18-066-CM -
COMMERCIAL LEASING OF PAVED-PARKING
FACILITIES AT FEINBERG/FISHER K-8**

COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS

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

Procurement Management Services, at the request of the Office of School Facilities, released the above-referenced solicitation. The purpose of this Invitation to Bid ("ITB") is to solicit bids from qualified individuals and/or firms for the commercial leasing of the parking facilities located at Fienberg Fisher K-8 Center, at 1420 Washington Avenue, Miami Beach, FL 33139, with a minimum annual lease rate of \$181,400. This ITB was advertised on the Procurement Management Services' and Demandstar websites. The solicitation was shared with District offices for additional community outreach and its various media platforms, including but not limited to social media, local newspapers, local radio stations and prior bid forecasting lists.

The initial term of the bid shall be for a period of one (1) year, commencing upon the awardee satisfying all preconditions of the lease agreement, including, without limitation, obtaining any and all necessary licenses, permits, insurance, use approvals or other approval, as required for the use of the demised premises by the local government or other governmental agencies. The term may, at the sole option of The School Board of Miami-Dade County, Florida, be extended for two (2) additional periods of one (1) year each.

Strategies were employed to increase SBE/MBE (Small/Micro Business Enterprise) participation. The Goal Setting Committee recommended that this solicitation be open.

Five (5) vendors responded to this advertised bid, of which two (2) were deemed non-responsive. Based on the evaluation criteria listed in the ITB, one (1) vendor was recommended for award seeking to provide an annual lease rate of \$288,000, and one (1) alternative was listed seeking to provide an annual lease rate of \$264,000.

M-DCPS OEO staff verified the Small, Micro, Veteran and/or M/WBE certification status.

E-141

Fund Source
Revenue Generating

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

- 1. AWARD INVITATION TO BID NO. ITB-18-066-CM - COMMERCIAL LEASING OF PAVED-PARKING FACILITIES AT FEINBERG/FISHER K-8 CENTER,** to solicit bids from qualified individuals and/or firms for the commercial leasing of the parking facilities located at located at Fienberg Fisher K-8 Center, at 1420 Washington Avenue, Miami Beach, FL 33139, for a period of one (1) year, and may, at the sole option of The School Board of Miami-Dade County, Florida, be extended for two (2) additional one (1) year extension periods thereto, as follows:

PRIMARY:

SUNSHINE STATE PARKING, LLC
1210 MICHIGAN AVENUE
MIAMI BEACH, FL 33137
OWNER/OFFICER: ANDREW MIRMELLI, MANAGER

ALTERNATE:

AMERICAN CAR PARKS, INC.
3020 SW 111 AVE
MIAMI, FL 33165
OWNER/OFFICER: RICARDO A. METRAL, PRESIDENT

- 2. AUTHORIZE** the Superintendent of Schools to grant or deny all approvals required under the lease agreement with the awarded vendors, including executing amendments to the lease agreement under the authority granted to the Superintendent in the lease agreement, renewing, extending, cancelling and/or terminating the lease agreement and placing the awarded vendor in default, as may be applicable.