

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZE THE SUPERINTENDENT TO FINALIZE AND EXECUTE:

- 1. PARKING AND ESCROW AGREEMENTS WITH THE GALLERY AT WEST BRICKELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (“DEVELOPER”), PROVIDING LONG-TERM USE OF PARKING FACILITIES BY DISTRICT STAFF OF THE FUTURE EDUCATIONAL FACILITY (“PROJECT”) LOCATED AT 945 S.W. 3 AVENUE, MIAMI;**
- 2. ANY AND ALL ADDITIONAL DOCUMENTS NECESSARY TO EFFECTUATE THE CONSTRUCTION OF THE PROJECT, AND ANY DOCUMENTS NECESSARY TO ALIGN EXISTING PROJECT DOCUMENTATION WITH THE AFORESAID PARKING AGREEMENT**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC

PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES

On April 29, 2020, the Board approved Agenda Item F-4 authorizing the Superintendent to explore expansion of the current collaboration with Miami-Dade County Public Housing and Community Development (“County”) to include the Related Urban Development Group for provision of expanded parking facilities at Southside K-8 Center Annex and potential redevelopment opportunities at the former J.R.E. Lee Education Center, located at 6521 S.W. 62 Avenue.

The Southside K-8 Center Annex project was originally approved to proceed on July 25, 2018, when the Board authorized the Superintendent to finalize negotiations and execute a Ground Lease Agreement, a Project Work Letter and a Sublease Agreement (collectively, the “Project Agreements”) with the County to provide for construction of the Southside K-8 expansion on County-owned land, located at 945 S.W. 3 Avenue, Miami, Florida and facilitate development of 10 County-funded affordable and/or workforce housing units designated for teachers and/or other District employees.

The Developer, through its affiliate Related Urban Development Group, will be constructing a new affordable and/or workforce housing project, The Gallery at West Brickell (“Gallery”), with a parking garage on County-owned land adjacent to the Project.

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The Developer will construct additional parking capacity within the Gallery garage to augment the school's parking. This collaboration entailed negotiating terms for the construction and for the long-term use of 59 spaces at the Gallery parking garage, under terms and conditions detailed in the parking agreement. This expanded collaboration enables the District to have unique access to parking at an adjacent location. It also allows the District to complete the Project on an expedited timeline because there no longer is a need to construct additional floors for parking, realizing the most cost effective model for this project. This parking collaboration will save the District an estimated \$3,130,000 in construction costs.

The documents referenced in this agenda item can be found here:

[The Gallery at West Brickell LLC Parking Agreement](#)

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On July 15, 2020, the Board confirmed the Professional Services Agreement with L.M. Genuine Solutions LLC ("LMGS") to negotiate and serve as the District's liaison regarding redevelopment initiatives, projects and related public-private partnerships. In addition to the above collaboration, the District is currently engaged with the County and other public and private sector stakeholders in several major Board-approved redevelopment initiatives including the School Board Administration Complex property, Phyllis Wheatley Elementary School, Dunbar K-8 Center and iPrep Academy. To facilitate execution of these complex cross-departmental and multi-agency projects, the District has continued its Professional Services Agreement with LMGS, in accordance with Board Policy 6320. LMGS will continue to spearhead negotiations, facilitate legislative approvals, and serve as the District's liaison with relevant public and private sector stakeholders. Additionally, LMGS will lead, facilitate, support and/or inform strategic solutions, initiatives and partnerships on behalf of M-DCPS at the discretion of the Superintendent.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize and execute:

- 1) parking and escrow agreements with The Gallery At West Brickell, LLC, a Florida limited liability company (“Developer”), providing long-term use of parking facilities by District staff of the future educational facility (“Project”) located at 945 S.W. 3 Avenue, Miami;
- 2) any and all additional documents necessary to effectuate the construction of the Project, and any documents necessary to align existing project documentation with the aforesaid parking agreement, including but not limited to:
 - a. U.S Department of Housing and Development Restrictive Covenant
 - b. U.S. Department of Housing and Development Release
 - c. Omnibus Amendment to Brickell Solutions Lease Documents
- 3) in addition, extend the Professional Services Agreement with L.M. Genuine Solutions LLC to negotiate and serve as the District’s liaison, at the discretion of the Superintendent, regarding redevelopment initiatives, projects, related public-private partnerships, and related District priorities