

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

**SUBJECT: AWARD BID NO. ITB-14-015-VF – COMMERCIAL LEASING OF
PAVED-PARKING FACILITIES**

COMMITTEE: INNOVATION, EFFICIENCY & GOVERNMENTAL RELATIONS

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

The purpose of this bid is to establish contract(s) for the commercial leasing of the parking facilities located at Coconut Grove Elementary School, 3351 Matilda Street, Coconut Grove, Florida 33133 (“Coconut Grove Parking Lot”), and at the corner of N.E. 14 Street and N.E. 2 Avenue, Miami, Florida 33132 (“SBAB Parking Lot”).

REVISED

Use of the parking lots shall be limited to the provision of self-parking, valet-parking or combined self/valet-parking services only. Use of the parking lots shall be limited from time to time, in whole or in part, to accommodate District or school functions and special events at the discretion of the District.

The term of the bid shall be for one (1) year and, may by mutual agreement between The School Board of Miami-Dade County, Florida, and the awardees, be extended for two (2) additional one (1) year periods.

The bid opened on Tuesday, December 2, 2014. Of twenty-one (21) vendors sent emails of this advertised solicitation, three (3) vendors responded.

REVISED

Fund Source
Revenue Generating

RECOMMENDED: That The School Board of Miami-Dade County, Florida, **AWARD** Bid No. ITB-14-015-VF – COMMERCIAL LEASING OF PAVED-PARKING FACILITIES, for the commercial leasing of the parking facilities located at Coconut Grove Elementary School, 3351 Matilda Street, Coconut Grove, Florida 33133, and parking facilities located at the corner of N.E. 14 Street and N.E. 2 Avenue, Miami, Florida 33132, effective for one (1) year, with two (2) one (1) year extension options. The contract for each location will commence upon the awardee satisfying all preconditions of the lease agreement, including, without limitation, obtaining any and all necessary licenses, permits, use approval or other approval(s), as required for the use of the parking lots by the local government of other governmental agencies.

REVISED

1. AMERICAN CAR PARKS, INC.
501 N.E. 1 AVENUE, SUITE 102
MIAMI, FL 33132
OWNER: RICARDO A. METRAL, PRESIDENT

Coconut Grove Parking Lot Annual Rate Offered @ \$66,000 per year.

ADDED

2. OMNI VALET SERVICES, LLC
1100 S.E. 14 STREET
DEERFIELD BEACH, FL 33441
OWNER: JOHN DANIELS

SBAB Parking Lot Highest Annual Rate Offered @ \$96,996 per year.

3. Authorize the Superintendent of Schools to grant or deny all approvals required under the lease agreement with the awarded vendors at each location, including renewing, cancelling and/or terminating the lease agreements;

REVISED

4. Authorize the Superintendent of Schools to award contracts to the vendor offering the next highest annual rental rate at each location, in the event the District is unable to consummate lease agreement with the awarded vendor at one or both locations; and } ADDED

5. Direct that the rental income generated by the lease agreements be distributed as follows: } REVISED
 - a. For the Coconut Grove Parking Lot, 60% to Coconut Grove Elementary School and 40% to the District; and } ADDED
 - b. For the SBAB Parking Lot, 100% to the District.

JMM/mh