

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

**SUBJECT: AWARD INVITATION TO BID NO. ITB-23-008-VF – COMMERCIAL  
LEASING OF SCHOOL BOARD PARKING FACILITIES**

**COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS**

**LINK TO STRATEGIC  
PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES**

Procurement Management Services, at the request of the Office of Governmental Affairs & Land Use, released the above-referenced solicitation on December 18, 2025, with the bid opening subsequently held on January 27, 2026. The purpose of this Invitation to Bid (ITB) is to establish contracts (Lease Agreements) with qualified individuals and/or firms for the commercial leasing of the parking facilities located at any one or more of the following school locations: Miami Beach Fienberg/ Fisher K-8, at 1420 Washington Avenue, Miami Beach, Florida 33139; Kensington Park Elementary School, at 771 NW 30th Avenue, Miami, Florida 33125; Miami Beach South Pointe Elementary School, at 1050 Fourth Street, Miami Beach, FL 33139; and Coconut Grove Elementary School, at 3351 Matilda Street, Miami, Florida, 33133. This ITB was advertised on the Procurement Management Services website and Euna OpenBids (formerly DemandStar). This contract impacts the four (4) sites where the services will be operated, is revenue generating, and represents no cost to the District. The solicitation was shared with the District's Office of Community Partnerships, Education and Business Access (OCPEBA) for additional community outreach.

The initial term of the bid shall be for a period of two (2) years, commencing upon contract execution, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for one (1) additional two (2) year period.

Two (2) vendors responded to this advertised bid. Based on the criteria listed in the solicitation, the contract will be awarded to two (2) vendors.

This item and all related solicitation components fully comply with applicable federal, state and local laws.

Fund Source  
Revenue Generating

**E-141**

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

- 1. AWARD INVITATION TO BID NO. ITB-23-008-VF – COMMERCIAL LEASING OF SCHOOL BOARD PARKING FACILITIES,** to establish contracts (Lease Agreements) with qualified individuals and/or firms for the commercial leasing of the parking facilities located at any one or more of the following school locations: Miami Beach Fienberg/ Fisher K-8, at 1420 Washington Avenue, Miami Beach, Florida 33139; Kensington Park Elementary School, at 771 NW 30th Avenue, Miami, Florida 33125; Miami Beach South Pointe Elementary School, at 1050 Fourth Street, Miami Beach, FL 33139; and Coconut Grove Elementary School, at 3351 Matilda Street, Miami, Florida, 33133, during the term of the bid, effective upon contract execution for a two (2) year period, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for one (1) additional two (2) year extension period thereto, as follows:

**PRIMARY**

- A. PRO PARK, INC  
25 SE 2<sup>ND</sup> AVENUE, SUITE 1010  
MIAMI, FL 33131  
OFFICER: RICARDO J. METRAL

Site One: Miami Beach Fienberg Fisher K-8, 1420 Washington Avenue, Miami Beach, FL 33139 – Annual rental amount \$200,000

- B. DEC PARKING WAY, LLC  
261 NE 1<sup>ST</sup> STREET, SUITE 200  
MIAMI, FL 33132  
OFFICER: ANTONIO LARA

Site Two: Kensington Park Elementary School, 771 NW 30th Avenue, Miami, Florida 33125 – Annual rental amount \$3,000

Site Three: Miami Beach South Pointe Elementary School, 1050 Fourth Street, Miami Beach, FL 33139 – Annual rental amount \$13,200

Site Four: Coconut Grove Elementary School, 3351 Matilda Street, Miami, Florida, 33133 – Annual rental amount \$62,280

**ALTERNATE**

- C. DEC PARKING WAY, LLC  
261 NE 1<sup>ST</sup> STREET, SUITE 200  
MIAMI, FL 33132  
OFFICER: ANTONIO LARA

Site One: Miami Beach Fienberg Fisher K-8, 1420 Washington Avenue, Miami Beach, FL 33139 – Annual rental amount \$189,600

D. PRO PARK, INC  
25 SE 2<sup>ND</sup> AVENUE, SUITE 1010  
MIAMI, FL 33131  
OFFICER: RICARDO J. METRAL

Site Three: Miami Beach South Pointe Elementary School, 1050 Fourth Street, Miami Beach, FL 33139 – Annual rental amount \$10,000

Site Four: Coconut Grove Elementary School, 3351 Matilda Street, Miami, Florida, 33133 – Annual rental amount \$57,600

**2. AUTHORIZE** the Superintendent to:

- a) negotiate, finalize and execute three (3) separate Lease Agreements with Dec Parking Way, LLC, and one (1) Lease Agreement with Pro Park, Inc. (collectively, the “Parking Operators”) for the commercial leasing of the parking facilities at four (4) Schools, pursuant to the provisions of the award of Invitation To Bid No. ITB-23-008-VF – Commercial Leasing of School Board Parking Facilities;
- b) grant or deny any and all approvals required under the Lease Agreements dealing with construction or maintenance related activities by the Parking Operators within the leased premises, as well as routine operational issues; and
- c) execute amendments to the Lease Agreements within the authority granted him/her by the School Board in the Lease Agreements, and to grant or deny any approvals required under the Lease Agreements, placing one or both Parking Operators in default, and renewing, extending, canceling or terminating the Lease Agreements.
- d) That The School Board of Miami-Dade County, Florida, direct that 10% of the funds received under each lease agreement is to be retained by the impacted School to address educational and recreational needs at the school, 50% of the funds received are to go to Districtwide athletic programs and services, and the remaining 40% of the funds are to go to Districtwide needs as determined by the Superintendent.