

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

SUBJECT: RENEWAL OF JOINT USE AGREEMENT WITH TELEMUNDO NETWORK, INC., FOR USE OF A PARKING LOT LOCATED AT J. W. JOHNSON ELEMENTARY SCHOOL SITE

Since April 1995, J. W. Johnson Elementary School (school) and Telemundo Network, Inc. (Telemundo), have jointly utilized a 47,500 square foot parking lot located at the school site. The Board had previously authorized the construction and joint use of this facility by Telemundo to supplement existing parking facilities at the Telemundo corporate headquarters located one block from the school.

The lease specifies that the annual rental rate shall increase 4% for each year of the two-year renewal option period. As such, the current annual rental rate of \$21,993 will increase to \$22,873.07 for the period of April 10, 2000 through April 9, 2001, and \$23,787.99 for the period of April 10, 2001 through April 9, 2002.

All other terms and conditions of the lease agreement will remain unchanged. The term of the renewal option period will commence April 10, 2000, and will end April 9, 2002. This renewal represents the first of five two-year renewal option periods available under the lease agreement. Pursuant to established procedures, 60% of the rental income will be retained by J. W. Johnson Elementary School and 40% will be used by the Region I Office for distribution to other Region I schools.

The principal of J. W. Johnson Elementary School, Region Superintendent for Region I and Deputy Superintendent for School Operations recommend approval of the proposed lease renewal.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the renewal of the joint use agreement with Telemundo Network, Inc., for use of a parking lot located at the J. W. Johnson Elementary School site, at an annual rental rate of \$22,873.07 for the first year of the renewal period and \$23,787.99 for the second year of the renewal period. The term of the renewal period will commence April 10, 2000, and will end April 9, 2002. All other terms and conditions of the joint use agreement will remain unchanged.

VGv:slr