

December 19, 2003

Business Operations  
J.E. Surash, P.E., Chief Business Officer

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

**COMMITTEE: FACILITIES MANAGEMENT**

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 on the School site at 735 West 23<sup>rd</sup> Street (see location map). 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 parking lot, which consists of 161 parking spaces, was constructed by Telemundo, at its sole cost and expense. Telemundo has completed its initial five-year lease term and the second of five two-year renewal option periods. The current term of the joint use agreement will expire on April 9, 2004. The proposed renewal represents the third of five two-year renewal option periods available under the joint use agreement. The term of the renewal option period will commence April 10, 2004, and will end April 9, 2006.

The joint use agreement specifies that the current annual lease rate of \$25,729.20, which is \$13.32 per space monthly, shall be increased by 4% each year of the two-year option term. As such, the current annual lease rate will be increased to \$26,758.37, which is \$13.85 per space monthly, for the period of April 10, 2004 through April 9, 2005, and to \$27,828.70, which is \$14.40 per space monthly, for the period of April 10, 2005 through April 9, 2006.

All other terms and conditions of the lease agreement will remain unchanged, including the following:

- the parking lot may be jointly used by District and Telemundo staff and visitors on a first-come, first-served basis;
- either party may cancel the joint use agreement, at any time, by giving the other party 180 days prior written notice;
- Telemundo is responsible for obtaining all licenses, permits, use approvals or other approvals required for the continued use of the lot;

- Telemundo shall procure and maintain general liability insurance coverage throughout the term of the agreement. Additionally, Telemundo shall indemnify the Board from and against any actions arising in connection with Telemundo's use and occupancy of the lot;
- at the termination or expiration of the agreement, the parking lot and all other permanent fixtures and improvements shall become the property of the District;
- Telemundo shall promote its commitment to educational excellence through its continued involvement as a Dade Partner with J.W. Johnson and James H. Bright Elementary Schools; and
- the School Board Administrator shall be the party designated by the Board to grant or deny all approvals required by this agreement, or to cancel this joint use agreement.

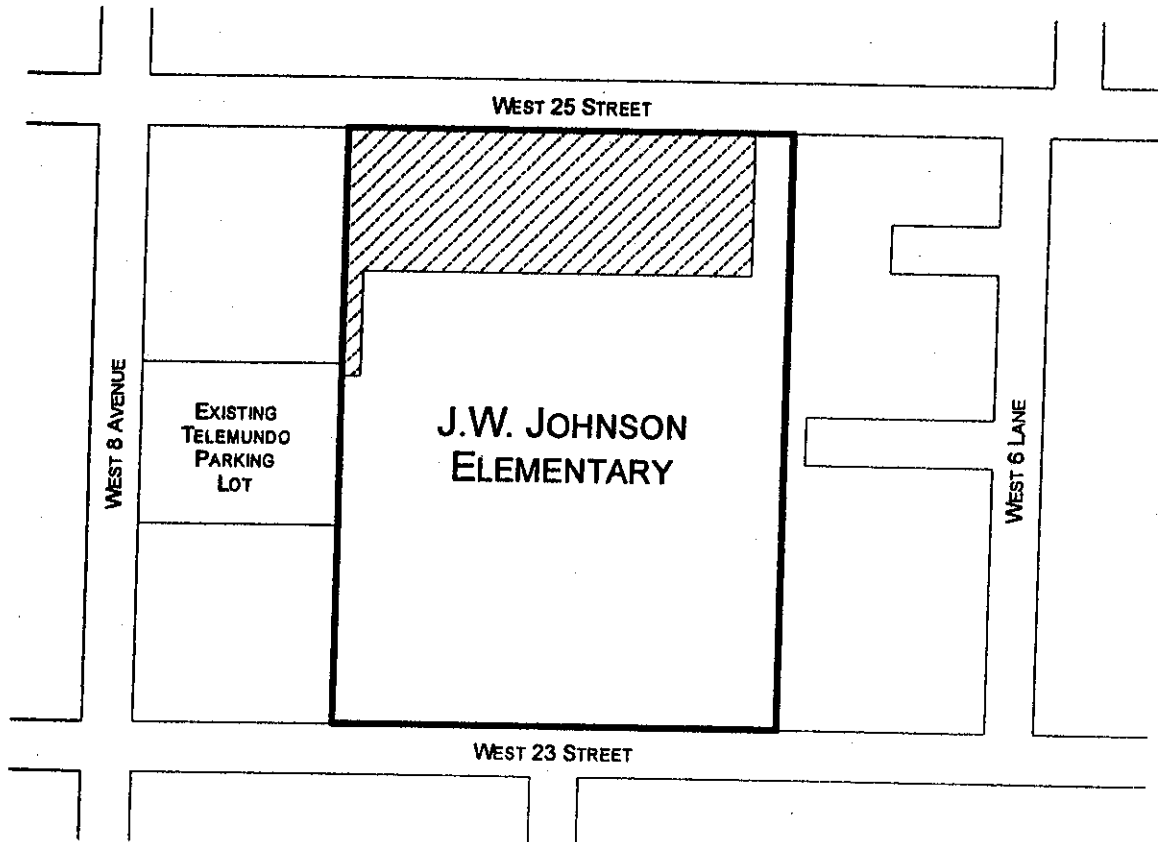
Staff contacted the principal of J.W. Johnson Elementary School, the ACCESS Center 1 Assistant Superintendent, and the Associate Superintendent of ACCESS Centers, who recommend that the District renew the joint use agreement for an additional two-year period.

**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 J.W. Johnson Elementary School, for a two-year period commencing April 10, 2004 and ending April 10, 2006. The annual rental rate shall be \$26,758.37 for the period of April 10, 2004, through April 9, 2005 and \$27,828.70 for the period of April 10, 2005, through April 9, 2006. All other terms and conditions of the joint use agreement will remain unchanged.

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# LOCATION MAP



**LEGEND**

 161 SPACE BOARD-OWNED PARKING LOT LEASED TO TELEMUNDO

