

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION FOR THE RENEWAL OF THE JOINT USE AGREEMENT WITH TELEMUNDO NETWORK, INC., FOR THE USE OF A PARKING FACILITY AT J.W. JOHNSON ELEMENTARY SCHOOL, LOCATED AT 735 WEST 23 STREET, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Since April 1995, J.W. Johnson Elementary School (School) and Telemundo Network, Inc. (Telemundo), have jointly utilized a 47,500 square foot parking facility on the School site located at 735 West 23rd Street, Hialeah (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 first of four one-year renewal option periods. The current term of the Joint Use Agreement (Agreement) will expire on April 9, 2005.

Staff is recommending that the current Agreement be extended for the one-year period commencing April 10, 2005, and ending April 9, 2006. The agreement specifies that the current annual lease rate of \$26,758.37, which is \$13.85 per space monthly, shall be increased by 4% during each option term. As such, the current annual lease rate will be increased to \$27,820.80, which is \$14.40 per space monthly, for the term of April 10, 2005, through April 9, 2006. All other terms and conditions of the 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 at any time, with 120 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;

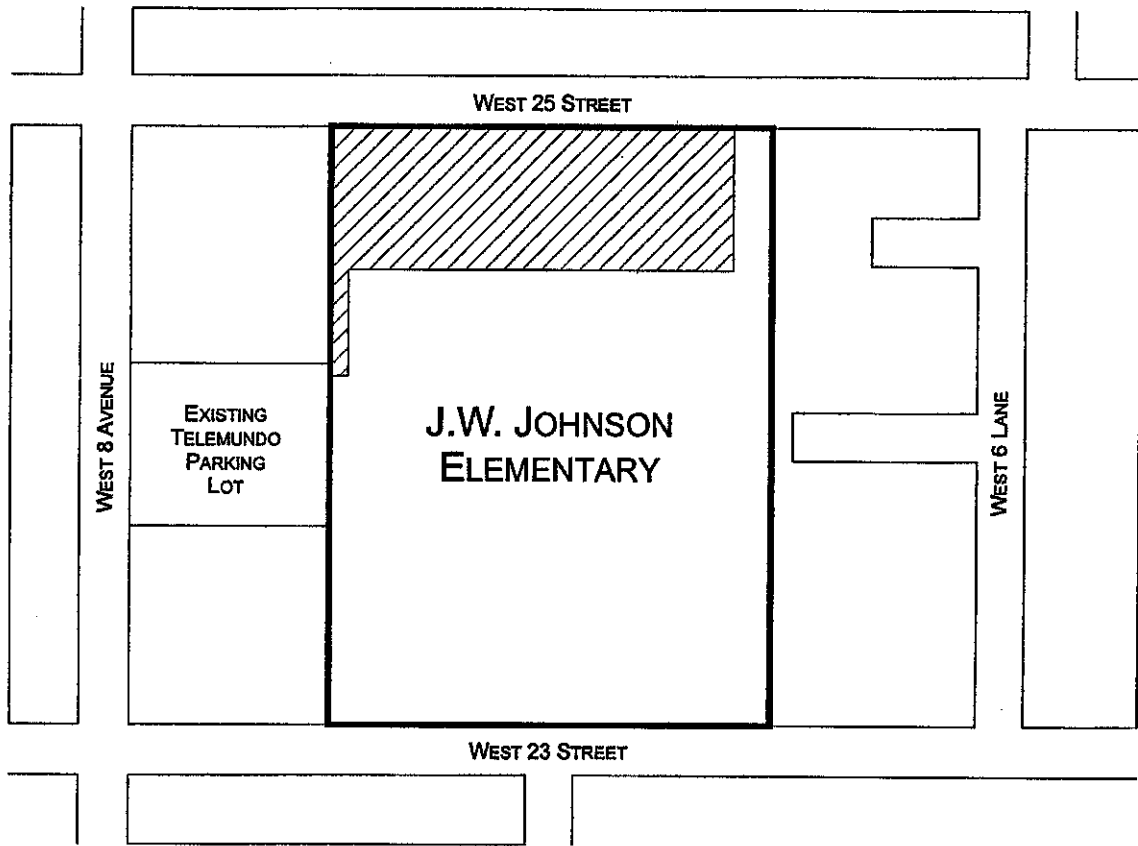
- at the termination or expiration of the agreement, the parking lot and all other permanent fixtures and improvements shall become the property of the District; and
- the School Board Administrator shall be the party designated by the Board to grant or deny all approvals required by this agreement, or to cancel this joint use agreement.

Staff contacted the Principal of J.W. Johnson Elementary School, the Assistant Superintendent of Region 1, and the Associate Superintendent of Region Operations, who recommend that the District renew the agreement for the one-year period commencing April 10, 2005, and ending April 9, 2006.


RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the one-year renewal of the joint use agreement with Telemundo Network, Inc., for the use of a parking facility located at J.W. Johnson Elementary School, for the term commencing April 10, 2005, and ending April 10, 2006, at an annual rental rate of \$27,820.80. All other terms and conditions of the joint use agreement will remain unchanged.

DR:rr

LOCATION MAP



LEGEND

 161 SPACE BOARD-OWNED PARKING LOT LEASED TO TELEMUNDO

