

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: AUTHORIZATION TO RENEW THE JOINT USE AGREEMENT WITH TELEMUNDO NETWORK, INC., FOR USE OF A 241-SPACE PARKING LOT 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 lot consisting of 161 parking spaces on the School site, located at 735 West 23 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, and Telemundo constructed the parking lot at its sole cost and expense. At its October 19, 2005 meeting, the Board authorized a lease amendment to allow Telemundo to construct and use 80 additional parking spaces at the School, bringing the total number of parking spaces from 161 to 241. Telemundo has completed its initial five-year lease term, two two-year renewal options and the second of four one-year renewal option periods. The current term of the Joint Use Agreement (agreement) will expire on April 9, 2007. In order to process lease renewals in a more efficient manner, it is recommended that the term of the lease be renewed for a total period of two years, commencing April 10, 2007 and ending April 9, 2009.

The agreement specifies that the lease rate for the 241-space parking lot shall be increased by 4% annually. As such, the current annual lease rate of \$43,310.60 (\$14.98 per space monthly), will be increased to \$45,043.02 (\$15.58 per space monthly) for the period of April 10, 2007, through April 9, 2008, and \$46,844.74 (\$16.20 per space monthly), for the period of April 10, 2008 through April 9, 2009. 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 the agreement 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 parking lot;

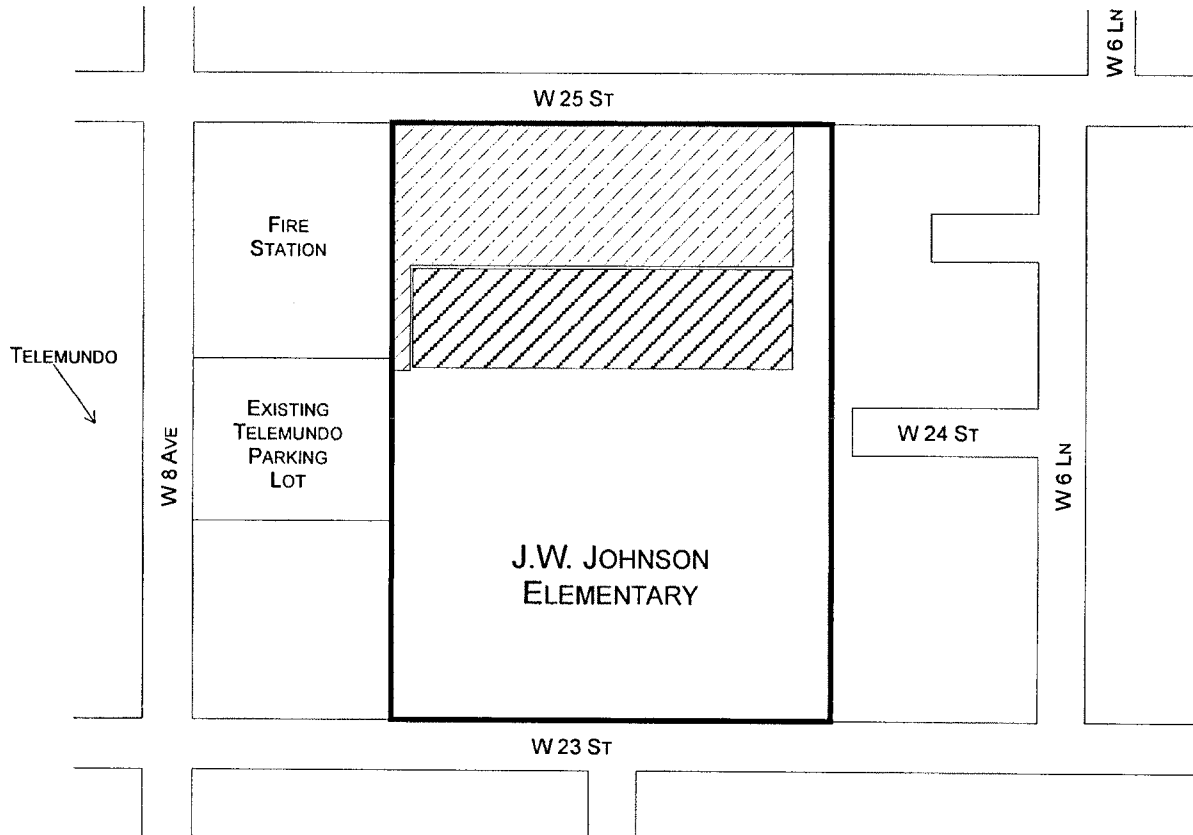
- Telemundo shall procure and maintain general liability insurance coverage throughout the term of the agreement. Additionally, Telemundo shall indemnify the Board from and against any actions arising in connection with Telemundo's use and occupancy of the parking lot;
- Telemundo shall be responsible for payment of all utilities and for maintenance and repair of the parking lot, at its sole expense; and
- 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.

Staff contacted the Principal of J.W. Johnson Elementary School, the Regional Center I Superintendent, and the Associate Superintendent of School Operations, who recommend that the District renew the agreement for the two-year period commencing April 10, 2007, and ending April 9, 2009.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize renewal of the Joint Use Agreement with Telemundo Network, Inc., for the use of a 241-space parking lot located at J.W. Johnson Elementary School, at a rental rate of \$45,043.02 for the term commencing April 10, 2007, and ending April 9, 2008, and \$46,844.74 for the term commencing April 10, 2008 and ending April 9, 2009. 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
-  80 ADDITIONAL PARKING SPACES

