

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO FINALIZE NEGOTIATIONS AND EXECUTE AN AMENDMENT TO THE JOINT USE AGREEMENT BETWEEN THE SCHOOL BOARD (AS LESSOR) AND TELEMUNDO NETWORK, INC. (AS LESSEE), FOR USE BY TELEMUNDO OF A 241-SPACE PARKING LOT LOCATED ON THE CAMPUS OF J.W. JOHNSON ELEMENTARY SCHOOL, AT 735 WEST 23 STREET, HIALEAH

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

Since April 1995, J.W. Johnson Elementary School (School) and Telemundo Network, Inc. (Telemundo), have jointly utilized a 47,500 square foot parking lot on the School site, located at 735 West 23 Street, Hialeah, under a Joint Use Agreement (Agreement). Telemundo uses the spaces to supplement existing parking facilities at the Telemundo corporate headquarters located one block from the School. Telemundo initially constructed 161 parking spaces at its sole cost and expense, which it expanded in 2005 by 80 additional parking spaces, bringing the total number of parking spaces constructed by Telemundo and leased at the School from 161 to 241.

At its meeting of March 7, 2012, the Board authorized the Superintendent to finalize negotiations and execute an Amendment to the Agreement to extend the term for the period of April 10, 2012 through August 9, 2012, with the annual rental rate to remain unchanged at \$52,693.92 (\$18.22 per space per month). This rental amount reflects an annual increase of 4% for each of the five preceding years. The four month extension (April 10, 2012 through August 9, 2012) was intended to allow the Parties to continue discussing a possible educational partnership for Hialeah Senior High School students enrolled in the District's communications magnet program, with the added value to the District of such a partnership to be factored into any proposed terms and conditions of a further extension of the Agreement beyond August 9, 2012.

District staff and representatives from Telemundo are still in discussions. In order to provide for the Agreement to remain in place beyond August 9, 2012, while allowing the Parties to complete same, it is recommended that the Agreement be further extended for the period of August 10, 2012 through October 31, 2012, with terms and conditions of the Agreement to remain unchanged, including the annual rental rate.

Proposed Amendment to Joint Use Agreement

It is recommended that the Superintendent be authorized to finalize negotiations and execute an amendment to the Agreement with Telemundo to include, substantially, a short term extension for the period of August 10, 2012 through October 31, 2012. All other terms and conditions of the Agreement will remain unchanged.

The proposed amendment will be reviewed by the Office of Risk and Benefits Management and the School Board Attorney's Office prior to its execution.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, authorize the Superintendent to finalize negotiations and execute an Amendment to the Joint Use Agreement between the School Board (as lessor) and Telemundo Network, Inc. (as lessee), for the use by Telemundo of a 241-space parking lot located at J.W. Johnson Elementary School, to extend the lease term for the period of August 10, 2012 through October 31, 2012, at an annual rental rate of \$52,693.92, and in conformance with the other terms and conditions noted above.

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