Analysis Matrix
Exhibit 4

Site Name: FLORIDA COMPUTER PARTNERS, LLC 7853-7875 Pines Blvd., Suite 101, Pembroke Pines, FL 33024

Existing Site/ Location	Square foot	Cost Per Square Foot	Total Lease Cost Per Month	SBBC Under-Enrolled School Site- Review					Comparable Alternative Sites						District Owned Administrative Site- Review					Staff Recommendations/ Comments
				Schools in Vicinity	Available Space	Classroom Conversion Costs			Site Location	Square Foot	Cost Per Square Foot	Total Lease Cost Per Month	/Data Available* Y/N	Conversion Estimated Costs**	Administrative Sites Location	Available Space	Classroom Conversion Costs			
						Telecomm./ Data Available* Y/N	Furniture Available Y/N	Classroom Conversion Estimated Costs**									Telecomm./ Data Available* Y/N	Furniture Available Y/N	Classroom Conversion Estimated Costs**	
Subject Site 7853-7875 Pines Blvd. Suite 101 Pembroke Pines, FL 33024	2,700	$15.58/SF/YR Base Rent + $6.33/SF/YR Operating Expenses	$5,164.98	N/A					Flamingo Marketplace PH 1&2 12105-12309 Pembroke Pines, FL 33025	Take 1,564 Bays to equal total 3338	$17.00/SF/YR Base Rent + $5.65/SF/YR Operating Expenses	$6,281.60	No	$49,930	South Area Portable Annex 201 SW 172nd Avenue Pembroke, Pines FL 33029	Yes 5 Portable Classrooms	Y	Y	$202,236.09	Lease space has 500 parking spaces in shopping plaza. One bay used to be a Dollar Store. Minimum three year term.
									Palm Square 5801 Pines Blvd. Pembroke Pines, FL 33024	3,000	$29.00/SF/YR Base Rent + $7.45/SF/YR Operating Expenses	$7,612.50	No	$45,000	Circle Relocatable Site 270 N. New River Circle Sunrise, F. 33326	Yes 4 Portable Classrooms	Y	Y	$509,520.61	Lease space has 406 parking spaces in shopping plaza. Minimum five year term.
									Beals Outlet Plaza 9900-10090 Pines Blvd. Pembroke Pines, F. 33025	3,600	$16/SF/YR Base Rent + $5.28/SF/YR Operating Expenses	$6,334.00	No	$54,000						Lease space has approx. 460 parking spaces in shopping plaza. Minimum five year term.

* Communication wiring infrastructure for data and voice for computer lab purposes

** Conversion estimated cost: This estimated cost includes unforeseen or hidden costs for electrical upgrades, tele/data upgrades, HVAC upgrades, security upgrades which are not included in the lease or exist at potential site.

CAM: Common Area Maintenance cost

NOTE: Depending on level of conversion cost - construction documents and permits could be required which could impact timeframe delivery of site.

Prepared By: Facility Planning and Real Estate Department

11/10/2014