

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
OFFICE OF THE SUPERINTENDENT

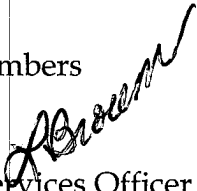
ROBERT W. RUNCIE
SUPERINTENDENT OF SCHOOLS

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May 2, 2016

TO: School Board Members

FROM: Leslie M. Brown 
Chief Portfolio Services Officer

VIA: Robert W. Runcie 
Superintendent of Schools

**SUBJECT: REVISION TO A-2, RESOLUTION NO. 16-101 - DECLARE THE SOUTH
AREA PORTABLE ANNEX 25.91 ACREAGE (PARCEL 235) AND 99
PORTABLES LOCATED ON THE ANNEX SITE AS SURPLUS, FOR
THE MAY 3, 2016 REGULAR SCHOOL BOARD MEETING**

Attached is a revision for A-2, Resolution No. 16-101 - Declare the South Area Portable Annex 25.91 Acreage (Parcel 235) and 99 Portables Located on the Annex Site as Surplus, for the May 3, 2016 Regular School Board Meeting. The revision included the strikethrough of the numbering of the exhibits, which has been updated to Exhibit No. 4 throughout the documents.

Please replace the Agenda Request Form, Summary Explanation and Background Continuation and the Executive Summary with the attachments.

RWR/LMB/COA:py
Attachments



REVISED

AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

MEETING DATE	May 3 2016 10:15AM - Regular School Board Meeting
AGENDA ITEM	CONSENT ITEMS
CATEGORY	A. RESOLUTIONS
DEPARTMENT	Facility Planning and Real Estate

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input type="radio"/> Yes <input checked="" type="radio"/> No

ITEM No.:

A-2.

TITLE:
Resolution No. 16-101 Declare the South Area Portable Annex 25.91 Acreage (Parcel 235) and 99 Portables Located on the Annex Site as Surplus

REQUESTED ACTION:
Adopt Resolution No. 16-101 to Declare the South Area Portable Annex 25.91 Acreage (Parcel 235) and 99 Portables Located on the Annex Site as Surplus.

SUMMARY EXPLANATION AND BACKGROUND:
Section 1013.28, Florida Statutes (FS) allows a school board to dispose of any land or real property that is by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey.
At the April 28, 2015, Board Workshop, staff presented the South Area Portable Annex 25.91 acreage (Parcel 235) and recommended it as one of the properties for surplus and sale. However, The School Board of Broward County, Florida (SBBC) directed that additional due diligence should be conducted to verify that Parcel 235 would not be needed to house students and/or for storage and staging during the SBBC approved permanent classroom additions project scheduled for Flanagan, Charles W. High School.
See Supporting Docs for continuation of Summary Explanation and Background.
This item has been reviewed and approved as to form and legal content by the Office of the General Counsel.

SCHOOL BOARD GOALS:

Goal 1: High Quality Instruction Goal 2: Continuous Improvement Goal 3: Effective Communication

FINANCIAL IMPACT:
There is no financial impact to the School District; therefore, this item does not require a Collaboration Form from the Capital Budget Department.

EXHIBITS: (List)
(1) Summary Explanation and Background (2) Executive Summary (3) Resolution 16-101 (4) Relocation Timeline The Community School South and Bilingual ESOL Department (5) Aerial Photo for the South Area Portable Annex Parcel

BOARD ACTION:

(For Official School Board Records Office Only)

SOURCE OF ADDITIONAL INFORMATION:

Name: Chris O. Akagbosu	Phone: 754-321-2162
Name:	Phone:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Senior Leader & Title

Leslie M. Brown - Chief Portfolio Services Officer

Approved In Open Board Meeting On: _____

Signature
Leslie M. Brown
Monday, May 02, 2016 3:03:15 PM

By: _____

School Board Chair

SUMMARY EXPLANATION AND BACKGROUND: continuation

In accordance with the directive given by the SBBC at the Workshop, a team of District staff on October 12, 2015 (Facilities and Construction Management (OFCM), Portfolio Services, FP&RE Department, Demographics and Student Assignment) conducted onsite visits and met with the school principal and pertinent staff of Flanagan, Charles W. High School at the School site to discuss the matter and ascertain if Parcel 235 would be needed as stated herein. At the conclusion of the meeting, it was determined that Parcel 235 would not be needed during the construction project, because the objective was to minimize classroom interruption by keeping all students on campus throughout the construction project. Also after this meeting, the OFCM Department conducted additional due diligence regarding Parcel 235, and advised that the Parcel would not be needed for housing students and/or for storage and staging during the construction of permanent classroom additions at Flanagan, Charles W. High School.

Upon the conclusion of the above due diligence processes, Parcel 235 was scheduled and recommended for surplus by the SBBC at the March 1, 2016 Regular School Board Meeting (RSBM). However, Board members expressed concern that viable SBBC owned facilities where existing programs (such as Community School South (GED/adult education program) on the Parcel would be relocated to were not identified prior to Board action to declare the Parcel as surplus; and such, the SBBC voted to postpone the then Board item to the May 3, 2016 RSBM for formal action. In compliance with the SBBC's directive, viable SBBC owned facilities where existing programs on the Parcel could be relocated to have been identified and the timeline regarding such relocation have also been determined as depicted in Exhibit ~~No. 3~~ No. 4. It should be noted that the current cost to modify spaces that would be occupied by Community School South and the ESOL Department at the identified locations, and the costs to relocate both groups is estimated at \$178,313.

Thus, consistent with Section 1013.28, Florida Statutes (FS), Parcel 235 is no longer needed for educational purposes, and as such, should be disposed of including the portables located thereon; hence this Board item to declare the site as surplus. This item has been reviewed and approved as to form and legal content by the Office of the General Counsel.

EXECUTIVE SUMMARY

Resolution No. 16-101

Declare the South Area Portable Annex 25.91 Acreage (Parcel 235) and 99 Portables Located on the Annex Site as Surplus

The South Area Portable Annex site (Parcel 235) which is approximately 25.91 acre, is located at the southeast intersection of 172nd Avenue and Pines Boulevard in the City of Pembroke Pines (City). On March 15, 1995, 20.91 acres of the 25.91 acres were dedicated to The School Board of Broward County, Florida (SBBC) in lieu of the payment of school impact fees. Given that the then value of dedicated land was more than the school impact fee due (\$1,144,304), the SBBC paid \$434,287.45 to address the then difference in value. On December 20, 2004, the SBBC purchased an additional five (5) acres at a total cost of \$1,188,504.98 (consisting of a purchase price of \$1,182,700 and a closing cost of \$5,804.98). Thus, the SBBC paid a total of \$1,622,792.30 to acquire the entire Parcel. The Acquisition of the Parcel was in anticipation that it would be needed in future years to construct a school facility that would relief pertinent overcrowded schools. However through the years, no school facility was constructed on the Parcel and it remained vacant.

The South Area Portable Annex Parcel is currently used as an administrative site which houses the English for Speakers of Other Languages (ESOL) Department, Community School South (GED/adult education program), staff from Physical Plant Operations Department and two (2) members from the Broward District Schools Police Department.

At the April 28, 2015 SBBC Workshop, the Facility Planning & Real Estate (FP&RE) Department presented to the SBBC the status of SBBC owned surplus real properties that were currently surplus and marketed for sale, and potential real properties that could be surplus (including the South Area Portable Annex Parcel) and marketed for sale. At this meeting the SBBC was unclear as to whether Parcel 235 would be needed to temporarily house students, and/or for storage and staging purposes during the SBBC approved permanent capacity at Flanagan, Charles W. High School, and directed staff to conduct additional due diligence to ascertain if the Parcel would be needed during the construction project. Subsequently, a team of District staff consisting of several departments (Office of Facilities and Construction Management (OFCM), Portfolio Services, FP&RE Department, Demographics and Student Assignment) conducted onsite visit and met with the school principal and staff of Flanagan, Charles W. High School to discuss the matter; and conclusions reached after the meeting was that the Parcel would not be needed during the construction of the permanent capacity. Additionally upon conducting additional due diligence, the OFCM reaffirmed that the Parcel would not be needed during the construction project.

As stated herein, Section 1013.28, Florida Statutes (FS), subject to the rules of the State Board of Education (FDOE), allows a school board to dispose of any land or real property that is by resolution of the board determined to be unnecessary for educational purposes as recommended in an educational plant survey. Consistent with FS, Parcel 235 is currently generally recommended for disposition in the Educational Plant Five Year Survey Report, Broward County School District 2015-2020 (Plant Survey), but language in the Plant Survey allows for its continuous use as an ancillary facility. Thus, upon consultation with the FDOE regarding this language, the FDOE advised that since the Parcel is currently generally recommended for disposition in the Plant Survey, the Parcel can initially be declared surplus, and later, the District can amend the Plant Survey via a spot survey to indicate that the facility is no longer recommended for continuous use. As such, a Board item regarding the spot would be scheduled for SBBC consideration/authorization, and once authorized, would be processed and submitted to the FDOE for validation.

It should be noted that plans are underway to sell the South Area Portable Annex site to the City of Pembroke Pines (City). Currently, the City leases two (2) acres of the 25.91 acre from the SBBC under a thirty (30) year agreement which became effective on October 28, 2009; and upon the effectiveness of the agreement, the City constructed a parking lot for utilization by the YMCA. However, the termination of this agreement between the SBBC and the City would be addressed in the sale and purchase agreement between the SBBC and the City. Also, five (5) acres of the 25.91 acre Parcel consist of a conservation area. As such, the sale of the total acre to the City will include the conservation area. Thus, given that the entire Parcel will be purchased by the City, a replat of components of the Parcel would not be necessary.

As earlier stated, Community School South and the ESOL Department including the administrative personnel cited herein are currently located on Parcel 235, and Exhibit No. 4 attached hereto depicts the destination where the Community School South and the ESOL Department and related administrative personnel would be relocated to, and the timeline regarding such relocation. Thus, to enable the relocation in the timeframe depicted in Exhibit No. 4, staff envisions that upon the approval of this Board item, another Board item will be scheduled for SBBC formal action to approve funding for this relocation.

Currently, the costs to modify the spaces that would be occupied by Community School South and the ESOL Department at the identified locations, and the costs to relocate both groups is estimated at \$178,313. As such, it would be recommended that the monies realized from the sale of the Parcel to the City should be utilized to reimburse the initial SBBC authorized funding source for the relocation project. Also, it should be noted that the transaction with the City would be a cash transaction, which means monies realized from the sale will be transmitted to the SBBC shortly after closing on the sale; which, barring any unforeseen events, could occur by the summer of 2016.