

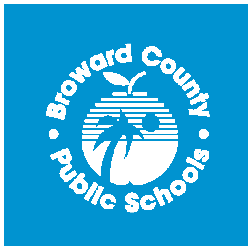
OFFICE OF PORTFOLIO SERVICES

PARAMETERS FOR THE RELOCATION OF EDUCATIONAL PROGRAMS AND SALE OF REAL PROPERTY

May 24, 2016 School Board Workshop

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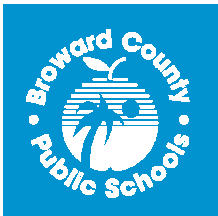
BROWARD COUNTY PUBLIC SCHOOLS

Parameters: Relocation of Educational Programs

- ❖ District staff will organize a meeting with all stakeholders involved in the potential relocation. *(Facility Planning and Real Estate)*
- ❖ District staff will research the current capacity, and propose using available room space located only at High Schools, Centers and Administrative sites located within a 2.5 to 5 mile radius of the program/department current location. Staff will also research the 5 year projected enrollment for each potential site as appropriate. *(Demographic and Student Assignments; Class Size Reduction Section)**
- ❖ Based on the above research, staff will then conduct on-site visits to the top three (3) locations. It shall be requested that the principals from both the Educational Program and potential site attend the site visit. *(Facility Planning & Real Estate; Physical Plant Operations; Office of Facility and Construction; Warehouse and Procurement; Information and Technology)*
- ❖ Out of the three (3) locations visited, staff will select a location based on transportation availability, relocation cost, the ability to separate the two (2) programs, parking, single point access and location. *(Facility Planning & Real Estate; Physical Plant Operations; Office of Facility and Construction; Warehouse and Procurement; Information and Technology in conjunction with the School Principals)*
- ❖ Once the relocation site has been selected and approved, District staff will then work to communicate the proposed relocation to the general public and begin coordinating the logistics of the move. *(Facility Planning & Real Estate; Office of School Performance and Accountability; Physical Plant Operations; Office of Facility and Construction; Warehouse and Procurement; Information and Technology)*

* Questions:

1. Use only High School, Center, Technical College and Administrative space?
 - 11,668 empty seats @ Elementary Schools *(permanent space)*
 - 7,739 empty seats @ Middle Schools *(permanent space)*
 - 1,955 empty seats @ High Schools *(permanent space)*
 - 1,449 empty seats @ Centers *(permanent space)*
 - 200 empty seats @ Technical Colleges *(permanent space)*
 - 0 empty space @ Administrative Sites *(permanent space)*



Parameters: Properties for Sale

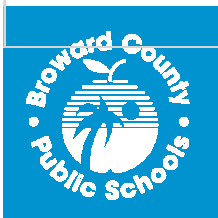
Government Interest				Market to Public via RFP		
Site	Intended use	NPC Established Price	Status	Site	NPC Established Price	Status
Tradewinds Elementary Acreage (City of Coconut Creek)	Recreation / Parking lot	\$2,315,000	SB approved for sale; under contract; closing date June 28, 2016 (cash deal)	Hiatus & Broward	\$9,750,000	SB approved; marketed via RFP one time, never reached contract stage; marketed by FP&RE, three times under contract, three times buyer terminated contract.
South Area Portable Annex (City of Pembroke Pines)	Residential Development	\$19,000,000	SB did not approve surplus property; City of Pembroke Pines still interested (cash deal)	Edgewood Administrative Complex	\$5,500,000	SB approved; marketed via RFP one time; received one bid; proposer was disqualified under RFP rules.
New River Circle (City of Sunrise)	Recreation	\$4,800,000	SB did not approve surplus property, City of Sunrise still interested (cash deal)	Coral Springs High School Acreage	\$940,000	SB approved; marketed via RFP one time, no bids received; marketed by FP&RE since 2012 with no interest thus far.
Rock Island Acreage Site	Property Appraiser's Office	\$2,900,000	SB approved; marketed via RFP one time no bids received; Marketed by FP&RE, commenced contract negotiation entity pulled out; County Interested (cash deal)	Northside Elementary School Parking Lot	\$1,300,000	SB approved; marketed via RFP one time, no bid received; marketed by FP&RE received two contracts, both contracts were terminated twice.

RFP: REQUEST FOR PROPOSAL
 NPC: NEGOTIATION PARAMETER COMMITTEE
 FP&RE: FACILITY PLANNING AND REAL ESTATE
 SB: SCHOOL BOARD



Opportunities and Constraints for Sale of Real Property via Request for Proposal or Sale to Local Government

OFFERING TO LOCAL GOVERNMENT	
OPPORTUNITIES	CONSTRAINTS
Eliminates the obstacle of a private buyer to have to seek governmental approvals	Not solicited to the public, which reduces chances of possibly yielding higher purchase price
Due to municipalities not having to seek governmental approval, offers usually do not have contingencies	
Higher probability to close on property sooner	
Cash deal; thus, SBBC will receive sale amount immediately after closing (usually within 30 days)	
If municipalities enable development of residential housing, the School Board will receive property taxes in perpetuity from development	
Will enhance the relationship between the School Board and municipal partners	
OFFERING THROUGH REQUEST FOR PROPOSAL (RFP)	
OPPORTUNITIES	CONSTRAINTS
Soliciting to the public may increase number of possible proposers	RFP may have to be released several times, due to no guarantee District will receive a proposal
May receive more than the minimum asking price due to the bid process	Proposers usually have contingencies. Proposers are usually developers and will not close on a property before obtaining governmental approvals which can take over a year
Fifty percent (50%) chance of residential development; If Proposer develops residential housing, the School Board receives property taxes	Takes a longer time to close
	Lower probability to close due to contingencies, lack of financing, governmental approvals, etc.
	Fifty percent (50%) chance of commercial development; If Proposer develops non-residential development, the School Board will not receive any property taxes

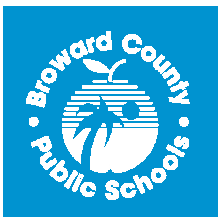


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Parameters for the Relocation of Educational Programs and Sale of Real Property

QUESTIONS

