

EXECUTIVE SUMMARY

Recommendation of \$500,000 or Greater 19-066V – Sale of Surplus Property – South Area Portable Annex

The Invitation to Bid (ITB) was released on Demandstar and LoopNet on June 22, 2018, for the Sale of Surplus Property – South Area Portable Annex and opened on July 24, 2018. LoopNet is the most heavily trafficked search listing for commercial real estate properties with over five (5) million average monthly visitors to their website.

The location of the property is in the City of Pembroke Pines, and the address is 201 SW 172 Avenue, Pembroke Pines, Florida. The size of the property is 24.258 acres and zoned for Planned Unit Development (PUD) Folio No. 5140-17-02-0050

Demandstar notified one hundred thirty-eight (138) vendors, and seventeen (17) vendors downloaded the ITB. The School Board received eight (8) proposals from the following Bidders and their offers:

<u>Bidder's Name</u>	<u>Offer</u>
13 Floor Acquisitions	\$ 18,000,000
City of Pembroke Pines	\$ 17,400,000
D.R. Horton, Inc.	\$ 21,025,000 (highest offer)
G.L. Acquisitions Corp.	\$ 20,150,000
Label & Co. Developments, Inc.	\$ 18,700,001
Lennar Homes, LLC	\$ 20,001,954
Pembroke Shores by Luxcom, LLC	\$ 18,775,000
Terra World Investments	\$ 18,000,000

The ITB stated that the minimum selling price for the South Area Portable Annex would be \$17,400,000.

The Bidder with the highest offer is D.R. Horton with an offer of \$21,025,000. D.R. Horton's proposal has met all the terms and conditions of the ITB and a deposit in the amount of ten (10) percent of the offer (\$2,102,500) was received at the School Board Cadre Attorney's office on August 2, 2018

By approving this recommendation, this will allow Facility Planning and Real Estate Department to begin negotiations with the recommended Bidder.

For additional background purposes, staff presented the South Area Portable Annex property on April 28, 2015, School Board Workshop and recommended that the property be surplus and marketed for sale. The School Board of Broward County, Florida (SBBC), directed staff to conduct additional due diligence to verify that the South Area Portable Annex property would not be needed to house students and/or for storage and staging during the SBBC approved permanent classroom additions scheduled at Flanagan, Charles W. High School.

Upon conclusion of the above mentioned due diligence, it was determined that the South Area Portable Annex property would not be needed to house student nor would the property be needed for storage and/or staging during the permanent classroom addition process. Thereafter, the South Area Portable Annex property was presented at March 1, 2016, Regular School Board Meeting, August 29, 2017, School Board Workshop, and the March 13, 2018, School Board Workshop to address the disposition of the property. After several iterations of reviews, SBBC directed staff to proceed with surplus the property.

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On April 10, 2018, SBBC approved Agenda Item No. L-4 (Authorization to Conduct a Spot Survey to Amend the Plant Survey and Enable the Disposition of the South Area Portable Annex) and thereafter, on May 8, 2018, SBBC voted to approve surplus of the 24.26-acre property. The South Area Portable Annex property was later marketed through the ITB process on June 22, 2018, hence the recommendation to award the sale of the property to D.R. Horton, Inc.

Currently, Community School South (CSS) and the English for Speakers of Other Languages (ESOL) departments are located at the property, and plans are for CSS to be relocated to occupy the remaining portables at Flanagan, Charles W. High School, and the ESOL department to Pines Lakes Elementary School; and Exhibits A and B depicts the general timeline of components of the related project and layout at Flanagan, Charles W. High School.