

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

SUBJECT: ESTABLISH THE FAIR MARKET VALUE OF THE SCHOOL BOARD-OWNED PROPERTIES LOCATED AT 1191 NW 73 STREET, UNINCORPORATED MIAMI-DADE COUNTY, AND 320 SW 22 AVENUE, MIAMI, AND DIRECT THE SUPERINTENDENT TO ISSUE A REQUEST FOR BIDS FOR THE POSSIBLE SALE OF SAME, IN ACCORDANCE WITH THE PROCESS SET FORTH IN SCHOOL BOARD RULE 6GX13-3B- 1.092

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO

STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Background

As authorized by the School Board at its meeting of November 17, 2009, staff has secured and reviewed District commissioned appraisals for the Board-owned properties located at 1191 NW 73 Street, unincorporated Miami-Dade County (Site 1), and 320 SW 22 Avenue, Miami (Site 2). Two appraisals were commissioned for each site. In accordance with School Board Rule 6Gx13-3B- 1.092, the Board is now able to establish the subject properties' fair market values by either taking the median of the two appraisals or the highest of the two appraisals. In these cases, the values in the two appraisals are as follows:

Location	Appraised Value (Appraisal 1)	Appraised Value (Appraisal 2)	Median Value
1191 NW 73 Street (Site 1)	\$1,072,000	\$875,000	\$973,500
320 SW 22 Avenue (Site 2)	\$2,146,000	\$1,500,000	\$1,823,000

Description of the subject Sites

Site 1:

Location 1191 NW 73 Street (unincorporated Miami-Dade)
Folio: 3031110240100 and 3031110353850
Land Area: 1.89 acres
Building Square Footage: 12,220 sq. ft.
Zoning: IU-1, Industrial (Light Manufacturing District)
Current Use: Mill shop and vacant land
Operational Impact if Sold: This mill function can be consolidated with a nearby maintenance facility

Site 2:

Location 320 SW 22 Avenue (City of Miami)
Folio: 0141030361160 and 0141030430010
Land Area: 36,351 square feet
Building Square Footage: 28,703 sq. ft.
Zoning: C-1, Restricted Commercial and R-1, Single-Family Residence
Current Use: Former South Central regional Center
Operational Impact if Sold: Any remaining ongoing functions would need to be relocated to another Board-owned facility

Additional Information

Staff is recommending that the Board establish the fair market value of Site 1 at \$1,072,000 and Site 2 at \$2,146,000, both of which represent the highest appraised value rather than the median. It is recommended that the Board also direct the Superintendent to proceed with the preparation of bid documents, publication of advertisements over a minimum of three consecutive weeks and finally issuance of requests for bids. Only at such time as a successful bid is secured for the properties, and that bid is accepted by the Board, will the properties need to be declared surplus through a Board resolution, along with any appropriate amendments to the Educational Plant Survey.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, establish the fair market value of the School Board-owned properties located at 1191 NW 73 Street, unincorporated Miami-Dade County, at \$1,072,000, and 320 SW 22 Avenue, Miami, at \$2,146,000, and direct the Superintendent to issue a request for bids for the possible sale of same, in accordance with the process set forth in School Board Rule 6Gx13-3B- 1.092.

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