

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

SUBJECT: AUTHORIZATION FOR THE SUPERINTENDENT TO:

1. EXPLORE THE SALE OR LONG TERM GROUND LEASE OF A PORTION OF THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL (DASH) SITE LOCATED AT 4001 N.E 2 AVENUE, MIAMI, AND REDEVELOPMENT OF THE BALANCE WITH AN EXPANDED DASH FACILITY;
2. OBTAIN THE REQUISITE PROPERTY APPRAISALS AND ISSUE A REQUEST FOR QUALIFICATIONS/PROPOSALS SEEKING TO:
 - a. MAXIMIZE THE VALUE OF THE SITE FOR A PARTIAL SALE AND/OR LONG-TERM GROUND LEASE,
 - b. MONETIZE THAT VALUE TO FUND THE SCHOOL'S EXPANSION AT THE SAME LOCATION,
 - c. CREATE ON SITE POST SECONDARY DESIGN AND ARCHITECTURE SCHOLASTIC OPPORTUNITIES FOR DASH STUDENTS THROUGH A PARTNERSHIP WITH A COLLEGE OR UNIVERSITY
3. BRING BACK TO THE BOARD A FOLLOW-UP ITEM FOR FINAL CONSIDERATION SHOULD A PROPOSAL THAT MEETS OR EXCEEDS ESTABLISHED PARAMETERS BE SUBMITTED

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

As the Board may recall, the District commissioned an architect for an approximate \$6.5M renovation and expansion project at the Design and Architecture Senior High (DASH) school. The renovation portion of the project is funded under the GOB program; the expansion is funded by a loan which is to be repaid from cost avoidance related to the discontinuation of current lease payments once the additional permanent space is built.

Escalating real estate values within the Design District where DASH is located, have created potential opportunities for significant monetization of the current DASH site. As one of the highest performing schools nationwide, DASH is a much sought after choice

GOOD CAUSE

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for parents and students, but entry is limited by the facility's capacity. Expansion at its current location in the Design District would create greater access to this top rated choice program for considerably more students district-wide.

Should the Board approve this item, District staff will obtain the requisite appraisals of the site and formulate a RFQ/RFP seeking proposals that would generate significant dollars from the monetization of either a partial property sale or long-term ground lease, with those dollars to then be used to build a new, expanded state of the art DASH at the same location but with a different and considerably more vertical footprint configuration. Additionally, the RFQ/RFP will seek to explore co-location opportunities for a post-secondary facility with a highly recognized design and architecture program.

This item does not appear in the regularly published Agenda. There is good cause to vary from the published Agenda because after publication of the Board's Agenda, the District became aware of the timeliness of pursuing the type of actions contemplated herein and of the desirability to act swiftly. If this item is approved, the contractual agreement with the already commissioned project architect will be suspended until a final determination is made by the Board.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

1. explore the sale or long term ground lease of a portion of the Design and Architecture Senior High School (DASH) site located at 4001 N.E 2 Avenue, Miami, and redevelopment of the balance with an expanded DASH facility;
2. obtain the requisite property appraisals and issue a Request for Qualifications/Proposals seeking to:
 - a. maximize the value of the site for a partial sale and/or long-term ground lease,
 - b. monetize that value to fund the school's expansion at the same location,
 - c. create on site post secondary design and architecture scholastic opportunities for DASH students through a partnership with a college or university
3. bring back to the Board a follow-up item for final consideration should a proposal that meets or exceeds established parameters be submitted.

JGT:ah