

Facilities Planning and Construction
Paul J. Phillips, Chief Facilities Officer

**SUBJECT: AUTHORIZATION TO NEGOTIATE FOR THE PURCHASE OF A
WAREHOUSE FACILITY FOR THE RECORDS AND FORMS
MANAGEMENT DEPARTMENT**

Since May 1991, the Board has leased 20,852 square feet of warehouse space located at 2700 N.W. 112 Avenue, for the Records and Forms Management Department Warehouse from Tradezone Expo Associates. The Board, at its meeting of January 26, 2000, authorized a one-year renewal of the lease agreement. The renewal represents the last of nine one-year renewal option periods available under the lease agreement and the lease will expire on April 30, 2001. The user department has advised of a need for additional space, in excess of what is currently leased, to accommodate anticipated growth. The landlord was contacted by staff to see if additional space was available for lease. The landlord advised that there is no space immediately available for lease nor is he willing to guarantee future space availability.

In accordance with Division procedures for new leases, an analysis was completed to determine lease cost versus the costs associated with lease-purchase or purchasing a similar facility. Based on the analysis, it has been determined that it is more cost effective, long term, for the District to pursue the purchase of an alternate warehouse facility. The District has identified two warehouse sites which meet the user department's current and future needs (see attached location map) and the current landlord is not willing to sell his warehouse facility. The first warehouse facility is located at 2740 N.W. 104 Court, is approximately 35,448 square feet in size and identified as site "A." The second warehouse facility located at 2000 NW 96 Avenue, is approximately 40,086 square feet in size and identified as site "B." Based on location, design and condition of the buildings, the user department has advised that site "A" is its first choice. Because of time constraints associated with the current lease expiration and possible lengthy relocation activities, authorization is being requested to negotiate for the purchase of site "A" with site "B" as an alternate. Staff will commence negotiations for site "B" only if negotiations are unsuccessful for site "A."

Pursuant to Florida Statutes, Section 235.193(5), these sites were submitted to Miami-Dade County (County) for a determination of consistency with the Comprehensive Development Master Plan (CDMP). The County has determined that these sites fully conform with the CDMP for a warehouse facility.

Pursuant to land acquisition procedures, proposed land purchases which could exceed \$500,000, require authorization from the Board prior to the commencement of negotiations. If authorization is received, a MT meeting will be held to identify the specific parameters and strategies to be used in the negotiations. Negotiations will be based on the fair market value of the land as determined by District appraisals. If negotiations are successful, an agenda item for authorization to execute a purchase and sale agreement for one of the warehouse facilities will be presented to the Board for

its consideration.

The land for Site "A" is legally described as:

Lots 12, 13, 14, in Block 1, of Finger Lakes Commercenter, according to the plat thereof, recorded in Plat Book 114, Page 16 of the public records of Miami-Dade County, Florida

The land for Site "B" is legally described as:

BRITTANIA PARK FIRST ADDITION, East ½ of Lot 1, Block 2, less the S 125 feet and the N 155 feet thereof, as recorded in Plat Book 129, Page 21 of the Public Records of Miami-Dade County, Florida

RECOMMENDED: That The School Board of Miami-Dade County, Florida,

- 1) authorize the Superintendent or his designee to secure surveys and environmental assessments for the purchase of a warehouse facility located at 2740 N.W. 104 Court for the records and forms management department within Miami-Dade County, Florida, as described above; and to negotiate for the purchase of same
- 2) In the event negotiations are unsuccessful, authorize the Superintendent or his designee to secure surveys and environmental assessments for the purchase of a warehouse facility located at 2000 N.W. 96 Avenue for the records and forms management department within Miami-Dade County, Florida, as described above; and to negotiate for the purchase of same.

JB:slr

LOCATION MAP

