

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

**SUBJECT: ESTABLISH THE FAIR MARKET VALUE OF THE SCHOOL BOARD-OWNED PROPERTY LOCATED AT 29 NW 13 STREET, 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 February 10, 2010, staff has secured and reviewed two District commissioned appraisals for the Board-owned property located at 29 NW 13 Street, Miami. In accordance with School Board Rule 6Gx13-3B- 1.092, the Board is now able to establish the subject property's fair market value by either taking the median of the two appraisals or the highest of the two appraisals. In this case, the values in the two appraisals are as follows: \$2,800,000 and \$3,000,000; the median value is \$2,900,000.

Description of Subject Site:

|                             |   |
|-----------------------------|---|
| Location/ Folio:            | 29 NW 13 Street, Miami<br>01-3136-009-0420  |
| Land Area:                  | Approximately three (3) acres   |
| Building Square Footage:    | 89,291 square feet  |
| Zoning:                     | Liberal Commercial (C-2)  |
| Current Use:                | A portion, which formerly housed the Miami Skill Center, is vacant. The remaining portion houses warehouse facilities (Richards Warehouse). |
| Operational Impact If Sold: | Warehouse operations will be relocated to other District facilities.  |

Additional Information

Staff is recommending that the Board establish the fair market value of this property at \$3,000,000, the highest of the two appraisals 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 property 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 property located at 29 NW 13 Street, Miami at \$3,000,000, 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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