

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

SUBJECT: AUTHORIZATION:

- 1) FOR THE DONATION TO MIAMI-DADE COUNTY ("COUNTY"), AT NO COST, OF THREE BOARD-OWNED PORTABLE CLASSROOMS, CURRENTLY HOUSED AT THE ZOO MIAMI FACILITY ("ZOO"), LOCATED AT 12400 S.W. 152 STREET, MIAMI, FLORIDA, 33177, BEARING FISH NUMBERS 32-021, 35-047 AND 35-048, FOR USE BY THE COUNTY FOR ZOO MIAMI PROGRAMS; AND
- 2) FOR THE CHAIR AND SECRETARY, AS MAY BE NECESSARY, TO EXECUTE A NEW TEMPORARY USE PERMIT WITH THE COUNTY TO ALLOW CONTINUED USE OF THE PORTABLE CLASSROOMS AT THE ZOO UNTIL SUCH TIME AS THE UNITS ARE VACATED BY THE DISTRICT, AS WELL AS ANY DOCUMENTS THAT MAY BE REQUIRED TO EFFECTUATE THE DONATION OF THE PORTABLE CLASSROOMS TO THE COUNTY, INCLUDING A BILL OF SALE

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Background

Since 1988, the District has utilized three (3) Board-owned portable classrooms (collectively the "Existing Portables") at the Zoo Miami facility ("Zoo"), located at 12400 S.W. 152 Street, Miami, Florida, 33177, pursuant to a Joint Operating Agreement with Miami-Dade County ("County"), as part of the Science/Zoo Magnet Program at Richmond Heights Middle School ("Magnet Program"). The District has added a high school component to the Magnet Program, which requires the installation of new portable classrooms at the Zoo (collectively the "New Portables") to accommodate both the middle and high school magnet programs ("Middle/High School Magnet Programs"). The New Portables will be housed at an alternate location within the Zoo facility and installed in phases as additional grade levels are added. When fully developed, the

Middle/High School Magnet Program will be housed in thirteen (13) portable classrooms. At such time as the District vacates the Existing Portables, the District will be required to demolish them, at the District's sole cost and expense. The Office of Capital Improvement Projects has advised that the combined cost to disconnect and demolish the Existing Portables, and restore the site, is estimated at \$80,000.

Additional Information

The County recently approached the District requesting donation of the Existing Portables, for use by Zoo programs. School Operations has advised that there is a continuing need for two of the Existing Portables to meet classroom requirements for the 2016-17 school year, but otherwise anticipates no future District need for the units. The Zoo has agreed to accept donation of the Existing Portables at such time as the units are vacated.

The District is currently occupying and using the Existing Portables under a Temporary Use Permit with the County, to allow continued use by the District of the Existing Portables at the current location through June 30, 2016. The County has agreed to allow continued occupancy of two units beyond that date, which will require a new Temporary Use Permit between the parties. Given that there is no anticipated future District need for the units after they are vacated by the District, and the District will realize a substantial cost avoidance by not demolishing the units and restoring the site, the Deputy Superintendent/Chief Operating Officer, School Operations, recommends donating the Existing Portables to the County at such time as the units are vacated. Accordingly, it is recommended that the Board authorize the donation, at no cost, of the Existing Portables, bearing FISH Numbers 32-021, 35-047 and 35-048, to the County, under the following terms and conditions:

- The existing Portables shall be made available to the Zoo at such time as they are vacated by the District, with the expectation that two of the units will be retained for use by the District for the 2016-17 school year;
- The County shall accept the Existing Portables in their "as-is, where-is" condition and basis with all faults, and the Board makes no representations or warranties of any type or nature whatsoever, either expressed or implied, as to the usefulness, physical condition or appropriateness of the Existing Portables for any specific use or operations; and
- Upon donation to and acceptance by the County, the District will have no further obligations or liabilities with respect to the Existing Portables.

RECOMMENDED:

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

- 1) the donation to Miami-Dade County ("County"), at no cost, of three Board-owned portable classrooms, currently housed at the Zoo Miami facility ("Zoo"), located at 12400 S.W. 152 Street, Miami, Florida, 33177, bearing FISH numbers 32-021, 35-047 and 35-048, for use by the County for Zoo Miami programs, under, substantially, the terms and conditions noted above; and
- 2) the Chair and Secretary, as may be necessary, to execute a new Temporary Use Permit with the County to allow continued use of the portable classrooms at the Zoo until such time as the units are vacated by the District, as well as any documents that may be required to effectuate the donation of the portable classrooms to the County, including a Bill of Sale.

MCA: mca