

**PROPOSED PURCHASE BY THE SCHOOL BOARD OF SANTA ROSA COUNTY—
BUILDING/PROPERTY ON HIGHWAY 90 (FORMER FOOD WORLD SITE)**

Summary of Proposed Transaction and Due Diligence Findings

SELLER:	Milton, LLC
ADDRESS:	6032 Highway 90, Milton, Florida
ACREAGE:	8.98 (+/-)
BUILDING SIZE:	45,584 square feet (+/-)
PURCHASE PRICE:	\$1,450,000.00
APPRAISED VALUE:	\$1,600,000.00 (assuming no use restriction; Brantley & Associates Real Estate Appraisal Corp.)
	\$2,025,000 (Bankers Appraisal Group, LLC)
	<u>Average</u> —\$1,812,500.00
COMPREHENSIVE PLAN & ZONING—CITY OF MILTON:	<u>Consistent</u> (communication received June 28, 2016)
ENVIRONMENTAL:	<u>Phase I Site Assessment</u> —no adverse condition; no further assessment recommended (Professional Services Industries, Inc.)
BUILDING:	<u>Estimated renovations</u> —(a) \$36.50-\$45.50/sq. ft. for mechanical, electrical, and plumbing (Schmidt Consulting Group, LLC), (b) minor structural repairs , approximately \$5,000 (Berube Leonard LLC), and (c) replace roof, approximately \$431,245 (Escambia Roof Masters, Inc.)
STORM WATER & PAVEMENT:	<u>Estimated renovations</u> —\$62,500.00 (Jehle-Halstead, Inc.)

COST COMPARISON: New Construction (46,000 sq. ft. bldg.)—**\$14,656,000** (Five Year Survey Recommendation Report)

Proposed Purchase, with Renovations—

Land and building (~46,000 sq. ft. bldg.)	\$1,450,000
MEP renovations (at max. \$45.50/sq. ft.)	2,093,000
Roof (if replaced)	431,245
Storm water & pavement	62,500
Structural Repairs	<u>5,000</u>
TOTAL	<u>\$4,041,745</u>

RECOMMENDATION: Approve the purchase subject to two conditions:

- (a) Title is not encumbered by any use restriction, and
- (b) Adequate provision is made for continued maintenance and use of the drainage, storm water retention, access, parking, and utilities facilities that serve both the Building/Property and the adjacent parcel that was jointly developed with the Building/Property, and for the common wall with the adjacent parcel