



# **BCB FIELD STATION SURPLUS**

**Richard H. Bassell, Director, Real Estate Division**

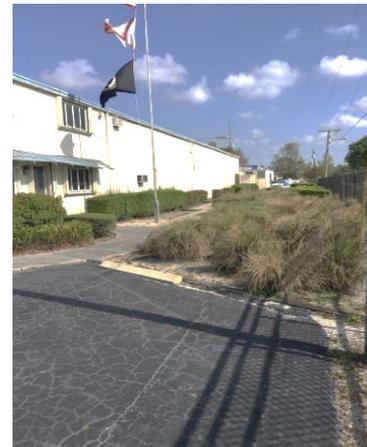
**Big Cypress Basin Board - Item # 13**  
**April 28, 2016**

# PROPERTY PHOTOS

Office Building



Maintenance Building



## OVERVIEW

### Location:

- Trade Center of Naples Industrial Park, 6167 Janes Lane

### Site:

- 1.46 Acres

### Land Use / Zoning:

- Industrial District land use
- Industrial (I) zoning
- Area has mix of light industrial, warehouse and showroom uses

### Improvements:

- Office bldg.: 4,380 SF
- Maint. bldg.: 6,880 SF

### Appraised Value (2012):

- \$625,000 (Stewart & Company)

### Assessed Value (2015):

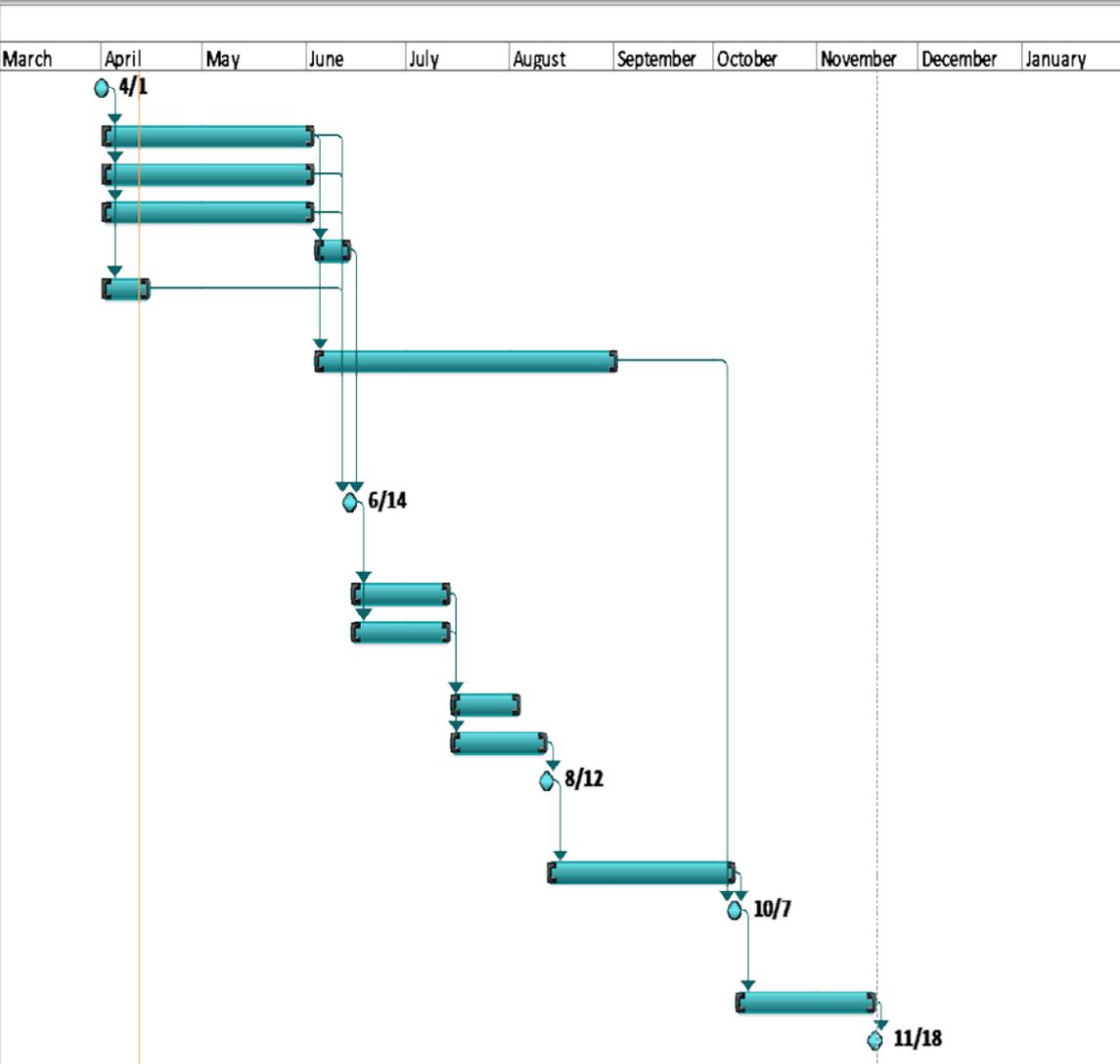
- \$1,011,221 (District exempt)

## Disposition Process:

- **Surplus sale by SFWMD staff requiring:**
  - **Environmental audit and cleanup as may be required**
  - **Market value appraisal**
  - **Notification of pending sale to other governmental agencies prior to general public**
  - **SFWMD Governing Board surplus and sale approval**
  - **Marketing to target audience**
  - **Competitive bidding, successful bidder selection and closing**

# PROJECTED SCHEDULE

ID	Task Name	Duration	Start	Finish	Predecessor
1	<b>START</b>	0 days	Fri 4/1/16	Fri 4/1/16	
2	Environmental audit	45 days	Fri 4/1/16	Thu 6/2/16	1
3	Ecological assessment	45 days	Fri 4/1/16	Thu 6/2/16	1
4	Appraisal - complete	45 days	Fri 4/1/16	Thu 6/2/16	1
5	Appraisal review	7 days	Fri 6/3/16	Mon 6/13/14	
6	Funding source - confirm strings (if any)	10 days	Fri 4/1/16	Thu 4/14/16	1
7	Environmental cleanup** (assumes cleanup, if required, completed prior to receipt of bids. Three month process)	65 days	Fri 6/3/16	Thu 9/1/16	2
8	<b>INTERNAL DUE DILIGENCE COMPLETE</b>	0 days	Tue 6/14/16	Tue 6/14/16	2,3,4,5,6
9	Notify government agencies	22 days	Tue 6/14/16	Wed 7/13/18	
10	Required public meeting (Project & Lands Comm.?)	22 days	Tue 6/14/16	Wed 7/13/16	8
11	Prepare bid package	15 days	Thu 7/14/16	Wed 8/3/16	9,10
12	Governing Board approval	21 days	Thu 7/14/16	Thu 8/11/16	9,10
13	<b>SURPLUS APPROVAL COMPLETE</b>	0 days	Fri 8/12/16	Fri 8/12/16	12
14	Marketing	40 days	Fri 8/12/16	Thu 10/6/16	13
15	<b>BIDS RECEIVED, WINNING BIDDER SET</b>	0 days	Fri 10/7/16	Fri 10/7/16	7,14
16	Prepare to close	30 days	Fri 10/7/16	Thu 11/17/16	
17	<b>CLOSING</b>	0 days	Fri 11/18/16	Fri 11/18/16	



QUESTIONS?