

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Purchase of Fire/Rescue Emergency Training Center

DEPARTMENT: Public Safety **DIVISION:** EMS/Fire/Rescue

AUTHORIZED BY: Kenneth M. Roberts **CONTACT:** Terry L. Schenk ^{*RM*} _{*for*} **EXT.** 5002

Agenda Date 08/26/03	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Conceptual approval and authorization to prepare a contract to purchase property located at 201 Valentine Way, Longwood, Florida for use as a Fire/Rescue Emergency Training Center for \$2.375 Million utilizing funds from the Fire/Rescue MSTU.

BACKGROUND:

The EMS/Fire/Rescue Division is tasked with delivering a wide variety of emergency services that require constant fine-tuning through intense training and mandatory recertification testing. These standards are mandated by various regulatory agencies to meet Federal, State and local performance standards. In an effort to meet training needs and deliver the best possible services, the EMS/Fire/Rescue Division is requesting conceptual approval to purchase a site for an Emergency Training Center at 201 Valentine Way, Longwood, which includes a 40,000+ square foot building and 19+ acres to be used in a partnership with Seminole Community College for a future burn building and possible emergency driving track. The College currently has \$900,000 designated for construction of the burn building which would provide a safe, convenient burn building training facility for the use of Fire/Rescue personnel and College students pursuing fire certification.

Public Safety personnel would use the proposed training center for "hands-on" training activities which are currently dependent upon structures slated for demolition with the availability of sites being very sporadic. The inability to train on a routine basis causes significant fluctuations in the performance of our employees and the need to utilize overtime to schedule training courses in Orange or Volusia Counties since Seminole County lacks the necessary facilities. City fire departments would also use the training facility and would provide "on-going" operational funding. The proposed site is an ideal location

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.:	<u>RPS01</u>

for a training center due to its' central location within the County and carries a commercial zoning designation.

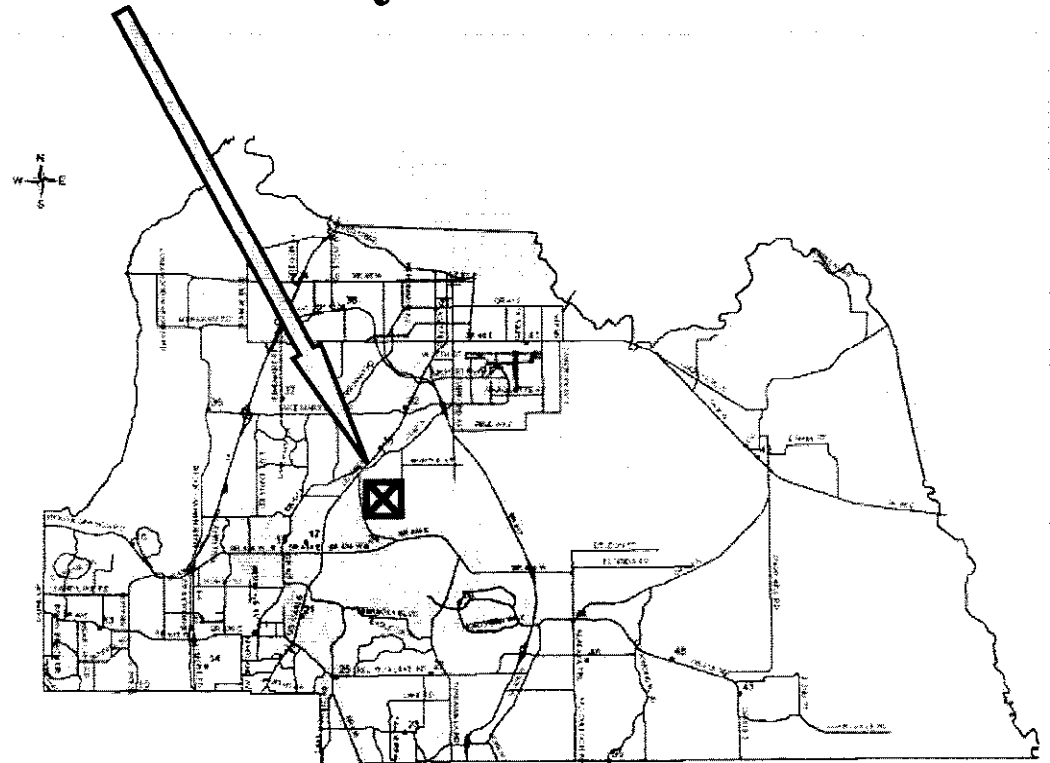
In addition to the efficiencies gained related to training activities, purchase of this property will include several secondary benefits, including the release of over 6600 square feet of warehouse space for the use of other County departments and a designated apparatus storage facility. In addition, the Seminole County Health Department has expressed a desire to partner with the County in developing laboratory space for nuclear, biological and chemical threat testing for our citizens in response to 9/11. Field testing is currently available for nuclear and chemical substances, but cultures must be grown in a laboratory to definitively determine if biological substances are present (a task subject to significant delays at the three State lab when panic occurs due to a regional or nation-wide event).

The asking price of the building and property was \$2.657 Million and a County-initiated appraisal returned a value of \$2.595 Million. Subsequent negotiations with the owner's representative yielded a conceptual purchase price of \$2.375 Million pending BCC approval. Funding would be derived from the Fire/Rescue MSTU reserves which have been recently supplemented by a one-time unanticipated increase in transport revenue. Yearly operational costs of approximately \$200,000 would be funded by a City/County split, with an anticipated \$100,000 yearly contribution from cities utilizing the training center. This operational cost split would provide over \$3 Million in municipal funding over the 30 year anticipated life of the building, yet allow the County to retain ultimate control over the building's usage, staffing, and programming. Staff proposes the purchase price be split over two fiscal years to minimize the depletion of the Fire/Rescue reserves, and the owner has agreed to this condition with the first payment of \$1.7 Million occurring in October, 2003 and the second and final payment made in October, 2004 for \$ 675,000. Purchase of the building would not reduce Fire/Rescue MSTU reserves below the 3% currently retained.

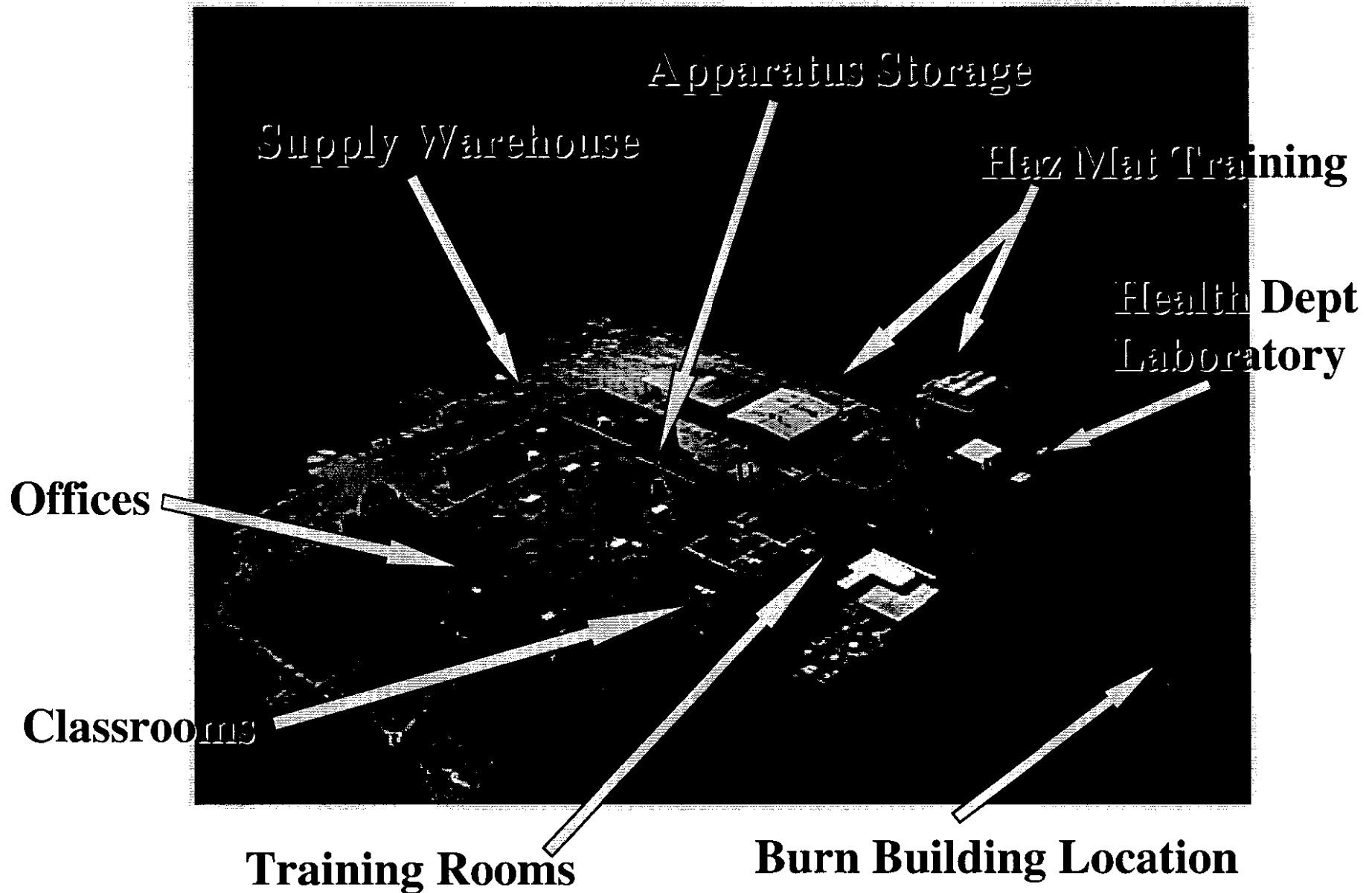
Proposed Fire/Rescue Training Center

On 419 Next to the Environmental Center

201 Valentine Way



Proposed Training Center and Storage Facility



Rebman Properties, Inc.

Corporate Real Estate Services

500 Winderley Place
Suite 124
Maitland, Florida 32751 USA
Tel: 407.875.8001
Fax: 407.875.8004

August 15, 2003

Via Facsimile
407-665-7958

Mr. Robert D. Frank
Deputy County Manager
Seminole County
1101 East First Street
Sanford, FL 32771

Re: 201 Valentine Way, Longwood, FL

Dear Robert:

This letter represents acknowledgement of a purchase price of \$2,375,000 between Day International, Inc. and Seminole County for the above referenced property.

At the time of closing, Seminole County will pay Day International \$1,700,000 in October 2003 and \$675,000 payable in October 2004.

We look forward to being of service to you prior and after the closing.

Sincerely,



Richard T. Davis, Jr.
Corporate/Industrial Specialist

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