



Date: September 24, 2014

TO: THE DISTRICT BOARD OF TRUSTEES
of Valencia College

FROM: SANFORD C. SHUGART
President

RE: CRIMINAL JUSTICE INSTITUTE/ORANGE COUNTY K-9 PROGRAM
FUTURE LEASE AUTHORIZATION

Valencia proposes to lease a portion of the Criminal Justice Institute campus to Orange County for the purpose of enabling the Orange County Sheriff's Office to operate a K-9 training facility on Valencia's Criminal Justice Institute campus, substantially in accordance with the key provisions summarized in the attachment. The President recommends that the Board authorize the college to execute a lease agreement for this purpose substantially in accordance with the summary of key provisions and otherwise acceptable terms and conditions.

RECOMMENDATION:

The President recommends that the Board authorize the college to execute a lease agreement with Orange County to enable the Orange County Sheriff's Office to operate a K-9 training facility on Valencia's Criminal Justice Institute campus, substantially in accordance with the summary of key provisions and otherwise acceptable terms and conditions.



President

The District Board of Trustees of Valencia Community College
Briefing Paper
September 24, 2014

Criminal Justice Institute/Orange County K-9 Program
Lease Authorization

Parties: The District Board of Trustees of Valencia Community College, Florida
and
Orange County, Florida

Background: Currently (and since 2001), the Orange County Sheriff's Office (OCSO) operates its K-9 training program on Valencia's CJI campus, with facilities located behind the CJI building. OCSO runs its program using trailers and an outside fenced training area. OCSO wishes to expand its footprint to four (4) acres on the CJI campus and upgrade its indoor and outdoor facilities.

Term: The Initial Lease Term is twenty-five (25) years, with three renewal terms of five (5) years each.

Key Deal

Points:

- ▶ OCSO provides building design and provides Valencia with funds not to exceed \$2.7 million to construct a new building (+/- 9,500 square feet) and training grounds. Valencia manages construction and owns building.
- ▶ OCSO pays for its own separately metered utilities, its proportionate share of custodial, maintenance, and landscaping, and for major repairs/renovations or other such projects. OCSO pays no annual base rent.
- ▶ Valencia will use the Operating Costs of New Facilities funding that it receives from the State, specifically for this building, to offset its expenses to maintain and operate the facility. Valencia is responsible for providing custodial, general maintenance, and landscaping services to the facility.
- ▶ Valencia will provide a pad ready site and service lines to building perimeter, and will provide a stabilized access road to better serve the site initially.
- ▶ Valencia will be responsible for insuring the improvements; OCSO will be responsible for insuring the personal property, animals, and equipment within and on the facilities.

Other: ▶ OCSO will partner with Valencia's Campus Security staff to arrange periodic K-9 patrols to campuses within OCSO's jurisdiction.

- ▶ OCSO will partner with Valencia's CJI to develop basic and advanced K-9 training, seminars, appropriate certifications, and programs to handlers and other K-9 personnel.