

Financial Services
Mr. Ron Y. Steiger, Chief Financial Officer

SUBJECT: AWARD REQUEST FOR PROPOSALS NO. RFP-24-024-CM - CONSULTANT POOL FOR EDUCATIONAL ENTERPRISE ASSET DEVELOPMENT

COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS

LINK TO STRATEGIC PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES

Procurement Management Services, at the request of the Office of Facilities Design and Construction, released the above-referenced solicitation. The purpose of this Request for Proposals (RFP) is to establish a consultant pool comprised of individuals and firms with expertise in public-private partnerships, urban development, real estate optimization, policy compliance, data analytics, and community engagement. This consultant pool will play a crucial role in supporting the development and execution of the Educational Enterprise Asset Framework, which is designed to strategically manage and optimize District-owned assets while aligning with long-term educational goals. The framework integrates data-driven decision-making, policy compliance, and community engagement to ensure that all initiatives maximize asset value and directly support student success.

The Steering Team, which oversees the implementation of this framework, ensures cross-departmental coordination, stakeholder collaboration, and adherence to Board policies. The consultant pool will contribute to key functions such as financial modeling, demographic trend analysis, and strategic asset planning to inform project prioritization and execution. This work directly impacts the District by enhancing the efficient use of educational facilities, exploring innovative funding strategies, and facilitating public-private partnerships that support workforce housing and community-driven initiatives.

This RFP was advertised on the Procurement Management Services website and DemandStar. The contract will impact all District locations, with an estimated annual allocation of approximately \$518.52 per location based on the annual contract amount of \$233,333. Additionally, the solicitation was shared with the District's Office of Education and Economic Access (OEEA) to facilitate broader community outreach and engagement.

The initial term of the bid shall be for a three (3) year period, commencing upon contract execution, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for two (2) additional one (1) year periods, and if needed, an additional ninety (90) days beyond the expiration of the

renewal period, pending contract negotiations and pricing at the time of the RFQ, as needed.

Pursuant to School Board Policy 6320.02, the Goal Setting Committee assigned a 10-point preference for proposals submitted by M-DCPS certified SBE/MBE firms, and up to 10-point preference based on a sliding scale commitment for proposals submitted by non-certified firms using a M-DCPS certified SBE/MBE subcontractor. Additionally, in the functional area of Community Engagement and Equity Specialist, the Goal Setting Committee required mandatory participation by M-DCPS certified SBE/MBE firms or non-certified firms using a M-DCPS certified SBE/MBE subcontractor.

Eight (8) vendors responded to this advertised bid. M-DCPS OEEA staff verified the Small, Micro, Veteran and/or M/WBE certification status of the firm(s). Based on the criteria listed in the solicitation and the Selection Committee's scoring, five (5) vendors are being recommended for award across different functional areas.

The Selection Committee made its recommendation for award based on a consensus vote in each of the functional areas based on overall experience and the firm's ability to meet the minimum qualifications as defined in the RFP.

Fund Source
Various

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

1. **AWARD REQUEST FOR PROPOSALS NO. RFP-24-024-CM - CONSULTANT POOL FOR EDUCATIONAL ENTERPRISE ASSET DEVELOPMENT**, to establish a consultant pool comprised of individuals and firms with expertise in public private partnerships, urban development, real estate optimization, policy compliance, data analytics, and community engagement, for an initial term of three (3) years effective upon contract execution, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidder, be extended for two (2) additional one (1) year renewal periods thereto and if needed, an additional ninety (90) days beyond the expiration of the renewal period, pending contract negotiations as follows:

FUNCTIONAL AREA(S): PUBLIC-PRIVATE PARTNERSHIP (P3) STRATEGIST, AFFORDABLE HOUSING AND REAL ESTATE DEVELOPMENT CONSULTANT AND FINANCIAL ANALYST AND FUNDING STRATEGIST

CUSHMAN & WAKEFIELD, INC.
1290 AVENUE OF THE AMERICAS
NEW YORK, NY 10104

OFFICER: DAN BRODERICK

ERNST & YOUNG INFRASTRUCTURE ADVISORS, LLC
ONE MANHATTAN WEST
NEW YORK, NY 10001
OFFICER: TOM ROUSAKIS

MIAMI HOMES FOR ALL, INC.
3250 SW 3RD AVENUE
MIAMI, FL 33129
OFFICER: ANA CASTILLA

**FUNCTIONAL AREA(S): POLICY AND LEGISLATIVE REVIEW
SPECIALIST**

MARIN AND SONS, INC.
16155 SW 117TH AVENUE, SUITE B-21
MIAMI, FL 33177
OFFICER: STEVEN MARIN

MIAMI HOMES FOR ALL, INC.
3250 SW 3RD AVENUE
MIAMI, FL 33129
OFFICER: ANA CASTILLA

**FUNCTIONAL AREA(S): DEMOGRAPHIC AND POPULATION
TRENDS ANALYST**

CUSHMAN & WAKEFIELD, INC.
1290 AVENUE OF THE AMERICAS
NEW YORK, NY 10104
OFFICER: DAN BRODERICK

MGT IMPACT SOLUTIONS, LLC
4320 WEST KENNEDY BOULEVARD, SUITE 200
TAMPA, FL 33609
OFFICER: ANTHONY TREY TRAVIESA

MIAMI HOMES FOR ALL, INC.
3250 SW 3RD AVENUE
MIAMI, FL 33129
OFFICER: ANA CASTILLA

2. **AUTHORIZE** the Superintendent to purchase up to a total estimated amount of \$700,000, for the initial contract term of three (3) years, and an amount not to exceed \$233,333, for each subsequent one (1) year extension period(s). Board authorization

of this recommendation does not mean the amounts shown will be expended.

3. **REJECT** the Zoning and Permitting Consultant, Community Engagement and Equity Specialist and the Research and Data Integration Consultant functional area portions of this solicitation, to permit for open market rebidding at a later date.