

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

**SUBJECT: AWARD INVITATION TO NEGOTIATE NO. ITN-25-020-CM
– GROUND LEASE OPPORTUNITY AT JW JOHNSON
ELEMENTARY SCHOOL**

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 Invitation to Negotiate (ITN) No. ITN-25-020-CM – Ground Lease Opportunity at JW Johnson Elementary School, on November 19, 2025, with the bid opening subsequently held on January 22, 2026. The purpose of this ITN is to solicit proposals for the long-term ground lease and re-development of 7-acres of land located on the campus of JW Johnson Elementary School at 725 West 23rd Street, Hialeah, FL, which is currently utilized as the James H. Bright Elementary School Primary Learning Center. The ITN's aim is to entertain the long-term ground lease of the site to provide much needed housing for teachers, support staff, and the surrounding community, and secure a long-term revenue stream for the School Board in support of its education mission. This is a revenue generating contract and the School Board is not expected to make any financial contributions in furtherance of the redevelopment plans for the JW Johnson Elementary School site. This ITN was advertised on the Procurement Management Services website and Euna OpenBids (formerly DemandStar). The solicitation was shared with the District's Office of Education and Economic Access (OEEA) for additional community outreach.

The initial term of the ground lease shall be for a period of seventy-five (75) years with no option to extend the term, however, through contract negotiations, an alternative term may be established if the District determines, at its sole discretion, that such longer term is in the best interest of the District.

Two (2) vendors submitted proposals in response to ITN-25-020-CM for Ground Lease Opportunities at the JW Johnson Elementary School. These proposals were evaluated based on criteria outlined in the ITN, which prioritized highest financial benefit to the School Board, integration of the proposed project, aesthetic appearance, proposer experience, inclusion of District workforce and affordable housing, and other highlighted areas. Based on the criteria listed in the solicitation and the Selection Committee's scoring, two (2) vendors are being recommended for award, pending contract negotiations.

E-142

The Selection Committee, after a thorough evaluation process, determined that both proposers are highly qualified and meet the criteria listed in the solicitation. As such, the Selection Committee recommended that both vendors be awarded the opportunity to negotiate contractual terms with the District that will result in the execution of one (1) contract with the selected vendor which will deliver the best economic, academic, and community outcomes for the District. The Selection Committee's recommendation is based on a comprehensive assessment of each proposal's alignment with the District's strategic objectives, particularly regarding financial optimization, community benefits including workforce housing, and the overall feasibility of the proposed developments.

This item and all related solicitation components fully comply with all applicable federal, state and local laws.

Fund Source

Revenue Generating

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

1. **AWARD** INVITATION TO NEGOTIATE NO. ITN-25-020-CM – GROUND LEASE OPPORTUNITY AT JW JOHNSON ELEMENTARY SCHOOL, to solicit proposals for the long-term ground lease of a 7-acre parcel located on the campus of JW Johnson Elementary School, at 725 West 23rd Street, Hialeah, FL. The District seeks proposals that maximize financial benefits, foster community integration, and encourage innovative solutions from industry stakeholders, effective upon contract execution for a term to be negotiated between The School Board of Miami-Dade County, Florida, and the successful bidder(s), as follows:

JW JOHNSON DEVELOPMENT, LLC
16400 NW 59TH AVENUE
MIAMI LAKES, FL 33014
OFFICER: ROVR DEVELOPMENT, LLC

RUDG, LLC
2850 TIGERTAIL AVENUE, SUITE 800
MIAMI FL 33133
OFFICER: JORGE M. PEREZ

2. **AUTHORIZE** the Superintendent to enter into contract negotiations with the recommended proposers to finalize all terms and conditions for the ground lease of the subject property, including financial arrangements, project scope and specific commitments related to workforce housing and community benefits, ensuring maximum advantage to the District.
3. **DIRECT** staff to take all necessary steps to negotiate, draft and

prepare a ground lease and related agreement(s) with the selected proposer, contingent upon successful negotiations with the selected proposer and final legal review.