



THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
 SCHOOL BOARD ADMINISTRATION BUILDING
 Procurement Management Services
 1450 N.E. 2nd Avenue, Room 650
 Miami, FL 33132

Direct All Inquiries To Procurement Management Services Buyer's Name: _____ PHONE: (305) 995-_____ Email: _____ TDD PHONE: (305) 995-2400
--

BID/RFP ADDENDUM

Date: _____

Addendum No. _____

BID/RFP No. _____ BID/RFP TITLE: _____

This addendum modifies the conditions of the above-referenced BID/RFP as follows:

All information, specifications terms, and conditions for the above-referenced BID/RFP, are included on the document posted on the Procurement Management website at <http://procurement.dadeschools.net>

The attached pages containing clarifications, additional information and requirements constitute an integral part of the referenced bid.

1. If your bid/proposal has not been submitted, substitute the pages marked REVISED and mail your entire bid/proposal package. **REMEMBER TO SIGN THE BIDDER QUALIFICATION FORM.**

OR

2. If your bid/proposal has been submitted, sign and return this addendum form with the revised pages by the time and date indicated on the Bidder Qualification Form. BY SIGNING THIS ADDENDUM, THE VENDOR AGREES TO THE TERMS AND CONDITIONS CONTAINED IN THE BIDDER QUALIFICATION FORM AND ALL RELATED BID DOCUMENTS.

I acknowledge receipt of Addendum Number _____

PLEASE NOTE: If your firm has forwarded a copy of this bid/proposal to another vendor, it is your responsibility to forward him/her a copy of this addendum.

(PLEASE TYPE OR PRINT BELOW)

LEGAL NAME OF BIDDER: _____

MAILING ADDRESS: _____

CITY, STATE ZIP CODE: _____

TELEPHONE NUMBER: _____ E-MAIL I.D. _____ FAX # _____

BY: SIGNATURE (Manual): _____
 OF AUTHORIZED REPRESENTATIVE

NAME (Typed): _____ TITLE: _____
 OF AUTHORIZED REPRESENTATIVE

QUESTIONS AND ANSWERS ADDENDUM 1

1. What happens to vehicles that are "left over" after the public parking operating hours?

Answer: As provided in the draft lease agreement attached as Exhibit 9 to this Invitation to Bid, the lessee/parking vendor shall be required to vacate the parking lot by 5:00 a.m. on all School days, which includes removal of patron vehicles. The lessee/parking vendor may remove said vehicles using all lawful means.

2. Is there any tax exempt status for this lot as a public parking lot? If so please provide information.

Answer: No

What type of licenses or certificates are needed to operate this lot?

Answer: As provided in the draft lease agreement attached as Exhibit 9 to this Invitation to Bid, the parking vendor/lessee is required to obtain all necessary licenses, permits, certificates and approvals as may be required by the local government or other government or jurisdictional agencies, for the commercial use of the School parking lot. It is the responsibility of the lessee/parking vendor to determine and obtain all required licenses, permits, certificates and approvals, at the lessee/parking vendor's expense, before the lessee/parking vendor can begin using or operating the parking lot.

3. Please confirm the start date is November 18th.

Answer: No. The start date of the lease agreement is the date that the lessee/parking vendor has completed all pre-conditions of the lease agreement, including, without limitation, obtaining all required licenses, certificates, permits and approvals, to the School Board's satisfaction at the School Board's sole discretion.

4. Are there any restrictions on signs we can place and install? Please provide the restrictions or allowable sign details.

Answer: Yes. Any signage installed by the lessee/parking vendor must first be approved in writing by the School Board, and must comply with all applicable law, rules, regulations, ordinances and codes of all governmental authorities, including, without limitation, School Board Policies, Federal, State, County, City and Local Governments, the Florida Building Code, the State Requirements for Educational Facilities, and the Miami-Dade County Public Schools criteria, specifications and safety codes, as they all may be amended from time to time. In addition, all costs associated with installing, repairing and maintaining such signage would be borne by the lessee/parking vendor, and the lessee/parking vendor would assume all liabilities and risks inherent with such signage.

5. Can we install equipment?

Answer: The installation of any equipment must first be approved in writing by the School Board, and must comply with all applicable laws, rules, regulations, statutes and codes, including, without limitation, School Board Policies, the Florida Building Code, the State Requirements for Educational Facilities, the Miami-Dade County Public Schools criteria, specifications and safety codes, and traffic/safety requirements, as they all may be amended from time to time. In addition, all costs associated with installing, servicing, repairing and maintaining such equipment would be borne by the lessee/parking vendor, and the lessee/parking vendor would assume all liabilities and risks inherent with use and operation of the equipment.

6. Can we install a booth, storage shed for supplies, etc? If so what location and size is permitted?

Answer: The installation of any booth or storage shed must first be approved in writing by the School Board, and must comply with all applicable laws, rules, regulations, statutes and codes, including, without limitation, School Board Policies, the Florida Building Code, the State Requirements for Educational Facilities, the Miami-Dade County Public Schools criteria, specifications and safety codes, as they all may be amended from time to time. In addition, all costs associated with installing, servicing, repairing and maintaining such booth or storage shed would be borne by the lessee/parking vendor, and the lessee/parking vendor would assume all liabilities and risks inherent with use and operation of the booth or storage shed.

7. Are there any upgrades the sol is looking for ie striping, patch work, etc.

Answer: As noted in the draft lease agreement attached as Exhibit 9 to this Invitation to Bid, the lessee/parking vendor is responsible for providing, at the lessee/parking vendor's sole cost and expense, all maintenance, repair and upkeep of the parking lot, including without limitation, pavement repairs, striping of parking stalls and curbs, lighting, repair of facilities damaged due to vandalism or graffiti. The lessee/parking vendor is also responsible for cleaning of the parking lot, including litter pick and removal.

In addition, the lessee/parking vendor is also responsible, at the lessee/parking vendor's sole cost and expense, for any repairs or improvements which may be required by the City of Miami Beach or other governmental or jurisdictional entities, as a pre-condition to licensing.

8. The RFP states that the contract can be renewed. How much notice is provided to the operator on the renewal?

Answer: As noted in the draft lease agreement attached as Exhibit 9 to this Invitation to Bid, the lessee/parking vendor must submit a written request to the School Board requesting renewal of the lease agreement, at least ninety (90) days prior to the expiration of the then current term. The School Board will review such request for renewal, and will provide a response to the lessee/parking vendor prior to start of the renewal term.

Also, to clarify, this is an ITB no a RFP.

9. Can you provide a list of bidders and who is at the walk through?

Answer: a) There is not a list of bidders as of yet as the bid due date is October 15, 2015. b) there is no walk through.

10. The RFP states that the lot may be limited for school special events and functions. Please provide a list of these over the last 3 years and the number of spaces, hours and days it impacted the lot.

Answer: School special events and functions may include, without limitation, parent/school meetings, open house, school workshops, school festivals. There is no pre-determined number of times that the use will be restricted.

11. Are there any special arrangements, contract, etc. that are currently in place and or that the board had to approve? If so please provide the detail on them.

Answer: At this time, there are no lease agreements or contracts in place for the commercial leasing of the parking lot at South Pointe Elementary School.

12. Why is \$50,000 the minimum lease amount?

Answer: The School Board has determined that, for purposes of this Invitation to Bid, a minimum bid amount of \$50,000 annually will be required.

13. Is there an interest in also receiving a percent rent over a threshold or a percentage?

Answer: Bidders must proffer a minimum bid amount of \$50,000 annually as rent. No alternative method of compensation will be permitted under this Invitation to Bid.

14. Is there a page limit on the technical proposal?

Answer: As noted in Section 4, Executive Summary is two pages, but there is no page limit for the Technical Qualifications.

15. Is the proposal price evaluation on only the rent offered for year 1 or an aggregate of all the years?

Answer: As noted under Sections 2 and 3 of the Invitation to Bid, the annual rental amount offered by bidder(s) is only for the initial one-year term of the lease agreement.

The rental rate for each one-year renewal term will be adjusted each year by either an eight percent (8%) increase over the prior year's rental rate or by the increase in the United States Consumer Price Index (for all urban consumers) in effect sixty (60) days before the anniversary of the commencement date of the lease agreement, whichever is greater.

16. What lighting is available and who is responsible for it?

Answer: Parking lot lighting is available.

The electrical costs for such parking lot lighting is not the responsibility of the School Board. However, the lessee/parking vendor is responsible for maintenance and repair of parking lot lighting beyond that which is required to serve the District's needs.

17. Who is responsible for landscaping and lot maintenance?

Answer: As noted in the draft lease agreement attached as Exhibit 9 to this Invitation to Bid, the lessee/parking vendor is responsible for providing, at the lessee/parking vendor's sole cost and expense, all maintenance, repair and upkeep of the parking lot, including without limitation, pavement repairs, striping of parking stalls and curbs, lighting, repair of facilities damaged due to vandalism or graffiti. The lessee/parking vendor is also responsible for cleaning of the parking lot, including litter pick and removal.

In addition, the lessee/parking vendor is also responsible, at the lessee/parking vendor's sole cost and expense, for any repairs or improvements which may be required by the City of Miami Beach or other governmental or jurisdictional entities, as a pre-condition to licensing.

18. Will the operator be allowed to stack park vehicles in the lot?

Answer: No.