



THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA  
SCHOOL BOARD ADMINISTRATION BUILDING  
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**BID/RFP ADDENDUM**

Date: 10/2/2024

Addendum No. 1

BID/RFP No. ITB-24-004-VF BID/RFP TITLE: Commercial Leasing of Telecommunications Facilities on Boar

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

The deadline for this solicitation has been extended to Thursday, October 10, 2024 at 1:00 pm EST.

The attached document provides answers to the questions received.

All other terms and conditions of the ITB will remain the same.

*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. If your bid/proposal has not been submitted, substitute the pages marked REVISED and mail your entire bid/proposal package.*

**I acknowledge receipt of Addendum Number 1**

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 \_\_\_\_\_ FAX # \_\_\_\_\_

BY: SIGNATURE (Manual): \_\_\_\_\_  
OF AUTHORIZED REPRESENTATIVE

NAME (Typed): \_\_\_\_\_ TITLE: \_\_\_\_\_  
OF AUTHORIZED REPRESENTATIVE

## ***Invitation to Bid***

### ***ITB-24-004-VF***

## ***Commercial Leasing of Telecommunications Facilities on Board-Owned Sites***

### **ADDENDUM NO. 1**

#### **QUESTIONS AND ANSWERS:**

**Q1: Will a successful bidder be permitted to perform necessary due diligence work to assess and engineer the site upon notice of award and prior to entering into a lease?**

A1: The terms and conditions set forth in the applicable lease agreement(s) included in the ITB remain as is. Please review in particular, but not limited to, Articles V(A) and V(B).

**Q2: If the Board requires all engineering and due diligence work to be completed prior to the bid due date,**

- a. will the Board extend the bid due date to allow bidders sufficient time to complete such work, e.g., at least one month?
- b. will bidders be allowed to access the three sites to perform site inspections and other due diligence work necessary to assess the site conditions and engineer the site prior to the bid due date?

A2: The terms and conditions set forth in the applicable lease agreement(s) included in the ITB remain as is. Please review in particular, but not limited to, Articles V(A) and V(B).

**Q3: Can the Board provide the technical specifications, as-built drawings, structural analysis and other technical information related to the three subject towers so that bidders can engineer and assess the technical feasibility for its attachments?**

A3: No.

**Q4: Can the Board provide site information and available tower and ground space to bidders for each site, e.g. space within existing equipment shelters? No site information was included in the ITB.**

A4: No.

**Q5: Can the Board provide a copy/redacted copy of the AT&T Lease Agreement?**

A5: Any party seeking public documents can initiate a Public Records Request with the District's Citizen Information Center by submitting an email to [pr@dadeschools.net](mailto:pr@dadeschools.net). Additional information can be found on the Citizen Information website at <https://cic.dadeschools.net/#/rightColumn/2864>.

**Q6: Does the School Board of Miami-Dade County, FL (the "Board") require bidders to provide equipment specifications and/or ground space and ground equipment requirements and other engineering documents for its proposed tower attachments with its bid submittals? Alternatively, can such documents be developed and provided after award and as part of the lease?**

A6: The documents to be submitted by a Bidder are as set forth in the ITB. Construction criteria are as set forth in the applicable lease agreement(s), including, but not necessarily limited to, Article VIII.

**Q7: Will prospective bidders have the opportunity to withdraw its bid and not to execute a lease or terminate a lease i) in the event it is technically unfeasible to install the proposed equipment on the existing towers, e.g., due to the lack of structural support, RF compliance and RF interference, insufficient tower space or ii) necessary government approvals cannot be secured after a good faith effort to do so.**

- A7: Prior to award and pursuant to Section 1 – Bidder Acknowledgement, Item F. bids cannot be withdrawn within 90 days from date due. Subsequent to the lease agreement being duly executed by the Parties, the provisions of Article XVII of the applicable lease agreement(s) shall govern.
- Q8: Can the Board provide a description and/or depiction of the existing easements for fiber/power/utilities and access for the three tower sites? If sufficient space is not available for fiber and power needed to serve the proposed telecommunications equipment sites, will the Board provide additional space for such purposes?**
- A8: The Board is unable to provide a description and/or depiction of the existing easements for fiber/power/utilities and access for the three tower sites. Utility access under this ITB is as set forth in Article XI of the applicable lease agreement(s).
- Q9: What centerline heights are available for attachments for the three towers at the three tower site locations?**
- A9: Available locations on the monopoles is as set forth in Article II of the applicable lease agreement(s).
- Q10: Is the intent of the ITB to end up with multiple carriers on each tower? If so, how will the centerline height be awarded to multiple carriers/bidders?**
- A10: The intent of the ITB is as set forth in the ITB and applicable lease agreement(s). The ITB does not provide for multiple awards at any one location.
- Q11: As it relates to the requirement to provide “Evidence, satisfactory to the Board, that the Proposer has operated, or been a principal contributor to the operation, the same or similar program(s) for a minimum of three (3) consecutive years,” what exemplary information would be satisfactory to the school board?**
- A11: Examples of evidence that would be considered satisfactory would be the following documentation:
- Company Profile: A brief overview of the company, including its history, mission, and services offered, highlighting relevant experience in the specific area of services required by the ITB.
  - Project Descriptions: Detailed descriptions of similar programs or services provided in the past three years.
  - Contracts and Agreements: Copies of contracts or agreements for the relevant projects that demonstrate the bidder's involvement and duration of service.
  - Staff Qualifications: Resumes or qualifications of key personnel who will be involved in the project, emphasizing their experience and expertise in similar programs.
  - Certifications and Accreditations: Any relevant certifications, licenses, or accreditations that support the bidder's qualifications to provide the required services.
- Q12: Will the Board consider any revisions or counter proposals to the lease form? For example,**
- a. the requirement to subordinate a lease to AT&T’s existing lease for the SW High School site is problematic, given that rent will be paid for use of a defined lease premises on the tower. Each lease should stand on its own terms, so long as the uses of the second attacher do not interfere with AT&T’s existing uses and comply with applicable laws as it relates to RF interference.**
  - b. A reduced rent escalator less than 4%. e.g., 2.5%?**
- A12: The lease agreement(s) are in final form, and absolutely no substantive revisions of any sort will be permitted.