



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: Charisma Montfort

PHONE: (305) 995- 2364

Email: cmontfort@dadeschools.net

TDD PHONE: (305) 995-2400

BID/RFP ADDENDUM

Date: 5/7/2025

Addendum No. 1

BID/RFP No. ITN-24-014-CM BID/RFP TITLE: GROUND LEASE OPPORTUNTIES ON SCHOOL BOARD O

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

Please see attached answers to submitted questions. The attached document revises Section 3.4.

All other terms and condition of the RFP will be 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 _____

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

SECTION 3 – SPECIAL CONDITIONS - REVISED

3.1 INVITATION

Thank you for your interest in this Invitation to Negotiate (ITN). The School Board, through Procurement Management Services, invites responses from Proposers, which offer to provide the services described in Section 4 Scope of Opportunity.

This is an Invitation to Negotiate. M-DCPS reserves the right to negotiate with any of the respondents in its discretion.

3.2 TERMS OF CONTRACT AGREEMENT

The term of the ground lease for each subject property shall be for a period of seventy-five (75) years with no option to extend the term; provided, however, that M-DCPS reserves the right to negotiate with the selected Proposer a longer term if M-DCPS determines, at its sole discretion, that such longer term is in the best interest of M-DCPS.

3.3 ADDITIONAL INFORMATION/AMENDMENT

Requests for additional information or clarifications must be made in writing and received by the Buyer for this ITN, in accordance with **Section 2**, no later than the deadline for receipt of questions specified in the ITN Timetable (See **Section 2**). The request must contain the ITN number and title, Proposer's name, name of Proposer's contact person, address, phone number, email and facsimile number.

Email requests for additional information will be received by the Buyer at the email address specified in **Section 2**. Emails should have at a minimum, the Proposer's name, name of Proposer's contact person, address, phone number, facsimile number, and ITN number and title. A copy of any written communication or email must be sent to the Executive Assistant to the Clerk of the School Board.

The District will issue responses to inquiries and any other corrections or changes it deems necessary by way of written solicitation amendments issued prior to the Proposal Due Date. Proposers should not rely on any representations, statements or explanations other than those made in this ITN or in any written amendments to this ITN. Where there appears to be a conflict between the ITN and any amendments, the last amendment issued shall prevail.

It is the Proposer's responsibility to assure receipt of all amendments. The Proposer should verify with the designated Buyer prior to submitting a proposal that all amendments have been received. Proposers are required to acknowledge the number of amendments received as part of their proposals (see attached **Exhibit 3**).

Proposers who obtain copies of this ITN from sources other than the District's Department of Procurement Services risk the potential of not receiving amendments since their names will not have been included on the Proposer List for this particular ITN. Such Proposers are solely responsible for those risks.

3.4 CERTIFIED FIRM INFORMATION

A. INFORMATION TO BE SUBMITTED BY CERTIFIED FIRMS

If applicable, Proposers must submit a copy of current certificate showing their certified firm designation with their proposal. Proposers' certified firm certification(s) must be in place prior to the ITN due date.

The Goal Setting committee recommended the following for this solicitation:

- 1. Community Outreach/ Community Information component to be sheltered for any certified SBE/MBE firm**
- 2. Request 25% participation by any certified SBE/MBE/VBE firms for MSA (tri-county area)**
- 3. Commitment of 20% local workforce utilization within a 10-mile radius during construction of the housing component**

B. REQUIRED SUBCONTRACTOR/SUBCONSULTANT INFORMATION TO BE SUBMITTED BY THE BIDDER

If applicable, please include a completed Exhibit 18 (Statement of Intent to Perform as a Certified Subcontractor/Subconsultant) in your proposal to specify the name of the certified subcontractor/ subconsultant, the proposed dollar amount or percentage of work to be spent with the identified certified subcontractor/subconsultant, along with the scope of work the subcontractor/subconsultant will provide related to this solicitation. Please submit a copy of the subcontractor's/subconsultant's current certificate showing the firm's designation, along with the completed Exhibit 18. In addition, please refer to Section 7.7 for compliance reporting requirements when using a certified subcontractor.

Proposer(s) are required to provide notification of certified subcontractor substitution within five (5) business days of any change. Please note that the substitution of subcontractor must have prior approval by the Office of Education and Economic Access. All substitution requests should be submitted on the Substitution Form.

ITN-24-014-CM

Q&A'S

1. **QUESTION:** All sites: Are you able to visually identify/indicate the portion of each site expected to be available for development?

ANSWER: All areas, minus a 10 acre area designated for the school. Final space considerations will ultimately be determined and finalized through the negotiations process; however, all portions of the sites can be considered for development except for the following:

Arthur & Poly Mays Site: The minimum size for the school site parcel will be ten (10) acres with the remainder of the portion of the site available for re-development. No specific area is identified for the school within the site.

Withers Site: Entire Site

2. **QUESTION:** APM Site: Please identify the location of the historically significant building?

ANSWER: The historically significant building was demolished and replaced with a replica which is not of historical significance.

3. **QUESTION:** Withers site: How many acres will be available for development?

ANSWER: Entire site.

4. **QUESTION:** Would you please confirm which of the sites require compliance with Davis-Bacon Act?

ANSWER: Davis Bacon is tied to federal funding. The district is not requiring Davis-Bacon, however; the financing that a developer may bring if obtained from federal sources could require it.

5. **QUESTION:** Please provide Exhibit 15 - Proposed Contract Agreement.

- Is this the same Sample Agreement required in Section 6.2.12) Required Forms & Exhibits? If not, please also provide?

ANSWER: Please disregard the proposed agreement language in Exhibit 15. The final agreement will be drafted during contract negotiations for mutual agreement by all parties.

6. **QUESTION:** Exhibits 16-21 on page 3 of the ITN do not match the actual exhibits (which are numbered 15-20). Should the exhibits be labeled per page 3 of the ITN, or per Section 10 on page 39?

ANSWER: Please label per Section 10 of the ITN.

7. **QUESTION:** How many acres of the Wither's site are meant for redevelopment? On pages 17 and 20, there is a blank space.

ANSWER: Entire site.

8. **QUESTION:** Can you clarify what types of firms must complete the Certified Firm Certifications? In Section 7.7, it references the Evaluation Criteria in Section 7.2, but this section does not clarify to whom it applies.

ANSWER: If the proposer is a certified firm or working with a certified subcontractor, please provide the appropriate documentation to note that.

9. **QUESTION:** For Form 9, do we use the form as is (ie, leave the lettering "l-v" instead of "a-k")?

ANSWER: Please follow the lettering a-k.

10. **QUESTION:** Section XX on page 8 and Exhibit 12, Proposer's Preference, states there is a 5% local preference for Proposers whose principal place of business is within the State of Florida. Would you please explain how the 5% will be applied during scoring?

ANSWER: Pursuant to School Board Policy 6320.05, When the Board is required to make purchases of personal property through competitive solicitation and the lowest responsible and responsive bid, proposal, or reply is by a vendor whose principal place of business is in a state or political subdivision thereof which grants a preference for the purchase of such personal property to a person whose principal place of business is in that state, Florida law requires that the Board shall award a preference to the lowest responsible and responsive vendor having a principal place of business within this State. This preference must be equal to the preference granted by the state or political subdivision thereof in which the lowest responsible and responsive vendor has its principal place of business. In a competitive solicitation in which the lowest bid is submitted by a vendor whose principal place of business is located outside the State and that state does not grant a preference in competitive solicitation to vendors having a principal place of business in that state, the preference to the lowest responsible and responsive vendor having a principal place of business in this State shall be five percent (5%).

11. **QUESTION:** Should the Local Business Tax Receipt be provided with the Cover Page, Exhibit 9 (Minimum Submission Requirements) or Exhibit 12 (Proposer's Preference)?

ANSWER: The local business tax receipt can be included in any portion of the submission.

12. **QUESTION:** Section 5 / Exhibit 9 contains the Minimum Qualification Requirements a Proposer must include to be considered for this ITN. While the majority correspond directly to a Tab as prescribed in Section 6.2 (Proposal Format), requirements **d** through **g** are not as clear. Could you please clarify which Tabs/Sections the School Board would like these requirements to be in?

ANSWER: The responses to requirements **d** through **g** should be included in the proposed approach and methodology section.

13. **QUESTION:** Section 6.2.6) Proposed Approach and Methodology, would you please specify the items listed in Sections 4 and 7 that must be included using the same numbering system within this section?

ANSWER: Please provide a response that address all components in section 4 while considering the evaluation criteria defined in section 7.

14. **QUESTION:** Section 6.2.10) Budget and Financial Vehicles Proposal requires a business registration, what is meant by this? Is it the Local Business Tax Receipt, a Florida Certificate of Good Standing for the Proposer, or something else?

ANSWER: We look at both the local business tax receipt and incorporation via the Department of Corporations (sunbiz).

15. **QUESTION:** Section 6.2.11) Certified Firm Participation, is this for the Proposer only or does it also apply to team members that may be certified?

ANSWER: Please see response to Question 8.

16. **QUESTION:** Section 9 requires evidence of insurance coverage be provided at the time of submittal, should this be upon selection? If not, in what section should the insurance certificates be included?

ANSWER: Upon award, we will request the certification of insurance. Please confirm in your submission your ability to obtain evidence of insurance.

17. **QUESTION:** Would you please provide Zoning Verification Letters, if available, for each site.

ANSWER: The schools district currently does not have Zoning Verification Letters. District owned land is typically identified as public school/ governmental. The developer selected will be required to address zoning with the governmental agency having jurisdiction.

18. **QUESTION:** Regarding the above referenced, would you please provide a visual of the 18 acres preferred for development on the APM site and the location of the historically designated building?

ANSWER: Arthur & Poly Mays Site: The minimum size for the school site parcel will be ten (10) acres with the remainder of the portion of the site available for re-development. No specific area is identified for the school within the site.