Clear Form

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
SCHOOL BOARD ADMINISTRATION BUILDING
Procurement Management Services
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Miami, FL 33132

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BID/RFP ADDENDUM

Date: 8/17/2026

Addendum No. 3

BID/RFP No. ITN-25-044-DR BID/RFP TITLE: Ground Lease Opportunity at Ruth Owens Kruse Educational C

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

Please see attached revised Section 7 and 8 of the ITN. All other terms and conditions apply.

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 _____ FAX # _____

BY: SIGNATURE (Manual): _____
OF AUTHORIZED REPRESENTATIVE

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

SECTION 7.2 - EVALUATION CRITERIA

The Selection Committee (hereinafter referred to as "Committee") will evaluate all eligible and responsible proposals based on the evaluation criteria listed below. The criteria are itemized with their respective weights for a maximum available total of one hundred (100) points. A Proposer may receive all or a portion of this amount depending on the merit of the proposal and in relation to the competing proposals as determined by the Selection Committee. Please note, the Selection Committee members will review all proposals, based upon the criteria listed below, and may determine to complete a consensus vote or rank proposals for additional evaluation, which may include oral presentations, individual proposal negotiations and/or product demonstrations.

All proposals accepted by M-DCPS, will be reviewed to determine eligible agencies that meet all submission requirements prescribed in the ITN. A Selection Committee composed of representatives from M-DCPS will evaluate and rate all proposals under consideration, applying the evaluation criteria prescribed below. M-DCPS may require a Proposer to make an oral presentation in support of a proposal.

This section represents the information that will be utilized in the evaluation of proposals received and assignment of points in accordance with the evaluation criteria listed. Proposers are cautioned to read this section carefully and respond with complete information that will assist the Selection Committee in evaluating proposals submitted. Proposers are requested to respond in the format and organizational structure stated and to refrain from including promotional or advertisement materials in their proposal. The maximum allowable points that will be awarded for each section are stated below. Failure to respond or incomplete responses to any evaluation criteria below will result in zero or reduced allocation of points for the criteria and may result in disqualification of the entire proposal.

The Selection Committee shall evaluate proposals received based on the following criteria and points:

MDCPS aims to foster industry-driven innovation and will avoid overly prescriptive selection criteria. The process is designed to encourage competitive, high-quality proposals that align with the District's long-term strategic goals.

A designated Selection Committee will evaluate all proposals and recommend a shortlist for further consideration. Following the community engagement process and additional refinements, final negotiations will be conducted. The selected proposal will be presented to the School Board for approval in **January 2026**.

CRITERIA FOR EVALUATION	AVAILABLE POINTS
Financial Benefit to MDCPS - Priority will be given to proposals that generate the highest financial return for the District.	30
Development Approach, Design and Community Benefits - Proposals must include realistic timelines, budgets, and development plans that demonstrate execution capability. Design must be creative and promote adaptable solutions that address MDCPS's need. Furthermore, proposals should integrate community benefits, including workforce housing and local economic development.	35

Experience and Qualifications - The proposer's track record in delivering comparable projects will be a key consideration.	25
Certified Business Enterprise Participation • Subcontracting Goals (2 points): Using the M-DCPS Online Business Compliance System directory to identify and directly solicit bids from qualified SBE / MBE / VBE / Alumni 305 certified businesses • Sheltered Market (2 points): Developers may designate specific contractors or portions of these large-scale redevelopments exclusively to SBE / MBE / VBE / Alumni305 certified businesses • Mentor-Protégé Program (2 points): Awarded if the developer submits mentor-protégé plans that pair established firms with less-established certified firms • Local Workforce (2 points): Providing employment opportunities for residents living near the project site • Community Outreach and Technical Assistance (2 points): Submitting an outreach plan that includes matchmaking with firms (Primes and Subcontractors), CareerSource of South Florida, and B2G outreach campaigns	10
TOTAL POINTS	100

SECTION 7.3 - PROPOSER EVALUATION CRITERIA BREAKDOWN

a. Financial Benefit to the District – Possible Points: 30

- Proposals will be evaluated based on the financial return they generate for MDCPS, with higher lease payments scoring more points. The Proposal Pricing Form will be reviewed to determine the overall economic benefit to the district. Priority will be given to proposals that maximize financial gain while ensuring long-term sustainability.

b. Development Approach, Design and Community Benefits – Possible Points: 35

- **Development Approach – 10 Possible Points:** Proposals must include realistic timelines, budgets, and development plans that demonstrate execution capability.
- **Design – 10 Possible Points:** The overall design quality will be assessed based on how well the project integrates with the surrounding area and enhances the property, while also promoting solutions to common community concerns (i.e. parking, traffic). Innovative approaches that improve efficiency, sustainability, or functionality - while still aligning with the District's goals—will receive higher scores**.**
- **Community Benefits – 15 Possible Points:** Proposals should incorporate community benefits, such as workforce housing, local economic development, supportive amenities, and security measures to ensure student safety.

c. Experience and Capability – Possible Points: 25

- Proposer's qualifications including, but not limited to company history and description, number of years in business, size, number of employees, office location, licenses/certifications, credentials, capabilities and capacity to meet the District's needs.
- Proposer's relevant knowledge and experience in developing similar properties as described in the Scope of Opportunity.
- Qualifications and experience of all proposed key personnel.

d. Small/Micro, Minority/Women, and Veteran Business Enterprise Programs

- The School Board of Miami-Dade County, Florida, has a strong commitment to participation by businesses certified by the M-DCPS Office of Education and Economic Access, as part of all District contracting. The School Board has active certification programs to increase contracting opportunities for local businesses. Pursuant to School Board Policy 6320.02, the Goal Setting Committee may apply scoring incentives and/or other affirmative procurement initiatives for firms responding to this solicitation. If applicable, Proposers must submit with their proposal a copy of their current certified firm certificate showing their firm's designation. Proposers' certified business enterprise certification(s) must be in place prior to the ITN due date. Refer to Section 7.7 for further information.

SECTION 8 – PROPOSAL PRICING

(Signature required at the end of this Section)

Proposer must complete this Section in its entirety and may supplement this section with additional pages as to provide the District with a more detailed breakdown, backup and/or options of related cost associated with the services being solicited in this ITN.

RENT PROPOSAL FOR LEASE OF THE DEMISED PREMISES AND OTHER CONTRIBUTIONS

The Proposer agrees to pay the School Board the following total rent amount: _____ Dollars ($_____), to be paid through an upfront capitalized lease payment of _____Dollars ($_____), and_____ Dollars ($_____) per year ("Annual Base Rent Amount"), subject to the following proposed annual increases to the Annual Base Rent Amount: [_____%]. The payment of the rent shall commence as of [_____] (the "Rent Commencement Date").

Additionally, the Proposer contemplates a share of fees and / or project revenues that are estimated to result in a financial contribution of _____ Dollars ($_____) to the School Board.

The rental amount quoted should not include any prorations, fees and taxes that are the responsibility of the selected Proposer under the ground lease agreement. The amount of any such prorations, fees and taxes will be payable by the selected Proposer in the manner set forth in the ground lease agreement.

The information in this ITN is to be utilized solely for preparing the proposal response to this ITN and does not constitute a commitment by the District to lease the Subject Property to any of the Proposers or to procure any product in any volume.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF THE PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS PRICE PROPOSAL WHERE INDICATED BELOW BY AN AUTHORIZED REPRESENTATIVE OR PROVIDE THE FORM AS PRESENTED MAY RENDER THE PROPOSER NON-RESPONSIVE.

_____ _____

Signature of Proposer's Authorized Representative *Title*

_____ _____

Printed Name: *Date:*