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

Date: 9/9/2026

Addendum No. 4

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 answers to submitted questions. 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

ITN-25-044-DR Ground Lease Opportunity at Ruth Owens Kruse Educational Center

Q&A

1. Section 4.C, "Supportive Housing and Special Population Considerations."

Is there a specific definition or standard the School Board is using for "supportive housing"? Are there specific benchmarks, unit-count expectations, or design guidelines the Board would like to see addressed?

ANSWER: The Ruth Owens Kruse Educational Center provides school programs for children with special needs, including emotional and behavioral disabilities. Although not mandatory, the inclusion of supportive services and physical adaptations in the development plan could help future tenants by providing a safe, predictable, and sensory-friendly environment. There are no unit-count expectations, however the utilization of soundproofing materials, adjustable soft lighting, quiet rooms in common areas, enhanced soft-close hardware, quiet infrastructure, and enhanced safety measures (secured exit points, window guards, fencing) are encouraged.

2. There is an existing school parking lot that sits within the 5.6-acre development parcel. Is the developer required to maintain or replace this parking as part of the project, and if so, how many spaces?

ANSWER: The developer is not required to maintain the parking lot located within the development area, however during negotiations M-DCPS may request access by school staff to a total of 45 parking spaces within the new development, and/or collaborate with the developer to create parking solutions through improvements in the schematic site plan, during negotiations.