QUESTIONS AND RESPONSES

BID NO. 038-KK10 – SALE OF BOARD-OWNED PROPERTY

QUESTION #1: **It is our understanding that the subject property was the site of a Leaking Underground Storage Tank (LUST) and that a report was filed into the RCRIS (Resource Conservation and Recovery Information System) under the classification of Small Quantity Generator, under file ID RCRIS-SQG 1000299076. Will all bidders be provided with a copy of the report and the current status of the environmental contamination on the site?**

RESPONSE: Based on a review of all appropriate agencies' databases, there is no record of an open/known regulatory compliance issue, onsite contamination and/or outstanding violation at this location. The District is not aware of any other regulatory information impacting this site.

QUESTION #2: **Section 5 on Page 3 of 7 of the proposed Due Diligence Agreement notes "Bidder shall not indemnify or hold Seller harmless with respect to, and Bidder shall not be required to, remove, remediate, dispose or otherwise deal with any 'Hazardous Substance'…, samplings derived from the Site or property containing Hazardous Substances which it finds in connection with its Due Diligence Investigations of the Site," In light of the issue identified in number 1 above, how much is the School Board allocating to the project site for remediation activities? Is the School Board going to fully fund the remediation regardless of the final costs?**

RESPONSE: Please note the response to question one above. All provisions of the RFB, including the Due Diligence Agreement, remain as stated in the Invitation to Bid.

QUESTION #3: **May we access copies of the two appraisals conducted on the property to determine if the appraiser was aware of the environmental contamination on the site and if such was considered in determining the fair market value of the property?**

RESPONSE: Copies of both appraisals are attached.

QUESTION #4: **Where can we obtain a copy of School Board Rule 6GX13-3B-1.092?**

RESPONSE: A copy of the School Board Rule may be accessed through the following link:

http://www.dadeschools.net/schoolboard/rules/Chapt3/3b-1.092.pdf

QUESTION #5: **The Asbestos Report, dated April 19, 2000 is for the property at 59 NW 14th Street. The property that is the subject of this RFB is listed as 29 NW 13 Street (Folio# 01-3136-009-0420). Are we to assume both addresses are referring to the same property?**

RESPONSE: The Asbestos Report included as a part of the RFB is for the subject property.

QUESTION #6: **Based on the questions above, will the bid response deadline be extended?**

RESPONSE: Given the response to question one above, and the lack of any extenuating circumstances, the bid response deadline will not be extended at this time.

QUESTION #7: **Would the School Board consider giving another governmental entity a first right of refusal to match the highest, responsible, responsive bid received by this bid solicitation?**

RESPONSE: No. The School Board, at its meeting of April 14, 2010, directed the Superintendent to issue a request for bids for the possible sale of the subject property, in accordance with the process set forth in School Board Rule 6Gx13-3B-1.092, and as such, the property will be sold to the highest responsible and responsive bidder.