

Questions and Answers for Invitation to Bid No. 060-PP10 – Sale of Board-Owned Property located at SW 74 Avenue and theoretical SW 43 Street (“ITB”)

1. **Question:**

Is there an existing survey of the site?

Answer:

The School District does not have a survey of the subject Site (as defined in the ITB).

2. **Question:**

Is there an existing title policy for the site?

Answer:

Due to the elapsed time since the subject Site (as defined in the ITB) was acquired by the School District (1991), the acquisition files, which may contain the requested item, are not readily available.

3. **Question:**

Will the District be providing any credits or mitigation for environmental conditions affecting the subject site?

Answer:

As noted in the ITB, the subject Site (as defined in the ITB) is being sold in its “as-is, where-is” condition and basis with all faults, and the School Board makes no representations or warranties whatsoever, either expressed or implied, as to the suitability or efficacy of the Site for any particular purpose or use, nor as to the title or physical condition of the Site. The “Bid Amount”, as defined in the ITB, is the resulting amount consisting of an amount that meets or exceeds the Fair Market Value of the Site, which has been established by the Board at \$4,210,000, plus added-value proposed by Bidder, if any, less total credit allowances for subsoil conditions proposed by Bidder, if any. The amount of credit allowances, if any, is subject to validation by the School District. Credit allowances are also subject to School Board approval, which approval will be in the School Board’s sole discretion.

4. **Question:**

Is there a due diligence period?

Answer:

As noted in the ITB, the Successful Bidder (as defined in the ITB) shall have a period following contract award, to conduct due diligence, including without limitation, investigations of the physical condition of the Site, title, survey and environmental assessments. Such due diligence activities shall be at the sole cost and expense of the Successful Bidder.

5. **Question:**

What happens if the Successful Bidders finds environmental conditions during the due diligence period?

Answer:

As noted in the ITB documents, if the Successful Bidder determines that it does not desire to purchase the Site, then the Successful Bidder has the right to terminate the purchase of the Site, by delivering written notice to the School Board on or before the end of the due diligence period.

6. **Question:**

What items or documentation are required to be submitted as part of the bid submittal?

Answer:

The information required to be submitted by Bidders is set forth in the ITB documents. These documents can be found on the District's Procurement website at <http://procurement.dadeschools.net/bidsol/asp/ENACT.asp>.

7. **Question:**

Is this a closed bid?

Answer:

Yes. All bid submittals are due to the Procurement Management Services office on or before 2:00 p.m. (Local Time) on June 4, 2014.

8. **Question:**

How did the School District arrive at the fair market value of the Site?

Answer:

The School District secured two appraisals of the Site. The Fair Market Value (as defined in the ITB) of the Site was based on the highest appraisal amount.

9. **Question:**

Are the School District's appraisers MAI appraisers?

Answer:

Both appraisers have been pre-qualified by the School District to provide this type of appraisal service.

10. **Question:**

Can Bidders get copies of the School District's appraisals reports?

Answer:

School District staff is currently researching the matter to determine if the appraisal report can be made available to the public. In such case, interested parties will need to submit a written request for same through the School District's Procurement Management Services office.

11. **Question:**

Did the values established in the School District's appraisal reports take into consideration the potential environmental conditions of the Site?

Answer:

No.

12. **Question:**

Can you clarify the meaning of the term, "Bid Amount"?

Answer:

The "Bid Amount", as defined in the ITB, is the resulting amount consisting of an amount that meets or exceeds the Fair Market Value of the Site, which has been established by the Board at \$4,210,000, plus added-value proposed by Bidder, if any, less total credit allowances proposed by Bidder, if any.

13. **Question:**

How does a Bidder determine the amount of credit allowances at the time of bid submittal, if the due diligence period takes place after contract award?

Answer:

It is the Bidder's responsibility to determine the amount of credit allowances, if any, and to submit such amount, as part of its bid submittal.

14. **Question:**

What are the dates of the due diligence period?

Answer:

As noted in the ITB, the due diligence period commences on June 19, 2014 and ends on July 7, 2014, unless otherwise extended by the School District.

15. **Question:**

Does the School Board have an estimate of the mitigation required for the Site?

Answer:

No.

16. **Question:**

Is the sale of the Site subject to clear title?

Answer:

As previously noted, the Successful Bidder will have an opportunity following contract award to conduct due diligence of the Site, including without limitation, review of title.

17. **Question:**

Would the School District consider extending the due diligence period?

Answer:

Yes. Subsequent to the end of the non-mandatory pre-bid conference, a determination was made by the School District to extend the due diligence

period. An addendum to the ITB will be issued to reflect the extended due diligence period dates.

18. **Question:**

Is today's pre-bid conference mandatory? Will parties that did not attend today's pre-bid conference have access to the questions and answers proffered today?

Answer:

Attendance at the pre-bid conference is not mandatory. The questions and answers from the pre-bid conference will be posted on the Districts' Procurement Management Services website, as well as emailed to all parties in attendance at the pre-bid conference and on the District's email list.