

Financial Services  
Mr. Ron Y. Steiger, Chief Financial Officer

**SUBJECT:                    AWARD INVITATION TO NEGOTIATE NO. ITN-22-013-VF  
- PROPOSALS FOR LEASING OF BOARD-OWNED  
SITE(S) FOR PLACEMENT OF COMMERCIAL  
TELECOMMUNICATIONS FACILITIES**

**COMMITTEE:                FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS**

**LINK TO STRATEGIC  
PLAN:                        EFFECTIVE        AND        SUSTAINABLE        OPERATIONAL  
PRACTICES**

Procurement Management Services, at the request of the Office of School Facilities, released the above-referenced solicitation. The purpose of this Invitation to Negotiate (ITN) is to establish a revenue generating contract, with responsive and responsible Proposers seeking to install commercial telecommunications facilities and operate such facilities at one or both of two (2) School Board-owned locations. This ITN was advertised on the Procurement Management Services website and DemandStar. This contract impacts students at the two (2) sites where the telecommunications facilities are located, International Studies Preparatory Academy (ISPA) and Southwest Miami Senior High School and is revenue generating representing no cost to the District. The solicitation was shared with the District's Office of Economic Opportunity (OEO) for additional community outreach.

The initial term of the contract shall be for a five (5) year period, commencing upon contract execution, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for three (3) additional five (5) year periods.

Pursuant to School Board Policy 6320.02, the Goal Setting Committee recommended that this solicitation be open, with no goals assigned.

One (1) vendor responded to this advertised bid. Based on the criteria listed in the solicitation, a Q&A session and the Selection Committee's consensus vote, one (1) vendor is being recommended for award.

M-DCPS OEO staff verified the Small, Micro, Veteran and/or M/WBE certification status of the firm(s).

In Fiscal Year 2021-2022, the District received the annual rent amount of \$59,162 for the rental at International Studies Preparatory Academy and \$24,883 for the rental at Southwest Miami Senior High School.

Fund Source  
Revenue Generating

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

1. **AWARD** INVITATION TO NEGOTIATE NO. ITN-22-013-VF - PROPOSALS FOR LEASING OF BOARD-OWNED SITE(S) FOR PLACEMENT OF COMMERCIAL TELECOMMUNICATIONS FACILITIES, to install commercial telecommunications facilities and operate such facilities at one or both of two School Board-owned locations, effective upon contract execution for a five (5) year period, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidder, be extended for three (3) additional five (5) year renewal periods thereto, pending contract negotiations as follows:

NEW CINGULAR WIRELESS PCS, LLC  
1025 LENOX PARK BOULEVARD NE  
ATLANTA, GA 30319  
OWNER/OFFICER: AT&T MOBILITY CORPORATION

2. **AUTHORIZE** the Superintendent to:

- a) negotiate, finalize and execute two (2) Lease Agreements with New Cingular Wireless PCS, LLC (“Cingular”) for placement of commercial telecommunications facilities at Southwest Miami Senior High School (“Southwest”) and at International Studies Preparatory Academy (“ISPA”), with an initial annual rental amount to be received at Southwest of \$33,000, and an initial annual rental amount to be received at ISPA of \$60,000, pursuant to ITN-22-013-VF - Proposals For Leasing of Board-Owned Site(s) for Placement of Commercial Telecommunications Facilities;
- b) grant or deny any and all approvals required under the Lease Agreements dealing with modification of existing improvements or construction of additional facilities by Cingular within the leased premises, as well as routine operational issues; and
- c) execute amendments to the Lease Agreements within the authority granted him/her by the School Board in the Lease Agreements, and to grant or deny any approvals required under the Lease Agreements, including assignment of the Lease Agreements in the event of a merger or acquisition by

Cingular, placing Cingular in default, and renewing, extending, canceling or terminating the Lease Agreements; and

- d) that The School Board of Miami-Dade County, Florida, direct that 10% of the funds received under the Lease Agreements are to be retained by Southwest Miami Senior High School and International Studies Preparatory Academy to address critical school needs, with the remaining funds to be made available to each Region (30% per Region) to address educational and recreational needs in that Region.