

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

SUBJECT: REJECT INVITATION TO NEGOTIATE NO. ITN-24-009-CM – GROUND LEASE OPPORTUNITY AT HIALEAH MIDDLE SCHOOL/AMELIA EARHART AND AUTHORIZE DIRECT CONTRACTING

COMMITTEE: FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS

LINK TO STRATEGIC PLAN: EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES

This item requests the School Board's approval of the bid rejection(s) identified below:

INVITATION TO NEGOTIATE NO. ITN-24-009-CM – GROUND LEASE OPPORTUNITY AT HIALEAH MIDDLE SCHOOL/AMELIA EARHART was released on August 15, 2025, with the bid opening subsequently held on September 9, 2025, for the long-term ground lease and redevelopment of approximately 12.9 acres of underutilized land located on the campus of Hialeah Middle School, 6027 East 7th Avenue, Hialeah, Florida. This ITN originates from an unsolicited proposal submitted to the School Board pursuant to Policy 6327. In accordance with that policy and Florida statutory requirements, the School Board, at its regularly scheduled meeting on May 14, 2025, determined that the proposal offered potential benefit to the District and surrounding community, and voted to issue a competitive solicitation for the site. The District received one (1) response to the advertised solicitation. As a result, this ITN is recommended for rejection. It is further recommended that the School Board authorize entering into direct negotiations with the one (1) proposer that submitted a response to the ITN and the two (2) proposers that submitted initial unsolicited proposals, for the services set forth under this ITN, in accordance with Policy 6320 and Florida Administrative Code 6A-1.012.

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

1. **REJECT** Invitation to Negotiate No. ITN-24-009-CM – Ground Lease Opportunity at Hialeah Middle School/Amelia Earhart.
2. **AUTHORIZE** the Superintendent and/or designee to enter into direct negotiations and execute direct contracts with the following firms for the services set forth under this ITN, in accordance with Board Policy 6320 and Florida Administrative Code 6A-1.012:

1. Educational Facility Vision, LLC, a single purpose entity controlled by Coral Rock Development Group
 2. ROVR Development, LLC
 3. Pinnacle Communities II, LLC
3. **REQUIRE** any and all proposals for the qualifying project will be brought back to the Board at a subsequent meeting, and the Board shall have the authority to accept and/or reject any or all proposals submitted in response to the competitive solicitation.