

Enterprise Educational Asset Development

Board Workshop

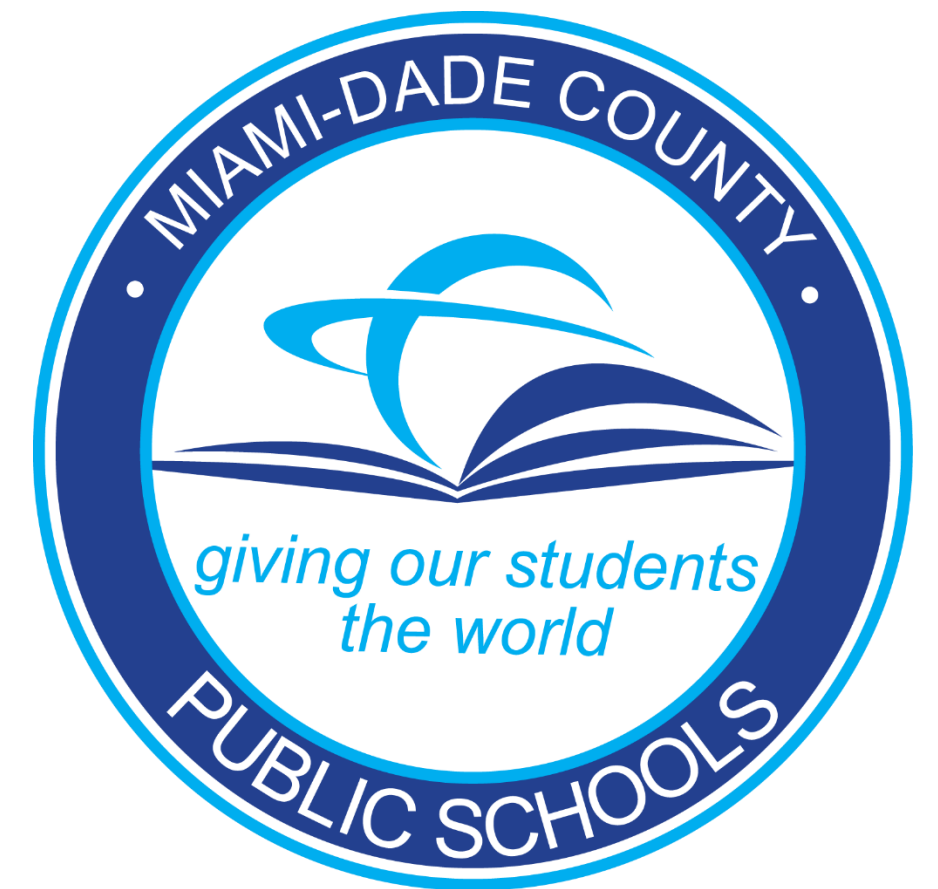
October 28, 2025

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Ms. Tiffanie Pauline

Dr. Verena Cabrera

Mr. Raul Perez



**High-Value
Academic
Offerings and
Programmatic
Innovation**

**Financial
Sustainability and
Asset Optimization**

**Community &
Partnership-Centric
Development**

GOAL 1 One

Remain competitive by offering high-value, geographically accessible programs that attract strong enrollment.

GOAL 2 Two

Optimize and generate funding through strategic asset management, particularly to address the \$3+ billion deferred maintenance backlog.

GOAL 3 Three

Develop strong relationships with the community and strategic partners to align school development with unique community needs and trends.



Educational Enterprise Asset Framework

Framework is designed to strategically manage and optimize District-owned assets while aligning with long-term educational goals. It integrates data-driven decision-making, policy compliance, and community engagement to ensure that all initiatives maximize asset value and directly support student success.

Core Principles



EDUCATIONAL BENEFIT



POLICY AND LEGAL COMPLIANCE



TRANSPARENCY AND ACCOUNTABILITY



COMMUNITY-CENTERED ENGAGEMENT AND PLANNING



FINANCIAL SUSTAINABILITY AND ASSET OPTIMIZATION



RETENTION OF OWNERSHIP AND ASSET MANAGEMENT



STRATEGIC HOUSING DEVELOPMENT

Educational Enterprise Asset Development Steering Team

The Steering Team develops and implements the Educational Enterprise Asset Framework to manage district-owned assets. The Steering Team follows a structured governance model ensuring transparency, efficiency, and accountability. The Team meets biweekly to enhance coordination and alignment across multiple departments. The team has established a structured process for updates, collaboration, and accountability, ensuring that all efforts related to the development and implementation of the Educational Enterprise Asset Framework remain aligned with Board policies and strategic priorities.

Members:

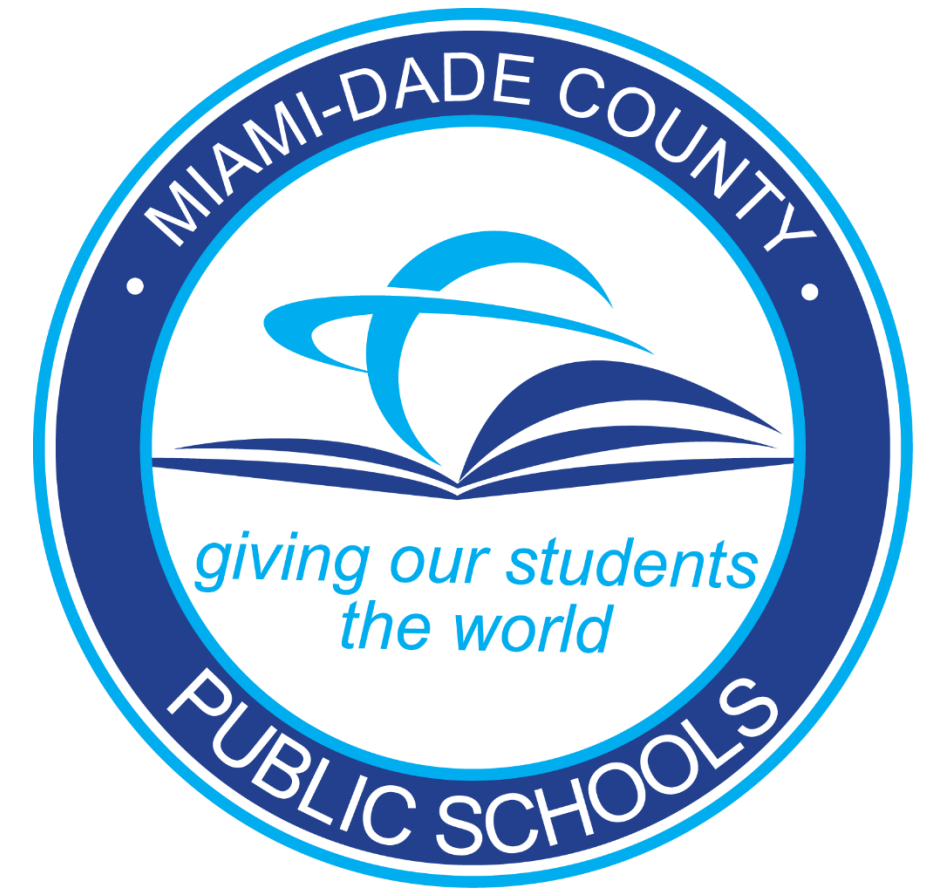
- **Co-Chairs:** Chief of Staff & Enterprise Development Officer lead meetings and ensure alignment.
- **Domain Leads:** Representatives of key areas (Facilities, Finance, School Operations, Strategic Planning, Communications, and Academics) oversee workstreams and drive execution.
- **General Counsel Representative:** Ensures legal compliance.
- **Project Management:** LM Genuine Solutions coordinates implementation and timelines.
- **Internal Staff and External Partners (as needed):** Contribute context and expertise

Enterprise Educational Asset Development Framework

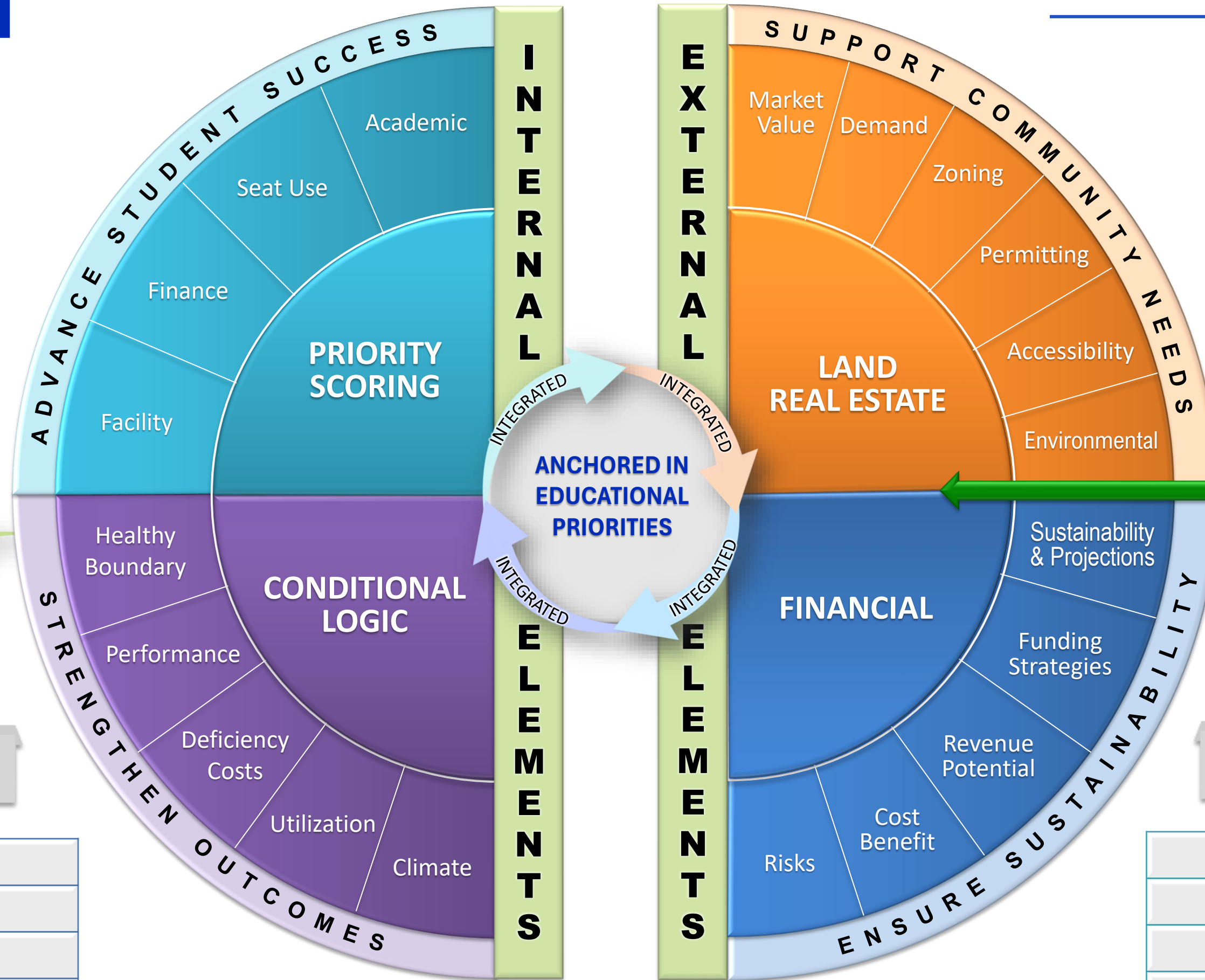
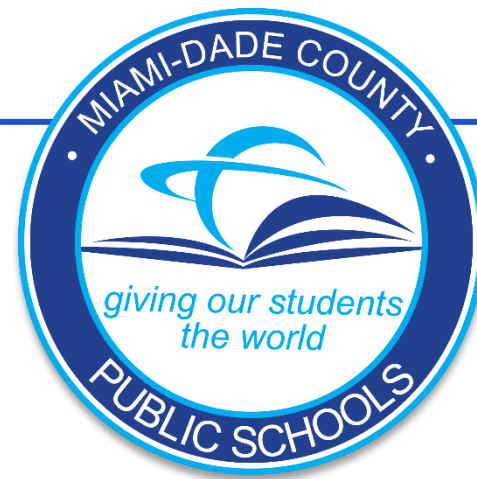
ENSURING THAT EVERY DECISION ULTIMATELY IMPROVES EDUCATIONAL OUTCOMES & SUPPORTS STUDENTS

Data-Driven Decision Making

- **Internal - Elements & Components**
- **External - Elements & Components**



One Structured Evaluation Framework with Multiple Data Sets & Components



External Consultant Engagement



Marketing and Branding
Program Enhancement
Climate Enhancement
Attendance Boundary Process
Educational Sector Partners

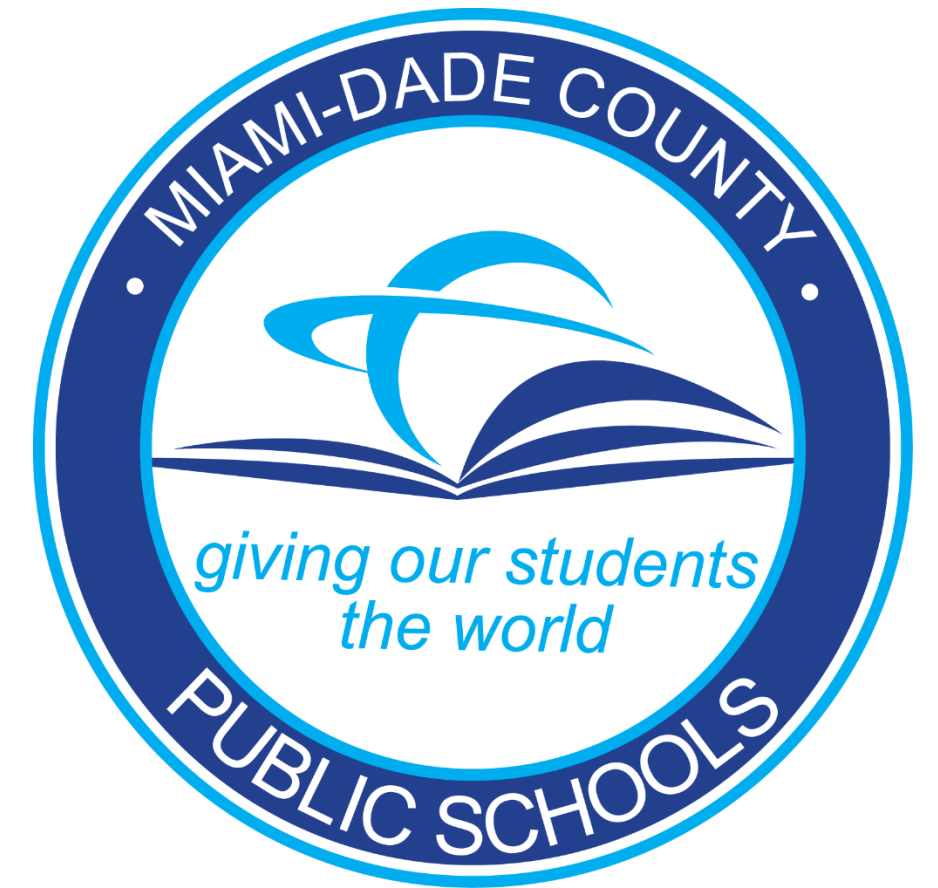
Modernization
Reinvestment
Redevelopment
Disposition

This model will draw on a shared foundation of internal data and external analysis to ensure coherence and consistency across re-envisioning efforts.

Enterprise Educational Asset Development

*ENSURING THAT EVERY DECISION ULTIMATELY
IMPROVES EDUCATIONAL OUTCOMES & SUPPORTS STUDENTS*

Internal - Elements & Components



INTERACTIVE DASHBOARD WITH 16 PAGES

Pages

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Landing Page (Home) Selected

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Enterprise Educational Asset Development Dashboard

Landing Page (Home) & Navigation



School Profile

School Profile

Re-envisioning Priority Score & Conditional Logic Sample

Statistical Summary Priority Scoring Conditional Logic Sample RPS Map Boundary Behavior

Academics & Climate

School Achieve. Dist. School Achieve. Breakdown School Climate Comp.

Facilities Information

Utilities Facility FISH Facilities Cost Facilities Detail

Master Map Visuals

Master Map

Use the red buttons throughout the report to return to this screen. [Return to Home](#)

Enterprise Educational Asset Development Dashboard Pages - Overview



Landing Page (Home)	Originating page with links to each page categorized by area of interest
School Profile	Comprehensive individual school drill down highlighting academic, enrollment, facilities, financial, and utilization data elements
Statistical Summary	Internal data elements organized into statistical ranges by school grade level configuration
Priority Scoring	Re-Envisioning Priority Score (RPS) Report – Provides a detailed explanation of the formula used to calculate the score, along with a composite score table and a graphical representation of the categorical results in percentile ranking
Conditional Logic Sample	Demonstrates the methodology and results of using conditional logic to help identify schools for inclusion in Re-Envisioning categories
RPS Map	Mapping of all schools within Miami-Dade County color coded by Re-envisioning Priority Score (RPS)
Boundary Behavior	Presents an analysis of family enrollment patterns within attendance boundaries, including counts and percentages of students enrolled in their designated home school, charter schools, and alternative choice options within each residential boundary
School Achieve. Dist.	Displays heat maps of district schools based on the percentage of total possible points earned for accountability grade, as well as achievement levels across the four content areas: Language Arts, Mathematics, Science, and Social Studies
School Achieve. Breakdown	Presents a table depicting school accountability outcomes by subject area, with performance levels indicated for each category
School Climate Comp.	Displays the calculated composite scores derived from the Student, Parent, and Staff School Climate Surveys, organized by historical trends and yearly changes, with a color-coded map of school sites reflecting each composite score
Cost Summary	Provides tabular and graphical summaries of 2023–2024 school year expenditures, disaggregated by total cost per student, school, and expense category
Utilities	Presents analyses of utility consumption categorized by region, cost center, and utility type, accompanied by line graphs depicting costs per square foot, per student, and total expenditures
Facility FISH	Presents detailed facility data by school, encompassing year of construction, building size, student capacity (stations), FISH condition, floor location, and estimated market value as determined by county appraiser records
Facilities Cost	Provides an analysis of facility deficiencies with associated update costs, along with 5-year and 10-year need assessments for facilities improvements (costs)
Facilities Detail	Provides a breakdown of facility repairs by building, organized by the priority level of required work. The table includes the Facility Condition Index (FCI), 5- to 10-year life cycle cost, building information, priority level, cost, description of work, and a graphical representation of the cost distribution (needs)
School District Map	Presents a district-wide map illustrating schools by grade-level configuration, with proportional bubble sizes indicating enrollment levels

INTERACTIVE DASHBOARD WITH 16 PAGES

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Landing Page (Home) Landing Page (Home) Selected

School Profile

Statistical Summary

Priority Scoring

Conditional Logic Sample

RPS Map

Boundary Behavior

School Achiev. Dist.

School Achiev. Breakd...

School Climate Comp.

Cost Summary

Utilities

Facility FISH

Facilities Cost

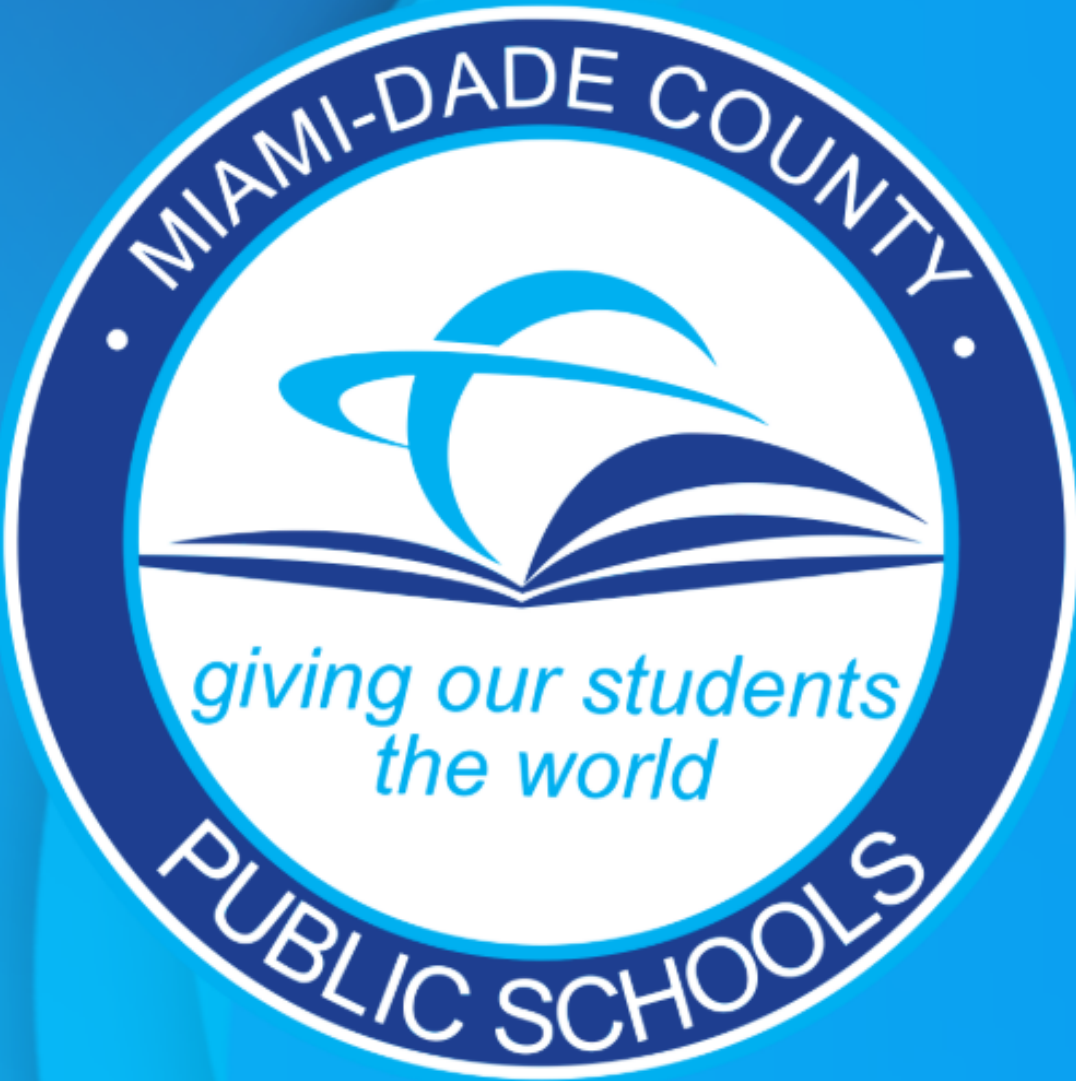
Facilities Detail

Master Map

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Enterprise Educational Asset Development Dashboard

Landing Page (Home) & Navigation



School Profile

School Profile

Re-envisioning Priority Score & Conditional Logic Sample

Statistical Summary Priority Scoring Conditional Logic Sample RPS Map Boundary Behavior

Academics & Climate

School Achiev. Dist. School Achiev. Breakdown School Climate Comp.

Facilities Information

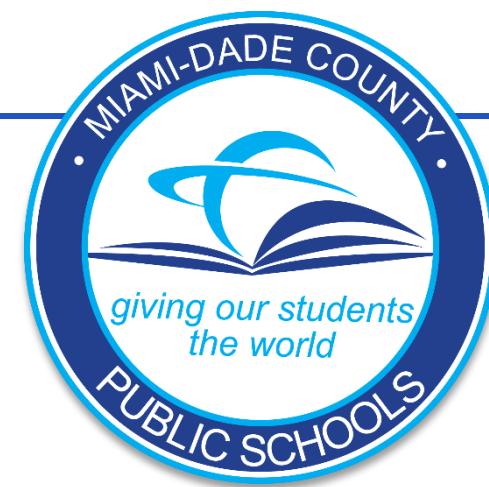
Utilities Facility FISH Facilities Cost Facilities Detail

Master Map Visuals

Master Map

Use the red buttons throughout the report to return to this screen. [Return to Home](#)

School Profile Page



- Cost Center Selection (Search enabled)

- Location Number
- School Type
- Region
- Voting District
- Capacity
- Acreage (FISH Report)
- Sq. Footage (FISH Report)

- Market Value Estimate (Miami-Dade Property Appraisal Data)

- Utilization Change from Fall 19' FTE survey to Fall 25' FTE Survey
- Enrollment Change from Fall 19' FTE survey to Fall 25' FTE Survey
- Per Pupil total cost calculated from Total cost report divided by Feb 25' FTE Survey.

- Re-envisioning Priority Score (RPS) composite score derived from Academic, Seat Use, Finance, and Facilities scores.

- School Grades

- School Climate Rating (Composite Score of all questions and groups - weighted)

- 24-25 School Grade
- Achievement Data

- Total Expenditures Breakdown
- Title I (Y or Blank if No)
- School Tier by Ending Year SY

- Utilities Cost (EnergyCAP)
- Utilities Cost Breakdown per student

- FISH Facility Information on all school buildings

- Enrollment for Fall FTE Survey and Utilization for same period.

- MAPPS Maintenance data
- Maint. Cost = Deficiency Cost

Enterprise Educational Asset Development Dashboard

School Profile Report

\$2,006,694
2024 Market Value Est.

No
Persistently Low Performing School (PLP)

Yes
School Within 5 mi. of PLP

Cost Center Name

SELECT SCHOOL NAME HERE

School Information

Loc	Type	Region	VD	Capacity	Acreage	Sq. Footage	Climate
0000	Elementary	South	7	715	9	125571	67.7%

Expenditures 24'

Total Direct	School Indirect	District Indirect	Grand Total
\$1,615,142	\$2,452,128	\$164,263	\$3,891,755

SCHOOL ADDRESS

-20.14%

Util. Change 19'-25'

YES

Title I

-144

FTE Change 19'-25'

YES

Title I

0.94

RPS

\$22,496

Per Pupil Cost 24'

Facility Information

Bldg. #	Year Const.	Square Footage	Student Stations
6	1996	26,910	304
4	1996	27,858	276
8	1996	18,785	60
7	1996	11,873	45
2	1996	5,617	30
1	1996	6,698	0
3	1996	12,695	0
5	1996	7,354	0
9	1996	7,781	0
Total		125,571	715

Utilities Cost 24'

Date	Utility Type	Annual Cost	Utilities Cost Per Student
2024	Electrical	\$157,912	\$25.48
2024	Water	\$30,389	\$4.90
Total		\$188,301	\$30.39

Enrollment & Utilization

FTE Period	F2019		F2020		F2021		F2022		F2023		F2024		F2025	
LOC	Enrollment	Utilization %	Enrollment	Utilization %	Enrollment	Utilization %	Enrollment	Utilization %	Enrollment	Utilization %	Enrollment	Utilization %	Enrollment	Utilization %
0000	309	43.22%	279	39.02%	259	36.22%	203	28.39%	177	24.76%	173	24.20%	165	23.08%

68%

Climate

School Grade History

Year	Grade
2022	C
2023	D
2024	C

44

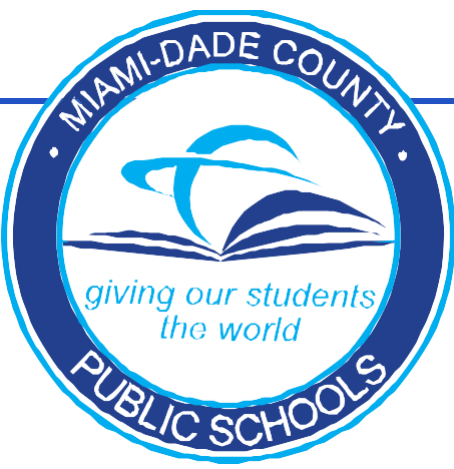
25' Grade %

Achievement 2024-2025

Grade	Math Ach.	Math Gains	ELA Ach.	ELA Gains	Grad R.	Science Ach.	S. Std. Ach.
C	40.00	41.00	43.00	51.00		27.00	

Assessed Projected Facilities Costs

Fac. Def. Cost	5-Year Need	10-Year Need	Building Rep. Cost
\$8,638,476	\$16,421,567	\$26,892,272	\$21,618,330



Statistical Summary Page

This dashboard page provides a Statistical Summary for all the data elements on the School Profile Page.

For each Data Element & by Grade Level Configuration, the following is provided:

- Minimum Value
- Maximum Value
- Average
- Median

FOR EXAMPLE:

Grade Config.	Min.	Max.	Average	Median
6-12	161	1,795	828.86	523
Elementary	147	1,593	510.32	471
High	225	4,228	1,563.94	1,461
K-8 Center	158	2,054	784.40	785
Middle	328	1,536	720.08	695

Grade Config.	Min.	Max.	Average	Median
6-12	\$9,646	\$21,847	\$13,333.14	\$11,528
Elementary	\$8,799	\$24,375	\$14,434.01	\$14,148
High	\$8,357	\$20,775	\$12,042.02	\$11,862
K-8 Center	\$9,607	\$25,030	\$13,366.56	\$12,560
Middle	\$8,797	\$18,993	\$12,989.33	\$12,759

Grade Config.	Min.	Max.	Average	Median
6-12	\$71,351	\$9,956,611	\$5,936,976.71	\$7,094,557
Elementary	\$125,626	\$44,973,192	\$5,190,387.45	\$3,647,810
High	\$80,100	\$70,802,005	\$14,692,500.76	\$10,537,087
K-8 Center	\$135,411	\$39,861,570	\$6,863,452.74	\$5,427,601
Middle	\$746,957	\$43,711,662	\$10,207,380.58	\$8,808,095

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Landing Page (Home) Landing Page (Home) Selected

- School Profile
- Statistical Summary
- Priority Scoring ←
- Conditional Logic Sample ←
- RPS Map
- Boundary Behavior
- School Achieve. Dist.
- School Achieve. Breakd...
- School Climate Comp.
- Cost Summary
- Utilities
- Facility FISH
- Facilities Cost
- Facilities Detail
- Master Map

MIAMI-DADE COUNTY PUBLIC SCHOOLS

Enterprise Educational Asset Development Dashboard

Landing Page (Home) & Navigation

School Profile

School Profile

Re-envisioning Priority Score & Conditional Logic Sample

Statistical Summary Priority Scoring Conditional Logic Sample RPS Map Boundary Behavior

Academics & Climate

School Achieve. Dist. School Achieve. Breakdown School Climate Comp.

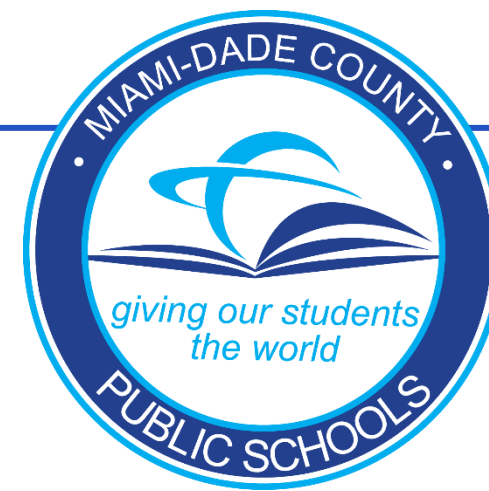
Facilities Information

Utilities Facility FISH Facilities Cost Facilities Detail

Master Map Visuals

Master Map

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Internal Component - Priority Scoring

Re-envisioning Score Formula

$$RPS = 1 - \left[\underbrace{0.25 (0.60 G + 0.40 C)}_{\text{ACADEMIC}} + \underbrace{0.25 (0.625 U + 0.375 \Delta U)}_{\text{SEAT USE}} + \underbrace{0.25 (1 - \$)}_{\text{FINANCE}} + \underbrace{0.25 [0.40 (1 - D) + 0.30 (1 - N_5) + 0.30 (1 - N_{10})]}_{\text{FACILITY CONDITION}} \right]$$

Score Interpretation

- 0 → Strong academic outcomes, full seats, efficient Costs, sound facilities (low priority to re-envision).
- 1 → Weak academic outcomes, underutilized seats, high costs per student, large capital/maintenance needs (high priority to re-envision).

Symbol Key

G = School-grade percentile; **C** = Climate percentile; **U** = Utilization percentile; **ΔU** = Utilization-change percentile; **\$** = Cost-per-student percentile; **D** = Deficiency-cost percentile; **N₅** = 5-year-need percentile; **N₁₀** = 10-year-need percentile

WHAT ARE THE PARTS OF THE TOTAL SCORE?

Percentile Rankings were used to normalize the data and calculated based on comparisons to schools in the same grade configuration.



ACADEMIC (School Grade & School Climate)

25%



SEAT USE (Utilization – Current and Change)

25%



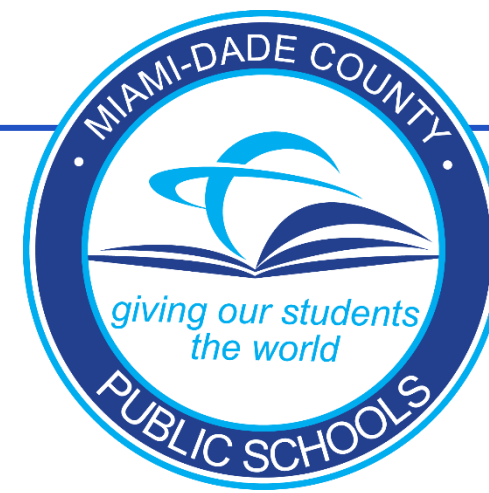
FINANCE (Total Annual Cost-per-student)

25%



FACILITY CONDITION (Deficiency-Cost Assessment, 5-year, 10-year)

25%



Internal Elements- Priority Scoring

Re-envisioning Score Formula

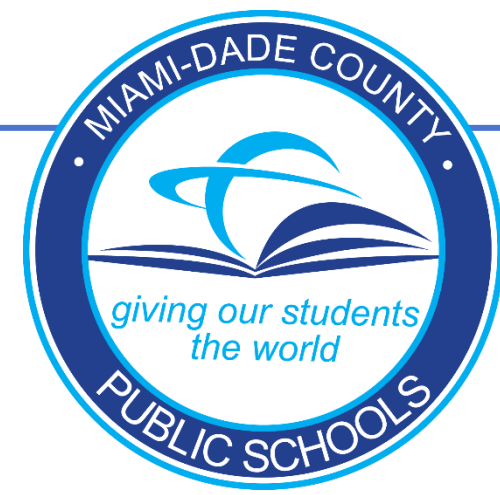
$$RPS = 1 - \left[\underbrace{0.25 (0.60 G + 0.40 C)}_{\text{Academic}} + \underbrace{0.25 (0.625 U + 0.375 \Delta U)}_{\text{Seat use}} + \underbrace{0.25 (1 - \$)}_{\text{Finance}} + \underbrace{0.25 [0.40 (1 - D) + 0.30 (1 - N_5) + 0.30 (1 - N_{10})]}_{\text{Facility}} \right]$$

Score Range 0 to 1

Re-Envisioning Priority Score Distribution

Range and Number of Schools			
0.00 – 0.25	0.26 – 0.50	0.51 – 0.75	0.76 – 1.00
17	143	139	20

319 Schools



Internal Elements-CONDITIONAL LOGIC SAMPLE

THE CONDITIONAL LOGIC SAMPLE

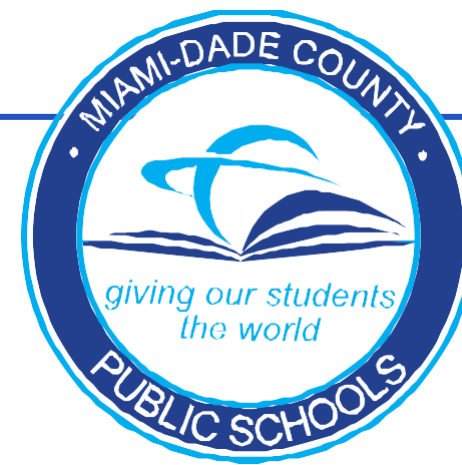
This portion of the presentation explains the Conditional Logic Model applied to the schools with a Re-envisioning Priority Score greater than or equal to 0.70.

0.70 – 0.75	0.76 – 0.80	0.81 – 0.85	0.88	0.94
21	14	4	1	1

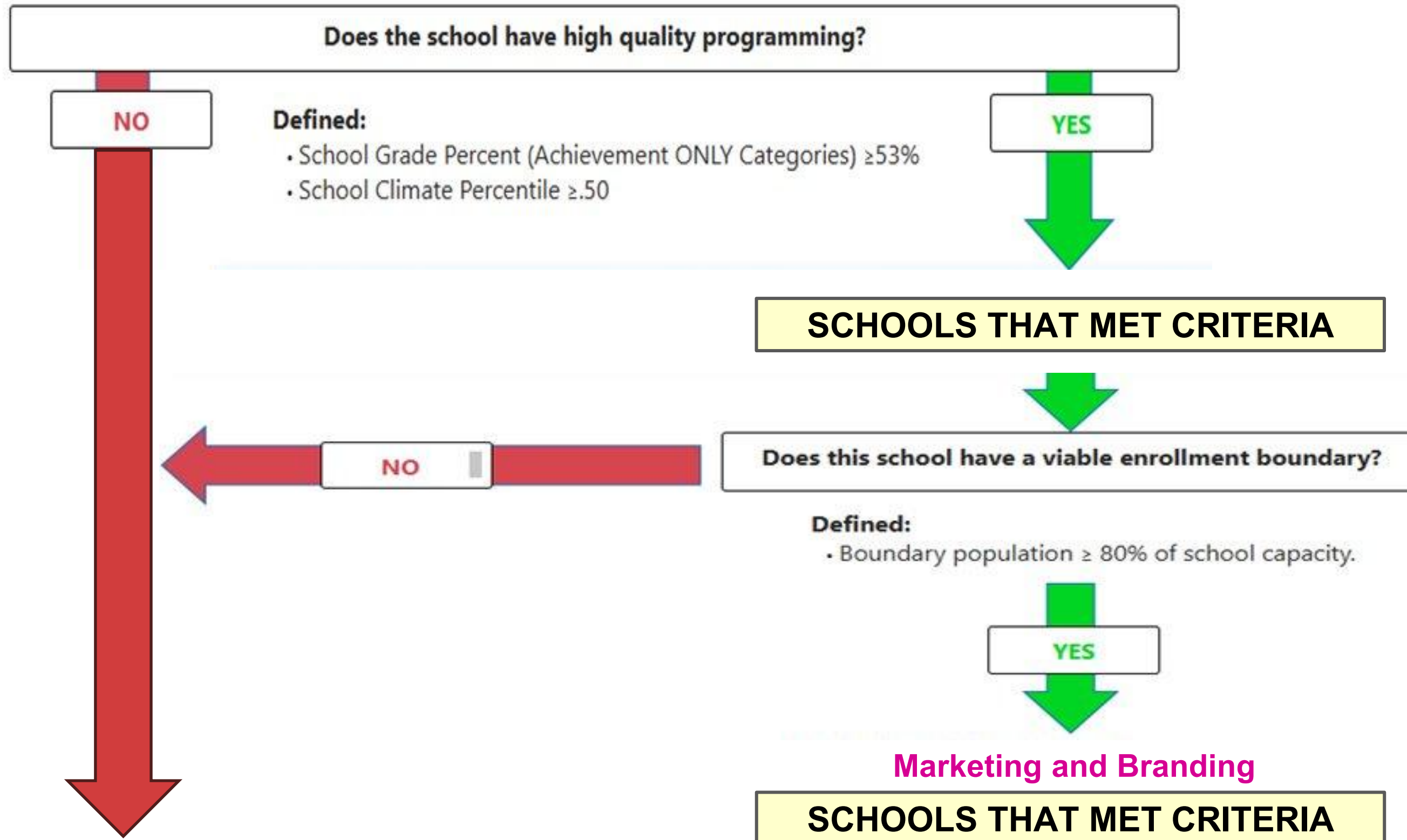
The Conditional Logic Model Sample serves to narrow the identified list into potential re-envisioning categories.

Conditional Logic Questions- One & Two

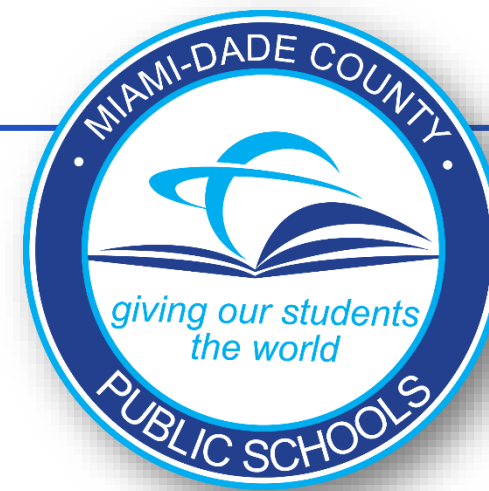
SCORE RANGE SET AT $\geq .70$



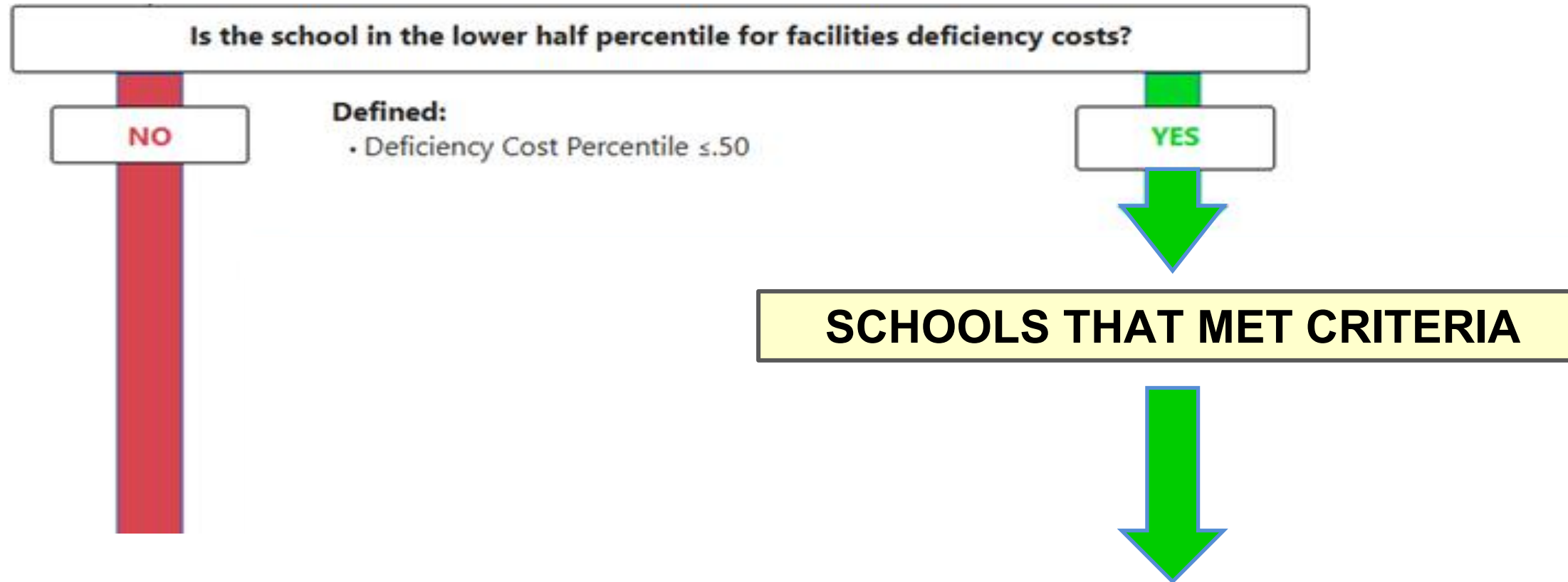
High-Quality Program? High Performing & Good Climate



The first conditional filtering step isolates schools that have **high quality programming**, defined by good school grades and positive school climate, and then further narrows this cohort to only those with **viable attendance boundaries**, meaning the total number of students living within the attendance boundary is equal to or greater than 80% of the school's capacity. Schools meeting this criteria can be considered for **Marketing and Branding Enhancement**

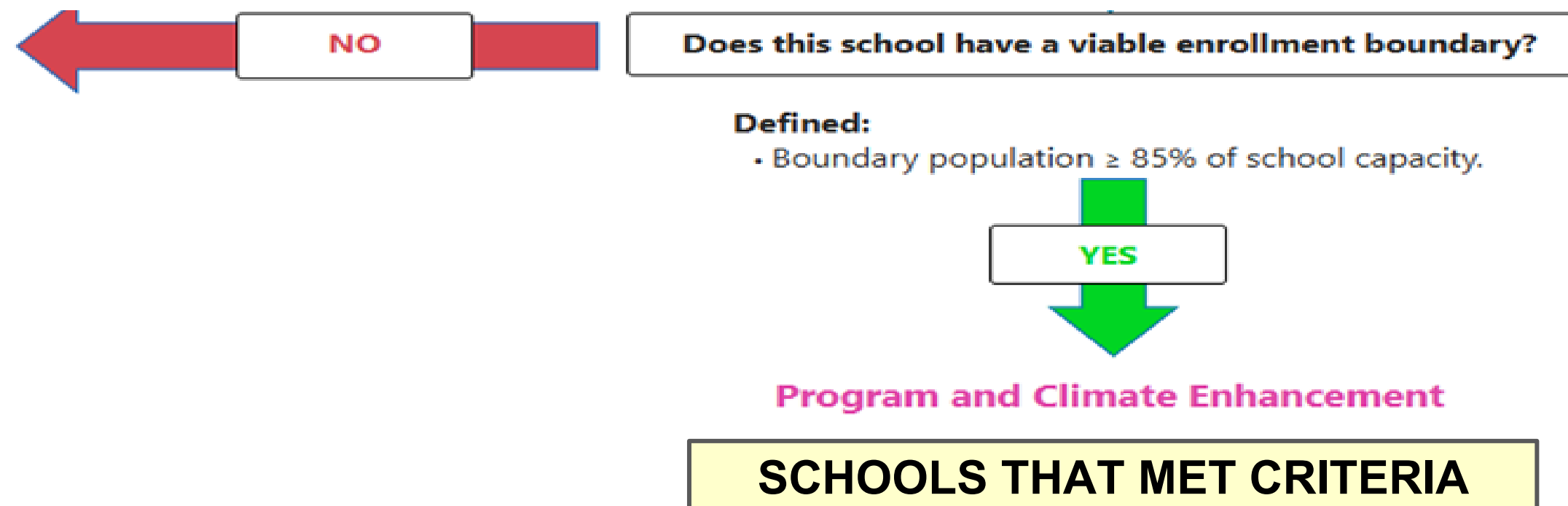


Third Conditional Question



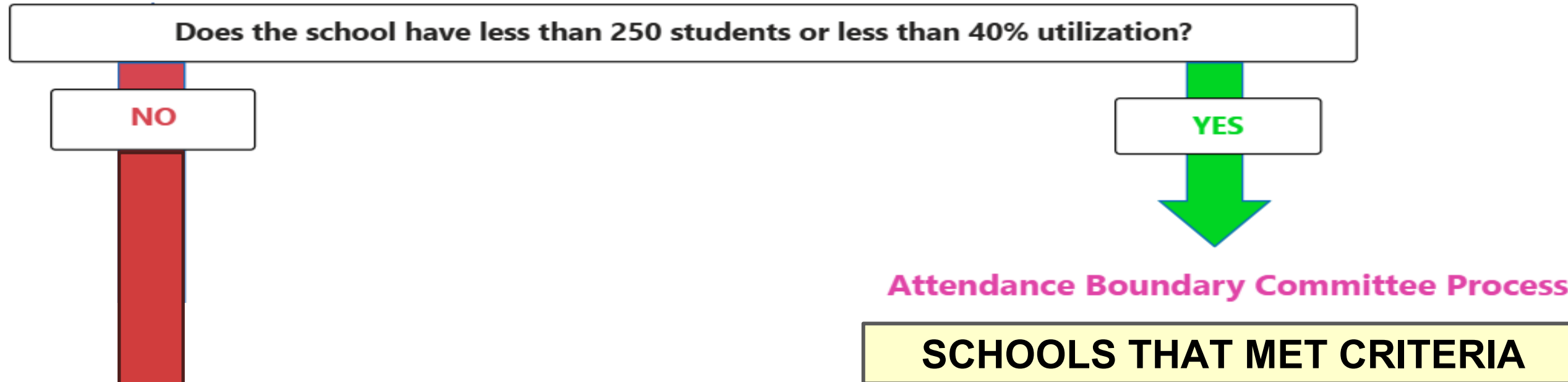
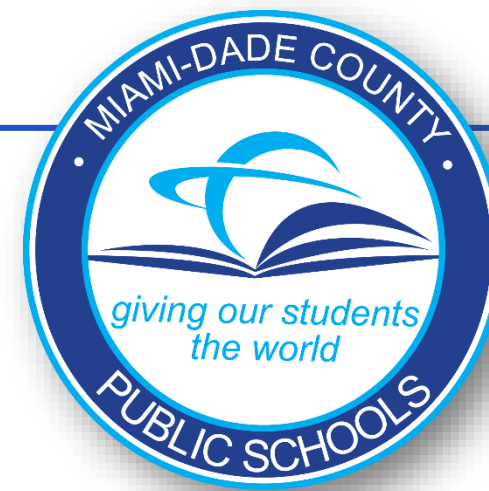
The third conditional logic question identifies schools with low facility deficiency costs. The fourth conditional logic question narrows down these schools to schools where the number of grade-level students residing within the boundary equal or exceed 85% of the school's capacity. Schools meeting this criteria can be considered for **Program and Climate Enhancement**.

Fourth Conditional Question



Fifth Conditional Logic Question

ABC Consideration



The fifth conditional logic question identifies schools with either less than 250 student enrollment or below 40% utilization. School(s) that meet this criteria are recommended for further review under the **Attendance Boundary Committee Process**

Reviewed under the ABC factors. For example:

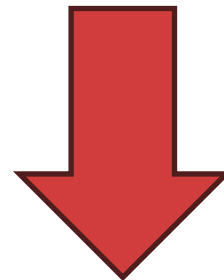
- Declining enrollment and ability to conduct a viable educational program
- Use of available student stations within contiguous areas
- Reduction of the number of schools students must attend
- Integrity of feeder systems
- Construction of new schools

Internal Elements-CONDITIONAL LOGIC SAMPLE

Re-envision Priority Analysis



Re-envision / Priority Analysis

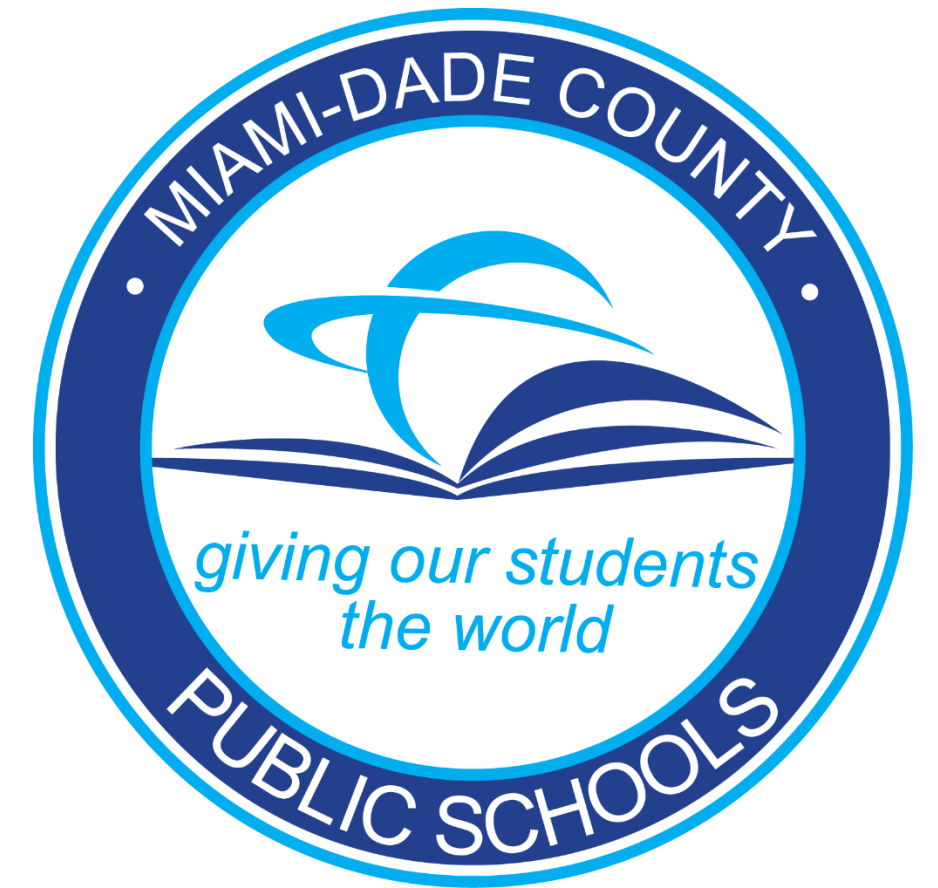


School locations with an RPS score greater than or equal to 0.70 that did not meet the aforementioned conditions are recommended for additional assessment.

Enterprise Educational Asset Development

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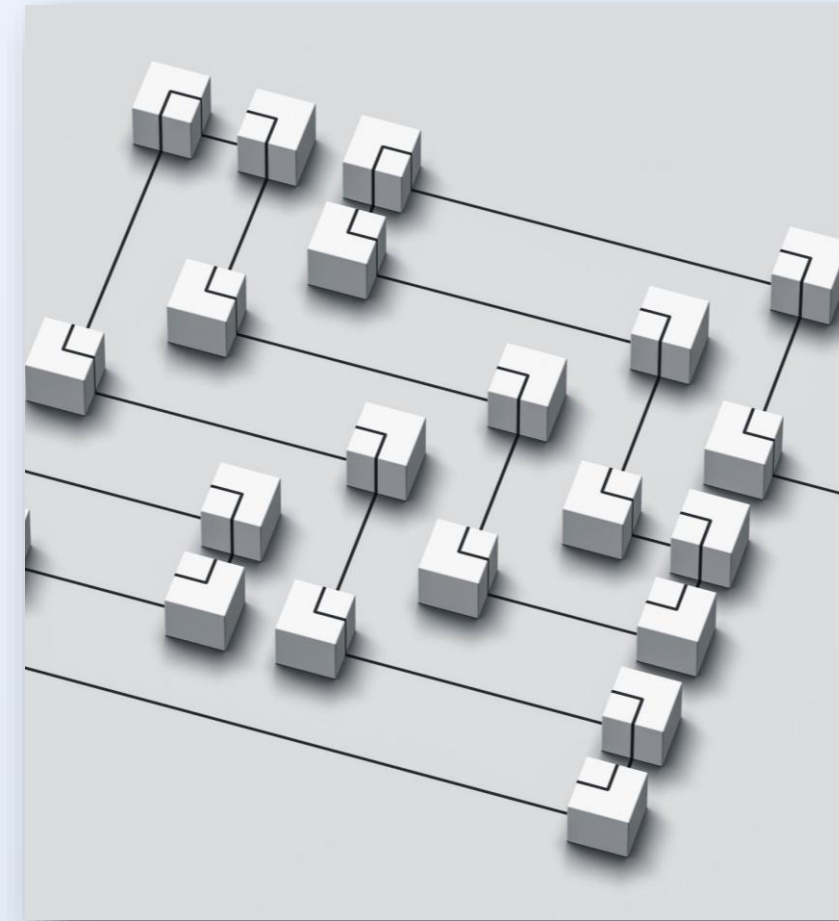
External Elements & Components



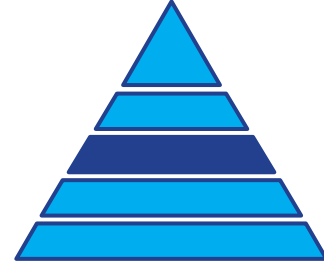
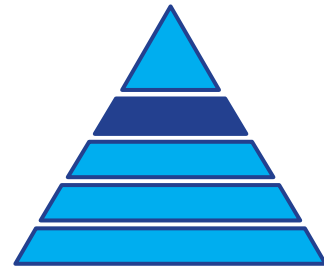
External Model

A complementary logic model focused on external real estate development conditions and feasibility. This external model will be used as an overlay designed to align with the internal tool and will help inform site-specific planning tracks where needed.

A third-party consultant designed a structured real estate evaluation model to assess Miami-Dade Schools sites using criteria consistent with educational, financial, and community criteria. The framework is built to be scalable for future portfolio-wide application. Two test sites were initially selected and our presented in the subsequent slides.








The Real Estate & Development Value Framework defines each site's optimal redevelopment strategy through market, zoning, and economic analysis.



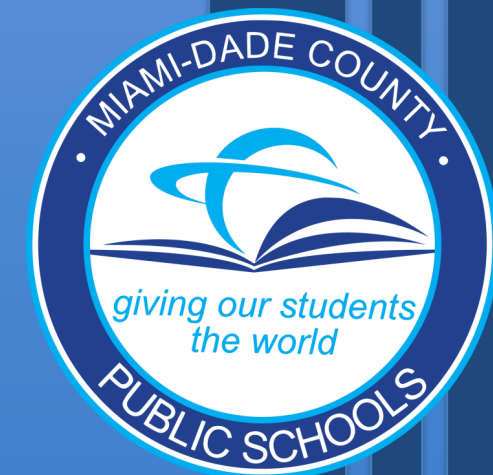
	Market Value Assessment	Rezoning Feasibility	Developer Attractiveness	Neighborhood Economic Benefit	Execution Path (Lease vs. JV)
Key Questions	<ul style="list-style-type: none"> What is the current and potential land value per SF? Are there comparable trades above the \$10M threshold? How does current use limit or enhance underlying value? 	<ul style="list-style-type: none"> Can zoning realistically be amended to allow mixed-use or higher density? What level of community or political support exists? Are there environmental or legal constraints to rezoning? 	<ul style="list-style-type: none"> Are developers actively expressing interest? Is density/yield attractive vs. comparable projects? Are financial returns feasible under market conditions? 	<ul style="list-style-type: none"> Does redevelopment create measurable economic benefit? Does it align with CRA or mobility objectives? Does it catalyze adjacent investment? 	<ul style="list-style-type: none"> What structure maximizes value and control? Is the district willing to take development or revenue risk? What governance model is most suitable?
	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid blue; padding: 2px;">ADVANCE</div> <div style="border: 1px solid blue; padding: 2px;">HOLD</div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid blue; padding: 2px;">REZONE</div> <div style="border: 1px solid blue; padding: 2px;">REUSE</div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid blue; padding: 2px;">ACTIVE</div> <div style="border: 1px solid blue; padding: 2px;">DORMANT</div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid blue; padding: 2px;">CATALYST</div> <div style="border: 1px solid blue; padding: 2px;">LIMITED</div> </div>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid blue; padding: 2px;">LEASE</div> <div style="border: 1px solid blue; padding: 2px;">JV</div> </div>
Supporting Inputs	<ul style="list-style-type: none"> Appraisals CoStar/LoopNet data County assessor values Comparable site analysis CRA/RTZ overlay impact 	<ul style="list-style-type: none"> City zoning maps and FLUM CRA/RTZ boundaries Entitlement precedents Planning department feedback 	<ul style="list-style-type: none"> RFI/RFP responses Developer pipeline data Market feasibility studies Broker soundings 	<ul style="list-style-type: none"> Employment and tax projections Community plan objectives Retail and public amenity impacts 	<ul style="list-style-type: none"> Comparative NPV/IRR models Legal and risk assessment Case studies of similar public-private partnerships

External Priority Scoring Real Estate & Development

Categories and Weights

	Market Value Assessment	30%
	Rezoning Feasibility	15%
	Developer Attractiveness	20%
	Neighborhood Economic Benefit	20%
	Execution Path	15%

Score Range 1-5



Step 1. Setup & Preparation

Confirm property ownership and control, assign team leads, and document baseline site information before beginning the scoring process.

Step 2. Gather Source Data

The credibility of the framework depends entirely on data integrity.

Finance / Real Estate:

- Appraisals, assessor records, CoStar/LoopNet comps, recent land transactions.
- Market trends showing \$/SF value, sales velocity, and neighborhood appreciation.

Facilities / Planning:

- Zoning code, FLUM designations, overlay maps, infrastructure and access details.
- Environmental conditions, topography, transit proximity, and entitlement constraints.

CRA / Policy:

- CRA redevelopment plan, tax increment projections, mobility and community-benefit objectives.
- Any alignment with District educational or workforce development priorities.

Legal:

- Confirm ownership, encumbrances, easements, lease restrictions, or reversionary clauses.

Note if public-private partnership structures (e.g., ground lease, JV) are permissible.

Step 3. Scoring & Validation

Score	Definition	Example Interpretation
1	Unsatisfactory	Major barriers; low value; no developer interest.
2	Below Expectations	Weak position; significant limitations.
3	Meets Minimum Standard	Average; feasible but not exceptional.
4	Strong Performance	Above-average; active interest or supportive zoning.
5	Exceeds Expectations	Exemplary site; high-value and readily marketable.

How to Assign Scores:

1. Read each guiding question carefully (e.g., “Are comparable trades above the \$10 M threshold?”).
2. Review all supporting evidence.
3. Select a numeric score (1–5) from the dropdown in the Excel tool.
4. In the *Commentary* cell, write a one-line rationale explaining the reasoning and referencing evidence.
Example: “Appraisal = \$12.8 M; strong retail corridor; CRA-supported mixed-use zoning → Score 5.”
5. If the score assumes, type “**Estimate**” and highlight in yellow.

Step 4. Rank & Tier the Site

Calculate the Redevelopment Score, determine next-step actions, and archive all records for audit and future updates.

Market Value (30%)

- ✓ Quantify current and potential land value.
- ✓ Use actual appraisal or sales data when possible.
- ✓ Focus on both *today's market worth* and *future upside under rezoning or reuse*.

Site Conditions (15%)

- ✓ Examine entitlement readiness, physical layout, access, and environmental status.
- ✓ Highlight if rezoning or infrastructure upgrades would unlock additional density.

Neighborhood Economic Benefit (20%)

- ✓ Assess how redevelopment could catalyze local economic activity - job creation, retail activation, transit ridership, or public-realm improvements.
- ✓ Consider alignment with District and CRA policy goals.

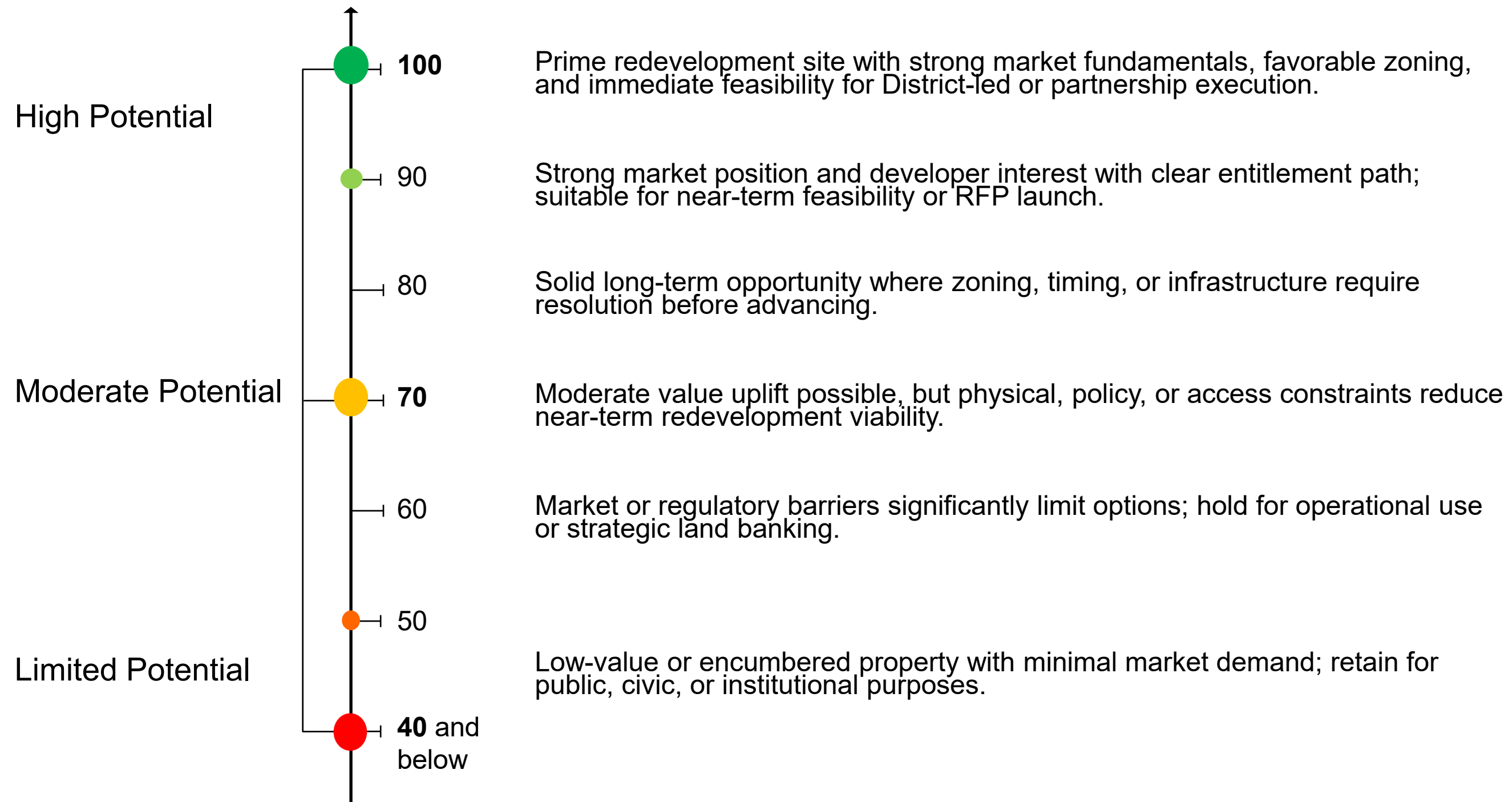
Developer Attractiveness (20%)

- ✓ Gauge actual market appetite.
- ✓ Has the site received inbound interest, or are developers active in the area?
- ✓ Look for comparable projects within a 1–3-mile radius and recent RFI/RFP responses.

Path to Execution (15%)

- ✓ Evaluate implementation feasibility.
- ✓ How long to secure approvals?
- ✓ Is there political, community, and departmental alignment to move forward?
- ✓ Assess whether a 99-year ground lease or JV is practical and permissible.

Interpret Redevelopment Scores to Determine Market Readiness, Development Feasibility, and Strategic Use Pathways



High Readiness Moderate Readiness Low Readiness

Case Study - Property Development Framework: Site 1

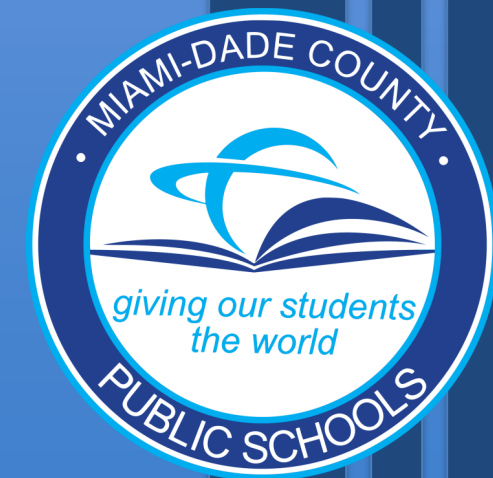
Overall Redevelopment Score: **77 % (Moderate Potential)**

Site 1 **shows solid market fundamentals** and long-term redevelopment potential within the district’s portfolio. While existing educational uses and planned projects create short-term constraints, the property’s visibility, land value, and submarket momentum suggest meaningful upside through structured phasing or joint-use strategies.

Category Performance

Category	Weight	Score	Highlights
Market Value	3	88 %	High-visibility corridor with frontage on major arterials; multifamily comparables above \$5 M; stable long-term appreciation tied to retail and housing growth.
Site Conditions	1.5	68 %	Existing facilities limit immediate flexibility; partial frontage and parcel encumbrance constrain large-scale redevelopment; accessible but limited transit.
Neighborhood Economic Benefit	2	70 %	Zoning and overlays moderately aligned with mixed-use potential; CRA activity supports incremental density; growth indicators within the surrounding submarket.
Developer Attraction	2	86 %	Strong absorption and low vacancy across sectors; nearby retail and multifamily projects validate demand; proximity to employment centers enhances feasibility.
Path to Execution	1.5	58 %	Moderate permitting outlook; pending school-related plans creates uncertainty; limited private-partnership traction but foundation exists for the future.

Site 1 benefits from high visibility and proven demand but faces short-term executorial limitations due to active educational use and municipal dependencies. With coordinated phasing and partnership planning, it remains a viable medium-term redevelopment candidate, particularly for mixed-use, workforce housing, or community-oriented programs that reinforce district and neighborhood growth goals.



Case Study - Property Development Framework: Site 2

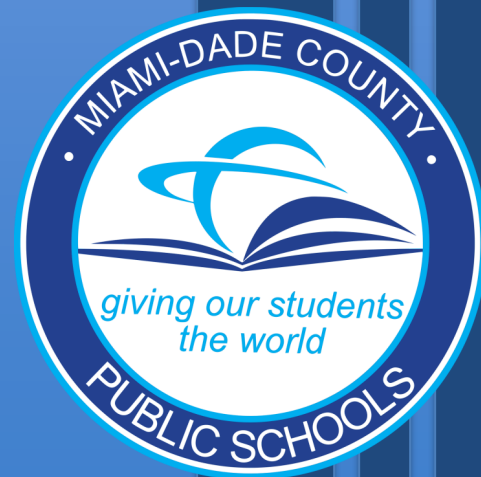
Overall Redevelopment Score: **88 % (High Potential)**

Site 2 represents a **strategic redevelopment opportunity** within the district’s institutional real estate portfolio. Its **prime frontage, parcel scale, and zoning flexibility** position it as a cornerstone for mixed-use or community-centered reinvestment, balancing educational continuity with broader economic and civic objectives.

Category Performance

Category	Weight	Score	Highlights
Market Value	3	96%	High-visibility corridor; comparable trades above \$5 M threshold; healthy market liquidity; favorable long-term value trajectory.
Site Conditions	1.5	86%	Large contiguous parcel with limited local competition; accessible via major arteries; strong mixed-use and institutional redevelopment feasibility.
Neighborhood Economic Benefit	2	82%	Alignment with city redevelopment strategy; nearby CRA activity; potential for educational, cultural, and recreational integration enhancing community value.
Developer Attraction	2	86%	Consistent absorption trends and demographic strength; strong developer interest in institutional and residential programs; proven market confidence in surrounding area.
Path to Execution	1.5	82%	Manageable permitting environment; supportive municipal engagement; established community partnerships (arts, enrichment, academic) reinforce readiness for public-private collaboration.

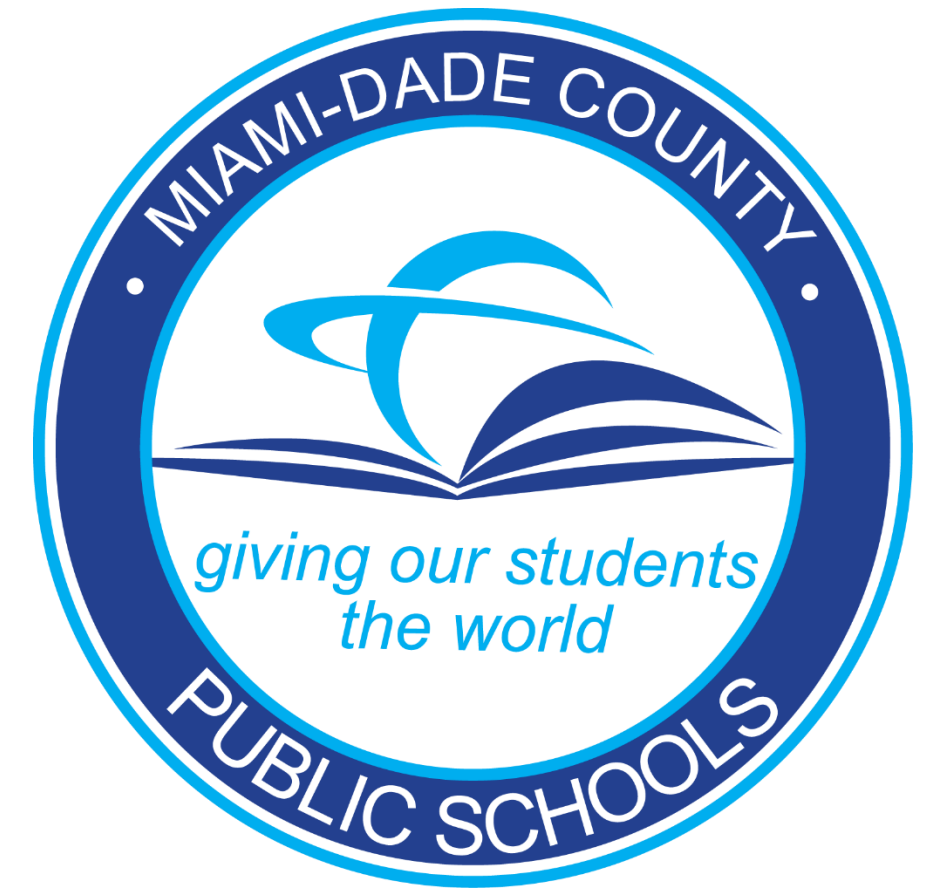
Site 2 presents a strong opportunity to leverage an existing educational footprint for integrated community redevelopment. Its scale, access, and zoning flexibility enable phased growth supporting educational, residential, and civic uses. Sustained public investment and private-sector interest indicate strong feasibility, while its partnership network and market fundamentals position it as a priority site for advancement to feasibility and concept planning.



Enterprise Educational Asset Development

*ENSURING THAT EVERY DECISION ULTIMATELY
IMPROVES EDUCATIONAL OUTCOMES & SUPPORTS STUDENTS*

Project Updates



PROJECTS

Total
28

Shadowlawn Elementary School

Biscayne Gardens Elementary School

Former Transportation Plant

4396 SW 74 Avenue

Arthur & Polly Mays Conservatory of the Arts

Hialeah Senior High School

Inclusive of Amelia/Hialeah Middle & James H. Bright/J.W. Johnson Elementary

J.R.E. Lee Educational Center

Design & Architecture Senior High School (DASH)

Paul Laurence Dunbar K-8 Center

Downtown Assemblage

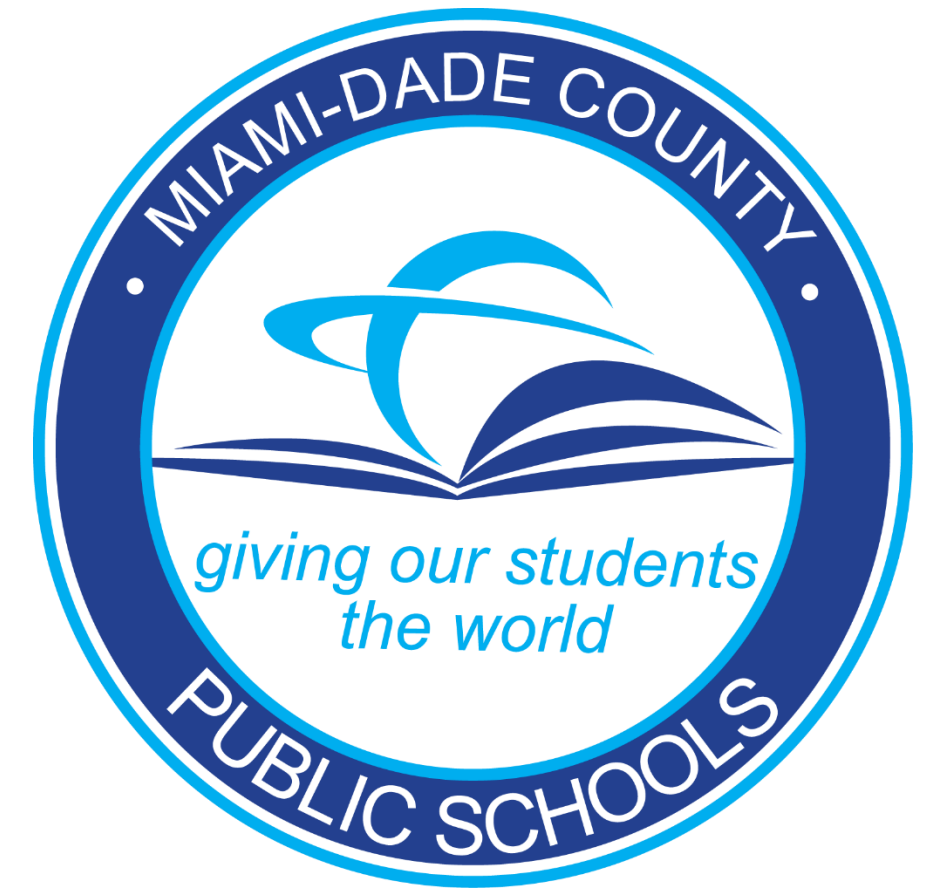
Inclusive of iPrep, Phillis Wheatley Elementary School, SBAB, and WLRN

Boutique High School in South Dade / CIE Campus

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Next Steps





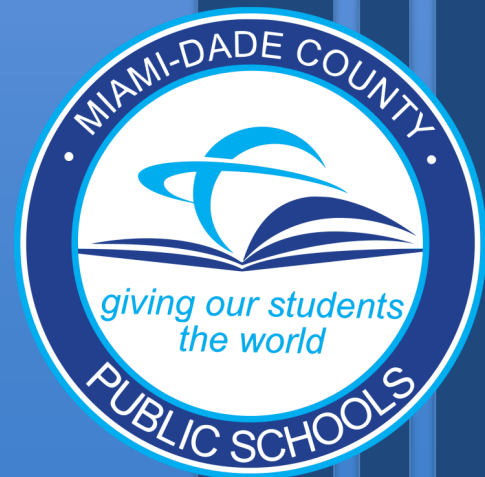
Board Member Feedback



**Collaborative engagement to define
M-DCPS as an Educational Enterprise**



Follow-up Briefings



Next Steps

Thank You

*ENSURING THAT EVERY DECISION ULTIMATELY
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