Office of the Superintendent
Board Meeting of November 18, 2026

November 4, 2026

Office of Financial Services
Ms. Iraida R. Mendez-Cartaya, Chief Financial Officer

SUBJECT:	**AWARD INVITATION TO NEGOTIATE NO. ITN-25-045-CM – GROUND LEASE OPPORTUNITY AT SHADOWLAWN ELEMENTARY SCHOOL**
COMMITTEE:	**FISCAL ACCOUNTABILITY AND GOVERNMENT RELATIONS**
ALIGNMENT:	**STRATEGIC IMPACT**
INDICATOR: *(If Strategic Impact)*	**OBJECTIVE 4: ADJUST THE ORGANIZATION'S FACILITIES FOOTPRINT AND PRIORITIZE SCHOOL INVESTMENT.**
DECISION MATRIX: *(If Strategic Impact)*	**SECONDARY PRIORITY**

DECISION MATRIX JUSTIFICATION: *(If Strategic Impact)* **Optimizes underutilized District land through a long-term ground lease that generates revenue and workforce housing at no capital cost to the District. It does not reduce surplus seat capacity.**

Procurement Management Services, at the request of the Office of Facilities Design and Construction, released Invitation to Negotiate (ITN) No. ITN-25-045-CM – Ground Lease Opportunity at Shadowlawn Elementary School, on July 2, 2026, with the bid opening subsequently held on August 27, 2026. The purpose of this ITN is to solicit proposals for the long-term ground lease and redevelopment of District-owned land located on the Shadowlawn Elementary School campus, at 149 NW 49th Street, Miami, Florida. This was not the first time the District released an ITN for the Subject Property, which consists of approximately 6 acres of School Board-owned land not currently in use; previously, an ITN released on November 19, 2025, resulted in no submissions and was rejected. This second release aims to obtain a revenue generating contract, and the School Board is not expected to make any financial contributions in furtherance of the redevelopment plans. This ITN was advertised on the Procurement Management Services website and Euna OpenBids (formerly DemandStar). The solicitation was shared with the District's Office of Community Partnership, Education and Business Access (OCPEBA) for additional community outreach.

The initial term of the ground lease shall be for a period of seventy-five (75) years with no option to extend the term, however, through contract negotiations, an alternative term may be established if the District determines, at its sole discretion, that such longer term is in the best interest of the District.

Four(4) vendors submitted proposals in response to ITN-25-045-CM – Ground Lease Opportunity at Shadowlawn Elementary School. These proposals were evaluated based on criteria outlined in the ITN, which prioritized highest financial benefit to the School Board, integration of the proposed project, aesthetic appearance, proposer experience, inclusion of District workforce and affordable housing, and other highlighted areas. Based on the criteria listed in the solicitation and the Selection Committee's initial review of the submitted proposal, four (4) vendors are being recommended for award, pending contract negotiations.

The Selection Committee, after a thorough evaluation process, determined that all proposers are highly qualified and meet the criteria listed in the solicitation. As such, the Selection Committee recommended that all four vendors be awarded the opportunity to negotiate contractual terms with the District that will result in the execution of one (1) contract with the selected vendor which will deliver the best economic, academic, and community outcomes for the District. The Selection Committee's recommendation is based on a comprehensive assessment of each proposal's alignment with the District's strategic objectives, particularly regarding financial optimization, community benefits including workforce housing, and the overall feasibility of the proposed developments.

This item and all related solicitation components fully comply with all applicable federal, state and local laws.

Fund Source
Revenue Generating

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

1. **AWARD INVITATION TO NEGOTIATE** ITN-25-045-CM – GROUND LEASE OPPORTUNITY AT SHADOWLAWN ELEMENTARY SCHOOL, to solicit proposals for the long-term ground lease and redevelopment of District-owned land located on the Shadowlawn Elementary School campus, at 149 NW 49th Street, Miami, Florida. The District seeks proposals that maximize financial benefits, foster community integration, and encourage innovative solutions from industry stakeholders, effective upon contract execution for a term to be negotiated between The School Board of Miami-Dade County, Florida, and the successful bidder(s), as follows:

   INTEGRA SOLUTIONS LLC
   150 SE 2ND AVE, SUITE 800
   MIAMI, FL 33131
   OWNER/OFFICER: PAULO MELO

   MCDOWELL HOUSING PARTNERS, LLC
   777 BRICKELL AVENUE, SUITE 1300
   MIAMI, FL 33131
   OWNER/OFFICER: W. PATRICK MCDOWELL 2001 TRUST

   PINNACLE COMMUNITIES II, LLC
   9100 S. DADELAND BLVD., SUITE # 700
   MIAMI, FL 33156
   OWNER/OFFICER: DAVID O. DEUTCH

   RUDG, LLC.
   2850 TIGERTAIL AVE, SUITE 800
   MIAMI, FL 33133
   OWNER OFFICER: JORGE M. PEREZ

2. **AUTHORIZE** the Superintendent to enter into contract negotiations with the recommended proposers to finalize all terms and conditions for the ground lease of the subject property, including financial arrangements, project scope and specific commitments related to workforce housing and community benefits, ensuring maximum advantage to the District.

3. **DIRECT** staff to take all necessary steps to negotiate, draft and prepare a ground lease and related agreement(s) with the selected proposer, contingent

upon successful negotiations with the selected proposer and final legal review.

4. **RETURN** with finalized ground lease and related agreement(s) for consideration and approval of the School Board.