

The Future of Teacher Housing: The Impact of Integrated Housing on Staff Retention

Southside Preparatory *(Urban Mixed-Use Middle School)*

...a case study

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President
Zyscovich



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Senior Project Manager
Zyscovich

The Future of Teacher Housing:

The Impact of Integrated Housing on Staff Retention

Learning Objectives:

1. The post-covid economics have exacerbated teacher recruitment and retention for school districts in Florida.
2. One District's strategy to address this challenge?
3. What that approach looks like...the Case Study.
4. What some teachers think about it...

Southside Preparatory *(Urban Mixed-Use Middle School)*

A little context...

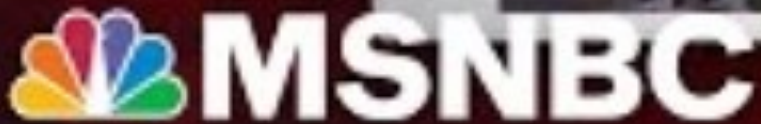




We're #1.....



The Sunshine State is officially America's inflation hotspot



A man with short brown hair, wearing a dark pinstriped suit jacket, a light blue dress shirt, and a dark blue tie, is smiling broadly. He is pointing with both hands towards the text 'Yah!!!...#1' which is overlaid on the image. The background is plain white.

Yah!!!...#1

START THE DAY HERE**US troops killed in Jordan drone attack. Bipartisan border security deal could be ready in days. Tax filing season begins.**

© 5 minute read · Updated 2:32 PM EDT, Mon July 10, 2023



A vexing inflation problem in the Sunshine State

In Florida, the state's growing population has been pushing up inflation — particularly via housing costs. It's a trend that accelerated during the pandemic, when remote



Washington, DC (CNN) — Florida is America's inflation hotspot because of a persistent problem with sky-high housing costs.

investors — generally wealthy folks who want to have a nice home here.

Florida's population grew the most of any state from July 2021 to July 2022 because of domestic migration, according to the Census Bureau's latest estimates. During that same period, Florida also had the fastest population growth by percentage, the first time it has notched that top spot since 1957.



Housing costs account for almost a third of the Labor Department's Consumer Price Index, and population gains heavily influence that component. An influx of residents boosts demand in a local economy across the board — for transportation, services and housing. That has pushed up inflation rates.





Tampa Bay housing costs are driving inflation.

Housing prices are 9.8% higher than last year, keeping the region's overall inflation rate elevated.

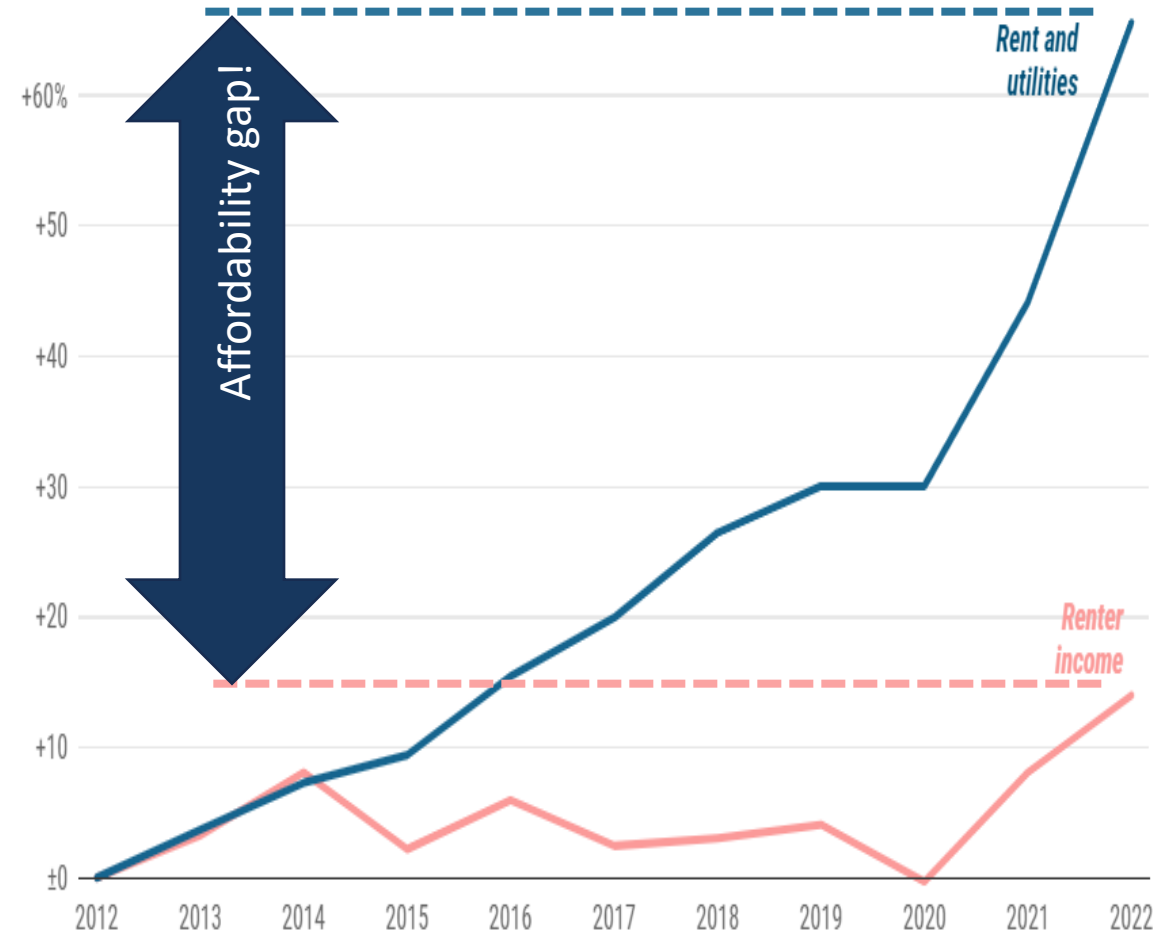


Percent change in prices from 12 months prior, for housing costs, and for all items in the Tampa-St. Petersburg-Clearwater metro



Tampa Bay's annual rent increases continue to outpace renters' incomes.

Median rent in the region has risen 66% in the last decade, compared to 14% for median renter income.



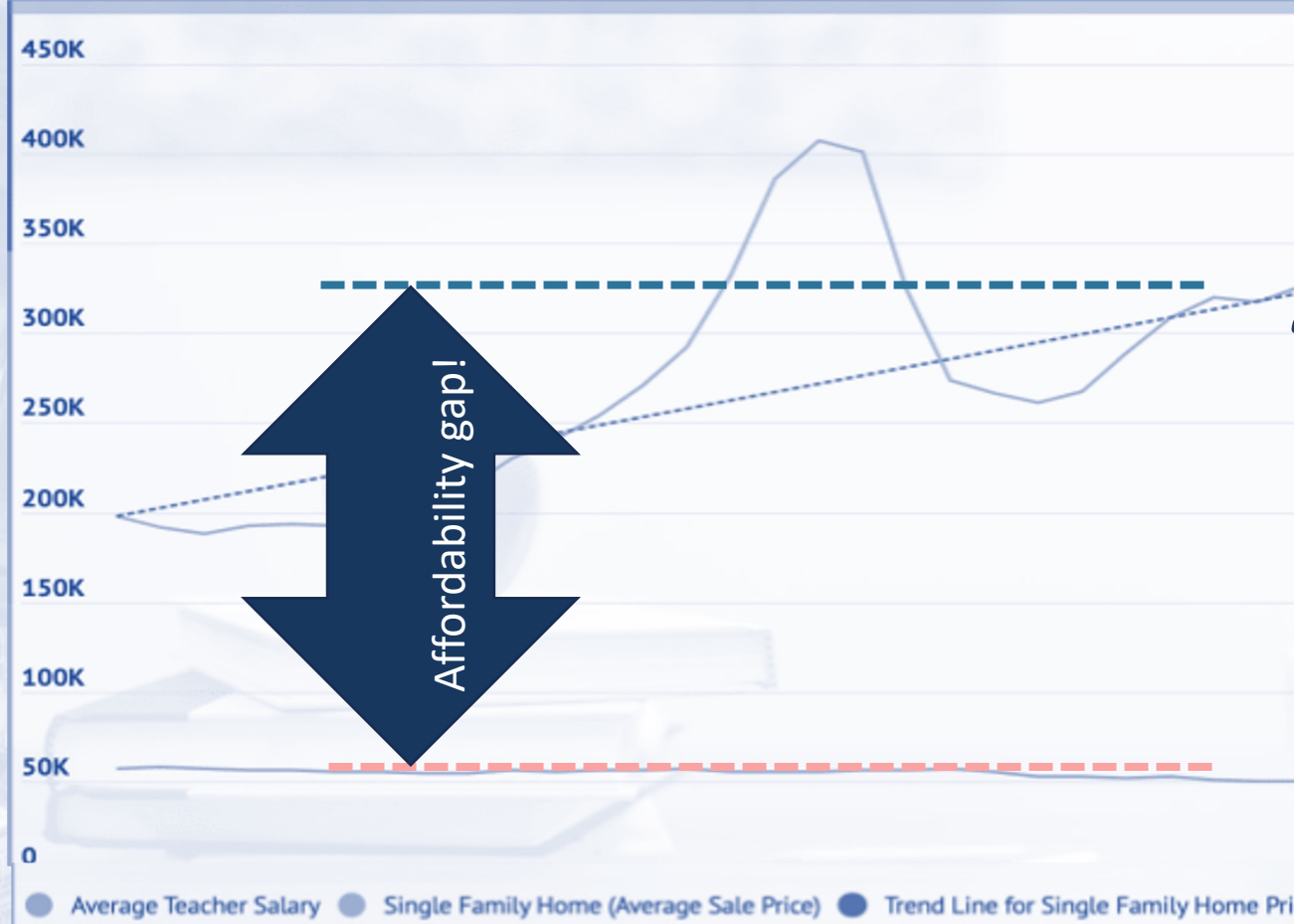
Year to year percent change in median gross rent, including contract rent and estimated utilities cost, and year to year percent change in median renter household income. Figures for all years except 2020 are from the 1-year American Community Survey. Figures for 2020 come from the 2015-2020 survey, the only data available for 2020.

TEGHAN SIMONTON | Times • Source: U.S. Census Bureau American Community Survey



“So what?”

Teacher Salaries in Florida Decline While Home Prices Soar



Florida Teachers salaries do not keep up!!

Note: Salaries and home prices are adjusted for inflation using the Consumer Price Index for All Urban Consumers
Source data: National Education Association, Shimberg Center analysis of Florida Department of Revenue data



The housing affordability crisis is a hidden reason your kid doesn't have a teacher—stunning report shows teachers can only afford 12% of homes near their work

Redfin crunched data on 70,000 schools in the 50 biggest metros and found the housing market zooming up and away from the stagnant teacher's salary.

BY CHLOE BERGER

September 08, 2023 2:44 PM EDT



Why?

An August report from Redfin, the real-estate agency and research firm, reveals a hidden truth, finding that the average teacher in America can afford only 12% of the homes near the school where they teach. And the affordability is shrinking fast, that's in part due to the current cost of living, as Redfin estimates that teachers are making \$3,644 less than they did 10 years ago, accounting for inflation.

Florida Education Association President Andrew Spar says right now there's more than **7,000 vacancies** for teachers and support staff across the state.



Back to school!

Honor the Profession

4 CBS NEWS MIAMI

5:36 AM

KEY LARGO

THU 89° FRI 89°

Southside Preparatory *(Urban Mixed-Use Middle School)*

RECRUITMENT & RETENTION

Teachers Living at School? That's Miami's Solution to Sky-High Housing Costs

By Brenda Iasevoli — April 09, 2018 ⌚ 2 min read



Miami is the latest city looking to solve the double problem of low teacher pay and sky-high housing costs.

...a case study

Southside Preparatory

(Urban Mixed-Use Middle School)



Site 95' X 150'

(.33 Acre Site)

Ms. Evelyn Langlieb Greer, Board Member

SUBJECT: RESOLUTION OF THE TASK FORCE ON AFFORDABLE HOUSING AND COMPENSATION TRUST

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO DISTRICT

STRATEGIC PLAN: REFORM BUSINESS PRACTICES TO ENSURE EFFICIENCY, EFFECTIVENESS AND HIGH ETHICAL STANDARDS

The Task Force on Affordable Housing and Compensation Trust (Task Force) was created by the Board on April 18, 2006, and the members of the Task Force were appointed on May 31, 2006. The Task Force met on June 20, 2006, on July 10, 2006, on November 9, 2006 and on March 26, 2007, the Board held a Workshop on Affordable Housing on October 16, 2006 and the Board received and discussed interim Reports submitted by the Task Force to the Board at the August 2, 2006 and the November 22, 2006 meeting.

At the Board meeting on November 22, 2006, the Board authorized the creation of a Blue Ribbon Committee, composed of prominent citizens appointed by the Board and the Superintendent, to organize and operate a 501c entity known as the Miami-Dade Schools Workforce Housing Foundation. Such Foundation would be authorized to enter into a lease agreement with the Board to lease one or more underutilized properties owned by the Board, such as a downtown parking lot. The Foundation would then use the Lease as collateral for credit enhancement securing a Lease Bond issue. The Lease Bond issue would not rely on the credit or millage of the Board, but would be backed only by the lease.

Further, based upon the discussions at the Board meetings, the Task Force met on March 26, 2007 and reviewed and approved a set of recommendations to guide the Blue Ribbon Committee in creating an Employee Home Loan Program. The purpose of the adoption of such recommendations is to provide the Blue Ribbon Committee with a more specific sense of the intent of the Board in creating such a program, but to allow the Blue Ribbon Committee sufficient flexibility to adapt the program to the needs of MDCPS employees. Attached hereto is the suggested Employee Loan Program criteria. (Attachment A)

REVISED²
H-13



Blue Ribbon Committee on Workforce Housing

The Blue-ribbon Committee on Workforce housing reviewed the M-DCPS Teacher Survey Housing Results Complied as of January 7, 2008.

Over 12,152 teachers responded as per the Executive Summary, see Attachment A, Indicating a very strong demand for housing options and willingness to make a time or location commitment to the District in exchange for some sort of housing assistance.

REVISED

MIAMI-DADE COUNTY PUBLIC SCHOOLS

MANDATORY PRE-PROPOSAL CONFERENCE HANDOUT

LEGAL ADVERTISEMENT 181

REQUEST FOR QUALIFICATIONS (RFQ)

for

ARCHITECT/ENGINEER OF RECORD

for



**NEW SCHOOL FACILITY – GRADES 6-8
AND WORKFORCE HOUSING
(BRICKELL AREA)**

Project No. 01777200

CONFERENCE TIME AND LOCATION:

Thursday, November 7, 2019 at 9:30 a.m.
SOUTH FLORIDA EDUCATIONAL FEDERAL CREDIT UNION
1498 Northeast Second Avenue
Miami, Florida 33132



DEPARTMENT OF A/E SELECTION AND NEGOTIATIONS

GENERAL PROJECT SCOPE & SCOPE OF SERVICES:

School Profile

This project will be a mixed-use facility comprised of a nine-story middle school (grades 6 - 8), approximately 103,186 gross square feet (or a fourteen-story middle school, approximately 148,539 gross square feet, including sixty parking spaces); the facility will also contain ten (10) Workforce Housing units, with required parking, and separate entrances/exits. The new facility is in M-DCPS' Central Region, on the northeast corner of the intersection of SW 10 Street and SW 3 Avenue, on a 0.344-acre, vacant site.

Project Scope - Middle School and Workforce Housing:

The scope of work includes, but is not limited to:

- New, 9-story (or 14-story) building to accommodate up to 610 student stations (which may include 4 levels of parking for school staff and visitors);
- Secondary School Facilities List includes General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo Classrooms, ESE Classroom, Health Education, Skills Development Lab, Art, Music, Physical Education, Media Center, Administration, Food Service, Textbook Storage, Student and Staff Restrooms and Custodial areas;
- All related ancillary, support and Mechanical/Electrical equipment spaces for each area; Roof-level Play Area, PE equipment space(s), and hard courts; Ground-level service drive(s) and drop-off(s); and all required on-site and off-site improvements;
- One level of 10 Workforce Housing units with independent entrance, exits, safety-to-life systems and utilities (including mechanical and electrical systems, water, sewer and communication services);
- One level of Workforce Housing parking with independent entrance(s) and exit(s); and
- Roof-level penthouse for HVAC System Chillers.

All design and construction shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, the National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida statutes and Miami-Dade County Public Schools (M-DCPS) Standards and policies. Passive design elements and low-energy usage features shall be incorporated in the design and construction of the new facility. This project shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system. The residential component shall be in compliance with U.S. Department of Housing & Urban Development (HUD), Uniform Federal Accessibility Standards (UFAS) and Miami-Dade County requirements for design and construction of affordable and/or workforce housing units. **Project construction shall comply with Davis-Bacon Act.**

The tour...



RAUL PEREZ

M-DCPS CHIEF OF FACILITIES



Local
10
NEWS



Unprecedented Scope of Work



New, **7-story** building to accommodate up to **632 student stations**

Secondary School Facilities List includes General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo Classrooms, ESE Classroom, Health Education, Skills Development Lab, Art, Music, Physical Education, Media Center, Administration, Food Service, Textbook Storage, Student and Staff Restrooms and Custodial areas;

All related ancillary, support and Mechanical/Electrical equipment spaces for each area; **Roof-level Play Area**, PE equipment space(s), and hard courts; Ground-level service drive(s) and drop-off(s); and all required on-site and off-site improvements;

10 Workforce Housing units with independent entrance, exits, safety-to-life systems and utilities (including mechanical and electrical systems, water, sewer and communication services);

What's the deal?

80% AMI, threshold for workforce. \$57,840(single), \$66,080(double)

Rent is \$1,549/per month as HUD establishment on allowable rent limit. Adjusted annually.

2.5-3% of income

Advertisement Criteria: collaboration with School Board/MDCPS employees. Purpose built housing.

Yearly certify income each tenant. Only 1 year leases and then reapply(every year recertify).

Application fee (approx.. \$75-\$100 per person)

Credit (but not credit score) and Criminal/Background check

Certify Income verification

2 weeks to review and accept application

Security Deposit is 1 month rent fee, plus the 1st month

FPL is sub metered – Tenant responsibility

No trash Fee

No extermination Fee

No Parking for teachers or staff, and no parking for tenants in building.

Average Rent in Miami, FL By Neighborhood

2023 area rents

Neighborhood	Average Rent
Brickell Key	\$3,457
Buena Vista	\$3,099
Miami Design District	\$3,099
Brickell	\$3,043
Upper East Side	\$3,033
Little Haiti	\$3,001
Midtown - Edgewater	\$2,970
Auburn Heights	\$2,894
Davis Citrus Farm - Alhambra Groves	\$2,894
Lyndale	\$2,894

Building Organization

1st Floor

2nd Floor

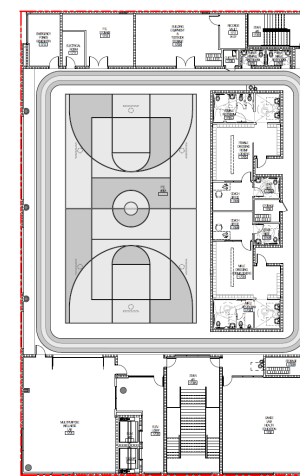
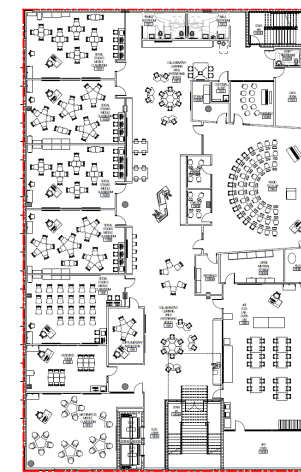
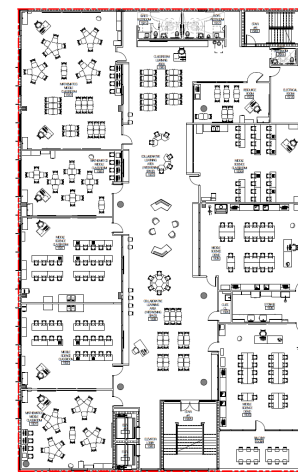
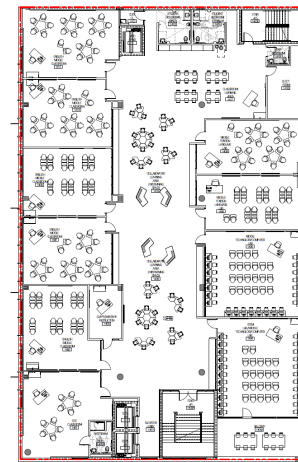
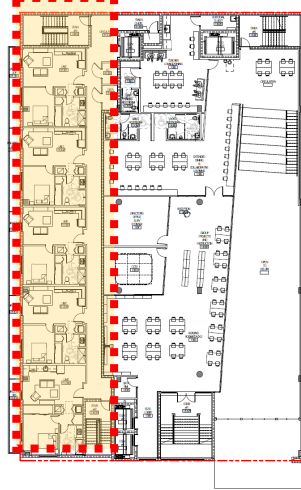
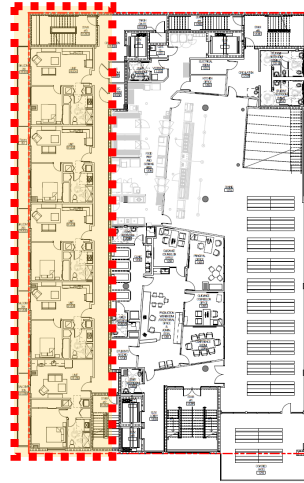
3rd Floor

4th Floor

5th Floor

6th Floor

7th Floor



Entry
Parking
Drop-off
Admin.

Admin.
Food Service
Apartments

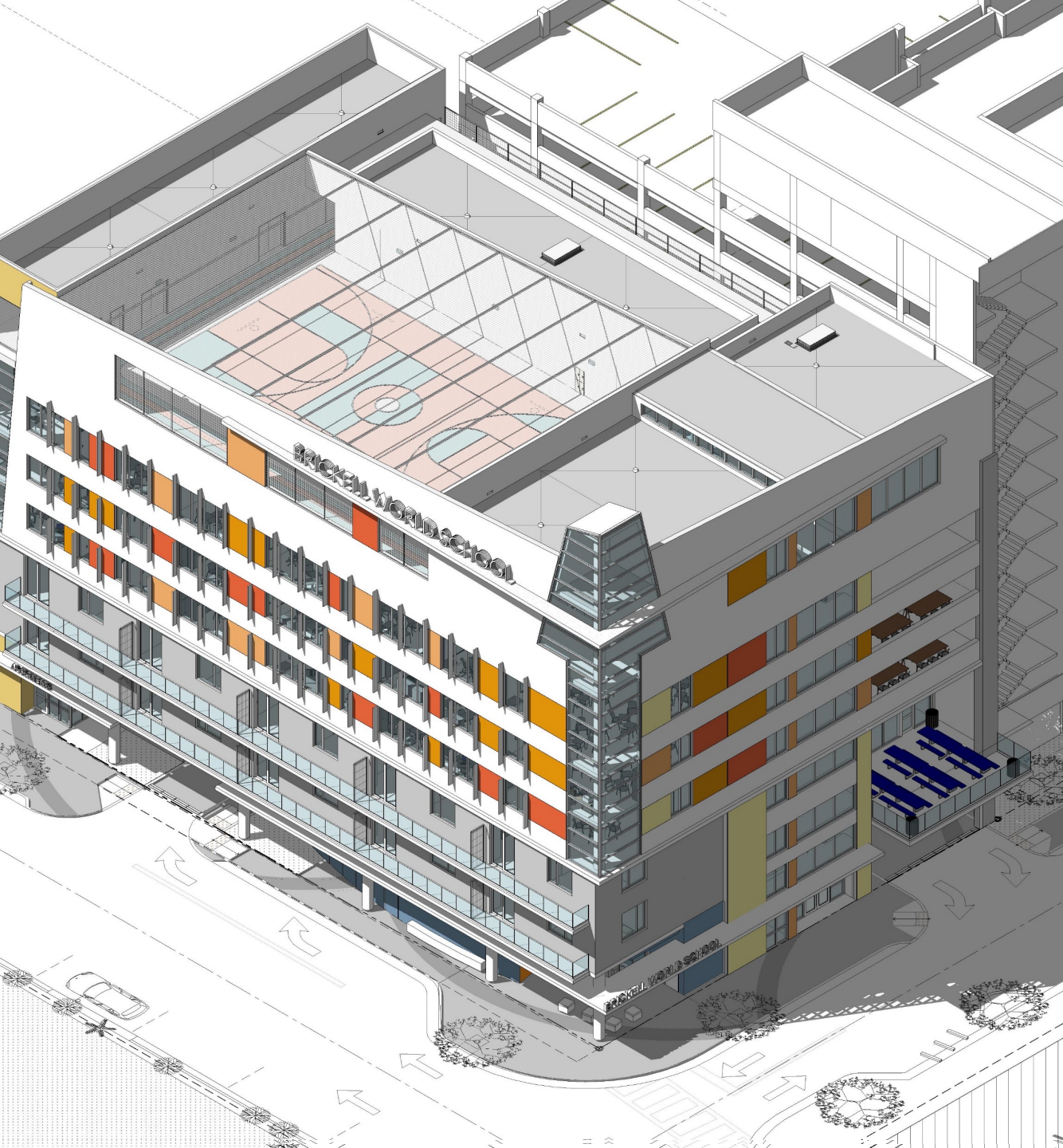
Media
Faculty Club
Apartments

Computer
Foreign Lang.
ESE
Supplemental
Classrooms

Science
Classrooms
Resource

Art Lab
Music Lab
Resource
Classroom

Lockers
Health
Multipurpose
Roof Play



How it Stacks up....

New Urban Middle School with integrated workforce housing



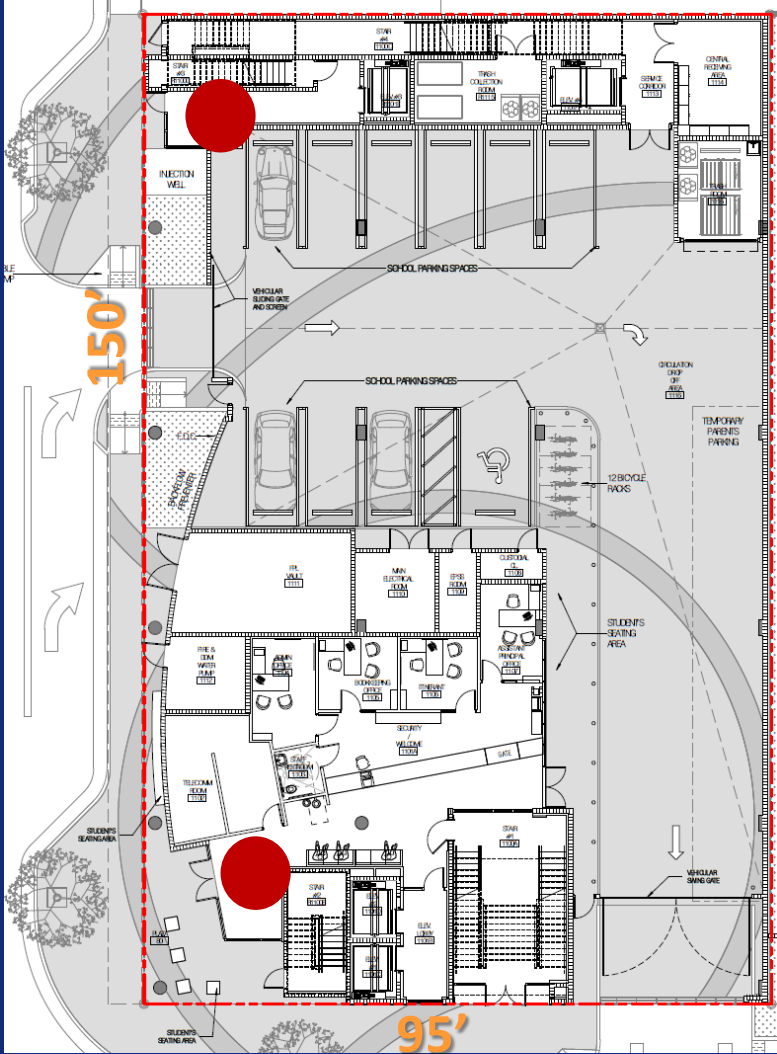
Third Avenue & 10th Street

FEFPA 2024 WINTER CONFERENCE

ZYSCOVICH

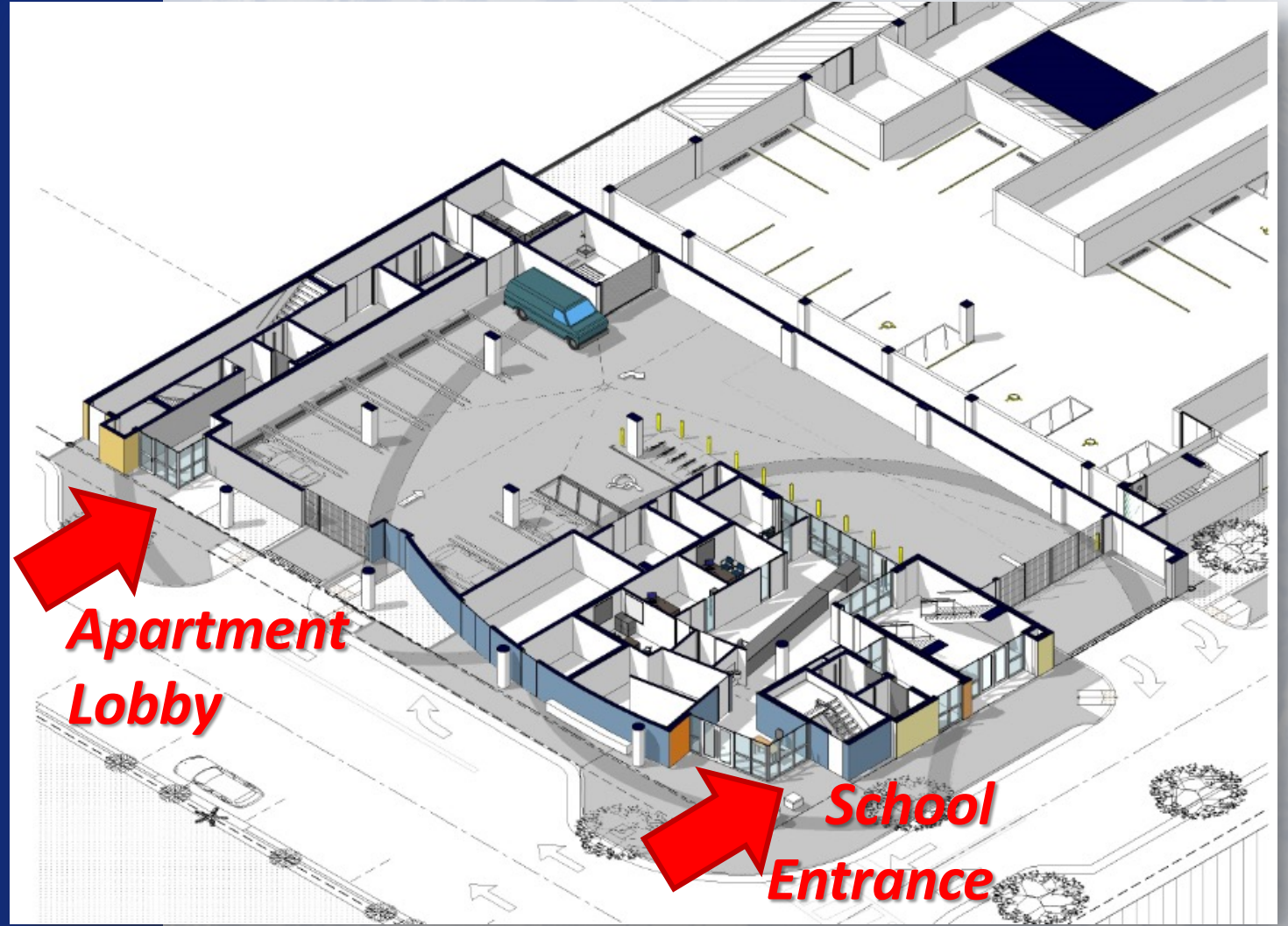


.33 Acre Urban Site



1st Floor

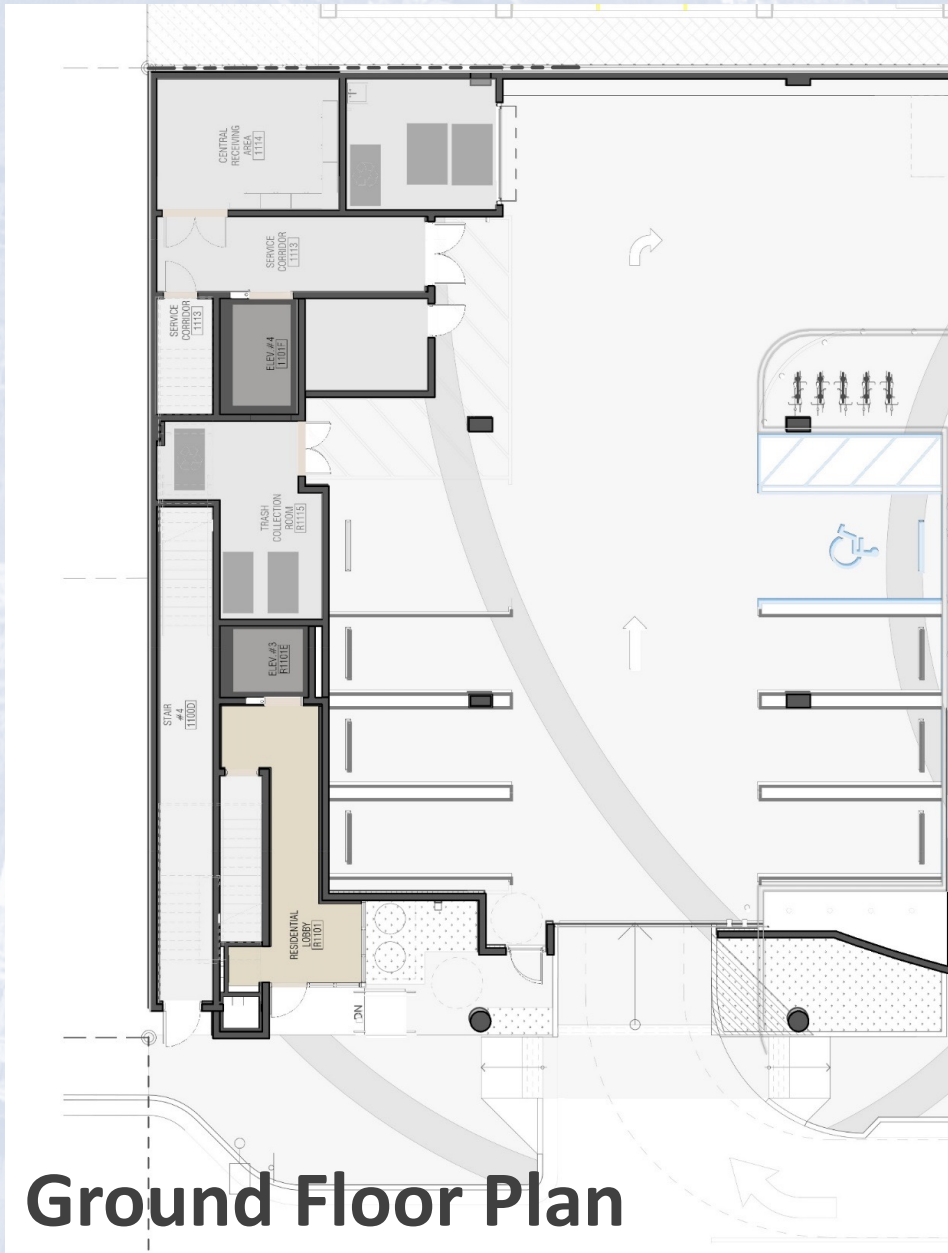
610 Student Stations



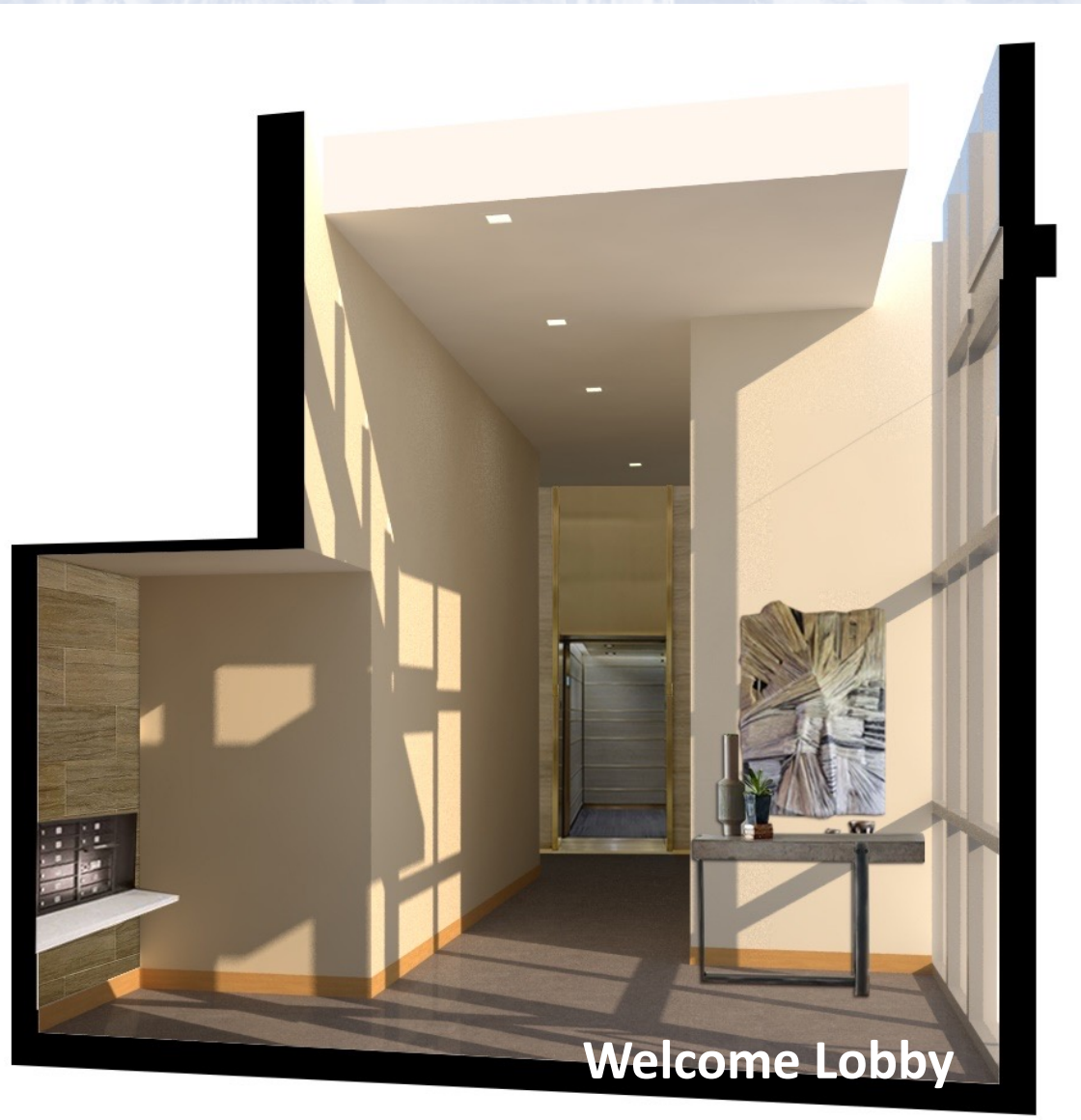
Totally Separate and distinct access



Apartment Welcome Lobby Entrance



Ground Floor Plan



Welcome Lobby

Residence
Lobby



Second & Third Floor Plan

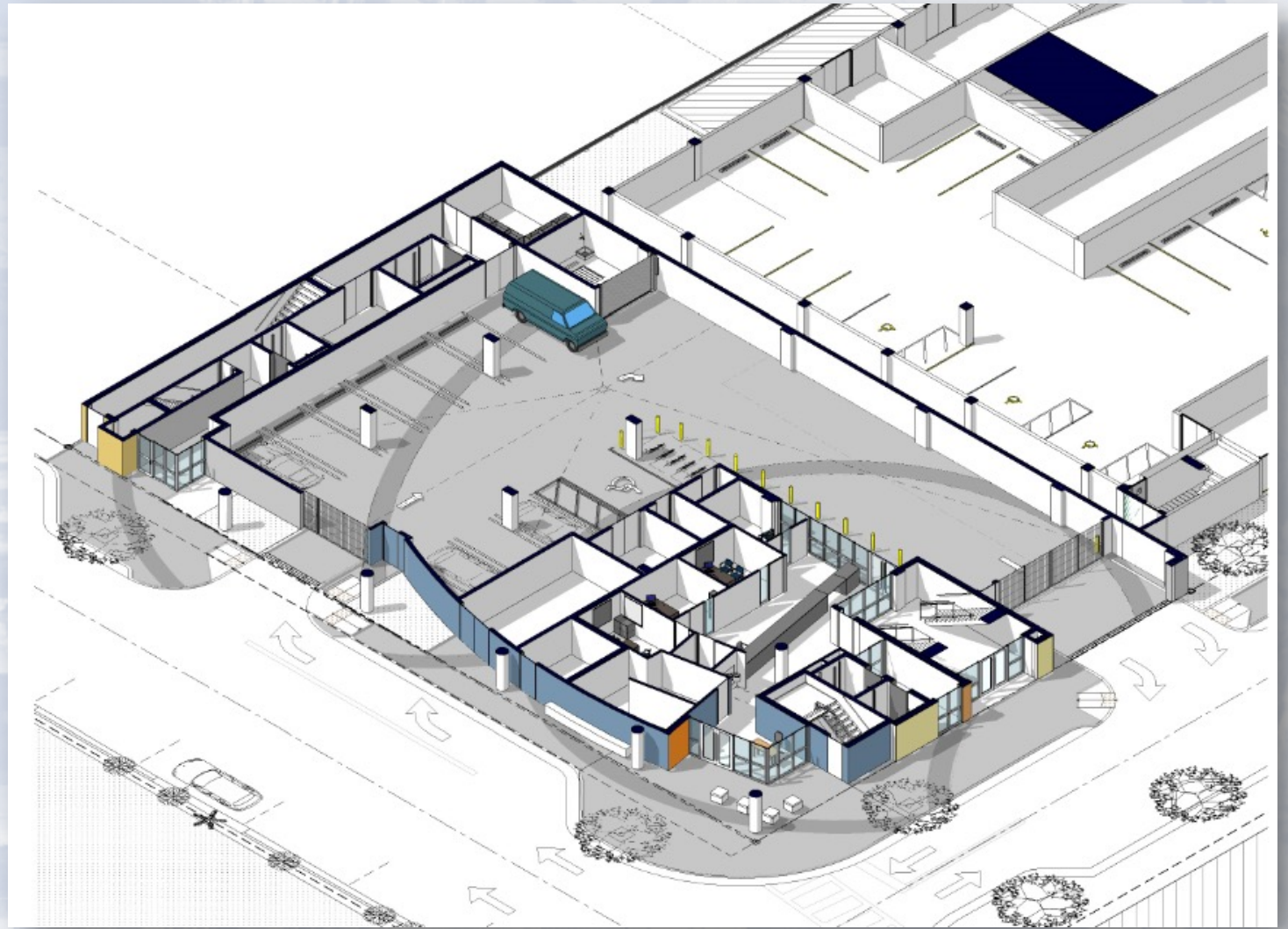
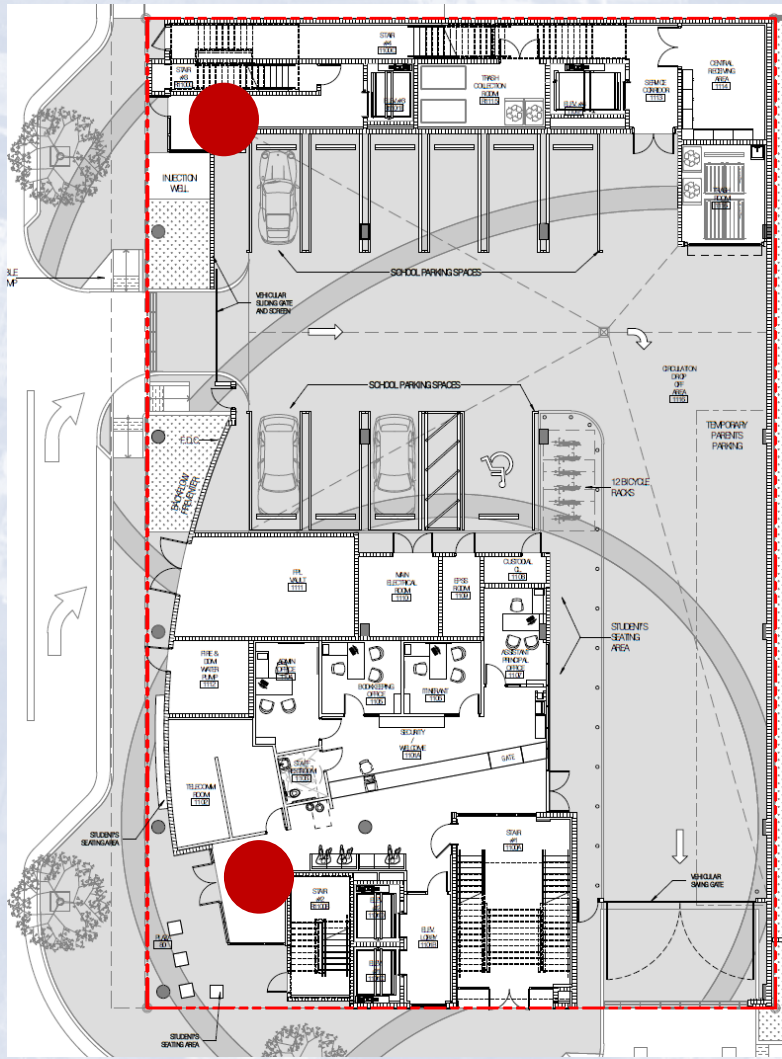


Living Area



Bathroom Area

1st Floor



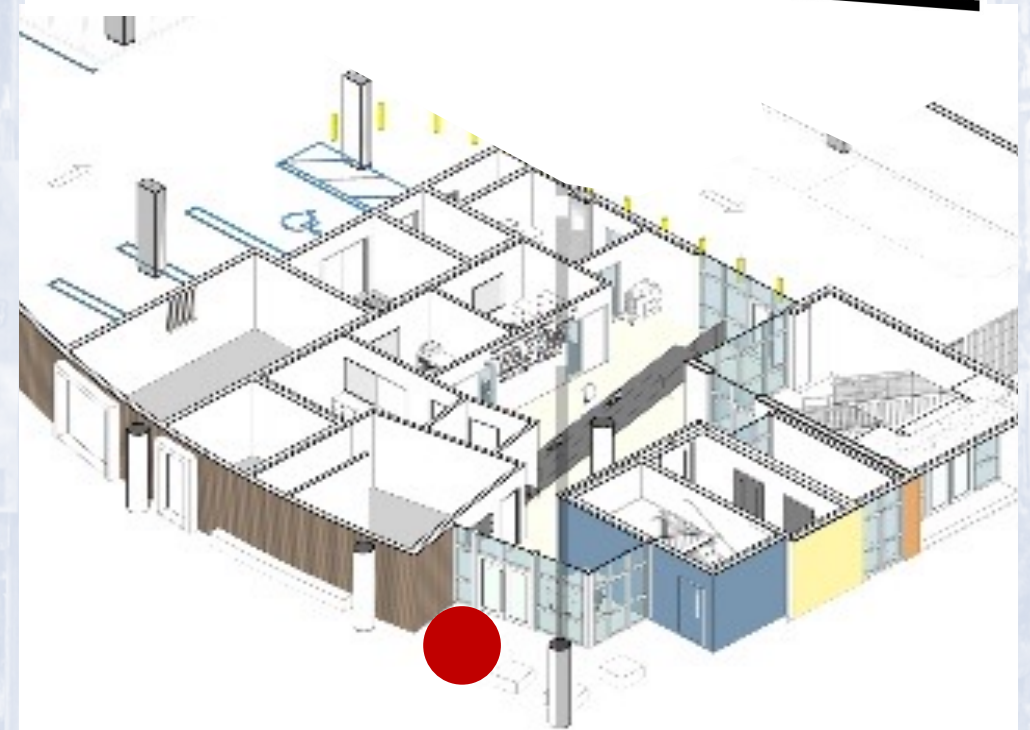


Secure School Entrance



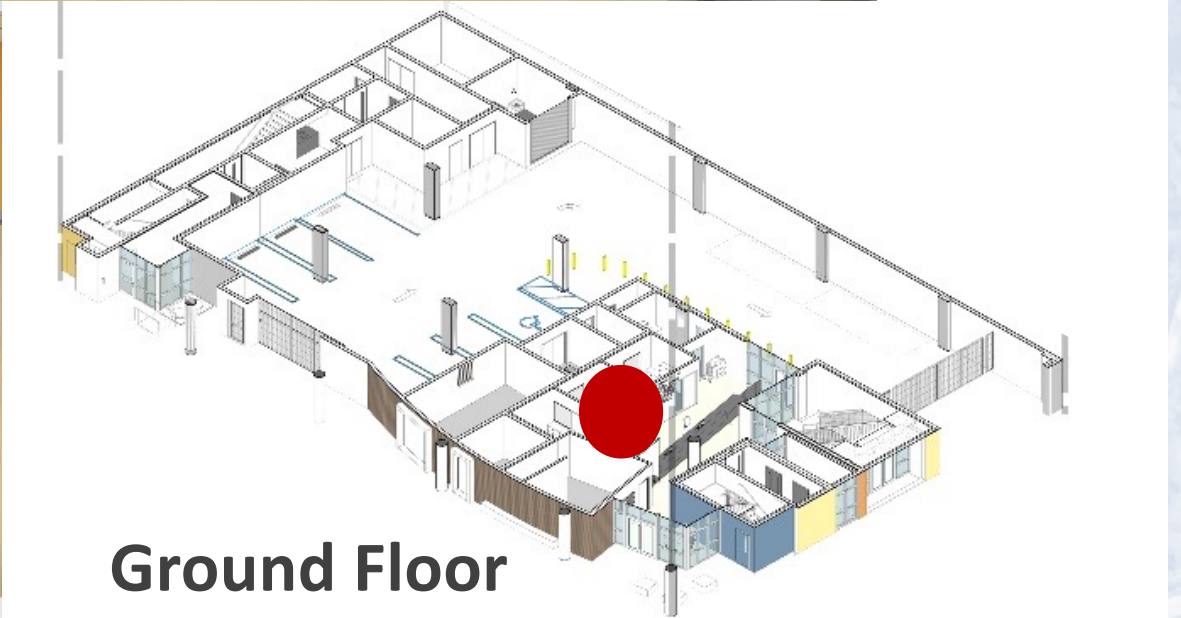
Covered School Entrance

Welcome Center

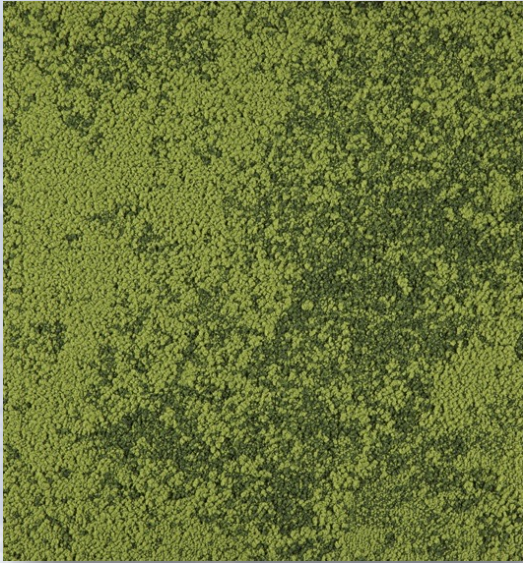


Secure Ground Floor

Welcome Center



Ground Floor

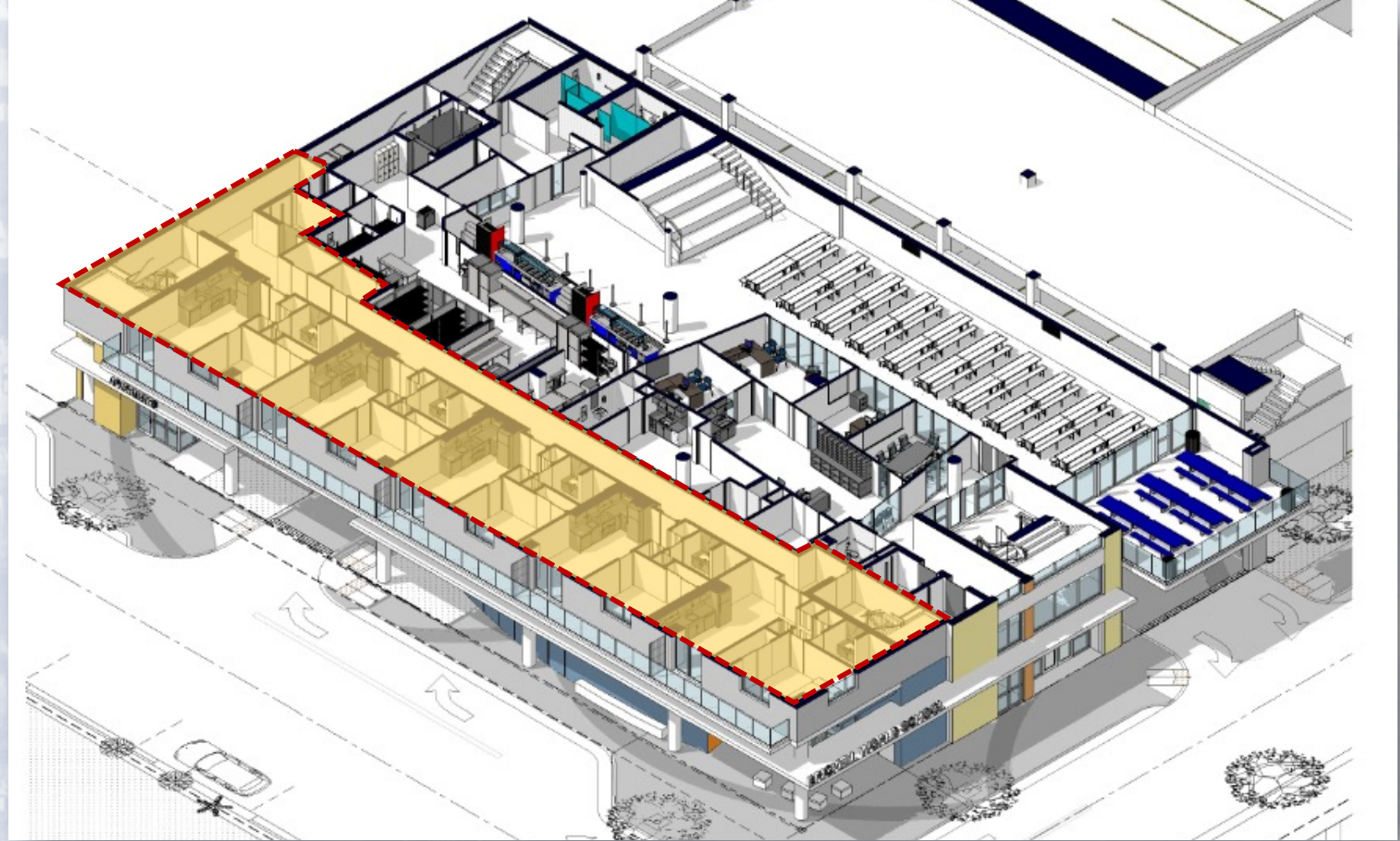


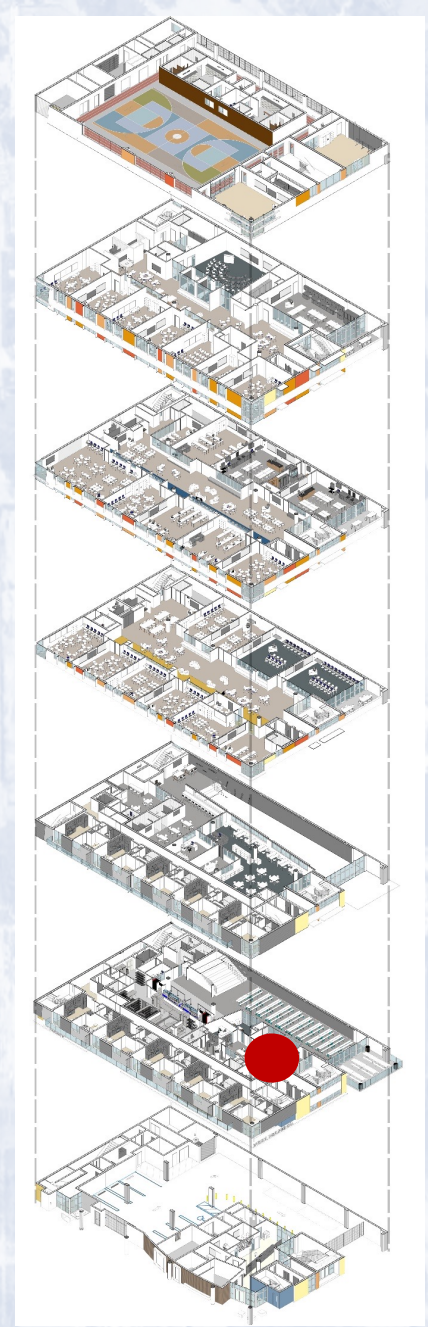
Fit Stair

Biophilic Experience



2ND FLOOR

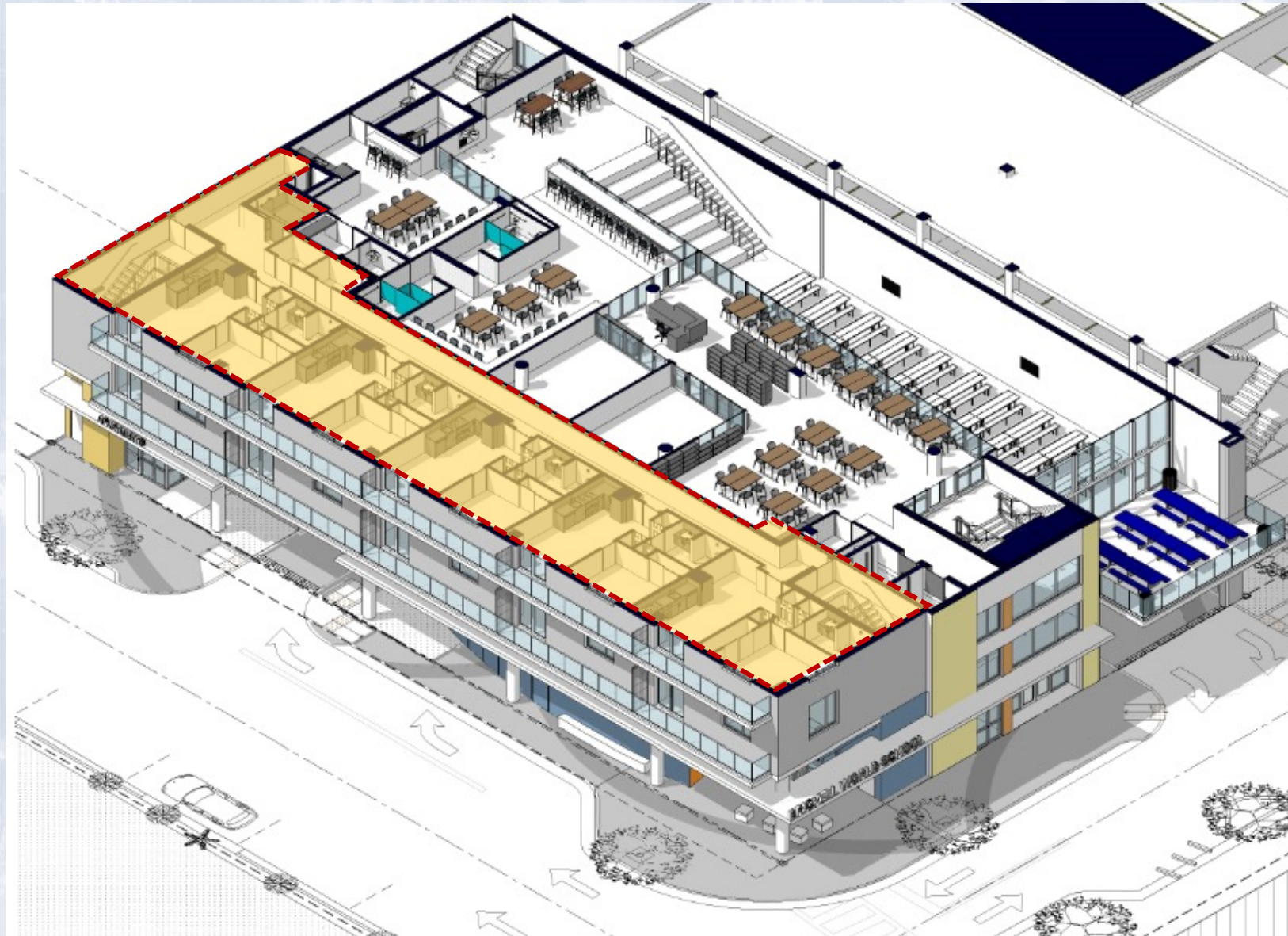




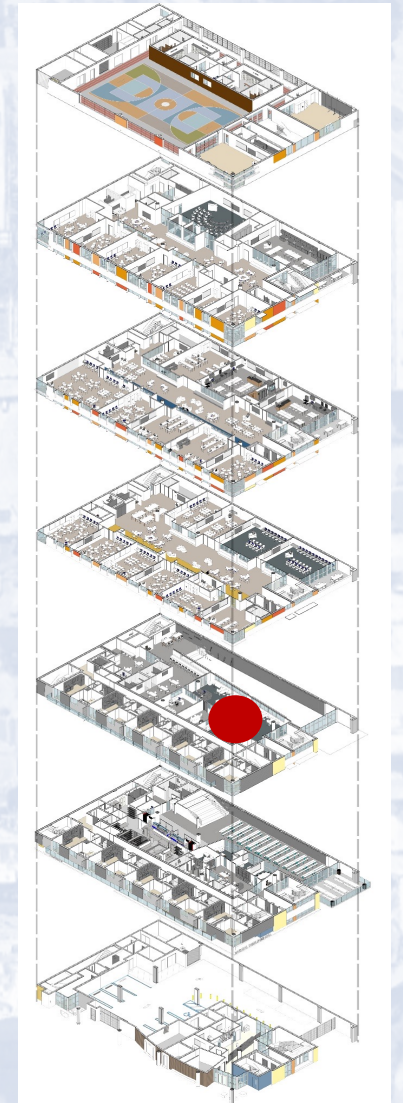
Administration Reception



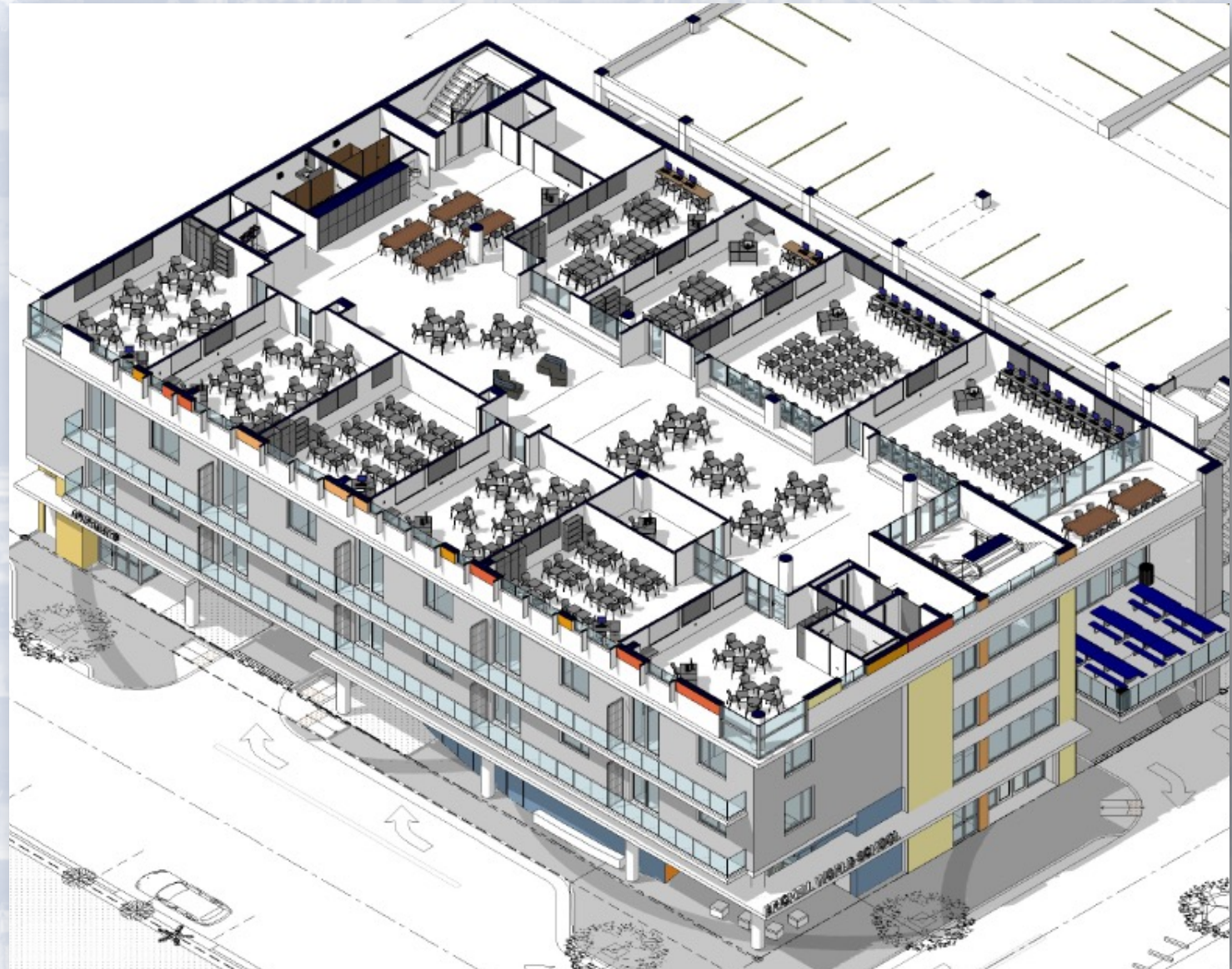
World Dining Room



Third Floor Plan

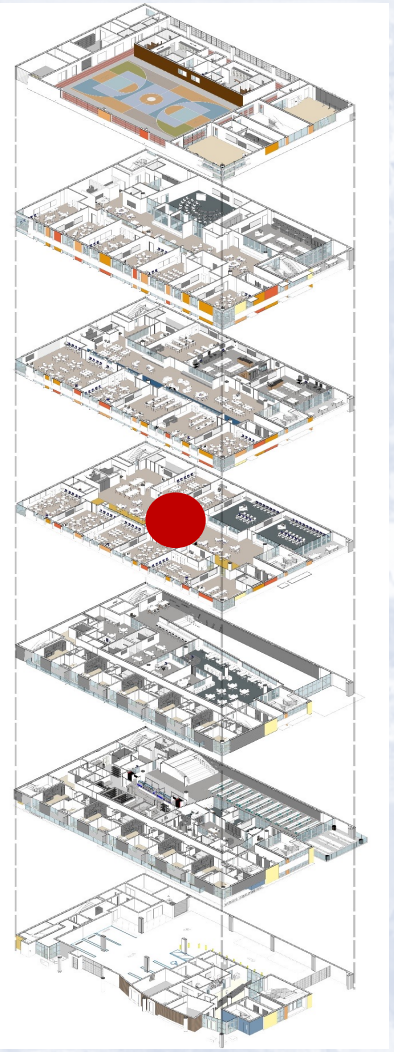


Media Center

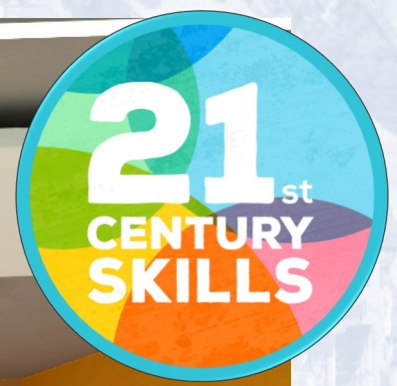


Fourth Floor Plan- Pathways

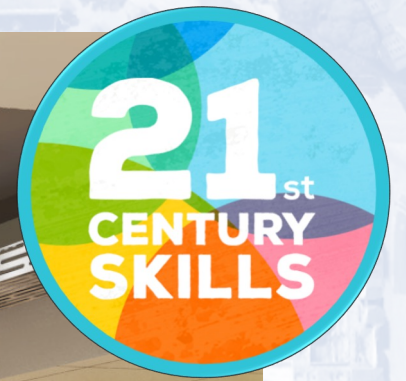




Fourth Floor Plan- *Pathways Collabortorium*



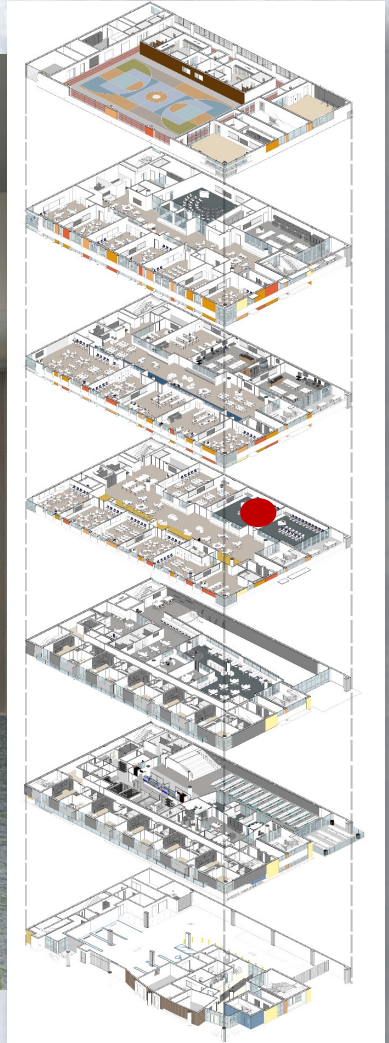
Fourth Floor Plan- *Pathways Collabortorium*



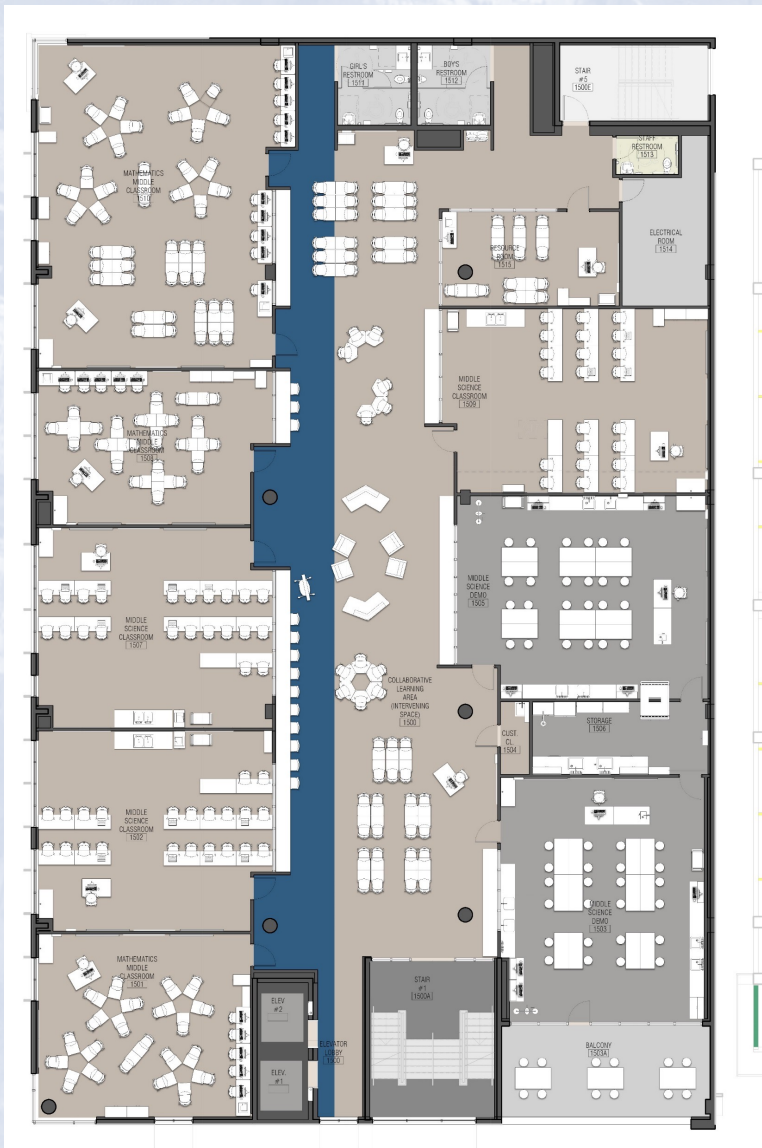
Fourth Floor Plan- *Pathways Collaboratorium*



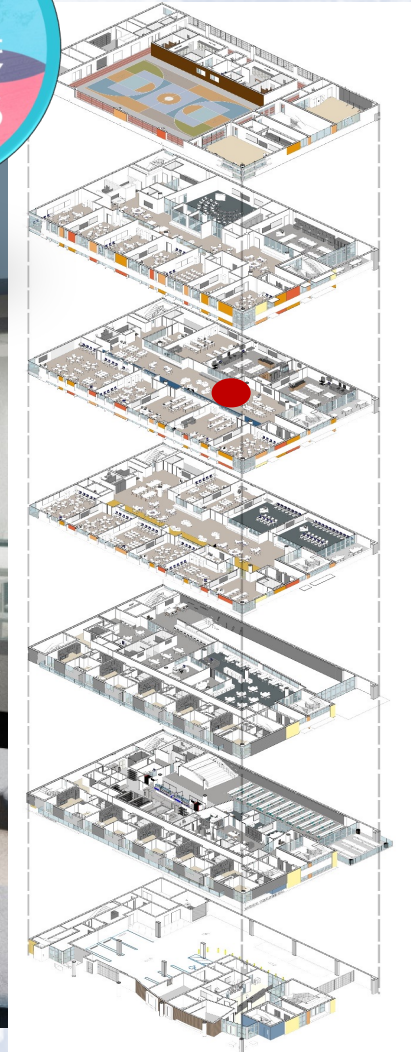
Fourth Floor Plan- Pathways Studios



Fourth Floor Plan- *Pathways Lab*



Fifth Floor Plan - *Discovery*



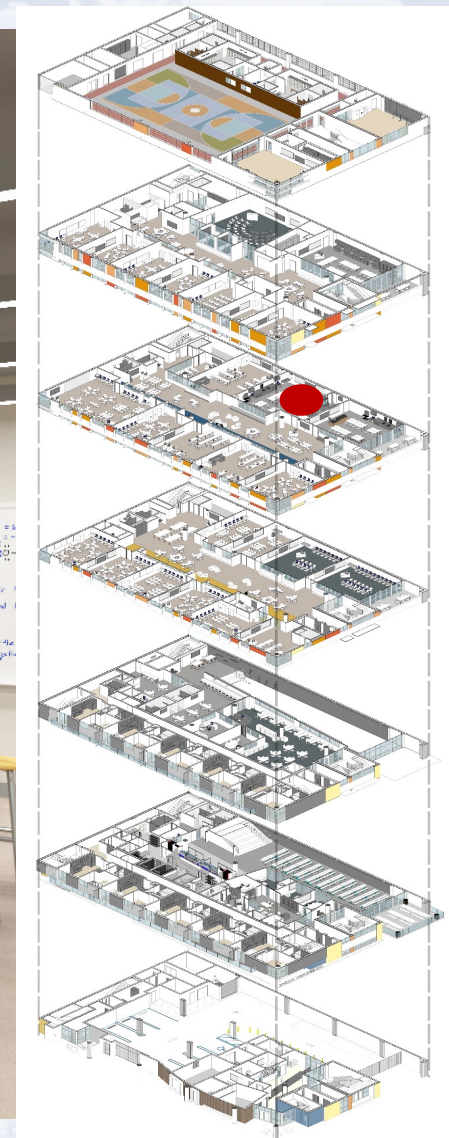
Fifth Floor Plan- *Discovery Collaboratorium*



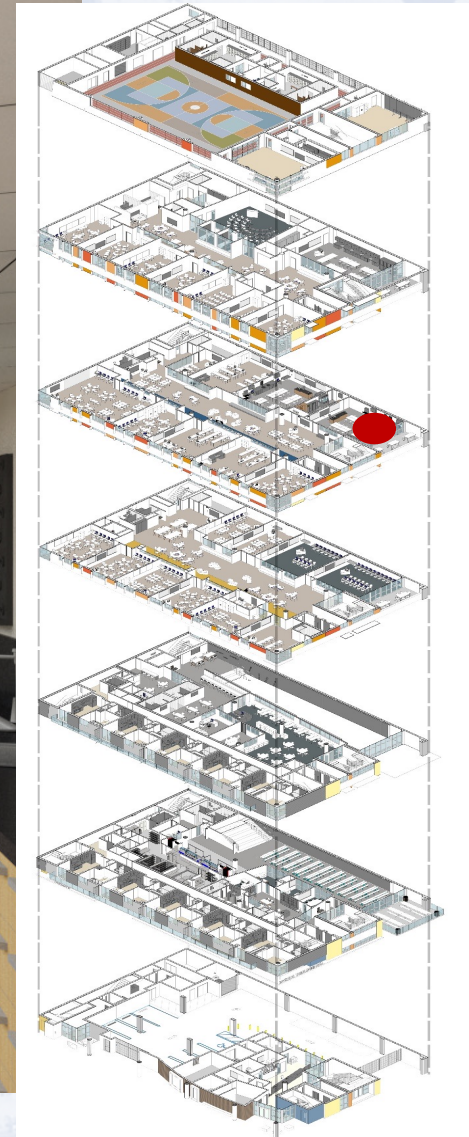
Fifth Floor Plan- *Discovery Collabortorium*



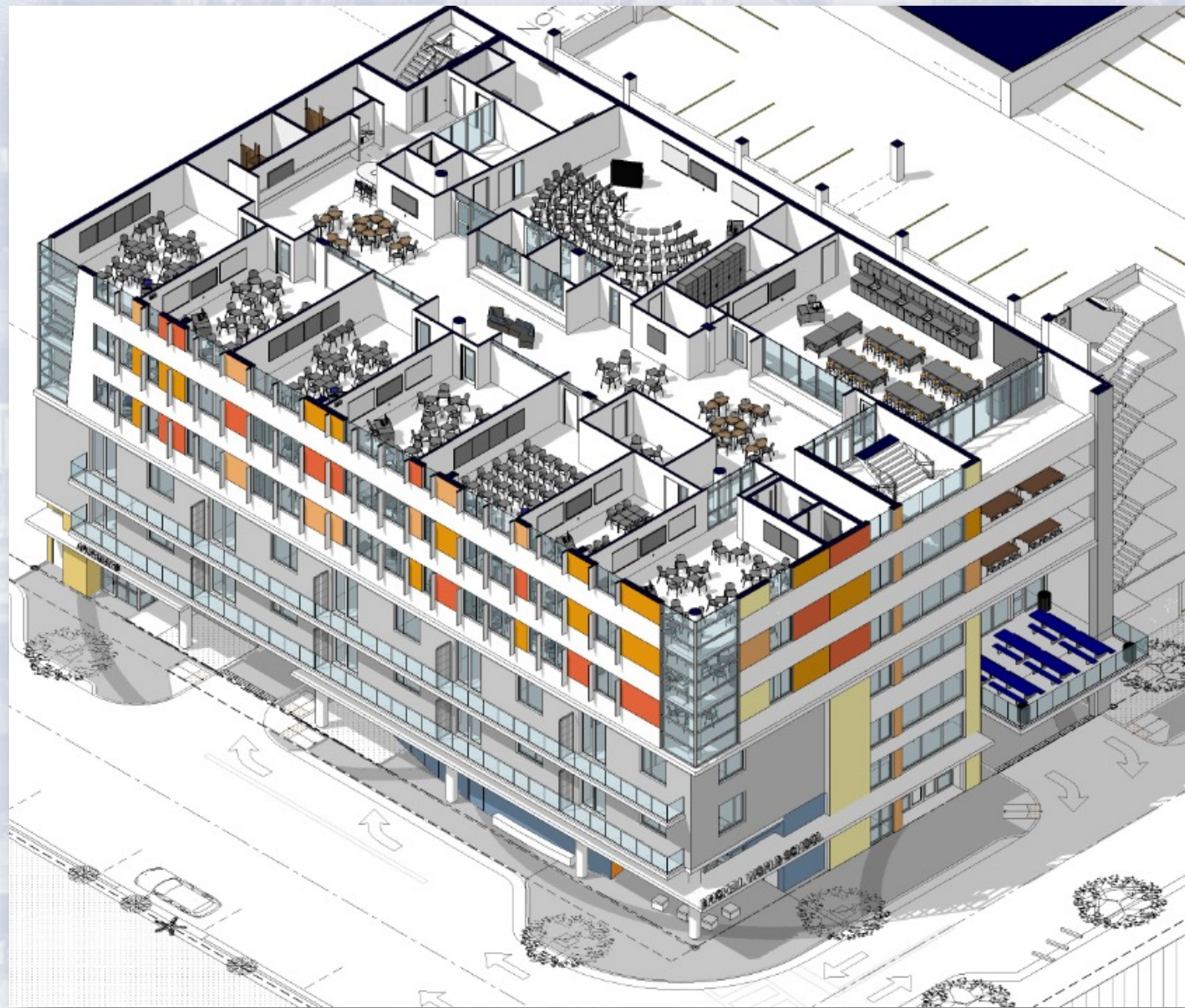
Fifth Floor Plan- Classrooms



Fifth Floor Plan- *Science Labs*



Fifth Floor Plan- *Science Labs*



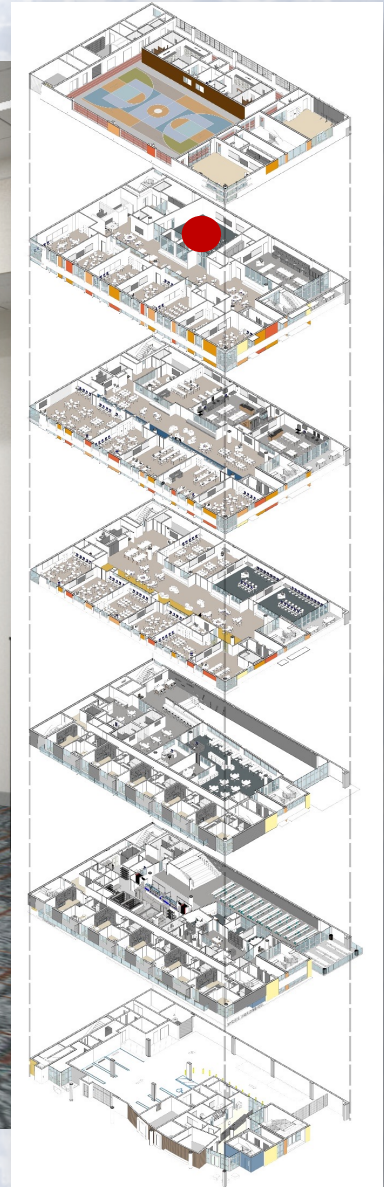
Sixth Floor Plan - Wonderment



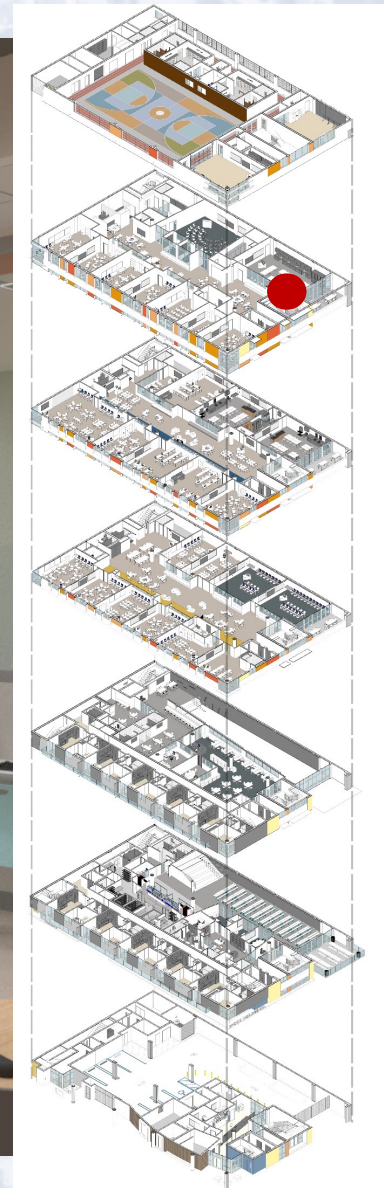
Six Floor Plan- *Wonderment Collabortorium*



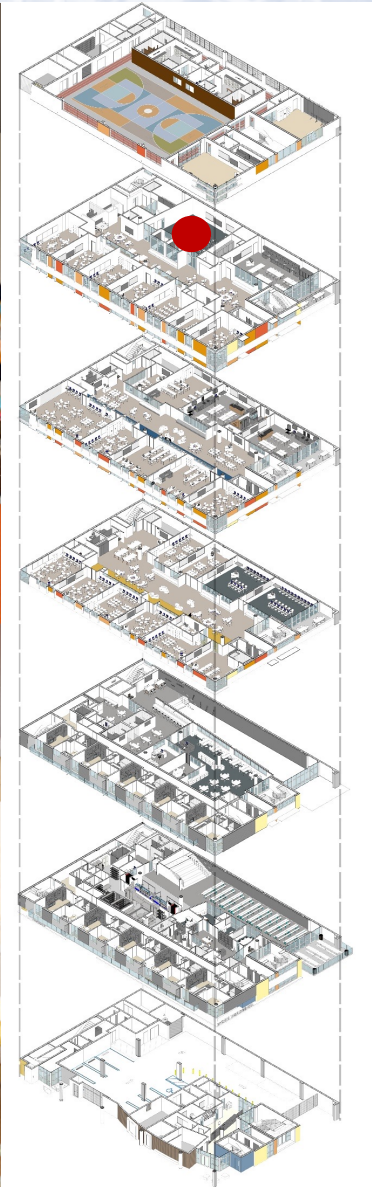
Six Floor Plan- *Wonderment Collabortorium*



Six Floor Plan- *Music Lab*



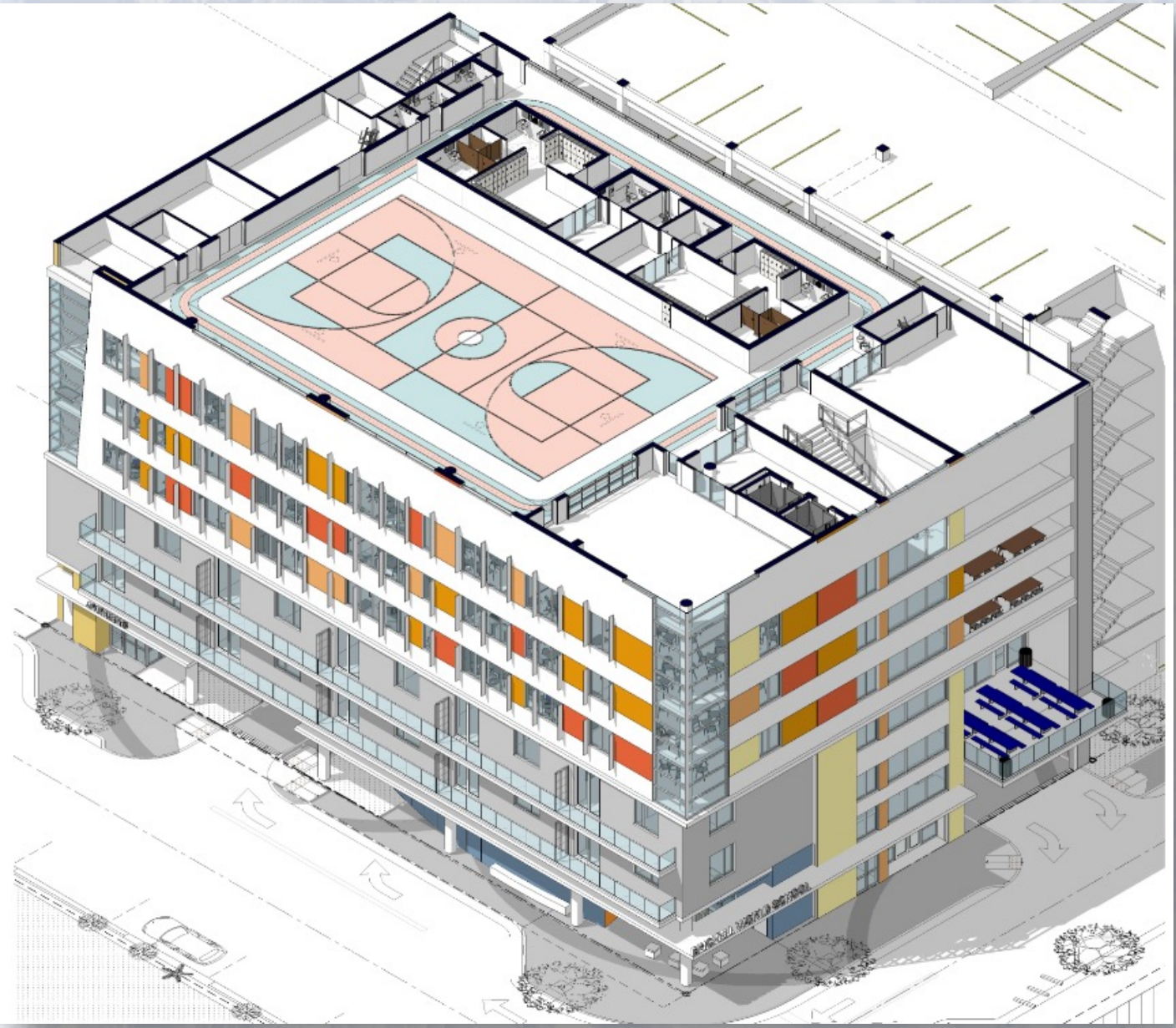
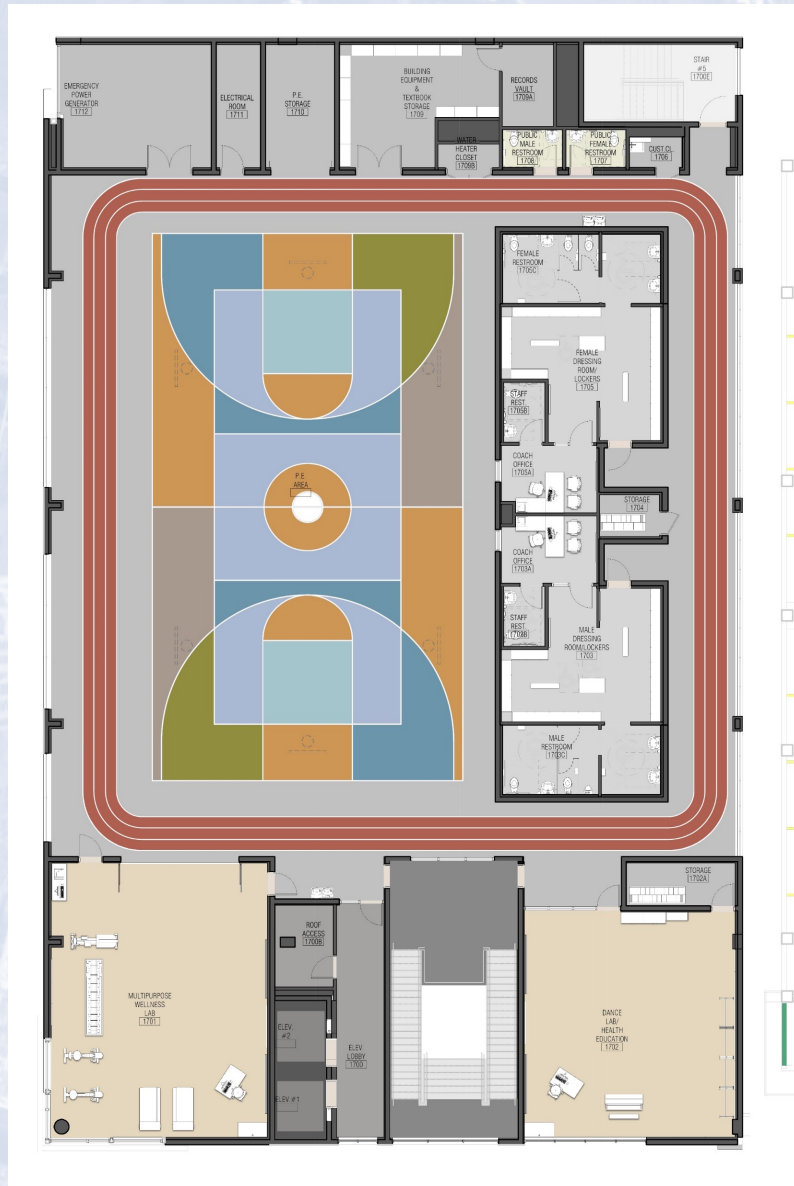
Six Floor Plan- *Art Lab*



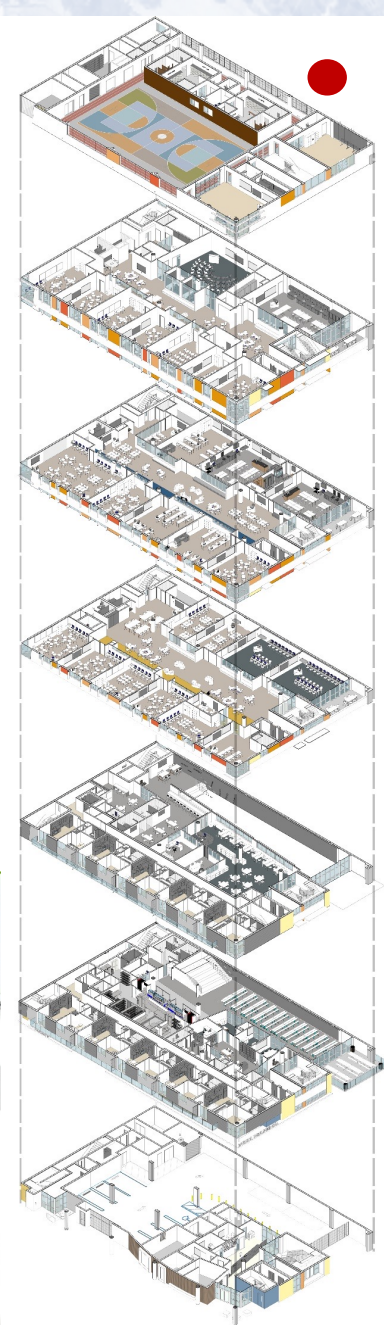
Six Floor Plan- *Music Lab*



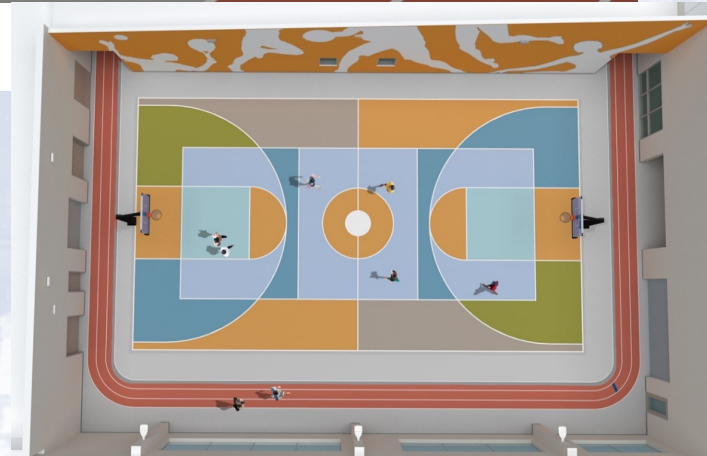
Six Floor Plan- Classroom



Seventh Floor Plan - Wellness



SW 7014 Elder White Interior / Exterior Location Number: 256-C5	SW 6655 Adventure Orange Interior / Exterior Location Number: 122-C4	SW 6886 Invigorate Interior / Exterior Location Number: 115-C4	SW 6677 Colerood Interior / Exterior Location Number: 133-C5	SW 9062 Bluebird Feather Interior / Exterior Location Number: 175-C4	SW 6710 Melange Green Interior / Exterior Location Number: 148-C4	SW 7567 Natural Tan Interior / Exterior Location Number: 284-C1
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A mixed-use animal....

Southside Preparatory *(Urban Mixed-Use Middle School)*

build it like a condo....???





CONTRACTOR'S REQUISITION FOR PARTIAL PAYMENT NO. 1
 AFFIDAVIT AND RELEASE OF CLAIM ON PRECEDING REQUISITION

Comes now GENERAL CONTRACTOR H. A. Contracting Corp. Date: October 29, 2021
 Address 9500 NW 12th STREET, BAY 1 / DORAL, FL 33172 Phone Number: 305-591-9212
 For the Project New School Facility(Grades 6-8) and Workforce Housing(Brickell Area) Project # 01777200
 Under CONTRACT DATED 09/09/21 Notice to proceed issued 09/09/21 under contract 9/9/2021 awarded 09/09/21
 and requests payment from the School board of Miami-Dade County, Florida, Owner for the work done and materials supplied during
 the preceding period since the last Requisition was rendered, itemized as follows for Billing Period Through: 10/25/21

ITEMS	A Original Amount of Contract	B Extras and Credits	C Previous Pay Reqs. Gross	D This Pay Req.	E Total Reqt. Including This Req.	%	F Balance to Finish
GENERAL CONDITIONS	\$ 1,120,000.00			\$ 20,000.00	\$ 20,000.00	2%	\$ 1,100,000.00
GENERAL REQUIRMENTS	\$ 805,000.00			\$ 24,500.00	\$ 24,500.00	3%	\$ 780,500.00
SITWORK	\$ 525,000.00			\$ 25,000.00	\$ 25,000.00	5%	\$ 500,000.00
PILES	\$ 910,000.00						
SIGNALIZATION	\$ 300,000.00						
CONCRETE	\$ 4,115,000.00						
CMU	\$ 650,000.00						
STEEL	\$ 630,000.00						
MILLWORK	\$ 345,000.00						
WATERPROOFING & ROOFING	\$ 535,000.00						
EXTERIOR ENCLOSURES	\$ 1,907,000.00						
FINISHES	\$ 2,798,000.00						
BUILDING SPECIALTIES	\$ 430,000.00						
EQUIPMENT	\$ 515,000.00						
FURNISHINGS	\$ 30,000.00						
SYSTEMS	\$ 1,046,000.00						
VERTICAL TRANSPORTATION	\$ 560,000.00						
MECHANICAL	\$ 3,776,287.00						
ELECTRICAL	\$ 4,545,374.00			\$ 85,000.00	\$ 85,000.00	2%	\$ 4,460,374.00
OVERHEAD & PROFIT	\$ 657,159.00			\$ 20,000.00	\$ 20,000.00	2%	\$ 637,159.00
GC BOND	\$ 188,729.00			\$ 188,729.00	\$ 188,729.00	100%	\$ -
GC INSURANCE	\$ 194,451.00			\$ 194,451.00	\$ 194,451.00	100%	\$ -
TAX SAVINGS	\$ (537,660.00)						
DPO							
TOTALS	\$ 26,345,340.00	\$ -	\$ -	\$ 657,680.00	\$ 557,680.00	2%	\$ 25,787,660.00
PER CENT (%) PROJECT COMPLETE 2%							

TOTAL OF COLUMN **E** DIVIDED BY COLUMN **A** FINAL PAYMENT

Architect Certificate for Payment - In accordance with the contract documents, based on onsite observations and the date comprising this application, the Architect certifies to the Owner that, to the best of the Architect's knowledge, information, and belief, the work has progressed as indicated, the quality of work is in accordance with the contract documents, and the Contractor is entitled to payment of the amount certified.

Amount Certified - \$ _____
 Architect Signature of Certification _____ Date _____

(see Reverse Side for instructions)

Southside Preparatory

Hard Bid 6/2021

Bid \$ 26,345,340.00

School 82,000 GSF

Apartments 10,000 GSF

Cost \$286.36 GSF

Opening 8/2024



Tiny site 95'X 150'



**Off-site staging...parking
City of Miami MOT
coordination**



Deep Foundation System



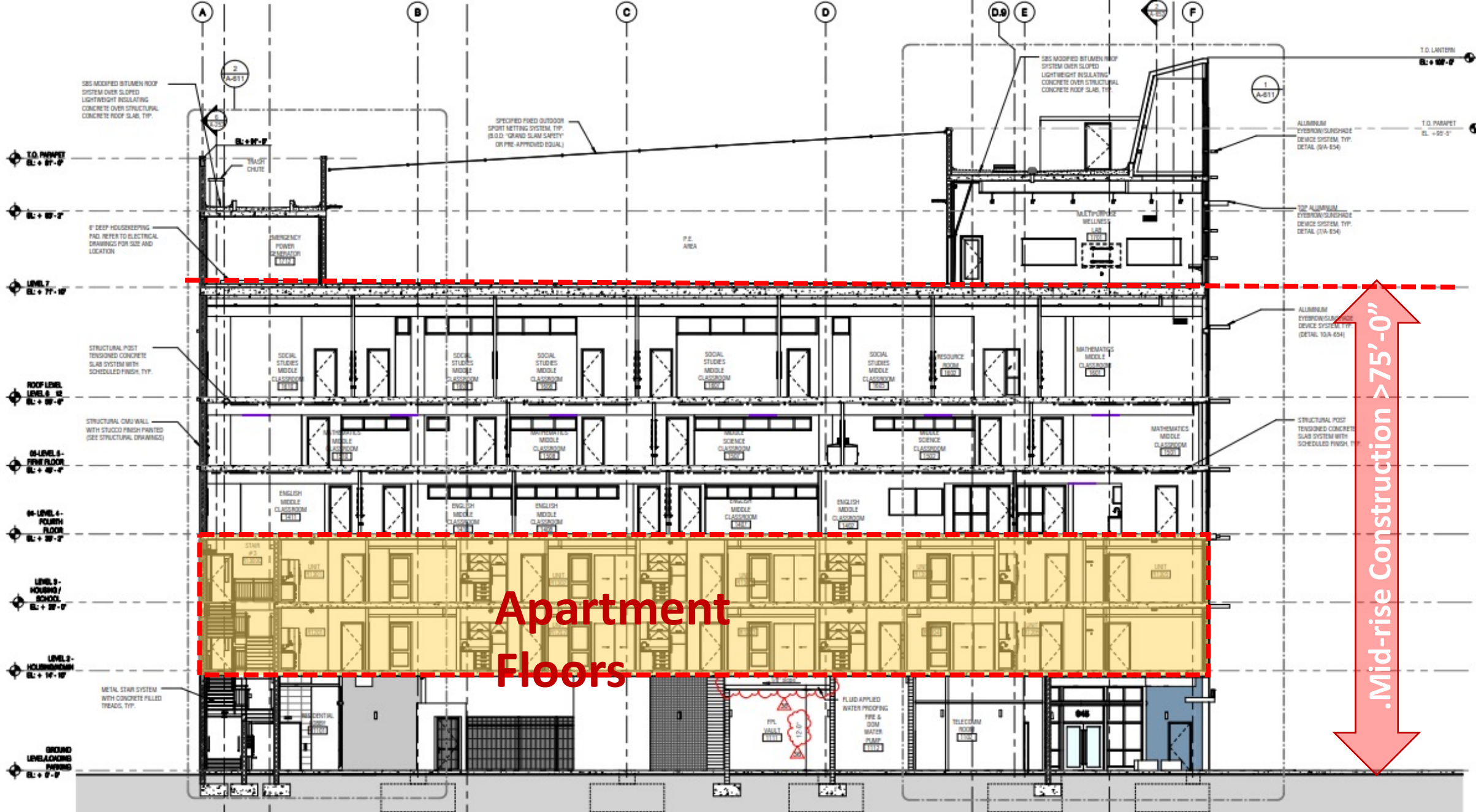
Over 90 days of piling



Flat Slab Construction



Exposed Ceilings to minimizing verticality



Apartment Floors

>75'-0"
Mid-rise Construction



Flat Slab Construction





Very limited infrastructure

space

Utility Shafts



HUD Residential Construction Standards



Oct 11, 2022 at 08:15:37
290 SW Tenth St
Miami FL 33130
United States

Apartments Shell Space



Apartment Balcony



Balcony views west



Hybrid Mechanical Systems



Mechanical Systems Routing



Post-tension Slabs



Integrated systems in slabs

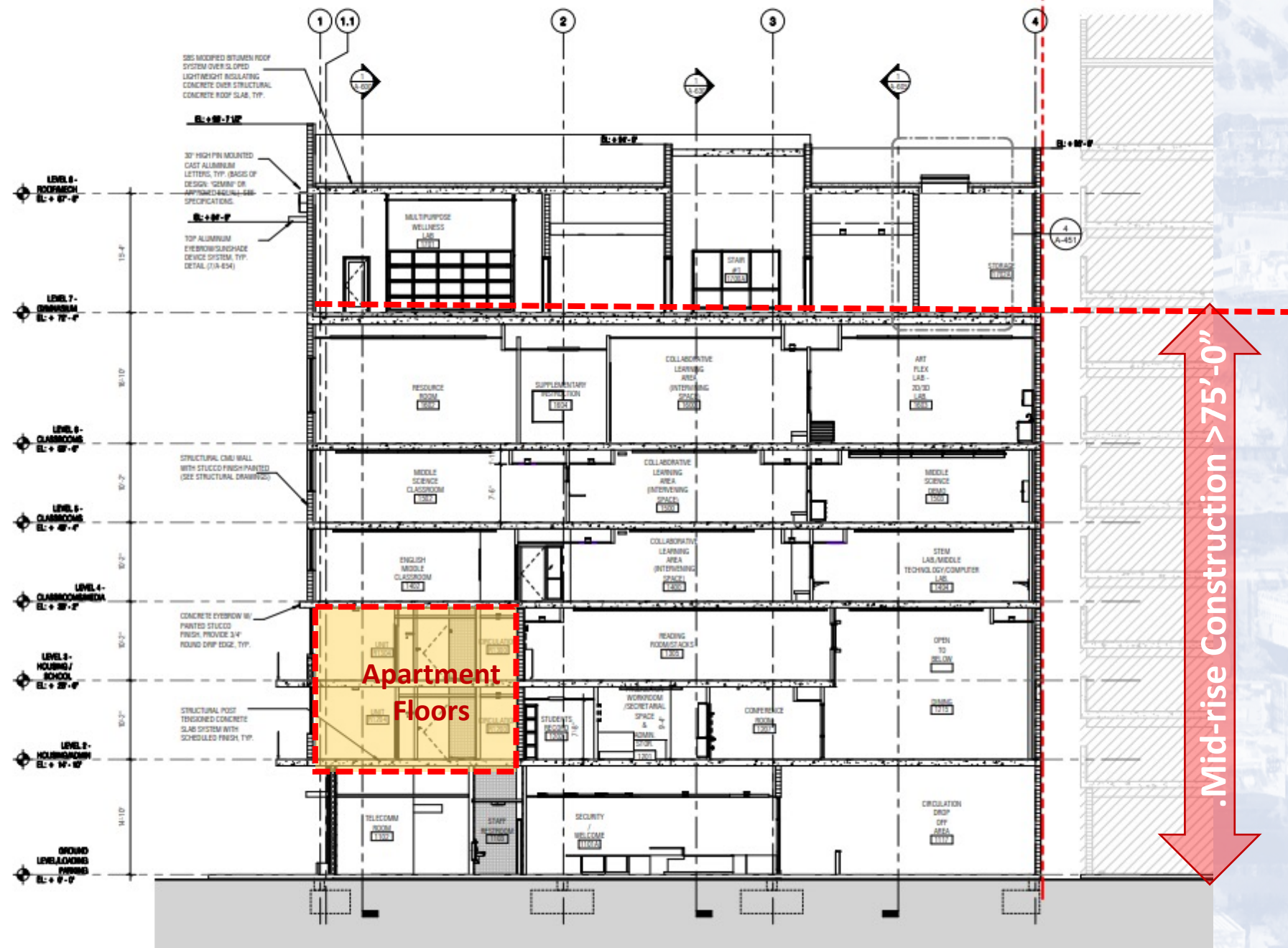
Sep 30, 2022 at 06:06:13
945 SW Third Ave
Miami FL 33130
United States



Post-tension Slabs



Integrated systems in slabs



.Mid-rise Construction >75'-0"

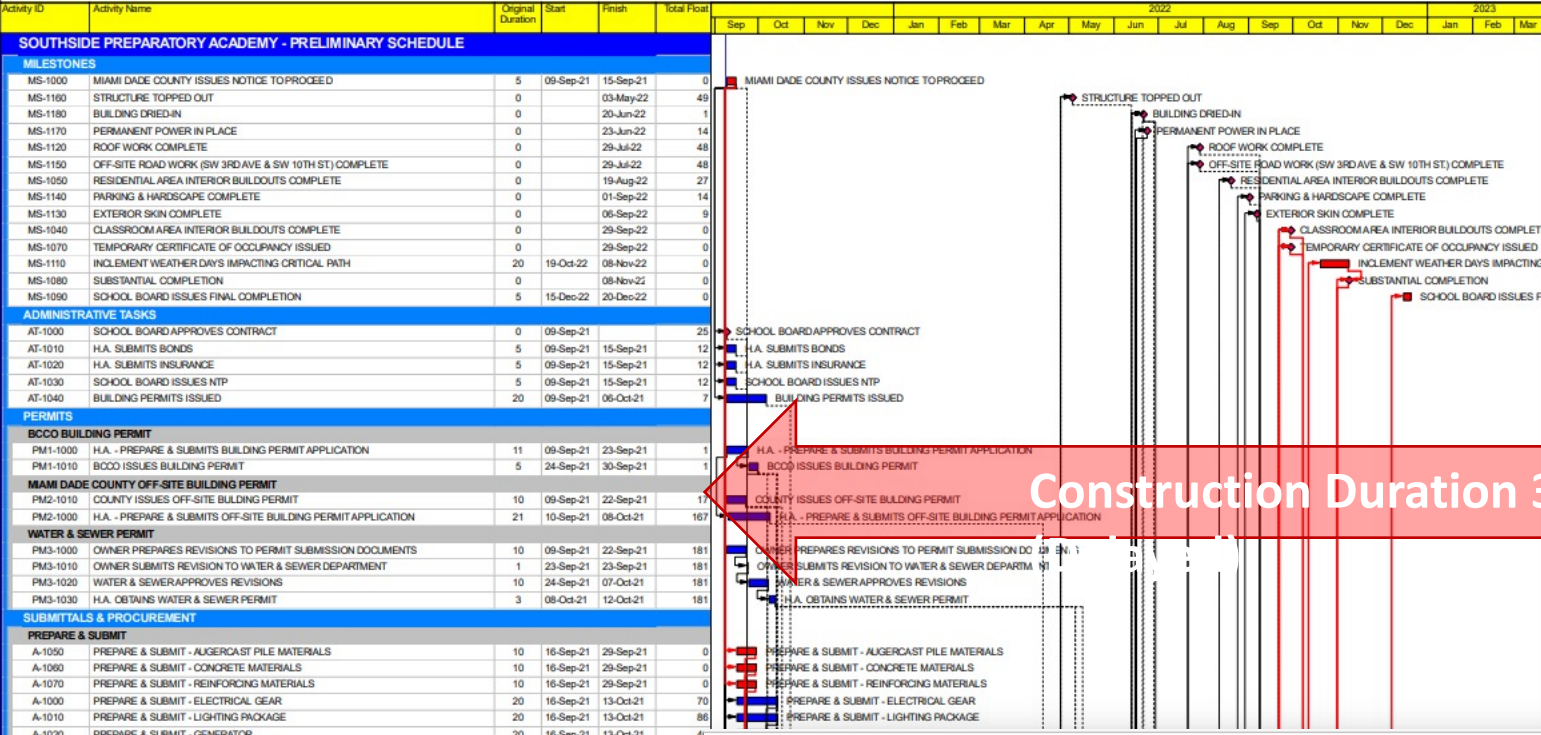


Natural lighting in Dining Room with Exterior Dining Area



DATA DATE = 09-Sep-21

PAGE 1 OF 17 - SSPA-BL3

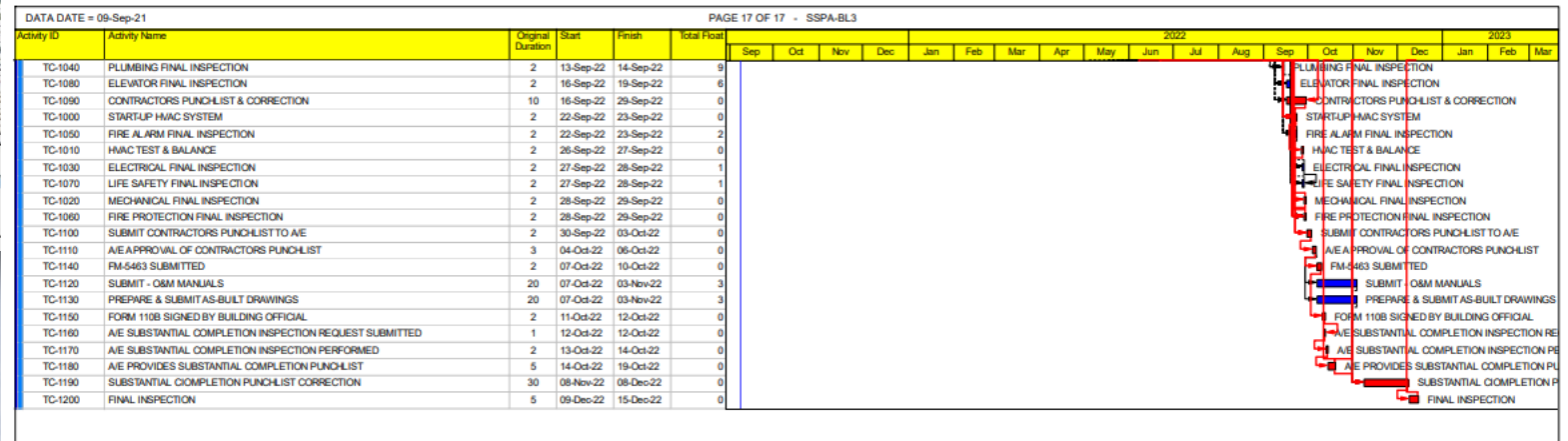


Construction Duration 30 months

SOUTHSIDE PREPARATORY ACADEM SCHEDULE

Remaining Work
Critical Remaining Work
Milestone

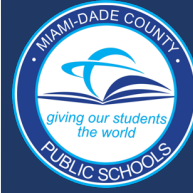
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A-1050	PREPARE & SUBMIT - ALUCAST PILE MATERIALS	10	16-Sep-21	29-Sep-21	0
A-1060	PREPARE & SUBMIT - CONCRETE MATERIALS	10	16-Sep-21	29-Sep-21	0
A-1070	PREPARE & SUBMIT - REINFORCING MATERIALS	10	16-Sep-21	29-Sep-21	0
A-1000	PREPARE & SUBMIT - ELECTRICAL GEAR	20	16-Sep-21	13-Oct-21	70
A-1010	PREPARE & SUBMIT - LIGHTING PACKAGE	20	16-Sep-21	13-Oct-21	86
A-1020	PREPARE & SUBMIT - GENERATOR	20	16-Sep-21	13-Oct-21	4
A-1030	PREPARE & SUBMIT - FIRE ALARM EQUIPMENT	20	16-Sep-21	13-Oct-21	1
A-1090	PREPARE & SUBMIT - LIGHTNING PROTECTION SYSTEM	20	16-Sep-21	13-Oct-21	18
A-1040	PREPARE & SUBMIT - STRUCTURAL STEEL / ALUMINUM STRUCTURES	30	16-Sep-21	27-Oct-21	4
A-1080	PREPARE & SUBMIT - FIRE SPRINKLERS	30	16-Sep-21	27-Oct-21	13
A-1110	PREPARE & SUBMIT - SHADE STRUCTURE	30	16-Sep-21	27-Oct-21	9
A-1100	PREPARE & SUBMIT - WINDOWS	40	16-Sep-21	10-Nov-21	2
A-1140	PREPARE & SUBMIT - GLAZING SYSTEM	40	16-Sep-21	10-Nov-21	2
A-1150	PREPARE & SUBMIT - ROOFING	40	16-Sep-21	10-Nov-21	8



Southside Preparatory *(Urban Mixed-Use Middle School)*

What do some teachers think???





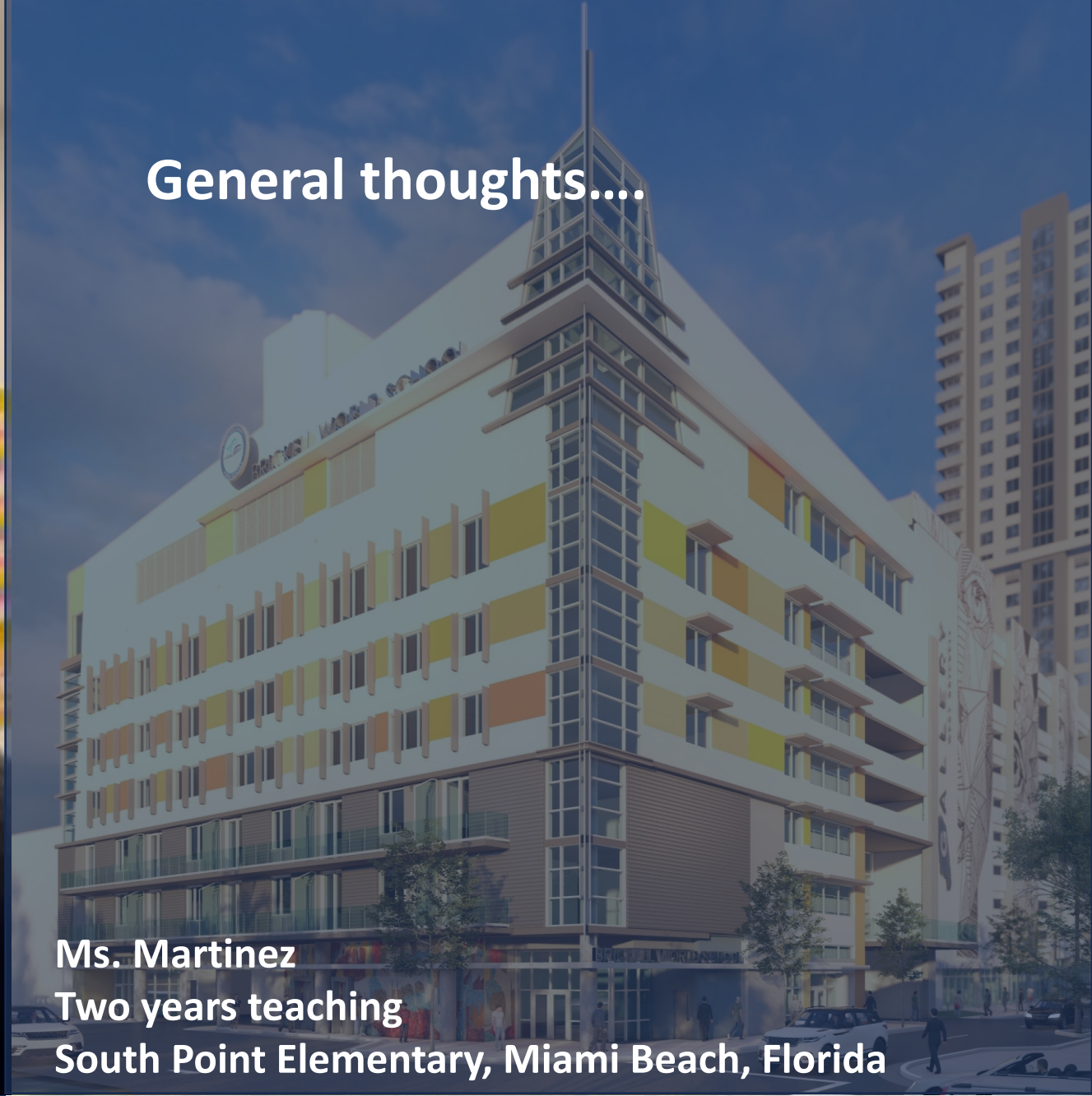
Blue Ribbon Committee on Workforce Housing

The Blue-ribbon Committee on Workforce housing reviewed the M-DCPS Teacher Survey.

83% of teachers indicated they would be willing to make time or location commitment to the District in exchange for some kind of housing assistance.



General thoughts....



Ms. Martinez
Two years teaching
South Point Elementary, Miami Beach, Florida



General thoughts....

1. Great opportunity for first time teachers!
2. Address the affordability gap in housing.
3. Reduce commute time
4. Improved dedication to lesson planning and student development

Ms. Martinez

Two years teaching

South Point Elementary, Miami Beach, Florida





General thoughts....



Ms. Hernandez
Veteran Teacher over 20 years
Coral Gables Senior High
Coral Gables, Florida



General thoughts....

1. Great concept live-work place!
2. Address the affordability gap in housing.
3. Reduce commute time
4. Improves teacher retention and recruitment.

Ms. Hernandez
Veteran Teacher over 20 years
Coral Gables Senior High
Coral Gables, Florida



Request for Information Due 2/22/2024

		The School Board of Miami-Dade County, Florida PROCUREMENT MANAGEMENT SERVICES 1450 N.E. 2nd Ave., Miami, Florida 33132 (305) 995-4288		REQUEST FOR INFORMATION	
Proposer Qualification Form					
DUE DATE: Proposals due on or before 1:00 p.m. Eastern Time (ET), TUESDAY, FEBRUARY 20, 2024 via DemandStar. **PLEASE REFER TO EXHIBIT 4 FOR BID OPENING INFORMATION**		RFI NO.: 22-055-CM	RELEASE DATE: DECEMBER 22, 2023	PURCHASING AGENT Charisma Montfort, CPO, NIGP-CPP cmontfort@dadeschools.net 305-995-2364	
Check Addenda for any revised opening dates before submitting your proposal. Proposal(s) received, after the date and time stated above, shall not be considered for award. Hard copy, faxed and/or emailed proposals are not allowed and will not be considered for award.		RFI TITLE: REDEVELOPMENT OF ARTHUR & POLLY MAYS CAMPUS & WORKFORCE HOUSING			
PROPOSER ACKNOWLEDGEMENT					
THIS SECTION MUST BE COMPLETED IN ITS ENTIRETY INCLUDING THE SIGNATURE OF AN AUTHORIZED REPRESENTATIVE WHERE INDICATED BELOW AND SUBMITTED WITH THE PROPOSAL. FAILURE TO PROVIDE THIS DOCUMENT, WITH THE PROPOSAL, WILL RESULT IN PROPOSAL BEING CONSIDERED NON-RESPONSIVE.					
Proposer's Name and state "Doing Business As", where applicable:		*REMIT TO* ADDRESS FOR PAYMENT: If payment(s) is/are to be mailed to address other than as stated on left, please complete section below. Check this box if address is the same as stated on the left.			
Address:		P.O. Box:			
City:		City:			
State:		Zip Code:		State:	
Telephone Number:		Sales Contact:			
Sales E-Mail Address:					
E-mail Address to Send Purchase Orders:					
Federal Tax Identification Number:					
I hereby certify that I am submitting the following information as my firm's Proposer and I am Proposer to do so. Proposer agrees to complete an unconditional acceptance of the contents of this Request For Proposals, and all appendices and the contents of any Addenda released hereto; Proposer released Addenda and understand that the following are requirements of this RFI and failure to comply will result in disqualification of proposal submitted; Proposer has not divulged, discussed, or compared the proposal with other Proposers and has not colluded with any other Proposer or party to any other proposal.		_____ Signature of Authorized Representative (Manual)			
BIDDER CERTIFICATION AND IDENTIFICATION A. I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person. 1. Submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid; and I certify that I am authorized to sign this bid for the bidder. 2. Vendor certifies that it satisfies all necessary legal requirements as an entity to do business with The School Board of Miami-Dade County, Florida. 3. I certify agreement with the School Board of Miami-Dade County Business Code of Ethics and agree to comply with this Code and all applicable School Board contracting and procurement policies and procedures. 4. I certify that I, nor my company or its principals, or any wholly owned subsidiary are currently debarred or in default of any bid, purchase order or contract with the School board or any other private or governmental entity. I agree that this proposal cannot be withdrawn within 120 days from date due.		_____ Name of Authorized Representative (Typed or Printed)			
		_____ Title of Authorized Representative			
		_____ E-Mail Address of Authorized Representative			



Arthur & Polly Mays Campus

Southside Preparatory *(Urban Mixed-Use Middle School)*

Take Aways



The Future of Teacher Housing:

The Impact of Integrated Housing on Staff Retention

- 1. Teachers are asking for help to address the affordability gap!*
- 2. School Districts may need to consider innovative strategies to incentivize teacher recruitment and retention, especially in high growth areas.*
- 3. School district under utilized sites may provide opportunity to address the teacher housing affordability challenge.*
- 4. School Districts and County Housing Authorities are facing similar challenges together they both can succeed?*
- 5. Change is coming...*



...questions?

The Future of Teacher Housing: The Impact of Integrated Housing on Staff Retention

Southside Preparatory *(Urban Mixed-Use Middle School)*

Thank you

Jose Murguido: jose@zyscovich.com
Rudy Hernandez: RUDY@zyscovich.com