



**IDEA Headquarters**  
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## Request For Qualifications Addendum

**Addendum Number: 1**

**RFQ #39-REBS-0426 Provisions and Q&A Extension**

Date: Monday, April 13, 2026

### **RFQ #39-REBS-0426 Real Estate Brokerage Services**

To: All Prospective Vendors

This Addendum is issued to clarify certain provisions of the RFQ #39-REBS-0426 and supplement the Scope of Services. The Addendum will also address the extension of the Question & Answer portion. All other terms and conditions of the RFQ #39-REBS-0426 remain unchanged. To the extent any conflict exists between this Addendum and the original RFQ #39-REBS-0426, this Addendum shall govern.

#### 1. Clarification Regarding Property Acquisitions

IDEA Public Schools may, at its sole discretion, assign one or more selected Respondents to support property acquisition activities on an as-needed basis during the contract term. These services are intended to be supplemental and incidental to the primary focus on property disposition services.

Potential acquisition-related services may include, but are not limited to:

- Market analysis and site identification
- Broker opinions of value and acquisition pricing support
- Coordination with sellers or seller representatives
- Assistance with due diligence, negotiation, and closing activities

Participation in acquisition assignments is not guaranteed. Assignments will be based on organizational need, coverage capability, broker qualifications, capacity, and performance under the agreement.

#### 2. Assignment of Properties and Services

IDEA Public Schools anticipates assigning properties and related services on a case-by-case basis. Assignments may consider factors including, but not limited to:

- Demonstrated experience with comparable property types, transaction complexity, and market conditions relevant to the assigned property
- Property type or transaction complexity
- Staffing capacity and responsiveness



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- Past performance under the agreement
- Pricing or commission terms, as applicable

IDEA reserves the right to assign different Respondents for different properties or services and is under no obligation to distribute assignments evenly among selected Respondents.

### 3. Compensation and Commission Clarification

Commission structures included in the RFQ #39-REBS-0426 are intended to serve as general benchmarks reflective of prevailing market practices. Final commission rates and compensation terms for specific property dispositions, acquisitions, leasing transactions, or specialized advisory services will be defined through task-specific agreements, listing agreements, or other written authorizations approved by IDEA Public Schools.

Nothing in the RFQ #39-REBS-0426 or this Addendum shall oblige IDEA to accept a proposed commission structure for all assignments.

### 4. Additional Advisory Services

Additional advisory services identified in Section 3.6 of the RFQ #39-REBS-0426 are considered optional and incidental. IDEA Public Schools is not obligated to assign such services to any Respondent. Certain advisory services may require separate authorization and compensation terms, subject to mutual agreement.

### 5. Questions and Addendum Schedule Update

IDEA Public Schools is extending the deadline for submission of vendor questions related to RFQ #39-REBS-0426. All questions must be submitted no later than 3:00 P.M. CST on Thursday, April 16, 2026.

Responses to submitted questions will be issued via a subsequent addendum. Addendum #2 - Questions & Answers is anticipated to be released on Wednesday, April 22, 2026.

Vendors are responsible for monitoring the solicitation posting platform for updates and additional addenda.

### 6. Acknowledgment of Addendum

Respondents are responsible for reviewing this Addendum and acknowledging its receipt in their Statement of Qualifications submission. Failure to consider this Addendum may result in the SOQ being deemed non-responsive.



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# END OF ADDENDUM