

AGENDA ITEM 26-3534

Hernando County School District

School Board Approval Meeting:

January 27, 2026

Bid No. #9009-2510-505

Bid Title: RFP Real Estate Appraisal Services

Recommend approval of this agenda item under the specific category below:

- | | | | |
|------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Best Lowest Bid(s) | <input checked="" type="checkbox"/> Request for Proposal(s) | <input type="checkbox"/> Best Low Bid(s) Meeting Specification | <input type="checkbox"/> Rejection/Cancellation |
| <input type="checkbox"/> Revised Award | <input type="checkbox"/> Renewal of Contract | <input type="checkbox"/> Sole Source | <input type="checkbox"/> Re-Award (Partial/Whole) |
| <input type="checkbox"/> Bid Termination | <input type="checkbox"/> Revisions/Amendments to Bid | <input type="checkbox"/> Bid Extension | <input type="checkbox"/> Emergency |
| <input type="checkbox"/> Piggyback Cooperative | | | |

Bid Contract Period: 1/27/2026 through 1/26/2029

☐ N/A – One Time Purchase

Contract Type:

☐ Estimated
Dollar Amount

☐ Firm, Fixed
Dollar Amount

☐ Firm, Fixed
Unit Prices

☒ Firm, Fixed Hourly Rates, Fees
and/or Percentages

Renewal Options:

No. of Terms
Remaining
2

☐ Length of
Each Term (month)

☒ Length of
Each Term (year)
1

☐ None

Rationale/Reason:

Bidders Electronically
Downloaded From Public
Purchase Website:

Bids Received:
4

No Bids:
0

Late Bids:
0

Rejected Bids:
1

N/A – Bids Not
Required:

Submitted By: Brian Ragan
Director of Facilities & Construction

School(s): District Wide

Requested By: Steve Crognale
Executive Director of Support Operations

Department(s): District Wide

Recommended award by vendor(s), description of item(s)/service(s) and prices: (See attached)

T/C CODE:

To provide appraisals in Hernando County, Florida for the acquisition of future schools and support facilities, and also for the sale of existing School Board real property.

REAL ESTATE APPRAISAL SERVICES – RFP #9009-2510-505

CBRE Valuation and Advisory Services

Lee Pallardy, Inc.

Value Tech Realty Services, Inc.

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA
REAL ESTATE APPRAISAL SERVICES – RFP #9009-2510-505

CBRE Pricing

10 PRICE SHEET

10.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>3,900.00</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>3,900.00</u>
Vacant – High Density Residential <= 50 acres	\$ <u>3,900.00</u>
Vacant – High Density Residential > 50 acres	\$ <u>3,900.00</u>
Vacant – Commercial <= 50 acres	\$ <u>3,900.00</u>
Vacant Commercial > 50 acres	\$ <u>3,900.00</u>

10.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot improved	\$ <u>5,000.00</u>
Improved -- > 10 acres and <= 10,000 square foot improved	\$ <u>5,000.00</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>5,000.00</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>5,000.00</u>

10.3

Hourly Rate, for services beyond scope of above rate
(If additional services or special conditions warrant work
above and beyond a standard appraisal for the above
categories HCSD representative will negotiate with Appraisal
Firm and approve additional hours at this rate prior to issuing
a Purchase Order. Should an agreement not be negotiated
HCSD will rotate to the next appraiser on the list and the
Appraisal Firm will be placed at the bottom of the rotational
list.)

\$ 300.00 /HR

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DISQUALIFICATION OF YOUR
PROPOSAL**

Lee Pallardy -PRICING

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA
REAL ESTATE APPRAISAL SERVICES – RFP #9009-2510-505

10 PRICE SHEET

10.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>5,950</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>6,950</u>
Vacant – High Density Residential <= 50 acres	\$ <u>7,450</u>
Vacant – High Density Residential > 50 acres	\$ <u>8,950</u>
Vacant – Commercial <= 50 acres	\$ <u>6,950</u>
Vacant Commercial > 50 acres	\$ <u>8,950</u>

10.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot Improved	\$ <u>7,950</u>
Improved -- > 10 acres and <= 10,000 square foot Improved	\$ <u>8,950</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>8,950</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>9,950</u>

10.3

Hourly Rate, for services beyond scope of above rate (If additional services or special conditions warrant work above and beyond a standard appraisal for the above categories HCSD representative will negotiate with Appraisal Firm and approve additional hours at this rate prior to issuing a Purchase Order. Should an agreement not be negotiated HCSD will rotate to the next appraiser on the list and the Appraisal Firm will be placed at the bottom of the rotational list.)	\$ <u>250</u> /HR
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Value Tech – Tab 5 – Pricing

The below pricing and hourly rate are negotiable. Our typical fees for the assignments below are provided below. If a fee adjustment is desired, please reach out to Quintin Kauchick.

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA
REAL ESTATE APPRAISAL SERVICES – RFP #9009-2510-505

10 PRICE SHEET

10.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>3,900</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>3,900</u>
Vacant – High Density Residential <= 50 acres	\$ <u>3,900</u>
Vacant – High Density Residential > 50 acres	\$ <u>3,900</u>
Vacant – Commercial <= 50 acres	\$ <u>3,900</u>
Vacant Commercial > 50 acres	\$ <u>3,900</u>

10.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot improved	\$ <u>4,200</u>
Improved -- > 10 acres and <= 10,000 square foot improved	\$ <u>4,200</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>4,200</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>4,200</u>

10.3

Hourly Rate, for services beyond scope of above rate (If additional services or special conditions warrant work above and beyond a standard appraisal for the above categories HCSD representative will negotiate with Appraisal Firm and approve additional hours at this rate prior to issuing a Purchase Order. Should an agreement not be negotiated HCSD will rotate to the next appraiser on the list and the Appraisal Firm will be placed at the bottom of the rotational list.)	\$250/HR
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