

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:

Best Lowest Bid(s) Request for Proposal(s) Best Low Bid(s) Meeting Specification Rejection/Cancellation
 Revised Award Renewal of Contract Sole Source Re-Award (Partial/Whole)
 Bid Termination Revisions/Amendments to Bid Bid Extension Emergency
 Piggyback Cooperative

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

N/A – One Time Purchase

Contract Type: Estimated Firm, Fixed Firm, Fixed Firm, Fixed Hourly Rates, Fees
Dollar Amount Dollar Amount Unit Prices and/or Percentages

Renewal Options:	<input type="checkbox"/> No. of Terms	<input type="checkbox"/> Length of	<input checked="" type="checkbox"/> Length of	<input type="checkbox"/> None
	<u>Remaining</u>	<u>Each Term (month)</u>	<u>Each Term (year)</u>	
	2		1	

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 Cognale
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 \$ 300.00 /HR

(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.)

**FAILURE TO COMPLETE THIS PAGE
IN ITS ENTIREITY WILL RESULT IN
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	\$ 5,950
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ 6,950
Vacant – High Density Residential <= 50 acres	\$ 7,450
Vacant – High Density Residential > 50 acres	\$ 8,950
Vacant – Commercial <= 50 acres	\$ 6,950
Vacant Commercial > 50 acres	\$ 8,950

10.2 Appraisal fee, based on highest and best use:

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

10.3

Hourly Rate, for services beyond scope of above rate \$ 250 /HR
(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.)

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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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