

# PURCHASING AGENDA ITEM

Hernando County School District

**School Board Approval Meeting:**

**July 28, 2020**

**Bid No. #9009-310-2001**  
**Services**

**Bid Title: RFP Real Estate Appraisal**

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:** 7/29/2020 through 6/29/2023

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:  
1

Rejected Bids:  
1

N/A – Bids Not  
Required:

**Submitted By:** Brian Ragan  
Director of Facilities & Construction

**School(s):** District Wide

**Requested By:** Sean Arnold  
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.

**Tolle Appraisal Service, Inc.**

V. PRICING

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA  
 REAL ESTATE APPRAISAL SERVICES – RFP #9009-310-2001

9 PRICE SHEET

9.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>1,000.00</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>1,500.00</u>
Vacant – High Density Residential <= 50 acres	\$ <u>1,000.00</u>
Vacant – High Density Residential > 50 acres	\$ <u>1,500.00</u>
Vacant – Commercial <= 50 acres	\$ <u>1,000.00</u>
Vacant Commercial > 50 acres	\$ <u>1,500.00</u>

9.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot improved	\$ <u>1,500.00</u>
Improved -- > 10 acres and <= 10,000 square foot improved	\$ <u>1,500.00</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>2,500.00</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>2,500.00</u>

9.3 Hourly Rate, for services beyond scope of above rates

\$ 150.00 /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.)

# Florida Property Advisors LLC dba Integra Realty Resources

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA  
REAL ESTATE APPRAISAL SERVICES – RFP #9009-310-2001

## 9 PRICE SHEET

### 9.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>1,500 - \$3,500</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>1,500 - \$3,500</u>
Vacant – High Density Residential <= 50 acres	\$ <u>1,500 - \$3,500</u>
Vacant – High Density Residential > 50 acres	\$ <u>1,500 - \$3,500</u>
Vacant – Commercial <= 50 acres	\$ <u>1,500 - \$3,500</u>
Vacant Commercial > 50 acres	\$ <u>1,500 - \$3,500</u>

### 9.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot improved	\$ <u>2,500 - \$5,500</u>
Improved -- > 10 acres and <= 10,000 square foot improved	\$ <u>2,500 - \$5,500</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>2,500 - \$5,500</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>2,500 - \$5,500</u>

### 9.3 Hourly Rate, for services beyond scope of above rates

\$ 200 - \$300 /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.)

# Lee Pallardy, Inc

## PRICING

THE HERNANDO COUNTY SCHOOL BOARD, FLORIDA  
REAL ESTATE APPRAISAL SERVICES – RFP #9009-310-2001

### 9 PRICE SHEET

#### 9.1 Appraisal fee, based on highest and best use:

	Per Site
Vacant – Agricultural/Low-Density Residential <= 50 acres	\$ <u>4,500</u>
Vacant – Agricultural/Low-Density Residential > 50 acres	\$ <u>5,500</u>
Vacant – High Density Residential <= 50 acres	\$ <u>6,000</u>
Vacant – High Density Residential > 50 acres	\$ <u>7,500</u>
Vacant – Commercial <= 50 acres	\$ <u>5,500</u>
Vacant Commercial > 50 acres	\$ <u>7,500</u>

#### 9.2 Appraisal fee, based on highest and best use:

	Per Site
Improved -- <= 10 acres and <= 10,000 square foot improved	\$ <u>6,000</u>
Improved -- > 10 acres and <= 10,000 square foot improved	\$ <u>7,500</u>
Improved -- <= 10 acres and > 10,000 square foot improved	\$ <u>7,500</u>
Improved -- > 10 acres and > 10,000 square foot improved	\$ <u>8,500</u>

#### 9.3 Hourly Rate, for services beyond scope of above rates

(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.)

\$ 200.00 /HR