

NOTICE TO BIDDERS
RFB# WS 58-14

Notice is hereby given that the Board of County Commissioners of Okaloosa County, FL, will accept informal bids (**quotes**) until 3:00 p.m. (local time) **June 2, 2014** for **Quotes for Land Appraisals**. Scope of work and specifications may be obtained from the Okaloosa County Purchasing Department, 602-C North Pearl Street, Crestview, FL 32536; 850-689-5960 **OR** they may be downloaded from our website at; http://www.co.okaloosa.fl.us/dept_purchasing.html (Departments, Purchasing, Current Solicitations).

Quotes may be delivered to the Purchasing Department by mail: 602C North Pearl Street, Crestview, FL 32536. **NOTE: Crestview, FL is not a next day guaranteed delivery location by most delivery services.** Proposers using mail or delivery services assume all risks of late or non-delivery. Quotes can also be emailed to nhooks@co.okaloosa.fl.us or faxed to # 850-689-5970 Attn: Nathaniel Hooks.

There is no obligation on the part of the County to award the quote to the lowest quoter, and the County reserves the right to award the quote to the quoter submitting a responsive quote with a resulting negotiated agreement which is most advantageous and in the best interest of Okaloosa County, and to waive any irregularity or technicality in quotes received. Okaloosa County shall be the sole judge of the quote and the resulting negotiating agreement that is in its best interest and its decision shall be final.

All quotes should be addressed as follows:

Okaloosa County Purchasing
RFB# WS 58-14
602 C North Pearl Street
Crestview, FL 32536

Zan Fedorak
Purchasing Manager

Date

Scope of Work – Land Appraisals

Shoal River Buffer Land Acquisition, for Okaloosa County Water & Sewer (OCWS)

Because the anticipated land acquisition price is over \$500,000, two appraisals are required per State Statutes (125.355). Okaloosa County Purchasing intends to obtain at least 3 quotes from appraisal companies. As this is a professional service, County Staff will review both qualifications and price. From a qualifications perspective, please state your experience in the following (staff may request references):

- Must have experience with Uniform Appraisal Standards for Federal Land Acquisitions (commonly referred to as Yellow Book).
- Experience with large tracts of land (100+ acres) in Okaloosa County, with a preference being land in the Shoal River region.
- Experience with Restrictive Use Easements with the U.S. Air Force Civil Engineering Center (AFCEC), or similar encumbrances.
- Experience with mineral rights, with and without right-of-entry.

Appraisal Scope of Work:

- See attached map. Area highlighted in blue is owned by Haiseal Timber. Area highlighted in orange is owned by Okaloosa County. Purple polygons are areas not to be included with the Restrictive Use Easement (RUE).
- The appraisal needs to be itemized for each of the 4 parcels on the attached map, estimated below:
 - o 1. Parcel A = **40.21 acres±**
 - Opinion of value with no RUE (value of the land fee simple)
 - o 2. Existing Acreage (highlighted in orange) (353.16 acres±) less Parcel A = **312.95 acres±**
 - Opinion of value before placement of proposed RUE (value of the land fee simple)
 - Opinion of value after placement of proposed RUE
 - Value attributable to RUE (difference of the above 2 numbers)
 - o 3. Parcels B, C, and D = **22.85 acres±**
 - Opinion of value with no RUE (value of the land fee simple)
 - o 4. Parcels 1-13 (943.84 acres±) less Parcels B, C, and D = **920.99 acres±**
 - Opinion of value before placement of proposed RUE (value of the land fee simple)
 - Opinion of value after placement of proposed RUE
 - Value attributable to RUE (difference of the above 2 numbers)
- Some or all of the land has mineral rights with multiple past property owners (see attached narrative from our attorney). Some do not have right-of-entry and others do.
- The appraisals will be reviewed by Okaloosa County, the Air Force Civil Engineering Center (AFCEC), and the Seller.
- There will be 3 deliverables:
 - o Draft Appraisal Report
 - o Final Appraisal Report – to be used for negotiations to execute a contract w/ the Seller

- Updated Appraisal Report – final appraisal report to be updated during the closing period with the exact acreages (which depends on negotiations, funding, and survey work).

