

NOTICE TO BIDDERS
RFB# WS 60-14

Notice is hereby given that the Board of County Commissioners of Okaloosa County, FL, will accept informal bids (**quotes**) until 4:00 p.m. (local time) June 12, 2014 for **QUOTES FOR LAND APPRAISALS FOR THE HAISEAL AND ST, REGIS PARCELS**. 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 60-14
602 C North Pearl Street
Crestview, FL 32536

Zan Fedorak Date
Purchasing Manager

Scope of Work – Land Appraisals

Shoal River Reservoir 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):

- Experience with large tracts of land (100+ acres) in Okaloosa County, with a preference being land in the Shoal River region.
- Experience with mineral rights, with and without right-of-entry.
- Familiarity with land in the area is important; list recent appraisal work in the area.

Appraisal Scope of Work:

- Two (2) separate appraisal reports are required.
- These appraisals are required before the County negotiates and enters contracts with two property owners.
- Parcel 1 Information:
 - o see attached map
 - o owned by Haiseal Timber Co
 - o 280 acres±
 - o subject parcel comes from 2 larger parcels, with the following IDs:
 - 26-3N-23-0000-0009-0000
 - 35-3N-23-0000-0001-0000
- Parcel 2 Information:
 - o see attached map
 - o owned by St. Regis Paper Company LLC
 - o 347 acres±
 - o subject parcel comes from 2 larger parcels, with the following IDs:
 - 25-3N-23-0000-0008-0000
 - 36-3N-23-0000-0001-0000
- Yellow Book Standard is not required.
- Some or all of the land most likely has mineral rights with multiple past property owners. Some do not have right-of-entry and others do.
- The appraisals will be reviewed by Okaloosa County and the Seller.
- On the quote and future invoices, provide a breakdown of the appraisal cost for Parcel 1 and 2, for the County's accounting system.
- There will be 3 deliverables of each parcel:
 - o Draft Appraisal Report
 - o Final Appraisal Report – to be used for negotiations to execute a contract w/ the Seller
 - o 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).