

Request for Real Estate Proposals

INTENT AND GENERAL INFORMATION

Columbia County Florida is exploring the feasibility of constructing an Event Center. The purpose of this Request for Real Estate Proposals (RFRP) is to obtain land suitable for use as the Event Center site. The most qualified parcel submitted will be used in formation of the cost pro-forma for this project.

The Board reserves the right to accept or reject any and/or all submissions and to waive any technicalities or informalities, as determined to be in the best interest of the Board.

Questions regarding this request should be submitted to Ray Hill Purchasing Director, Columbia County Purchasing Department, at (386) 719-2028, or emailed to Ray_Hill@columbiacountyfla.com.

SCOPE OF SERVICES

The ideal site should:

1. Be located in Columbia County
2. Be a minimum of 200 acres
3. Be permit capable for an Event Center in accordance with Columbia County Land Development Regulations
4. Not be in a residential zoning district
5. Not be within a 330-foot radius of a residential subdivision
6. Have direct access to a public road
7. Be comprised of less than 2% wetlands
8. Be adjacent to Interstate 75 with a minimum of 2640 ft. Interstate frontage
9. Be within .05 miles of a full access interchange with Interstate 75
10. Contain FEMA Flood Zone Designation "X" on more than 95% of the property
11. Have access to utilities
12. Have soil suitable for building and parking area construction
13. Clear or clearable title

These criteria are considered ideal. However, the County will entertain offers from land owners with property that does not exactly meet those items set forth above.

SELECTION AND EVALUATION PROCEDURES

Consideration of proposals will be based on but not limited the following elements:

1. Location
2. Site access/egress
3. Site utilities
4. Proximity to an Interstate 75 interchange
5. Amount of Interstate 75 frontage
6. Purchase Cost
7. Cost to improve the site

The Board will utilize a selection committee consisting of Board staff who will review and rank all proposals received based upon the criteria listed above. The Board shall be the sole judge to its on best interests.

SUBMITTAL

To be considered the proposal shall include/provide the following:

1. Description of the site location including the number of acres and site ingress and egress
2. Legal description and tax parcel identification number from the Columbia County Property Appraisers office, including any existing easements
3. Site utilities or utility access
4. Aerial map of the property and surrounding area
5. Existing title insurance
6. Known environmental conditions which may impact the proposed use or value of the property
7. Cash price per acre
8. Vicinity map of the property
9. Photos of the site
10. One (1) original and 7 copies of the proposal must be submitted and be clearly marked on the outside in a sealed package with the words **RFRP #2012-L**
11. If an agent/broker submits a proposal, evidence of the agent's authority to do so must be included with the submission

DEADLINE

Sealed proposals will be due in the Board of County Commission Office located at 135 NE Hernando Ave., Suite 103, Lake City, FL 32055 no later than 11:00 A. M. on July 12, 2012. Submission by fax or other electronic media will not be accepted under any circumstances. Late submissions will not be accepted and will remain unopened and returned to the sender at sender's expense.

POST EVALUATION

If the county enters into an option to purchase land offered in response to this RFRP, the offer will be subject to the County's determination and site inspection which may include but not limited to the following:

1. Geotechnical Testing
2. Boundary and Topographical surveys
3. Wetland studies and delineations
4. Rezoning (if required)
5. Environmental Audit
6. Engineering Studies
7. Independent Appraisals

RESPONDERS ARE ADVISED THAT COLUMBIA COUNTY ASSUMES NO RESPONSIBILITY TO PURCHASE ANY PROPERTY BASED UPON RESPONSES TO THIS RFRP.