

Columbia County Board of Commissioners
Request for Real Estate Proposals
RFRP 2019-L

INTENT AND GENERAL INFORMATION

Columbia County Florida is exploring the feasibility of constructing a recreation facility to host flat field events such as soccer, lacrosse, football, and similar activities. The facility would consist of multiple fields and would be available for both tournaments and recreational league play. The purpose of this Request for Real Estate Proposals (RFRP) is to identify a minimum of 75 acres within the County that is available for purchase and suitable for these purposes.

The County will accept proposals until 2:00 P.M. on July 2, 2019. Specifications may be downloaded at the county website:

<http://www.columbiacountyfla.com/Purchasing.asp>

The County reserves the right to reject any and all proposals.

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The Board of County Commissioners reserves the right to accept or reject any 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 must be submitted to Ray Hill, Purchasing Director, Columbia County Purchasing Department, at (386) 719-2028 or emailed to Ray_Hill@columbiacountyfla.com.

SITE SPECIFICATIONS

The ideal site should:

1. Be located in Columbia County
2. Have a minimum of 75 useable acres.
 - Contain no wetlands within the 75 useable acres.
 - Contain FEMA Flood Zone Designation "X" on the 75 useable acres.
 - Have soil suitable for vertical building and parking area construction.
 - Consist of mostly flat land or lands within the 75 useable acres with an ideal site having no more than a 10-foot change in elevation across the useable acreage.
3. Be permit capable for a recreational facility in accordance with Columbia County Land Development Regulations.
4. Be adjacent to and be accessed directly from a public arterial road.
5. Be within a 4-mile radius of the I-75/US-90 exchange as measured from the point located at 30°10'47.7"N and 82°41'19.1"W.
6. Have access to utilities
7. Provide a clear title at closing.

These criteria are considered ideal, however, with the exception of the requirement that the property be located within Columbia County, the County reserves the right to consider properties that do not meet every criteria set forth above.

SELECTION AND EVALUATION PROCEDURES

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

1. Location – 20 pts
2. Site access/egress – 20 pts
3. Site utilities -20 pts
4. Proximity to Interstate 75/US-90 interchange – 20 pts
5. Cost to improve the site – 20 pts

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 selection committee shall identify responsive properties and submit those properties for negotiation pursuant to Florida Statutes section 125.355. All negotiations shall be confidential and conducted as provided by that statute. Those parties invited to negotiate for the sale of their property to the County shall observe the confidentiality of negotiations as being in the best interests of the County and the respondents. Any breach of confidentiality during negotiations may result in disqualification by the selection committee.

SUBMITTAL

To qualify for consideration, a responsive proposal shall include:

1. Description of the property including location, the number of acres, and site ingress and egress
2. Legal description of the property with the tax parcel identification number from the Columbia County Property Appraiser's office
3. A summary of any existing easements, leases, encroachments, or other known encumbrances upon the property.
4. A summary of the utilities or utility access to the property.
5. An aerial map of the property including abutting properties
6. A copy of any title insurance policy issued to the current owner or mortgagee of the property
7. A summary of any known environmental condition which may impact the proposed use or value of the property
8. Photos of the property showing topography, wetlands, access issues, encroachments, or other relevant information that can be most easily depicted in a photograph

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 #2019-L

If an agent/broker submits a proposal, evidence of the agent's authority to do so must be included with the submission DEADLINE

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 2:00 P. M. on July 2, 2019.. 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 selection committee enters into any option contracts to purchase any lands offered in response to this RFRP, the contract will be subject to final approval of the Board of County Commissioners for Columbia County, Florida, and the County's completion of a site inspection satisfactory to the County which may include but not be 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

Columbia County, Florida and the Board of County Commissioners for Columbia County, Florida, are under no obligation to consummate any purchase of land pursuant to issuance of this request for proposals, pursuant to any response made to this request for proposals, or pursuant to any option contract made and entered by any respondent to this request for proposals and the County's staff. Respondents understand and agree that the objective of this solicitation is to obtain suitable lands for the County's purposes at a price that is the most advantageous to the County, and that if such an arrangement is not made to the satisfaction of the Board of County Commissioners then no purchase will be made.