

APPRAISAL SERVICES, ON-CALL

1. SCOPE OF SERVICES

1.1. Professional appraisal services to be provided under resultant contract(s) include, but may not be limited to, the following:

A. General Appraisal Services to include the provision of:

- 1) Self-Contained Appraisal Reports
- 2) Summary Appraisal Reports or,
- 3) Risk Restricted-Use Appraisal Reports

B. Appraisals for Condemnation and Right-of-Way Acquisition to include the provision of:

- 1) Self-Contained Appraisal Report (USPAP Standards Rule 2-2a)
- 2) Summary Appraisal Report (USPAP Standards Rule 2-2b)

Vendor(s) shall:

- 1) Remain on the Florida Department of Transportation's (FDOT) approved appraiser's list and provide proof thereof.
- 2) Comply with FDOT Supplemental Standards of Professional Appraiser's Practices, current edition.

C. Appraisals of Acquisitions of Environmental Lands to include the provision of:

- 1) Self-Contained Appraisal Report (USPAP Standards Rule 2-2a)
- 2) Summary Appraisal Report (USPAP Standards Rule 2-2b)

Vendor(s) shall:

- 1) Remain on the Florida Department of Environmental Protection's approved appraiser's list and provide proof thereof.
- 2) Comply with the Uniform Appraisal Standard for Board of Trustees, Land Acquisitions, Bureau of Appraisal, Division of State, and Department of Environmental Protection, State of Florida, current edition.

D. Appraiser shall be available as a witness or expert witness should appraisal become subject of litigation for the County.

2. DELIVERABLES.

2.1. Vendor(s) shall provide a total of four (4) appraisal reports – three (3) originals and one (1) PDF copy – for each parcel to the County upon completion of the work.

3. ENTRANCE TO PRIVATE PROPERTY.

3.1. The County may request that the appraiser contact the property owner, or their designated representative, and offer such property owner the opportunity to accompany the appraiser on their inspection of the property. If the property owner refuses and the appraiser is unable to arrange for the inspection after a reasonable time and effort, the appraiser shall so note in their report.

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4. DAMAGE TO PRIVATE PROPERTY.

4.1. There shall be no entrance to private property for any purpose without obtaining prior permission. All necessary precautions shall be taken to prevent damage to public and private property during the course of the work. Should damage occur, it will be the responsibility of the appraiser to notify the County representative and to restore damaged property to a condition similar or equal to the existing before damage was done. The County shall have the option of correcting the damage and issuing a deductive change order to deduct the amount of the corrective work from the contract balance.

5. REQUEST FOR APPRAISAL SEARCH.

5.1. The County shall request quotes from awarded firms for appraisal searches. Quotes shall include a cost and timeframe to perform the search. The firms shall submit their quote to the requesting department by the requested date. The County will notify the firm if their quote is accepted.

5.2. Quotes should show a detailed breakdown of the per hour charges for each search for confirmation of contract pricing.

5.3. The County reserves the right to negotiate any and all elements of any proposal/quote received and request additional technical information as necessary to complete the evaluation.

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