

South Florida Water Management District (SFWMD)
Bid Specifications - Request For Bids (RFB) No. 6000000440
Tract No. AG100-009
80 Hoagland Blvd
Kissimmee, Osceola County, Florida

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: 80 Hoagland Boulevard, City of Kissimmee, Osceola County, Florida.
2. SFWMD Tract Number: AG100-009
3. Land Area: 4.96 acres, more or less
4. Site Improvements, etc: 5 structures including (i) 2,140 square foot (sf) masonry building, (ii) 3,660 sf metal office-warehouse, (iii) 1,126 sf masonry storage building, (iv) 5,000 sf metal canopy structure with wood storage area and (v) 1,154 sf masonry office-workshop; asphalt paved drive and parking areas, concrete walks; 6' perimeter chain link fence; miscellaneous equipment. [all measurements are approximate]
5. Present Zoning: Airport Industrial (AI)
6. Property Appraiser Parcel Number: 19252900U000600000
7. Legal Description: The property is described in Exhibit "A" attached hereto and made a part hereof.
8. Minimum Bid: \$776,920.00 [**Appraised Value**]
9. Hoagland Boulevard Widening: Plans for Osceola County widening/realignment project include taking of approximately 0.945 acres of land along the western boundary and approximately 1,612.5 sq. feet along the northern border.
10. Storage Tanks: The two underground fuel storage tanks have a current "out of service" status pursuant to Florida Administrative Code Rule 62-762.201(53).

TERMS AND CONDITIONS OF SALE

The property, including improvements, shall be conveyed by quitclaim deed, subject to a reservation of an undivided three-fourths interest in all underground phosphate, minerals, and metals and an undivided one-half interest in all the underground petroleum with the privilege to mine and develop the same in compliance with Section 270.11, Florida Statutes. The SFWMD makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property and/or any improvements located thereon for the buyer's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS

FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the SFWMD. The buyer shall accept the property, including improvements, in its "As Is", "Where Is" and "With All Faults" condition, subject to all matters including but not limited to title, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, or suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property. The quitclaim deed, any quitclaim bill of sale and any other applicable instruments of conveyance or transfer shall reflect said terms and conditions.

REPORTS

The SFWMD will make copies of the SFWMD's environmental site assessment report and appraisal report available to Bidders. Online availability will be from the Current Solicitation Calendar at the Procurement Department website at www.sfwmd.gov. The SFWMD makes no warranty or representation as to the accuracy or completeness of said reports.

SITE VISIT

AN OPTIONAL SITE VISIT WILL BE HELD on MARCH 8, 2011 from 10:00 A.M. to 11:00 A.M. AT THE PROPERTY SITE.

BID SUBMISSION DEADLINE

Bids will be accepted until 2:00 p.m., March 17, 2011. Any bids received after that time will be deemed non-responsive, will not be accepted and will be returned to the Bidder unopened. The SFWMD is not responsible for bids not received by 2:00 p.m., on March 17, 2011.

BID OPENING

All bids received by the bid submission deadline will be publicly opened by the SFWMD at 3:00 p.m., on March 17, 2011, in the Bid Conference Room, Building B-1, 3301 Gun Club Road, West Palm Beach 33406. Any interested party may attend this public bid opening.

BID FORM

All bids must be submitted on the Bid Form provided as part of this Bid Specifications - Request for Bids. The Bid Form shall be completed and submitted in accordance with the procedures set forth herein. Otherwise the bid will be rejected. No other type of Bid Form will be accepted as a valid response.

MINIMUM BID AND BID AWARD

The minimum bid for purchase is \$776,920.00. All bids are cash bids. No financing is provided by the SFWMD. Any bid less than the minimum shall be deemed non-responsive. Any award made will be made to the highest responsive Bidder, provided it is in the SFWMD's interest to accept the bid. The SFWMD reserves the right to reject any or all bids. In the event two or more high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders. The SFWMD further reserves the right to waive any minor irregularities in any bid received. Bid award may not be assigned without the consent of the SFWMD.

BID DELIVERY INSTRUCTIONS

All bids must be submitted in a sealed envelope clearly marked with the **"SEALED BID – South Florida Water Management District, Request For Bids No. 6000000440."** Each bidder must enter its name and return address in the upper left hand corner of the envelope for identification purposes. Bids may be delivered as follows:

- U.S. Postal Service to, South Florida Water Management District, Procurement Department, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention Linda Greer,
- Hand Delivery to South Florida Water Management District, Procurement Department, 3301 Gun Club Road, Building B-1 First Floor Reception Desk, West Palm Beach, Florida, Attention Linda Greer, or
- Via commercial carrier to South Florida Water Management District, Procurement Department, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention Linda Greer.

CLOSING

The closing will occur at the South Florida Water Management District, Procurement Department, 3301 Gun Club Road, Building B-1 on **March 28, 2011** unless otherwise agreed by the parties. The purchase price required to be paid by the successful Bidder shall be in the form of a local certified or cashier's check payable to the South Florida Water Management District. The successful Bidder will also pay the cost of advertisement, all recording fees, all documentary stamp taxes, along with any other closing costs associated with the sale of the property, by local certified or cashier's check. The SFWMD will not be responsible for payment of any real estate broker or finders fee. In the event the successful Bidder does not close in compliance with these requirements, the SFWMD, in its sole and absolute discretion, may elect to offer to complete the closing and transfer of the property to any of the next highest responsive bidder(s) who had bid at least the stated minimum bid.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SURPLUS LAND SALE - BID FORM**

**Request For Bids (RFB) No. 6000000440
Tract No. AG100-009
80 Hoagland Blvd
Kissimmee, Osceola County, Florida**

THIS BID FORM is submitted to the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a public corporation of the State of Florida ("SFWMD") in accordance with the Bid Specifications – Request For Bids No. 6000000440 and constitutes my offer to purchase the real property described therein.

I have complied with, accept and agree to abide by all of the terms, conditions and provisions contained in this Bid Form and the Bid Specifications – Request For Bids No. 6000000440. I hereby certify that I am authorized to sign this Bid Form for the Bidder and offer to purchase the property identified therein for the following amount which is not less than the minimum bid stated in the said bid specifications:

BID AMOUNT \$_____ [local certified or cashier's check], plus all recording fees, advertisement costs, all documentary stamps taxes, along with any other closing costs associated with sale of the property.

Note: A minimum bid in the amount of \$776,920.00 is required in order to be deemed responsive to this solicitation.

The South Florida Water Management District ("District") makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property and/or any improvements located thereon for my intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the District. The Bidder accepts the property, including any improvements and associated equipment, in its current "AS-IS", "WHERE-IS" and "WITH ALL FAULTS" condition, including but not limited to title, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, or suitability for use, environmental conditions, and conditions with respect to the hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property.

BIDDER NAME

AUTHORIZED SIGNATURE

BIDDER MAILING ADDRESS

AUTHORIZED SIGNATURE (Print)

CITY STATE ZIP CODE

TITLE

AREA CODE/TELEPHONE NUMBER

Exhibit "A"
Tract No. AG-100-009

From the Southwest corner of the Southeast quarter of Section 19, Township 25 South, Range 29 East, Kissimmee City, Osceola County, Florida, run North 00°50'16" West, along the West line of the Kissimmee Municipal Airport, 232.9 feet, to the POINT OF BEGINNING of the lands herein described; Continue, thence North 00°50'16" West, 371.3 feet; run thence North 89°09'44" East, 586.6 feet; run thence South 00°50'16" East, 371.3 feet; run thence South 89°09'44" West, 586.6 feet, to the POINT OF BEGINNING.

LESS

Being a portion of that certain parcel of land described in Official Records Book 141, Page 223 of the Public Records of Osceola County, Florida, being more particularly described as follows:

From the Southwest corner of Southeast quarter of Section 19, Township 25 South, Range 29 East, Kissimmee City, Osceola County, Florida, run North 00°50'16" West along the West line of the Kissimmee Municipal Airport, 604.2 feet; run thence North 89°09'44" East, 526.31 feet to the POINT OF BEGINNING of the lands herein described; continue, thence North 89°09'44" East, 60.29 feet; run thence South 00°50'16" East, 60.29 feet; run thence North 45°50'16" West, 85.26 feet to the POINT OF BEGINNING.

The bearings shown hereon are referenced to an assumed bearing of North 00°50'16" West along the West line of the Kissimmee Municipal Airport.

Containing 4.96 acres, more or less.

LEGAL DESCRIPTION AUGUST 3 RD , 2004 C.L.M.
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ORB 141, Pg 223

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August 3, 2004