

MANATEE COUNTY GOVERNMENT INTENT TO AWARD

IFB NO. / TITLE	25-R086581TC Professional Land Acquisition and Relocation Services	DATE POSTED	MC _____ DS _____
PROCUREMENT REPRESENTATIVE	Thomas Couchois Jr, Procurement Agent II	PROJECTED AWARD DATE	April 24, 2025
DEPARTMENT/DIVISION	Property Management / Property Acquisition Division	AUTHORIZED BY DATE	Jacob Erickson, Purchasing Official

NOTICE OF INTENT TO AWARD

The Manatee County Procurement Division provides notice of its intent to award a contract with American Acquisition Group, LLC, Florida Acquisition & Appraisal, Inc., Independence Acquisition & Appraisal, LLC, NorthStar Contracting Group, Inc., and The Urban Group, Inc. for the provision of Professional Land Acquisition and Relocation Services.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

The Property Management / Property Acquisition Division plays a crucial role in supporting the County's mission to efficiently serve the citizens of Manatee County by acquiring necessary real property. Collaborating closely with various County departments, the division facilitates the acquisition of land for projects such as road expansions, traffic improvements, and stormwater management. These projects often require the acquisition of diverse real property interests, ranging from right-of-way easements to fee-simple title parcels, for purposes like public parks and wetland conservation. Upholding high standards, consultants engaged in land acquisition and relocation services are required to provide comprehensive administrative and professional support without self-performing land surveying tasks. Through these diligent efforts, the Property Acquisition Division ensures the successful execution of critical projects that benefit the community and enhance the County's infrastructure and services.

The solicitation was advertised on February 5, 2025 on the Manatee County website and DemandStar. It was also provided to the Manatee County Chamber of Commerce, the Manasota Black Chamber of Commerce, Gulf Coast Builders Exchange and Gulf Coast Latin Chamber of Commerce for release to their members. Responses were received from the following firms:

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| <ol style="list-style-type: none"> 1. American Acquisition Group, LLC., Tampa, FL 2. Florida Acquisition & Appraisal, Inc., Tampa, FL 3. Independence Acquisition & Appraisal, LLC,
Thonotassassa, FL | <ol style="list-style-type: none"> 4. NorthStar Contracting Group, Inc., Riverview, FL 5. The Urban Group, Inc., Fort Lauderdale, FL |
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The following firms were deemed non-responsive: HDR Engineering, Inc., and Bowman Consulting Group, Ltd., Inc.

EVALUATION SUMMARY:

American Acquisition Group, LLC, Florida Acquisition & Appraisal, Inc., Independence Acquisition & Appraisal, LLC, NorthStar Contracting Group, Inc., and The Urban Group, Inc. were the lowest responsible, responsive bidder(s). A bid tabulation of the results is attached to this Notice of Intent to Award.

RECOMMENDATION

The Procurement Division and the Property Acquisition Division recommend award to American Acquisition Group, LLC, Florida Acquisition & Appraisal, Inc., Independence Acquisition & Appraisal, LLC, NorthStar Contracting Group, Inc., and The Urban Group, Inc.

ATTACHMENTS (List in order of attached)	Bid Tabulation	COST	Estimated Annual Expenditure \$500,000.00
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Bid Tabulation IFB 25-R086581TC Professional Land Acquisition and Relocation Services												
Item #	JOB TITLE	ANNUAL ESTIMATED HOURS	American Acquisition Group, LLC		Florida Acquisition & Appraisal, Inc.		Independence Acquisition & Appraisal, LLC		Northstar Contracting Group, Inc.		The Urban Group, Inc	
			Hourly Rate	Extended Price	Hourly Rate	Extended Price	Hourly Rate	Extended Price	Hourly Rate	Extended Price	Hourly Rate	Extended Price
1	Senior Acquisition Agent	320 hours	\$160.00	\$51,200.00	\$156.61	\$50,115.20	\$125.00	\$40,000.00	\$170.00	\$54,400.00	\$110.00	\$35,200.00
2	Acquisition Agent	260 hours	\$137.00	\$35,620.00	\$128.77	\$33,480.20	\$110.00	\$28,600.00	\$140.00	\$36,400.00	\$85.00	\$22,100.00
3	Senior Relocation Agent	250 hours	\$160.00	\$40,000.00	\$162.88	\$40,720.00	\$125.00	\$31,250.00	\$170.00	\$42,500.00	\$110.00	\$27,500.00
4	Relocation Agent	135 hours	\$137.00	\$18,495.00	\$139.21	\$18,793.35	\$110.00	\$14,850.00	\$140.00	\$18,900.00	\$85.00	\$11,475.00
5	Asbestos	210 hours	\$142.00	\$29,820.00	\$174.02	\$36,544.20	\$100.00	\$21,000.00	\$135.00	\$28,350.00	\$115.00	\$24,150.00
6	Chief Engineer	1000 hours	\$185.00	\$185,000.00	\$185.00	\$185,000.00	\$185.00	\$185,000.00	\$235.00	\$235,000.00	\$175.00	\$175,000.00
7	Appraiser	600 hours	\$150.00	\$90,000.00	\$175.00	\$105,000.00	\$150.00	\$90,000.00	\$175.00	\$105,000.00	\$175.00	\$105,000.00
8	Land Planner	175 hours	\$185.00	\$32,375.00	\$185.00	\$32,375.00	\$150.00	\$26,250.00	\$160.00	\$28,000.00	\$90.00	\$15,750.00
9	Secretary / Clerical	170 hours	\$70.00	\$11,900.00	\$76.74	\$13,045.80	\$61.00	\$10,370.00	\$85.00	\$14,450.00	\$65.00	\$11,050.00
10	Principle	320 hours	\$200.00	\$64,000.00	\$257.79	\$82,492.80	\$145.00	\$46,400.00	\$225.00	\$72,000.00	\$175.00	\$56,000.00
11	Project / Contract Manager	450 hours	\$190.00	\$85,500.00	\$171.93	\$77,368.50	\$145.00	\$65,250.00	\$180.00	\$81,000.00	\$125.00	\$56,250.00
TOTAL FOR (Item # 1 through 11)			\$643,910.00		\$674,935.05		\$558,970.00		\$716,000.00		\$539,475.00	

Bidders deemed non-responsive
Bowman Consulting Group, Ltd., Inc.
HDR Engineering, Inc.