

# MANATEE COUNTY GOVERNMENT

## INTENT TO AWARD

IFB NO. / TITLE	26-TA006236TC Title Search Services	DATE POSTED	MC _____	DS _____
PROCUREMENT REPRESENTATIVE	Thomas Couchois Jr, Procurement Agent II	PROJECTED AWARD DATE	January 6, 2026	
DEPARTMENT/DIVISION	Property Management	AUTHORIZED BY DATE	Jacob Erickson, MBA, CPPO, NIGP-CPP Jacob Erickson, Purchasing Official	 Digitally signed by Jacob Erickson, MBA, CPPO, NIGP-CPP Date: 2025.12.03 14:15:46 -05'00'

### NOTICE OF INTENT TO AWARD

The Manatee County Procurement Division provides notice of its intent to award a contract with American Government Services Corporation, Stewart Title Company and Suncoast One Title & Closings, Inc. for the provision of Title Search Services.

### ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

### BACKGROUND/EVALUATION

The Property Management, Property Acquisition Division is involved in many projects which may include, but not limited to, widening of roads and intersections, traffic signals, stormwater drainage, and the purchase of whole properties for various County needs. Projects may require the County to acquire additional right-of-way easements, fee-simple title to parcels of land and other real property interests. The County also acquires fee-simple titles, easements, slope easements, and conservation easements. These acquisitions require title services based on the specific project and reason for acquisition including but not limited to, title search and examination, title search reports, specific purpose reports, right of way reports, updated title search reports, easements reports, and ownership and encumbrance reports.

The solicitation was advertised on October 28, 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:

1. American Government Services Corporation, Tampa, Florida
2. Stewart Title Company, Bradenton, Florida
3. Suncoast One Title & Closings, Inc., Bradenton, Florida

**EVALUATION SUMMARY:**

American Government Services Corporation, Stewart Title Company and Suncoast One Title & Closings, 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 Management Department recommend award to American Government Services Corporation, Stewart Title Company and Suncoast One Title & Closings, Inc.

<b>ATTACHMENTS (List in order of attached)</b>	Bid Tabulation	<b>COST</b>	Estimated Annual Expenditure \$200,000.00

Bid Tabulation  
IFB N0. 26-TA006236TC  
Title Search Services

Item	Description of Services	Annual Estimated Quantity	American Government Services Corporation		Stewart Title Company		Suncoast One Title & Closings, Inc.	
			Price per Each	Extended Total	Price per Each	Extended Total	Price per Each	Extended Total
1	30 year Title Report	125	\$450.00	\$56,250.00	\$550.00	\$68,750.00	\$750.00	\$93,750.00
2	50 Year Title Report	15	\$450.00	\$6,750.00	\$800.00	\$12,000.00	\$1,000.00	\$15,000.00
3	100 Year Title Report	8	\$725.00	\$5,800.00	\$1,000.00	\$8,000.00	\$1,500.00	\$12,000.00
4	Title Update (with no change of ownership)	75	\$100.00	\$7,500.00	\$150.00	\$11,250.00	\$150.00	\$11,250.00
5	Title Search Certified from Earliest Public Record	50	\$725.00	\$36,250.00	\$1,500.00	\$75,000.00	\$1,500.00	\$75,000.00
6	Title Update (with change of ownership)	25	\$150.00	\$3,750.00	\$250.00	\$6,250.00	\$150.00	\$3,750.00
7	Closing Cost	70	\$450.00	\$31,500.00	\$0.00	\$0.00	\$1,000.00	\$70,000.00
8	Wiring Fee	10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Escrow Fee	20	\$0.00	\$0.00	\$550.00	\$11,000.00	\$100.00	\$2,000.00
10	Attorney's Fee (hourly rate)	5	\$300.00	\$1,500.00	\$200.00	\$1,000.00	\$300.00	\$1,500.00
11	Correction of Title Deficiencies/Defects (hourly rate)	10	\$50.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Expert Witness Testimony (hourly)	5	\$150.00	\$750.00	\$200.00	\$1,000.00	\$300.00	\$1,500.00
13	Secretarial/Admin Support Staff (hourly)	5	\$35.00	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00
14	Extended Research Assignments (hourly) Project must be pre-approved by Property Acquisition Division Manager or Designee	1	\$50.00	\$50.00	\$100.00	\$100.00	\$100.00	\$100.00
<b>TOTAL AMOUNT OF ITEMS 1 THROUGH 14</b>			\$150,775.00		\$194,350.00		\$285,850.00	

Note: Promulgated title insurance rates are set by the State of Florida