



CITY COUNCIL
Special Called Meeting Agenda
SRC Old Courthouse RFP

October 9, 2025
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Open Meeting**
- 2. Invocation & Pledge of Allegiance**
- 3. Persons to Appear**
- 4. Special Called Meeting Subject**
Item # 2025-3663
Santa Rosa County's RFP for the Old Courthouse
- 5. Public Input**
- 6. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105



Agenda Item # 2025-3663

Santa Rosa County's RFP for the Old Courthouse

MEETING DATE

October 9, 2025

PREPARED BY

Molly Turnes, City Clerk

BACKGROUND

Santa Rosa County Board of County Commissioners is seeking proposals for the purchase of the vacated Courthouse building and surrounding parcels on 6865 Caroline Street, Milton, Florida.

Project ID: 26-001

Release Date: October 1, 2025

Due Date: October 29, 2025 at 10:00am

SUMMARY

Council to discuss the RFP for the old courthouse.

RECOMMENDATION

ATTACHMENTS

1. Santa Rosa County RFP
2. City & County Property - Jernigan's Landing



Courthouse on Caroline Street

Request for Proposals

Administration

Project ID: 26-001

Release Date: Wednesday, October 1, 2025

Due Date: Wednesday, October 29, 2025 10:00am

Posted Wednesday, October 1, 2025 9:56am

All dates & times in Central Time

Draft Response

No Bid

Time Remaining: 25 days, 21 hours, 34 minutes

To respond to this project, please click the **"Draft Response"** button above.

Post Information

Posted At:

Wed, Oct 1, 2025 9:56 AM

Sealed Bid Process:

Yes (Bids Sealed / Pricing Sealed)

Private Bid:

No

1. NOTICE

1.1. Summary



MEMORANDUM

TO:	Company Addressed	DATE: Wednesday, October 1, 2025
FROM:	Santa Rosa County Procurement Office	
SUBJECT:	26-001 Courthouse on Caroline Street	

Notice is hereby given that the Santa Rosa County Board of County Commissioners is seeking proposals for the purchase of the vacated Courthouse building and surrounding parcels on 6865 Caroline Street, Milton, Florida.

Specifications may be secured through the Santa Rosa County Procurement Portal at <https://procurement.opengov.com/portal/santarosafi> Questions concerning this request should be submitted through the procurement portal by 12:00 pm on Wednesday, October 22, 2025.

Please submit all proposals through the procurement portal at <https://procurement.opengov.com/portal/santarosafi> by 10:00 am on Wednesday, October 29, 2025, at which time will be publicly opened via Teams.

Santa Rosa County Board of County Commissioners encourages all segments of the business community to participate in its procurement opportunities, including small businesses, minority/women owned businesses, and disadvantaged business enterprises. The Board does not discriminate on the basis of race, color, religion, national origin, disability, sex, or age in the administration of contracts.

The Board of County Commissioners reserves the right to waive irregularities in bids, to reject any or all bids for sound documented reasons, and to award the bid that it determines to be in the best interest of Santa Rosa County.

By order of the Board of County Commissioners of Santa Rosa County, Florida.



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2. STANDARD RFP INSTRUCTIONS, SUBMITTAL REQUIREMENTS, AND GENERAL REQUIREMENTS

2.1. PRE-PROPOSAL ACTIVITY

Except as provided in this section, respondents are prohibited from contacting or lobbying the County, County Administrator, Commissioners, and County staff, or any other person authorized on behalf of the County related or involved with the solicitation. All inquiries on the scope of work, specifications, additional requirements, attachments, terms and general conditions or instructions, or any issue must be submitted through the Procurement Portal.

All questions or inquiries must be received by 12:00 pm on Wednesday, October 22, 2025. Any addenda or other modification to the bid documents will be issued through the Procurement Portal, five (5) days prior to the date and time of bid closing.

Such addenda or modification shall be part of the bid documents and shall be binding upon each respondent. Each respondent is required to acknowledge receipt of all addenda when submitting their bid. No respondent may rely upon any verbal modification or interpretation.

2.2. PREPARATION OF RFP

The respondent shall submit proposals in accordance with the public notice.

Any proposal which contains any omissions, erasures, alterations, additions, irregularities of any kind, or items not called for which shall in any manner fail to conform to the conditions of public notice may be rejected.

A proposal submitted by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature). The official address of the partnership shall be shown below the signature.

A proposal submitted by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown below the signature.

A proposal submitted by an individual shall show the respondent's name and official address.

A proposal submitted by a joint venture shall be executed by each joint venture in the manner indicated on the bid form. The official address of the joint venture must be shown below the signature.

If the respondent is an out-of-state corporation, the bid shall contain evidence of respondent's authority and qualification to do business as an out-of-state corporation in the State of Florida. A state contractor license # for the State of Florida shall also be included on the bid form. Respondent shall be licensed in accordance with the requirements of Chapter 489, Florida Statutes.

The proposal shall be based upon the completion of the Work according to the drawings and specifications, together with all addenda thereto.

2.3. SUBMITTAL OF PROPOSAL

Proposals shall be submitted no later than 10:00 am Central Standard Time (CST) on Wednesday, October 29, 2025. It is the respondent's responsibility to assure that its proposal is submitted by the proper time and date through the Procurement Portal.

2.4. INTEGRITY OF PROPOSAL DOCUMENTS

Respondents shall use the original documents provided by the Santa Rosa County Procurement Office and enter information only in the spaces where a response is requested. Respondents may use an attachment to the documents if sufficient space is not available. Any modifications or alterations to the original documents by the respondent, whether intentional or otherwise, will constitute grounds for rejection of a bid. Any such modification or alteration that a respondent wishes to propose must be clearly stated in the respondent's response in the form of an addendum to the original bid documents.

2.5. WITHDRAWAL OF SUBMITTALS

Any Respondent may withdraw its Submittal, through the Procurement Portal, at any time prior to the scheduled time for opening Submittals.

2.6. INTERPRETATION

No oral interpretation will be made to any Respondent as to the meaning of the drawings or specifications. Every interpretation made to a Respondent will be in the form of an Addendum to the specifications. Addenda will be furnished to each Respondent, through the Procurement Portal, but it shall be the Respondent's responsibility to make inquiry as to Addenda issued. All such addenda shall become part of the contract and all Responders shall be bound by such Addenda whether received by the Responders.

2.7. PROPOSALS TO REMAIN SUBJECT TO ACCEPTANCE

All responses will remain subject to acceptance or rejection by Santa Rosa County for sixty (60) calendar days after the day of the response opening. The County may, in its sole discretion, release any response and return the response security prior to the end of this period.

2.8. CONDITIONAL & INCOMPLETE PROPOSALS

Santa Rosa County specifically reserves the right to reject any conditional response.

2.9. ADDITION/DELETION OF ITEM

The County reserves the right to add or delete any item from this response or resulting contract when deemed to be in the County's best interest.

2.10. SPECIFICATION EXCEPTIONS

Specifications are based on the most current literature available. Respondent shall clearly list any change in the manufacturer's specifications which conflict with the proposal specifications. Respondent must also explain any deviation from the proposal specification in writing, as a foot note on the applicable bid page and enclose a copy of the manufacturer's specifications data detailing the changed item(s) with their bid. Failure of the respondent to comply with these provisions will result in respondents being held responsible for all costs required to bring the equipment in compliance with bid specifications.

2.11. FAMILIARITY WITH LAWS

All applicable Federal and State laws, County and municipal ordinances, orders, rules, and regulations of all authorities having jurisdiction over the project shall apply to the bid throughout, and they will be deemed to be included in the contract the same as though they were written in full therein.

2.12. EXAMINATION OF DOCUMENTS AND SITE

Before submitting their proposal, the Respondent shall familiarize themselves with the nature and extent of the work and any local conditions that may in any manner affect the work to be done and the equipment, materials, and labor required. Respondent shall also examine all drawings, specifications, addenda, and other Contract Documents to be thoroughly informed regarding any and all conditions and requirements that may in any manner affect the work to be performed under the contract.

2.13. RIGHT TO REJECT PROPOSAL

The Owner reserves the right to waive informalities in bids to reject any or all proposals with or without cause and accept the proposal that in its judgment is in the best interest of the County.

2.14. DISQUALIFICATION OF RESPONDENTS

Any of the following reasons may be considered as sufficient for the disqualification of a respondent and the rejection of its proposal:

- Submission of more than one proposal for the same work from an individual, firm or corporation under the same or different name. Evidence that the respondent has a financial interest in the firm of another respondent for the same work.
- Evidence of collusion among respondents. Participants in such collusion will receive no recognition as respondents for any future work of the County until such participant has been reinstated as a qualified respondent.
- Uncompleted work which in the judgment of the County might hinder or prevent the prompt completion of additional work if awarded.
- Failure to pay or satisfactorily settle all bills due for labor and material on former contracts in force at the time of advertisement of proposals. Default under previous contract.
- Listing of the respondent by any Local, State or Federal Government on its barred/suspended vendor list.

2.15. DISCRIMINATION

An entity or affiliate who has been placed on the discriminatory vendor list may not submit a response on a contract to provide goods or services to a public entity, may not submit a response on a contract with a public entity for the construction or repair of a public building or public work, may not submit responses on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

2.16. REVIEW OF PROCUREMENT DOCUMENTS

Per Florida Statute 119.071 (1) 2, sealed bids, proposals, or replies received by the County pursuant to a competitive solicitation are exempt from public disclosure until such time as the County provides notice of an intended decision or until 30 days after opening the responses, proposals, or final replies, whichever is earlier.

2.17. COMPLIANCE WITH FLORIDA STATUTE 119.0701

The Respondent shall comply with all the provisions of section 119.0701, Florida Statutes relating to the public records which requires, among other things, that the Respondent: (a) Keep and maintain public records; (b) Provide the public with access to public records on the same terms and conditions that the public agency would provide the records; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (d) Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the respondent upon termination of the contract.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (850) 983-1857, susant@santarosa.fl.gov; 6495 CAROLINE STREET, SUITE M, MILTON, FLORIDA 32570.

2.18. SUSPENSION OR TERMINATION FOR CONVENIENCE

The County may, at any time, without cause, order Respondent in writing to suspend, delay or interrupt the work in whole or in part for such period as the County may determine, or to terminate all or a portion of the Contract for the County's convenience. Upon such termination, the Contract Price earned to the date of termination shall be paid to Respondent, but Respondent waives any claim for damages, including loss of profits arising out of or related to the early termination. Those Contract provisions which by their nature survive final acceptance shall remain in full force and effect. If the County orders a suspension, the Contract price and Contract time may be adjusted for increases in the cost and time caused by suspension, delay, or interruption. No adjustment shall be made to the extent that performance is, was or would have been so suspended, delayed or interrupted by reason for which Respondent is responsible; or that an equitable adjustment is made or denied under another provision of this Contract.

2.19. FAILURE OF PERFORMANCE/DELIVERY

In case of default by the Vendor, the County after due notice (oral or written) may procure the necessary supplies or services from other sources and hold the Vendor responsible for difference in cost incurred. Continuous instances of default shall result in cancellation of the award and removal of the Vendor from the response list for duration of one (1) year, at the option of the County.

2.20. AUDIT

If requested, respondent shall permit the County or an authorized, independent audit agency to inspect all data and records of respondent relating to its performance and its subcontracts under this bid from the date of the award through three (3) years after the expiration of contract.

2.21. PUBLIC ENTITY CRIME INFORMATION

Pursuant to Florida Statute 287.133, a respondent may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity more than the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Note: For respondent's convenience, this certification form is enclosed and is made a part of the bid package.

2.22. INVESTIGATION OF RESPONDENT

The County may make such investigations, as it deems necessary to determine the stability of the respondent to perform the work and that there is no conflict of interest as it relates to the project. The respondent shall furnish to the Owner any additional information and financial data for this purpose as the County may request.

2.23. FORM OF AGREEMENT

The Contract form shall be provided by the Procurement Office. The successful contractor shall, within 10 days after receipt of the Notice of Award and the contract forms or documents, sign and deliver to the County Procurement Office all required contract documents. The awarded contractor shall also deliver the policies of insurance or insurance certificate as required. All insurance documents shall be approved by Santa Rosa County Procurement Office before the successful contractor may proceed with the work.



Courthouse on Caroline Street

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Administration

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3. SCOPE OF WORK

3.1. Scope of Work

The Santa Rosa County Board of County Commissioners seeks proposals to purchase the 6865 Caroline Street vacated courthouse and surrounding parcels. Purchase shall include reusing or demolishing the building and/or constructing new facilities. Preference will be given to projects that provide for mixed-use development of the subject property by the private sector and demonstrate a positive economic benefit for the surrounding downtown area. Work to demolish or renovate the building must begin within 12 months of purchase and be substantially completed within 36 months of purchase.

Site access is available to bidders upon request; however, no pre-bid meeting is required or scheduled.

Bidders may arrange a site visit by contacting the Procurement Department at

procurementdepartment@santarosa.fl.gov .

3.2. Property Details

Parcel ID #: 03-1N-28-2530-02500-0010, 03-1N-28-2530-03200-0011, 03-1N-28-2530-03200-0050, and 03-1N-28-2530-03200-0080

Address: 6865 Caroline Street, Milton, FL 32570

Total Size of 4 Parcels: 3.6 acres (approximately 36,173 square foot building) per Santa Rosa County Property Appraiser

Zoning: The property is located within the City of Milton limits and is currently zoned D-CM (Downtown Commercial).

3.3. Project Details

The Board is seeking proposals to reuse the land in a compatible manner that will logically promote the viability of the downtown area and encourage revitalization with the surrounding area. The subject property consists of an entire block and a majority portion of another block. The street between the blocks (Oak Street) has been temporarily vacated by the City of Milton to allow placement of modular structures. The modular units have been removed and it is planned for Oak Street to be reopened to traffic. The full block composed by the subject property is a square, situated south of Caroline Street, West of Willing Street, North of Oak Street, and East of Elmira Street. The remaining property constitutes excess or surplus land in the shape of roughly a backwards "L", with frontage on Elmira Street, Oak Street and Willing Street. Both properties are within walking distance (and distant view) of the Blackwater River waterfront.

The Blackwater River is a nearly 57-mile-long waterway that originates in southern Alabama and flows through the City of Milton, and beyond to Blackwater Bay, which eventually connects to the Gulf of Mexico. Water skiers, boaters, picnickers, and fishermen frequent the Blackwater River, and there are launch facilities on the opposite side of the river 17 from the subject neighborhood. The Blackwater Heritage State Trail also originates within the subject neighborhood. This is a paved rails-to-trails route of about 9 miles that is a popular recreational attraction, drawing cyclists, skaters, and joggers from surrounding areas. The neighborhood is also a gateway into the Blackwater River State Forest, which contains 206,9000 acres, attracting campers, hikers, hunters, and canoers from outside the neighborhood. There are clearly key locational draws in and around the neighborhood that may one day become greater catalysts for spurring demand levels.

The main focal point of the neighborhood has historically consisted of the common wall buildings situated along both sides of Willing Street and the County Courthouse. While there is often a vacancy in these common wall buildings, for the most part they have stayed open and occupied with professional offices,

restaurants, liquor stores, hair salons and similar endeavors. The trend of development in the downtown appears to be toward evening activities. The Blackwater Bistro on Elmira Street does a booming business, with a craft brewery that is open next to it. There is a large open boardwalk running along the Blackwater River that attracts pedestrians and boaters, and sponsored band events often occur along its shoreline.

County records cite the main courthouse building as containing 41,632 SF of which 36,173 SF is labeled as heated. These same records report the building was constructed in 1963. The building is extremely dated with obviously inflated operational costs due to its age. The current design features open courtrooms, judges' offices, waiting areas, and bathrooms. The building is in obvious need of rehabilitation or removal. Repurposing the building for other uses and bringing it up to applicable codes is an alternative the Board would be willing to consider.

Without reducing entitlements, the site plan may be affected if FDOT determines easement space is needed for future traffic improvements along US Highway 90.

3.4. Project Design Guidelines

The Commission has highlighted several components that would be viewed favorably in a proposal:

- Preference is for a multi-story facility.
- Preserve the trees located on the East side of the building.
- All parking must be on-site.
- Preference will be given for commercial activity or residential-mixed use.



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4. Evaluation Process Instructions

4.1. EVALUATION PROCESS

Santa Rosa County reserves the right to waive any informalities or reject any and all Responses, in whole or part, to utilize any applicable state contracts in lieu of or in addition to this Response and to accept the Response that in its judgment will best serve the interest of the County. The County reserves the right to award the bid to the respondent submitting a responsive bid with a resulting negotiated agreement which is most advantageous and in the best interest of the County, and to reject any and all bids or to waive any irregularity or technicality in bids received. Santa Rosa County shall be the sole judge of the bid and the resulting negotiated agreement that is in its best interest and its decision shall be final.

4.2. BOARD PRESENTATIONS AND SCORING

Regardless of the number of submissions, formal presentations will be made to the Board of County Commissioners for all valid submissions.

Santa Rosa County reserves its right to reject any or all Responses, including without limitation nonconforming, nonresponsive, unbalanced, or conditional Bids. The County further reserves the right to reject the Response of any Responder whom it finds after reasonable inquiry and evaluation to not be responsible. In evaluating Responses, the County may consider the qualifications of Responders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted with the Response.



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5. EVALUATION CRITERIA

1. Statement of Qualifications

- Demonstrated financial capacity (funding sources, reserves, credit lines, etc.)
- Strong narrative showing understanding of the County's vision
- Clear design intent and implementation strategy

Scoring Method:

Points Based

Weight (Points):

15 (15% of Total)

2. Team Experience & Resumes

- Depth and relevance of experience of lead Developer and key team members
- Roles on similar/comparable projects are clearly articulated

Scoring Method:

Points Based

Weight (Points):

10 (10% of Total)

3. Community Engagement Plan

- Clear strategy for community involvement and feedback incorporation
- Emphasis on transparency and responsiveness
- Evidence of past success with similar engagement efforts

Scoring Method:

Points Based

Weight (Points):

10 (10% of Total)

4. Relevant Project Experience

- Quality and relevance of 3 completed projects
- Experience with municipalities/public agencies
- Comparable scale and complexity
- Includes references and consultant experience

Scoring Method:

Points Based

Weight (Points):

15 (15% of Total)

5. Proposed Purchase Price

- Competitive and realistic offer for the property
- Reflects understanding of site value and potential

Scoring Method:

Points Based

Weight (Points):

10 (10% of Total)

6. Economic Impact & Market Analysis

- Clarity and depth of market research and job creation estimates
- Projected fiscal/economic benefits to the County
- Realistic demand and absorption projections

Scoring Method:

Points Based

Weight (Points):

20 (20% of Total)

7. Development Approach & Timeline

- Well-structured approach from pre-development to build-out
- Realistic and achievable schedule with defined milestones
- Consideration of permitting, infrastructure, and phasing

Scoring Method:

Points Based

Weight (Points):

20 (20% of Total)



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6. STANDARD INSURANCE REQUIREMENTS

Vendor/Contractor agrees to carry and keep in force for the entire term of the contract with Santa Rosa County, and any extensions thereof, the following minimum levels of insurance coverage for any claims that may result from or relate to the services or products provided by Vendor/Contractor.

Workers' Compensation: *The contractor shall provide a workers' compensation insurance policy that meets the statutory requirements of the Florida Workers' Compensation Law. The policy shall also include employer's liability coverage with a minimum limit of \$100,000 per accident, \$500,000 per policy for occupational disease, and \$100,000 per employee for occupational disease. The contractor shall furnish a certificate of insurance as evidence of such coverage before commencing work under this contract.*

Commercial General Liability: *The business shall maintain a commercial general liability insurance policy with minimum limits of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate, covering bodily injury and property damage. The policy shall include the following coverages:*

- a. Premises/operations liability*
- b. Products/completed operations liability*
- c. Contractual liability*
- d. Liability for independent contractors*

Business Auto Liability: The Contractor shall maintain a minimum amount of \$500,000 for each occurrence of bodily injury and property damage liability. This amount may be provided by a Combined Single Limit policy or a Split limit policy with at least \$500,000 per person, \$500,000 per accident and \$500,000 for property damage.

This policy shall cover the following types of vehicles:

- a. Vehicles owned by the Contractor or its employees*
- b. Vehicles rented or leased by the Contractor for the performance of the contract*
- c. Vehicles operated by the Contractor or its employees but not owned, rented, or leased by them*

Additionally, the Contractor shall obtain a Special endorsement to extend the coverage to any contractual liability arising from the contract.

Before signing any contract or agreement, the contractor must provide certificates of insurance that meet the following criteria:

- a. Santa Rosa County must be included as an additional insured on all coverages related to the contractor's work.*
- b. Santa Rosa County must receive a written notice at least 30 days before any cancellation or change of any insurance policy.*
- c. The contractor is responsible for ensuring that all subcontractors comply with the same insurance requirements.*
- d. These are the minimum requirements that may be modified depending on the nature and risk of the work.*

If there are any exceptional circumstances, the county administrator or his designee has the authority to adjust these requirements.

6.1. Contractor's Pollution Liability

Contractor's Pollution Liability	\$1,000,000/occurrence \$2,000,000 aggregate
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7. Pricing Table

Proposed purchase price

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Columns
1	Proposed purchase price	1	LS			
Total						



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8. VENDOR QUESTIONNAIRE

1. Proposal

1.1. Letter of Interest*

Please submit your Letter of Interest. Limit to 2 pages.

*Response required

1.2. Statement of Qualifications*

- **Financial Capacity:**

Provide documentation or a clear statement demonstrating the Developer's financial capacity to undertake and complete the proposed project. This may include information on funding sources, lines of credit, capital reserves, or institutional financing arrangements.

- **Narrative Project Vision & Understanding:**

Submit a narrative that articulates the Developer's understanding of Santa Rosa County's vision for

the project and outlines the proposed development's alignment with that vision. This narrative should include:

- Development design intent
- Implementation strategy
- Demonstrated expertise in project execution
- Understanding of the scope of work as outlined in the RFP

*Response required

1.3. Team Experience & Resumes*

- Include resumes of the lead Developer and key personnel, as well as any consultants or subcontractors expected to play a significant role in the project. Each resume should highlight relevant experience, qualifications, and specific roles on comparable projects.

*Response required

1.4. Community Engagement Plan*

- Describe the Developer's strategy for engaging the community and incorporating public input throughout the planning and approval process. The plan should emphasize transparency and responsiveness to resident concerns and ideas.

*Response required

1.5. Relevant Project Experience

- Provide descriptions of approximately three (3) recent, completed projects that showcase the Developer's:
 - Experience collaborating with municipalities or other public agencies
 - Expertise in developing smart retail, business parks, commercial, or mixed-use developments
 - Track record of delivering projects of similar size, scope, and complexity on time and within budget
- For each project, include:
 - Project name, location, and completion date
 - Project scope and outcomes
 - Reference contact names, phone numbers, and email addresses
- Similar experience details should also be submitted for all key consultants included in the proposal.

1.6. Proposed Purchase Price*

- State the proposed purchase price for the subject property.

*Response required

1.7. Economic Impact & Market Analysis*

- Provide an analysis of:
 - Projected job creation
 - Market demand and absorption
 - Anticipated economic and fiscal impacts to Santa Rosa County based on the proposed development

*Response required

1.8. Development Approach & Timeline*

- Outline the Developer's comprehensive approach to the project, including:
 - Pre-development planning, entitlement processes, and approvals
 - Horizontal (site infrastructure) and vertical (building) construction phases
 - Detailed schedule with estimated timeframes for each major milestone

*Response required

1.9. Sworn Statement Public Entity Crimes*

Please download the below documents, complete, and upload.

 [Sworn Statement Public Entity Crimes.pdf](#)

*Response required

1.10. Scrutinized Contractors Certificate*

Please download the below documents, complete, and upload.

 [Scrutinized contractors certificate.pdf](#)

*Response required

1.11. Conflict of Interest Form*

Please download the below documents, complete, and upload.

 [Conflict_of_Interest.pdf](#)

*Response required

1.12. Non-Collusion*

Respondent confirms that it has entered into no agreement to commit a fraudulent, deceitful, unlawful, or wrongful act, or any act which may result in an unfair advantage over other respondents. See Florida Statute 838.22.

☐ Please confirm

*Response required

1.13. Please provide proof of registration with State of Florida Division of Corporations*

*Response required

1.14. Please provide copy of current insurance declaration page. *

*Response required

1.15. Please confirm that you have read and understand the information contained herein. *

☐ Please confirm

*Response required



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Due Date: Wednesday, October 29, 2025 10:00am

 Posted  Wednesday, October 1, 2025 9:56am

All dates & times in Central Time

 Draft Response

 No Bid

Time Remaining: 25 days, 21 hours, 33 minutes

 To respond to this project, please click the **"Draft Response"** button above.

9. ATTACHMENTS

No attachments were included

