

CS-21-169

CONTRACT APPROVAL FORM

(Contract Management Use only)

CONTRACT TRACKING NO.
CM3158

CONTRACTOR INFORMATION

Name: Lampe, Roy & Associates, Inc.

Address: 1912 Hamilton Street, Suite 204, Jacksonville, Florida 32210

City State Zip

Contractor's Administrator Name: Michael C. Roy, MAI, SRA Title: Real Estate Appraiser

Tel#: (904) 388-7020 Fax: (904) 388-9298 Email: Ira@lamperoy.net

CONTRACT INFORMATION

Contract Name: Retainer Agreement Contract Value: \$7,500-\$11,250

Brief Description: Appraisal Services Regarding the Southern Shores Bert J. Harris Jr., Private Property Rights Protection Act Claim

Contract Dates : From: 03/2022 to: 04/2022 Status: New Renew Amend# WA/Task Order

How Procured: Sole Source Single Source ITB RFP RFQ Coop. Other Legal Services

If Processing an Amendment:

Contract #: _____ Increase Amount of Existing Contract: _____

New Contract Dates: _____ to _____ TOTAL OR AMENDMENT AMOUNT: _____

APPROVALS PURSUANT TO NASSAU COUNTY PURCHASING POLICY, SECTION 6

<p>1. <u>Michael Mullin</u> <u>3/15/2022</u> Department Head Signature Date</p> <p>2. <u>Janice Adams</u> <u>3/15/2022</u> Procurement Date</p> <p>3. <u>Chris Lacambra</u> <u>3/15/2022</u> Office of Management & Budget Date</p> <p>4. <u>Denise C. May, Esq., BCS</u> <u>3/16/2022</u> County Attorney/Contract Management Date</p>	<p><u>County Attorney</u> Submitting Department</p> <p><u>01141514-531000</u> Funding Source/Acct #</p>
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Comments: _____

COUNTY MANAGER - FINAL SIGNATURE APPROVAL

Taco E. Pope, AICP 3/16/2022
Taco Pope Date

RETURN ORIGINAL(S) TO CONTRACT MANAGEMENT FOR DISTRIBUTION AS FOLLOWS:

- Original: Clerk's Services; Contractor (original or certified copy)
- Copy: Department
- Procurement
- Office of Management & Budget
- County Attorney/Contract Management
- Clerk Finance

LAMPE, ROY & ASSOCIATES, INC.

APPRAISERS-CONSULTANTS

1912 HAMILTON STREET, SUITE 204
JACKSONVILLE, FLORIDA 32210
(904) 588-7020
FAX (904) 388-9298
EMAIL ira@lamperoy.net

March 10, 2022

Denise C. May, Esq., B.C.S.
Assistant County Attorney
Nassau County, FL
Board of County Commissioners
96135 Nassau Place, Suite 6
Yulee, FL 32097
dmay@nassaucountyfl.com

Re: Appraisal Services Regarding the
Southern Shores Bert J. Harris Jr.,
Private Property Rights Protection Act
Claim

Dear Ms. May:

Pursuant to your request, we are submitting this proposal for appraisal services relating to the Bert J. Harris Jr., Private Property Rights Protection Act claim filed by Riverstone Properties, LLC. The subject of this claim is a 50.78-acre site located along the east side of First Coast Highway (A1A). The following is a summary of the terms of our employment as it relates to this assignment.

Client

The appraisal shall be prepared for the County Attorney's office for Nassau County and is for their sole and exclusive use.

Intended Use

It is our understanding that the intended use of these services is in conjunction with a Bert J. Harris Jr., Private Property Rights Protection Act claim filed by Riverstone Properties, LLC, the owner of the property.

Scope of Services

The Scope of Services as it relates to this assignment includes reviewing an appraisal prepared by CBRE of the subject dated March 3, 2022 with the date of value being

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Assistant County Attorney
Nassau County, FL
Board of County Commissioners
March 10, 2022
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September 27, 2021. This appraisal estimates the value of the subject under the premise that the height restriction was 85 feet (before passage of Ordinance 2021-20) and after this ordinance was passed which lowered the height to 45 feet. This review will be divided into two portions. The first will consist of a summary of the methodologies utilized and the data analyzed in arriving at their value conclusions. This portion of the assignment will be provided no later than the close of business on March 15, 2022.

The second portion of this assignment will consist of the preparation of a review report relating to the property. This will consist of formulating an opinion of the adequacy of the appraisal and the reasonableness of the value conclusions. This portion of the assignment will be completed no later than the close of business April 1, 2022.

The scope of this assignment will include

1. Reading the appraisal report prepared by CBRE of the subject dated March 3, 2022 with a date of value of September 27, 2021.
2. Checking the accuracy of the information contained within the report based upon data that can be gathered using conventional sources.
3. Checking the accuracy of any mathematics utilized in the appraisal.
4. Formulating an opinion as to the credibility of the value conclusions.

This review will not include a physical inspection of the subject nor contacting the appraisers.

USPAP defines an *Extraordinary Assumption* as "an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis which, if found to be false could alter the appraiser's opinions or conclusions." For this appraisal review, the following *Extraordinary Assumption* has been incorporated in this analysis:

1. The sales data contained within the appraisal is considered to be the best data available.

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Nassau County, FL
Board of County Commissioners
March 10, 2022
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It is recognized that the use of this Extraordinary Assumption may affect the assignment results. Should the preceding Extraordinary Assumption prove to be substantially incorrect, a complete re-analysis may be required.

USPAP defines a *Hypothetical Condition* as “a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” For this report, no *Hypothetical Conditions* have been incorporated in this analysis.

Report Format

The report will be presented in an Appraisal Review Report format in conformance with the requirements of USPAP.

Fee

Our fee for this appraisal review will be based on the following hourly rates:

Appraiser	Hourly Rates	
	Typical	Litigation
Michael C. Roy, MAI, SRA	\$375	\$450

Based upon a preliminary review over the appraisal prepared by CBRE, we would anticipate taking between 20 and 30 hours which would then indicate an anticipated range from \$7,500 to \$11,250.

Invoices for these services will be submitted in a format providing sufficient information to document the appraiser involved, services provided, and the number of hours.

Should an appraisal of this property be requested, based upon the information that we have available at this time, we would anticipate the fee to be between \$17,500 and \$22,500. Recognizing the type of property, a delivery date of 60 to 75 days from authorization is estimated.

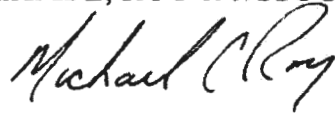
LAMPE, ROY & ASSOCIATES, INC.
APPRAISERS - CONSULTANTS

Denise C. May, Esq., B.C.S.
Assistant County Attorney
Nassau County, FL
Board of County Commissioners
March 10, 2022
Page Four

Ms. May, we hope that this proposal adequately explains the services necessary in order to complete this assignment. If you have any questions concerning this proposal, or if we might be of further assistance to you, please do not hesitate to contact us.


Respectfully Submitted,

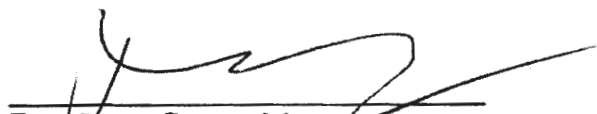
LAMPE, ROY & ASSOCIATES, INC.



Michael C. Roy, MAI, SRA
State Certified General Real
Estate Appraiser No. RZ140

If this proposal meets with your approval, please return a fully executed copy of this proposal for professional services.



Michael S. Mullin, County Attorney

Taco Dope, County Manager

Certificate Of Completion

Envelope Id: D8FA946A20884A5C9C99B232BC633363

Status: Completed

Subject: Please DocuSign: 20220315154305.pdf

Source Envelope:

Document Pages: 5

Signatures: 5

Envelope Originator:

Certificate Pages: 3

Initials: 0

Amber Carter

AutoNav: Enabled

acarter@nassaucountyfl.com

Envelopeld Stamping: Enabled

IP Address: 50.238.237.26

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Record Tracking

Status: Original

Holder: Amber Carter

Location: DocuSign

3/15/2022 3:46:04 PM

acarter@nassaucountyfl.com

Signer Events

Michael Mullin

mmullin@nassaucountyfl.com

County Attorney

Nassau County BOCC

Security Level: Email, Account Authentication
(None)**Signature***Michael Mullin*Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26**Timestamp**

Sent: 3/15/2022 3:53:06 PM

Viewed: 3/15/2022 3:53:51 PM

Signed: 3/15/2022 3:53:56 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Lanaee Gilmore

lgilmore@nassaucountyfl.com

Procurement Director

Nassau County BOCC

Security Level: Email, Account Authentication
(None)*Lanaee Gilmore*Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

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Signed: 3/15/2022 4:05:33 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Chris Lacambra

clacambra@nassaucountyfl.com

Lacambra

Nassau County BOCC

Security Level: Email, Account Authentication
(None)*Chris Lacambra*Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

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Signed: 3/15/2022 4:11:40 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Denise C. May, Esq., BCS

dmay@nassaucountyfl.com

Assistant County Attorney

Nassau County BOCC

Security Level: Email, Account Authentication
(None)*Denise C. May, Esq., BCS*Signature Adoption: Pre-selected Style
Using IP Address: 50.238.237.26

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Signed: 3/16/2022 2:59:14 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Signer Events	Signature	Timestamp
Taco E. Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None)	<i>Taco E. Pope AICP</i> Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 3/16/2022 2:59:15 PM Viewed: 3/16/2022 3:51:55 PM Signed: 3/16/2022 3:52:01 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Amber Carter acarter@nassaucountyfl.com Nassau County BOCC Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/16/2022 3:52:03 PM
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Denise C. May, Esq., BCS dmay@nassaucountyfl.com Assistant County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/16/2022 3:52:03 PM
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Gwen Osbourne Gwenosborne@nassauclerk.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/16/2022 3:52:04 PM
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Heather Nazworth hnazworth@nassauclerk.com Administrative Records Specialist II Nassau County Clerk of the Circuit Court/Comptroller Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/16/2022 3:52:04 PM
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Melissa Lucey mlucey@nassauclerk.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/16/2022 3:52:05 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Not Offered via DocuSign		
Cassandra Browning cbrowning@nassauclerk.com Nassau County Clerk of the Circuit Court/Comptroller Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/16/2022 3:52:06 PM
Sue Boria sboria@nassauclerk.com Nassau County Clerk Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/16/2022 3:52:07 PM
Kari Ulmer kulmer@nassauclerk.com Nassau County Clerk Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/16/2022 3:52:08 PM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	3/16/2022 3:52:08 PM

Payment Events	Status	Timestamps
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