HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS (HCBCC)
PURCHASING DIVISION
600 S. Commerce Ave
Sebring, FL 33870
(863) 402-6500

DATE: November 3, 2026

BID NO. ITN 27-003-RDV ADDENDUM No. 2

Project.: Property License for use of County Vacant Property

The following represents clarification, additions, deletions, and/or modifications to the above referenced solicitation. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation, as applicable.

This addendum is being issued to answer questions received on this solicitation.
Questions and Answers

Q1 Insurance requirements: Section 2 requires $2 million in professional liability insurance. Since the proposed use is agricultural grazing rather than professional consulting services, will the County waive this requirement?

A1 Minimum insurance requirements will be discussed during the negotiation phase with the intended awarded entity.

Q2 Early termination: The ITN provides for a three-year initial term, with a possible three-year renewal, but also allows the County to terminate for convenience with 30 days' notice. If the licensee invests in fencing, livestock watering infrastructure, cow pens or other approved improvements, would the County consider reimbursement or another provision protecting that investment if the agreement is terminated early?

A2 Terms regarding termination shall be discussed and negotiated within any future contract.

Q3 Grazing restrictions: Are there limits on stocking rates, the number of cattle, rotational grazing, mowing, pasture improvements, prescribed burning or seasonal access? What is the approval process prior to using herbicides, fertilizers or other pasture treatments?

A3 This area is within a best management action plan (BMAP) via the Florida Department of Environmental Protection (DEP), so all operations and management needs must align with DEP and Florida Department of Agricultural and Consumer Services Water Policy, regulations, and requirements.

Q4 Rent adjustments: If portions of the property become unavailable for grazing because of County activities, flooding, environmental restrictions or other conditions, would the annual lease compensation be adjusted accordingly?

A4 The County will not initiate any activities that would require portions of the property to be unavailable. Any items such as flooding, environmental restricts, and/or other conditions should be considered upon submission and no compensation or adjustments will be provided for such during the course of the contract.

Q5 County and public access: Will County employees, contractors or members of the public have access to the property during the lease? If so, how will livestock containment, gates and liability be addressed?

A5 County employees will have the right to access the property per conditions of any future contract. Employees, and any Contractors (if needed), shall coordinate with the lessee concerning entry protocol. Negotiated terms regarding entry shall be included with the future contract. There is currently no general public access to this parcel. Restrictions regarding public accessibility shall remain.

Q6 Evaluation criteria: The scoring information for Tabs 2 and 3 appears inconsistent between sections of the solicitation. Which point allocations will control the evaluation?

A6 The scoring breakdown referenced for the evaluation criteria narrative (Section 5, Subsection 3) will be used.

Q7 Proposal documentation: Please confirm the required submission forms and whether the reference to Tab 6 for confidential information under Tab 9 is a typographical error.

A7 Confirmed, this is an error and should only reference Tab 9. All confidential information should be provided under Tab 9.

Stacy Prevatte
Procurement Manager

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Final Audit Report 2026-11-03

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