



PROCUREMENT DEPARTMENT

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
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DATE: November 17, 2025

TO: Erin L Kluis Briggs, Grants Manager

FROM: Rob Talmage, Parks & Recreation Administrator

SUBJECT: Recommendation for Award Bid No 25-RFP01132/CT

Project Name: Chinsegut Hill Retreat and Conference Center Steward and Property Manager

The attached bid(s) received from Historic Hernando Preservation Society for the above referenced project/solicitation is submitted as recommendation for award.

Items 1 through 5 below have been completed.

See attached for technical evaluation and reference checks. Total Contract Lease Rate for this award is:
\$1.00/Year

1. Reference checks are satisfactory: YES NO
If no, provide an explanation using the space provided below and/or attached to this form.
2. Recommend award as responsive and responsible bidder YES NO
If no, provide a detailed explanation using the space provided below and/or attached to this form.
3. Request Next Bidder? YES NO
4. Provide a statement that addresses the reason(s) for your recommendation or rejection. Include your basis for determining that pricing is fair and reasonable and that the Bidder has the ability and resources to perform in accordance with the bid terms, conditions and scope.

The Historic Hernando Preservation Society provided a very well thought out proposal which highlighted their ability to operate the lodge and conference center at Chinsegut Hill. HHPS showcased their large network of community partners that they enlist to perform maintenance tasks and run daily operations. Based on HHPS's well-structured operational plan, their dedicated volunteer base, and their extensive historical knowledge of the Chinsegut Hill historical site, the Historic Hernando Preservation Society has demonstrated that they are fully capable of operating and maintaining the lodge and conference center at Chinsegut Hill, and are the best candidate to be awarded this contract.

5. Provide the funding information: Fund ##### Dept ##### Account #####

Recommendation Approved By: R.A. Thomas Date: 12.2.2025
Department Director/Manager

Enclosure(s)

BID #: 25-RFP01132/CT

BID TITLE: Chinsegut Hill Retreat and Conference Center Steward and Property Manager

RESPONDENT: John Lee

REFERENCE (Company or Person): Brooksville Blueberry Festival; Coney Island Drive Inn

PHONE #: PERSON YOU SPOKE TO:

1. Describe the work contracted by your firm/company.

Through my ownership of Coney Island and the Brooksville Blueberry Festival, I have worked with members of the Preservation Society on the Florida Mermaid Trail, the Brooksville Blueberry Festival, Life Palettes, and the Brooksville Festival I have also watched with interest their historic preservation education programming as well as their former efforts at Chinsegut Hill. The team members are experienced in their individual fields and easy to work with.

2. Was the work completed on time?

Yes

3. Were you satisfied with the final results?

Yes

4. Did you implement their recommendations?

Yes

5. Did you encounter any problems?

No

6. How would you rate the company on a scale of 1 to 5 (low to high) on the following:

Professionalism - 5

Qualifications - 5

Final Product - 5

Cooperation - 5

Reliability - 5

7. Would you contract with this company again?

Yes

Yes No Maybe

Reference checked by: Date:

Rob Talmage 11-21-2025

REFERENCE CHECK

BID #: 25-RFP01132/CT

BID TITLE: Chinsegut Hill Retreat and Conference Center Steward and Property Manager

RESPONDENT: Pedram Moghaddam

REFERENCE (Company or Person): Historic Hernando Preservation Society

PHONE #: 352-587-8062 PERSON YOU SPOKE TO: _____

1. Describe the work contracted by your firm/company.

Members of HHPS and the Hernando County Fine Arts Council have worked together on Art in the Park, Brooksville Main Street Murals, Arts & Ales, Life Palettes, and Brooksville Festival. HHPS members have been reliable and inspirational partners.

2. Was the work completed on time? **Yes**
3. Were you satisfied with the final results? **Yes**
4. Did you implement their recommendations? **Yes**
5. Did you encounter any problems? **No**
6. How would you rate the company on a scale of 1 to 5 (low to high) on the following:

Professionalism 5
Qualifications 5
Final Product 5
Cooperation 5
Reliability 5

7. Would you contract with this company again? **Yes**

Yes X _____ No _____ Maybe _____

Reference checked by: Rob Talmage Date: 11-21-2025

REFERENCE CHECK

BID #: 25-RFP01132/CT

BID TITLE: Chinsegut Hill Retreat and Conference Center Steward and Property Manager

RESPONDENT: Non-responsive

REFERENCE (Company or Person): Kim Paff

PHONE #: 352-345-8301

PERSON YOU SPOKE TO: N/A

1. Describe the work contracted by your firm/company.

2. Was the work completed on time?

3. Were you satisfied with the final results?

4. Did you implement their recommendations?

5. Did you encounter any problems?

6. How would you rate the company on a scale of 1 to 5 (low to high) on the following:

Professionalism _____

Qualifications _____

Final Product _____

Cooperation _____

Reliability _____

7. Would you contract with this company again?

Yes _____ No _____ Maybe _____

Reference checked by: Rob Talmage

Date: 12-2-2025

This reference is non-responsive. Three attempts were made to contact this reference; two via email, and one by phone.

REFERENCE CHECK

BID #: 25-RFP01132/CT

BID TITLE: Chinsegut Hill Retreat and Conference Center Steward and Property Manager

RESPONDENT: Non-responsive

REFERENCE (Company or Person): Bob Angiers

PHONE #: 352-848-0177

PERSON YOU SPOKE TO: N/A

1. Describe the work contracted by your firm/company.

2. Was the work completed on time?

3. Were you satisfied with the final results?

4. Did you implement their recommendations?

5. Did you encounter any problems?

6. How would you rate the company on a scale of 1 to 5 (low to high) on the following:

Professionalism _____

Qualifications _____

Final Product _____

Cooperation _____

Reliability _____

7. Would you contract with this company again?

Yes _____ No _____ Maybe _____

Reference checked by: Rob Talmage Date: 12-2-2025

This reference is non-responsive. Three attempts were made to contact this reference; two via email, and one by phone.