REQUEST FOR SEALED BIDS

Tract 2015001 Farm House

PLATTE RIVER RECOVERY IMPLEMENTATION PROGRAM

Office of the Executive Director 4111 4th Avenue, Suite 6 Kearney, Nebraska 68845

June 3, 2015



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5 **SUBJECT:** Tract 2015001 Farm House

6 **REQUEST DATE:** June 3, 2015 7 **PRE-PROPOSAL MEETING:** June 17, 2015 8 **CLOSING DATE:** July 15, 2015

9 **POINT OF CONTACT:** Tim Tunnell, Land Manager 10

Headwaters Corporation

(402) 219-3883

tunnellt@headwaterscorp.com

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Overview

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The Platte River Recovery Implementation Program ("Program" or "PRRIP") was initiated on January 1, 2007 between Nebraska, Wyoming, Colorado, and the Department of the Interior to address threatened and endangered species issues in the central and lower Platte River basin. The species considered in the Program, referred to as "target species", are the whooping crane, piping plover, interior least tern, and pallid sturgeon.

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25 26 A Governance Committee (GC) reviews, directs, and provides oversight for Program activities. The GC is comprised of one representative from each of the three states, three water user representatives, two representatives from environmental groups, and two members representing federal agencies. The GC has named Dr. Jerry Kenny to serve as the Program Executive Director (ED). Dr. Kenny established Headwaters Corporation as the staffing mechanism for the Program. Program staff are located in Nebraska and Colorado and are responsible for assisting in carrying out Program-related activities.

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The Program has acquired an 800-acre parcel of land with the house and barns (The Property). The Property was acquired with the express purpose of being managed for a high quality native habitat for wildlife. In order to stay within the parameters of the acquisition agreement, the farm house needs to be removed. The successful Bidder will purchase and remove the farm house from the property.

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35 The Program is soliciting sealed bids for purchase and removal of the farm house, which is located at 7030 Kilgore Road, Gibbon, NE 68840. A map of the Property and pictures of the house can be found in 36 37 Appendices A and B. The house must removed before September 30, 2015. Those submitting a sealed bid 38 for the farm house should read the content of this solicitation carefully, as these will form the basis of the 39 agreement with the Program.

Farm House Removal Responsibilities

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- The Bidder shall remove the farm house from the property. The Bidder shall furnish all supervision,
- 43 labor, materials, and equipment necessary to accomplish the house removal. It is expected that the Bidder
- 44 will move the farm house from The Property to a new location at NO cost to the Program. All permits,
- licenses and approvals required to move and relocate the house are the responsibility of the Bidder. The 45



- 46 farm house and all materials in it are the responsibility of the Bidder. Hazardous waste shall be identified,
- 47 noted, and properly disposed of, including batteries, fuel, oil, propane tank etc. *The Program tested*
- 48 asbestos samples from the siding and duct wrap of the farm house and asbestos was detected. Asbestos
- 49 report can be available upon request.

Bid Process

51 *Instructions for Submitting Bids*

- One original copy of your sealed bid (bid form is included in this packet) must be submitted by mail to
- Tim Tunnell no later than 5:00 PM Central Time Wednesday, July 15, 2015. A bid is late if received
- after that time and will not be considered. Bids should be submitted to:

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- Tim Tunnell, Land Manager
- 57 Platte River Recovery Implementation Program
- 58 Attn: Farm House Removal
- 59 4111 4th Avenue, Suite 6
- 60 Kearney, NE 68845

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Bid Schedule

The ED Office expects to complete the selection process and award the work by approximately **July 20**, **2015**. The following table represents the RFP schedule:

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Description	Date	Time (Central)
Issue Solicitation	June 3, 2015	NA
Pre-bid meeting	June 17, 2015	4:30 PM
Sealed bids due from respondents	July 15, 2015	5:00 PM
Evaluation of bids	July 15, 2015 - July 20, 2015 On or before July 20, 2015 September 30, 2015	
Award		
Deadline for farm house removal		

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Pre-Bid Meeting

A pre-bid meeting of interested parties will be held on June 17, 2015 from 4:30 to 5:30 pm at the property for the purpose of familiarizing potential Bidders with the farm house and relocation requirements before submitting a bid.

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It is the responsibility of potential Bidders, while at the pre-bid meeting, to ask questions necessary to understand this solicitation so the respondent can submit a bid that is complete and in accordance with solicitation requirements. There shall be no minutes distributed by the ED Office regarding the pre-bid meeting.

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Criteria for Evaluating Bids

All sealed bids received by the deadline will be evaluated by the Program staff. The Program will award the bid to the highest bidder that provides the best value to the Program.

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Payment for the farmhouse shall be made to: Nebraska Community Foundation

PO Box 83107 Lincoln, NE 68501



84 Program Perspective

The Program has the sole discretion and reserves the right to reject any and all bids received in response to this solicitation and to cancel this solicitation if it is deemed in the best interest of the Program to do so. Issuance of this solicition in no way constitutes a commitment by the Program to award a bid. The Program also reserves the right to make amendments to this solicitation by giving written notice to Bidders, and to request clarification, supplements, and additions to the information provided by a potential Bidders.

By submitting a bid in response to this solicitation, Bidders understand and agree that any selection of a Bidder any decision to reject any or all bids shall be at the sole discretion of the Program. To the extent authorized by law, the Bidder shall indemnify, save, and hold harmless the Nebraska Community Foundation, the states of Colorado, Wyoming, and Nebraska, the Department of the Interior, members of the GC, and the ED Office, their employees, employers, and agents, against any and all claims, damages, liability, and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Purchaser or its employees, agents, sub-Contractors, or assignees pursuant to the terms of this bid. Additionally, by submitting a bid, Purchasers agree that they waive any claim for the recovery of any costs or expenses incurred in preparing and submitting a bid.

Bid Forms

The following form is to be submitted as part of a bid.

SEALED BID FORM

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or my representative, agree to the following. I/We

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- Have visited and inspected the house.
 - Have completed our own due diligence for the house.
 - Understand and agree that the purchaser is responsible for all costs associated with this Transaction.
 - Understand that all transactions involving the Program may require approval from Governance Committee.
 - Understand that the house must be removed from the property no later than **September 30, 2015**.
 - Make this offer on the property based on my/our own investigation and due diligence.
 - Understand that this Sealed Bid will not be considered to be valid if it does not contain my/our original signature(s) and the corresponding date of execution.
 - Understand and accept responsibility that a Sealed Bid will be deemed invalid if incorrectly submitted, incomplete in its content or received past the deadline date.
 - Understand that this Sealed Bid offer is to be received by the Executive Directors Office in its entirety no later than 5:00 p.m. on **July 15, 2015.** This offer may be delivered in person or mailed to the address below:

Platte River Recovery Implementation Program Attn: Sealed Bid Tract 2015001 Farm House Removal 4111 4th Avenue, Suite 6 Kearney, NE 68845

- Acknowledge that by submission of this Sealed Bid, I/We agree to purchase the specified property at the amount indicated in Item 6 below and if my bid is accepted the balance of the purchase price will be delivered in full at the time of closing.
- Acknowledge that all sales are subject to approval by the Governance Committee.

Should it become necessary to revise any section of this offering, provide additional information necessary to adequately interpret provisions and requirements of this offering, or respond to written inquiries concerning the offering, the Program reserves the right to issue an Addendum to the offering to all respondents who submit a bid by the specified deadline.

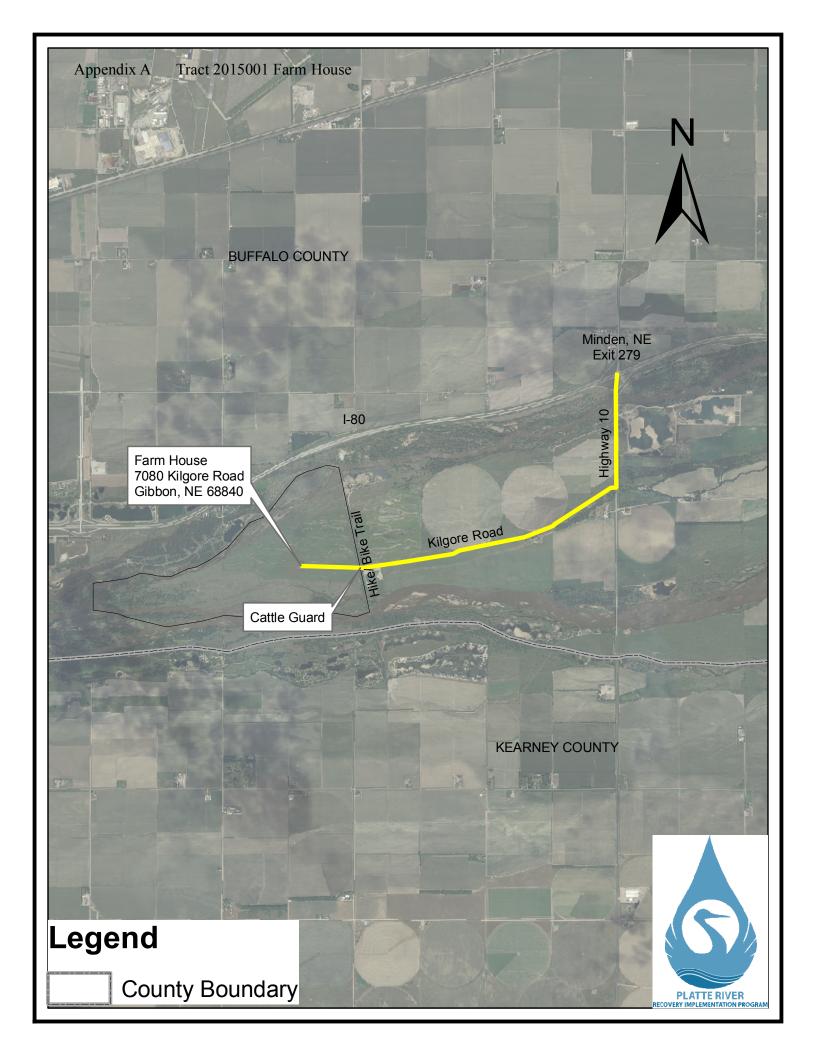
All determinations of completeness of any submission and compliance with the objectives, provisions and requirements of this offering, and the eligibility or qualification of any purchaser, shall be at the sole and absolute discretion of the Program. The Program reserves the right to request additional information from any or all respondents, if necessary, to clarify that which is contained in the responses. The Program reserves the right to accept or reject any and all responses, at its sole discretion, received under this offering, and to elect not to proceed with the process set forth in this solicitation, to serve the best interest of the Program.



47	BID DEADLINE DATE: July 15, 2015		
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49	SEALED BID FORM		
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51	1. HOUSE ADDRESS: 7030 Kilgore Road, Gi	lbbon, NE 68840.	
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53	2. PURCHASER'S NAME:		
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55	3. ADDRESS:		
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57	4. CONTACT TELEPHONE NO.:		
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59	5. FAX NUMBER:		
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61	6. TOTAL BID AMOUNT: \$		
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63	7. ANTICIPATED REMOVAL DATE:	, 2015	
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65	I hereby submit the above bid and understand and agree to the terms and conditions noted above.		
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68	Purchaser Printed Name		
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71	Purchaser Signature	Date	
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173 **Appendix A** – Map of the property





Appendix B – Pictures of the farm house

Appendix B Tract 2015001 Farm House

Figure 1 House located at 7030 Kilgore Rd, Gibbon, NE 68840



Figure 2 Kitchen



Figure 3 Living/ Dining



Figure 4 Living/ Dining



Figure 5 Bedroom 1



Figure 6 Bathroom



Figure 7 Bedroom 2



Figure 8 Upstairs loft

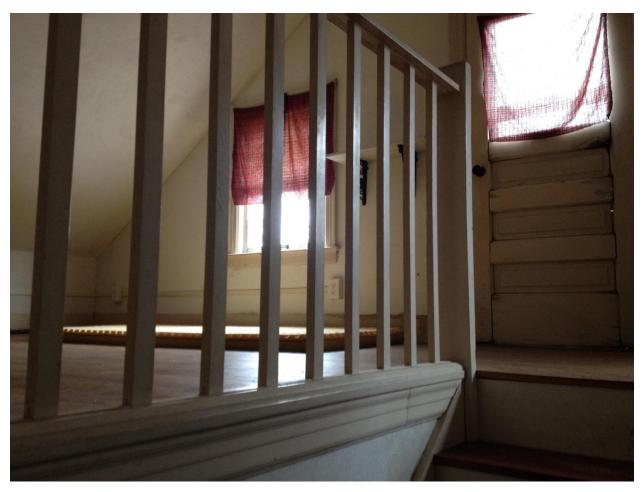


Figure 9 Upstairs loft

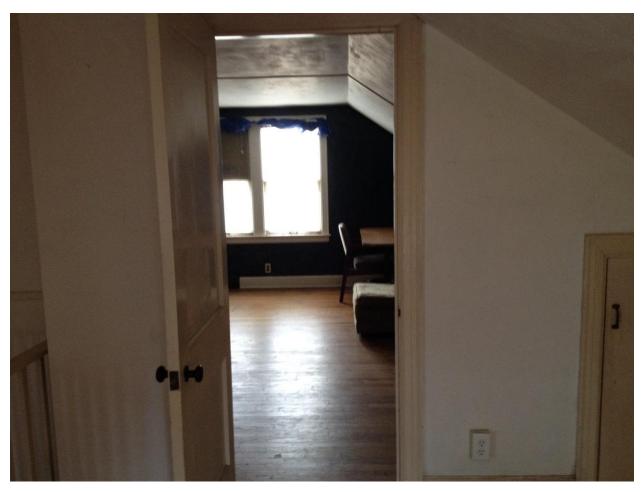


Figure 10 Air Conditioner



Figure 11 Heater



Figure 12 Pressure Tank



Figure 13 Water Heater

