



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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2 **PLATTE RIVER RECOVERY IMPLEMENTATION PROGRAM**
3 **REQUEST FOR SEALED BIDS**

4
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
11 (402) 219-3883
12 tunnellt@headwaterscorp.com

13
14 **Overview**

15
16 The Platte River Recovery Implementation Program (“Program” or “PRRIP”) was initiated on January 1,
17 2007 between Nebraska, Wyoming, Colorado, and the Department of the Interior to address threatened
18 and endangered species issues in the central and lower Platte River basin. The species considered in the
19 Program, referred to as “target species”, are the whooping crane, piping plover, interior least tern, and
20 pallid sturgeon.

21
22 A Governance Committee (GC) reviews, directs, and provides oversight for Program activities. The GC
23 is comprised of one representative from each of the three states, three water user representatives, two
24 representatives from environmental groups, and two members representing federal agencies. The GC has
25 named Dr. Jerry Kenny to serve as the Program Executive Director (ED). Dr. Kenny established
26 Headwaters Corporation as the staffing mechanism for the Program. Program staff are located in
27 Nebraska and Colorado and are responsible for assisting in carrying out Program-related activities.

28
29 **The Program has acquired an 800-acre parcel of land with the house and barns (The Property).**
30 **The Property was acquired with the express purpose of being managed for a high quality native**
31 **habitat for wildlife. In order to stay within the parameters of the acquisition agreement, the farm**
32 **house needs to be removed. The successful Bidder will purchase and remove the farm house from**
33 **the property.**

34
35 The Program is soliciting sealed bids for purchase and removal of the farm house, which is located at
36 7030 Kilgore Road, Gibbon, NE 68840. A map of the Property and pictures of the house can be found in
37 Appendices A and B. The house must be 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.

40 **Farm House Removal Responsibilities**

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42 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,
45 licenses and approvals required to move and relocate the house are the responsibility of the Bidder. The



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.***

50 **Bid Process**

51 Instructions for Submitting Bids

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

55
56 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

61
62 Bid Schedule

63 The ED Office expects to complete the selection process and award the work by approximately **July 20,**
64 **2015**. The following table represents the RFP schedule:

65

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	
Award	On or before July 20, 2015	
Deadline for farm house removal	September 30, 2015	

66

67 Pre-Bid Meeting

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

71

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

76

77 Criteria for Evaluating Bids

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

80

81 Payment for the farmhouse shall be made to: Nebraska Community Foundation
82 PO Box 83107
83 Lincoln, NE 68501



84 Program Perspective

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

91
92 By submitting a bid in response to this solicitation, Bidders understand and agree that any selection of a
93 Bidder any decision to reject any or all bids shall be at the sole discretion of the Program. To the extent
94 authorized by law, the Bidder shall indemnify, save, and hold harmless the Nebraska Community
95 Foundation, the states of Colorado, Wyoming, and Nebraska, the Department of the Interior, members of
96 the GC, and the ED Office, their employees, employers, and agents, against any and all claims, damages,
97 liability, and court awards including costs, expenses, and attorney fees incurred as a result of any act or
98 omission by the Purchaser or its employees, agents, sub-Contractors, or assignees pursuant to the terms of
99 this bid. Additionally, by submitting a bid, Purchasers agree that they waive any claim for the recovery of
100 any costs or expenses incurred in preparing and submitting a bid.

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102 **Bid Forms**

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



SEALED BID FORM

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

- 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.



147 **BID DEADLINE DATE: July 15, 2015**

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149 SEALED BID FORM

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151 **1. HOUSE ADDRESS:** 7030 Kilgore Road, Gibbon, NE 68840.

152
153 **2. PURCHASER'S NAME:** _____

154
155 **3. ADDRESS:** _____

156
157 **4. CONTACT TELEPHONE NO.:** _____

158
159 **5. FAX NUMBER:** _____

160
161 **6. TOTAL BID AMOUNT: \$** _____

162
163 **7. ANTICIPATED REMOVAL DATE:** _____, **2015**

164
165 I hereby submit the above bid and understand and agree to the terms and conditions noted above.

166
167 _____

168 **Purchaser Printed Name**

169
170 _____

171 **Purchaser Signature**

Date

172



173 **Appendix A** – Map of the property



BUFFALO COUNTY

Minden, NE
Exit 279

I-80

Highway 10

Farm House
7080 Kilgore Road
Gibbon, NE 68840


Hiker Bike Trail

Kilgore Road

Cattle Guard

KEARNEY COUNTY

Legend

 County Boundary





174 **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**

