



**REQUEST FOR SEALED BIDS**

**Tract 2009003 Lodge**

**PLATTE RIVER RECOVERY IMPLEMENTATION PROGRAM**

Office of the Executive Director

4111 4<sup>th</sup> Avenue, Suite 6

Kearney, Nebraska 68845

**July 28, 2023**



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

**SUBJECT:** Tract 2009003 Lodge  
**REQUEST DATE:** July 28, 2023  
**PRE-BID INSPECTION:** August 31, 2023, or September 15, 2023, 4:30-5:30 pm  
**CLOSING DATE:** September 29, 2023, 5:00 pm  
**POINT OF CONTACT:** Tim R. Tunnell, Land Coordinator  
Headwaters Corporation  
[tunnelt@headwaterscorp.com](mailto:tunnelt@headwaterscorp.com)

**Overview**

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.

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 Jason Farnsworth to serve as the Program Executive Director (ED). Headwaters Corporation serves 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.

**The Platte River Recovery Implementation Foundation, Trustee, has acquired a parcel of land with the 2,000 SF wood frame with cement board siding lodge. The lodge has 3 main floor bedrooms, 4 full baths, and 2 small loft bedrooms with sitting area. The furnished kitchen, dining and living area are open and there is a utility room for furnace and washer/ dryer. The lodge has had many interior and exterior upgrades. The successful Bidder will purchase and remove the building from the property at their own expense.**

The Program is soliciting sealed bids for purchase and removal of the lodge, which is located southwest of the I-80 Overton Interchange and north west of the intersection of 748 & E road. The address is 10499 748 Rd, Overton, NE 68863-5801. A map of the Property can be found in Appendices A. The building must be removed within a year of the purchase date. Those submitting a sealed bid for the building should read the content of this solicitation carefully, as these will form the basis of the agreement with the Program.



41 **Building Removal Responsibilities**

42  
43 The Bidder shall remove the building from the property. The Bidder shall furnish all supervision, labor,  
44 materials, and equipment necessary to accomplish the building removal. It is expected that the Bidder  
45 will move the building from The Property to a new location at NO cost to the Program. All permits,  
46 licenses and approvals required to move and relocate the house are the responsibility of the Bidder. The  
47 building and all materials in it are the responsibility of the Bidder. The concrete footings and wood deck  
48 will NOT be the responsibility of the bidder.

49 **BID PROCESS**

50 Instructions for Submitting Bid

51 One original copy of your sealed bid, completed on the bid form included in this packet, must be submitted  
52 in person or by mail so that is received *no later than 5:00 PM Central Time **Friday, September 29, 2023.*** A  
53 bid is late if received after that time and will not be considered. Bids should be submitted to:

54  
55 Tim R. Tunnell, Land Coordinator  
56 Platte River Recovery Implementation Program  
57 Attn: Tract 2009003 Lodge & Quonset Removal Bid  
58 4111 4<sup>th</sup> Avenue, Suite 6  
59 Kearney, NE 68845

60  
61 Bid Schedule

62 The ED Office expects to complete the selection process and award the bid by approximately **October 6,**  
63 **2023.** The following table represents the RFP schedule:

64

Description	Date	Time (Central)
Pre-bid inspection	August 31, 2023, or September 15, 2023	4:30 P.M.
Sealed bids due from respondents	September 29, 2023	5:00 P.M.
Evaluation of bids	September 29, 2023- October 6, 2023	
Award	On or before October 6, 2023	
Deadline for lodge removal	December 31, 2023 or as negotiated	

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66 Pre-Bid Meeting

67 A **REQUIRED** pre-bid meeting of interested parties will be held on August 31, 2023, or September 15, 2023  
68 from 4:30 to 5:30 P.M. at the property for the purpose of familiarizing potential Bidders with the building  
69 and relocation requirements before bids are due. It is the responsibility of potential Bidders, while at the  
70 pre-bid meeting, to ask questions necessary to understand this solicitation so the respondent can submit  
71 a bid that is complete and in accordance with solicitation requirements. There shall be no minutes  
72 distributed by the ED Office regarding the pre-bid meeting.

73

74 Criteria for Evaluating Bids

75 All sealed bids received by the deadline will be evaluated by the Program staff. The Program will award  
76 the bid to the highest bidder. Payment for the lodge shall be made to:

77



78 Platte River Recovery Implementation Foundation, Trustee  
79 PO Box 83107  
80 Lincoln, NE 68501

81  
82 *Program Perspective*

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

88  
89 By submitting a bid in response to this solicitation, Bidders understand and agree that any selection of a  
90 Bidder or any decision to reject any or all bids shall be at the sole discretion of the Program. Additionally,  
91 by submitting a bid, Bidders agree that they waive any claim for the recovery of any costs or expenses  
92 incurred in preparing and submitting a bid.

93  
94 To the extent authorized by law, the Purchaser shall indemnify, save, and hold harmless the Platte River  
95 Recovery Implementation Program, Platte River Recovery Implementation Foundation, the states of  
96 Colorado, Wyoming, and Nebraska, the Department of the Interior, members of the GC, and the ED Office,  
97 their employees, employers, and agents, against any and all claims, damages, liability, and court awards  
98 including costs, expenses, and attorney fees incurred as a result of any act or omission by the Purchaser  
99 or its employees, agents, sub-Contractors, or assignees pursuant to the terms of this bid.

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101 **Bid Forms**

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



# SEALED BID FORM

## Lodge

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

- Have visited and inspected the building.
- Have completed our own due diligence for the building.
- 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 the Governance Committee.
- Understand that the building must be removed from the property within a year of the purchase date.
- 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 XX, 2023. This offer may be delivered in person or mailed to the address below:

**Platte River Recovery Implementation Program**  
**Attn: Sealed Bid Tract 2009003 Lodge Removal**  
**4111 4<sup>th</sup> 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 full purchase price will be paid by cashier's check or other guaranteed funds in full at the time of closing.

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 information 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.



**BID DEADLINE DATE: September 29, 2023**

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**SEALED BID FORM**

**1. BUILDING ADDRESS:**10499 748 Rd, Overton, NE 68863-5801 in Phelps County.

**2. PURCHASER'S NAME:** \_\_\_\_\_

**3. ADDRESS:** \_\_\_\_\_

**4. CONTACT TELEPHONE NO.:** \_\_\_\_\_

**5. FAX NUMBER:** \_\_\_\_\_

**6. TOTAL BID AMOUNT: \$** \_\_\_\_\_

**7. ANTICIPATED REMOVAL DATE:** \_\_\_\_\_, **2023**

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

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Date



70 **Appendix A – Description and Pictures**

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- Year Built: 1989

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- Material: Wood frame with cement board siding, asphalt shingles (2013)

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- Size: 2,000 SF

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- Condition: Fair – Four bathrooms and five bedrooms

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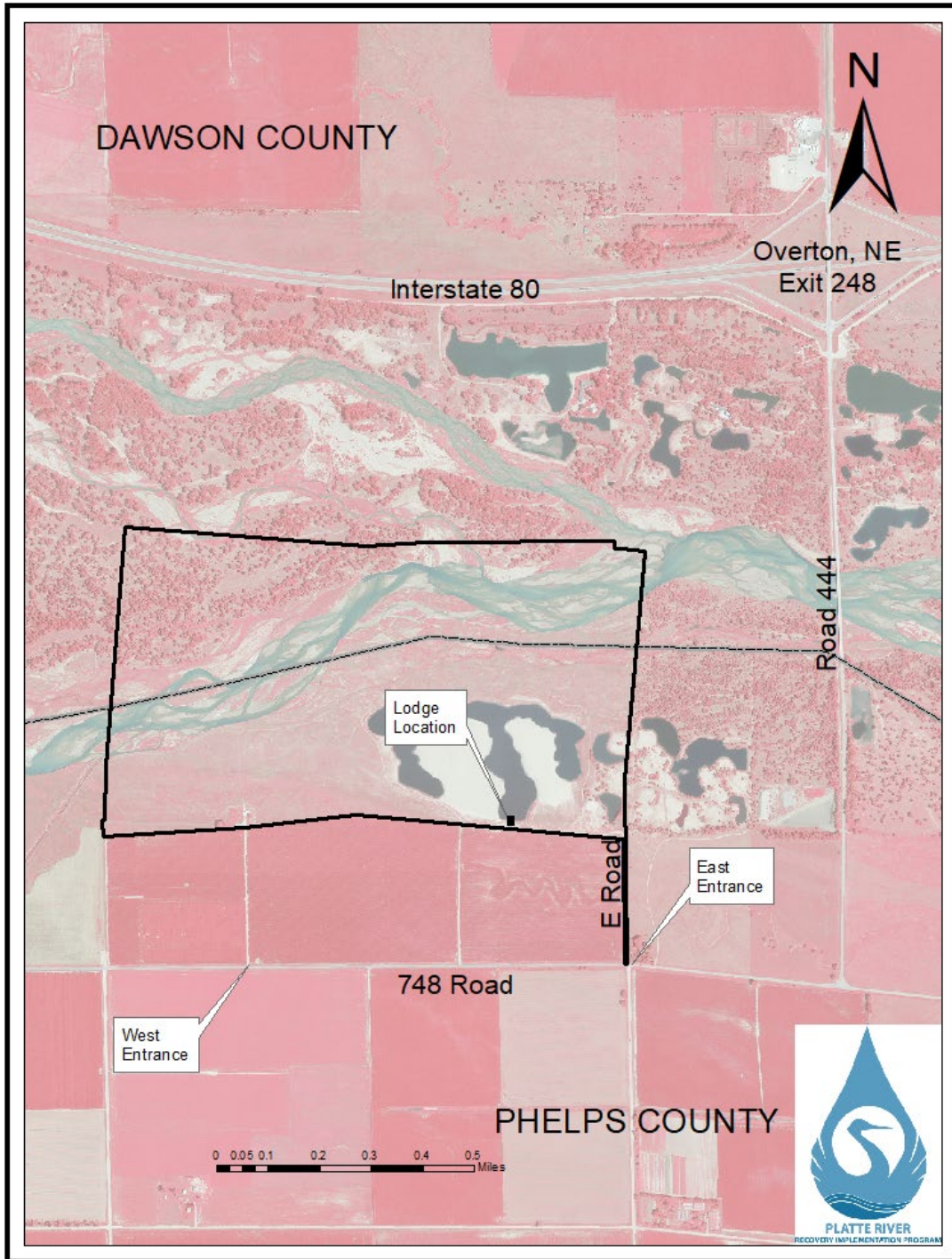


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80 **Appendix B – Map of the property.**



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