



## **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 XX, 2023**



## **CONTENTS**

**Request for Sealed Bids**

**Bid Forms**

**Appendix A – Map of the property**



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

**SUBJECT:** Tract 2009003 Lodge  
**REQUEST DATE:** July XX, 2023  
**PRE-BID INSPECTION:** July XX, 2023, 4:30-5:30 pm  
**CLOSING DATE:** July XX, 2023, 5:00 pm  
**POINT OF CONTACT:** Tim R. Tunnell, Land Coordinator  
Headwaters Corporation  
[tunnellt@headwaterscorp.com](mailto:tunnellt@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.

**Building Removal Responsibilities**

The Bidder shall remove the building from the property. The Bidder shall furnish all supervision, labor, materials, and equipment necessary to accomplish the building removal. It is expected that the Bidder will move the building 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



building and all materials in it are the responsibility of the Bidder. The concrete footings and wood deck will NOT be the responsibility of the bidder.

## **BID PROCESS**

### Instructions for Submitting Bid

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

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

### Bid Schedule

The ED Office expects to complete the selection process and award the work by approximately **August XX, 2023**. The following table represents the RFP schedule:

Description	Date	Time (Central)
Pre-bid inspection	June XX, 2023	4:30 P.M.
Sealed bids due from respondents	July XX, 2023	5:00 P.M.
Evaluation of bids	July XX, 2023- July XX, 2023	
Award	On or before August XX, 2023	
Deadline for lodge removal	December XX, 2023	

### Pre-Bid Meeting

A **REQUIRED** pre-bid meeting of interested parties will be held on June XX, 2023 from 4:30 to 5:30 P.M. at the property for the purpose of familiarizing potential Bidders with the building and relocation requirements before bids are due. 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.

### 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. Payment for the lodge shall be made to:

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



79 *Program Perspective*

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

85  
86 By submitting a bid in response to this solicitation, Bidders understand and agree that any selection of a  
87 Bidder or any decision to reject any or all bids shall be at the sole discretion of the Program. Additionally,  
88 by submitting a bid, Bidders agree that they waive any claim for the recovery of any costs or expenses  
89 incurred in preparing and submitting a bid.

90  
91 To the extent authorized by law, the Purchaser shall indemnify, save, and hold harmless the Platte River  
92 Recovery Implementation Program, Platte River Recovery Implementation Foundation, the states of  
93 Colorado, Wyoming, and Nebraska, the Department of the Interior, members of the GC, and the ED Office,  
94 their employees, employers, and agents, against any and all claims, damages, liability, and court awards  
95 including costs, expenses, and attorney fees incurred as a result of any act or omission by the Purchaser  
96 or its employees, agents, sub-Contractors, or assignees pursuant to the terms of this bid.

97  
98 **Bid Forms**

99 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: July XX, 2023**

**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**

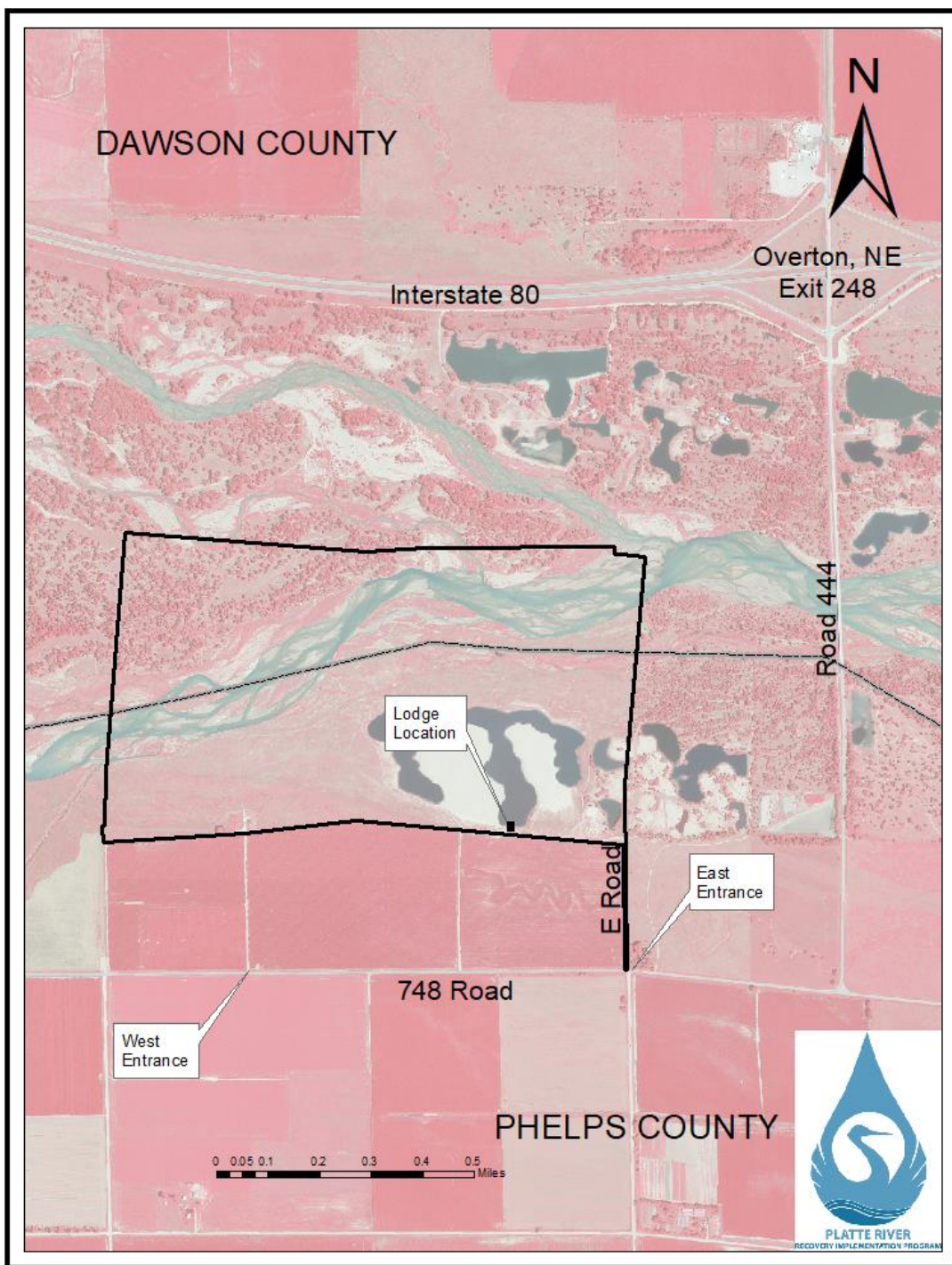
I hereby submit the above bid and understand and agree to the terms and conditions noted above.

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

\_\_\_\_\_  
Date



1 **Appendix A – Map of the property.**



2