

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

INFORMATION TO BIDDERS

Examination of Contract Requirements

Bidders are expected to examine carefully the "Specifications for Purchase of Real Property and Improvements" (D-1) and all other documents incorporated in the Contract to determine the requirements thereof before preparing bids.

Any explanation requested by bidders regarding the meaning or interpretation of the specifications must be requested in writing and with sufficient time allowed for a reply to reach all bidders before the submission of their bids. Oral explanations or instructions given before the award of the Contract will not be binding. Any explanation made will be in the form of an addendum to the specifications and will be furnished to all bidders and its receipt by the bidder shall be acknowledged.

Conditions at Property:

Bidders are expected to visit the property during an open inspection or after contacting the Right of Way (ROW) Agent to ascertain pertinent local conditions such as the location, accessibility and character of the site, the character and extent of the existing facilities, or lack thereof, within or adjacent thereto, and any other matters including the suitability of the property for the bidder's use.

The structure will be shown by ROW personnel or authorized designee. They will assist in answering any questions that may arise in reference to the structure. Bidders shall coordinate their inspection by attending the open house to be held on Wednesday, July 12, 2017 from 10:00 AM until 2:00 PM or by making an appointment at a time of mutual convenience at least 24 hours in advance with the ROW Agent during week days, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m.

Please call ROW Agent, Fred Thoerner, at (907) 269-0679 or our toll free telephone number 1-800-770-5263 Ext. 0679 for more information.

Bidder Qualifications:

Bidder shall:

- 1) Pay all costs of the sale.
- 2) Submit all documents as listed on the bidding document titled "Required Document" (C-1).
- 3) Provide a statement that they are able to close within the required time frame.

Basis of Award:

The highest bid amount offered to the DOT&PF for the purchase of the real property and its improvements shall be the successful bidder, subject to approval by the

DOT&PF, and financial capability of the successful bidder. If financial capability is not approved by the DOT&PF, the next highest bidder or lowest cost to the DOT&PF shall be named the winning bidder.

Preparation of Bids:

Bids shall be submitted on the forms furnished, and must be manually signed in ink. If erasures or other changes appear on the forms, the person signing the proposal must initial each such erasure or change.

Within fifteen (15) working days of the DOT&PF's notice of intent to award and approval of the financial capability, the DOT&PF will prepare and the apparent high bidder must execute, with notary signature where required, the "Memorandum of Agreement" (F-1) and "Commissioner's Quit Claim Deed" (G-1) and the "Bill of Sale" (H-1) for recording in the Palmer Recording District.

Failure to comply with the instructions below for the preparation of bids may result in the bidder being declared non-responsive.

Bid Schedule Must Have:

- a. Bid amount.
- b. Individual acknowledgements, with the addenda number and date, of all the addenda received for **R282.016**. If the bidder receives no addenda, the word "NONE" should be entered in the spaces provided. (All addenda must be acknowledged prior to the scheduled time of bid opening)

Bidder Specifications for Purchase of Real Property and Improvements:

The bidding document "Specifications for Purchase of Real Property and Improvements" (D-1) must be initialed to indicate the bidder's review and agreement and attached to the signed "Bid Schedule" (E-1).

Performance Security:

A bid shall be accompanied by a performance security in the amount of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) which amount shall apply to the purchase. It may **only** be in the form of a U. S. Postal Money Order, or Cashier's Check, made payable to the State of Alaska. **Cash, certificate of deposit, bond, or property collateral is not acceptable.**

If the bidder fails to furnish an acceptable performance security, the bid may be rejected as non-responsive. The unsuccessful bidders' performance security will be returned as soon as is practicable. The DOT&PF will hold the performance deposits of the two highest bidders for the property until award of the Contract has been completed or 60 days after award of the Contract, whichever comes first, after which the performance security will be returned to the remaining unsuccessful bidder. These funds will not accrue interest. The successful bidder's performance security will be held until completion of the Contract and applied to the purchase price. If all bids are rejected, all performance securities will be returned as soon as is practicable.

Submission of Bids:

All bids must be submitted in a sealed envelope as outlined in the bidding document titled "Invitation for Bids" (A-1).

Withdrawal of Bids:

A bidder may withdraw a bid after it has been submitted to the DOT&PF, provided that the request for such withdrawal is received by the designated office, in writing or by fax before the time set for opening of bids.

Unless it is timely withdrawn, a bid remains a firm bid for 60 calendar days after bid opening. In the event of nonperformance or other default on the part of the highest bidder, the DOT&PF may terminate the award to that bidder and award the Contract to the second highest responsible and responsive bidder. In that case, the DOT&PF may agree to contract modifications reasonably necessary to account for the delayed award.

Bidders Present:

At the time scheduled for bid opening, bids will be publicly opened and read for the information of bidders and others properly interested, who may be present either in person or by representative. The amount of the bid and the name of the bidder shall be compiled and distributed as soon as possible after bid opening. Bids are not open for public inspection until after the notice of intent to award is issued.

Rejection of Bids:

The DOT&PF reserves the right to reject any and all bids when such rejection is in the best interest of the State; to reject the bid of a bidder who has previously failed to perform properly, or complete on time, contracts of a similar nature; to reject the bid of a bidder who is not, in the opinion of the Contracting Officer (John Linnell, P.E., Chief of Right of Way), in a position to perform the contract; and to reject a bid as non-responsive where the bidder fails to furnish the required documents, fails to complete required documents in the manner directed, fails to submit the required performance security, or makes unauthorized alterations to the bid documents.

The State of Alaska reserves the right to withdraw the parcel from the invitation for bid and to reject any and all bids.

Award of Contract:

The successful bidder will be notified of the DOT&PF's intent to award the Contract and shall be required to execute certain documents as specified in the "Required Documents" Section (C-1) of the bidding documents.

In accordance with AS 36.30.560 and AS 36.30.565, participating bidders may protest the proposed award of the Contract. Protests must be filed within 10 calendar days after the DOT&PF issues a notice of intent to award the Contract.

The Contract will be awarded to the successful bidder following the receipt by the DOT&PF of all required documents, properly executed, and final approval. Failure to submit the required documents by the due date shall result in the bidder being non-responsive and may result in the performance security being forfeited. Failure to enter into a Contract within the specified time shall be grounds for forfeiture of the performance security.

Sale and Closing:

Closing shall occur upon

- (a) The receipt and execution by the DOT&PF and Buyer of all required documents and receipt of the purchase price.

The successful bidder shall not take possession of the property until the DOT&PF issues a letter of award and all documents are fully executed and recorded.

Contact:

Should you have any questions or require explanation regarding this bid, please contact Fred Thoerner, at telephone number 907-269-0679, or at the toll free telephone number 1-800-770-5263 (extension 0679) or by email to fred.thoerner@alaska.gov.