

INVITATION FOR BIDS

RE: SEALED BID LEASE OF VACANT LAND ST. LOUIS CITY, MO

Please be advised that "Sealed Bids" will be received by the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, until 12:00 p.m. local time, on the 1st day of May, 2015, at the Commission's St. Louis District office located at 1590 Woodlake Drive, Chesterfield, Missouri 63017. At that time, each bid will be publicly opened and read.

LOCATION AND DESCRIPTION OF LAND:

The subject area is divided up to two (2) separate lease areas. They are numbered 1 and 2. Both areas are located under the I-60/64 Highway and entrance and exit ramps, from 12th Street to 8th Street, in St. Louis, Missouri. **Please note the minimum bid for each area.** The areas are as follows:

- 1) (Parcel ID SL-0107) - The subject area is located south of Spruce Street beneath the elevated I-60/64 ramp accessed by 11th Street. It contains approximately 13,224 square feet, more or less, of land. **The minimum bid amount is \$26,448.00 PER YEAR.**
- 2) (Parcel ID SL-0107, SL-0110 & SL-0111) - The subject area is located south of Spruce Street beneath the elevated I-60/64 ramp accessed by 11th Street (parcel number 1 detailed above), containing approximately 13,224 square feet, more or less, of land, and a curved strip of land situated beneath the elevated I-60/64 ramp in City Block 434/427, containing approximately 24,614 square feet, more or less, of land, and a strip of land beneath the elevated I-60/64 Poplar Street Bridge, from 12th Street east to the MetroLink tracks at 9th Street, containing approximately 66,300 square feet, more or less, of land. Total square footage of parcel number 2 contains approximately 104,138 square feet, more or less, of land. (Note that this parcel 2 includes the area detailed in parcel 1.) **The minimum bid amount is \$208,276.00 PER YEAR.**

GENERAL INFORMATION:

The Missouri Highways and Transportation Commission in accordance with the provision of Title 6 of the Civil Rights Act of 1964 (P.L. 88-352, 15CFR, Part 8) issue pursuant to such act, hereby notifies you that the lease entered into, pursuant to this letter will be awarded to the highest responsive bidder without discrimination on the grounds of race, color, age, sex, ancestry, religion, national origin or handicap.

The term of the lease is for five (5) years. Rent will be paid at the onset of the lease term and monthly thereafter, upon approval by the Missouri Highways and Transportation Commission (MHTC).

The lessee will abide by the terms of the lease of premises agreement that he/she signs. A copy of the Lease of Premises Agreement will be available with the bid form.

There is access available to areas 1 and 2. Any work and/or improvements on the subject area will have to be reviewed and approved by designee. All work and/or improvements will become

the property of the MHTC upon cancellation or the end of the term of the lease.

Bridge column protections will be required and at the Lessee's expense.

Functional lighting at all times, bollards or barriers to protect other bridge components (requiring a least a five (5) foot distance from any bridge element), as well as fencing, restricted access, signage and good housekeeping will be required and at Lessee's expense. Foot patrols or manned security should be considered. Ameren shall be consulted by the Lessee as to their stand-off and safety requirements regarding parking near their power facilities at 11th & Spruce.

Proof of liability insurance on all leased property will be required before the lease is signed by the MHTC. This lease will require liability insurance policy coverage in not less than the amounts of \$500,000.00 per person up to a total of \$3,000,000.00 per incident, with the MHTC as an additional insured. Parking in the areas shall be at the risk of parking customers and the MHTC will not assume liability for personal or property damage for those that choose to park, walk or otherwise navigate in some fashion under or near the parking areas.

Access shall be granted to MoDOT at any time to properly inspect the parking areas or have access under the bridge or around it for any reason.

Bids may be placed for parcel 1 or parcel 2. Each subject area must be assigned a dollar amount. If there is no dollar amount assigned, it will not be considered a valid bid.

Bids must be submitted on the form provided. Forms are available at the St. Louis District office (address given above) and must be mailed in an envelope clearly marked "Sealed Bid – DO NO OPEN ROUTE I-60/64, St. Louis City" on the outside of the envelope. Bids may be hand delivered at anytime up until the actual bid opening time.

The commission reserves the right to reject any and/or all bids.

The property is available for inspection anytime.

Contact Kevin Swinehart at 314-453-1815 for additional information.

Sincerely,

Gregory J. Horn
District Engineer