

INSTRUCTION FOR BIDS

**RE: SEALED BID SALE OF LAND
ST. LOUIS CITY, MO
PARCEL NO. SL-0183**

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 10:00 a.m., on the 5th day of February, 2016, at the Commission's St. Louis office located at 1590 Woodlake Drive, Chesterfield, MO 63017. At that time, each bid will be opened and read.

GENERAL LOCATION AND DESCRIPTION OF LAND:

The subject is located between S. Broadway and S. 4th Street, south of Poplar Street in the City of St. Louis, known as 608-610 S. Broadway and 601 S. 4th Street. A portion of the property is beneath Interstate 64. The property contains approximately 65,517 square feet or 1.5 acres.

The property has frontage on Broadway, Poplar Street, 4th Street and Cerre, with existing entrances to Broadway and 4th Street. The property is paved and generally level. The site is vacant and currently used as a parking lot. Utilities are available to the subject area.

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 bidding process 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.

GENERAL LEASE INFORMATION:

This property is being leased by sealed bid. The lease will not be finally approved until it has been presented to the Missouri Highways and Transportation Commission for approval.

The term of the lease is for three (3) years. Rent will be paid at the onset of the lease term and monthly thereafter.

The lessee will abide by the terms of the lease of premises agreement. A copy of the Lease of Premises Agreement is available with the bid form.

Any work and/or improvements on the subject area will have to be reviewed and approved by the MHTC. All work and/or improvements will become the property of the MHTC upon cancellation or the end of the term of the lease.

Functional lighting at all times, barriers around the MHTC's structural columns, signage and good housekeeping will be required at Lessee's expense.

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 per person up to a total of \$3,000,000 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 the MHTC at any time to properly inspect the parking areas or have access under the bridge or around it for any reason.

To place a bid, complete the bid form and deliver it in an envelope clearly marked **“Sealed Bid – Parcel No. SL-0183 - DO NOT OPEN”** on the outside of the envelope. Bids may be mailed or hand delivered at anytime up until the actual bid opening time.

THE MINIMUM BID AMOUNT IS \$11,000 per month

The commission reserves the right to reject any and/or all bids. The property is available for inspection anytime. For additional information or questions, contact Cindy Coleman at 314-453-1824 or cynthia.coleman@modo.mo.gov.

Sincerely,



Gregory J. Horn, P.E.
District Engineer