

# **INSTRUCTION FOR BIDS**

## **RE: SEALED BID SALE OF LAND ST. LOUIS CITY, MO PARCEL NOS. SL-0107 & SL-0111**

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 20th day of February, 2024, 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.

Missouri Highways and Transportation Commission reserves the right to consider the lessee's actions, inactions, and behavior during prior leases with Missouri Highways and Transportation Commission before awarding the lease. Missouri Highways and Transportation Commission may decline to award the lease to any lessee that failed to pay rent on time or otherwise comply with prior lease requirements. The Missouri Highways and Transportation Commission further reserves the right to request or order a copy of the lessee's credit report and may consider the lessee's credit history when deciding whether to award the lease.

### **GENERAL LOCATION AND DESCRIPTION OF LAND:**

The subject is located generally under Route I-64 and between 12<sup>th</sup> Street and east of 9<sup>th</sup> Street (SL-0111) and under the off ramp at 11<sup>th</sup> Street (SL-0107) in the City of St. Louis. SL-0111 contains approximately 66,300 square feet and SL-0107 contains approximately 5927 square feet for a total of 72,227 square feet or 1.66 acres.

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 five (5) 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.

Signage, lighting and good housekeeping will be required at Lessee's expense.

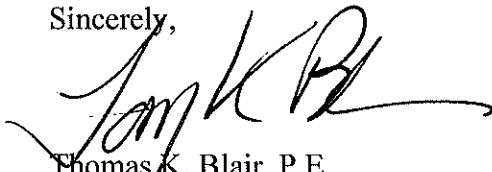
Proof of liability insurance on all leased property will be required before the lease is signed by the MHTC. This lease will require liability insurance policy coverage in not less than the amounts of \$500,000 per person up to a total of \$4,000,000 per incident, with the MHTC as an additional insured. 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 Nos. SL-0107 and SL-0111 - 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 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](mailto:cynthia.coleman@modo.mo.gov).

Sincerely,



Thomas K. Blair, P.E.  
District Engineer