Invitation for Bid

BID NUMBER: AX 19-003

BID NAME: House Sale & Removal

ISSUE DATE: August 26, 2018

LOCATION: University of Arkansas - Fort Smith (listed properties)

BID OPENING DATE/TIME: September 25, 2018  2:00 PM

The University of Arkansas – Fort Smith (UAFS) invites bids from the public and from professional house movers to submit offers for multiple single-family residential dwellings, for sale and relocation, currently located on University property. Properties shall be sold “as is” without warranty of any kind. All prospective bidders and professional movers must inspect the houses to be sold prior to submitting a bid.

Interested buyers and professional movers will receive a bid packet upon request by calling 479-788-7171 or 479-788-7177. The document can also be downloaded at https://www.uafs.edu/procurement/current-bid-opportunities.

Bids shall be submitted in a sealed envelope according to instructions in the bid packet. In the event of multiple offers for the same property, the winning buyer shall be chosen based on the amount of offer and ability to contract with a qualified licensed contractor.

Awards may be made by line item to the highest responsible bidder. However, priority consideration may be given to an offeror or offeror(s) who bids on multiple dwellings, including on an “all or none” basis, whichever is judged to be in the best interest of UAFS in meeting its objective in the most efficient and cost-effective way possible.

Successful bidders will receive a Bill of Sale for the dwelling and will be responsible for arrangement of the safe removal and relocation of the dwelling by a licensed contractor according to state laws and regulations. All permits, relocation costs, and insurance requirements for the house are the responsibility of the successful bidder and professional mover. Successful bidders and professional movers will also be responsible for containment or remediation of any environmental hazards, including asbestos-containing materials, in accordance with Arkansas law. The relocation of each house must be undertaken by a qualified bonded and licensed house moving contractor satisfactory to the University. Professional movers will be required to provide evidence of at least $1,000,000.00 liability insurance and bonding.

A list of available dwellings, photos, and a list of licensed and qualified professional movers is available in the bid packet. The deadline for submitting a bid is September 25, 2018, at 2:00 PM.
GENERAL TERMS & CONDITIONS

The houses offered for sale and removal were purchased by UAFS over the last 20 years with the goal of future expansion in mind. It is the short-term objective of the University to cause to be removed these residential dwellings in the safest, most efficient and cost-effective way possible.

Awards may be made by line item to the highest responsible bidder. However, priority consideration may be given to an offeror or offeror(s) who bid on multiple dwellings, including on an “all or none” basis, whichever is judged to be in the best interest of UAFS in meeting its objective in the most efficient and cost-effective way possible.

When bids are signed, this constitutes a contract with UAFS to pay the amount(s) indicated for the houses offered for sale and removal. Unsigned bids will not be read or considered. By signing the Invitation for Bid document the bidder warrants that they are not less than eighteen years of age. Tie bids will be determined by a flip of a coin by UAFS Procurement staff.

UAFS reserves the right to reject any or all bids, to waive any technical defects in bids, and unless otherwise specified by UAFS or the bidder, to accept any one item or group of items in the bid, as may be in the best interest of the University. UAFS reserves the right to cancel a bid and re-bid the houses when procedures are not complied with.

No changes may be made to the terminology of the Official Bid Form or the Terms and Conditions of this Invitation for Bid.
SCOPE OF WORK

It is the intent of this bid to offer for sale and removal 27 (twenty-seven) houses, as is, where is, and all sales are final. The successful bidder shall remove all awarded house(s) and any associated structures within the property line, foundation blocks, utilities, and surface debris.

Properties for sale and removal are listed on the bid form. All houses are single-family residential dwellings near the University of Arkansas – Fort Smith campus. Square footage does not include any associated structures.

Bidders should only bid on the dwelling(s) they are interested in purchasing and having removed.

The removal is to be accomplished in a safe and lawful manner to protect the campus community, public health and safety, and the environment. UAFS has not surveyed all of the properties for asbestos-containing materials or other hazardous substances. However, based on the age of the properties, there is reason to believe that they may include asbestos-containing materials or lead-based paint. UAFS makes no representation or warranty concerning the nature or existence of any environmental hazards.

All prospective bidders and professional movers must inspect the houses to be sold prior to submitting a bid. All houses are offered for sale “As Is, Where Is and All Sales Final”. UAFS makes no warranty, expressed or implied, as to quality, kind, character, quantity, weight, size or description of any of the houses or their fitness for any use or purpose. Any oral statement or representation by any representative of the University shall confer no right upon the bidder or purchaser.

Before submitting a bid, each bidder shall read the specifications and all other contract documents. Each bidder shall fully inform him/herself prior to his/her bid of all costs to cover all necessary expenses to perform the work set forth in the contract documents. No allowance will be made to any bidder because of lack of such examinations or knowledge. The submission of a bid shall be construed as conclusive evidence that the bidder has made such examination.

To arrange an inspection, interested buyers and professional movers should contact Rick Bynum at 479-788-7177 or 479-788-7171, or Bill Pierce at 479-788-7188, 8:00 am – 5:00 pm, Monday – Friday.

See page 10 for a list of qualified and licensed professional movers in Arkansas. UAFS has made reasonable and best efforts to provide a list of licensed and qualified professional movers for interested buyers to contact. This is for informational purposes only and is not guaranteed to be an all-inclusive list.

- The successful bidder agrees to pay for houses awarded to him in accordance with the prices offered in his bid within two (2) business days. When the winning bidder(s) is notified of the award, the 2-day period will begin the next business day at 8:00 a.m. All forms of payment must be in US currency. Payment for the houses is to be made in the form of cash, cashier’s check, or money order. Checks must be made payable to the University of Arkansas – Fort Smith or UAFS.
• Prior to any work being performed, the chosen professional mover / contractor will be required to furnish a $5,000 Performance Bond to be filed at the Sebastian County Courthouse at the bidder’s expense.

• Upon receipt of a copy of the Performance Bond marked “filed” and upon receipt of the full payment for the houses awarded from the successful bidder, UAFS will pass title and the Bill of Sale to the houses to the successful bidder. UAFS will relinquish ownership of the houses and any debris that may result from removal, and ownership of the houses vests in the successful bidder who will be responsible for contracting for the proper removal and disposal of houses and debris at his expense.

• The University’s responsibility for the houses offered by it and any debris that may result from the removal of the houses ceases with: 1) its receipt of the full payment for the houses awarded; and 2) the passing of title and Bill of Sale of the houses to the successful bidder. Thereafter, any damage to the houses from fire, theft, vandalism, or other cause shall be at the risk of the successful bidder. Any liability associated with the disposal of the handling of the debris from the removal will be assumed by the successful bidder at the time UAFS passes title.

• The successful bidder and contracted professional mover will be responsible for obtaining all required permits and approvals prior to the removal of the structures and/or items purchased. In no way will UAFS suffer any expense, penalty, or personal or property liability for the removal of the houses and debris that may result from removal.
RESPONSIBILITY OF PROFESSIONAL MOVERS

1. Responsibility
   Professional movers are presumed to be familiar with all federal, state, county, and city laws, ordinances and environmental regulations which affect those persons engaged or employed in such work, materials or equipment used, and the other conditions affecting the work. Professional movers shall comply with all such laws, ordinance and regulations. Professional mover will be held liable for any improper handling and disposal.

2. Preparation
   Professional movers shall examine the in-place conditions of the work specified so that a clear understanding of the project can be determined. Any and all questions must be addressed prior to the opening of the bids. Proceeding with the work will constitute acceptance of any and all existing conditions. No allowance will be made to any bidder or professional mover because of lack of such examination or knowledge. The submission of a bid shall be construed as conclusive evidence that the bidder and/or professional mover has made such examination.

3. Notification
   Professional mover shall notify UAFS at least two (2) working days prior to commencing the work. Site Inspection: (a) Locate all existing utility lines (call Arkansas One Call by dialing 811) that transverse the site (work area) and determine the requirements for their protection. (b) All existing utility lines are to be capped, staked, and marked by the successful bidder at the main service for each utility service.

4. Verification & Scheduling
   Before commencing the work, professional mover shall verify with UAFS that all objects to be removed and all objects to be preserved by the University are complete. Professional mover shall avoid interference with the use of, and passage to and from, adjacent building and facilities. A written schedule of the removal must be submitted and approved by UAFS prior to any work beginning. The contact person for scheduling removal is Bill Pierce, 479-788-7177 or 479-788-7171.

5. Completion Date
   Removal of the houses shall be completed within six (6) months from the passing of title to the purchaser. UAFS will be entitled to damages for failure of the purchaser and professional mover to remove the building(s) within the six-month period and UAFS may declare the bidder in default and give written notice demanding that the default be corrected by a time to be specified in such notice. If the successful bidder does not remove the building within the time specified, UAFS may consider the building and all related property to have been abandoned by the bidder for UAFS to dispose of by whatever means it may deem appropriate.

   While the work is in progress, confine all operations, material, and equipment within the immediate vicinity of the area involved (subject to the approval of UAFS at all times), and do not unreasonably obstruct or interfere with any phase of the University’s activities.
6. Qualification of Workmen
The successful bidder will enforce strict discipline and good order among its employees. The successful bidder will not employ unfit persons who are not skilled for the specific tasks needed for the project. The successful bidder will insure the safety of the workmen and the welfare of the UAFS community.

7. Illegal Immigrant Prohibition
It is the policy of UAFS to knowingly contract only with businesses or persons who do not employ or contract with illegal immigrants, and bidder insures his signature and response to this Invitation to certify this requirement.

8. Insurance Requirements
The successful bidder shall maintain General Liability and Auto Liability Insurance, and Workers’ Compensation and Employer’s Insurance in statutory limits as required by the State of Arkansas.

Certificate(s) evidencing insurance coverage shall be filed with the UAFS Procurement Services office prior to the contract award.

Worker’s Compensation and Employers Liability Required Coverage:

A. State
   Statutory
B. Applicable Federal:
   Statutory
C. Employer’s Liability:
   $100,000.00 per Accident
   $500,000.00 Disease, Policy Limit
   $100,000.00 Disease, each Employee

Comprehensive General Liability Required Coverage:

   General Aggregate:          $1,000,000.00
   Personal Injury:            $1,000,000.00 Each Occurrence
   Each Occurrence Limit:      $1,000,000.00 Each Occurrence
   Automobile Liability        Combined Single Limit $1,000,000.00
   Umbrella Excess Liability   $1,000,000.00

9. Builder’s Risk Insurance
UAFS shall not require the successful bidder to provide Builder’s Risk insurance. However, UAFS shall not be responsible for theft or vandalism of the successful bidder’s equipment and materials.
10. Code and Standards
In addition to complying with all pertinent codes and regulations, comply with the requirements of those insurance carriers providing coverage of the work. The successful bidder shall, at the bidder’s own expense, obtain all required licenses and permits for removing the building and disposing of debris.

11. Dust Control
Use all means necessary to prevent the spread of dust during the performance of the work; moisten surfaces as required to prevent dust from being a nuisance to the residents and public.

12. Burning
On –site burning will not be permitted.

13. Temporary Barricades
The purchaser and professional mover shall be responsible for erecting any necessary barricades adjacent to and/or around the work area in order to protect the residents and other personnel of UAFS or any other persons.

14. Project and Site Clean Up
The purchaser and professional mover at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operation. Clean-up will include piping, foundation blocks, or any other materials related to the original structure (other than driveway or below-the-ground poured foundation, or any fixed slabs) leaving area free from all debris.

15. Indemnification
The purchaser and professional mover agree to indemnify, defend, and hold harmless UAFS, its officers, agents and employees from all suits, actions, and claims of any character brought because of injuries received or damages sustained by any person, persons, or property arising out of the removal operations, particularly the removal of any asbestos-containing materials or lead paint; or in consequence of any neglect in safeguarding the site, or because of any act or omission, neglect, or misconduct of the purchaser and professional mover, or by any person or organization employed directly or indirectly by the successful bidder for claims or losses resulting from the removal of or the disposal of the houses and debris.
Having carefully examined the plans, specifications and other contract documents, including any addenda, and being familiar with all the special conditions relating to the proposed project, the undersigned hereby proposes purchase the dwelling(s) below and to furnish all necessary materials, tools, labor and equipment for removal and disposal of houses and debris with prices stated below and with completion within the allowed calendar days from notification of award.

The bid amount(s) offered below do NOT include the cost of contracting with a professional mover. The amount(s) below are purchase price only. Only indicate a bid amount for the dwelling(s) you are interested in purchasing and having removed.

<table>
<thead>
<tr>
<th>Bid Amount</th>
<th>Nbr</th>
<th>Address</th>
<th>Foundation</th>
<th>Sq Ft</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>530</td>
<td>N 48TH ST</td>
<td>CRAWL SPACE</td>
<td>1,949</td>
<td>1952</td>
</tr>
<tr>
<td>$</td>
<td>442</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,559</td>
<td>1965</td>
</tr>
<tr>
<td>$</td>
<td>500</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,476</td>
<td>1952</td>
</tr>
<tr>
<td>$</td>
<td>504</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,438</td>
<td>1950</td>
</tr>
<tr>
<td>$</td>
<td>503</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,536</td>
<td>1965</td>
</tr>
<tr>
<td>$</td>
<td>522</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,781</td>
<td>1966</td>
</tr>
<tr>
<td>$</td>
<td>523</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,780</td>
<td>1963</td>
</tr>
<tr>
<td>$</td>
<td>531</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,624</td>
<td>1964</td>
</tr>
<tr>
<td>$</td>
<td>532</td>
<td>N 49TH ST</td>
<td>CRAWL SPACE</td>
<td>1,826</td>
<td>1963</td>
</tr>
<tr>
<td>$</td>
<td>1100</td>
<td>N 50TH ST</td>
<td>CRAWL SPACE</td>
<td>2,325</td>
<td>1949</td>
</tr>
<tr>
<td>$</td>
<td>1112</td>
<td>N 50TH ST</td>
<td>CRAWL SPACE</td>
<td>2,509</td>
<td>1950</td>
</tr>
<tr>
<td>$</td>
<td>1200</td>
<td>N 50TH ST</td>
<td>CRAWL SPACE</td>
<td>1,476</td>
<td>1952</td>
</tr>
<tr>
<td>$</td>
<td>1113</td>
<td>N 52ND ST</td>
<td>CRAWL SPACE</td>
<td>1,363</td>
<td>1957</td>
</tr>
<tr>
<td>$</td>
<td>406</td>
<td>N 53RD ST</td>
<td>CRAWL SPACE</td>
<td>1,105</td>
<td>1962</td>
</tr>
<tr>
<td>$</td>
<td>418</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>1,162</td>
<td>1985</td>
</tr>
<tr>
<td>$</td>
<td>421</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>1,657</td>
<td>1982</td>
</tr>
<tr>
<td>$</td>
<td>424</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>1,343</td>
<td>1965</td>
</tr>
<tr>
<td>$</td>
<td>425</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>1,888</td>
<td>1979</td>
</tr>
<tr>
<td>$</td>
<td>430</td>
<td>N 53RD ST</td>
<td>CRAWL SPACE</td>
<td>1,529</td>
<td>1963</td>
</tr>
<tr>
<td>$</td>
<td>431</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>2,692</td>
<td>1970</td>
</tr>
<tr>
<td>$</td>
<td>436</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>2,027</td>
<td>1971</td>
</tr>
<tr>
<td>$</td>
<td>437</td>
<td>N 53RD ST</td>
<td>SLAB</td>
<td>1,852</td>
<td>1968</td>
</tr>
<tr>
<td>$</td>
<td>523</td>
<td>ALABAMA AVE</td>
<td>CRAWL SPACE</td>
<td>1,895</td>
<td>1955</td>
</tr>
<tr>
<td>$</td>
<td>532</td>
<td>BLACKBURN ST</td>
<td>CRAWL SPACE</td>
<td>1,616</td>
<td>1956</td>
</tr>
<tr>
<td>$</td>
<td>5205</td>
<td>PARK AVE</td>
<td>SLAB/CRAWL SPACE</td>
<td>1,778</td>
<td>1952</td>
</tr>
<tr>
<td>$</td>
<td>5309</td>
<td>PARK AVE</td>
<td>CRAWL SPACE</td>
<td>1,309</td>
<td>1948</td>
</tr>
<tr>
<td>$</td>
<td>433</td>
<td>WALDRON RD</td>
<td>CRAWL SPACE</td>
<td>1,335</td>
<td>1956</td>
</tr>
</tbody>
</table>
YOUR SIGNATURE INDICATES THAT YOU AGREE TO ALL TERMS & CONDITIONS OF THIS SALE

Name (Please Print) ____________________________________________________________

______________________  _____
Signature             Date

Address

______________________  _____
Telephone Number       Email address
LIST OF PROFESSIONAL HOUSE MOVERS / CONTACT INFORMATION

Combs House Movers
Ratcliff, AR
Tel. 479-635-2311
479-438-1158

Blaineco Structural Movers
North Little Rock, AR
Tel. 501-374-8851

Marks House Moving
Stuttgart, AR
Tel. 870-673-7611

This list is provided for informational purposes only.
1. 530 N 48th Street, Fort Smith, AR

2. 442 N 49th Street, Fort Smith, AR

3. 500 N 49th Street, Fort Smith, AR
4. 504 N 49th Street, Fort Smith, AR

5. 503 N 49th Street, Fort Smith, AR

6. 522 N 49th Street, Fort Smith, AR
7. 523 N 49th Street, Fort Smith, AR

8. 531 N 49th Street, Fort Smith, AR

9. 532 N 49th Street, Fort Smith, AR
10. 1100 N 50th Street, Fort Smith, AR

11. 1112 N 50th Street, Fort Smith, AR

12. 1200 N 50th Street, Fort Smith, AR
13. 1113 N 52nd Street, Fort Smith, AR

14. 406 N 53rd Street, Fort Smith, AR

15. 418 N 53rd Street, Fort Smith, AR
16. 421 N 53rd Street, Fort Smith, AR

17. 424 N 53rd Street, Fort Smith, AR

18. 425 N 53rd Street, Fort Smith, AR
19. 430 N 53rd Street, Fort Smith, AR

20. 431 N 53rd Street, Fort Smith, AR

21. 436 N 53rd Street, Fort Smith, AR
22. 437 N 53rd Street, Fort Smith, AR

23. 5523 Alabama Avenue, Fort Smith, AR

24. 5324 Blackburn, Fort Smith, AR
25. 5205 Park Avenue, Fort Smith, AR

26. 5309 Park Avenue, Fort Smith, AR

27. 433 N Waldron Road, Fort Smith, AR