

INVITATION TO BID
By the City of Homer, Alaska, on the
Nine Waddell Way Cabins Surplus Sale

Sealed bids for the purchase of one or more **Waddell Way Cabins** will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 PM, Thursday, September 24, 2015**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms and Surplus Sale Conditions and Bid Documents are available online at <http://www.cityofhomer-ak.gov/rfps>

The City's local bidder's 5% preference requirements apply. The work includes, but is not limited to the following:

Purchase, remove, and take ownership of one or more cabins located at 3755 Waddell Way (near the intersection of Heath Street and Grubstake Avenue).

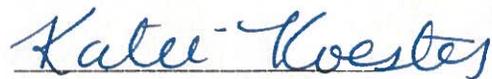
A pre-bid site visit will be held on Thursday, September 17, 2015 at 10:00 am at the cabin site to allow potential bidders to access the cabins and have questions regarding the surplus sale answered.

Please direct all technical questions regarding this project to: Carey Meyer, City of Homer, Public Works Department, 3575 Heath Street, Homer, Alaska 99603 (907) 235-3170

An electronic copy of Plans and Specifications is available on the City's website <http://www.cityofhomer-ak.gov/rfps> or you may purchase hard copies at the Office of the City Clerk upon payment of \$85 per set (\$140 for overnight delivery). All fees are non-refundable. The City of Homer reserves the right to accept or reject any or all bids, to waive irregularities or informalities in the bids, and to award the contract to the lowest responsive bidder.

DATED this 3rd day of September, 2015.

CITY OF HOMER


Katie Koester, City Manager

Publish: Homer Tribune September 9 and 16, 2015

Fiscal Note: 151-7002

Surplus Sale Conditions and Bid Documents

Nine Waddell Way Cabins and Storage Shed

The City of Homer owns nine cabins and a storage building located at 3755 Waddell Way, has no use for the cabins/storage building, and wishes to sell the cabins and storage building, and have them removed. Attached is a site plan showing cabin and storage building locations and photos of the cabins/storage building.

The contents of the cabins will not be part of the sale. Content is defined as furniture, appliances, bedding, towels, and wall hangings. Persons interested in purchasing these items should contact Al and Jan Waddell at (602) 621-1384.

Persons interested in purchasing, removing and taking ownership of one or more cabins or the storage building can submit bids to the City using the attached bid form. Bids are due and will be publicly opened and read on Thursday, September 24 at 2:00 pm in the City Council Chambers. See the Bid Advertisement for bidding requirements. A 5% bid bond will be required. No performance or payment bond will be required.

Basis of Bid Award:

The City will award this project in a manner that is in the best interest of the City. The City has two interests 1) to expeditiously and effectively have all structures removed from the site, and 2) maximize revenue. Interest 1 above is the first priority.

If there is sufficient interest from multiple bidders to purchase individual structures, the City may award to multiple bidders based on the highest bid for each structure. If there is not sufficient interest (for example - individual bids are received for only some of the structures); the award may be made based on the highest bid submitted by one individual for all the structures.

The City of Homer reserves the right to accept or reject any or all bids, to waive irregularities or informalities in the bids, and award based on what is in the City's best interest.

Schedule:

Bids Due	September 24
Council Approval	September 28
Notice to Proceed	September 29
All Structures Removed	October 30

City/Purchaser Responsibilities:

The City will be responsible for:

- 1) Shutting off power, water and sewer service to the site.
- 2) Providing access to the site.
- 3) Provide temporary laydown/storage area if required.
- 4) Removal of on-site propane tank.
- 5) Final clean-up of the site.

The Purchaser will be responsible for:

- 1) Removing and taking ownership of the on-site building structures as outlined below:

Cabin 1 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, south half of fence between adjacent cabin, foundation including pre-cast concrete foundation slabs (2).

Cabin 2 (16' x 24') – Ownership and removal responsibility includes cabin, front access ramp, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, south half of fence between adjacent cabin, foundation including pre-cast concrete foundation slabs (2).

Cabin 3 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, south half of fence between adjacent cabin, foundation including pre-cast concrete foundation slabs (2).

Cabin 4 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, south half of fence between adjacent cabin, foundation including pre-cast concrete foundation slabs (2).

Cabin 5 (16' x 24') and Storage Building (16' x 20') – Ownership and removal responsibility includes cabin and storage building, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, foundation including pre-cast concrete foundation slabs (2). (Note: the storage building and the cabin share a common wall).

Cabin 6 (16' x 24') – Ownership and removal responsibility includes cabin, front access ramp, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, foundation including pre-cast concrete foundation slabs (2).

Cabin 7 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, foundation including pre-cast concrete foundation slabs (2).

Cabin 8 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, foundation including pre-cast concrete foundation slabs (2).

Cabin 9 (16' x 24') – Ownership and removal responsibility includes cabin, front stairs, the deck and deck roof (including half of the deck between the adjacent cabin, roof drain discharge piping, foundation including pre-cast concrete foundation slabs (2).

- 2) Disconnecting the structure from the on-site power, water and sewer system. Cap (water tight) exposed electrical conduit, and water and sewer services.
- 3) Show proof of insurance by the person who will move the structure(s) as shown below:

The successful bidder(s) shall provide the following types of insurance prior to starting structure removal work. All Insurance Certificates shall name "City of Homer, Alaska" as an additionally insured party. Contractor will also include a provision that the City of Homer will not be liable for damages or claims from damages arising from the bidder's performance or activities in connection with work.

<u>Comprehensive General Liability</u>	<u>Minimum Limits</u>
Single Limit	\$1,000,000
Aggregate	\$2,000,000
<ul style="list-style-type: none">• Bodily Injury & Property Damage Liability• Premises Operations• Broad Form Property Damage• Personal Injury	

<u>Comprehensive Automobile Liability</u>	<u>Minimum Limits</u>
Bodily Injury and Property Damage, including All owned, hired and non-owned vehicles	\$1,000,000

Bid Schedule
Surplus Sale - Waddell Way Cabins and Storage Shed

Bid for Cabin 1 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 2 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 3 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 4 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 5 (16' x 24') and Storage Building (16' x 20') \$ _____
In Numbers (Lump Sum)

Bid for Cabin 6 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 7 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 8 (16' x 24'): \$ _____
In Numbers (Lump Sum)

Bid for Cabin 9 (16' x 24'): \$ _____
In Numbers (Lump Sum)

TOTAL: \$ _____
In Numbers (Lump Sum)

Name of Firm or Individual: _____
Typed or Printed Name

Address of Firm or Individual: _____

Authorized Signature: _____

Name of Signatory: _____
Typed or Printed

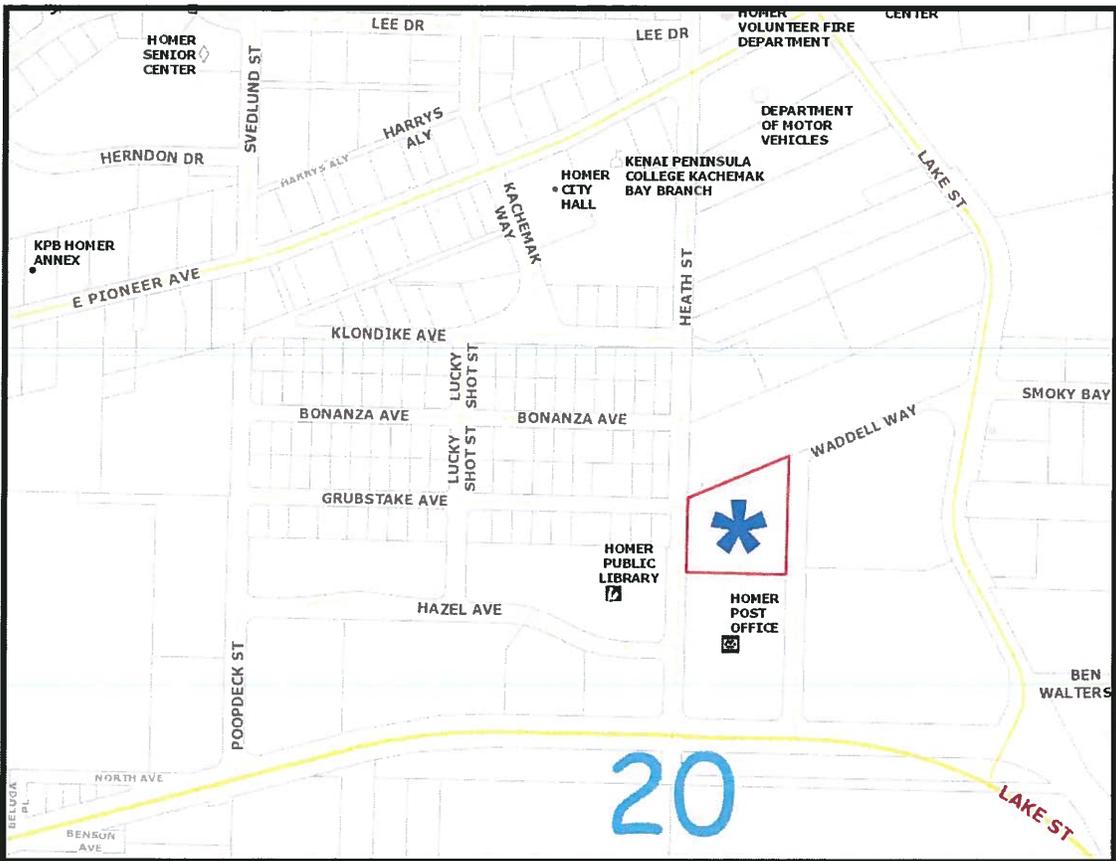
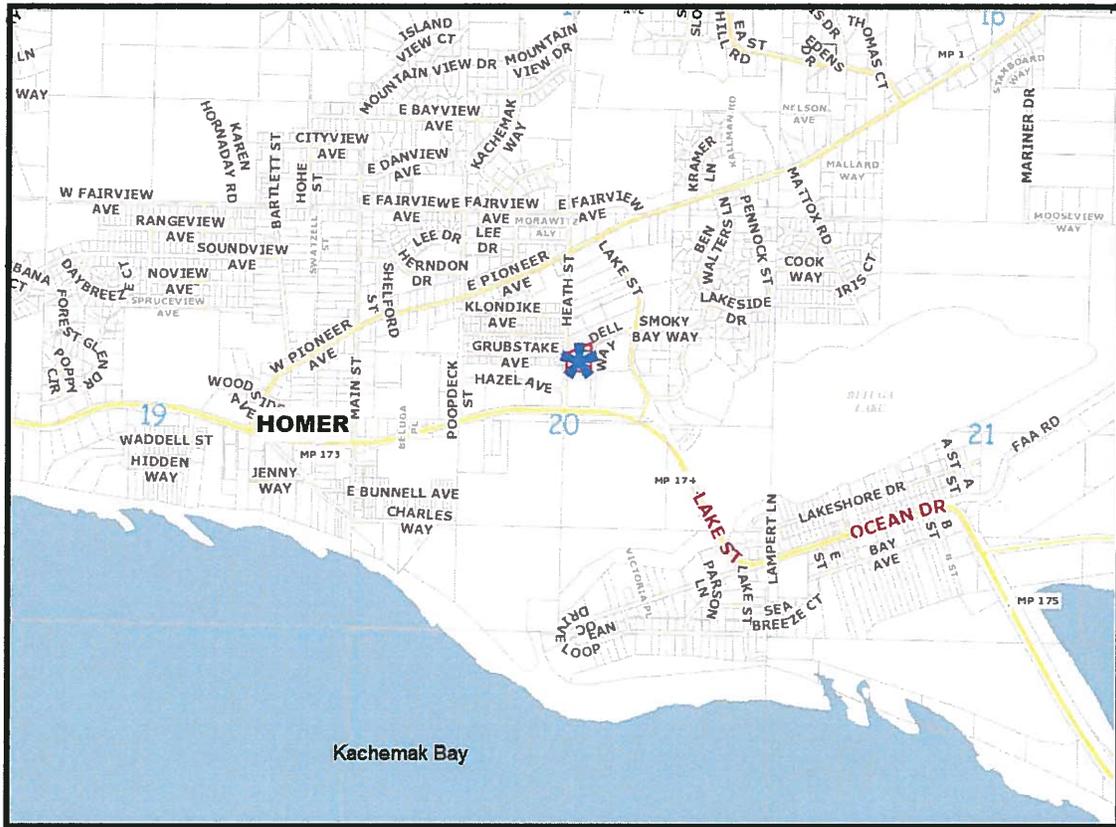
Title of Signatory: _____

Date of Bid: _____

SUBJECT LOCATION MAPS

Borrower: N/A
Property Address: 3755 Waddell Way
City: Homer
Lender: Client: City of Homer Public Works

File No.: 13668
Case No.:
State: AK
Zip: 99603



SUBJECT AERIAL PHOTOS

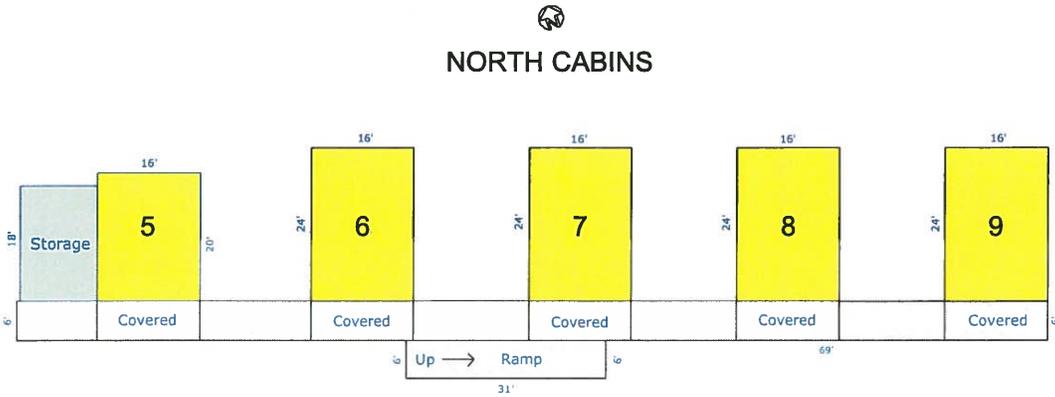
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
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FLOORPLAN SKETCH

Borrower: N/A
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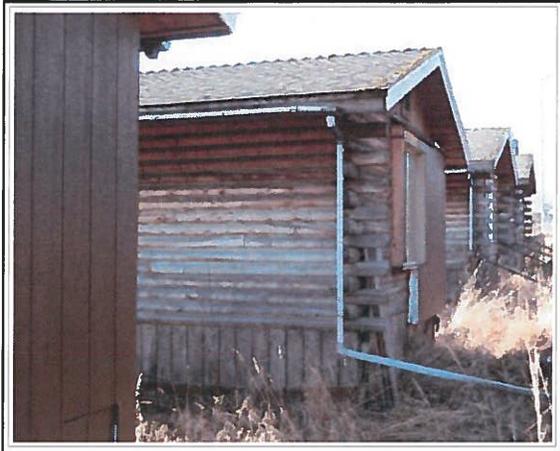
Sketch by Apex Sketch v5 Standard™

Comments:

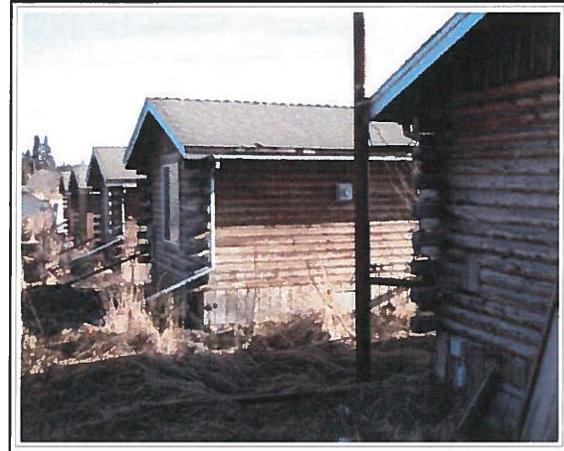
AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	Cabin 6	384.00	1856.00	Cabin 6		384.00
	Cabin 7	384.00		16.0 x 24.0		
	Cabin 8	384.00		16.0 x 24.0		
	Cabin 9	384.00		16.0 x 24.0		
	Cabin 5	320.00		20.0 x 16.0		
P/P	North boardwalk	1152.00	1152.00			
OTH	Storage	216.00	216.00			
Net BUILDING Area		(rounded)	1856	5 Items	(rounded)	1856

SUBJECT PHOTOS - Page 2

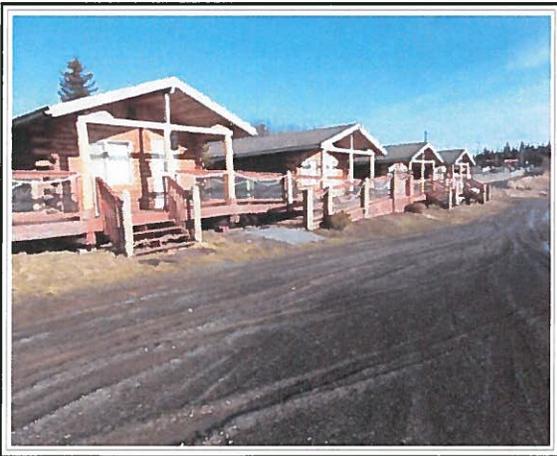
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Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
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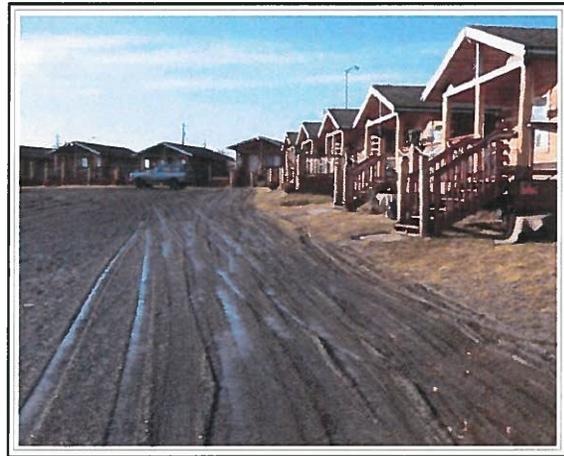
Looking south at the rear of the west cabins. The rear and sides of the cabins could use surface preparation and new oil or stain.



Looking east at rear of the north cabins



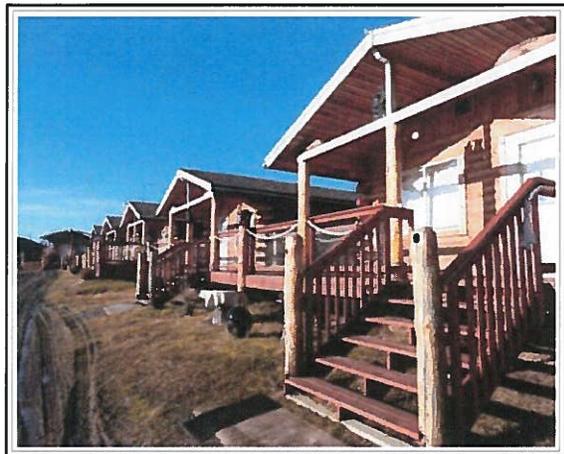
Looking northeast from the parking area toward the north cabins



Looking west from the parking area. The north cabins are on the right, the west cabins on the left.



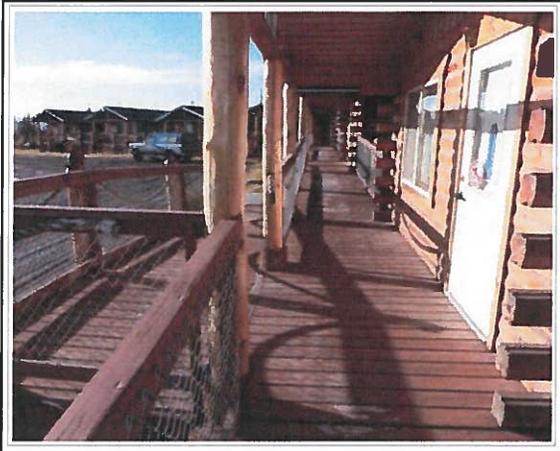
Looking west from the parking area toward the west cabins



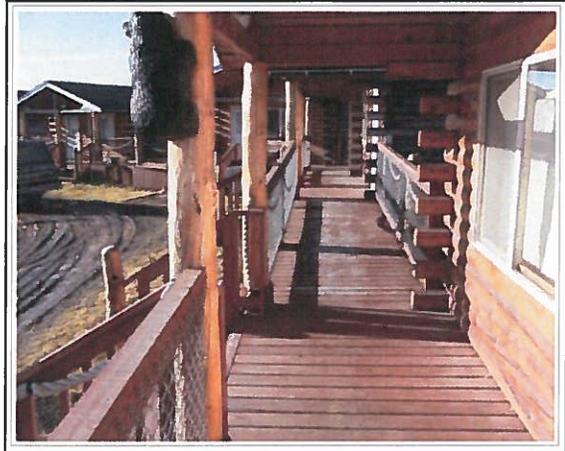
The north cabins

SUBJECT PHOTOS - Page 3

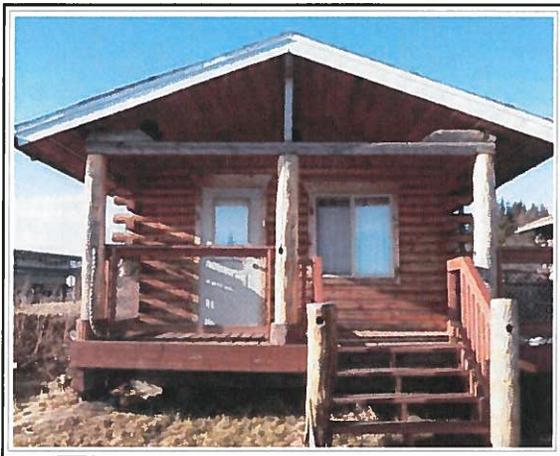
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
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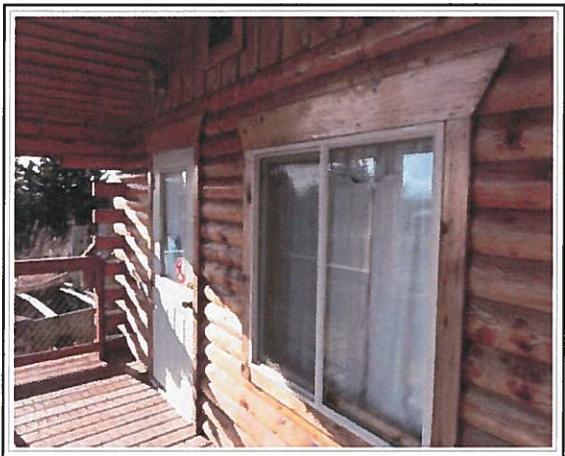
Looking west from the north boardwalk



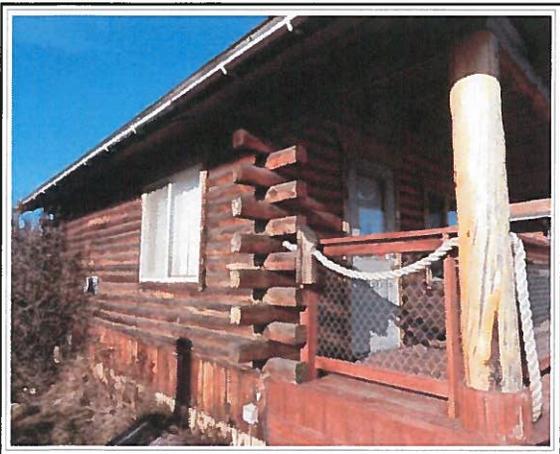
Looking west from the north boardwalk



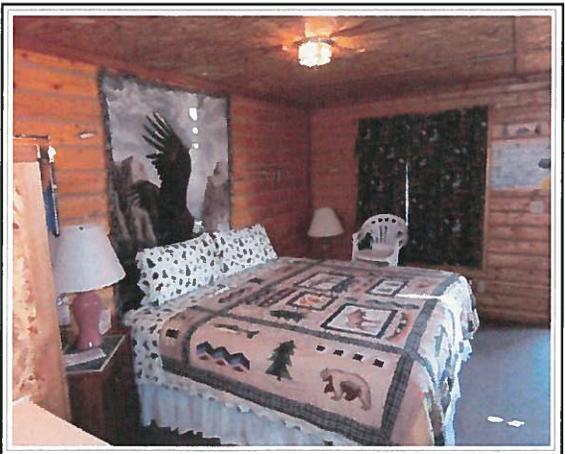
Cabin 1



Cabin 1



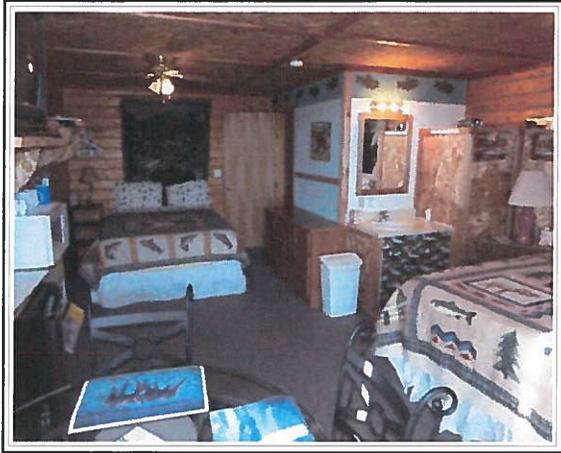
Cabin 1



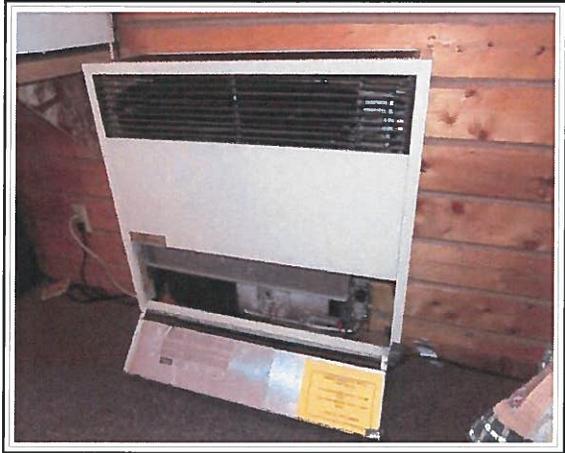
Cabin 1

SUBJECT PHOTOS - Page 4

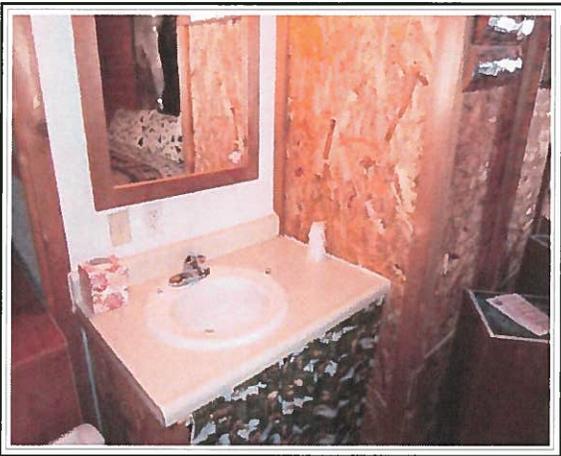
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



Cabin 1



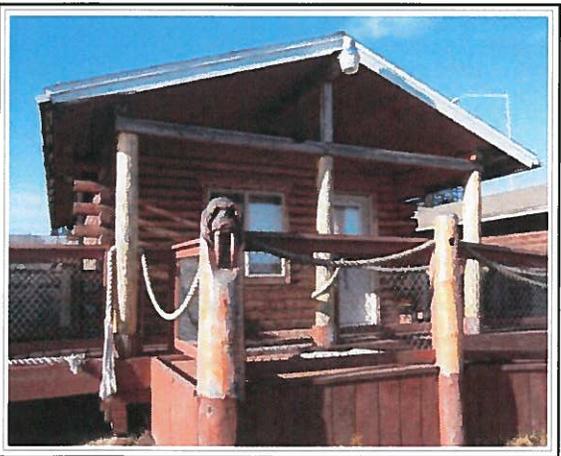
Cabin 1 LP-gas unit heater



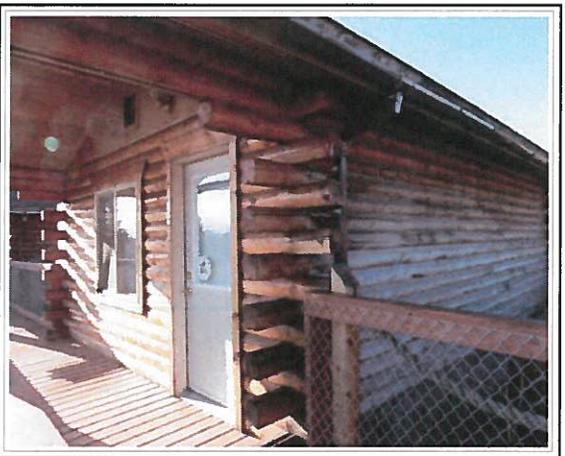
Cabin 1



Cabin 1



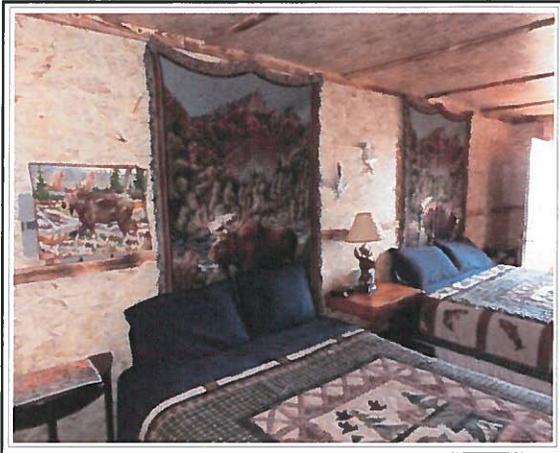
Cabin 2



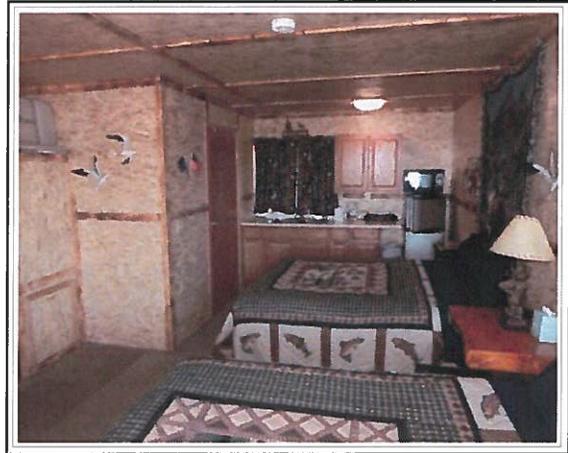
Cabin 2

SUBJECT PHOTOS - Page 5

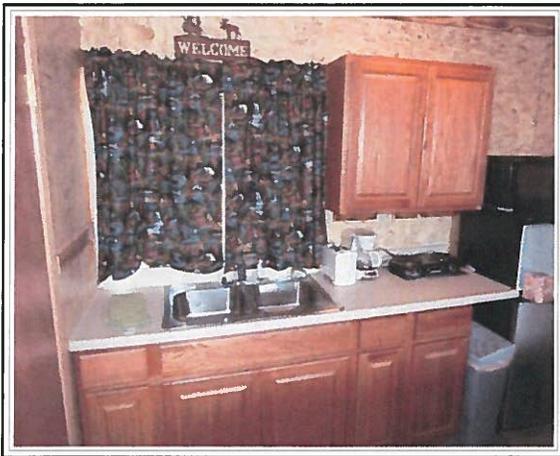
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Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



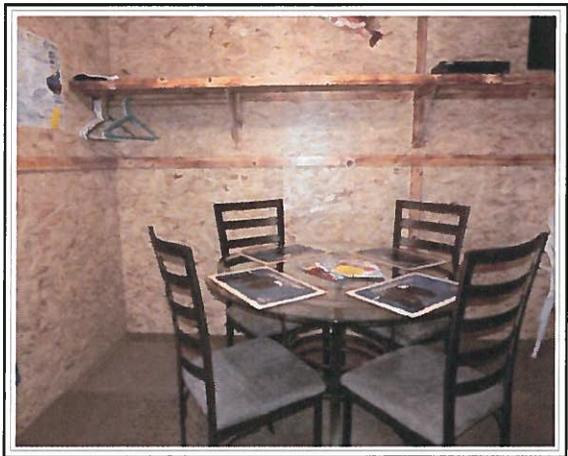
Cabin 2



Cabin 2



Cabin 2



Cabin 2



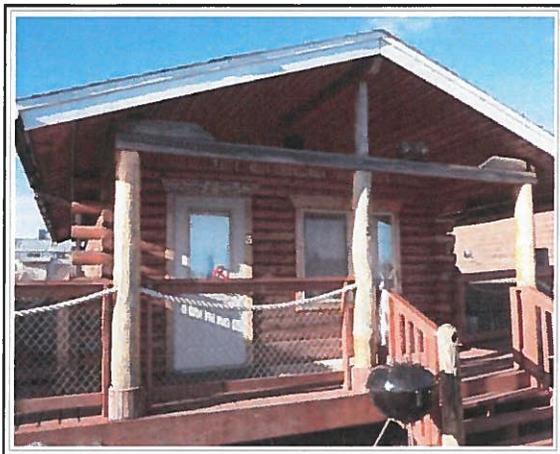
Cabin 2



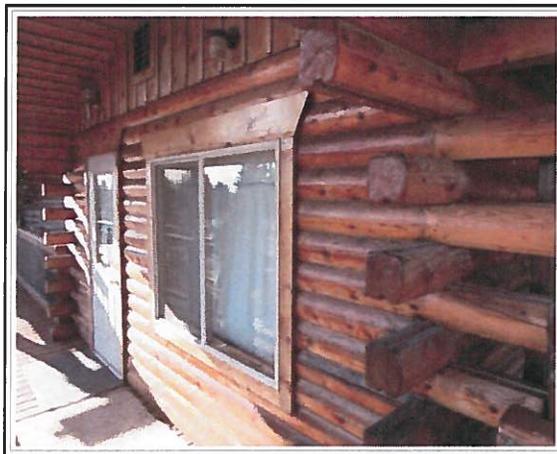
Cabin 2

SUBJECT PHOTOS - Page 6

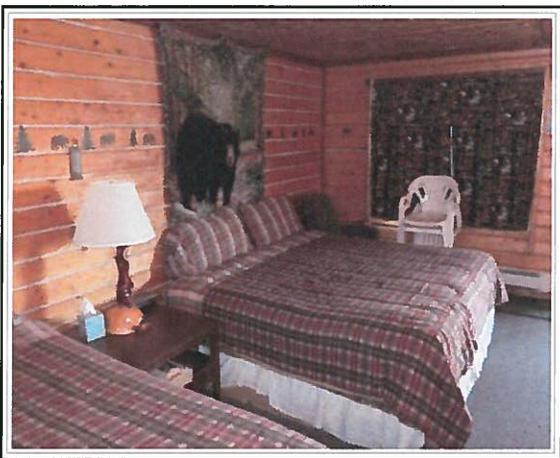
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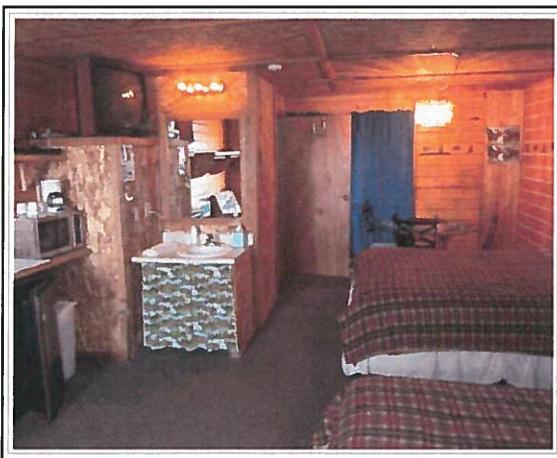
Cabin 3



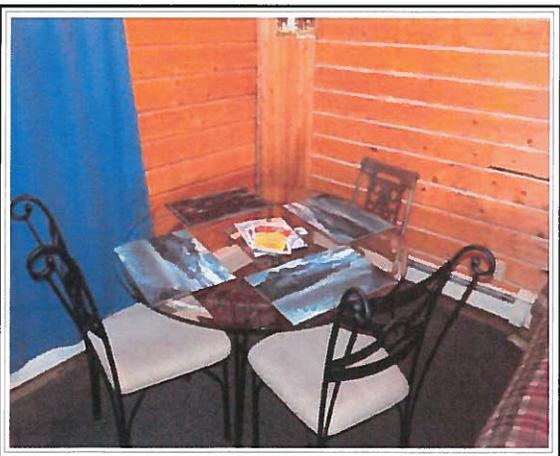
Cabin 3



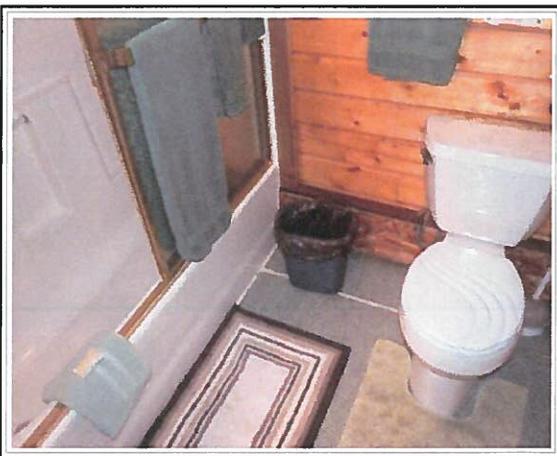
Cabin 3



Cabin 3



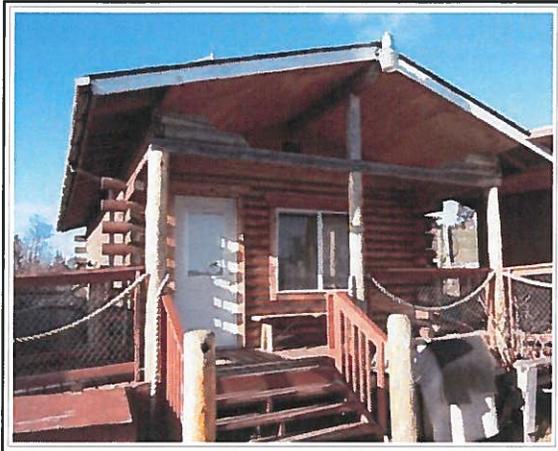
Cabin 3



Cabin 3

SUBJECT PHOTOS - Page 7

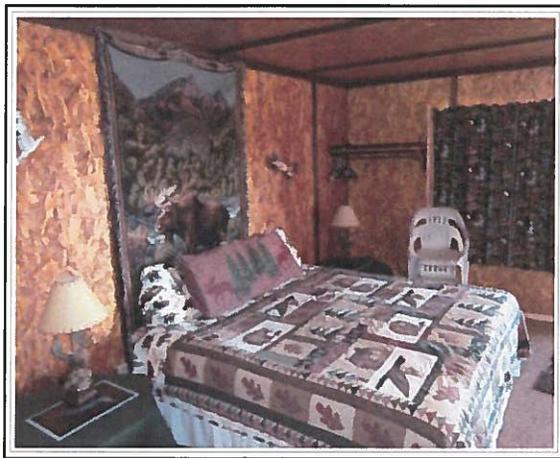
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



Cabin 4



Cabin 4



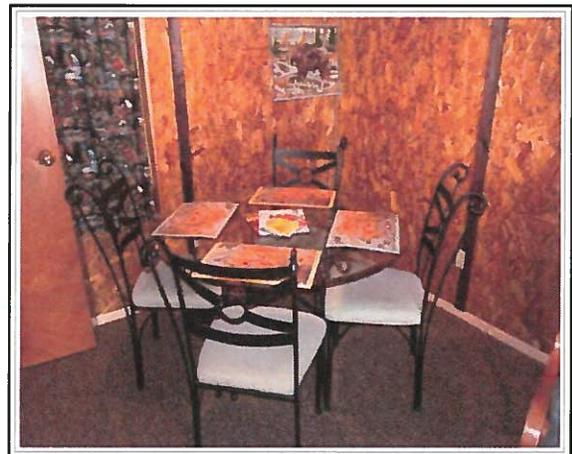
Cabin 4



Cabin 4



Cabin 4 LP-gas unit heater



Cabin 4

SUBJECT PHOTOS - Page 8

Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



Cabin 4



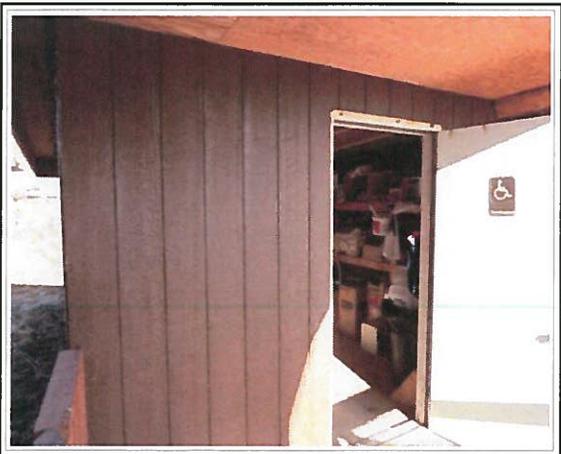
The 12' x 18' storage shed between Cabins 4 and 5. This was added since March, 2013.



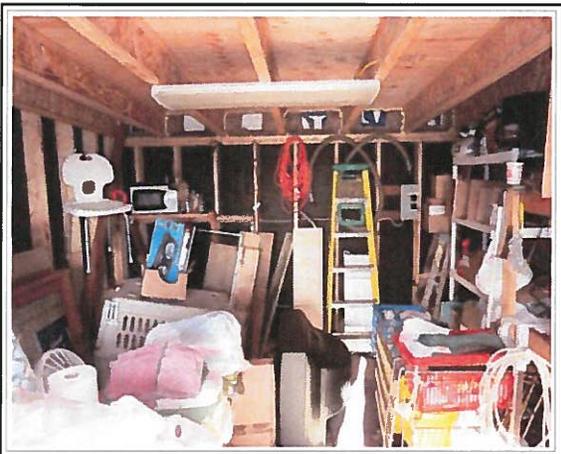
Storage shed (northwest side)



Storage shed (north side)

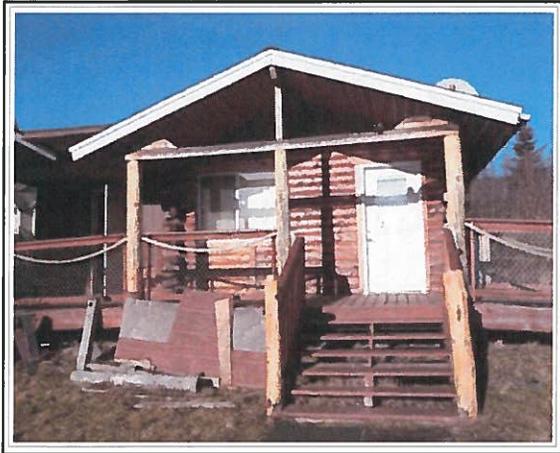


Storage shed (south side)

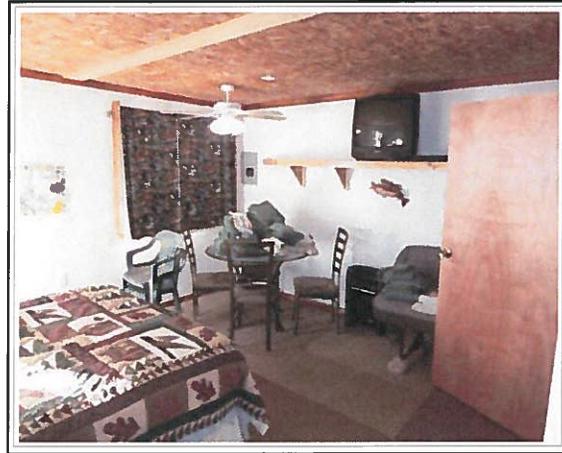


Storage shed interior

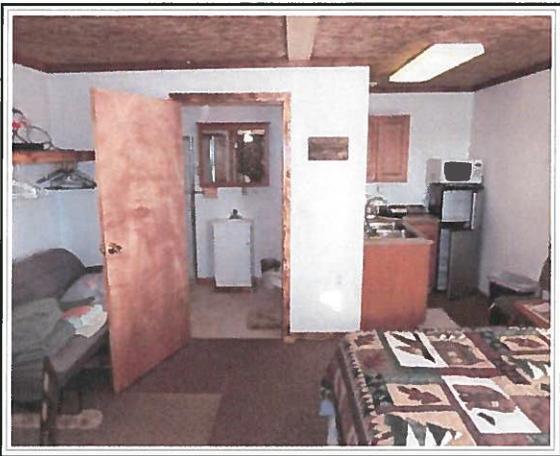
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



Cabin 5



Cabin 5



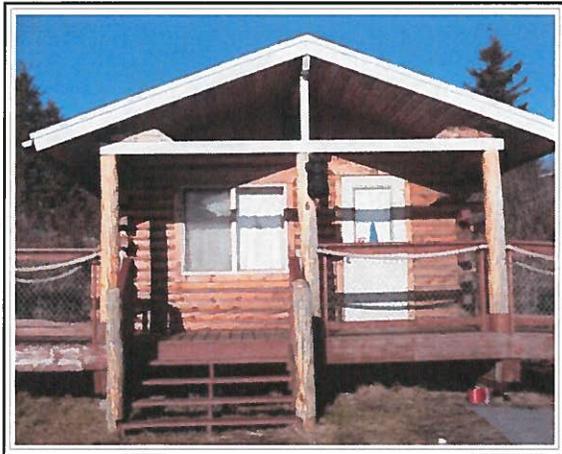
Cabin 5



Cabin 5

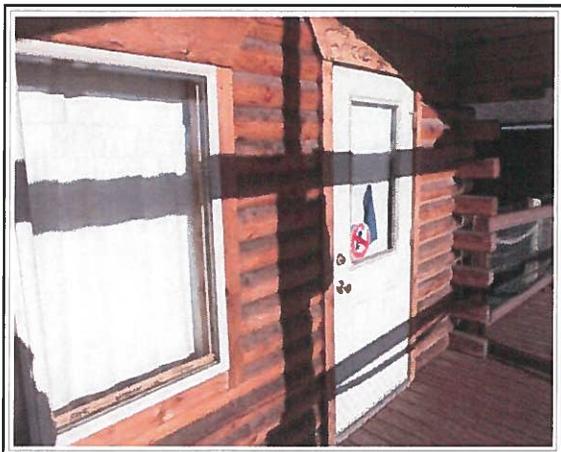


Cabin 5

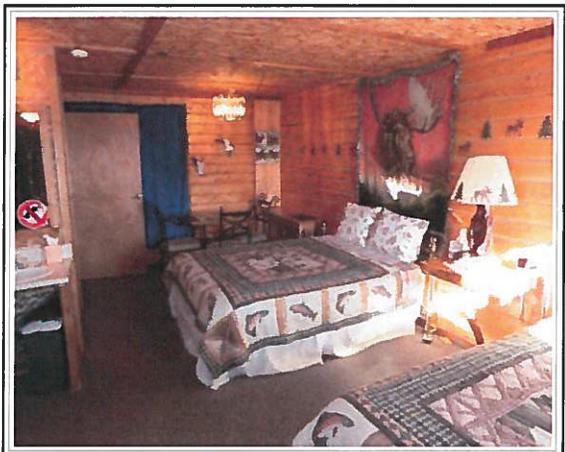


Cabin 6

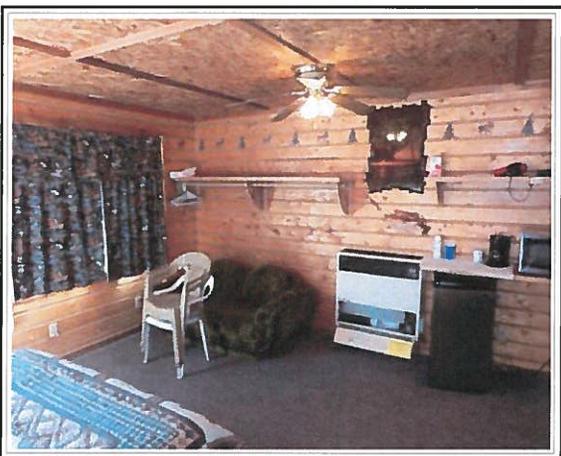
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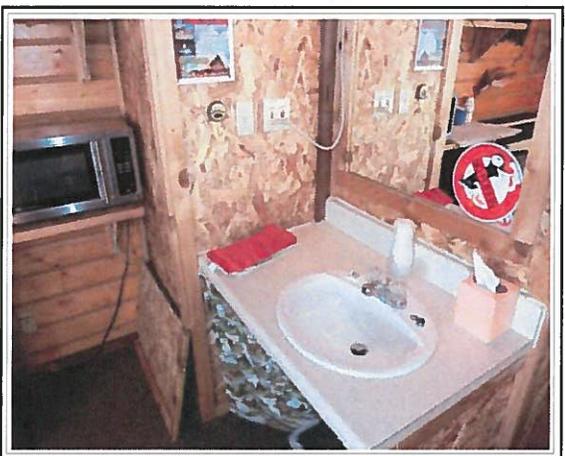
Cabin 6



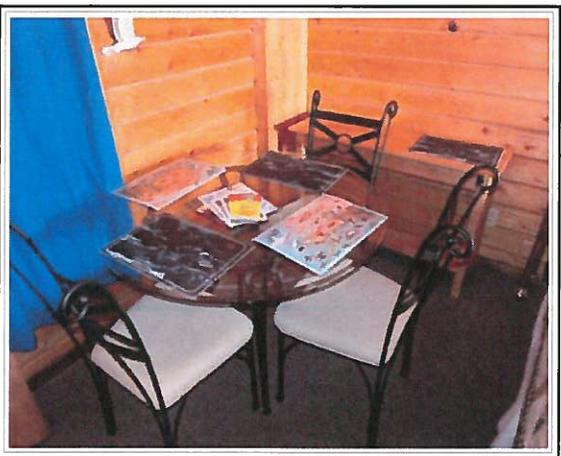
Cabin 6



Cabin 6



Cabin 6

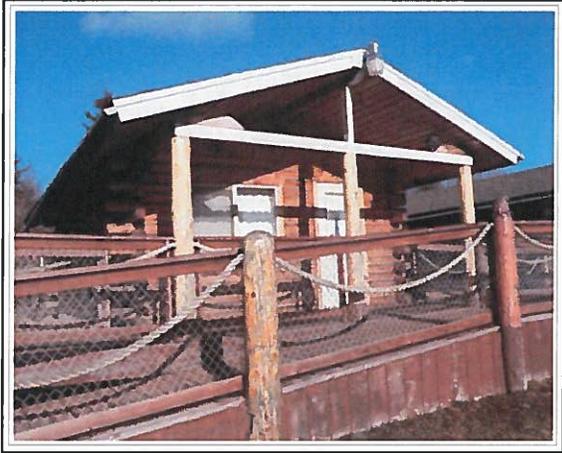


Cabin 6

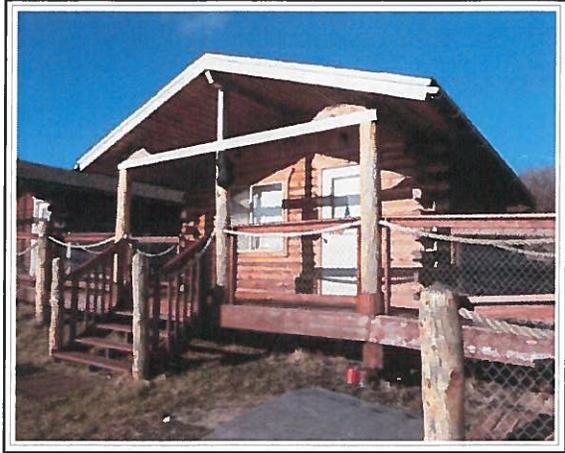


Cabin 6

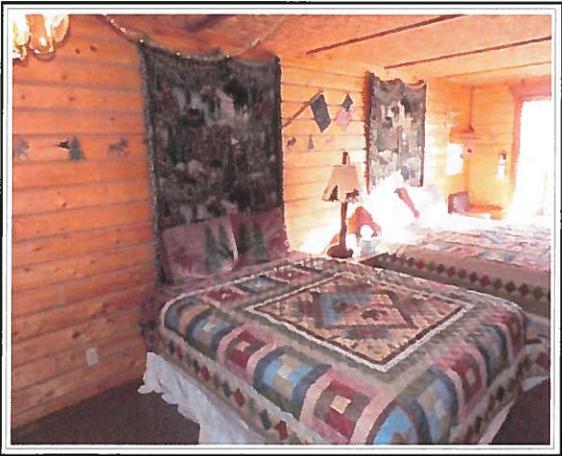
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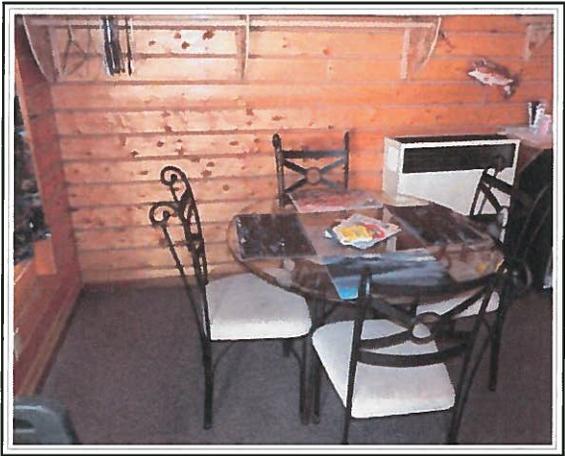
Cabin 7



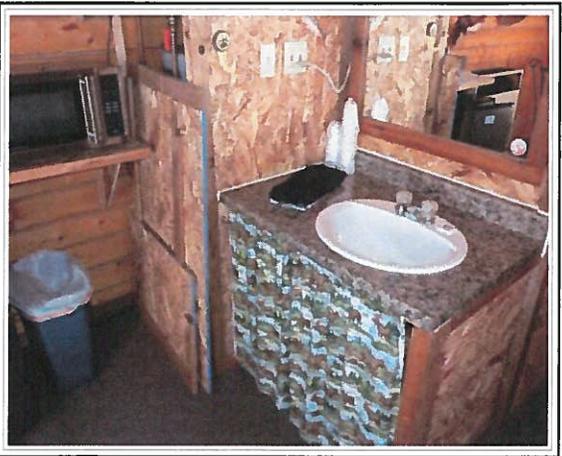
Cabin 7



Cabin 7



Cabin 7

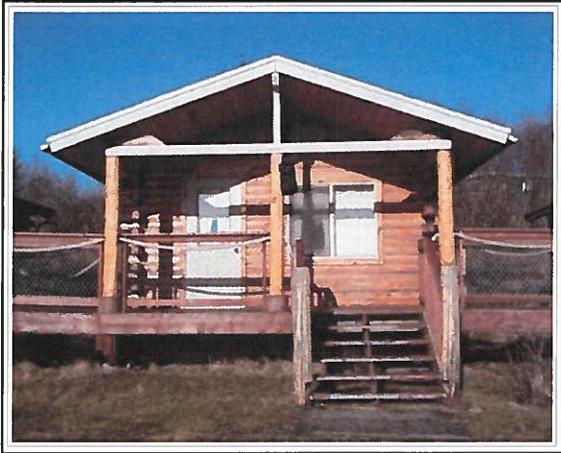


Cabin 7

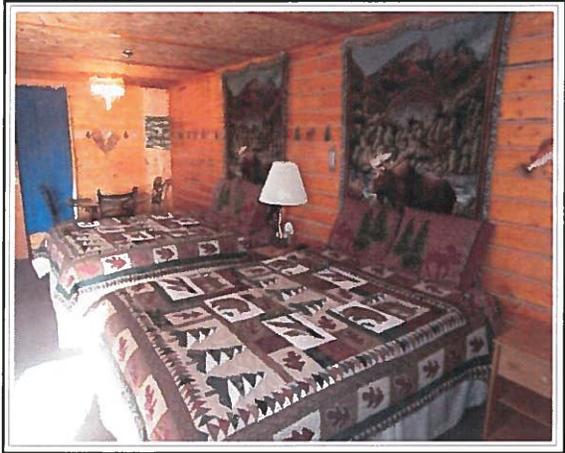


Cabin 7

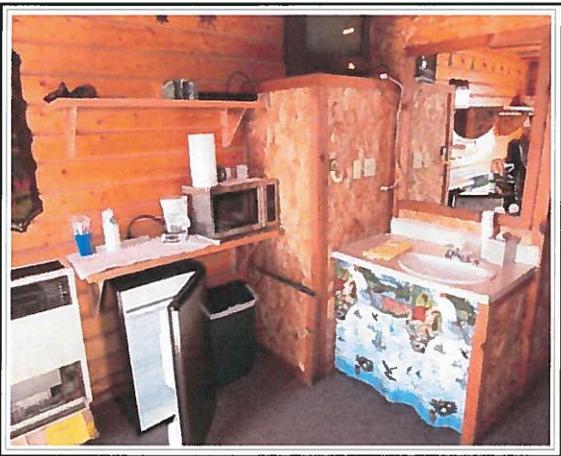
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



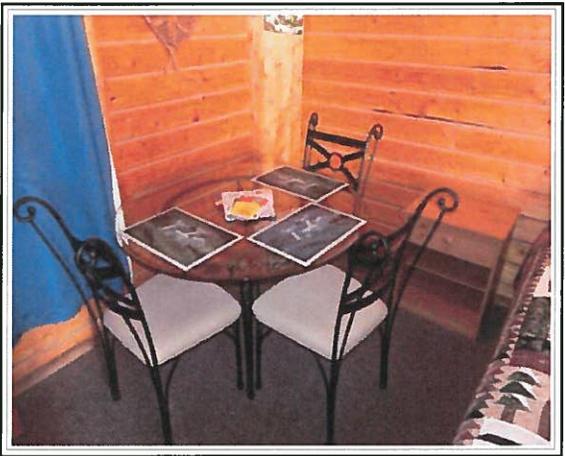
Cabin 8



Cabin 8



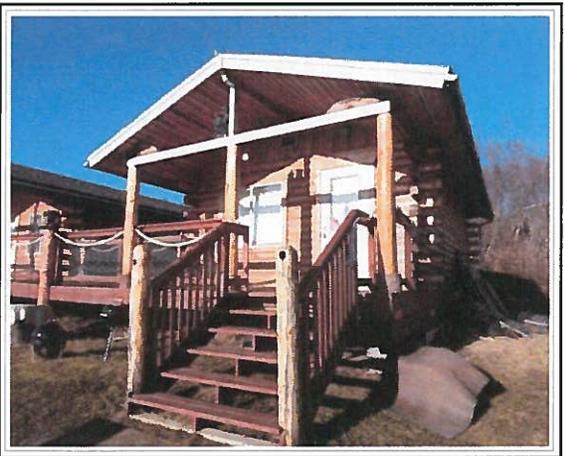
Cabin 8



Cabin 8



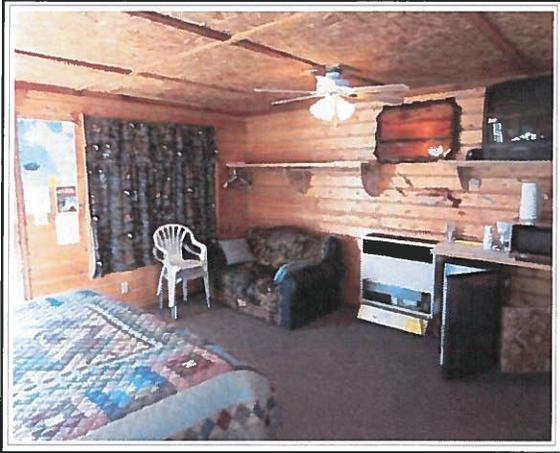
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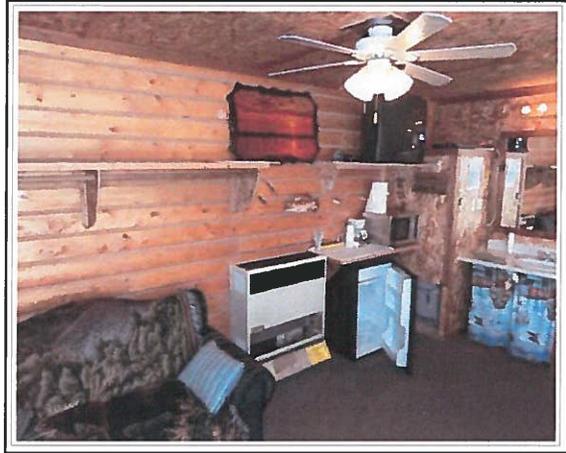
Cabin 9

SUBJECT PHOTOS - Page 13

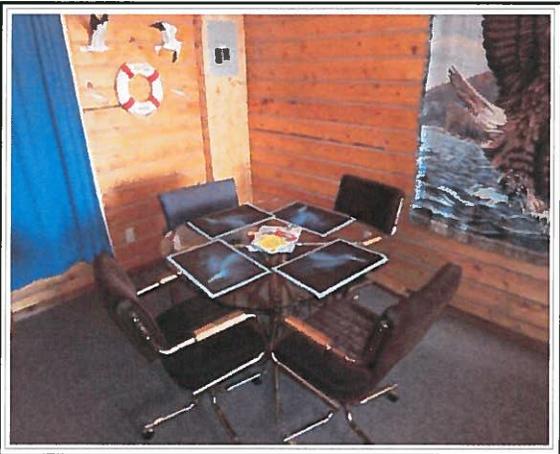
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



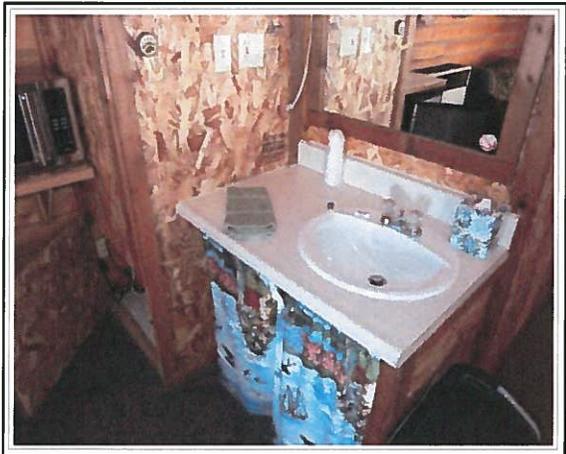
Cabin 9



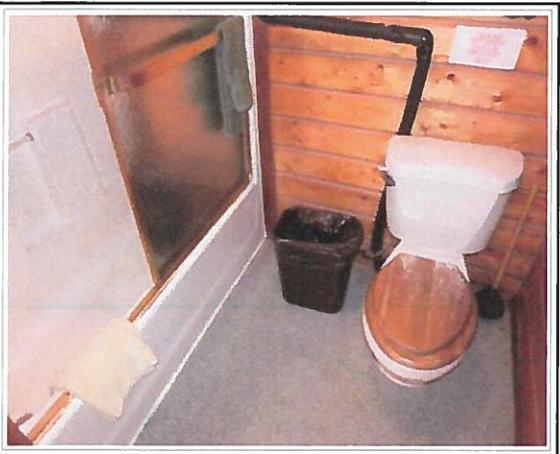
Cabin 9



Cabin 9



Cabin 9



Cabin 9



The foundations consist of concrete pads that support the steel frames under the cabins

SUBJECT PHOTOS - Page 14

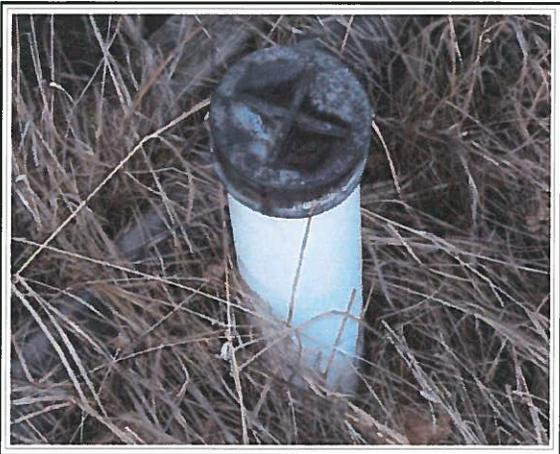
Borrower: N/A	File No.: 13668	
Property Address: 3755 Waddell Way	Case No.:	
City: Homer	State: AK	Zip: 99603
Lender: Client: City of Homer Public Works		



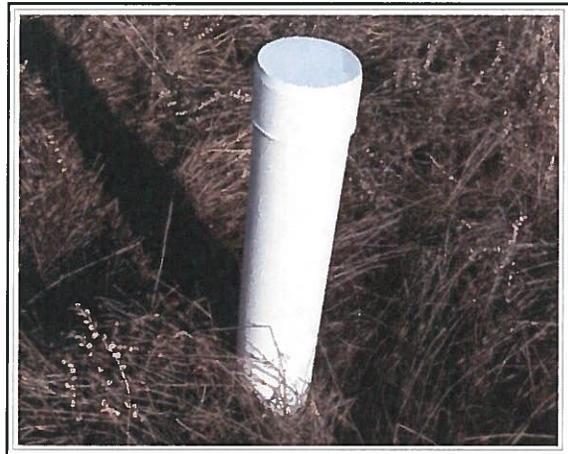
The underside of the floors have sprayed-in urethane foam insulation.



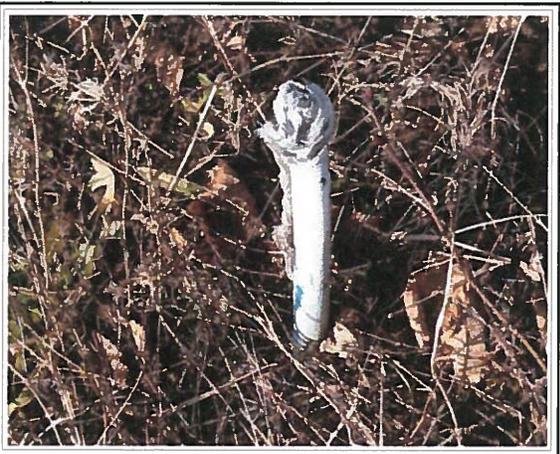
Each cabin has an individual curb stop for the city water line



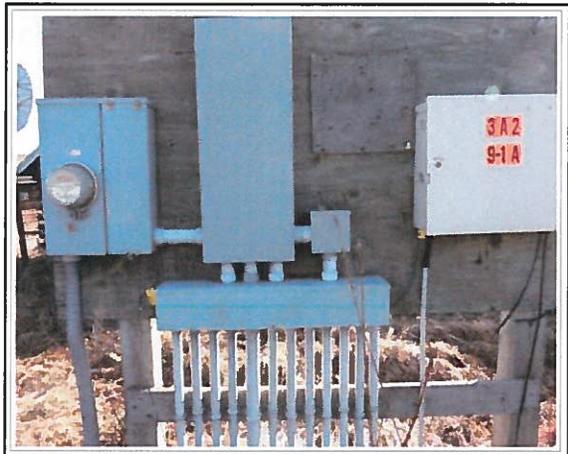
Sewer lines are stubbed in for two additional cabins



Sewer lines for additional cabins



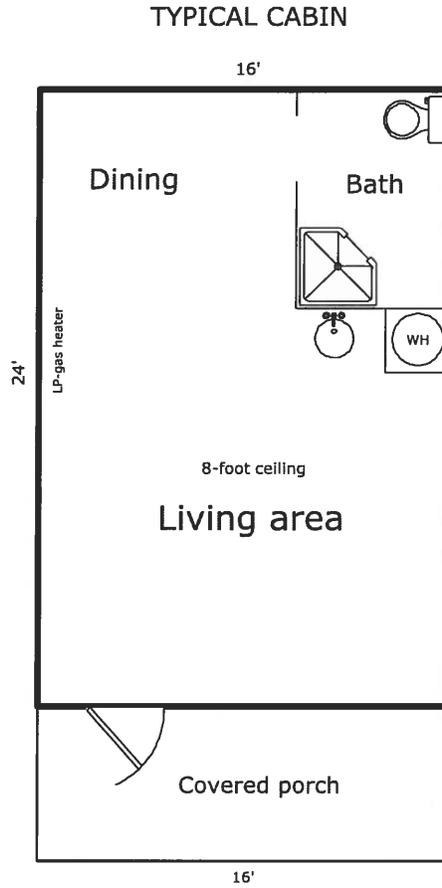
Water line for additional cabins



Electric meter and distribution panel. Each cabin has separate electric service that is home-run from this panel.

FLOORPLAN SKETCH

Borrower: N/A	File No.: 13668
Property Address: 3755 Waddell Way	Case No.:
City: Homer	State: AK
Lender: Client: City of Homer Public Works	Zip: 99603



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	Typical cabin	384.00	384.00	Typical cabin		
P/P	Cov porch	96.00	96.00	16.0	x 24.0	384.00
Net LIVABLE Area		(rounded)	384	1 Item	(rounded)	384