



## King County

Invitation to Bid at Public Auction

Bid No. 1006

### King County Surplus Personal Property Sale Conducted by the Fleet Administration Division

In accordance with King County Code 4.56, sealed bids will be accepted for the following County surplus personal property:

The 1908 Ocepek-Wigton Farmhouse  
(This invitation to bid is for the relocation of the farmhouse.)

**TITLE:** Ocepek-Wigton Farmhouse Sale

**SALE TYPE:** Sealed Bid

**MINIMUM BID:** \$ 1.00

**DATE ISSUED:** Wednesday, March 17, 2010

**PRE-BID MEETING:** 10:00 am Wednesday, April 14, 2010

**BID OPENING DATE AND TIME:** 10:30 am Wednesday, May 12, 2010

Sealed bid proposals are hereby solicited and will be received at the King County Fleet Administration Division, 201 South Jackson St., Room 822, Seattle, Washington, 98104, for the removal and relocation of the 1908 Ocepek-Wigton farmhouse at 38120 252<sup>nd</sup> Avenue South East, Enumclaw, Washington, 98022 (Parcel Number 352106-9015). This sale shall be conducted in accordance with the following instructions, requirements and specifications:

All bids received will be opened in public at the time and place stated above and all bidders and other interested persons are hereby invited to be present.

To submit a bid you must complete the **SEALED BID FORM (Attachment A)**

There will be a pre-bid meeting at 10:00am Wednesday April 14, 2010 at the King County Fleet Administration office, 201 South Jackson St., Room 822, Seattle, Washington, 98104.

#### **SECTION I - GENERAL INFORMATION**

- A. All bids submitted become public information and may be reviewed by appointment by anyone requesting to do so at the conclusion of the bid evaluation process.
- B. King County reserves the right to reject any or all bids.

*General Information continued*

- C. In the event it becomes necessary to revise any part of this Invitation to Bid (ITB), addenda shall be provided to all prospective bidders who received the initial ITB.
- D. King County is not liable for any cost incurred by prospective bidders prior to awarding the Bid.
- E. No bids will be received after the time and date specified on the ITB. There shall be no exceptions to this requirement.
- F. The award will be to the highest bidder. Once awarded, the successful bidder is bound by the bid and obligated to claim the goods. Persons failing to do this may be declared ineligible to bid at all future King County Fleet Administration sales. All bids are final. In case of equal sealed bid offers, the award will be made to the earliest bid received. For purposes of clarity, the successful bidder will be referred to as the "Buyer" from this point forward in this document.
- G. After bid has been awarded, the property becomes the sole responsibility of the Buyer. Buyer agrees to indemnify and hold harmless Seller against damage caused by the acts of Buyer or any person acting at Buyer's request or on Buyer's behalf in connection with the dismantling or removal of property.
- H. A contract between the successful bidder and King County shall include the ITB and the bidder's response to the ITB. Failure of the successful bidder to accept these obligations may result in cancellation of their selection.
- I. The Buyer may not assign any rights or delegate any duties under this contract without the County's prior written consent. Such consent must be sought in writing no less than thirty (30) days prior to the date of any proposed assignment and/or delegation.
- J. Either party may request changes in the scope of services and performing or reporting standards to be performed or provided herein. Proposal changes which are mutually agreed upon shall be incorporated by written amendment to the agreement by the King County Fleet Administration Division.
- K. The contract may be terminated at the County's election if for any cause the Buyer fails to fulfill in a timely and prompt manner her/his obligations under this agreement or if the Buyer violates any of the provisions of the agreement.
- L. Payment must be in the form of cash, certified check or cashiers check made payable to King County Finance.

*General Information continued*

M. Please direct all questions regarding the **bid process** to:

Russ Johnson, Personal Property Manager  
Fleet Administration Division  
201 South Jackson Street, Room 822  
Seattle, Washington 98104  
(206) 263-6263  
[russ.johnson@kingcounty.gov](mailto:russ.johnson@kingcounty.gov)

N. Please direct all **site specific** questions to:

Ingrid Lundin, Program Manager  
King County Parks Division  
201 South Jackson Street, Room 700  
Seattle, Washington 98104  
(206) 684-1557  
[Ingrid.lundin@kingcounty.gov](mailto:Ingrid.lundin@kingcounty.gov)

**SECTION II – BID DESCRIPTION**

King County is seeking a new owner for the Ocepek-Wigton farmhouse to move the house to a new location. This effort is being conducted as part of the Memorandum of Agreement between King County Department of Natural Resources and Parks, King County Historic Preservation Program and the Washington State Department of Archeology and Historic Preservation. The specific criteria (section IV) of this ITB are designed to meet the obligations of this agreement.

If the house is moved to a site in the Krain area (within two miles of the intersection of SE 400<sup>th</sup> Street and 264<sup>th</sup> Avenue SE) and keeps its general exterior appearance, it may be eligible for landmark designation and various benefits, including restoration grants, low interest loans and property tax reductions.

The Buyer will be responsible for coordination and cost of all subsequent actions:

- Acquire or determine a new location for the house;
- Obtain all necessary or required permits to relocate the house; and
- Transport the house from the County site;
- The Buyer will have approximately 6 months to move the house from the County site.

### SECTION III – INSURANCE REQUIREMENTS

- A. Prior to awarding this bid, applicant shall procure and maintain for the duration of this agreement insurance against claims for injuries to persons or damages to property which may arise from, or in connection with the performance of work hereunder by the applicant, its agents, representatives, employees, and/or subcontractors. The cost of such insurance shall be paid by the applicant or subcontractor. The applicant may furnish separate certificates of insurance and policy endorsements for each subcontractor as evidence of compliance with the insurance requirements of this agreement.
- B. Minimum Scope of Insurance - Coverage shall be at least as broad as:
1. Commercial General Liability: Insurance Services Office form number (CG 00 01 Ed.current or its equivalent) covering **COMMERCIAL GENERAL LIABILITY**. Coverage to include XCU.
  2. Automobile Liability: Insurance Services Office form number (CA 00 01 Ed. Current or its equivalent) covering **BUSINESS AUTO COVERAGE**, symbol 1 "any auto"; or the combination of symbols 2, 8, and 9.
  3. Worker's Compensation: Worker's Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, as well as any similar coverage required for this work by applicable Federal or "Other States" State Law.
  4. Employers Liability or "Stop-Gap": The protection provided by the Workers Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the General Liability policy.
  5. Contractors Pollution Liability: **Pollution Liability Insurance, including an MCS-90 Endorsement.** Whenever the performance of this Contract involves the transportation or abatement of hazardous substances, the Contractor shall provide coverage to cover damages sustained by reason of sudden and accidental pollution, including an MCS-90 endorsement, attached to the Automobile Liability policy, covering accidental pollution or equivalent:

C. Minimum Limits of insurance - The applicant shall maintain limits no less than for:

1. General Liability: \$ 2,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and \$ 2,000,000 in the aggregate.
2. Automobile Liability: \$ 1,000,000 combined single limit per accident for bodily injury and property damage,
3. Workers' Compensation: Statutory requirements of the State of residency.
4. Employers Liability or "Stop gap" coverage: \$ 1,000,000.
5. Contractors Pollution: \$ 1,000,000 per occurrence and in the aggregate

D. Other Insurance Provisions

1. The County, its officers, officials, employees and agents are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the applicant.
2. To the extent of the applicant's negligence, the applicant's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and agents. Any insurance and/or self-insurance maintained by the County, its officers, officials, employees or agents shall not contribute with the applicant's insurance or benefit the applicant in any way.
3. The applicant insurance shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

E. VERIFICATION OF COVERAGE

The applicant shall furnish the Fleet Administration Division with certificates of insurance and endorsements required by this ITB. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements for each insurance policy are to be on forms approved by the County and are to be received and approved by the County prior to the commencement of activities associated with this ITB.

The County reserves the right to require complete, certified copies of all required insurance policies at any time.

#### **SECTION IV - SPECIFIC REQUIREMENTS**

A. The Buyer will provide to King County a plan, by Wednesday May 19, 2010, that addresses how the house will be moved and relocated.

B. The Buyer will provide the name of the firm or individual who will oversee the relocation of the house.

C. **Performance Bond**

The Buyer will be required to submit a performance bond of \$ 20,000 in the form of cash, certified check or in a standby letter of credit at a bank listing King County as the sole signer to release the funds. Such bond or reserve account is to guarantee the performance by Buyer.

D. **Start Up Notification**

The Buyer will notify King County of the beginning of the relocation/movement process 10 days prior to the start of work at the County site.

E. **Access to the Site**

The Buyer will notify and coordinate with King County Natural Resources and Parks when access to the site is requested.

**SEALED BID FORM**  
**(Attachment A)**

Sale Name: Ocepek-Wigton Farmhouse Sale  
Bid Number: 1006  
Date: May 12, 2010

The following party hereby submits the following bid:

\_\_\_\_\_  
(Print Full Legal Name)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Phone Number)

**Lump Sum Bid \$ \_\_\_\_\_ for total sale**

The Successful Bidder agrees to furnish, **within 30 days of confirmation date**, a Performance Bond acceptable to the County in the amount specified on the Invitation to Bid. Performance Bond guarantees performance of all provisions of the contract and payment of any damages caused by operations under the contract or resulting from the Buyers noncompliance with any rule or law.

**Bidder's Warranty and Bid Signature**

***By signing and submitting this bid as an offer to purchase the Ocepek-Wigton farmhouse from King County, the Bidder hereby warrants to the County that they have had an opportunity to fully inspect the house. Bidder further warrants to the County that they enter this bid based upon their own judgments of the value of the house, formed after their own examination and inspection of the house. Bidder also warrants to the County that they enter this bid without any reliance upon the appraisals, pre-bid documentation, or any other representation by the King County Department of Natural Resources and Parks.***

\_\_\_\_\_  
(Signature of Authorized Representative submitting this bid)

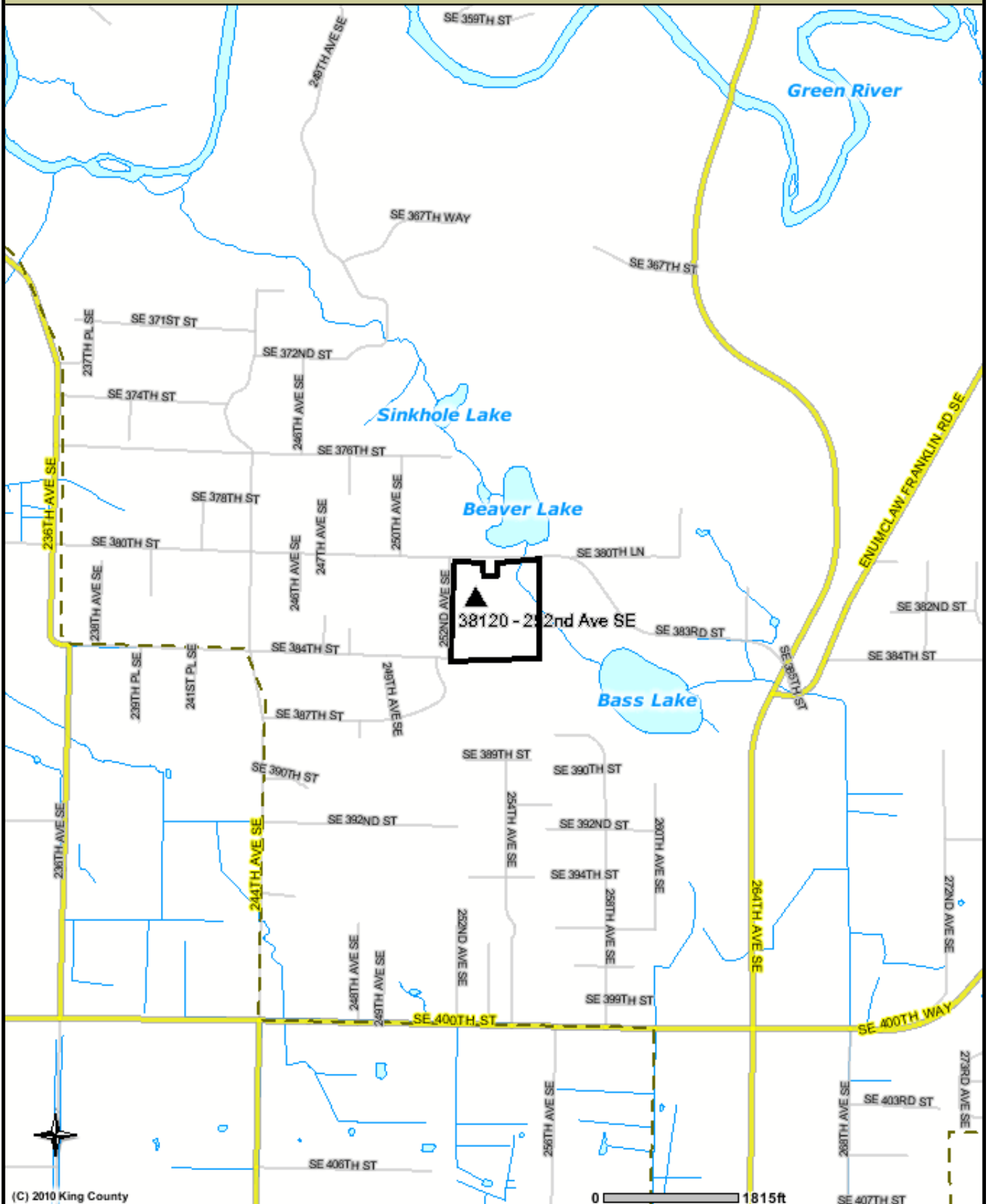
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print **name and title** of Authorized Representative submitting this bid)

ATTACHMENTS: Vicinity Map & Site Plan



# 38120 - 252nd Ave SE



(C) 2010 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

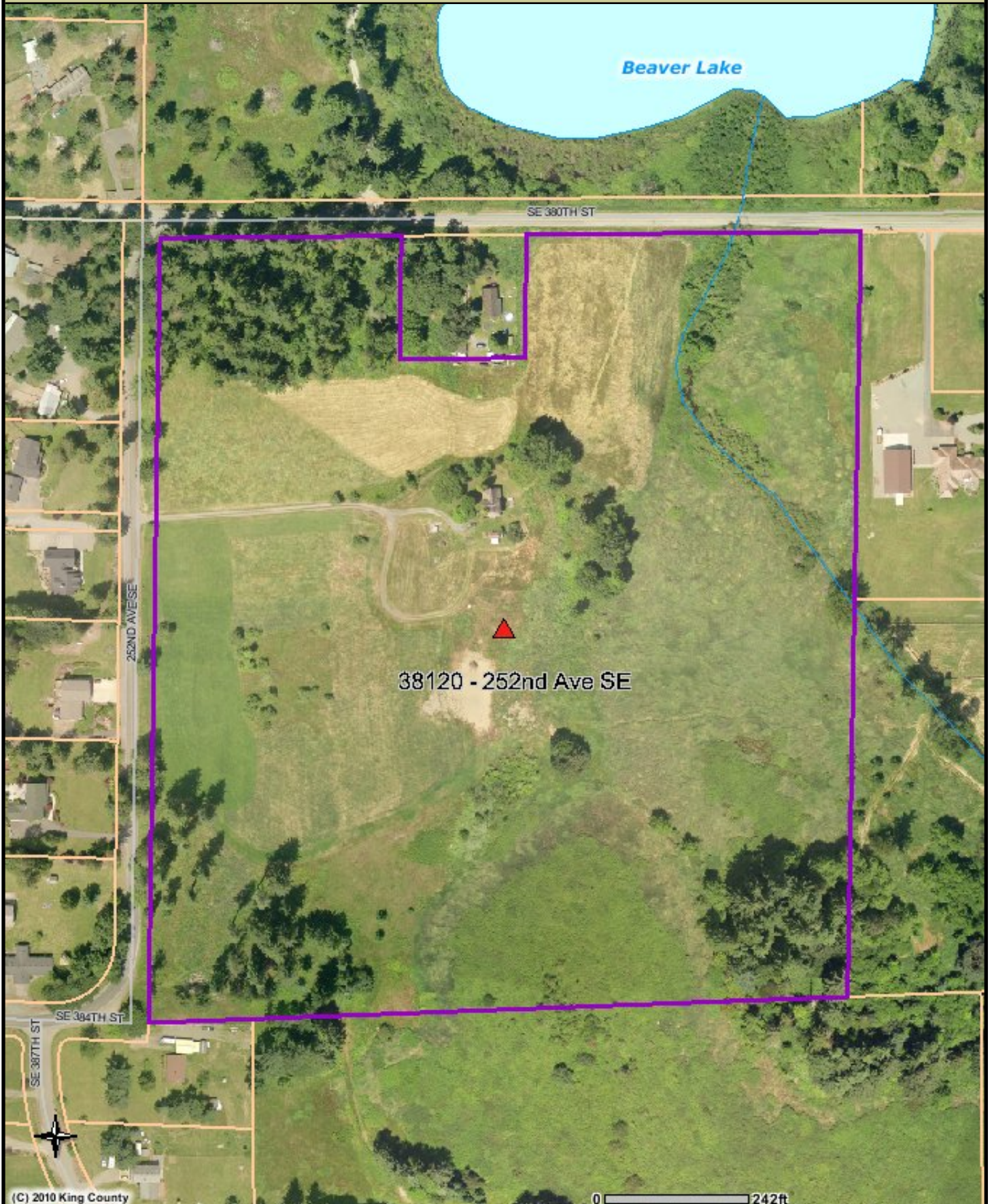
Date: 3/10/2010

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



**King County**

# 38120 - 252nd Ave SE



(C) 2010 King County

0 242ft

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



**King County**