



## Administrative Services

Purchasing Division

### CITY OF FORT COLLINS

#### INVITATION TO BID

**BID #5718**

#### **SALE OF THE OLD HARMONY GAS STATION BUILDING**

**BID OPENING: JULY 9, 2002, 10:00A.M. (our clock)**

Sealed bids will be received and publicly opened at the office of the Director Of Purchasing and Risk Management, PO Box 580, 215 North Mason St., 2nd floor, Fort Collins, Colorado 80522, at the time and date noted on the bid proposal and/or contract documents. If delivered, they are to be sent to 215 North Mason Street, 2<sup>nd</sup> Floor, Fort Collins, Colorado 80524. If mailed, the address is P.O. Box 580, Fort Collins, 80522-0580.

**Bids must be received at the Purchasing Office prior to 10:00a.m. (our clock), July 9, 2002.**

**A copy of the Bid may be obtained as follows:**

1. Call the Purchasing Fax-line, 970-416-2033 and follow the verbal instruction to request document #25718. **(The bid number must be preceded by a 2 when using the Fax-line.)**
2. Download the Bid from the Purchasing Webpage, Current Bids page, at: [www.fcgov.com/purchasing](http://www.fcgov.com/purchasing).
3. Come by Purchasing at 215 North Mason St., 2nd floor., Fort Collins, and request a copy of the Bid.

**Special Instructions**

All bids must be properly signed by an authorized representative of the company with the legal capacity to bind the company to the agreement. Bids may be withdrawn up to the date and hour set for closing. Once bids have been accepted by the City and closing has occurred, failure to enter into contract or honor the purchase order will be cause for removal of supplier's name from the City of Fort Collins' bidders list for a period of twelve months from the date of the opening. The City may also pursue any remedies available at law or in equity. Bid prices must be held firm for a period of forty-five (45) days after bid openings.

Submission of a bid is deemed as acceptance of all terms, conditions and specifications contained in the City's specifications initially provided to the bidder. Any proposed modification must be accepted in writing by the City prior to award of the bid.

Only bids properly received by the Purchasing Office will be accepted. All bids should be clearly identified by the bid number and bid name contained in the bid proposal.

No proposal will be accepted from, or any purchase order awarded, to any person, firm or corporation in default on any obligation to the City.

Bids must be furnished exclusive of any federal excise tax, wherever applicable.

Bidders must be properly licensed and secure necessary permits wherever applicable.

Bidders not responding to this bid will be removed from our automated vendor listing for the subject commodities.

The City may elect where applicable, to award bids on an individual item/group basis or on a total bid basis, whichever is most beneficial to the City. The City reserves the right to accept or reject any and all bids, and to waive any irregularities or informalities.

Sales prohibited/conflict of interest: no officer, employee, or member of City Council, shall have a financial interest in the sale to the City of any real or personal property, equipment, material, supplies or services where such officer or employee exercises directly or indirectly any decision-making authority concerning such sale or any supervisory authority over the services to be rendered.

This rule also applies to subcontracts with the City. Soliciting or accepting any gift, gratuity, favor, entertainment, kickback or any items of monetary value from any person who has or is seeking to do business with the City of Fort Collins is prohibited.

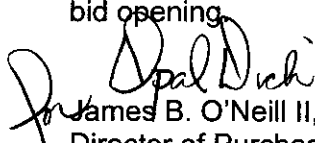
Freight terms: unless otherwise noted, all freight is F.O.B. Destination, Freight Prepaid. All freight charges must be included in prices submitted on proposal.

Discounts: any discounts allowed for prompt payment, etc., must be reflected in bid figures and not entered as separate pricing on the proposal form.

Purchasing restrictions: your authorized signature of this bid assures your firm's compliance with the City's purchasing restrictions. A copy of the resolutions are available for review in the Purchasing Office or the City Clerk's Office. Request Resolution 91-121 for cement restrictions.

Collusive or sham bids: any bid deemed to be collusive or a sham bid will be rejected and reported to authorities as such. Your authorized signature of this bid assures that such bid is genuine and is not a collusive or sham bid.

Bid results: for information regarding results for individual bids send a self-addressed, self-stamped envelope and a bid tally will be mailed to you. Bid results will be posted in our office 7 days after the bid opening.



James B. O'Neill II, CPPO, FNIGP  
Director of Purchasing and Risk Management

BID PROPOSAL

**BID #5718**  
**SALE OF THE OLD HARMONY GAS STATION BUILDING**

**BID OPENING: July 9, 2002 10:00 A. M. (our clock)**

WE HEREBY ENTER OUR BID FOR THE CITY OF FORT COLLINS' REQUIREMENTS FOR **SALE OF THE OLD HARMONY GAS STATION BUILDING** PER THE BID INVITATION AND ANY REFERENCED SPECIFICATIONS:

The City of Fort Collins is requesting bids for the sale of one historic Old Harmony Gas Station, "as is, where is", that was originally located at the corner of Harmony Road and Timberline Road. The building is currently located at the Southridge Golf Course, 5750 S. Lemay, where it is on blocks and attached to steel moving beams. Awarded bidder must move the gas station from Southridge Golf Course by August 9, 2002. If the building is not moved by August 9, 2002, the awarded bidder abandon's all rights to the building and the building reverts back to City property.

Awarded bidder must return the steel beams that are currently supporting the structure to CCI Moving by September 9, 2002. Awarded bidder must pay for all associated fees and name the City of Fort Collins as an additional insured per Exhibit "B".

A pre-bid meeting to view the structure will be held on June 20, 2002, 9:00 am at the site.

Technical questions should be referred to Matt Baker, Project Manager, Engineering Department at 970-221-6108.

Purchasing questions should be referred to John Stephen, CPPB, Senior Buyer at 970-221-6775.

**BID SCHEDULE**

We will pay the City of Ft. Collins and move the Old Harmony Gas Station from Southridge Golf Course by August 9, 2002. Building is sold "as is, where is" and we will pay for any associated fees.

LUMP SUM TOTAL \$ \_\_\_\_\_

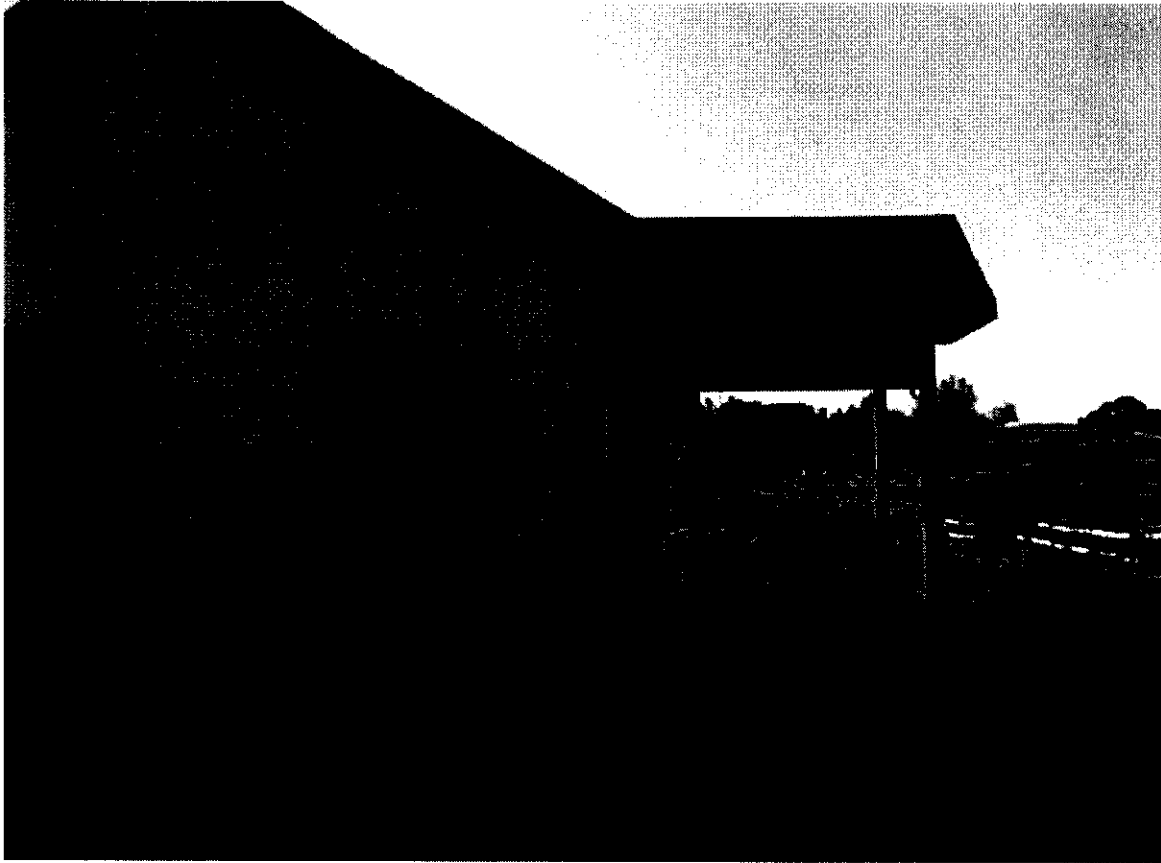
FIRM NAME \_\_\_\_\_  
Are you a Corporation, Partnership, DBA, LLC, or PC

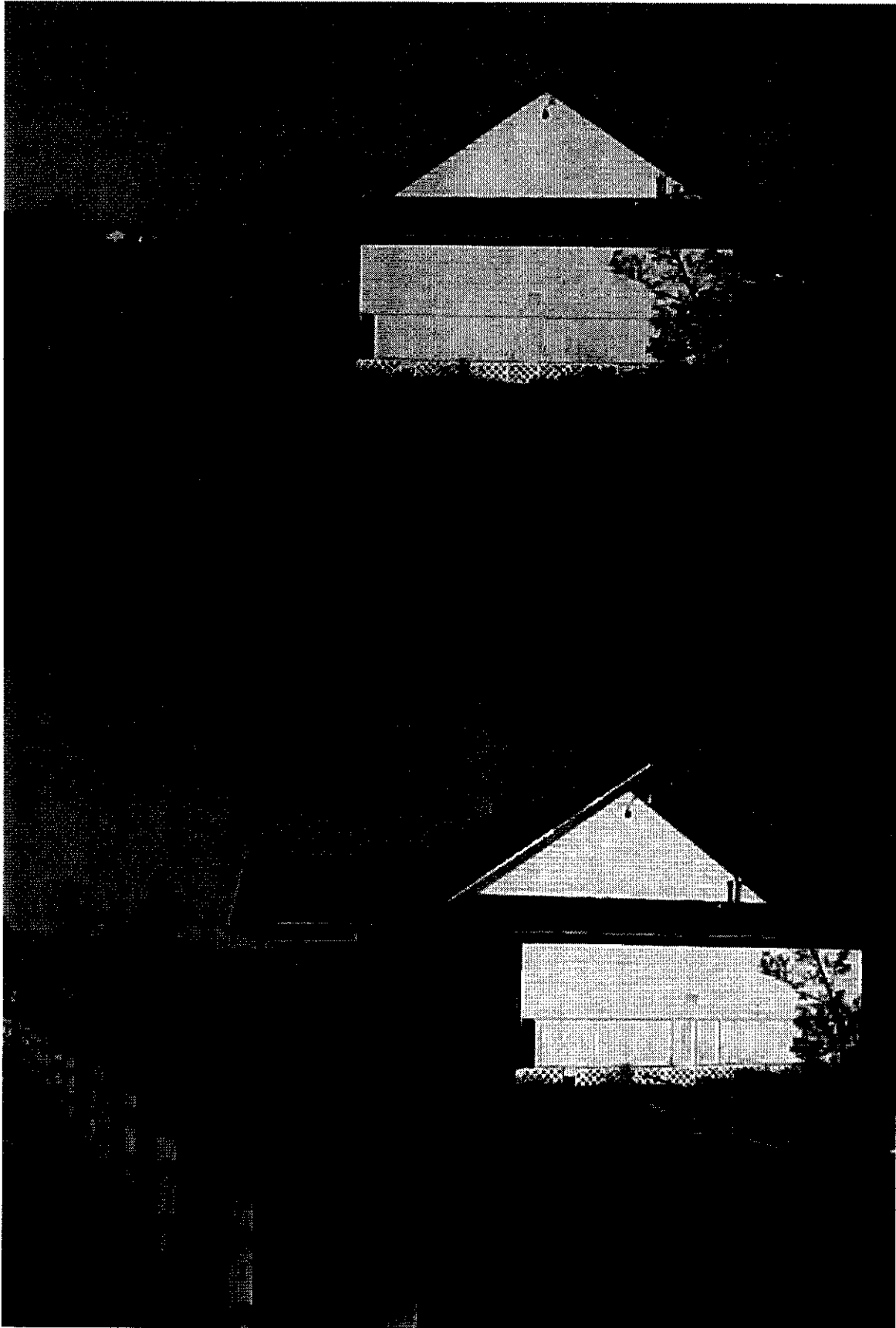
SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE/FAX # \_\_\_\_\_

**Type of Structure:** One story wood framed building, 24 feet wide by 29 feet long, no brick except for chimney, 2x6 wood sill plate, wood floor joists, wood tongue and groove siding, asphalt roll roofing, single pane glass windows, cellar entrance on west-side of building, 9 foot by 24 foot wood frame addition on east end, 10 foot by 14 foot canopy on south side of structure, 10/12 pitch roof, 18 foot height from sill to peak, 2 foot overhang on eaves for main structure, 1 foot overhang on eaves for add on lengths, and used brick chimney at peak of roof.





## **Financial Incentives for the Preservation of Historic Structures in Fort Collins**

### **Colorado State Tax Credits for Preservation**

For properties on the National Register of Historic Places, the State Register, Local Landmarks, or contributing structures in Local, State or National Register districts;  
For both interior and exterior work;  
20% Credit of rehabilitation costs per qualified property;  
Credit directly reduces (dollar for dollar) income taxes owed the state;  
Available credit can be carried forward 10 years;  
Rehabilitation costs must be at least \$5,000 each time you apply.

### **Landmark Rehabilitation Zero-Interest Loans**

For designated Fort Collins Landmarks, including contributing structures in locally designated Landmark Districts;  
For exterior rehabilitation;  
Application deadline in January; loans awarded in March;  
Up to \$5,000; One-to-one match;  
Loans paid back upon sale of the property.

### **Federal Tax Credits**

20% tax credit for the substantial rehabilitation of qualifying historic buildings utilized for income-producing purposes, including rental properties;  
10% tax credit for substantial rehabilitation of qualifying non-contributing non-residential buildings, including those located within a historic district.

### **Colorado State Historical Fund**

Designated properties, including those listed on the National Register of Historic Places, the State Register, Local Landmarks, and contributing structures in landmark districts;  
Projects which involve the stabilization, restoration, rehabilitation, reconstruction, or the acquisition of a designated property or site; need to show a public benefit;  
Grants of any amount, up to \$300,000 or more;  
A project can receive more than one grant.

### **Design Assistance Program**

Properties that have Local Landmark designation, including contributing properties in Local Landmark Districts;  
Provides up to \$900 for assistance from architects, structural engineers, or other design professionals with preservation expertise;  
Assistance provided for exterior changes needing Landmark Preservation Commission review and approval.

## **Potential Savings:**

- **Example 1:** Locally designated commercial building, with rehabilitation costs of \$200,000.

State and federal tax credits:	\$80,000
Landmark Rehabilitation Loan:	\$ 5,000*
Design Assistance Program	\$ 900*

**Potential savings:\*\* \$85,900 (approx. 43% of costs)**

\*Maximum amount in one round; can be applied for more than once, which would further increase potential savings.

\*\* Additionally, commercial properties often qualify for State Historical Fund grants, further increasing the potential savings.

■ **Example 2:** Locally designated residence, with rehabilitation costs of \$25,000.

State tax credit:	\$ 5,000
Landmark Rehabilitation Loan:	\$ 2,500*
Design Assistance Program	\$ 900*

**Potential savings: \$ 8,400 (approx. 30% of costs)**

\*Maximum amount in one round; can be applied for more than once, which would further increase potential savings.

**Other preservation possibilities:**

■ **Historic Preservation Easements**

A charitable contribution deduction is allowed for the donation of a historic preservation easement to a preservation organization:

Easements may include building facades, interiors, and/or development restrictions on adjoining land:

Value is the difference between fair market value of the property before the easement and the fair market value after the granting of the easement.

■ **Bargain Sales and Donations**

A charitable deduction is allowed for sale of property to a nonprofit organization at less than the appraised value, or for an outright donation:

The value of the tax deduction is the difference between the appraised value and the sale price.

*For more information, please contact the City's Preservation Planners: Karen McWilliams at 224-6078, or Carol Tunner at 221-6597.*

ORDINANCE NO. 090, 2002  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AUTHORIZING THE SALE OR OTHER DISPOSITION  
OF THE OLD HARMONY GAS STATION BUILDING

WHEREAS, a petition in eminent domain was filed by the City in the Larimer County District Court on April 6, 2001, seeking to acquire by eminent domain certain real property (the "Property") for the widening of, and other improvements to the intersection of Harmony Road and Timberline Road (the "Project"); and

WHEREAS, the Old Harmony Gas Station (the "Building") was located in the right-of-way to be acquired for the Project; and

WHEREAS, on May 3, 2001, the Larimer County District Court issued an order allowing the City to take possession and use of the Property, and to relocate the Building to an off-site location during the pendency of the eminent domain proceedings; and

WHEREAS, the purpose of relocating the Building was to preserve it because of its historic significance, and to allow for the possible return of the Building to a different portion of the Property; and

WHEREAS, the City has contacted the previous owner of the Building, who is also the current owner of the remainder portion of the Property, and the City and the owner have been unable to reach an agreement regarding the return of the Building to the Property; and

WHEREAS, the Building is presently situated on the City's SouthRidge Golf Course, and the City wishes to remove the Building from that location; and

WHEREAS, members of the local historic preservation community have expressed an interest in finding a suitable alternate site for the Building; and

WHEREAS, if no such alternate location can be found in the near future, City staff has recommended that the Building be sold to the highest bidder or destroyed; and

WHEREAS, on May 21, 2002, the District Court entered an order to permit and authorize the City to dispose of the Building as the City deems appropriate and necessary, which disposition may include, but need not be limited to, the sale, auction, destruction or other disposition of the Building; and

WHEREAS, Section 23-111(a) of the City Code states that the City Council is authorized to sell, convey or otherwise dispose of any and all interests in real property owned in the name of the City provided that the City Council first finds, by ordinance, that such sale or other disposition is in the best interest of the City; and



**From:** Jim O'Neill  
**To:** Gary Diede; John Fischbach  
**Date:** 6/4/02 12:26PM  
**Subject:** Re: The Jones Structure

If it doesn't sell, my understanding is that the department stands ready to demolish the structure and remove. And that any demolition could be accomplished rather quickly. We would put the removal time lines in the bid. Jim

>>> John Fischbach 06/04/02 12:22PM >>>

Thanks, Jim. No, I do not want the bidding delayed at all. Thank you for the information. It is safe to say, then, to the neighbors that it will be moved by August 15th (assuming it sells), right? Is that a requirement of the bids?

Thanks

John

>>> Jim O'Neill 06/04/02 12:19PM >>>

Here is the bidding time line:  
Assuming Council Approval on June 4.  
Send out bids week of June 10  
Council Second Reading July 16  
Open Bids July 17  
Notice to Proceed July 29  
Allow 2-3 weeks for removal by 8/15

Bidding could be delayed if desired. Jim

**CC:** Clark Mapes; Gregory Byrne; Joe Frank; Karen McWilliams; Ken Mannon; Matt Baker; Ron Mills