



JEFFERSON COUNTY PURCHASING DEPARTMENT
Deb Clark, Purchasing Agent

1149 Pearl Street, Beaumont, TX 77701 409-835-8593 Fax 409-835-8456

LEGAL NOTICE
Advertisement for Invitation for Bids

April 16, 2012

Notice is hereby given that sealed bids will be accepted by the Jefferson County Purchasing Department for IFB 12-013/KJS. **Specifications for this project may be obtained from the website, <http://www.co.jefferson.tx.us>, or by calling 409-835-8593.**

Bids are to be addressed to the Purchasing Agent with the bid number and name marked on the outside of the envelope. Bidders shall forward an original and two (2) copies of their bid to the address shown below. Late bids will be rejected as non-responsive. Bids will be publicly opened and read aloud in the Jefferson County Commissioners' Courtroom at the time and date below. Bidders are invited to attend the sealed bid opening. Bidder must complete inspections prior to bid submission.

BID NAME: Sale of Undeveloped Land in Jefferson County, North of
Nederland City Limits
BID NO: IFB 12-013/KJS
DUE DATE/TIME: 11:00 AM, May 22, 2012
MAIL OR DELIVER TO: Jefferson County Purchasing Department
1149 Pearl Street, 1st Floor
Beaumont, Texas 77701

Any questions relating to these requirements should be directed to Karen J. Smith, MBA, and Assistant Purchasing Agent at 409-835-8593.

All interested firms are invited to submit a bid in accordance with the terms and conditions stated in this bid.

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE INVITATION.

Deb Clark

Purchasing Agent
Jefferson County, Texas

Publish: Beaumont Enterprise –April 18 & 25, 2012
Port Arthur News – April 25, 2012

INSTRUCTIONS TO BIDDERS

1. Bid Submission

Bids must be submitted in complete original form by mail or messenger to the following address:

Jefferson County Purchasing Department
1149 Pearl Street, First Floor
Beaumont, TX 77701

Bids will be accepted at the above address until the time and date specified herein, and immediately after will be publicly opened and read aloud.

All bids shall be tightly sealed in an opaque envelope and plainly marked with the Bid Name, Bid number, due date, and the bidder's name and address.

Late bids will not be accepted and will be returned unopened to the bidder.

All bids submitted in response to this invitation shall become the property of Jefferson County and will be a matter of public record available for review.

2. Preparation of Bids

The bid shall be legibly printed in ink or typed.

If a unit price or extension already entered is to be altered, it shall be crossed out and initialed in ink by the bidder.

The bid shall be legally signed and shall include the complete address of the bidder.

3. Signatures

All bids, notifications, claims, and statements must be signed by an individual authorized to bind the bidder. The individual signing certifies, under penalty of perjury, that he or she has the legal authorization to bind the bidder.

MINIMUM SPECIFICATIONS

The following requirements and specifications supersede General Requirements where applicable. Contact Karen J. Smith MBA, Assistant Purchasing Agent (e-mail: ksmith@co.jefferson.tx.us or phone: 409-835-8593), regarding any questions or comments.

1 Objective

Jefferson County seeks to sell 9.40 Acres and 12.5 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit.

9.40 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit. The site is located adjacent to and south of the former Juvenile Correction Facility on Hwy 69/96south, just north of the Nederland city limits. On the south side it is adjacent to another tract of land owned by Jefferson County that is similar and has 12.5 acres. The rear is wooded and the frontage has 397.56 feet.

12.50 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit. The site is located to the south of the former Juvenile Correction Facility on Hwy 69/96 south, just north of the Nederland city limits. It is adjacent to a 198' wide Entergy right of way that carries transmission lines to the east and west on the south side of the property line. The west side of the property line is a drainage ditch owned by DD#7, and the frontage of the property has 530.82 feet of frontage on Hwy 69/96.

Both sites appear to be level and are somewhat wooded with small trees. They have not been cleared or stabilized for any type of use. Additionally, the City of Beaumont's Water Department has indicated that the closest water and sewer lines are approximately 2,000 feet to the north, serving the former juvenile detention center. Tracts will not be subdivided for sale.

2 Scope

The Purchasing Department will receive sealed bids for the sale of 9.40 Acres and/or 12.5 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit.

Jefferson County has determined that the above-identified parcel will be put up for public sale and will consider offers from potential buyers for the sale of the parcel.

Jefferson County reserves the right to reject any or all offers to buy the property or properties and to provide preference to a governmental agency or a not-for-profit that is supporting the needs of the County. The County further reserves the right, that if the land is not sold, to dispose of the property as it sees fit.

The above property is sold "as is, where is."

The successful bidder will be required to provide a **NON-REFUNDABLE** "earnest money" deposit equal to at least one percent (1%) of the offering price to the County within two (2) working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

All offers must be submitted on the official bid form included as part of this IFB.

Please note that this IFB is not seeking an agent to represent the County in the offering for sale of property and no agent shall receive payment, fees, etc., from the accepted price to be paid for the property.

Legal Descriptions

9.400 ACRES OF LAND OUT OF THE T. & N.O.R.R. SURVEY, SECTION NO. 1, ABSTRACT NO. 257, AND THE WILLIAM CARROLL SURVEY, ABSTRACT NO. 13, JEFFERSON COUNTY, TEXAS

BEING 9.400 acres of land out of and a part of the T. & N. O. R. R. Survey, Section No. 1, Abstract No, 257, and the William Carroll Survey, Abstract No. 13, Jefferson County, Texas; being part of Tract 15-A of McFaddin Trust Partition Map No. 2, recorded in Volume 7, Page 133, Map Records, Jefferson County, Texas; being part of a tract of land conveyed to Jefferson County, recorded in Film Code 102-98-2006, Official Public Records, Jefferson County, Texas; said 9.400 acre tract being more fully described by metes and bounds as follows, to wit:

COMMENCING at a GSU monument found on the intersection of the Southerly line of said Tract 15-A and the Westerly right of way line of a dedicated road named U.S. Highway 69, 96, and 287; said monument being the Southeast corner of a Gulf States Utilities Company fee strip recorded in Volume 1586, Page 196, Deed Records, Jefferson County, Texas and the Northeast corner of a (Called 17.500) acre tract of land conveyed to Triangle Baptist Church, recorded in Film Code 103-93-1449, Official Public Records, Jefferson County, Texas;

THENCE, North 23 deg., 43 min., 58 sec., West, on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 216.22' to a 1/2" steel rod found for the Northeast corner of said Gulf States Utilities tract;

THENCE, North 23 deg., 57 min., 00 sec., West, continuing on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 700.59' to a 'A" steel rod set, capped, and marked "SOUTEX" for the POINT OF BEGINNING; said 1/2" steel rod being the Northeast corner of a 12.500 acre tract of land surveyed this date and the Southeast corner of the herein described tract;

THENCE, North 89 deg., 52 min., 23 sec., West, on the North line of the 12.500 acre tract, a distance of 1016.33' to a 'A" steel rod set, capped, and marked "SOUTEX" for the Northwest corner of the 12.500 acre tract; said 'A" steel rod being the Southwest corner of the herein described tract;

THENCE, North 00 deg., 07 min., 39 sec., West, a distance of 525.91' to a 1/2" steel rod set, capped, and marked "SOUTEX", on the South line of a (Called 50,234) acre tract of land conveyed to Texas Youth Commission, recorded in Film Code 104-23-0304, Official Public Records, Jefferson County, Texas; said 1/2" steel rod being the Northwest corner of the herein described tract;

THENCE, South 79 deg., 06 min., 09 sec., East, on the South line of the (Called 50,234) acre tract, a distance of 871.83' to a 1/2" steel rod set, capped, and marked "SOUTEX" on the Westerly right of way line of said U.S. Highway 69, 96, and 287; said 1/2" steel rod being the Southeast corner of the (Called 50.234) acre tract and the Northeast corner of the herein described tract; from which a concrete monument found for an angle point on the Westerly right of way line of said U.S. Highway 69, 96, and 287 bears North 23 deg., 57 min., 00 sec., West, a distance of 1602.94'; said 1/2" steel rod being the Northeast corner of the herein described tract;

THENCE, South 23 deg., 57 min., 00 sec., East, on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 397.56' to the POINT OF BEGINNING and containing 9.400 acres of land, more or less.

Note: Deed Bearing referenced to a portion of the South line of said Jefferson County Deed recorded in Film Code 102-98-2006, found GSU Monument, and a found '1/2" steel rod, North 89 deg., 52 min., 23 sec., West, 5617.43'.

12.500 ACRES OF LAND OUT OF THE T. & N. O. R. R. SURVEY, SECTION NO. 1, ABSTRACT NO. 257, AND THE WILLIAM CARROLL SURVEY, ABSTRACT NO. 13, JEFFERSON COUNTY, TEXAS

BEING 12.500 acres of land out of and a part of the T. & N. O. R. R. Survey, Section No. 1, Abstract No. 257, and the William Carroll Survey, Abstract No. 13, Jefferson County, Texas; being part of Tract 15-A of McFaddin Trust Partition Map No. 2, recorded in Volume 7, Page 133, Map Records, Jefferson County, Texas; being part of a tract of land conveyed to Jefferson County, recorded in Film Code 102-98-2006, Official Public Records, Jefferson County, Texas; said 12.500 acre tract being more fully described by metes and bounds as follows, to wit:

COMMENCING at a GSU monument found on the intersection of the Southerly line of said Tract 15-A and the Westerly right of way line of a dedicated road named U.S. Highway 69, 96, and 287; said monument being the Southeast corner of a Gulf States Utilities Company fee strip recorded in Volume 1586, Page 196, Deed Records, Jefferson County, Texas and the Northeast corner of a (Called 17.500) acre tract of land conveyed to Triangle Baptist Church, recorded in Film Code 103-93-1449, Official Public Records, Jefferson County, Texas;

THENCE, North 23 deg., 43 min., 58 sec., West, on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 216.22' to a 1/2" steel rod found for the Northeast corner of said Gulf States Utilities tract;

THENCE, North 23 deg., 57 min., 00 sec., West, continuing on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 169.77' to a Y2" steel rod set, capped, and marked "SOUTEX" for the POINT OF BEGINNING; said 1/2" steel rod being the Southeast corner of the herein described tract;

THENCE, North 89 deg., 52 min., 23 sec., West, a distance of 1230.73' to a Y2" steel rod set, capped, and marked "SOUTEX" on the East line of a 100' wide drainage easement conveyed to Jefferson County Drainage District No. 7, recorded in Film Code 104-30-1940, Official Public Records, Jefferson County, Texas; said 1/2" steel rod being the Southwest corner of the herein described tract;

THENCE, North 00 deg., 07 min., 39 sec., West, on the East line of said Drainage District No. 7 Easement, a distance of 484.64' to a 1/2" steel rod set, capped, and marked "SOUTEX" for the Northwest corner of the herein described tract;

THENCE, South 89 deg., 52 min., 23 sec., East, a distance of 1016.33' to a 1/2" steel rod set, capped, and marked "SOUTEX" on the Westerly right of way line of said U.S. Highway 69, 96, and 287; from which a concrete monument found for an angle point on the Westerly right of way line of said U.S. Highway 69, 96, and 287 bears North 23 deg., 57 min., 00 sec., West, a distance of 2000.50'; said Y2" steel rod being the Northeast corner of the herein described tract;

THENCE, South 23 deg., 57 min., 00 sec., East, on the Westerly right of way line of said U.S. Highway 69, 96, and 287, a distance of 530.82' to the POINT OF BEGINNING and containing 12.500 acres of land, more or less.

Note: Deed Bearing referenced to a portion of the South line of said Jefferson County Deed recorded in Film Code 102-98-2006, found •GSU Monument, and a found 1/2" steel rod, North 89 deg., 52 min., 23 sec., West, 5617.43'.

Closing Cost

The successful bidder shall be responsible for appraisal fee for the tract and shall pay all costs to close the transaction.

Mineral Rights

All mineral rights shall remain the property of Jefferson County.

**BIDDER MUST RETURN THIS PAGE WITH OFFER
OFFER AND ACCEPTANCE FORM**

OFFER TO CONTRACT

To Jefferson County:

We hereby offer and agree to furnish the materials or service in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid 12-013/KJS and any written exceptions in the offer. We understand that the items in this Invitation for Bid 12-013//KJS, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract.

The undersigned hereby states, under penalty of perjury, that all information provided is true, accurate, and complete, and states that he/she has the authority to submit this bid, which will result in a binding contract if accepted by Jefferson County.

We acknowledge receipt of the following amendment(s): _____, _____, _____, _____.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

<hr/> <p>Company Name</p> <hr/> <p>Address</p> <hr/> <p>City State Zip</p> <hr/> <p>Signature of Person Authorized to Sign</p> <hr/> <p>Printed Name</p> <hr/> <p>Title</p>	<p>For clarification of this offer, contact:</p> <hr/> <p>Name</p> <hr/> <p>Phone Fax</p> <hr/> <p>E-mail</p>
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ACCEPTANCE OF OFFER

The Offer is hereby accepted for the following items: Sale 9.40 Acres and/ or 12.5 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit. The Contractor is now bound to buy the materials or services listed by the attached contract and based upon the Invitation for Bid, including all terms, conditions, specifications, amendments, etc., and the Contractor's Offer as accepted by Jefferson County.

Payment shall be made by the successful bidder or bidders at time of closing, by guaranteed funds.

This contract shall henceforth be referred to as Contract No. IFB 12-013/KJS

Countersigned:

Jeff R. Branick
County Judge

Date

Carolyn L. Guidry
County Clerk

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BID FORM

	Purchase Price
Sale of 9.40 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit.	\$
Sale of 12.5 Acres of Undeveloped Land in Jefferson County, North of the Nederland City Limit.	\$

**Payment shall be made by the successful bidder on day of closing by guaranteed funds.
Payment will be made to:**

**Jefferson County Auditor
Patrick Swain
1149 Pearl Street, 7th Floor
Beaumont, TX 77701**

Acknowledgment of Addenda (if any):

Addendum 1 _____ Date Received _____
Addendum 2 _____ Date Received _____
Addendum 3 _____ Date Received _____

BIDDER MUST RETURN THIS PAGE WITH OFFER

9.4 ACRES
JEFFERSON COUNTY



12.5 ACRES
JEFFERSON COUNTY

