

# **PROPERTY TO BE SOLD BY BID**

## ***WITH REQUEST FOR PROPOSALS***

**(Bids Due by 4:00 p.m., August 16, 2019)**

*The McKenzie County Healthcare Systems, Inc. (MCHS) is soliciting Bids for the purchase and development of a property located in the City of Watford City. The Bids shall be accompanied with Proposal of what the perspective purchaser intends to utilize the property for. MCHS is seeking an entity ("Proposer") to purchase and develop the property in a manner that is compatible with and adds vitality to the surrounding neighborhood, complies with applicable Watford City ordinances.*

### **SUMMARY**

*Property*

*to be Sold:*

**Old Hospital: AARHUS ADDITION TO WATFORD CITY  
IT 422 IN SW1/4SW1/4  
1.21 ACRES EXEMPT**

**1ST ADDITION, NORTH WATFORD  
S1/2 LOT 13**

**Old Clinic: 1ST ADDITION, NORTH WATFORD  
N1/2 LOT 13, LOT 14**

**Single Family Home: 1ST ADDITION, NORTH WATFORD  
IT 417 PT LOT 15  
IT 551 PT LOT 15**

**Bidder may Bid on All, One or any combination of the Properties  
Listed**

*Brokerage fees:*

**No brokerage fee will be paid by MCHS.**

*Utilities:*

Municipal sewer and water is available to the Property. It is the responsibility of the Proposer to verify with Watford City the location and capacity of the utilities necessary to serve the proposed development. The existence and/or suitability of laterals are the responsibility and obligation of the Proposer.

*Conveyance  
Conditions:*

Conveyance of the Property shall be "as-is", without warranty as to soil, subsoil and environmental conditions. Proposer shall be responsible for all property development costs, including, but not limited to, extension of water and sewer laterals to the property line, vacation charges or fees, if any, deferred assessments, if any, and the replacement of sidewalks and curb cuts.

*Proposal* Bids must be received by **4:00 p.m. on Friday, August 16, 2019 at the McKenzie County Healthcare Systems, Inc.**

*Occupancy* While the McKenzie County Healthcare Systems, Inc. will make every reasonable attempt to allow for occupancy at the earliest date possible we reserve the right to withhold possession until October 1, 2019.

**PROPOSAL CONDITIONS / REQUIREMENTS / INSTRUCTIONS / CONDITIONS OF SALE**

**The Proposal submitted with the Bid in response to this Request for Bids shall include, but not necessarily be limited to, the following and subject to the conditions here stated:**

*Qualifications:* Identify the corporate identity, ownership type, individuals and/or development team submitting the proposal.

*Purchase Price:* The proposal should include the price being offered for each property individually and as a combination bid for the former hospital and clinic:

Former Hospital  
Former Clinic  
Single Family Home  
Former Hospital and Clinic as a combined bid

*Project Description:* A narrative indicating the type of the development being proposed, the compatibility of the proposed development within the immediate neighborhood and how the development will enhance the neighborhood and or community.

The proposal should include sketches, building elevations, preliminary/conceptual architectural plans, type of construction and building materials to be used. Colored three-dimensional renderings are recommended to support the project description.

*Site Plan:* Preliminary plan(s) depicting building areas, open/green spaces, parking, loading, pedestrian and vehicular circulation, site ingress/egress, and site landscaping.

*Warranties and Reservations:* MCHS makes no warranties as to the condition of the property sold; no warranty is made for use for a particular or fitness of use for a particular purpose. The improvements will be sold by MCHS in an “as is” condition with all deficiencies whether known or unknown. MCHS will provide a deed to the successful bidder of a parcel which will convey marketable record title to the surface of said lands. Property is sold subject to all reservations of record and easements of record or of obvious use.

*Minerals:* Land will be sold subject to the following reservation in favor of Seller: “EXCEPTING AND RESERVING unto said Seller, his heirs, personal representatives, and assigns, all of the oil, gas, related hydrocarbons,

uranium and other fissionable ores, coal, and all minerals, of any nature whatsoever, as defined and indicated (but not limited to) by Section 47-10-25 of North Dakota Century Code as amended July 1, 1983, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas, casinghead gas, casinghead gasoline, and other minerals, and the storing, handling, transporting, and marketing the same therefrom with the right to remove from said land.”

*Boundaries:* Successful bidder will be responsible for determining the boundaries or property lines of any parcel purchased.

*Costs of Closing:* Successful bidder will be responsible for all costs of closing.

**It is strongly recommended that the submitted proposal include a table of contents which categorizes, tabs and indexes the above stated items (plus any additional items added by the Proposer) in an orderly manner for efficient referencing and evaluation.**

### **PROPOSAL SUBMITTAL/CHANGES/CONTACT INFO/INFORMATIONAL MEETING**

*Submission:* Please send or deliver **three (3) complete copies** of your proposal by the **4:00 p.m., August 16** deadline to:

McKenzie County Healthcare Systems, Inc.  
709 4<sup>th</sup> Avenue NE  
Watford City, North Dakota 58854  
Attention: Daniel Kelly

**Bids submitted may not be withdrawn prior to September 15, 2019 without permission of Seller.**

*Request to inspect:* Any request to inspect the property should be directed to **Daniel Kelly, CEO at [dkelly@mchsnd.org](mailto:dkelly@mchsnd.org) or by calling 701-842-3000.**

All bids and proposals submitted are the property of the McKenzie County Healthcare Systems, Inc. and will not be returned. McKenzie County Healthcare Systems, Inc. will honor confidentiality requests stated in a proposal to the extent possible.

### **PROPOSAL EVALUATION AND SELECTION**

**Although Bids will be submitted, the Proposal for the use of the property will be considered in the Seller’s decision as to accept or reject a bid. Proposals will generally be evaluated based on the following criteria:**

- The aesthetic quality, design, mix and architectural interest/compatibility of the proposed development, including the type and quality of building materials, the extent of landscaping and the extent to which the proposed development enhances the surrounding neighborhood.

- The purchase price.
- Overall responsiveness to the requirements of the Request for Proposals.

After the proposal has been delivered to the McKenzie County Healthcare Systems, Inc., no changes shall be made to the proposal unless requested by the McKenzie County Healthcare Systems, Inc. to clarify or amplify particular aspects of the proposal or unless made and accepted by MCHS.

**MCKENZIE COUNTY HEALTHCARE SYSTEMS, INC., RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS FOR ANY REASON AT ITS SOLE DISCRETION;** and/or to discuss/negotiate the terms, conditions, or components of a submitted Bid with Proposal with a Proposer(s); or to request additional information or documentation concerning a submitted proposal.

The content of this Request for Bids and Proposals is for instructional purposes only and the representations made herein, though thought to be accurate, are without warranty. Proposers shall rely exclusively on their own inspections, investigations and analyses.