

STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN JEFFERSON COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until **January 17, 2012 at 2:30 p.m.**, at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130.

A parcel of land, along with improvements, located in Jefferson County, Alabama, being more commonly known as BIRMINGHAM OFFICE BUILDINGS, which parcel and improvements are more particularly described as follows:

A parcel of land located in Township 17 South, Range 2 West, Section 30, consisting of three detached office buildings located at 3420, 3440, 3460 3rd Avenue South, Birmingham, Jefferson County, Alabama, containing approximately 2.84 acres of land and approximately 32,000 square feet of gross building area.

The minimum bid for this parcel with improvements is \$700,000.00

Any conveyance will be made subject to:

- 1) All matters, reservations and restrictions of record; and
- 2) Within eight months following the sale closing, the Purchaser ("new OWNER") shall construct a new office building on the vacant rear portion of the property to lease back to the Department of Industrial Relations (DIR) for use as a Career Center. Upon occupancy of the new building, the existing buildings shall be vacated and the new OWNER shall demolish same and convert the remaining portion of the property to paved parking and landscaped area to be included in the Lease.
- 3) A Lease between DIR and the new OWNER for the subject property shall be executed within approximately 10 days after the sale closing; provided however DIR and the new OWNER shall agree to the lease terms by exchange of letters prior to the sale closing. The Lease shall be for a term of ten (10) years, with a ten-year renewal option at the same rental rate exclusive of any non-maintenance improvements requested by DIR. The rental rate shall not exceed \$15.00 per square foot per annum. DIR shall be responsible for all monthly utilities, janitorial service and supplies, replacement light bulbs, and replacement filters for heating and air conditioning equipment. The new OWNER shall be responsible for all other inside and outside maintenance, taxes, and insurance. The Lease shall conform to state requirements and shall include such provisions as ADA/Code compliance, non-tenantability clause, funding contingency, and non-binding alternative dispute resolution.
- 4) The new building shall contain approximately 20,000 square feet of gross space as described in the Construction Requirements which may be viewed at www.outdooralabama.com/public-lands/stateLands/SLPublic-Notice/LSLA (DIR Birmingham Office Buildings.) The new OWNER shall be responsible for actual plans and specifications and for all permits and other prerequisites. The floor plan shall be an adaptation of the Career Centers located at 515 Springhill Plaza Court in Mobile, Alabama, 1060 East South Boulevard in Montgomery, and 2535 Sparkman Drive in Huntsville. Details of construction and lease terms are to be finalized prior to execution of the Lease. A local example of similar construction style is located at 4359 Crescent Road in Irondale.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$140,000.00 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

Each bid submitted must be clearly marked on the outside of the envelope "SEALED BID FOR DEPARTMENT OF INDUSTRIAL RELATIONS BIRMINGHAM OFFICE BUILDINGS, JEFFERSON COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JANUARY 17, 2012 at 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

ATTENTION: PLEASE NOTE THAT ALL BIDS MUST BE SUBMITTED SPECIFICALLY TO THE STATE LANDS DIVISION OFFICE AT 64 NORTH UNION STREET, ROOM 464, FOLSOM ADMINISTRATIVE BUILDING, MONTGOMERY ALABAMA 36130 (36104 IF DELIVERED BY PRIVATE COURIER).

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE ACTUAL RECEIPT OF THE BID BY THE STATE LANDS DIVISION PRIOR TO THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised or otherwise warrant or guarantee the condition of the land or improvements related to the land herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher sale with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

The property may be inspected before January 17, 2012 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, by telephone at (334) 242-3484 or by visiting www.outdooralabama.com/public-lands/stateLands/SLPublic-Notice/LSLA (DIR Birmingham Office Buildings.)



Patricia J. Powell
State Lands Director

12-16-11
DATE

CONSTRUCTION REQUIREMENTS

1. Must comply with all requirements of the Americans with Disabilities Act, the Alabama Building Commission, and all applicable codes.
2. Steel frame construction with masonry exterior, and tinted windows. Sufficient insulation in all walls and ceiling. Pitched standing-seam metal roof with gutters and downspouts. Awnings over doors and front walk.
3. Paved and marked parking areas with at least 100 spaces, concrete sidewalks with ramps. Sufficient exterior lighting, emergency and exit lights. Lighted two-sided sign per LESSEE's format, mounted on masonry base at front of property. Sufficient elevation for drainage away from building on all sides. Two outside water valves with key cut-off.
4. All interior walls to be stud wall sheetrock with washable paint, with chair railings (colors to be approved in advance by LESSEE). Locking lever-type handles on interior doors. Doors to be at least 36" wide, halls to be at least 60" wide.
5. Suspended acoustical tile ceilings at nine feet. Sufficient 2' x 4' recessed fluorescent lighting panels in all areas. Sufficient HVAC capacity with adjustable outlets to all areas. Exhaust fans to outside in restrooms and break room.
6. Tile floors in rest rooms, break room, mechanical/utility rooms, supply rooms, lobby/resource area, and hallways. Floor drains in rest rooms and mechanical equipment rooms. Commercial grade carpet in all other rooms and open areas. Vinyl baseboards in all areas. Colors and materials to be approved in advance by LESSEE.
7. Electrical wiring with quad outlets, and separate conduit for telephone and data lines, to all desk locations and all areas as needed. In-slab wiring and conduit to all locations in open areas. Cover plates on terminal boxes that are not to be used at the time of occupancy. Two quad outlets on dedicated circuits in electrical/mechanical room for telephone and data equipment, with backboard on wall. Master light switch at rear entrance and individual switches in rooms.
8. Rest rooms per ADA requirements, with Sloan-valve type toilets. Janitor's sink with hot and cold water in utility room. Accessible "high-low" water coolers in lobby and in the rear.
9. Reception counter (42" high, 24" wide) with shelves underneath. Lowered section (30" high) at the end of counter with knee space for wheelchair access. Kitchen counter with stainless steel double sink in break room, with cabinets above and below, with space for refrigerator.
10. Details and adjustments to be determined in planning phase with Owner's design personnel and DIR representatives. Open areas shall include space for approximately 24 modular work stations, and a large public lobby/resource area for waiting space and approximately 30 computer carrels. Approximately 40 private offices shall include personnel of the State Employment Service, Vocational Rehabilitation, Jefferson County Workforce Development, and Unemployment Tax, Benefit Payment Control, and Hearings & Appeals. Five large rooms shall include space for meetings, classes, testing, and files. Utility areas shall include a storage room, office supply room, janitor's utility room, mechanical equipment room, electrical/telephone equipment room, employee break room, public rest rooms in the lobby and employee rest rooms in the rear.

