

You are hereby invited to submit a bid for all of the property located at 3311 W. State Street, Boise, Idaho 83703 (R3786000159).

Sealed bids in the form of a signed Letter of Intent will be accepted by the State of Idaho until 5:00 PM mountain time on Friday, July 14, 2023, at the office of the Department of Public Works located at 502 N. 4th Street, Boise, Idaho 83720. Bids received after the due date and time shall not be considered.

The Seller reserves the right to reject any and all bids or to accept the bid or bids deemed best for the Seller.

If presented in hard copy, all envelopes containing bids are to be clearly marked "BID FOR PURCHASE OF 3311 STATE STREET" on the face of the envelope. The bid can be delivered during the normal office hours of 8:00 AM to 5:00 PM, mountain time, Monday through Friday except State of Idaho holidays. The envelope itself is to be addressed as follows:

**State of Idaho**  
**Attn: Richard Brien**  
**502 N 4th Street, Boise, ID 83720**

If presented via email, emails should state "BID FOR THE PURCHASE OF 3311 STATE STREET" in the subject line. Emails should be addressed to:

**Richard Brien, [Richard.Brien@adm.idaho.gov](mailto:Richard.Brien@adm.idaho.gov)**

All questions regarding these properties should be directed to:

**Michael Ballantyne, SIOR, CCIM, TOK Commercial**  
**[mjb@tokcommercial.com](mailto:mjb@tokcommercial.com)**  
**(208) 947-0831**

**Sam McCaskill, CCIM, TOK Commercial**  
**[sam@tokcommercial.com](mailto:sam@tokcommercial.com)**  
**(208) 947-0804**

#### **Representations and of Seller:**

Buyer acknowledges and agrees that Buyer is acquiring property in its "AS IS" condition and solely in reliance on Buyer's own inspection; and that other than as set forth in the purchase agreement, neither Seller nor any agents, representatives or employees of Seller, has made any representations or warranties, express or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental condition of the property (and the subsurface conditions of the soil and water) or its fitness for any particular use. Seller will offer Buyer a State Deed, which incorporates the above limitations (see sample in Due Diligence documents).

No employee or agent of the Seller is authorized to make any representation or warranty as to the quality or condition of the property, merchantability, suitability or fitness of the property for any use whatsoever, known or unknown to Seller, or compliance with any environmental protection, pollution or land use laws, rules, regulations, orders, or requirements including, but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any hazardous waste or substance. In no event shall the Seller be responsible or liable for latent or patent defects or faults, if any, in the property or for remedying or repairing the same including, without limitation, defects related to asbestos or asbestos-containing materials, lead, lead-based paint, underground storage tanks, mold, radon or hazardous or toxic materials, chemicals or waste, or for constructing or repairing any streets, utilities or other improvements shown on any plat of the property.

#### **Important Notices:**

All showings shall be coordinated through the listing agent. Please do not enter the property without an appointment. Failure to respect this notice will result in rejection of the bidder's proposal.

# CALL FOR OFFERS TERMS & DETAILS

UPDATED: 6.21.2023

#### **Lease Back Requirements:**

The State Historical Society currently leases Buildings B-7 and B-8. They shall have the right to lease back Buildings B-7 and B-8 located at 867 and 877 N. Whitewater Park Boulevard until mid-2025, rent-free. Note that Building B-8 at 867 N. Whitewater Park Boulevard is owned by the State Historical Society and will remain on the property upon termination of leaseback.

The Idaho Transportation Department currently uses Building B-3 for laboratory and other purposes, Building B-2 for printing and supplies, Buildings 9A and 9B for storage, Building B4 for garage uses, and Building B6 for vehicle prep and staging. The State of Idaho shall have the right to lease back these buildings until mid-2025, rent-free.

Buyer should outline their expected terms for the above-mentioned leases. Please note that the State of Idaho and its agencies are limited in or prohibited from certain commercial terms. Such terms include indemnification, the purchase of private insurance, payment of taxes, confidentiality of records not exempted from disclosure under the Idaho Public Records Act, assignment of an agreement without the approval of the State Board of Examiners, mandatory arbitration, choice of law other than Idaho law, jurisdiction and venue outside of Idaho, and waiver of jury trial. Buyers should acknowledge these limitations in their expected terms.

#### **Bid Requirements:**

1. Bids should be made through a non-binding letter of intent.
2. Bid should state if the bidder is represented by a broker and what, if any, commission the bidder expects the seller to pay to their broker.
3. Any unpaid balance of the purchase price is due in cash at closing.
4. Bids are due by 5 p.m. on July 14, 2023. Bids received after the due date and time shall not be considered. All bids shall be opened immediately after the due date and time.

#### **Guidance for Bidders:**

1. Bidder must bid on full parcel.
2. In its discretion, Seller may evaluate factors other than the sale price to determine the highest price possible. Such factors include, but are not limited, to closing contingencies and costs incurred by the Seller in the sale.
3. A bidder may make multiple bids based on different closing timelines. Other things being equal, Seller prefers a shorter closing timeline. A timeline without municipal approvals is preferable to one with.
4. Interested parties will be asked to register through Broker's marketing platform in order to be given access to additional property and due diligence information. See below.

#### **Supplemental Helpful Information for Bidders:**

Seller encourages Bidders to provide any additional information they would like the Seller to consider as part of their proposal. Examples include:

1. Information describing proposed uses and densities.
2. Information on the buyer including development history, financial strength, the bidder's capabilities, previous relevant projects, and the proposed project including a site concept plan.
3. Benefit(s) their intended use will bring to the community.

[CLICK HERE FOR ADDITIONAL  
GUIDANCE FOR BIDDERS](#)

[CLICK HERE FOR DUE DILIGENCE  
INFORMATION](#)