

Notice for Bids

INVITATION TO BID NO. 24-FAC-0064

**SIXTEENTH SECTION LEASE FOR PUBLIC LANDS: AGRICULTURAL, GRAZING,
TRAPPING, HUNTING AND ANY OTHER LEGITIMATE PURPOSES**

Sealed bids will be received by the Orleans Parish School Board in the Procurement Office, Orleans Parish School Board, 2401 Westbend Parkway, Suite 5055, New Orleans, Louisiana 70114, until, 10:00 A.M., Monday, March 11, 2024, on behalf of a thirty-six (36) month lease (May 1, 2024 – April 30, 2027), and shall include an option to extend for two (2) additional one (1) year periods, subject to OPSB Board approval, with for the SIXTEENTH SECTION LEASE FOR PUBLIC LANDS: AGRICULTURAL, GRAZING, TRAPPING, HUNTING AND ANY OTHER LEGITIMATE PURPOSES only of the following described property in Orleans Parish, Louisiana:

- **Section Sixteen, Lake Catherine, Township 11 South, Range 15 East, Orleans Parish, Louisiana containing 640 acres, more or less.**

Complete bid documents including the Lease Form are available at www.opsb.us/solicitations, or may be obtained from Mr. Paul Lucius, Executive Director of Procurement, Orleans Parish School Board, 2401 Westbend Parkway, Suite 5055, New Orleans, Louisiana 70114, or plucius@nolapublicschools.com. Note that the property is subject to the provisions of the Wet Land Reserve Program.

The reserve price for this lease is a minimum of \$24,000.00 per year. The lease will be awarded to the highest bidder. As required by R.S. 17:87.8, all bids submitted must be accompanied by a cash payment or a certified cashier's check in a sum equal to one year's rental or lease amount.

The successful bidder will be required to furnish the certificates of insurance and copies of insurance policies providing the coverages specified in the bid documents.

The bids will be awarded in accordance with La. R.S. 17:87.8. The Owner reserves the right to reject any, and all bids, and to waive any information incidental thereto.

Paul Lucius
Executive Director of Procurement
Orleans Parish School Board

FIRST INSERTION: FRIDAY, FEBRUARY 9, 2024
SECOND INSERTION: FRIDAY, FEBRUARY 16, 2024
THIRD INSERTION: FRIDAY, FEBRUARY 23, 2024

ORLEANS PARISH SCHOOL BOARD

**Office of Business Partnerships
2401 Westbend Parkway, Suite 5055
New Orleans, LA 70114**

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SIXTEENTH SECTION LEASE FOR PUBLIC LANDS: AGRICULTURAL, GRAZING,

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INSTRUCTIONS AND SPECIFICATIONS

Sealed bids will be received by the Orleans Parish School Board in the Procurement Office, Orleans Parish School Board, 2401 Westbend Parkway, Suite 5055, New Orleans, Louisiana 70114, until 10:00 A.M., Monday, March 11, 2024, for SIXTEENTH SECTION LEASE FOR PUBLIC LANDS: AGRICULTURAL, GRAZING, TRAPPING, HUNTING AND ANY OTHER LEGITIMATE PURPOSES only of the following described property:

- **Section Sixteen, Lake Catherine, Township 11 South, Range 15 East, Orleans Parish, Louisiana containing 640 acres, more or less.**

1. Bids must be sealed in envelopes plainly and prominently marked "BID FOR LEASE OF SIXTEENTH SECTION LAND FOR: AGRICULTURAL, GRAZING, TRAPPING, HUNTING AND ANY OTHER LEGITIMATE PURPOSES RIGHTS ONLY." SAID BIDS SHALL BE OPENED AT 10:00 A.M., Monday, March 11, 2024.
2. Lands which may be leased; purposes; leases of sixteenth section lands for agricultural purposes; negotiation of surface leases of school lands; negotiation of leases by certain public benefit corporations; negotiation of leases for administering buildings designated as historic landmarks. Any lessor may, through its governing authority, lease for trapping, grazing, hunting, agricultural, and any other legitimate purposes, removal from the land of subterranean water, or other such substances, other than for oil, gas, or other mineral purposes and development, any lands of which the lessor has title, custody, or possession, and the lessor may at its option lease the land on a share basis in accordance with such terms and conditions as the governing authority deems to be to the best interest of the lessor (La R.S. 41:1212).
3. The form furnished as part of the specifications must be used to submit the bid and must be signed by the bidder. The form may be detached from the specifications. Any proposal submitted on any form other than that attached to the bid documents will be considered informal and will accordingly be rejected.
4. **The reserve price for this thirty-six (36) month lease is a minimum of \$24,000.00 per year (\$2,000.00 per month). Any proposal/bid submitted lower than this amount will be rejected as nonresponsive.**

5. All expenses for the preparation of the lease; and recording of the lease, shall be at the expense of the successful bidder.
6. Bidders must fill out their bids in writing and in figures, giving their names and addresses in full. Bidders are cautioned not to attach any conditions or provisos to the proposal. Any such condition or proviso may render the proposal informal and cause it to be rejected. In the case of any discrepancy between the price written in the bid, and that given in figures, the price in writing will be considered as the bid.
7. The lease will be awarded to the highest bidder on the basis of the highest offer of annual rent, which rent is payable in advance each year on the first day of each term of the lease. All bids submitted must be accompanied by a cash payment or a certified or cashier's check in a sum equal to one year's rental or lease amount as required by La. R.S. 17:87.8, which payment represents the first year lease payment.
8. The lease shall be executed in triplicate by the successful bidder. A copy of the proposed lease is attached and made a part of the terms and conditions of these specifications. The successful bidder must submit certificates of insurance and copies of all insurance policies required by the terms of the lease within five (5) days of the opening of the bids. Failure to do so may render the proposal informal and cause it to be rejected. Delays in meeting this requirement may result in loss of bid and/or future bid awards.
9. No contract will be signed until the bidder's proof of insurance certificate has been received. If awarded the bid and the Lessee's insurance is deemed not acceptable, then the deposit shall be forfeited. Please make sure you are able to obtain the proper insurance before submitting a bid. To be awarded an Orleans Parish School Board "Sixteenth Section Lease for Public Lands: Agricultural, Grazing, Trapping, Hunting and any other legitimate purposes" the Lessee must provide an original certificate of insurance indicating the Lessee has the following coverage:
 - Minimum general liability coverage in the amount of \$1,000,000.00;
 - The Orleans Parish School Board is specifically named as an additional insured on the certificate of insurance;
 - The certificate indicates a thirty (30) day notice of cancellation;
 - The certificate includes a waiver of subrogation in favor of Orleans Parish School Board.
10. The checks of all bidders except the check of the apparent high bidder will be returned to said bidders upon approval of the insurance certificates and copies of the insurance policies from the apparent high bidder.
11. Only all-terrain vehicles (ATVs) are permitted to be used on or within the property. Automobiles, trucks and other vehicles are only allowed on the access roads to camping sites and in the parking areas adjoining any camp site.
12. The lease is for sixteenth section public lands: agricultural, grazing, trapping, hunting and any other legitimate purposes only; and therefore, shall be subordinate to any lease made of the lands for oil, gas or other mineral development, for the removal of timber by the School Board and all existing servitudes or rights of way.

11. The successful bidder shall protect the leased premises from all kinds of waste and injury.
12. The former Lessee, if not the successful bidder, will be allowed ten (10) days to remove any of the former Lessee's property remaining on the property.
13. If the Bid is for or on behalf of any entity (club, corporation, partnership or other association) each bidder must attach to its Bid Proposal Form, copies of any charter, articles of incorporation, certificate of good standing from the Secretary of State for any corporation (for profit or nonprofit); if a partnership, the partnership agreement; if a club or association, the charter, bylaws and similar documents together with written evidence of the authority to submit the bid.
14. OPSB reserves the right to perform restoration projects and grant other types of Sixteenth Section Land Leases - such as a lease to explore for oil & gas, or to do seismic work. Although OPSB encourages other lessors to be considerate of our hunting and trapping lessees, OPSB does not warrant that activities associated with such other activities and leases will not occur during hunting or trapping season. There is no refund of money if such an incident occurs.
15. The School Board does not warrant that the acreage indicated in the sections advertised for Sixteenth Section Lease for Public Lands: Agricultural, Grazing, Trapping, Hunting and any other legitimate purposes is all land. The acreage listed in the advertisement is the acreage originally given to the School Board by the State of Louisiana. Some acreage may have little or no acreage that is land, due to erosion. It is the responsibility of the bidder to visit and become familiar with the section of interest, prior to submitting a bid. It shall also be the responsibility of the Lessee to control trespassers on his/her lease.

Paul Lucius
Executive Director of Procurement

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TRAPPING, HUNTING AND ANY OTHER LEGITIMATE PURPOSES

BID PROPOSAL FORM

BID OPENING DATE AND TIME

March 11, 2024 at 10:00 A.M.

**Section Sixteen, Lake Catherine
Township 11 South Range 15 East
Orleans Parish, Louisiana**

TO: Paul Lucius
Executive Director of Procurement
Orleans Parish School Board
2401 Westbend Parkway, Suite 5055
New Orleans, Louisiana 70114

I (or we) hereby offer, subject to all of the terms and conditions set forth in the Instructions and Specifications and the lease agreement, to lease the land as described in the Notice for Bids for the sum of: _____ DOLLARS (\$ _____) for **each** year of the thirty-six (36) month lease to be paid on April 30th of each year with the first year payment, as required by Louisiana Revised Statutes 17:87.8, attached hereto as a certified or cashier's check in a sum of \$ _____, equal to the first year's rental or lease amount.

This bid is made pursuant to and subject to the terms and conditions contained in Orleans Parish School Board's Notice for Bid, as well as its Instructions to Bidders.

By submitting this bid and signing below, I (or we) agree and warrant that I (or we) shall, in connection with the land as described in the Notice for Bids: (1) comply with all applicable laws and regulations concerning Sixteenth Section Lease for Public Lands: Agricultural, Grazing, Trapping, Hunting and any other legitimate purposes is all land; (2) properly manage

the property; and (3) keep it properly posted.

I (or we) shall submit the required certificates of insurance and copies of the insurance policies within 5 days of the opening of the bids, if the highest bidder.

I (or we) agree to pay the cost of preparing the Lease and the recordation costs.

If this Bid is on behalf of any entity or organization, I certify that I am duly authorized and empowered to make this bid. Copies of the entity's charter, bylaws, certificate of good standing from the Secretary of State or other documents to establish the nature of the entity and my authority are attached.

BIDDER:

Signature

Name

Address

City, State and Zip

Telephone Number (Area Code & Number)

Email

Date