

**CITY OF DIXON
INVITATION FOR BID
GENERAL TERMS AND CONDITIONS**

1. **PURPOSE:** The City of Dixon's Municipal Airport is seeking a farmer to lease the land specified herein.
2. **SCOPE OF PROJECT:** Contractor shall provide all labor, materials, equipment, supplies, taxes, insurance, fuels, permits, and any and all other items necessary to use and maintain the land, as specified herein. Contractor shall complete all work in a timely manner.
3. **FARMLAND TO LEASE:** The City invites bids for the lease of three tracts of farmland located near the Dixon Municipal Airport; certain use limitations apply.

LOCATION: Dixon Municipal Airport, acreage may be more or less as described herein; upon signing of lease by City and payment of rent; use for row crops with certain limitations on height in relation to airfield operations

Area A	62.0 Acres	PI- 117
Area B	5.8 Acres	PI- 88
Area C	19.8 Acres	PI- 123

4. **TERM:** One (1) year beginning with effective date of Lease Agreement; may be renewed at the City's option for four (4) additional one-year terms.
5. **INVESTIGATION OF CONDITIONS:** Before submitting a bid, Bidders should carefully examine the drawings and specifications, visit the site of the work, and fully inform themselves as to all existing conditions and limitations including verification of measurements and quantities and shall include in the bid a sum to cover the cost of items of work to be performed and, if awarded the contract, shall not be allowed any extra compensation by reason of any matter or item concerning which such Bidder might have fully informed himself prior to the bidding, and the successful Contractor must employ, so far as possible such methods and means in carrying of his work as will not cause any interruption or interference with any other Contractor. This property is being offered "as is" and the City of Dixon will not incur any costs for repairs or materials for repairs which may be necessary for the use of the land.
6. **AWARD:** In making an award, the City will evaluate the bids received considering such factors as listed below as well as other factors which are considered pertinent. **The City intends to award all tracts to single bidder.**
 1. Compliance with bid conditions and specifications
 2. Past Performance
 3. Capability of Bidder to complete the work
 4. Annual Rent
7. **APPROVAL REQUIREMENTS:** Approval of the lease for this property is contingent upon approval by the Airport Board.
8. **RESPONSIBILITY:** The lessee shall be responsible for any and all required fees as set forth in the lease.
9. **BID RECEIPT:** All bids are to be received by 10:00 AM CST, Friday, December 9, 2016 at the following address:

Dixon City Hall
ATTN: City Clerk
121 W 2nd ST
Dixon, IL 60121

10. **BID AWARD:** The Dixon Airport Advisory Board will open and award the bid on Friday, December 9, 2016 at 12:00 PM CST at the Dixon City Hall, 121 W 2nd St Dixon, IL.