

**BIDS WANTED**  
**INDUSTRIAL PARK MAINTENANCE**  
**UNION DEVELOPMENT CORPORATION**

The Union Development Corporation (UDC) will accept sealed bids for maintenance of the Union Corporate Center, an industrial park located on Progress Parkway in Union, Missouri. Bid will be for mowing twice (May 2020 and October 2020) of unsold property in Union Corporate Center, approximately 46 acres. Bid should include mowing of detention pond area and all drainage ditches. All bids should be submitted by COST PER ACRE. Bids should be marked 'Industrial Park Bids' and shall be submitted to the Union Development Corporation, c/o Wanda Parsons, 500 E. Locust St, Union, MO 63084. Deadline for submission is **noon, April 1, 2020**. Maintenance Guidelines and Requirements are available at City Hall-1<sup>st</sup> Floor, 500 E. Locust St., Union, MO 63084. The UDC reserves the right to accept and/or reject all bids and waive any technicalities.

By order of the UDC President and Board of Directors  
Wanda Parsons, Community Development Assistant

# UNION CORPORATE CENTER MAINTENANCE GUIDELINES and REQUIREMENTS

- ◆ The contractor must provide the city with certificate of insurance in the amount of \$1,000,000 and \$2,000,000 aggregate; **the face of the insurance certificate shall exhibit 'Union Development Corporation' as additional insured. Also, an additionally insured endorsement is required. NO EXCEPTIONS, OMISSIONS OR REDUCTIONS TO THIS REQUIREMENT WILL BE ACCEPTED.**
- ◆ The contractor shall sign a 'Hold Harmless' agreement with the Union Development Corporation.
- ◆ The contractor shall have and maintain proper equipment to complete the agreement.
- ◆ Mowing shall be as follows as weather and conditions allow:
  - ◆ Month of May 2020
  - ◆ Month of October 2020
- ◆ Payment will be mailed to the contractor within 2 weeks after the Union Development Corporation inspects work.
- ◆ In the event that the Union Development Corporation shall deem additional mowings necessary, this cost will be paid on a "per mow" basis. Payment will be paid on per acreage amount included in winning bid.
- ◆ If contractor is baling property for agricultural purposes, baled hay shall be removed within 2 weeks.
- ◆ The contractor shall notify the Union Development Corporation upon completion of each mowing.
- ◆ Contractor must obtain a City of Union Business License before work is performed.
- ◆ The contractor shall keep the Union Development Corporation informed of any problem area and make recommendation or correction of said problem.
- ◆ The Union Development Corporation will designate an area for any debris to be placed.
- ◆ The Union Development Corporation and contractor may agree to renew the agreement for subsequent terms at the same rate.
- ◆ Detention ponds and drainage ditches are to be maintained and mowed on same schedule as remainder of industrial park. Trees, if present in detention ponds or drainage ditches, shall be removed.
- ◆ Union Development Corporation is not liable for any damage to equipment, tires, etc.
- ◆ Price per acre should be included in the event property is sold. If sold before a mowing, provided price per acre to be deducted from contract price.
- ◆ Union Corporate Center acreage to be maintained is approximately 46 acres, per provided exhibit and property schedule.

Union Corporate Center  
Industrial Park Maintenance – 2020

Name of Bidder: \_\_\_\_\_ (please print)

Address of Bidder: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

List all mowing equipment to be used:

\_\_\_\_\_

\_\_\_\_\_

Number of personnel: \_\_\_\_\_

BID PER ACRE	PER MOWING (BASED ON 46 ACRES)	PER YEAR BASED ON 2 MOWINGS

*I have read all the above information, including the Union Corporate Center Maintenance Guidelines and Requirements and fully understand all commitments and obligations.*

Signature of Bidder: \_\_\_\_\_

Printed name: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF MISSOURI )

) SS

COUNTY OF FRANKLIN )

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

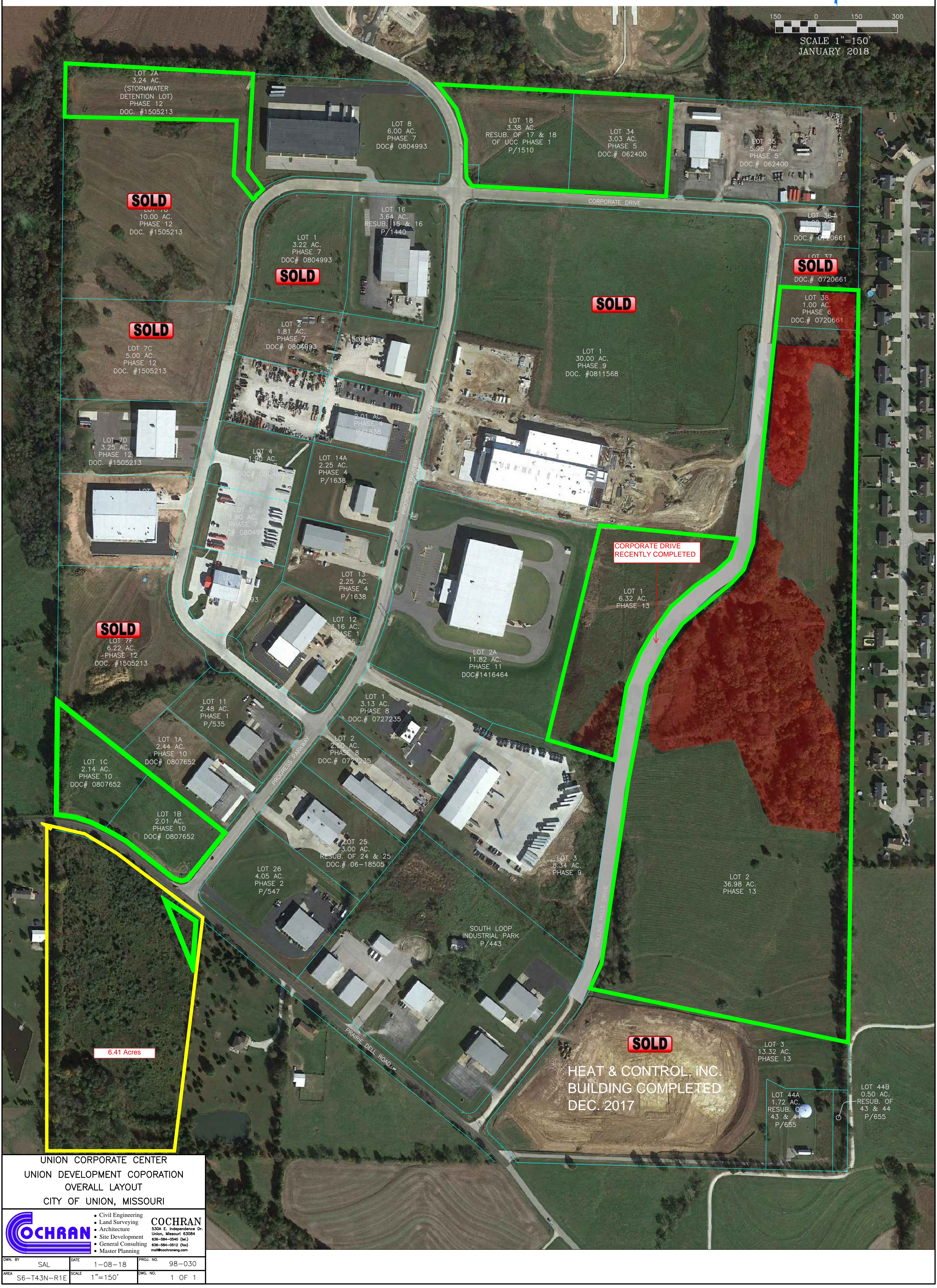
\_\_\_\_\_  
Notary Public



# UNION CORPORATE CENTER UNION, MISSOURI



SCALE 1"=150'  
 JANUARY 2018



**SOLD**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**SOLD**

6.41 Acres

UNION CORPORATE CENTER  
 UNION DEVELOPMENT CORPORATION  
 OVERALL LAYOUT  
 CITY OF UNION, MISSOURI

	<ul style="list-style-type: none"> <li>• Civil Engineering</li> <li>• Land Surveying</li> <li>• Architecture</li> <li>• Site Development</li> <li>• General Consulting</li> <li>• Master Planning</li> </ul>	<b>COCHRAN</b> <small>530A E. Independence Dr.          Union, Missouri 63084          636-594-0540 (cell)          636-594-0512 (fax)          mol@cochrang.com</small>
	DWN. BY: SAL DATE: 1-08-18 AREA: S6-T43N-R1E	PROJ. NO.: 98-030 DWG. NO.: 1 OF 1



MOWING CONTRACT

This Contract is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the Union Development Corporation (hereinafter UDC) and \_\_\_\_\_, (hereinafter Contractor) and in exchange for the mutual promises herein contained agree as follows:

I.. PURPOSE

This Contract is intended to establish the rights, duties and obligation between the parties with regard to maintaining the Union Corporate Center, located on Progress Parkway in Union, MO.

II. CONSIDERATION

The Union Development Corporation, along with financial considerations, hereby agrees to permit Contractor to conduct business within the Union Corporate Center.

III. PERFORMANCE BY CONTRACTOR

The Contractor hereby agrees to perform mowing services within the Union Corporate Center, including detention pond area and ditch lines, approximately 46 acres. If baling property for agricultural purposes, hay, Contractor must remove bales within 2 weeks. Performance of Contractor will be inspected by the Union Development Corporation before approved for payment. Contractor shall obtain a City of Union Business License and shall provide a certificate of insurance in the amount of \$1,000,000 and \$2,000,000 aggregate.

IV. PERFORMANCE BY UDC

The Union Development Corporation hereby agrees to financially reimburse Contractor as set forth in approved bid approved by UDC Board of Directors. UDC has the right to decrease acreage to maintain due to sell of property.

V. TERM

This Contract shall be for a term of one mowing season, the year 2020 season. Maintenance shall take place May 2020 and October 2020. Either party shall have the right to terminate this Contract at any time after expiration of the initial term by providing to the other party notice in writing at least ninety (30) days in advance of the desired termination date.

VI. ASSIGNMENT

Neither party shall have the right to assign or transfer its rights, duties or obligation hereunder.

VII. MODIFICATION

This writing, exhibits included, constitutes the entire agreement of the parties and it shall not be altered, amended, or modified except in writing duly executed by the parties hereto.

VIII. NOTICE

Any notice required hereunder shall be sent to the following:

**If to Union Development Corporation:**

Union Development Corporation, 500 E. Locust St., Union, MO 63084

**If to Contractor:**

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TOTAL PER MOWING

IN WITNESS WHEREOF, this Contract is executed the day and year first above written.

CONTRACTOR

UNION DEVELOPMENT CORP.

By: \_\_\_\_\_

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

HOLD HARMLESS AGREEMENT

I, \_\_\_\_\_, agree to protect, indemnify save and keep harmless, the Union Development Corporation, against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about said premises, causing injury to any person or property whomsoever and whatsoever and will protect, indemnify and save and keep harmless the above mentioned parties from any and all claims, costs or expense arising out of any failure of the contractor in any respect to comply with and perform all the requirements and provisions agreed to and required by any law or ordinance, during period commencing May 1, 2020 through December 31, 2020 at the premises known as Union Corporate Center, an industrial park located on Progress Parkway, Union, Missouri.

\_\_\_\_\_  
Signature of agent

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date