

BOWERS FIELD



REQUEST FOR BIDS

*AGRICULTURAL LEASE TRACTS
LOCATED AT THE BOWERS FIELD
AIRPORT*

RETURN BID PROPOSALS TO:

*KITTITAS COUNTY PUBLIC WORKS
411 NORTH RUBY STREET, SUITE 1
ELLENSBURG, WA 98926
(509) 962-7523*

INSTRUCTIONS TO BIDDERS FOR AGRICULTURAL LEASES

DELIVERY OF PROPOSALS:

Sealed bids will be received at the following location:

Kittitas County Public Works
411 N. Ruby Street, Suite 1
Ellensburg, WA 98926
(509) 962-7523

BIDS WILL BE RECEIVED UNTIL OCTOBER 29, 2026, AT 4:00 P.M.

Each proposal shall be completely sealed in an envelope addressed to Kittitas County Public Works. The name of the project (PROPOSAL - BOWERS FIELD AGRICULTURAL LEASES) for the bid proposal must be plainly written on the outside of the envelope along with the date of the bid opening and bidder's name. Bids shall be signed by the applicant.

DATE OF BID OPENING:

The bids will be opened on **OCTOBER 29, 2026, at 4:00 pm.** in the Kittitas County Public Works office.

No bids will be considered unless it is filed with the County within the time limit for receiving bids as stated in the announcement for bids. Each bid shall be in a sealed envelope, plainly marked as designated in the announcement.

RIGHT TO REJECT BIDS:

The right is reserved to reject any and all proposals, to accept the proposal deemed best for the County or to advertise for new proposals when in the opinion of the Board of County Commissioners to be in the best interest of the County will be promoted thereby.

“One Ranch, One Bid”. If multiple families or owners representing one ranch or property holding place separate bids on a particular tract, their bids may be considered an attempt to manipulate the bidding process and may void all bids for that specific ranch or property holding. **One bid per ranch per tract.**

PROPOSAL GUARANTY:

Bids will ONLY be accepted for individual Tracts. Kittitas County will not accept one bid amount for all Tracts.

A certified check, cashier's check, cash or bid bond made payable to the Kittitas County Treasurer for an amount equal to \$100.00 per tract being bid upon and shall accompany each bid as evidence of good faith and as a guarantee that if awarded the contract, the bidder will execute the

lease as required. Should the successful bidder fail to enter into the lease within the time stated, the bid proposal deposit shall be forfeited to Kittitas County. Bid security of all except the next two (2) qualified bidders shall be returned within five (5) days after opening the bids.

IRREGULAR BIDS:

Bids will be considered irregular if they show any omissions, alterations of form, additions or conditions not called for, or irregularities of any kind. However, the County reserves the right to waive any irregularities and to make the award in the best interest of the County.

INSPECTION OF PROPERTY:

Prospective bidders are urged to inspect the parcels of interest and review the complete text of the lease agreement prior to bidding. Arrangements for inspection of the airport property must be made with the Kittitas County Department of Public Works, 411 N. Ruby Street, Suite 1, Ellensburg, WA 98926, (509) 962-7523.

****THE AIRPORT PROPERTY IS RESTRICTED TO AUTHORIZED PERSONNEL AND VEHICLES ONLY. DO NOT ATTEMPT TO INSPECT THE PROPERTY WITHOUT AUTHORIZATION****

TERM:

The term of the agricultural leases shall be for five (5) years. Early termination may be necessary in the event the airport is rezoned to promote light industrial development in the future. Term will commence December 1, 2026, and terminate November 30, 2031.

SPECIAL CONSIDERATIONS:

All Tracts: Tracts are identified on the attached Exhibit Location Map.

All Tracts: No calving will be allowed on Bowers Field Airport property.

All Tracts: No stock water available

Tract 1: KRD Water: The Lessee shall pay all KRD water assessments for said premises, and agrees that all KRD water that is designated to the airport will stay assigned to the airport. The Lessor will submit bi-yearly billings of the KRD water that will be included with the rent. Lessee shall be responsible for water requests and to ensure water can be made available to the tract.

Tract 2: The asphalt taxiways located in portions of Tract 2 are reserved for use by the American Modeler Association to fly model airplanes. The American Modeler Association will provide in writing to lessee a disclaimer holding lessee harmless from any and all damage or claim to property or personal injury caused by the

use of the premises by the American Modeler Association. 800 square feet of the property will contain a CONEX box for Sheriff's Department use and inspection. Construction of airport improvements will occur during this lease term, anticipated in 2029, this should have minimal impact on grazing.

Tract 4: Tenant will be responsible for providing water.

Fences: The successful bidder shall maintain all boundary fences as described for the various tracts. The lessee shall furnish all labor and materials for the maintenance of the existing fences for the term of the lease.

MILITARY EXERCISES:

From time to time the U.S. military conducts exercises at the Kittitas County Airport. The Lessee will be requested to enter into a sublease agreement to authorize the use of the tracts for military purposes only. Reimbursement for temporary use will be negotiated between the U.S. Government, Kittitas County and the Lessee.

INSURANCE:

The successful bidder must furnish General Liability Insurance for personal injury and property damage per as follows:

\$1,000,000.00 General Liability Insurance

Said insurance shall name Kittitas County as an additional insured on the liability insurance policy.

The successful bidder shall hold Kittitas County harmless from any and all damage or claim to property or personal injury caused by the successful bidders use of premises.

ACCESS TO AIRPORT PROPERTY:

Access to the various tracts shall be at the designated locations only. (See attached Map for Locations)

PROPOSAL

TO: Airport Manager
Kittitas County Public Works
411 North Ruby, Suite 1
Ellensburg, WA 98926

Airport Manager:

The undersigned hereby certifies that he/she has examined the location of the Kittitas County Airport tracts and thoroughly understands the proposed lease agreement and propose as follows:

To lease the following tracts for the yearly rental per year for a period of five (5) years with the lease to begin on the first day of December, 2026, and terminate on the 30th day of November, 2031, with payments to be made annually:

TRACT	KRD WATER	TOTAL ACRES	LEASE BID PER YEAR
1	KRDWater	38	
2	No Water	270	
3	No Water	92	
4	No Water	24	
5 & 6	No Water	342	
7	No Water	42	

OTHER INFORMATION:

The Lessee shall pay to Kittitas County the Kittitas County Reclamation District Assessment on said leased tracts. The tax and water assessments shall be due and payable at the same time the rental charged herein is due and payable.

Bidder hereby certifies that he/she will comply with all assurances and certifications issued by Kittitas County and conform to all applicable state and federal laws.

The Bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements contained herein.

BIDDERS NAME – PLEASE PRINT

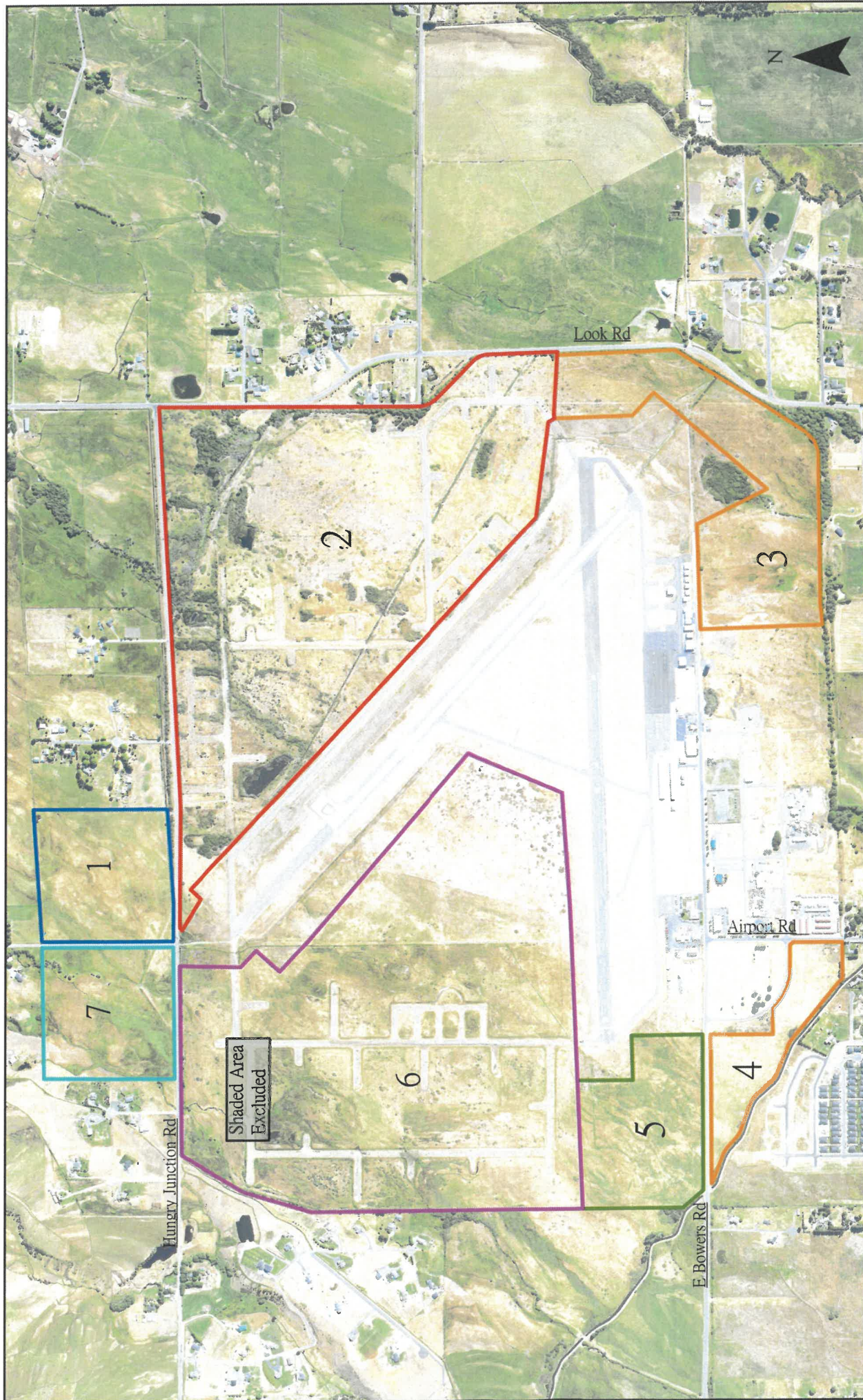
SIGNATURE OF BIDDER

ADDRESS

CITY, STATE, ZIP

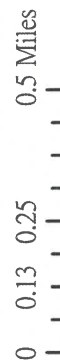
TELEPHONE

EMAIL ADDRESS



Kittitas County Airport- Bowers Field

Agricultural Leases



Area 1- 38 Acres	Area 5- 42 Acres
Area 2- 270 Acres	Area 6- 300 Acres
Area 3- 92 Acres	Area 7- 41 Acres
Area 4- 24 Acres	* Approximate Acres