

CADDO PARISH SCHOOL BOARD
1961 MIDWAY AVENUE
SHREVEPORT, LA 71108

FOR LEASE

Bid No. 08L-26

Bid Title: HUNTING AND TRAPPING LEASE – CARVER PROPERTY

To Be Opened: 10:30 A.M. CST, THURSDAY, MARCH 26, 2026

Sealed bids to acquire the following described ten-year lease will be received in the Purchasing Office of the Caddo Parish School Board until 10:30 A.M. CST, THURSDAY, MARCH 26, 2026, at which time bids will be opened and publicly read aloud. Late bids will not be accepted.

THE CADDO PARISH SCHOOL BOARD RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS AND TO WAIVE INFORMALITIES.

ALL BIDS MUST BE SENT VIA US MAIL OR BE HAND DELIVERED TO: Caddo Parish School Board, Purchasing Department, 1961 Midway Avenue, Shreveport, LA 71108
OR submitted electronically on the approved website www.bidexpress.com.

The sealed envelope containing the bid shall be marked: HUNTING AND TRAPPING LEASE – CARVER PROPERTY.

For hunting and trapping purposes, the 640 acres, more or less, of Section 16, Township 15 North, Range 12 West located in Caddo Parish, Louisiana.

Property is subject to all existing surface leases, mineral leases, timber sales, rights-of-way, permits, and other contracts of whatever kind, whether recorded or unrecorded, affecting the leased premises, and Lessor reserves the full use and enjoyment and the right to grant others the full use and enjoyment of the property leased herein, both surface and subsurface, for any and all purposes except that granted and to the extent granted to Lessee herein. In that regard, Lessor reserves the right to execute any additional oil, gas, and mineral leases on the property and also the right to manage, cut, and sell any merchantable timber. Further, Lessor's grant of ingress and egress under this lease is non-exclusive, and Lessee may not block the ingress and egress of Lessor and its other lessees. Lessor specifically reserves the right to enter onto the property to inspect the condition and use thereof. Lessee shall not construct any permanent improvements on the property without prior approval from the Caddo Parish School Board. Lessee may not attach permanent deer stands to any pine trees or merchantable hardwood timber. Vehicles are restricted to existing roads and trails; no new roads or trails may be created. Vehicles shall at all times be operated in a reasonable manner and shall be insured with liability coverage with limits not less than the minimum limits for operation of a vehicle on state highways in accordance with state laws. Lessee shall agree to obey all federal, state, or local game laws or regulations, and any violation thereof by Lessee, its guests or invitees, shall be considered a breach of this lease. Lessee shall not conduct commercial hunting operations on the leased premises, nor make any charge for the privilege of hunting thereon.

This lease shall not be assigned, subleased, or otherwise transferred by lessee. This lease shall be heritable, but shall not be subject to mortgage, pledge, hypothecation or seizure and sale. Lessee agrees to immediately restore possession to Lessor at the termination of this lease in like good condition as that in which he receives it, subject to the usual wear and tear of a prudent use of same. Lessor makes no warranty, express or implied, as to the property or its conditions or suitability for a particular purpose, or the condition or suitability of any of the roads, buildings, gates, fences, or other improvements on the property. No firewood, posts or timber cutting in any manner will be permitted. All conditions of this lease will comply with all state laws applicable to such lease set forth in LA Revised Statutes of 1950, R.S. 17:87.8.

Lessee shall assume sole responsibility for the conditions of the property and for any occurrences which happen thereon, including, without limitation, use of roads or other facilities constructed or maintained by Lessor. Lessor shall have no obligation to maintain or repair the property or any part thereof or any improvements situated thereon and shall have no liability whatsoever for any injury, damage, or claim resulting from Lessor's failure to maintain and repair the property or any improvements.

By entering into the lease, Lessee acknowledges the applicability of LA Revised Statutes Sections 9:2791 and 9:2795, whereby an owner of premises not used primarily for commercial recreational purposes owes no duty or care to keep such premises safe for entry or use by others for hunting, fishing, camping, hiking, sightseeing or boating, and owes no duty to give warning of any hazardous conditions thereon. Accordingly, Lessor shall assume no responsibility or liability for any injury to persons or property caused by an act of lessee.

Lessee shall fully understand and acknowledge that there are numerous dangerous conditions and risks and hazards involved in hunting, trapping and outdoor recreation on the property. Lessee, for himself/itself, his agents, guests and invitees, assumes all risks and hazards in connection with the use of the property. Lessee shall agree to indemnify, defend and hold harmless Lessor from and against any and all liability, damages, claims, loss, expenses (including reasonable attorney's fees) and judgments of any kind whatsoever by reason of any injury to persons or property caused by lessee or his/its invitees, guests, employees or agents, or arising from lessee's use of the property.

In the event that the property or any part thereof shall be needed by Lessor for education purposes, or for any other use by Lessor whatsoever, or should it be necessary for Lessor to place the property for sale, Lessor shall have the right to terminate and cancel the lease upon giving Lessee 60 days written notice and demand prior thereto. In the event of termination or cancellation, Lessor shall be entitled to retain all of the rentals paid by Lessee and may, at its option, return all improvements placed thereon and not removed within ninety (90) days of termination of this lease. Should Lessor desire to retain such property after said ninety (90) day period, such property shall become and remain the property of Lessor without any obligation to reimburse Lessee therefor. If Lessor does not want to acquire ownership of such property, if Lessee does not remove such property within ninety (90) days of receiving written notice from Lessor to do so, Lessor, at its option, may remove the property, and Lessee agrees to pay Lessor three (3) times the cost of such removal within thirty (30) days of receipt of a documented invoice showing the cost of removal.

Lessor shall stake off and mark the property by such stakes or monuments as may be necessary to adequately locate and fix the limits of the property.

Lessor does not warrant Lessee possession of the property against trespassers or poachers, nor will Lessor be required to undertake any action or proceedings to maintain Lessee in possession of said property. Lessee shall, however, upon obtaining written consent of Lessor, have the right, as Lessee and in Lessee's name, to proceed against trespassers or poachers, and to eject them by legal means, with all such proceedings to be at the sole cost and expense of Lessee. Lessee shall furnish Lessor copies of all pleadings, documents, and correspondence concerning such proceedings and in the event any party to such proceedings contests the title of Lessor, or the possession of Lessor or Lessee, Lessee shall notify Lessor immediately. Lessee hereby obligates himself/itself to defend and hold Lessor harmless insofar as any such action is concerned, and agrees that in the event any claim for damages should be made against Lessor, due to any act or acts of Lessee, or Lessee's guests or invitees, Lessee shall hold Lessor harmless from against each such claim and shall reimburse Lessor for all costs and expenses incurred by Lessor by reason of any such claim, including a reasonable attorney's fee. Annual rental is to be paid each year in a method prescribed by the Lessor.

RENEWAL OF AGREEMENT. If the Lessee makes significant improvements on the property, the bid may be extended for an additional ten-year period. Lessee must seek prior approval from the Caddo Parish School Board before making any improvements. The bid and contract may be renewed under the same payment terms and conditions. Renewal requires mutual agreement in writing by both parties.

1. **INSURANCE.**

1.1 All insurance shall be placed with a company admitted to do business in the State of Louisiana and having at least an "A:6" or better rating according to the latest A. M. Best Report. It shall be the responsibility of the Contractor to provide evidence of compliance with this requirement at the time the contract is executed.

1.2 Workman's Compensation. As required by the State of Louisiana.

1.3 General Liability Insurance.

A. General Liability Limits:

Bodily Injury \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate
Property Damage \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate

Coverage to Include:

Premises/Operations
Products/Completed Operations - (To be provided from contract award date until one year after acceptance by Owner).
Independent Contractors
Contractual
Personal Injury
Blasting, Collapse, or Underground (XCU) Exposures (where applicable)
Broad Form General Liability Endorsement (or equivalent thereof)

- B. Automobile Liability Limits:
Bodily Injury \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate
Property Damage \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate
Alternative: \$1,000,000.00 Combined Single Limit
- C. Employer's Liability Limits: \$100,000.00 per occurrence/\$500,000.00 aggregate
- D. Umbrella Liability Limits: \$1,000,000.00

- 1.4 Insurance policies shall name The Caddo Parish School Board (CPSB) as an additional insured and contain a waiver of subrogation in favor of CPSB.
- 1.5 The Caddo Parish School Board shall be furnished with certificates evidencing the coverages as required above including naming CPSB as an additional insured with waiver of subrogation on insurance policies; and CPSB shall be given at least ten (10) days notice prior to cancellation, material revision, or intention not to renew.

IMPORTANT: Under no circumstances is access allowed inside the old school building located on the site of the lease. The hunting and trapping lease will include usage of all 640 acres of the site with the exception of the actual school building. Violators will be prosecuted. This applies to Lessee, Lessee's guests and/or invitees.

Lease period: JULY 1, 2026 THROUGH JUNE 30, 2036

NOTE: BID SECURITY TOTALING TEN PERCENT (10%) BUT NOT LESS THAN SEVENTY-FIVE DOLLARS (\$75.00) IS REQUIRED AND MUST BE SUBMITTED WITH THIS BID. BID SECURITY MUST BE IN THE FORM OF A CERTIFIED CHECK OR MONEY ORDER.

Bid form follows on next page.

LEASE BID FORM

Bid No. 08L-26

Bid Title: HUNTING AND TRAPPING LEASE – CARVER PROPERTY

To Be Opened: 10:30 A.M., TUESDAY, MARCH 26, 2026

Caddo Parish School Board
1961 Midway Avenue
Shreveport, LA 71108

Re: Hunting and Trapping Lease – Carver Property

Gentlemen:

For hunting and trapping purposes, the 640 acres, more or less, of

Section 16, Township 15 North, Range 12 West located in Caddo Parish, Louisiana.

for the period JULY 1, 2026 through JUNE 30, 2036, pursuant to the Terms set forth in the notice of lease, offer:

_____ dollars (\$ _____)

per year for ten years. Payment for the first year will be made upon execution of the lease.

Each annual rental thereafter will be made prior to July 1st of each year following.

RENEWAL OF AGREEMENT. At the option of either party, the bid and contract may be renewed under the same terms and conditions for one (1) additional ten-year period when the Lessee makes significant improvements on the property. Lessee must seek prior approval from the Caddo Parish School Board before making any improvements. The bid and contract may be renewed under the same payment terms and conditions as the original agreement. Renewal requires mutual agreement in writing by both parties.

1. **INSURANCE.**

1.1 All insurance shall be placed with a company admitted to do business in the State of Louisiana and having at least an "A:6" or better rating according to the latest A. M. Best Report. It shall be the responsibility of the Contractor to provide evidence of compliance with this requirement at the time the contract is executed.

1.2 Workman's Compensation. As required by the State of Louisiana.

1.3 General Liability Insurance.

A. General Liability Limits:

Bodily Injury \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate
Property Damage \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate

Coverage to Include:

Premises/Operations

Products/Completed Operations - (To be provided from contract award date until one year after acceptance by Owner).

Independent Contractors

Contractual

Personal Injury

Blasting, Collapse, or Underground (XCU) Exposures (where applicable)

Broad Form General Liability Endorsement (or equivalent thereof)

B. Automobile Liability Limits:

Bodily Injury \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate

Property Damage \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate

Alternative: \$1,000,000.00 Combined Single Limit

C. Employer's Liability Limits: \$100,000.00 per occurrence/\$500,000.00 aggregate

D. Umbrella Liability Limits: \$1,000,000.00

1.4 Insurance Policies shall name The Caddo Parish School Board as an additional insured and contain waiver of subrogation.

1.5 The Caddo Parish School Board shall be furnished with certificates evidencing the coverages as required above including naming CPSB as an additional insured with waiver of subrogation on insurance policies; and CPSB shall be given at least ten (10) days notice prior to cancellation, material revision, or intention not to renew.

DEBARMENT CLAUSE

Before completing the Invitation for Bid Form, please read the following information:

1. The prospective lower tier participant certifies, by submission of his bid, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or agency.

2. Where the Prospective participant is unable to certify any of the statements in this document, such prospective participant shall attach an explanation to this bid response.

Legal Name of Bidder: _____
(Please Print or Type)

Address: _____

Telephone No. (____) _____ Fax No. (____) _____

Authorized Representative Name/Title: _____
(Please Print or Type)

(Signature)

(Date)

Email: _____

**BID MUST BE SENT THROUGH THE US MAIL, BE HAND DELIVERED OR SUBMITTED
ELECTRONICALLY THOROUGH BID EXPRESS (www.bidexpress.com).**

FROM: _____

Bid NUMBER: 08L-26

Bid TITLE: AGRICULTURAL AND HUNTING LEASE-CARVER PROPERTY

OPENING DATE: THURSDAY, MARCH 26, 2026

SEND TO:

**CADDO PARISH SCHOOL BOARD
Purchasing Department
1961 Midway Avenue
Shreveport, LA 71108**

**Attn Bidders: Use this print format on the outside of your envelope when responding to any formal bids or RFP's.
We do not accept fax or electronic bid responses (except through Bid Express) for any formal bids or RFP's.**