

Fern Ridge School District No. 28J
Request for Sealed Bid
Closing: February 17th, 2016, 2:00 pm
Garcia Center, Classroom Building
Terms and Conditions of Sale

RFB # 2.17.16.1

Fern Ridge School District 28J (District) offers the Garcia Center Classroom Building for sale and Buyer Removal to the highest bidder. The building is located at 88131 Territorial Road, Veneta, OR, 97487, adjacent to the main parking lot. The description of the classroom building is based on the best available information, but the District makes no guaranty, warranty, or representation expressed or implied as to the description of the property, or its fitness for any use or purpose and no claim shall be considered for allowance or adjustment or for rescission of the sale based on failure to inspect the property. Award will be made to the Bidder/Proposer that submits the most financially attractive Bid/Proposal. In the event of equal bids, award will be made to the Bidder/Proposer submitting the earliest completion date. The District reserves the right to reject any and/or all bids in the best interest of the District.

The property is offered for sale to the highest bidder "as is". The Buyer is responsible for the removal of the building. The Buyer shall supply all labor, equipment, permits and materials to remove the building by April 15th, 2016 or earlier. Repair of grounds as found or better condition is required subsequent to building removal.

Buyer shall maintain in force for the duration of this agreement an Umbrella Insurance policy with limits not less than \$1,000,000, a Commercial General Liability, Automobile Liability (owned, non-owned, and hired) insurance policy(s) written on an occurrence basis with limits not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate naming the District, its employees, officials and agents as an additional insured as respect to work or services performed under this agreement. Evidence of the above coverage issued by a company satisfactory to the District shall be provided to the District by way of a certificate of insurance before any work or services commence.

Building Description:

- Original building placed in 1972, renovated in 1992
- Outside box dimension 116' x 28', 3190 ft²
- Building is a sound wood structure-Sheet Metal roofing; Fiber Cement siding; interior walls-drywall; Floors-Resilient flooring; Ceilings-drywall; HVAC- supplied by (2) Carrier heat pumps; Plumbing-men's/women's public restrooms, kitchen area; Lighting-fluorescent, t-8 with electronic ballasts.
- Utilities will be disconnected at Buyer's expense. All costs related to moving the structure will be incurred by the Buyer.
- Complete interior cosmetic renovation should be anticipated.
- There are known and identified asbestos containing materials in the building. A full report on the asbestos containing materials can be provided upon request.

Inspection of the building can be arranged by calling Greg Baker, Facilities Manager at 541-915-4285 or email gbaker@fernridge.k12.or.us. Please do not access the property without expressed written permission or the presence of a District representative. Sealed bids will be received through February 17th, 2016 at 2:00 PM. Mail or deliver to Fern Ridge School District, 88834 Territorial Road, Elmira, OR, 97437, Attention: Quanah Bennett. Each bid must be submitted in a sealed opaque envelope and designated as "Bid: Sale of Garcia Center" by closing date and time.



