

**Lane County School District No. 4J**  
**Request for Sealed Bid**  
**Closing: November 16, 2015 2:00 PM**  
**Modular Classroom Building**  
**Terms and Conditions of Sale**

Lane County School District 4J (District) offers a Modular Classroom Building for sale and Buyer removal to the highest bidder. The modular is located at 3411 Willamette Street, Eugene Oregon 97405, behind the Dunn Building. The description of the modular given 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 modular. The Buyer shall supply all labor, equipment, permits and materials to remove the modular by January 31, 2016 or earlier. Repair of grounds as found or better condition is required subsequent to modular removal.

Buyer shall maintain in force for the duration of this agreement an Umbrella Insurance policy with limits not less than \$3,000,000, a Commercial General Liability, Automobile Liability (owned, non-owned, and hired) insurance policy(s) written on an occurrence basis with limits not less than \$2,000,000 per occurrence and \$3,000,000 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.

**Modular Description:**

- A 1985 Modern brand modular-ID #85626-4A & 4B.
- Outside box dimension 27'.10" X 36'.0"- 1008 SF
- Modular is a sound structure-Composition shingle roofing; Plywood exterior siding; Interior walls-Wood Paneling; Floors-Carpet-indoor/outdoor; Ceilings-Acoustic tiles; HVAC-Electric forced air; No Plumbing; Door Hardware-Panic bar, pulls, closers.
- Utilities will be disconnected by Owner.
- Complete interior cosmetic renovation should be anticipated.
- There are no known or identified asbestos containing materials with the exception of sealant/mastic around the entrance location of the overhead electrical service and

weatherhead. Asbestos containing sealant/mastic to be removed by District at time of electrical service disconnection.

Inspection of the modular can be arranged by calling Harlan Coats, Facilities Manager at 541-790-7409 or email [coats@4j.lane.edu](mailto:coats@4j.lane.edu). Please do not access the property without expressed written permission or the presence of a District representative. Sealed bids will be received through November 16, 2015 at 2:00 PM. Mail or deliver to Facilities Management, 715 West 4<sup>th</sup> Avenue, Eugene, OR 97402 Attention: Kathi Hernandez. Each bid must be submitted in a sealed opaque envelope and designated as **"Bid: Sale of Dunn Modular"** by closing date and time.



**Lane County School District 4J  
Request for Sealed Bid no later than  
November 16, 2015, 2:00PM  
Purchase Modular Classroom Building and Removal**

The undersigned proposes to furnish all material, equipment, permits, and labor required for the purchase and removal of the Modular Classroom Building for the lump sum price(s) indicated below with completion occurring on or prior to the date indicated.

Bid: \_\_\_\_\_ \$ \_\_\_\_\_  
(Words) (Figures)

I understand by authorizing this offer, I will remove the modular from the property by **January 31, 2016** or \_\_\_\_\_ (Enter date other than January 31, 2016.)

Name of Bidder/Proposer: \_\_\_\_\_

Address: \_\_\_\_\_

City/State: \_\_\_\_\_

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

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Authorized Signature)

Print: \_\_\_\_\_  
Name Title (if applicable)