

**POCATELLO/CHUBBUCK
SCHOOL DISTRICT NO. 25
Bannock County**

Administration Offices
3115 Pole Line Road
Pocatello, Idaho

NOTICE OF SALE OF SURPLUS PROPERTY

Bonneville Elementary School
320 North 8th Avenue
Pocatello, Idaho

Bid Opening:

February 22, 2019
9:00 AM

**POCATELLO/CHUBBUCK
SCHOOL DISTRICT NO. 25
Bannock County**

NOTICE OF SALE OF SURPLUS PROPERTY

NOTICE IS HEREBY GIVEN THAT the Board of Trustees of Pocatello / Chubbuck School District No. 25, Bannock County (referred to below as School District No. 25), pursuant to Section 33-601, Idaho Code, has determined that it is in the best interest of said school district to sell the property as identified below. The Board of Trustees may accept the highest bid, may refuse any bid, or reject all bids. **Per Idaho Code, no real property of the District can be sold for less than its appraised value during this bid.** The District will accept cash in U.S. Dollars as lawful money of the United States, by sealed bid to the bidder who offers the highest bid that is deemed in the best interest of the School District for the following described property:

Address: 320 North 8th Ave, Pocatello, Idaho
Pocatello Townsite, Block 174, Lots 1-20

Legal Description: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20) in Block One Hundred Seventy Four (174) of the City of Pocatello, containing Eighty Four Thousand (84,000) square feet, according to the official plat of the survey of said land returned to General Land Office by the Surveyor-General.

The site area is a city block consisting of 20 platted lots and an abandoned alleyway. The size is 300' x 300' equaling 90,000 sq. ft. or 2.066 acres mol. The site has 300 feet of street frontage along East Lander and North Fremont Streets and 300 feet of frontage along North 8th and North 9th Avenues. The street frontages include concrete curb/gutter and sidewalk. The site land improvements include a lawn area, playground area, asphalt parking lot and walk way areas, concrete sidewalks and perimeter chain link fencing. The site has public electricity, telephone, natural gas, and sewer utilities.

Appraisal Value: \$518,000

Bid forms containing property descriptions, appraisal information, bid submission instructions and plot plans may be secured at 3115 Pole Line Rd, Pocatello, Idaho.

Sealed bids will be received by a representative of the Board of Trustees of School District No. 25, Bannock County, at 3115 Pole Line Road, Pocatello, Idaho 83201, until 9:00 am on Friday, February 22, 2019.

Terms of Sale:

Cash, Certified or Cashier's check must be paid, at closing with Title Company at a mutually agreed upon date, but no later than 45 days from the date of bid award.

Each bidder shall include with his bid a Certified or Cashier's Check for not less than 5% (five percent) of the amount of the "Bidders Proposed Purchase Price", made payable to School District No. 25, Bannock County, Pocatello, Idaho, which the Certified or Cashier's Check shall be returned to such bidder if his bid is not accepted. If the successful bidder shall fail, neglect, or refuse to pay in accordance with the terms of such successful bid, such Certified or Cashier's Check shall be forfeited to School District No. 25, otherwise, the check of the successful bidder will be applied towards the purchase of the property.

The Board of Trustees reserves the right to accept or reject any or all proposals or to waive minor technicalities or informalities as may be deemed for the best interest of the School District.

Jacob Gertsch, Clerk
School District No. 25

To be published on the dates of:

December 16, 2018
January 6, 2019

IDAHO STATE JOURNAL

**POCATELLO/CHUBBUCK
SCHOOL DISTRICT NO. 25
Bannock County, Idaho**

GENERAL CONDITIONS

CONDITIONS OF CONTRACT:

Notices, conditions and specifications issued incident to the proposal to sell said property, described herein, together with the policies of School District No. 25, on file for examination in the Office of the Director of Business Operations, shall form a part of the contract conditions.

PURPOSE:

It is the intent of the Board of Trustees of School District No. 25 to dispose of property that is surplus and of no use to the District.

BIDS:

Bids will only be accepted on the attached "Bid Sheet" Form. All bids should be submitted in a sealed envelope along with the required Certified or Cashier's Check. The bidder shall plainly mark on the envelope:

"BID – BONNEVILLE ELEMENTARY
TO BE OPENED ON FEBRUARY 22, 2019, at 9:00 A.M."

All bids should be addressed to the Board of Trustees, School District No. 25, c/o Director of Business Operations, , 3115 Pole Line Rd. Pocatello, Idaho 83201.

In no event will a bid be accepted that is less than the appraised value. **CONDITIONAL BIDS OR BIDS WITH STIPULATIONS WILL NOT BE ACCEPTED.** The Board of Trustees reserves the right to accept or reject any or all proposals or to waive minor technicalities or informalities as may be deemed for the best interest of the School District.

BID BOND:

NO PROPOSAL WILL BE ACCEPTED UNLESS ACCOMPANIED BY A CERTIFIED CHECK, CASHIER'S CHECK, OR BID BOND, for not less than five percent (5%) of the total amount of the bid as a guarantee, which is to be forfeited in case the successful bidder fails, neglects, or refuses to either enter into or fulfill a contract or execute bonds for the faithful performance of the contract. Personal or Company checks will NOT be accepted. The check of the successful bidder will be applied towards the purchase of the property.

APPRAISED VALUE:

The property has been appraised by appraisers independent of the School District No. 25 and has been determined to have a value of not less than Five Hundred Eighteen-Thousand and no cents, (\$518,000.00). In no case can this property be sold for less than its appraised value.

SUPPLEMENTAL INFORMATION DISCLAIMER:

The supplemental information contained herein is intended to provide additional understanding or visual photos for interested bidders. The District *does not* guarantee or express any condition of the actual land or property.

Bonneville Elementary was constructed in 1923 and operated as Franklin Junior High. Later the building was utilized as Bonneville Elementary School. The building is 28,186 sqft with a detached annex building of 3,984 sqft which is currently occupied. The building has a boiler heating system, membrane roof system, updated electric service, data cabling throughout, and security and fire alarm systems.

The property has onsite parking, green space area and is fenced around the entire city block.

CONTACT INFORMATION:

Refer all questions to Mr. Bart Reed, Director of Business Operations, at (208) 235-3212. Contact with other district staff, Board of Trustees, or Administration, will be by written permission only.

**POCATELLO/CHUBBUCK
SCHOOL DISTRICT NO. 25
Bannock County, Idaho**

BID SHEET

Board of Trustees
School District No. 25
3115 Pole Line Rd.
Pocatello, ID 83201

Date: _____

Board Members:

I, _____ submit the following bid on property located at:

Address: 320 North 8th Ave, Pocatello, Idaho
Pocatello Townsite, Block 174, Lots 1-20

Bid Price \$ _____

Bid Bond Attached: Yes No

Respectfully submitted,

Company Name

Authorized Signature / Date

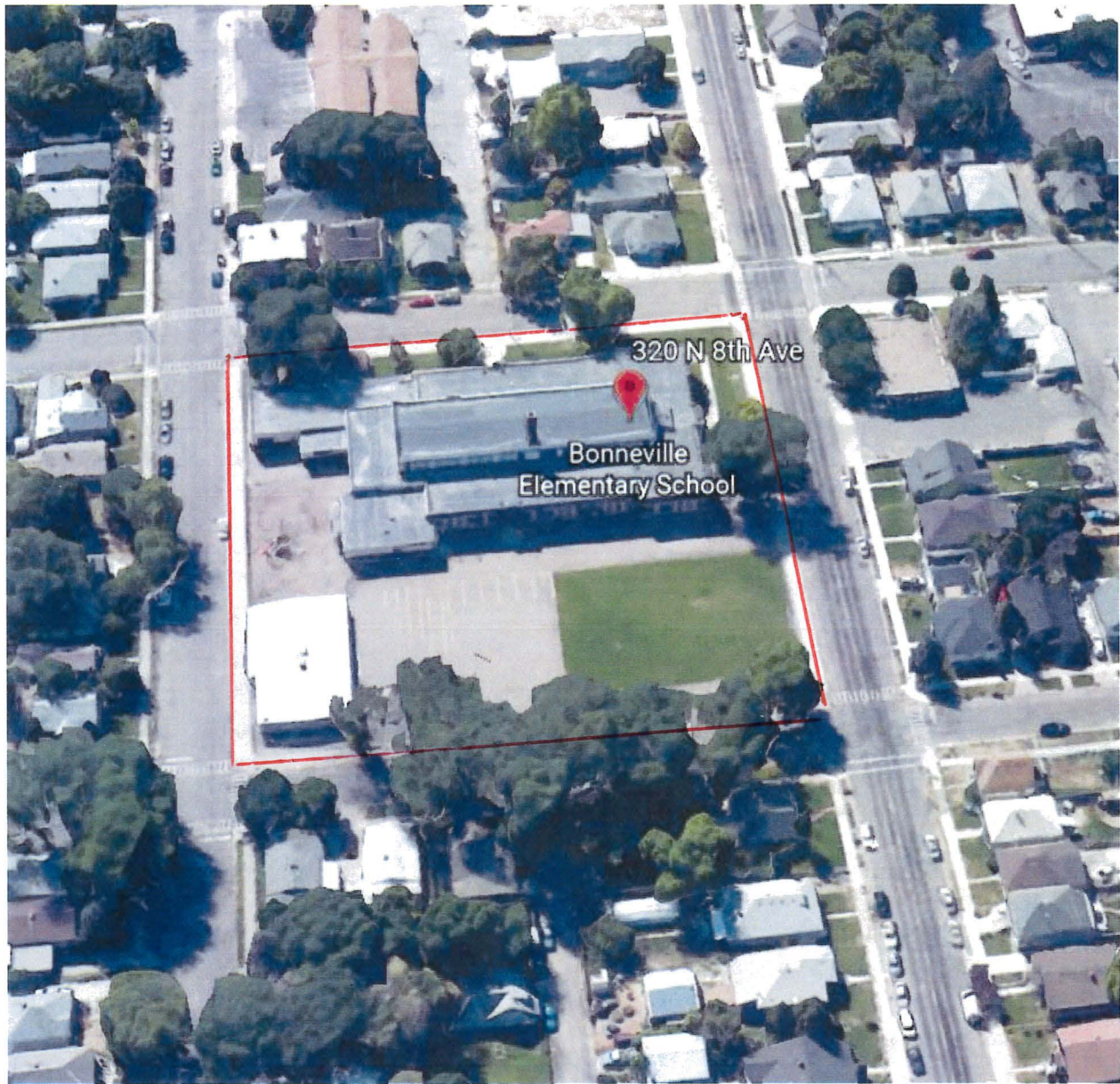
Address

Title

City, State, Zip

Phone

Site View
320 N. 8th Ave, Pocatello, Idaho



SUBJECT PROPERTY PHOTOGRAPHS

School Building

- 1 – View of the South side of the Original Building. East Lander Street side.**
- 2 – View of the South side of the East Building Addition. East Lander Street side.**



SUBJECT PROPERTY PHOTOGRAPHS

School Building

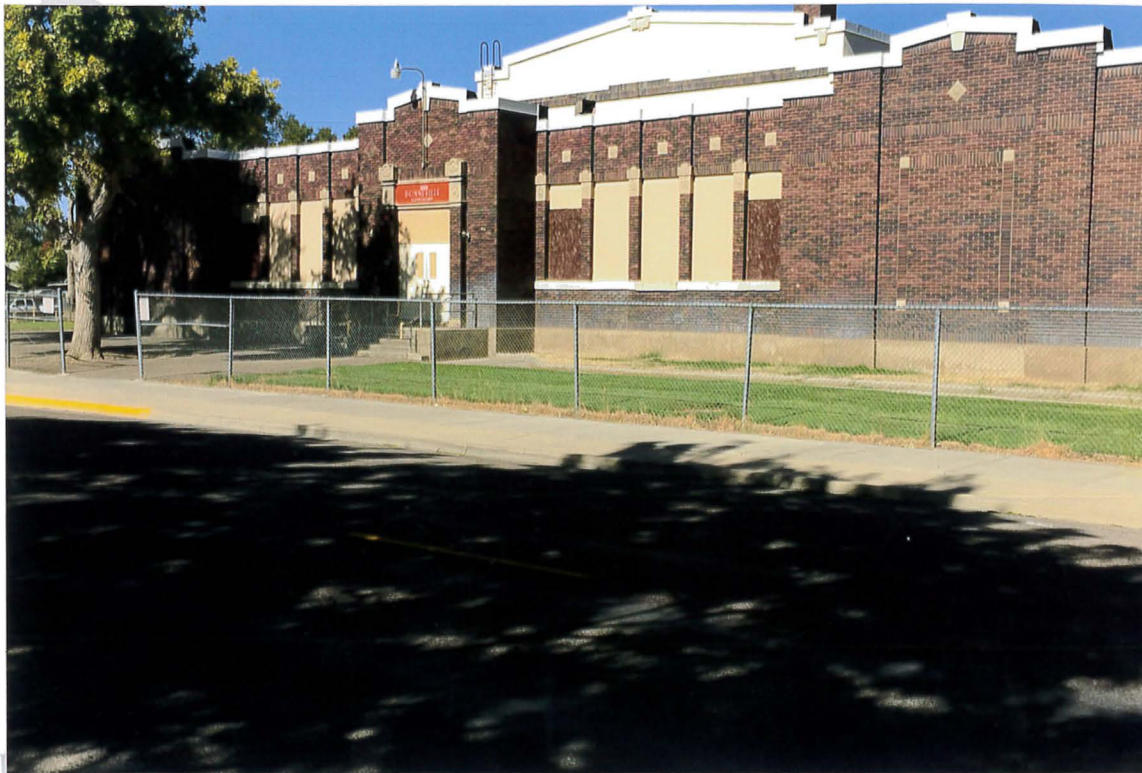
1 and 2 - View of the North side of the Original Building. Fremont Street side.



SUBJECT PROPERTY PHOTOGRAPHS

School Building

- 1 – View of the West side of the building. North 8th Avenue side.**
- 2 – View of the East side of the building. North 9th Avenue side.**



SUBJECT PROPERTY PHOTOGRAPHS
1 – Annex Building, West side.



SUBJECT PROPERTY PHOTOGRAPHS

1 – Looking West across the rear or North side land site area.

View showing the asphalt parking area and lawn in the background.

2 – Looking East across the rear or North side land site area. The Annex building and parking area is in the photo background.



SUBJECT PROPERTY PHOTOGRAPHS

- 1 – Street View looking North along North 8th Avenue. Subject to the right.**
- 2 – Street View Looking West along East Lander Street. Subject to the right.**

