

Request for Bid

For

Purchase of Real Estate (AS IS)

From the

Raytown School District

Raytown Quality Schools

Raytown, Missouri

October 23, 2017

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Information:

Raytown Quality Schools is seeking bids to purchase real estate property (as is) owned by the District. The District plans to sale the property to the highest bidder.

All submitted proposals should be labeled “Sealed Real Estate Bid” on the outside of the envelope containing your company name and will be considered the property of Raytown Quality Schools. The request for proposal does not commit the District to any specific course of action.

School District:

Raytown C-2 School District

6608 Raytown Road

Raytown, Missouri 64133

District Contact:

Dr. Travis Hux, Assistant Superintendent

Raytown Quality Schools

6608 Raytown Road

Raytown, MO 64133

816-716-4562

816-268-7029 (FAX)

travis.hux@raytownschools.org

Submit Sealed Proposal:

Dr. Travis Hux, Assistant Superintendent

Raytown School District

6608 Raytown Road

Raytown, MO 64133

Bid Opening Date: November 8, 2017, (noon)

Sealed bids will be opened by Dr. Travis Hux after the deadline.

Contact Dr. Travis Hux if you would like to visit the site before submitting a bid.

Overview

Raytown Quality Schools is seeking bids to purchase real estate property (as is) owned by the District. The District plans to sale the property to the highest bidder.

Property Description: 17,500 SF Facility Includes 170'x50' Arena; 150'x35' Stable with 22 10'x10' Stables, concrete alley, tack room and office; 90'x50' Shop with halogen lighting, grooming stalls, bulk shaving storage, 2nd tack room and room for 14 additional stalls. Picturesque valley and equestrian arena combine with utilities and zoning to accommodate rural residential home site, low rural residential development, recreational, equestrian and other special uses.

Price: Taking bids

GSF: 17,500

Price/SF: Taking Bids

Price/Acre: Taking bids

Property Type: Agricultural

Property Sub-Type: Agribusiness

Property Use Type: Vacant/User

Lot Size: Not Specified

MSA: Kansas City, MO-KS

Year Built: Not Specified

Highlights –

- Equestrian Arena; Stables and Shop Barn
- 31.6A – Picturesque Valley – Creek – Timber
- 17,500 SF Facility Includes Shop, Arena and Stables
- Raytown School District – KCMO Address
- Utilities to Site – In-Fill Development Site – Zoned R-80 (Rural Residential)



Proposal Due Date and Time

In order to be considered, one (1) sealed copies of the proposal must be received by Raytown C-2 at 6608 Raytown Rd, Raytown, MO 64133 by personal delivery or by U.S. Mail by the following date and time:

November 8, 2017 12:00 (noon)

District Terms

Proposals will be date and time stamped upon receipt by the Raytown C-2 School District.

The District reserves the right to waive minor technical defects in a bid, reject any and all bids, reject any part of a bid, advertise for new bids, or make the purchase on the open market if the product or service can be obtained at a better price.

The District reserves the right to design the evaluation criteria to be used in selecting the best bid.

The District reserves the right to provide the final contract for mutual consideration and agreement.

Should any differences arise as to the meaning or intent of the specifications, the District's decision shall be final and conclusive.

If the scope of the purchase changes substantially, the district will rebid the product or service unless otherwise provided in this procedure.

The District reserves the right to reduce or increase numbers of items or services for the original request for bid/proposal/quote.

Proposals including any additional information other than what is requested may be rejected.

Proposals not following indicated format and/or incomplete may be rejected.

The District reserves the right, after opening the Proposals, to reject any of all or the Proposals, or to accept the Proposal that in its sole judgment may be in the best interest of the District.

Any bid may be withdrawn prior to the scheduled time for the opening of bids. Any bid received after the time and date specified shall not be considered.

Federal and State laws, Local ordinances and Board policies apply to contracted services. No portion of any master service agreement or contract may defy these laws, ordinances, and policies. Any such portion of a master service agreement or contract that does defy these laws, ordinances, and polices will be considered null and void.

Payment and Retainage

The District is exempt from sales tax and use taxes. Taxes shall not be listed in a bid/proposal/quote or on invoices. A copy of the letter exempting the District from paying these taxes is available from the District upon request by the contractor/vendor.

A payment schedule shall be decided on with the chosen contractor/vendor. Said schedule shall be part of the contract between the contractor/vendor and District.

There shall be no hidden costs associated with this bid/proposal/quote. If the contractor/vendor foresees any additional or unexpected costs or charges to be made, these charges need to be explained in the bid/proposal/quote.

Purchasing and payments shall be in accordance with Board policy DJF as outlined in administrative procedure DJF-AP1. This procedure can be found on the District website.

Contact Person and Address for Submission of Proposals

Interested, qualified firm and persons are invited to submit proposals to the following contact person and address:

Dr. Travis T. Hux, Assistant Superintendent

Raytown C-2 School District

6608 Raytown Road

Raytown, MO 64133

Telephone: 816-268-7000

Selection Process and Minimum Requirements

Lowest, best bid in written form

Earnest Deposit

Documentation of Proof of Funds

Required Proposal Format and Content

1. Bid/Proposal/Qualification Submitted By **(See Page 8)**
2. Bid in written form
3. Earnest Deposit
4. Proof of funds

1. Bid/Proposal/Qualification Submitted By

The last page of this document contains a form to be filled out and placed on the top of your bid package.

2. Bid Template

In letter format, with the following information: seller information, property address, any exceptions, purchase price, closing and possession, and dated signature

3. Earnest Deposit

An earnest deposit of \$1,000.00 must be provided through guaranteed funds such as a bank check, cashier's check or money order.

4. Proof of Funds

A letter from a financial institution noting pre-approval for financing in the bid amount OR most recent bank statement noting the funds to cover the bid amount.

Requests for Information

The Scope of Work or need for additional data or information must be submitted in writing by email no less than five (5) working days prior to proposal due date to: Dr. Travis Hux, Assistant Superintendent travis.hux@raytownschools.org

Scope of Services

Raytown Quality Schools is seeking bids to purchase (as is) real estate property owned by the District. The District plans to sale the property to the highest bidder.

Selection

The Raytown District will select the lowest, best bid according to Board Policy.

Bid/Proposal/Qualification Submitted By

Company Name

Authorized Name/Title (printed)

Authorized Signature

Contact Person for the Bid/Quote/Proposal process

Date

Telephone

Fax

Email