

FOREST LAKE PUBLIC SCHOOLS - STUDENT BUILT HOUSE

BASE BUILDING SPECIFICATIONS FOR CONSTRUCTION TRADES HOUSE AND BIDDER INFORMATION

House is inspected by the MN Department of Labor and Industry 3 times per year

HOUSE TO BE BUILT BASED ON ATTACHED PLANS

EXTERIOR SPECIFICATION: Base Size: 26' x 52' RAMBLER, Clear Span Floor Trusses, 2x6 Exterior Walls, R-21 Fiberglass Wall Insulation, 4/12 Pitch Roof with Energy Heel, R-38 Blown Fiberglass Ceiling Insulation, Sliding Vinyl Windows, 2 - 36" Entrance Doors, 1 - 6' x 7' Sliding Patio Door, 30 Year Architectural Asphalt Shingles, Aluminum Soffit/Fascia, Double 4" Vinyl Siding

INTERIOR SPECIFICATIONS: 2 x 4 Framed Interior Walls, ½" Sheetrock on Walls Finished Smooth, ⅝" Sheetrock on Ceilings Textured Knockdown, All Drywall Taping Done Professionally, Walls and Ceiling will be Primed but Unpainted, Unfinished Floor, **NO** Plumbing Fixtures Except Shower/Tub, 3 Bedrooms with Closets, Primed MDF Interior Doors, Primed MDF Casing, Primed MDF Base Trim, 2 Full Bathrooms, White Kitchen Cabinets with Laminate Countertops, White Bathroom Vanities with Laminate Countertops.

MECHANICALS: All mechanicals are through the floor for service and hook up.

- Hot water heater **NOT** included
- Electrical overseen by licensed electrician and wired to code
- Lighting fixtures are **NOT** included
- Heating and air conditioning units/ducting **NOT** included
- Plumbing overseen by licensed plumber

SUCCESSFUL BIDDER IS RESPONSIBLE FOR:

- Painting and painting related supplies.
- Removal of the house within 30 days after the school year ends or incur a \$100.00 per day fee after the 30 days.
- All costs associated with the removal and moving of the house.
- Assumes all responsibility once removed from foundation.
- All mechanicals that will service the house.
- May request modifications to base specifications upon which adjustments will be calculated and added to the bid price.
- Insurance at transfer of ownership or June 30, 2027, whichever is sooner (covered by the School District until then)
- Down payment required: \$10,000 certified check, payable upon notice of successful bid.
- Down payment is non-refundable should the bidder withdraw anytime between this bid award and house completion.
- **Making the remaining payment on or before June 30, 2027.**
****Any unknown cost increases of materials will be borne by the buyer****

Forest Lake Area Schools reserves the right to reject any or all bids and to waive any informalities within.

BID DUE: June 4, 2026, at 10:00 AM

Minimum Bid: \$89,000.00, plus sales tax

Bid for the house base specifications: \$ _____

Please submit completed bid form in sealed envelope to:

Forest Lake Area Schools
Chrissy Rehnberg-Eide/House Bid
6100 210th Street North
Forest Lake, MN 55025

I _____ (bidder name) understand and agree to the above specifications and conditions of this bid.

Bidder Signature: _____ Date: _____ Email: _____

Address: _____ Phone: _____