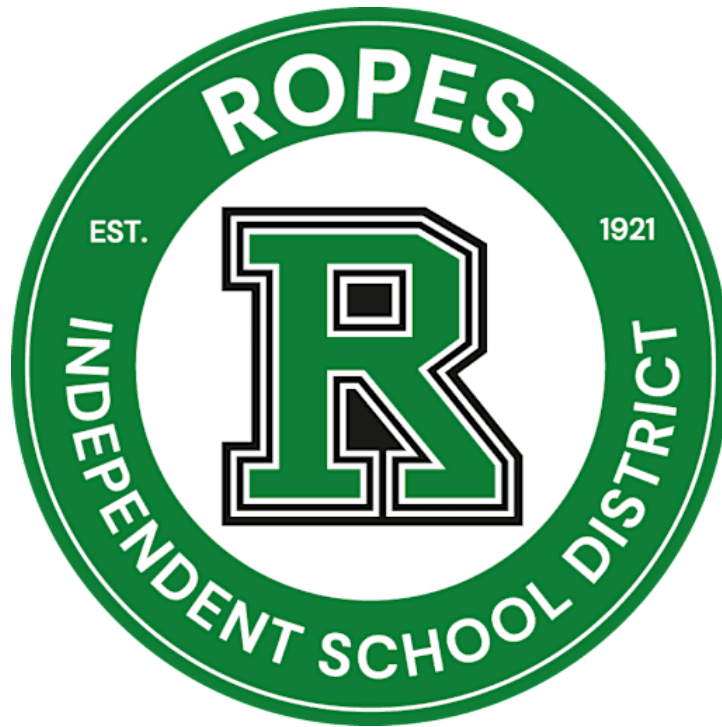


**Ropes Independent School District
304 Ranch Road
Ropesville, TX 79358**



IFSB #2026-02
INVITATION TO BIDDERS
BID INSTRUCTIONS

For purchase of:

**The real property and improvements located at 201 Walnut Street, City
of Ropesville, Hockley County, Texas**

Real Property 201 Walnut Street Bid
Bids due September 21, 2026, at 3:00 p.m.

Invitation for Bids

GENERAL STIPULATIONS AND CONDITIONS

September 6, 2026

Bid Opening: Wednesday, September 21, 2026 @ 3:00 p.m., Ropes ISD Conference Room

SCOPE AND INTENT OF BID

It is the intention of Ropes Independent School District to accept sealed bids for the sale of the following real property located at 201 Walnut Street, Ropesville, Hockley County, Texas:

SURFACE ONLY:

All of Lots Numbered Eight (8) and Nine (9) of the Nabours Subdivision out of Block Number Seven (7) of the Evans Addition to the Town of Ropesville, Hockley County, Texas.

Minimum bid: **NO MINIMUM**

Interested parties may contact RISD Central Office, 304 Ranch Road, Ropesville, Texas 79358, phone number (806) 562-4031, to arrange for inspection of the premises, pick up a bid packet, and for review of the sales contract and deed.

This property may include building(s) that are likely to contain asbestos and/or asbestos-containing material. A copy of RISD's Asbestos Management Plan setting forth the location and identity of all known hazardous materials will be provided to bidders upon request. Bidders will be required to assume by contract all current and future responsibilities, costs, abatements, and liabilities of all hazardous materials.

Sealed bids will be received until **3:00 p.m. on Wednesday, September 21, 2026**, at the office of the Ropes Independent School District's Central Office, 304 Ranch Road, Ropesville, Texas 79358. All bids received at or prior to such time will be opened and read aloud. Bids received after such time will not be opened or considered. The apparent highest and best bid or bids will be presented to the Board of Trustees for review and possible approval at its regularly scheduled meeting on currently tentatively scheduled for **Monday, October 12, 2026, at 6:00 p.m.** The District reserves the right and ability to reschedule consideration of the Bids to another Board meeting date that is at least 14 days after the second publication of the Property Bid advertisement at its sole discretion and convenience.

A performance securing cashier's check in the amount of \$500.00 will accompany the returned bid. Upon acceptance of the bid by the school district, the unsuccessful bidders' checks will be returned. The successful bidder's cashier's check will be held to secure performance in case the bidder fails to provide the balance of funds necessary to satisfy the bid as required. In that event the school district will cash the performance secure cashier's check as liquidated damages.

Bids must be based on a lump sum cash payment (net of all closing costs) payable not more than 30 days following approval of the sale by the Board of Trustees. Bidders will be responsible for arranging and paying for any desired surveys, title insurance, other inspections of the premises, and all other "closing costs" without cost to RISD. Bids which specify other payment terms will be deemed non-

responsive and will not be considered. Ropes Independent School District reserves the right to reject all bids, and to waive any formalities.

WAIVER OF CLAIMS: BY TENDERING A BID TO THIS INVITATION TO BID, THE BIDDER ACKNOWLEDGES THAT IT HAS READ AND FULLY UNDERSTANDS THE REQUIREMENTS FOR SUBMITTING A BID AND THE PROCESS USED BY THE DISTRICT FOR SELECTING A BEST BIDDER. FURTHER, BY SUBMITTING A BID, THE BIDDER FULLY, VOLUNTARILY AND UNDERSTANDINGLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE DISTRICT AND ANY OF ITS TRUSTEES, OFFICERS, AGENTS AND/OR EMPLOYEES THAT COULD ARISE OUT OF THE ADMINISTRATION, EVALUATION, OR RECOMMENDATION OF ANY BID SUBMITTED IN RESPONSE TO THIS INVITATION TO BID.

The bidder should return the following items:

Bidder's Information Sheets (3 pages)

Bid Form Sheet

Any written exceptions or deviations

Completed and executed copy of Contract of Sale

Cashier's Check in the amount of \$500.00, made payable to Ropes ISD

ANY EXCEPTION OR DEVIATION MUST BE IN WRITING AND MUST BE ATTACHED TO THE BID FORM!

1. INVITATION TO BID:

- A. The Ropes Independent School District invites all interested and qualified bidders to bid on the tract of real property listed herein which is to be sold by the school district as one tract.
- B. For the purpose and clarity of this document only, the word "DISTRICT" will herein mean the Ropes Independent School District and/or the Board of Trustees of the Ropes Independent School District, of Ropesville, Hockley County, Texas. Also, for the purpose and clarity of this document, the word "BIDDER" will herein mean any reliable and interested individual, vendor, and/or organization, which wants to purchase the advertised real property.
- C. The DISTRICT will receive sealed bids until the date and time stated on the first page. Immediately following the deadline for receiving the sealed bid proposals, they will be opened and read. All interested bidders are invited to the opening in the Ropes ISD Conference Room. These bids will be scheduled to be presented to the Board of Trustees of the Ropes Independent School District for its consideration at the currently tentatively scheduled regularly scheduled meeting in the Board Room located at 304 Ranch Road, Ropesville, Texas, at 6:00 p.m. on:

Monday, October 12, 2026

The District reserves the right and ability to reschedule consideration of the Bids to another Board meeting date that is at least 14 days after the second publication of the Property Bid advertisement at its sole discretion and convenience.

D. **Minimum bid:** **NO MINIMUM**

- E. After the Board of Trustees of the Ropes Independent School District have evaluated and approved the bids, the DISTRICT will provide a notice of intent to award to the apparent awarded bidder.

INSTRUCTIONS TO BIDDERS

2. BID SUBMISSION:

- A. Bidders must submit their bids on the "**Bid Form**" and "**Bidder's Information**" forms enclosed. The District also requires that each bidder submit a complete and executed copy of the Contract of Sale attached hereto, along with a Cashier's Check in the amount of \$500.00, made payable to Ropes ISD. Bidders should make a copy of the returned "**Bid Form**," "**Bidder's Information**" and "**Contract of Sale**" forms for their own records.
- B. Bids must be received no later than the bid opening date and the time specified above. Late bids will **NOT** be considered and will be returned unopened.
- C. Mail or deliver bids to:

Dade Cosby, Superintendent
Ropes Independent School District
304 Ranch Road
Ropesville, Texas 79358

D. Bid envelopes must be plainly marked on the outside as follows:

“Real Property Bid – 201 Walnut Street”

Bid Opening: Monday, September 21, 2026 @ 3:00 p.m.

E. Only Sealed Bids are accepted. Faxed or emailed bids will not be accepted by the DISTRICT since the fax or email delivery process does not provide for the delivery of a sealed bid.

3. SIGNATURE ON BID:

To be valid, the bid must be manually signed in ink by an authorized person in the spaces provided. By such signature, the bidder agrees to strictly abide by the terms, conditions, specifications, and other document embodied in this Invitation for Bids.

4. BID CONDITIONS:

A. All bids will be based on a lump sum cash payment for the one tract offered, net of all closing costs, payable not more than 30 days following approval of the sale by the Board of Trustees, unless otherwise agreed to in writing. Bidders will be responsible for arranging for and paying for any desired surveys, title insurance, other inspection of the premises, and all other “closing costs” without cost to RISD. Bids, which specify other payment terms, will be deemed non-responsive and will not be considered.

B. Minimum bid: **NO MINIMUM**

C. The bidder will assume all risks, liabilities, and abatement costs for ALL hazardous materials currently found on this property and ALL future finds of hazardous materials on this property. **THE BIDDER WILL INDEMNIFY THE ROPES INDEPENDENT SCHOOL DISTRICT FROM ALL LIABILITIES RESULTING FROM HAZARDOUS MATERIALS CURRENTLY FOUND ON THIS PROPERTY AND ALL FUTURE FINDS OF HAZARDOUS MATERIALS ON THIS PROPERTY.**

D. The property will be conveyed by Deed.

GENERAL BID CONDITIONS

5. BID WITHDRAWAL:

A. Any bid may be withdrawn prior to the scheduled opening time.

B. No bid may be withdrawn during the period of ninety (90) days subsequent to the bid opening date without the expressed consent of the Ropes Independent School District. If a request for withdrawal of a bid is allowed, the bidder will be removed from the approved vendor bid list.

6. ANNULMENTS & RESERVATIONS:

A. The DISTRICT reserves the right to reject bids for any and all of the items, and/or to waive technical defects, if in the DISTRICT's judgment; it is in its best interest.

B. The DISTRICT reserves the right to annul any contract, if in its opinion there shall be a failure, at any time, to perform faithfully any of its stipulations, or in the case of any willful attempt to impose upon the DISTRICT, additional requirements. Any action taken in pursuance of this latter stipulation shall not affect or impair any rights or claims of the DISTRICT to damages for the breach of any covenant of the contract by the BIDDER.

- C. No part of this contract may be assigned or subcontracted without the prior written approval of the District.
7. **BID ERRORS:**
Bidders or their authorized representatives are expected to fully acquaint themselves with the conditions, requirements and specifications before submitting bids. **FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND HE/SHE CANNOT SECURE RELIEF ON THE PLEA OF ERROR.**
8. **COMPLIANCE AND RIGHT OF SELECTION:**
A. The bidder shall abide by and comply with the true intent of the specifications and not take advantage of any unintentional error or omission.

B. **THE ROPES INDEPENDENT SCHOOL DISTRICT RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS WHICH COMPLY WITH THESE SPECIFICATIONS, OR TO ACCEPT A LOWER BID WHICH COMPLIES, PROVIDED THAT IN THE JUDGMENT OF THE ROPES INDEPENDENT SCHOOL DISTRICT, THE OFFER UNDER THE LOWER PRICE BID HAS ADDITIONAL VALUE, FUNCTION, OR SERVICE WHICH JUSTIFIES THE DIFFERENCE IN PRICE.**

C. Evaluation of all bids shall take into account the following considerations: price, reputation of the bidder, the bidder's safety record, the bidder's past contract performance and service with the DISTRICT or other community organizations, etc., and whichever is in the best interest of the Ropes Independent School District.

D. The purchasing preference law, in the state in which the out-of-state bidder resides, will be applied to the out-of-state bid when evaluating and comparing bids with a Texas resident bidder.
9. **CONFIDENTIAL INFORMATION OR TRADE SECRETS (Texas Government Code, Chapter 552):**
If any of the information requested in this bid is considered to be confidential or a trade secret belonging to the bidder and if released would give advantage to competitors or bidders, that information should be filed with the bid in a separate envelop marked "CONFIDENTIAL – DO NOT DUPLICATE WITHOUT PERMISSION". Any requests for information will be governed by Texas Government Code, Chapter 552, and bidder will be responsible for any and all actions and costs associated with protection of bidder's information under Texas Government Code, Chapter 552.
10. **OFFER/ACCEPTANCE:**
A. **THE SUBMITTED BID AND CONTRACT OF SALE FROM THE BIDDER WILL BE CONSIDERED THE OFFER, AND CONTRACTS FOR PURCHASE OF THE PROPERTY WILL BE AWARDED BY THE DISTRICT.**

B. All contracts and agreements between vendors and Ropes Independent School District shall strictly adhere to the statutes as set forth in the Uniform Commercial Code as last amended by the American Law Institute in the National Conference of Commissioners on uniform state laws. (Reference: Uniform Commercial Code, Current Official Text)

BIDDER'S INFORMATION

Real Property – 201 Walnut Street, Ropesville, Hockley County, Texas

Ropes Independent School District

Bid Opening: September 21, 2026 @ 3:00 p.m.

ALL INFORMATION ASKED FOR BELOW MUST BE PROVIDED, AND THIS PAGE MUST BE SIGNED AND RETURNED WITH THE BID. IF THIS BID IS NOT SIGNED, IT WILL BE DISQUALIFIED AT THE OPENING.

BY SIGNING THIS FORM THE AUTHORIZED UNDERSIGNED AGREES TO THE FOLLOWING STATEMENTS. (ANY EXCEPTIONS MUST BE IN WRITING AND ACCOMPANYING THIS BID.)

I (We) propose to purchase the advertised real property from the Ropes Independent School District, at the price indicated and to remain in compliance with the General Stipulations and Conditions, Specifications, and the provisions to be contained in the deed(s).

(I) (We) certify that this bid will be made without any previous understanding, agreement, or connection with any person, firm, or corporation bidding on such real property, and shall be in all respects fair and without collusion or fraud, and in no way limits competition.

(I) (We) certify that this person or firm and no employee of this person or firm has given, offered to give, nor intends to give at **any time** any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to any employee, officer or agent of Ropes Independent School District in connection with this submitted bid.

(I) (We) certify that this person or firm adheres to or follows non-discriminatory practices with respect to the employment or promotion of personnel without regard to race, color, religion, sex, national origin, age, handicap, or political application or belief.

COMPANY or INDIVIDUAL NAME: _____

AUTHORIZED SIGNATURE: _____

AUTHORIZED PRINTED NAME: _____

TITLE: _____

ADDRESS: _____

(Street Address)

(PO Box Address)

CITY, STATE, ZIP CODE: _____

TELEPHONE #: _____

FAX TELEPHONE #: _____

DATE: _____

BIDDER'S INFORMATION (continues - page 2)

Real Property – 201 Walnut Street

Ropesville, Hockley County, Texas

Ropes Independent School District

Bid Opening: September 21, 2026 @ 3:00 p.m.

HUB (Historically Underutilized Business) Report

Please check the following blanks that apply to your company:

☐ Ownership of firm (51% or more)	☐ Black
☐ Small Business (Less than \$1,000,000.00 annual receipts or 100 employees.)	☐ Female
☐ other minority (specify) _____	☐ Non-minority
☐ Certified by the State of Texas as a Historically Underutilized Business (HUB) -- Please provide us with a copy of the certificate.	☐ Handicapped owned

The Ropes Independent School District does not currently maintain set-asides or give preference to HUBs in bids, proposals, or quotes. The above information is solicited for the purpose of statistical tracking only.

Felony Conviction Notification

Texas Education Code, Section 44.034, Notification of Criminal History, Subsection (a), states "a person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony."

Subsection (b) states "a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination contract."

This Notice Is Not Required of a Publicly Held Corporation

(I) (We), the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

COMPANY NAME: _____

Check the appropriate box and sign the form.

☐ My firm is a publicly held corporation; therefore, this reporting requirement is not applicable.

AUTHORIZED SIGNATURE: _____

☐ My firm is not owned nor operated by anyone who has been convicted of a felony.

AUTHORIZED SIGNATURE: _____

☐ My firm is owned or operated by the following individual(s) who has/have been convicted of a felony.

Name of Felony: _____

Details of Conviction(s): _____

AUTHORIZED SIGNATURE: _____

BID FORM
Real Property – 201 Walnut Street
Ropesville, Hockley County, Texas
Ropes Independent School District
Bid Opening: September 21, 2026 @ 3:00 p.m.

I (We) the undersigned, bid the following amount for the real property and improvements located in/near Ropesville, Hockley County, Texas:

SURFACE ONLY:

All of Lots Numbered Eight (8) and Nine (9) of the Nabours Subdivision out of Block Number Seven (7) of the Evans Addition to the Town of Ropesville, Hockley County, Texas.

I (We) understand that I am (we are) responsible for arranging for any desired surveys, title insurance, other inspections of the premises, and all other “closing costs” without cost to RISD.

I (WE) UNDERSTAND THAT THIS PROPERTY IS SOLD “AS IS” AND ROPES INDEPENDENT SCHOOL DISTRICT MAKES NO WARRANTY AS TO ITS CONDITION, AND EXPRESSLY DENIES AND REVOKES ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE PROPERTY’S FITNESS FOR ANY PARTICULAR PURPOSE. I (WE) WILL ASSUME ALL CURRENT AND FUTURE RESPONSIBILITIES, COSTS, ABATEMENTS, AND LIABILITIES OF ALL HAZARDOUS MATERIALS.

I (We) included a performance securing cashier's check in the amount of \$500.00. The successful bidder's cashier's check will be held as performance security in case the bidder fails to provide the balance of funds necessary to satisfy the bid as required. In that event the school district will cash the performance securing cashier's check as liquidated damages.

Bid Amount:

_____ [\$ _____]
(insert bid price in text and numerical form)

[NOTE: There is NO MINIMUM bid limitation.]

ORGANIZATION or INDIVIDUAL NAME: _____

AUTHORIZED SIGNATURE: _____

AUTHORIZED PRINTED NAME: _____

TITLE: _____

Attachments

Ropes Independent School District Sample

CONTRACT OF SALE

THIS CONTRACT FOR SALE OF REAL PROPERTY ("this Agreement") is made by and between the Ropes Independent School District and _____.

WITNESSETH:

WHEREAS, Seller properly published its NOTICE OF INTENT TO SELL REAL PROPERTY AND INVITATION TO BID on July [], 2026, and August [], 2026, in [Name of Publication], a newspaper published in the county in which the property is located, concerning certain real property more fully described herein, all in compliance with Texas Local Government Code §272.001 *et seq.*

WHEREAS, the Buyer submitted a bid on said real property meeting or exceeding the published minimum bid amount for the property, if any, which bid was determined to be the best bid by Seller's Board of Trustees at a properly held meeting.

WHEREAS, Seller has agreed to sell the property to Buyer, and Buyer has agreed to purchase the Property from Seller, as set forth in the terms of this Contract.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties hereto do hereby agree as follows:

1. PARTIES: Ropes Independent School District (the "Seller") agrees to sell and convey to [insert name] (the "Buyer") and the Buyer agrees to purchase from the Seller the Property described below. Seller and Buyer are sometimes collectively referred to herein as the "Parties" and each of the Parties is sometimes singularly referred to herein as a "Party."

2. PROPERTY: The real property and improvements located at 201 Walnut Street, Ropesville, Hockley County, Texas, which is more particularly described as follows (the "Property"):

Surface only:

All of Lots Numbered Eight (8) and Nine (9) of the Nabours Subdivision out of Block Number Seven (7) of the Evans Addition to the Town of Ropesville, Hockley County, Texas.

3. SALES PRICE: Sales Price payable by Buyer at closing..... \$ [insert sales price]

4. FINANCING: There will be no Owner financing of the sales price. The Buyer will pay the Sales Price at Closing.

5. EARNEST MONEY: Included with the delivery of this contract is earnest money in the amount of \$500.00 (the "Earnest Money"). The Earnest Money shall be applied to the Sales Price at the

Real Property – 201 Walnut Street, Ropesville, Hockley County, Texas



Real Property – 201 Walnut Street, Ropesville, Hockley County, Texas

- 3 Bedrooms
- 2 Bathrooms
- Living Space 2,127 sq. ft. (+/-)
- Garage Space 924 sq. ft (+/-)
- Bidder is fully responsible for determining and verifying actual square footage.

Open House

Come-and-Go Classroom Viewings
District Personnel Will Not Be Available

Wednesday, September 9, 2026
8:00 AM – 12:00 PM

Wednesday, September 16, 2026
8:00 AM – 12:00 PM