

**Anoka- Hennepin School District**  
**Bid #22032.01B - Student Constructed House @ STEP High School**  
**INSTRUCTIONS TO BIDDERS**

1. Notice for bids – Sealed bids will be received for the sale of a student constructed house. The minimum bid amount is \$79,000. The successful bidder is also responsible for sales tax on the house which **IS NOT** included in the minimum bid amount.
2. Obligation of Bidder to Examine Instructions and Specifications - Before submitting a bid, each bidder is required to examine all bidding requirements and specifications. Submission of a bid shall be proof that such examinations have been made and that bidder has recorded his or her own investigation and has become thoroughly familiar with the requirements.
3. Interpretations - Interpretations, classifications, modifications and supplemental instructions in the form of written addenda will be provided to all bidders on record in the Purchasing Department. Anoka-Hennepin School District will not be responsible for, nor honor any claims resulting from, or alleged to be the result of misunderstanding by the bidder.
4. Inquiries Regarding Bid - It is the bidder's responsibility to bring all discrepancies, ambiguities, omissions or matters that need clarification to the attention of the email provided below no later than 48 hours from the time bids are due:

Anoka-Hennepin School District  
Tiffany Audette, Director of Purchasing  
2727 N Ferry Street, Entrance #1  
Anoka, MN 55303  
Email: [purchquotes@ahschools.us](mailto:purchquotes@ahschools.us)
5. Specifications – Anoka-Hennepin School District is accepting sealed bids for the sale of a student-built house. The house is a single level, rambler style, three bedrooms, and two bathrooms.
  - The house will be sold “as is”. It is the bidder’s responsibility to make their own investigation and assessment of the house before submitting a bid.
  - Payment to be made in full within seven days after notification by Anoka-Hennepin School District.
  - Successful bidder must move the house at their expense from its present location 1353 W Hwy 10, Anoka, MN 55303 to the successful bidder’s offsite location prior to **November 1, 2022**. If the successful bidder fails to remove the house from Anoka-Hennepin School District property on or before the specified date, the successful bidder will be billed \$100 per day for “rent” of the building pad and any moving charges incurred to move the house to another location on district property.
  - The successful bidder is responsible for obtaining any and all necessary moving and local permits.
  - The successful bidder assumes all responsibility for any damage to property in moving the house.
  - The purchase does **NOT** include any cement blocks, timbers, mover’s beams, lumber below the floor joists, stairs, or entry platforms.
  - **The successful bidder is responsible for all sales tax.**
6. Preparation of Bid - Submit bids to Anoka-Hennepin School District in accordance with the following requirements:
  - **The minimum bid is \$79,000 pre-tax. The District will consider all bids. The District reserves the right to refuse any or all bids.**
  - Bid must be submitted in duplicate on the prescribed form which is furnished with the specifications, with full name and address of bidder;

- All blank spaces on the bid form must be completely filled in with ink or typewriter, without interlineations, alteration or erasure, and
  - Bid must be signed in longhand, executed by a principal duly authorized to enter into an agreement.
7. Bid Security - A certified check or cashier's check in the amount of \$20,000, made payable without recourse to Anoka-Hennepin School District, must be submitted with the bid as down payment. **No other form of security will be accepted.** Bid security in the form of a certified check or cashier's check will be returned to all but the winning bidder within 10 days after the bid is awarded by Anoka-Hennepin School District.
8. Receiving and Opening Bids
- Bids must be sealed in an envelope with the name and address of the bidder and the words "**BID FOR PURCHASE OF HOUSE**" on the outside of the envelope. (*Faxed bids will not be accepted.*)
  - Bids will be received as stated in the Call for Bids and will be opened immediately after the bid closing hour of **2:00 p.m. local time, Thursday, July 7, 2022.**
  - Submit bids on or before the time and date specified to: Anoka-Hennepin School District, Purchasing Department, 2727 N Ferry Street, Entrance #1, Anoka, Minnesota 55303, Attn: Tiffany Audette, Purchasing Director.
  - Bids received after the stated time will not be opened or considered.
9. Withdrawal of Bids - A bidder may withdraw his or her bid at any time prior to the date set for receiving bids, or authorized postponements thereof. Thereafter, bids may be withdrawn only after 30 days have elapsed after bid date, provided Anoka-Hennepin School District has not acted thereon. Bids may be withdrawn only by written request.
10. Qualification of Bidders - Anoka-Hennepin School District may make such investigations as deemed necessary to determine the ability and responsibility of the bidder and any bidder shall furnish Anoka-Hennepin School District all such information and data for this purpose, as the district may request. Anoka-Hennepin School District reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy Anoka-Hennepin School District that such bidder is properly qualified to perform under the terms of the specifications. The competence and responsibility of the bidder will be considered in making an award.
11. District Rights - Anoka-Hennepin School District reserves the right to consider any or all bids, reject any or all bids, and waive minor irregularities or discrepancies as defined by the Anoka-Hennepin School District in the bidding procedure.

**22032.01B: 2021-2022 STUDENT CONSTRUCTED HOUSE  
Official Bid Form**

**Date and time of opening:** Thursday, July 7, 2022, at 2:00 p.m. Local Time

**Check one:** \_\_\_\_\_ A certified check or cashier's check representing a down payment in the amount of \$20,000 is enclosed.

Bidder acknowledges receipt of: \_\_\_\_\_ A. Instructions to Bidders  
\_\_\_\_\_ B. Official Bid Form  
\_\_\_\_\_ C. Bill of Sale  
\_\_\_\_\_ D. Attachment A (Details of house)

**BID: \$** \_\_\_\_\_ **+** ( \_\_\_\_\_ ) **7.125% sales tax =TOTAL BID: \$** \_\_\_\_\_

Successful bidder is responsible for all sales tax on the purchase of the house. **The sales tax is MUST BE included in the "TOTAL BID" price above.**

**Bid Specifications:**

Anoka-Hennepin School District is accepting sealed bids for the sale of a student built house. The house is a single level, rambler style, three bedrooms, and 1.75 bathrooms. This sale includes the house structure only.

**PLEASE PRINT OR TYPE**

Bidder's Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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

Bidder certifies that the bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. The bidder understands collusive bidding is a violation of state and federal law, and can result in fines, prison sentences and civil damage awards.

Bidder agrees to abide by all conditions of this bid and certifies that the person submitting this bid is authorized to enter into an agreement.

Submitted by: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## BILL OF SALE

For valuable consideration, Anoka-Hennepin School District, a political subdivision of the State of Minnesota, hereinafter referred to as "Seller", hereby sells and conveys to \_\_\_\_\_, hereinafter referred to as "Buyer", the following personal property located at 1353 W Hwy 10, Anoka, MN 55303, more particularly described as follows:

*Three bedroom rambler constructed by students at STEP High School in Anoka, MN. The home is energy efficient, and includes 3 bedrooms, main floor laundry, maintenance free exterior, floor trusses, main and master bath. The house measures 26' x 52' (1,352 sq. ft.). The home sold for the sum of \$\_\_\_\_\_ plus 7.125% sales tax (\$\_\_\_\_\_ ) for a total purchase price of \$\_\_\_\_\_ . The described personal property is sold "as is".*

Seller agrees that Seller is the Owner of the personal property described above, that the personal property is free from all encumbrances and that Seller agrees to warrant and defend the sale of the personal property described above. Minnesota State Sales Tax is the responsibility of the Buyer and will be collected by the Seller. A copy of Housing Inspection papers will be given to the Buyer upon completion of purchase payments. Ownership of the personal property will pass to the Buyer upon receipt of the final payment. In the event the personal property is destroyed or substantially damaged by fire or other cause prior to paying the balance of the purchase price, this agreement shall become null and void and the deposit returned to the Buyer.

Buyer agrees the personal property will be moved off school property by **November 1, 2022**, by a certified, licensed and insured professional moving company at the Buyer's expense. Selection and negotiation with a moving company is the responsibility of the Buyer. The moving company will work with the School District representative to determine the best approach to remove the personal property without damage to the school site. The Buyer will require the moving company to provide the Seller with a certificate of insurance verifying that the moving company is insured for General Liability, Automobile Liability, Workers' Compensation and Property coverage. The Seller will be named as additional insured with respect to liability while the personal property is located on Seller's property.

Buyer will be responsible for providing fire, wind, storm, and casualty loss and liability insurance coverage on said personal property after paying the balance of the purchase price. The Buyer will provide the Seller with a certificate of insurance as proof of coverage on the property. Furthermore, the Buyer is responsible for any damages to the personal property that may be incurred after Buyer takes ownership. The Buyer is responsible for any loss or damage caused by Buyer's failure to secure and keep in force insurance to cover the personal property.

Buyer will indemnify and hold Seller harmless from any and all claims of whatever nature resulting from the personal property or with respect to the moving of said personal property up to and including its removal from Seller's property. The buyer assumes all responsibility for any damage to property in moving the house. The purchase does NOT include any cement blocks, timbers, mover's beams, lumber below the floor joists, stairs or entry platforms.

In the event that Buyer defaults in any of this Agreement, Seller may terminate this Agreement and on such termination all payments made hereunder shall be retained by Seller as liquidated damages, time being of the essence hereof. This provision will not deprive either party of the right of enforcing the specific performance of this Agreement, provided this Agreement is not terminated and action to enforce specific performance is commenced within six (6) months after such right of action arises.

All payments for the purchase of this home are to be made by certified or cashier's check. Deposit of \$20,000 was received will bid on **Thursday, July 7, 2022**. The balance of \$\_\_\_\_\_ which includes 7.125% sales tax will be paid by **Thursday, July 14, 2022**, resulting in payment in full.

Anoka-Hennepin School District will not be responsible for, nor honor any claims resulting from, or alleged to be the result of misunderstanding by the buyer.

This Bill of Sale shall bind the Seller and benefit the Buyer and their successors and assigns.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tiffany Audette,  
Director of Purchasing  
Anoka-Hennepin School District

\_\_\_\_\_  
Date

## Attachment A

**The STEP High School's Carpentry classes constructed this rambler during the 2021/22 school year. Below are the features of the home:**

1352 Sq. ft Rambler

3 bedroom, 1.75 bath house ( full main bath,  $\frac{3}{4}$  master bath )

- 18" free span floor trusses
- 4/12 pitch roof
- Vaulted living room, kitchen and dining room.
- Owens corning Estate gray architectural shingles
- Tubular skylight in each bathroom
- Jeldwen vinyl casement windows
- Concord "harbor bay" vinyl siding
- Vinyl soffit and fascia
- Mission 3 panel interior doors
- Cardell cabinetry featuring soft close hinges and drawer slides
- Under cabinet lighting
- Calacatta marble laminate countertops
- Life proof luxury vinyl plank flooring throughout.
- Oil rubbed bronze hardware

This beautiful 3-bedroom rambler meets all energy codes established by the state of Minnesota and is inspected by the Minnesota Buildings and Codes Division.

Detailed plans are available here <https://www.ahschools.us/domain/12300>