

**ALEDO INDEPENDENT SCHOOL DISTRICT
REQUEST FOR PROPOSAL ON PURCHASE OF SURPLUS REAL PROPERTY**

The Board of Trustees of the Aledo Independent School District (“AISD”) hereby solicits offers for the purchase of the following tract of real property and any improvements thereon:

Approximately eighty (80) acres of land located along the north side of Old Weatherford Road in Parker County, Texas as generally illustrated on Exhibit “A” (the “Property”).

The real estate and all improvements thereon shall be sold with the following limitations:

“AS IS WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT AS MAY BE EXPRESSLY SET FORTH IN A DEFINITIVE PURCHASE AGREEMENT AND THE LIMITED WARRANTIES EXPRESSLY SET FORTH IN THE DEED AND OTHER CLOSING DOCUMENTS TO BE EXECUTED AT CLOSING; IT BEING THE INTENTION OF SELLER AND PURCHASER TO EXPRESSLY REVOKE, RELEASE, NEGATE AND EXCLUDE ALL OTHER REPRESENTATIONS AND WARRANTIES NOT EXPRESSLY PROVIDED IN THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATIONS, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS, IF ANY; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS, IF ANY; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, OR OTHERWISE; (vi) THE AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, CASH FLOW, EXPENSES, VALUE, CONDITION, MAKE, MODEL, COMPOSITION, AUTHENTICITY, OR AMOUNT OF THE PROPERTY; (vii) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (viii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (ix) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY SELLER WHATSOEVER.

THE PROPERTY MAY CONTAIN ADVERSE ENVIRONMENTAL CONDITIONS. THE PURCHASER SHALL BE REQUIRED TO ASSUME ALL DUTIES, COSTS, AND RISKS OF ABATEMENT OF SUCH CONDITIONS.”

Timeline for Bid Process:

Deadline for Bid Submittal:

On or before September 10, 2020.

Bid Recommendation and Consideration by Board of Trustees:

On or before September 25, 2020.

Bid Instructions:

The deadline for submitting a bid is 2:00 p.m. CST on September 10, 2020. Any offers received after the deadline will not be considered. Offers shall be submitted in writing at the AISD Administration Building located at 1008 Bailey Ranch Road, Aledo, Texas 76008. Faxed or electronically submitted bids shall not be considered.

Bids shall be submitted in the form attached hereto ("Offer Form"). Submissions must also include the attached "Felony Conviction Notification," "Certificate of Residency," and "Affidavit of Non-Collusion, Non-Conflict of Interest, Anti-Lobbying", together with a proposed form of definitive purchase agreement ("Purchase and Sale Agreement").

Place your completed Bid Form, Felony Conviction Notification, Certificate of Residency, Affidavit of Non-Collusion, Non-Conflict of Interest, Anti-Lobbying, and a form Purchase and Sale Agreement, in a sealed envelope marked:

RESPONSE TO REQUEST FOR PROPOSAL RE: 80 ACRES OFF OLD WEATHERFORD ROAD:
ATTN: Earl Husfeld
Aledo I.S.D.
1008 Bailey Ranch Road
Aledo, Texas 76008

All offers received prior to the deadline will be date and time-stamped. All bidders must comply with the bid specifications and bids must be submitted on the bid forms in this bid package. Incomplete or incorrectly submitted bids may be rejected, and the AISD reserves the right to reject any or all bids.

By submitting a bid, the bidder agrees that the bid shall remain open and subject to acceptance by the AISD until fifteen (15) days from the close of bid period.

All offers will be presented to the AISD School Board Trustees for their consideration at their board meeting following the close of the bid period. In the event an offer is accepted, the offering party will be notified in writing. AISD intends to make a decision on whether to accept an offer within fifteen (15) days of the close of the bid period; however, the Board of Trustees may elect to select one or more finalist and request further information from them prior to making a final decision. The selected bidders shall have the option to withdraw their bid at that time or to participate in further discussions with AISD.

Any questions concerning this process may be directed in writing by email to Earl Husfeld at ehusfeld@aledoisd.org. Any verbal or written information outside of this notice shall not be binding on AISD.

AISD reserves the right to amend this notice and the terms set forth herein, to accept or reject any offers, to waive any and all irregularities and formalities, and to accept the offer that is in the best interest of AISD.

Conditions of Sale:

AISD shall not consider any bids with a (i) purchase price of less than \$35,000 per acre, and (ii) which

does not include a donation of 12 acres of real property located in AISD to be used as a future school site.

ALEDO I.S.D. BID FORM

Regarding the surface only estate of the real property and improvements legally described as:

Approximately eighty (80) acres of land located along the north side of Old Weatherford Road in Parker County, Texas as generally illustrated on Exhibit "A" (the "Property").

I (We) make the following cash purchase offer for the real estate and any improvements thereon of the Property listed above in the amount of:

_____ (\$ _____).

Enter amount of bid alphabetically and numerically. In the event of ambiguity or illegibility in the bid amount, Aledo ISD reserves the right to reject the bid.

As a additional consideration for such real estate, I (We) will donate the following real property for future development as a school site:

_____ acres of land, located at _____.

If no physical address or other legal description is available, please include an attached illustration identifying the proposed location of the subject tract. In the event of any ambiguity in the location of such real estate, Aledo ISD reserves the right to reject the bid.

the following cash purchase offer for the real estate and any improvements thereon of the Property listed above in the amount of:

I (We) will utilize the Property for the attached proposed plan of development, which is incorporated herein.

I (We) have read and understand that by submitting this offer I (we) agree and attest to the following:

If my (our) offer is accepted, I (we) will be required to execute a definitive "Purchase and Sale Agreement" on terms acceptable to Aledo ISD (AISD) within fifteen (15) days of the offer's acceptance by the Aledo ISD (AISD).

I (We) will pay all normal and customary closing costs associated with the purchase if the offer is accepted. Aledo ISD will not pay any portion of the closing costs not customarily paid by a seller in real estate transactions.

I (We) represent(s) that by submitting this bid I (we) are (a) financially capable of obtaining and have readily accessible funds to pay the balance of the purchase price, and (b) have all right, title an interest in and to the donation tract described above.

It is the responsibility of all bidders to examine all applicable building codes and City of Aledo ordinances to determine whether the Property can be used for the purposes desired.

Aledo ISD disclaims responsibility as to the accuracy or completeness of any information relating to the Property, and for any misrepresentations, failures of disclosure, errors, or negligent or wrongful acts occurring in the context of or pertaining to the solicitation of bids or closing of the transaction.

Employees of Aledo ISD, members of the AISD, any business entity in which a Board member holds a significant interest, and members of the immediate family of Aledo ISD employees and Board members are

not eligible to bid/purchase Aledo ISD real property.

By signing this *Offer Form*, I (we) hereby waive and release any rights I (we) may have either now or in the future, to undertake any legal or equitable action against Aledo ISD (AISD), or its employees for failure to properly advertise or notice the sale of the Property or to properly conduct the sale of the Property, and hereby covenant not to sue Aledo ISD (AISD), or employees in connection with the advertisement, solicitation of bids, or sale of the Property.

Executed this ___ day of _____, 2020.

OFFEROR:

(Entity Name if Applicable)

By: _____
_____(Printed Name)

Contact information:

