

**HASKELL CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT**

**NOTICE OF PROPOSED SALE OF REAL PROPERTY
AND
REQUEST FOR SEALED BIDS**

PROPOSED SALE FORMER ROCHESTER ISD CAMPUS

Located at 400 Main Street, Rochester, Texas 79544

Contact the following District representative to receive the Bid Packet:

Skip Casey, Superintendent of Schools

**605 North Avenue E.
Haskell, Texas 79521**

(940) 864-2602

scasev@haskell.esc14.net

This Property is 18.30 acres with approximately 15 acres being open land. The property includes a recently remodeled duplex home and an excellent water well located at the east of the old football field.

The Bid Packets will be available beginning 9:00 a.m. on June 14, 2021 and all sealed bids must be submitted, in accordance with the terms of the Bid Packet, no later than 5:00 p.m. on June 24, 2021.

The winning sealed bid will be selected by the District at 5:30 p.m. on June 24th 2021 at 605 North Avenue East, Haskell, Texas 79521. All sealed bids must be submitted via mail or in person to the District representative listed above.

**HASKELL CONSOLIDATED INDEPENDENT SCHOOL
DISTRICT**

REQUEST FOR SEALED BIDS

PROPOSED SALE OF REAL PROPERTY:

Haskell CISD - Rochester Campus: 400 Main Street, Rochester, TX 79544.

May 27th, 2021

INSTRUCTIONS TO BIDDERS

SECTION I – INTRODUCTION

- 1.1.1 Haskell Consolidated Independent School District (the “*District*”) is soliciting sealed bids regarding the proposed sale of Haskell CISD - Rochester Campus: 400 Main Street, Rochester, TX 76544 (the “*Property*”), as more fully described herein. The bidding process will be through the submission of sealed bids in accordance with § 272.001 of the Texas Local Government Code (the “*Code*”).
- 1.2 Point of Contact/Restriction on Communication. The District names the following person as its representative and point of contact for this Request for Sealed Bids Packet (the “*Packet*”):

Skip Casey, Superintendent of Schools
605 North Avenue E.
Haskell, TX 79521
(940) 864-2602
Scasey@haskell.esc14.net

Bidders shall restrict all contact with the District and direct all questions regarding this Packet and the sale of the Property, including questions regarding terms and conditions, to the District's Representative specified above. Do not contact members of the Board of Trustees or other employees of the District. Contact with any of these prohibited individuals after issuance of this Packet and before selection is made, may result in disqualification of your bid.

SECTION II – BID REQUIREMENTS AND DEADLINES

- 2.1 Bids are to include the information requested in the Packet that follows, in the sequence and format prescribed.
- 2.2 Bids are to be submitted in a sealed envelope, clearly marked with:

**“SEALED BID FOR PURCHASE OF Haskell CISD - Rochester Campus: 400
Main Street, Rochester, TX 79544”**

and sent by mail or hand-delivered to:

Haskell Consolidated Independent School District
Attn: Skip Casey, Superintendent of Schools
605 North Avenue E
Haskell, TX 79521-4516

- 2.3 Deadline for Submission. All sealed bids are due to the District no later than:

**5:00 p.m. CST
June 24, 2021**

No facsimile or other forms of electronic transmission will be accepted for consideration. Bids must be submitted by mail or in person in a sealed envelope. Bids received after the published deadline will not be accepted or considered.

- 2.4 Questions concerning this Packet shall be directed to the point of contact designated in Section 1.2 above. Any answers to said questions will be provided to all of the individuals/entities that are known to have obtained this Packet by notification or by posting the questions and answers on the District's website: www.haskell.esc14.net. It is the sole responsibility of each bidder to periodically check the above website to see if any updates or addenda to this Packet have been posted. The submission of a sealed bid to this Packet shall constitute a waiver of any complaint that the bidder did not receive notice of or a copy of any such updates/addenda.

SECTION III – SELECTION PROCESS/SELECTION CRITERIA

- 3.1 Selection of the winning sealed bid hereunder shall be made on the basis of selecting the bidder whose bid adheres to the terms as set forth herein and that presents the best overall deal for the District based upon not only price, but the other criteria as listed herein and in the Criteria and Relative Weights, attached hereto as Exhibit A and incorporated herein. The District reserves the right to waive any formalities and/or to reject any or all bids for the Property that are not in the best interest of the District.
- 3.2 The District will review the sealed bids at the date and time set forth herein and shall select the winning sealed bid at such time. There is to be no contact by the bidder or its agent with members of the District or Board of Trustees prior to the District's selection of the winning sealed bid. Any bidder that contacts a member of the District or its Board of Trustees prior to the date upon which the District shall open and consider the sealed bids shall have its bid rejected for violating the terms of this Packet.
- 3.5 The District shall open and consider all sealed bids on, June 24th 2021 at 5:30 p.m. at the following location: 605 North Avenue E. Haskell, TX 79521-4516

The District will consider only the information contained in each sealed bid to make its selection. By submitting a bid in response to this Packet, the bidder agrees to waive any and all claims against the District arising out of or in connection with the administration, evaluation, or selection of the winning sealed bid hereunder.

- 3.6 The District reserves the right to request supplemental information from any and/or all bidders to aid in the evaluation process.
- 3.7 **Selection Criteria.** The District shall use the following criteria in selecting the winning sealed bid for the Property:
- (i) the offered purchase price of the bid;
 - (ii) the bidder's proposed use of the Property; and

- (iii) the bidder's agreement with the Material Terms set forth in Section 4.2 herein.

SECTION IV – DESCRIPTION OF THE PROPERTY/TERMS OF PURCHASE

- 4.1 The Property is described as follows (and is more fully described in the attached Exhibit B, incorporated fully herein):

Haskell CISD - Rochester Campus: 400 Main Street, Rochester, TX 79544.

- 4.2 Material Provisions of the proposed sale:

- 4.2.1 Following the date of closing of the Property, the District shall retain full use and access to the areas of the Property currently being used by the District for a period of not fewer than three (3) years.

- 4.2.2. Following the closing of the Property, the District shall enter into a reasonable lease with the Purchaser regarding the continued use by the District thereof, in accordance with Section 4.2.1 above.

- 4.2.3 The property will be made available to the Rochester Homecoming Committee for October 12th – 17th, 2021.

SECTION V – REQUIRED ELEMENTS OF A BID

- 5.1 All sealed bids submitted in response to this Packet **must** be submitted using the Bid Response Form, attached hereto as Exhibit C. The Bid Response Form must be completed, signed by the bidder, and must be submitted via mail or in person, in a sealed envelope, and without any identifying information or marks that would identify the bidder. The bidder's identity should only be known to the District upon the official opening and consideration of the sealed bids as set forth in Section 3 above.
- 5.2 **By submitting a signed Bid Response Form, the bidder agrees to be bound by the responses contained therein as well as all terms and conditions set forth in this Packet.**

I affirm that the responses provided herein are true and accurate, and that, if selected as the winning bidder, I will move forward with the purchase of the Property in accordance with all terms contained in the District's Bid Packet.

Signature of Bidder

Printed Name of Bidder

Date

EXHIBIT "A"

Haskell Consolidated Independent School District Criteria and Relative Weights Evaluation of Sealed Bids for Sale of Real Property

	Bidder Name	Criterion 1 Bid Price	Criterion 2 Proposed Use of the Property	Criterion 3 Agreement with Material Terms in Section 4.2 of the Bid Packet	Total Points Scored
1	Bidder 1				
2	Bidder 2				
3	Bidder 3				
		0 to 35	0 to 15	0 to 50	100 Total

Date Evaluated: _____

Scoring Directions

Use the chart above to rate the various bids from bidders to purchase the surplus property (the “Property”). The highest number listed under each criterion is the best score possible and a “0” represents a situation where there is no response.

Criterion 1 – Bid Price: How does the bid price compare to the bids from other bidders for the Property? Give a score of “35” for the highest bid price. Give a “0” for no response.

Criterion 2 – Proposed Use of the Property: Score this criterion based upon information regarding the proposed use of the Property. Give a score of “15” for a bidder with a proposed use of the Property that aligns with the District’s continued use of its campus. Give a “0” for no response.

Criterion 3 – Agreement with the Material Terms in Section 4.2 of the Bid Packet: Score this criterion based upon the willingness of the bidder to agree to the Material Terms listed in Section 4.2 of the Bid Packet. Give a score of “50” for a bidder willing to agree to all such terms. Give a “0” for a bidder unwilling to agree to any of such terms.

EXHIBIT "C"

**HASKELL CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
REQUEST FOR SEALED BIDS FOR SALE OF REAL PROPERTY**

BID RESPONSE FORM

This form must be completed, signed, and submitted to the District by mail or in person in a sealed envelope in response to the Haskell CISD Bid Packet for the sale of the Property.

(1) Name of the bidding individual or entity:

(2) Offered purchase price:

(3) The bidder's proposed use of the Property after purchase:

(4) Whether the bidder agrees to all Material Terms contained in Section 4.2 of the District's Bid Packet? (Respond with "Yes" or "No" and if the response is "No" provide any revised terms to which the bidder will agree.)

[Signature page to follow]

I affirm that the responses provided herein are true and accurate, and that, if selected as the winning bidder, I will move forward with the purchase of the Property in accordance with all terms contained in the District's Bid Packet.

Signature of Bidder

Printed Name of Bidder

Date

