

(Notice of Conditions of Bid and Sale of Property)
LUDINGTON AREA SCHOOL DISTRICT
Mason County, Michigan

Sealed bids will be accepted by the Board of Education for the sale of three (3) real estate parcels, including former school buildings, as follows:

(a) Property #1 is commonly known as “Foster Elementary School” located at 809 East Tinkham within the City of Ludington, Mason County, Michigan (Assessor’s Parcel No. 051-314-001-00). Property #1 consists of an approximately 45,000 square foot masonry constructed two-story school building with approximately two and 66/100 (2.66) acres of land.

(b) Property #2 is commonly located at 500 West Haight Street within the City of Ludington, Mason County, Michigan (Assessor’s Parcel No. 051-100-121-00). Property #2 consists of an approximately 29,000 square foot masonry constructed two-story school building on approximately two and 41/100 (2.41) acres of land.

(c) Property #3 is commonly known as “Pere Marquette Early Childhood Center” located at 1107 South Madison within the City of Ludington, Mason County, Michigan (Assessor’s Parcel No. 051-423-005-00) and consists of an approximately 14,346 square foot masonry constructed single-story building on approximately 96/100 (.96) acres of land.

Property #1, #2 and #3 are individually referred to as a “Property” and collectively, as the “Properties”.

The conditions of the bid are:

1. Bids must be received for any Property or the Properties on or before 3:30 p.m. on Friday, April 9, 2020, at the office of Jason J. Kennedy, Superintendent of Schools, 809 E. Tinkham Avenue, Ludington, Michigan 49431-1594.

2. Any questions concerning the Property must be directed to:

Jason J. Kennedy, Superintendent
809 E. Tinkham Ave.
Ludington, MI 49431

3. A copy of the Purchase Agreement and other documents related to the Properties can be obtained on the District's website (www.lasd.net) or from the Administrative Office of the District at 809 E. Tinkham Ave. Ludington, MI 49431.

4. Informational meetings or building walkthroughs may be scheduled at each Property, which may include a follow-up inspection of the Properties, at the request of the bidder, by contacting Jason J. Kennedy, Superintendent, as follows:

Mailing Address: 809 E. Tinkham Ave. Ludington, MI 49431

Email Address: jkennedy@lasd.net

Phone: (231) 845-7303

5. The Board of Education will review all bids at its regularly scheduled meeting of the Board on Monday, April 19, 2021.

6. The Board of Education may, at its discretion, approve the winning bids at its meeting on Monday, April 19, 2021.

7. The Board of Education expressly reserves the right (a) to reject any or all bids, (b) to negotiate with any or all bidders, and (c) to accept the bids, which the Board of Education, at its sole discretion, determines best serves the interests of the District.

The conditions of the sales are:

A. The Properties will be sold "as is" and other than a warranty of title, the District expressly disclaims any warranties with regards to the Properties.

B. The Purchasers shall sign the Purchase Agreements within seven (7) days from the date that the Board of Education accepts the Purchaser's successful bid.

C. Following conveyance of the Properties to the Purchasers, the District shall have no liability or exposure with respect to the condition of the Properties. At closing, the Purchaser shall enter into an agreement with the District wherein the Purchaser shall indemnify and hold harmless the District from all liability arising out of the condition of the Properties.

D. The closing and conveyance of the Properties to the Purchasers must be no sooner than Friday, December 17, 2021, as the District will need to continue to use the school buildings through the fall while it waits for the new Ludington Elementary School to be completed and opened.