



Clarion County Career Center

447 Career Lane Shippenville, PA 16254
814.226.4391 Fax 814.226.7350

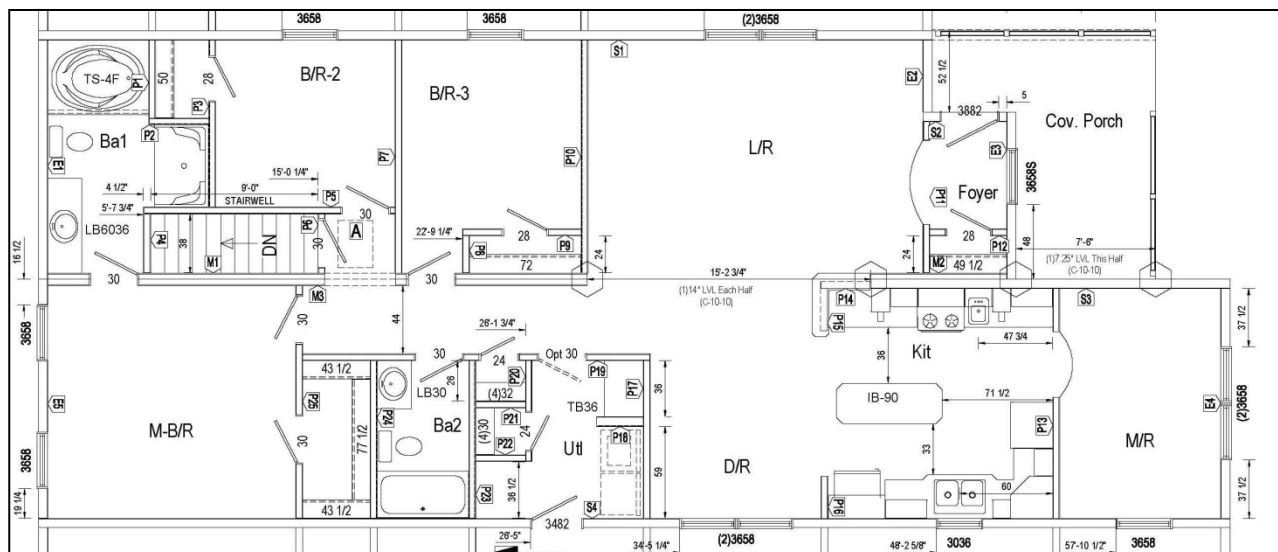
MODULAR HOME – 2016 **BID PACKET**

Anyone interested in purchasing the home can contact the Clarion County Career Center or visit our website for more information: 814-226-4391 www.clarioncte.org

Minimum Bid: \$57,000.00 (plus 6% sales tax)

FEATURES:

- 26' 8" x 64'
- 3 Bedrooms, 2 Bathrooms
- 2 Full Bath, 1 w/ Whirlpool Tub
- Tile Shower in Master Bath
- First Floor Laundry Room
- Ceramic Tile Foyer
- Carpet & Hardwood Flooring
- Hardwood Oak Trim
- Oak Cabinets w/ Laminate Tops
- Vinyl Siding & Trim
- Corner Porch
- Appliances included: Stove/Range and Refrigerator



TERMS AND CONDITIONS

The following terms and conditions shall apply to all bids submitted for the purchase of a modular home constructed during the 2015-2016 school year by the Construction Technology students of the Clarion County Career Center.

1. All bids shall be submitted on the supplied bid sheet.
2. All bids shall be written in ink and signed by the bidder on the signature line.
3. The total bid amount shall be the total of the bid price extras and all applicable sales tax (6%).
4. All bidders acknowledge that, by submission of a bid for the modular home, their bid, if accepted is a bid to purchase the home on an "as is, where is:" basis; that their bid is being submitted based solely on their personal inspection of the home; and that the bidder has not relied upon any warranties or representations of the school in making this bid.
5. The removal of the home from the property of the school shall be made at the bidder's own expense and the bidder shall be responsible for all arrangements for the removal and shipment of the home.
6. THE SCHOOL MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE MODULAR HOME, OR ITS FITNESS FOR ANY PARTICULAR PURPOSE.
7. The person or company retained by the bidder to remove and ship the home shall carry liability and property damage insurance in an amount reasonably sufficient to protect the school from damage to school property or injury to persons during the removal of the home. The bidder shall demonstrate proof of such insurance to the school prior to the commencement of work to remove the home from school property.
8. The bidder shall hold the school harmless from any injury or damage to persons or property as a result of the home being situated on school property after acceptance of the bid or in connection with the removal of the home from school property.
9. The school shall not be responsible for any damage done to the home resulting from removal from the school property or shipment of the home.
10. The bidder shall be responsible for all costs incident to the setting up and completion of the home after removal from the school property, including but not limited to the connection of the two halves, completion of the roof, siding, soffit, fascia, installation of door jambs, trim and connection of utilities necessary to meet all applicable building codes.
11. The risk of loss or damage to the home and its contents shall remain with the school while the home remains situated on school property for a maximum of 45 days beyond the award of the bid.
12. The risk of loss or damage to the home and its contents shift to the bidder upon the removal of the home from school property or 45 days from the award of bid, whichever occurs first.
13. The home shall be removed from the School property by Friday, August 19, 2016.
14. Upon acceptance of your bid, you as a bidder will have until June 27, 2016, to submit a certified check equal to 10% of the total bid price. The successful bidder shall **forfeit** the 10% deposit if the entire amount is not paid, in full, by August 19, 2016 or the removal of the home, whichever comes first.
15. All monies will be paid to the Clarion County Career Center prior to any work taking place on the home or any attempt to remove the home from the school property.
16. The school reserves the right to accept or reject any and all bids and it will be based on the final decision of the Joint Operating Committee.

17. Note that the construction of the home has been to the accordance of all applicable building codes and inspected as needed by the State of Pennsylvania and approved for sale upon the final inspection and application of data plate.

ADDITIONAL CONSIDERATIONS

- 1. Transportation \$ _____
- 2. Foundation \$ _____
- 3. Heating/Cooling System \$ _____
- 4. Gas \$ _____
- 5. Sewage \$ _____
- 6. Water \$ _____
- 7. Driveway \$ _____
- 8. Electrical \$ _____
- 9. Insurance \$ _____
- 10. Appraisal \$ _____
- 11. Title Search \$ _____
- 12. Taxes \$ _____
- 13. All Site Work \$ _____
- 14. Completion of Roofing
 Siding and Interior Trim \$ _____

NOTES: _____

BID INFORMATION AND TIMELINE

The Minimum Acceptable Bid Price is: \$57,000.00 + 6% sales tax.

To minimize the possibility of tie bids, bidders are encouraged to bid in odd dollars and cents.

May 19 & 20, 2016	Open House
June 10, 2016	Bidding closed
June 27, 2016	Deposit Due
June 20, 2016	Bids will be submitted to the JOC for approval
June 21, 2016	Bidders will be notified
August 19, 2016	All monies paid in full and home removed from School property

BID SHEET

Mary Jude Trice, Business Manager
Clarion County Career Center
447 Career Lane
Shippenville, PA 16254

Dear Ms. Trice,

The undersigned has reviewed the Terms and Conditions within this packet. Please consider this a bid proposal to purchase the home constructed by the students of the Construction Technology program during the 2015-2016 school year, on the terms and conditions set forth in this document.

It is understood that acceptance of this bid proposal by the Clarion County Career Center Joint Operating Committee at its regular meeting on June 27, 2016 shall constitute a binding contract obligating the undersigned to complete the purchase of the home on the terms and conditions shall constitute a contract for the purchase in the event that the undersigned is the successful bidder.

BID OFFER: \$ _____

TAX: \$ _____

TOTAL AMOUNT \$ _____

NAME OF BIDDER: _____

ADDRESS: _____

PHONE NUMBER: _____

SIGNATURE: _____

DATE: _____