

Notice of Conditions of the Bid and Sale of Property
Grand Rapids Public Schools
Kent County, Michigan

Sealed bids will be accepted by the Board of Education for the sale of a former school building commonly known as the “Kensington School,” located at 1031 Kensington Avenue SW in the City of Grand Rapids, Kent County, Michigan (the “Property”).

The conditions of bid are:

1. Bids must be received for the Property at the District’s administrative offices on or before 4:00 p.m., Wednesday, February 1, 2023, at 1331 Martin Luther King Jr. Street SE, Grand Rapids, Michigan 49506, at which time the bids will be opened and read.

2. A certified or cashier’s check in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) shall accompany any bid and shall be forfeited as liquidated damages if said bid is accepted and the bidder fails to enter into the Purchase Agreement. The deposit amount will be credited to the purchase price at closing of the sale of the Property to the successful bidder. The deposit amount will be returned to all unsuccessful bidders within five (5) days from the date that the District has accepted a bid for the Property.

3. A walk-through inspection of the Property, including the building, will take place at 10:00 a.m. on January 10, 2023. A second walk-through may take place in late January 2023.

4. The minimum bid for the Property is Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00).

5. The Superintendent will appoint a committee of District staff members to open and review the bids on the date and time listed above. The committee will provide copies of all bids and a written report to the Board of Education identifying which bid(s) it recommends the Board of Education approve or reject. The Board of Education expressly reserves the right to reject any

or all bids and to accept the bid that the Board of Education, at its sole discretion, determines best serves the interests of the District. The Board of Education may also extend the date to review and accept bids.

6. Bids may also be submitted that provide for the lease of the building where the Property is located and/or the additional land owned by the District and adjacent to where the Building is located. Such bids must also include the information contained in paragraph 7, below, and are subject to the same conditions as the sale of the Property, below. The Board of Education may choose to accept multiple bids for the Property and surrounding land.

7. The Purchaser shall supply the Board of Education with the following information (as applicable), to be used in determining which bid best serves the interests of the District:

- a. Entity's name, type, and LARA ID number;
- b. Entity's contact information, including registered office mailing address;
- c. Entity's incorporation information and other relevant filings or documentation;
- d. The names, positions, and contact information for members of the entity's governing board;
- e. Entity's financial statements, such as Form 990s and Audited Financial Statements;
- f. Entity's mission statement, business model, and current programs;
- g. Statement of entity's connection to Grand Rapids and/or the surrounding areas, including prior and current involvements or projects in the community;

- h. List of entity's current memberships in community organizations, such as the Chamber of Commerce;
- i. Entity's intended use of the Property;
- j. A detailed business plan for the Property, including the intended market, financial projections, management team, marketing plans and goals, potential obstacles, and projected timeline;
- k. List of sources of funding, including any partnerships and sponsorships; and
- l. Any parties and/or entities who will support or contribute to the restoration, construction, demolition, or improvement of the Property.
- m. List of benefits to the neighborhood, community, and GRPS that the proposed development will provide.

The conditions of the sale are:

1. The Property will be sold "as is" and the Purchaser shall indemnify, release and hold harmless the District from any liability with regard to the Property, including environmental contamination.
2. The Purchaser shall sign the Purchase Agreement within three (3) days from the date that the Purchaser is notified of the Purchaser's successful bid.
3. By submitting a bid, the Purchaser acknowledges and agrees that the Board of Education will have a right of first refusal to re-purchase the Property, the details of which right of first refusal will be included in the Purchase Agreement.
4. If the Purchaser plans to use the Property for purposes other than those currently permitted in the Property's zoning district, the Purchaser shall have ninety (90) days from the time

the bid is accepted to obtain all relevant permits from the City, including without limitation, a special land use permit or approved rezoning petition.

5. The Board of Education will meet on February 21, 2023, at the Rev. Lyman S. Parks Administration Building, 1331 Martin Luther King Jr. Street SE, Grand Rapids, Michigan 48506, at 6:30 p.m., or at the next regularly scheduled meeting of the Board of Education thereafter, for the purpose of reviewing and awarding or rejecting the bids.

6. The Purchaser shall be responsible for all costs incurred at the closing.

7. Any inquiries shall be directed to Mr. Alex Smart, Executive Director of Facilities & Operations, during regular business hours at the District's Facilities Offices, 900 Union Ave. NE, Grand Rapids, Michigan 49504, Telephone No. (616) 819-3010. Alternatively, inquiries may be emailed to smarta@grps.org.

Additional Information

The Board of Education has obtained the following quotes relative to the Property:

1. The cost of demolishing the building is approximately \$175,500.00.
2. The cost of renovating/restoring the building to meet all current building codes is approximately \$300.00-\$400.00 per square foot for an estimated total of \$7,000,000.00-\$10,000,000.00.