

SEALED BID PACKET

Stanton Community Schools

1. SALE AND REMOVAL OF DISTRICT-OWNED STRUCTURES (TWO PROPERTIES)

NOTICE OF SEALED BIDS:

Pursuant to Nebraska Revised Statutes §§ 79-10,102 and 79-10,110, and applicable Board of Education policies, the Board of Education of Stanton Community Schools invites sealed bids for the purchase and removal of district-owned residential structures. The sale is for the structures only; land is not included.

OPENING OF BIDS AND APPROVAL:

Sealed bids must be submitted in an envelope clearly marked: **"Sealed Bid – Structure Removal and Purchase"**

A bid deposit in the amount of \$2,500 is enclosed, payable to **Stanton Community Schools**. The bid deposit shall be **retained** until completion of all structure removal and site restoration requirements are met or forfeited in the event of nonperformance.

The bids will be opened on **February 9, 2026** at the regularly scheduled school board meeting. Acceptance of any bid is **subject to approval by the Board of Education**. The Board **reserves the right to reject any or all bids**, waive informalities, or accept the bid deemed to be in the best interest of the District.

BID DEADLINE:

Sealed bids must be received no later than **February 9, 2026 @ 1:00 p.m.** at:

Stanton Community Schools Central Office
1007 Kingwood, PO Box 749, Stanton, NE 68779

BIDDER INFORMATION (APPLIES TO BOTH PROPERTIES):

Legal Name (Individual/Entity): _____

Contact Person: _____ Mailing Address: _____

Phone: _____ Email: _____

PROPERTY 1: 706 6th Street, Stanton, Nebraska 68779

Bid Amount: \$_____ (Written Amount):_____

Proposed Start Date of Removal: _____

Proposed Completion Date: _____



PROPERTY 2: 702 6th Street, Stanton, Nebraska 68779

Bid Amount: \$_____ (Written Amount):_____

Proposed Start Date of Removal: _____

Proposed Completion Date: _____



REMOVAL AND SITE RESTORATION REQUIREMENTS:

The successful bidder ("Purchaser") shall, at Purchaser's sole cost and expense, complete all of the following for **each structure**:

- Completely remove the structure from District property.
- Remove all foundations, footings, slabs, basements, crawl spaces, and any underground structures or improvements.
- Disconnect, cap, and remove all utilities and related infrastructure, including but not limited to water, sewer, gas, electric, and telecommunications, in compliance with applicable utility provider requirements.
- Remove all demolition debris, materials, and waste from the site.
- Backfill all excavated areas with clay fill material. Backfill shall be placed in lifts not exceeding twelve (12) inches and compacted by mechanical means to a minimum of **ninety-five percent (95%) of Standard Proctor Density (ASTM D698)**. The district reserves the right to require compaction testing at the bidder's expense if settlement or inadequate compaction is suspected.
- The site shall be finish-graded to match surrounding elevations and shall be left in a condition suitable for future construction, mowing, or general maintenance, with positive drainage and no depressions.

Failure to meet these requirements constitutes **nonperformance**.

TIMELINE:

All structure removal and site restoration work shall be completed within **120 calendar days** following formal approval by the Board of Education, unless extended in writing by the District.

PAYMENT OF PURCHASE PRICE:

Accepted bid price shall be paid **in full within 10 business days** following Board acceptance, and prior to any structure removal or site work.

CERTIFICATIONS:

By signing below, the undersigned certifies that they:

- Have inspected the structure or waived inspection.
- Understand the scope of removal and restoration requirements.
- Agree to comply with all applicable laws, regulations, and District requirements.

DISCLAIMER, ACKNOWLEDGMENT AND SIGNATURE:

All decisions, interpretations, and determinations made by the Board of Education with respect to the sealed bid process shall be final, binding, and controlling, and shall supersede any prior advertising, notices, or written materials.

By signing below, the bidder certifies that they have read and understand all requirements of this bid packet and agree to comply with all applicable laws, regulations, and District requirements.

Signature: _____ **Date:** _____

Printed Name and Title: _____

2. STRUCTURE REMOVAL AND SITE RESTORATION AGREEMENT

This Agreement is entered into between **Stanton Community Schools**, a political subdivision of the State of Nebraska (“District”), and _____ (“Purchaser”).

1. Sale and Transfer

The District agrees to sell, and Purchaser agrees to purchase, the structures described herein, subject to Board approval and the terms of this Agreement.

2. Condition of Sale

The structure is sold **AS IS, WHERE IS**, without warranty of any kind.

3. Purchaser Obligations

Purchaser shall complete all removal and site restoration requirements described in this bid packet.

4. Permits and Compliance

Purchaser shall obtain all permits and comply with all applicable federal, state, and local laws, ordinances, and regulations.

5. Indemnification and Liability

Purchaser assumes all risk and liability for the removal and restoration work and agrees to **defend, indemnify, and hold harmless** the District, its Board members, officers, employees, and agents from any claims, damages, or losses arising from Purchaser’s activities.

6. Default

In the event of Purchaser’s failure to perform, the District may retain the bid deposit, complete the work at Purchaser’s expense, and pursue any remedies available at law or equity.

7. Governing Law

This Agreement shall be governed by the laws of the **State of Nebraska**.

8. Board Approval

This Agreement is subject to approval by the Board of Education of **Stanton Community Schools**.

Purchaser Signature: _____ **Date:** _____

District Representative: _____ **Title:** _____

3. REMOVAL AND SITE RESTORATION CHECKLIST

Purchaser: _____

Pre-Removal

- Payment made to school district
- Permits obtained
- Utilities disconnected
- Removal schedule approved

Removal

- Structure removed
- Foundations, basements and underground structures removed
- Utilities removed and capped

Site Restoration

- Backfilled to specifications
- Graded to surrounding elevation
- Fill compacted to specifications
- Site clean and safe

Final Approval

- District inspection completed
- Site approved

District Signature: _____ **Date:** _____

END OF BID PACKET