



4601 COLLEGE BOULEVARD  
FARMINGTON, NEW MEXICO 87402

**BID #555**

Project 19  
Newly Constructed House  
For Sale to the Highest Bidder

Opening Date:  
May 19, 2005 - 2:30 P.M.

Purchasing and Design Center  
Room #1715  
4601 College Boulevard  
Farmington, NM 87402  
(505) 566-3511

## NOTICE TO BIDDERS

Sealed Bids will be received by San Juan College, San Juan County, New Mexico, at the Purchasing and Design Center, 4601 College Blvd – Room 1715, Farmington, New Mexico, 87402.

The Bids duly delivered and submitted will be opened and read aloud for supplying the following, on the dates and times reflected below:

Project 19, Newly Constructed House  
For Sale to the Highest Bidder  
BID #555  
May 19, 2005 at 2:30 P.M.

A pre-bid conference will be held at the Purchasing and Design Center Conference Room, Room 1715, 4601 College Boulevard, Farmington, New Mexico, at 11:00 a.m. on May 12, 2005. The purpose of this pre-bid conference is to answer any questions about the requirements and execution of the bid. Questions resolved at this meeting will be included in the "Minutes" and will be kept in the Bid File. Bidders interested in receiving the "Minutes" must contact the Purchasing and Design Center at (505) 566-3511.

Any Bid received after stated closing time will be returned unopened. If bids are sent by mail to the Purchase and Design Center, the Bidder shall be responsible for actual delivery of the Bid to the Purchase and Design Center before the advertised date and hour for opening of the Bids. If mail is delayed either by the postal service or in the internal mail system of San Juan College beyond the date and hour set for the Bid Opening, bids thus delayed will not be considered and will be returned unopened.

Bid documents may be retrieved by accessing the San Juan College website and downloaded at: <http://www.sanjuacollege.edu>. Further details and criteria for award may be obtained through the Purchasing and Design Center by calling (505) 566-3511. San Juan College reserves the right to accept or reject any or all bids.

Until the final award by San Juan College, said College reserves the right to reject any and/or all Bids, to waive technicalities, to re-advertise, or to proceed otherwise when the best interest of said College will be realized hereby. Bids will be submitted sealed and plainly marked with the date and time of opening.

San Juan College  
Farmington, New Mexico 87402

By: /s/ Yvonne Brooks  
Yvonne Brooks, Director of Purchasing

Publication Date: May 8, 2005  
Opening Date: May 19, 2005

Project 19 Newly Constructed House  
For Sale to the Highest Bidder  
BID #555  
May 19, 2005 @ 2:30 P.M.

**ACKNOWLEDGMENT OF RECEIPT FORM**

In acknowledgment of receipt of the Project 19, Newly Constructed House distribution packet #555, the undersigned agrees that he/she has received a complete copy, beginning with the title page and ending with page 13 for a total of 14 pages.

The acknowledgment of the receipt should be signed and returned to the Buyer no later than May 12, 2005. Only potential Offerors who elect to return this form will receive copies of all future communications, relating to, and including amendments to bid #555, if issued.

FIRM: \_\_\_\_\_

REPRESENTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ PHONE NO.: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX NO.: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

This name and address will be used for all correspondence related to document # 555.

Firm **does/does not (circle one)** intend to respond to Project 19, Newly Constructed House, Bid #555.

If firm **does not** intend to reply, please give a brief reason for not responding: \_\_\_\_\_

\_\_\_\_\_

Return To:  
Deana Ellis, Purchasing Clerk  
San Juan College  
Purchasing and Design Center  
4601 College Boulevard, Room 1715  
Farmington, NM 87402

Telephone Number: 505-566-3511  
Fax Number: 505-566-3075  
Faxed copies of this form will be accepted.  
Faxed **BID** responses **will not** be accepted.

**INVITATION TO BID**

\*\*\*\*\*  
BID TITLE: Project 19, Newly Constructed House  
For Sale to the Highest Bidder  
BID#: 555  
\*\*\*\*\*

Sealed bid opening:  
SAN JUAN COLLEGE  
PURCHASING AND DESIGN CENTER  
4601 COLLEGE BLVD – RM 1715  
FARMINGTON, NM 87402

DATE: May 19, 2005 @ 2:30 p.m.

**Pre-Bid Meeting:**  
**May 12, 2005 @ 11:00 a.m.**  
**4601 College Boulevard, Farmington, NM 87402**

\_\_\_\_\_/s/ Deana Ellis  
Deana Ellis, Purchasing Clerk

**IMPORTANT - BIDS MUST BE SUBMITTED IN A SEALED ENVELOPE WITH THE BID NUMBER AND OPENING DATE CLEARLY INDICATED ON THE FRONT OF THE ENVELOPE. FAXED BIDS WILL NOT BE ACCEPTED. SUBMITTING "NO BIDS" IS NOT REQUIRED TO BE KEPT ON THE COLLEGE'S BIDDERS LIST.**

Sealed bids will be received until the above specified date and local time, then publicly opened at San Juan College Purchase and Design Center and read aloud. This bid is subject to the Purchase Order "Terms and Conditions," Bidding Requirements, and Specifications.

NAME/MAILING ADDRESS/CITY/STATE/ZIP CODE (please print)	
CONTACT PERSON (please print)	TELEPHONE NUMBER/FAX NUMBER (please print)
<i>To be a valid bid, Bidder <u>must</u> Sign Here</i>	

If applicable, BIDDER ACKNOWLEDGES RECEIPT OF THE FOLLOWING AMENDMENT(S):

Amendment No. \_\_\_\_\_ Dated \_\_\_\_\_      Amendment No. \_\_\_\_\_ Dated \_\_\_\_\_  
Amendment No. \_\_\_\_\_ Dated \_\_\_\_\_      Amendment No. \_\_\_\_\_ Dated \_\_\_\_\_

## INFORMATION FOR BIDDERS

### 1. GENERAL

- 1.1 San Juan College is requesting sealed bids on the newly constructed house, constructed on the San Juan College Campus located in Farmington, New Mexico. The successful bidder shall furnish all labor, material and equipment necessary to remove the building. The removal of all foundations and underground utilities will be the responsibility of San Juan College. Buyer buys same in "as is, where is" condition. Bidders are responsible to inform themselves fully of the conditions relating to the location and labor requirements for the removal of the house.

### 2. PRE-BID MEETING

- 2.1 A pre-bid conference will be held at the Purchasing and Design Center Conference Room, Room 1715, 4601 College Boulevard, Farmington, New Mexico, at 11:00 a.m. on May 12, 2005. The purpose of this pre-bid conference is to answer any questions about the requirements and execution of the bid. Questions resolved at this meeting will be included in the "Minutes" and will be kept in the Bid File. Bidders interested in receiving the "Minutes" must contact the Purchasing and Design Center at (505) 566-3511.

### 3. MINIMUM BID AMOUNT

- 3.1 The minimum bid set is at \$67,500.00.

### 4. BID SUBMITTAL

- 4.1 All bids must be made upon the blank Bid Form, Page 11, attached hereto and shall give the price for the house, both in words and figures, and shall be signed and acknowledged by the Bidder, in accordance with the directions in the Bid. In case of a difference in written words and figures, the amount stated in written words shall prevail.

### 5. DEPOSIT

- 5.1 All bids shall be accompanied by a separate remittance of 10% of the offerors bid, in the form of a certified check made payable to San Juan College. If the 10% remittance deposit does not accompany the Bid, the Bid will be rejected. The successful bidder must furnish the remaining 90% of the Bid within thirty (30) days of sale date, prior to acceptance and/or move of the newly constructed house, or provide written notice that sufficient financing has been pledged (or is on deposit) if by mutual written agreement the actual sale is not consummated until a later date. San Juan College will be the sole judge of what constitutes sufficient financing. If the balance is not timely paid, then the 10% shall be retained as liquidated damages and the sale shall be voided.

6. AWARD

6.1 Within forty-five (45) days after the opening of the Bids, San Juan College will act upon them. The acceptance of the Bid will be a notice in writing signed by the duly authorized representative of San Juan College, and no other act of San Juan College shall constitute the acceptance of a Bid. The rights and obligations provided for in the Contract shall become effective and binding upon the parties, only with its formal execution by both parties.

7. CLOSING DATE

7.1 The Closing for the successful bidder on the newly constructed house shall be within thirty (30) days of the San Juan College Boards acceptance of the bidders offer or if by mutual written agreement at a later date. The house must be moved within thirty (30) days of Closing, or if by mutual written agreement at a later date. However, all insurance on the new constructed house shall be covered as indicated in section 9, below.

8. LIABILITY & INSURANCE

8.1 San Juan College assumes no responsibility regarding damage or loss, whether by reason of fire, theft, or other casualty or happening, to the specified newly constructed house after the Closing date to the successful bidder; no such damage or loss shall relieve the buyer from their obligation to remove the newly constructed house.

9. HOMEOWNERS INSURANCE

9.1 The successful bidder shall maintain adequate property and liability insurance on the newly constructed house upon Closing.

10. TRAFFIC AND SAFETY

10.1 The successful bidder shall not obstruct nor store materials on the sidewalks, and parking areas, unless written permission is granted by San Juan College.  
10.2 The successful bidder shall execute removal work in a manner to insure adjacent property against damage from falling or moving debris.  
10.3 The successful bidder shall not interfere with the use of adjacent buildings and shall maintain free, safe passage to and from the same.

11. BURNING

11.1 No burning of any part of the new constructed house nor any debris which may accumulate in the course of removing the home from the site will be allowed at the site.

12. UTILITY LINES

12.1 All utilities to the new constructed house will be disconnected by San Juan College.

13. REMOVAL INFORMATION

13.1 The newly constructed house must be completely removed by the successful bidder.

14. QUESTIONS

14.1 Submit all questions about this bid to the following parties:

Deana Ellis  
Purchasing Clerk  
Phone (505) 566-3511  
Fax (505) 599-3075  
Email: [ellisd@sanjuancollege.edu](mailto:ellisd@sanjuancollege.edu)

-OR-

Yvonne Brooks  
Director of Purchasing  
Phone (505) 566-3084  
Email: [brooksy@sanjuancollege.edu](mailto:brooksy@sanjuancollege.edu)

BUILDING TRADES STUCCO HOME - 2004-2005  
Project #19  
Bid # 555

### SPECIFICATIONS

Three bedrooms, 2 bathrooms (both bathrooms have shower/tub combination), kitchen, dining/breakfast room, living room and utility room. Ceilings throughout are 9 feet. House is approximately 1450 square feet. No floor coverings are included.

1. Drawings, 1 complete set of plans:
  - 1.1 Floor Plan
  - 1.2 Wall Section
  - 1.3 Elevations
  - 1.4 Roof /Truss Plan
  - 1.5 Foundation/Floor Plan
  
2. Rough Carpentry:
  - 2.1 Non-structural standard and better grade pine
  
  - 2.2 Trusses - 25#-10#-0-10#      Total 45# load sloping flat trusses  
Spaced 2'0" on center  
White Fir - top and bottom cords  
Roof decked in 5/8" O.S.B.
  - 2.3 2 x 6 Std. or Btr W.W.      Standard-better Outside Walls  
Spaced 16" on center
  
  - 2.4 2 x 4 Std or Btr W.W.      Std.-Btr. Inside Walls - 16" centers
  
  - 2.5 2 x 10 I-joists      Floor joists - 16" centers, I-joists w/  
joist hangers
  
  - 2.6 2 - 2 x 10 hem Fir      Center girders constructed with double 2 X 10s
  
  - 2.7 2 - 2 x 10 LVL      Box beams constructed of 2-1 3/4" LVLs glued  
together
  
  - 2.8 2 - 2 x 6 Std or Btr W.W.      Std. -Btr. Double Top Plate O.S Wall
  
  - 2.9 2 - 2 x 12 LVLs      LVL Outside door and window  
headers
  
  - 2.10 2 - 2 x 4 Std. or Btr W.W.      Std. - Btr. Inside Door Headers
  
  - 2.11 2 - 2 x 4 Std. or Btr W.W.      Std. - Btr. Inside Wall Double Top plate

- 2.12 7/8" - 4' x 8' Tongue and grooved sturdy- floor  
(nailed and glued)
- 2.13 7/16" - 4' x 8' All outside walls sheathed in 7/16" O.S.B.
3. Insulation:
- 3.1 5 2" x 15" R-19 Fiberglass insulation (outside walls & floors)
- 3.2 24" R-38 Fiberglass insulation in ceiling
- 3.3 Floor batts will be installed once home is set on permanent foundation. This cost is included in the sale price of the home.
4. Roofing:
- 4.1 Sloping flat roof
- 4.2 5/8" Oriented Strand Board underlayment
- 4.3 90# Felt
- 4.4 Hot Tar and gravel (20 yr. warranty).
5. Finish Carpentry:
- 5.1 Exterior doors 1- 2'-8" x 6'8" Insulated metal (6-panel)  
Door with foam weather stripping  
1 - 3'-0" x 6'8" Fiberglass (6-panel) with  
foam weather stripping.  
1 - 5'0" X 6'8" Fiberglass Patio Door  
K/A locks and dead bolts
- 5.2 Interior doors 1- 3/8" H.C. 6 raised panel masonite units
- 5.3 Windows Vinyl frame horizontal sliding with insulated  
glass. Includes screens
- 5.4 Cabinets Pre-built with solid alder frames and doors in kitchen  
and bath
- 5.5 Trim & Frames Painted (2 coats) 1 oil base primer, 1 latex semi-  
gloss enamel (colonial casing and base)
- 5.6 Closet rods 1 5/8" wood with shelf bracket/pole brackets
- 5.7 Closet shelf Closet/Linen closet shelves - 3/4" x 12"  
Particle Board - 2 coats; 1 oil base primer and 1 coat  
semi-gloss latex enamel

6. Finishes:
  - 6.1 All walls & ceilings Kitchen and baths - 1 coat latex primer sealer,  
1 coat latex enamel Semi-gloss throughout
  - 6.2 Walls Light spray texture
  - 6.3 Ceilings Medium Brocade texture
  - 6.4 Floors NO FLOOR COVERINGS INCLUDED
  - 6.5 Counter Tops Kitchen and bath vanities are post form WilsonArt  
Plastic laminate. (or equivalent)
  - 6.6 Window sills Wood window sills
  - 6.7 All doors Factory primer + 1 top coat latex enamel
7. Accessories & Appliances:
  - 7.1 Bath Accessories - Each bath
    - 7.1.1 2-towel bars
    - 7.1.2 1 paper holder
    - 7.1.3 Master Bath and second bath will have full mirror over vanity
    - 7.1.4 Master & 2nd full bath - Kohler fiberglass tub/shower combination (white)
    - 7.1.5 Kohler fiberglass walk-in shower
  - 7.2 Kitchen Appliances: 30" G.E. Spacesaver XL 1400  
Microwave oven w/range vent  
30" Hotpoint self-cleaning oven  
30" General Electric Dishwasher  
(OR EQUIVALENTS)
8. Plumbing:
  - 8.1 Kohler Fiberglass shower/tub combination - white - (small and Master bath)
  - 8.2 Kohler Fiberglass walk-in shower (master bath)
  - 8.3 Toilet - floor mounted china water closet elongated
  - 8.4 Lavatories - oval vitreous china (white)
  - 8.5 Kitchen Sink - two compartment stainless steel w/single lever faucet (equal or better)
  - 8.6 Single lever faucets - Delta washerless - baths-vanities (equal or better)
  - 8.7 40 gal glass-lined gas water heater (natural gas)
  - 8.8 Gas for clothes dryer and gas cooktop
  - 8.9 Kitchen disposal

9. Heating:
  - 9.1 100,000 Btu counterflow forced-air furnace
  - 9.2 Positive Return Air system (lowered hall ceiling)
  - 9.3 Wall Mounted thermostat
  - 9.4 All ducts - supply lines insulated
  - 9.5 Registers in floor (perimeter)
  - 9.6 Toe space register in kitchen sink base cabinet
10. Electrical:
  - 10.1 Door bell - front
  - 10.2 Electrically operated smoke alarm (5) w/battery backup
  - 10.3 Light fixtures included
  - 10.4 Electric dryer outlet - 30 amp
  - 10.5 Electric stove outlet - 50 amp
11. Cooling:
  - 11.1 One (1) - 4800 C.F.M. Champion downdraft evaporative coolers with 2hp two-speed motor, pump and 5 position switch with stand.
  - 11.2 Ceiling ducts to all rooms.
12. Important Exclusions
  - 12.1 No floor coverings of any kind are included in sale price
  - 12.2 No additional coats beyond the existing exterior scratch coat of stucco are included.
13. Final Notes
  - 13.1 In regards to the permanent location of the house, all hook ups **outside or under** the house that are required to connect to water, electrical, gas or propane sources are the successful bidder's responsibility.
  - 13.2 All house moving costs are successful bidder's responsibility.
  - 13.3 Permanent foundation costs are successful bidder's responsibility.

### BID FORM

PLACE: San Juan College DATE: \_\_\_\_\_

BID FROM: \_\_\_\_\_  
(Hereinafter called Bidder) a corporation, partnership, or individual.

TO: Purchasing and Design Center  
San Juan College  
4601 College Blvd., Room 1715  
Farmington, NM 87402

To Whom It May Concern:

The Bidder, in compliance with San Juan College's Invitation to Bid for the newly constructed stucco home located at San Juan College, Farmington, New Mexico, having examined the specifications and the newly constructed house, and being familiar with all of the conditions surrounding the construction and removal of the newly constructed house, submits the following bid:

Bidder agrees to pay San Juan College the sum of: \_\_\_\_\_  
\_\_\_\_\_ (\$ \_\_\_\_\_)

for the newly constructed home located at San Juan College, Farmington, New Mexico. Buyer buys same in "as is, where is" condition.

Name & Address of Bidder:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## CONTRACT

This CONTRACT made and entered into this date by and between San Juan College Board on behalf of San Juan College, hereinafter referred to as COLLEGE, and \_\_\_\_\_ hereinafter referred to as Buyer, for and in consideration as hereinafter stated, the Board and Buyer specifically agree:

1. COLLEGE sells and assigns to Buyer, \_\_\_\_\_ as set forth in Schedule A attached hereto.
2. Buyer shall pay COLLEGE \_\_\_\_\_ (\$ \_\_\_\_\_), earnest money, the receipt of which is hereby acknowledged by the Board. The balance of (\$ \_\_\_\_\_), will become due upon Closing. Should the Buyer not be able to provide the required balance on the date of Closing, the contract shall become null and void and all earnest monies paid herein shall become property of the Board.
3. Closing shall be within (30) days of date the bid is awarded, unless by written agreement the COLLEGE approves a change of this date.
4. At Closing COLLEGE shall provide Buyer with a good and sufficient Bill of Sale conveying the newly constructed house to Buyer.
5. Buyer shall remove the newly constructed house from its present location on COLLEGE property within thirty (30) days from the date of Closing, or such date may be extended by mutual agreement.
6. The risk of loss to the newly constructed house shall pass to Buyer immediately upon Closing. COLLEGE shall have no responsibility to Buyer regarding damage or loss after the time of Closing, whether by reasons of fire, theft, or other casualty or other happening.
7. Buyer acknowledges that Buyer is purchasing the newly constructed house "as is, where is," upon their own inspection as to condition and Buyer waives any and all warranties, including warranties of merchantability and fitness for the particular purpose the Buyer agrees that COLLEGE makes no representation or warranty concerning the newly constructed house whatsoever.
8. COLLEGE shall disconnect all utilities to the newly constructed house on or before the date of Closing.
9. Buyer shall obtain all required permits and pay all required taxes and fees that may be imposed by the State of New Mexico or any political subdivision thereof pertaining to the removal of the newly constructed house prior to such removal.
10. While the newly constructed house is on COLLEGE property, after Closing, Buyer shall maintain adequate property and liability insurance in an amount approved by COLLEGE representative and proof of such insurance must be presented to COLLEGE representative as of the date of Closing.

- 11. Time is of the essence in the performance of this CONTRACT. Should the Buyer fail to perform any of these obligations within the time and in the manner prescribed herein, COLLEGE may, at its sole discretion, terminate this CONTRACT and keep all sums paid as liquidated damages or, in the alternative may sue for damages. Buyer shall pay all attorneys fees and court costs incurred by COLLEGE pertaining thereto.
- 12. This CONTRACT is binding upon the heirs, successors, assigns and personal representatives of the parties hereto.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

SAN JUAN COLLEGE

BY: \_\_\_\_\_  
Dr. Carol Spencer, President

BUYER(S):

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

STATE OF NEW MEXICO

COUNTY OF SAN JUAN

Subscribed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Commission Expires: June 18, 2008

\_\_\_\_\_  
Clara E. Archuleta, Notary