



# West Ada

## SCHOOL DISTRICT

### LEGAL NOTICE

#### BID #805102

### INVITATION FOR BIDS FOR SALE OF IDAHO FINE ARTS ACADEMY, 3467 WEST FLINT DRIVE, EAGLE, IDAHO, 83616

The Board of Trustees of West Ada School District, Meridian, Idaho (“District”), hereby announces that sealed bids will be received for the sale of the following-described surplus real property. Sealed bids will be accepted at the District Service Center, 1303 E. Central Drive, Meridian, ID 83642, until **February 20, 2018, at 10:00 AM Mountain Daylight Time**. All properly submitted bids will be opened and read aloud immediately following the above date and time. All bidders and other interested parties are invited to attend the bid opening and reading.

The real property subject to this sale is two school buildings totaling 26,343 square feet and two commercial pad sites. The subject site is comprised of four parcels totaling 3.88 acres (4 parcels) located at 3419, 3467, and 3545 West Flint Drive, and 97 N. Fisher Park Way, in the City of Eagle, Ada County, Idaho (the Property”) as more particularly described in the Invitation for Bids (“IFB”).

#### TERMS OF SALE

The Property is being sold “As Is” and “Where Is” without representation, warranty, or guaranty. Prospective bidders are invited, encouraged, and cautioned to inspect the Property prior to submitting a sealed bid. The failure of any bidder to make such inspection will not constitute grounds for any claim or demand for adjustment or withdrawal of bid after the date and time for bid opening set forth above.

The minimum bid for the Property is Five Million Seven Hundred Thousand Dollars (\$5,700,000.00).

Each bid must include a bid deposit in the amount of five percent (5%) of the amount of the bid as set forth in the IFB. This deposit shall be in the form of a cashier’s check, certified check, or teller’s check (drawn on a bank with a branch in Ada County, Idaho) payable to the order of West Ada School District. The bid deposit of the highest bidder, and the bid deposit from the second-highest bidder (backup bidder), shall be held by the District pursuant to the terms of the IFB. Should the successful bidder fail to complete the Purchase of the Property pursuant to the terms of the IFB, the full amount of the deposit will be immediately forfeited to the District without further action on the District’s part, as liquidated damages for failure to complete the sale.

Bid deposits received from other unsuccessful bidders will be returned upon award of bid by District’s Board of Trustees. The bid deposit of the backup bidder shall be returned immediately after consummation of the transaction with the high bidder.

THE SPECIFIC TERMS AND CONDITIONS OF THE BIDDING PROCESS, DESCRIPTION OF THE PROPERTY SUBJECT TO SALE, TERMS OF SALE, AND REQUIRED BID SUBMITTAL FORM ARE AS SET FORTH IN THE INVITATION FOR BIDS, WHICH IS AVAILABLE AT THE DISTRICT SERVICE CENTER (1303 EAST CENTRAL DRIVE, MERIDIAN, IDAHO), THE DISTRICT WEB PAGE ([WWW.WESTADA.ORG](http://WWW.WESTADA.ORG)) UNDER PURCHASING, AND DEMANDSTAR.

Dated January 24, 2018  
West Ada School District  
Mike Carrithers, Purchasing Agent

Publish: January 27, February 3, 2018