



**ADVERTISEMENT FOR BIDS**  
**Sale of City Of Oberlin Property**  
**205 Morgan St., Oberlin, OH 44074**

Sealed bids will be received by the City of Oberlin in the City Manager's Office, 85 S. Main Street, Oberlin, OH 44074, **until 1:00 p.m. EST on November 13, 2015**, and then opened, for the sale of real estate located at 205 Morgan Street, Oberlin, Lorain County, Ohio.

The property consists of one 1887-built 2-story, three bedroom house of approximately 1,523 square feet (per Lorain County Auditor) on a rectangular parcel (approximately 14,280 square feet, 60x238) adjacent to a City-owned reservoir, City-owned building, and other private residences (see Exhibit A posted on [www.cityofoberlin.com](http://www.cityofoberlin.com), "*RFQs & Projects Out for Bid*") in a residential neighborhood close to downtown Oberlin and the Oberlin College campus. The house includes a refrigerator, washer and dryer, dishwasher and stove.

The City intends to sell the property to the highest and best bidder. Bids for purchase must reflect a firm price of at least \$87,500. The property will sold in its AS-IS condition. The deed of conveyance will contain a restriction that the property is to be used solely as a single family residence. The City has made various repairs and improvements in recent years (see Exhibit B posted on [www.cityofoberlin.com](http://www.cityofoberlin.com), "*RFQs & Projects Out for Bid*"), but does not warranty the home, appliances, or fixtures.

Prospective bidders will have the opportunity to tour the house and to have a professional home inspection done prior to the submission of Bids (see below). However, the inspection is only an opportunity to better inform the bidder – no additional changes to the house or lot will be made.

When determining the "best" bidder, the City will take into account any contingencies associated with the bid. If there are two or more equal bids, the City will conduct a random drawing to select the bidder with whom to enter into negotiations. A final contract for the sale of the property must be entered into within ten (10) days of bid acceptance with a closing date no later than 45 days later. In the event the City is unable to negotiate a satisfactory contract for sale of the property with a chosen bidder, the City may terminate negotiations with that bidder and enter into negotiations with the next highest and best bidder, at its option. The City reserves the right to reject any and all bids.

The City accepts no responsibility for expenses incurred by responding bidders in the preparation or submittal of a bid and reserves the rights not to enter into any contract with any bidder, to waive any irregularities, informalities, or inconsistencies in the bids, and to reject any and all bids received.

Each bidder shall submit 3 (three) paper copies of its bid; and, each bid shall contain the full name and address of the bidder. All bids shall be sealed and endorsed as "205 Morgan Street Bid" and delivered to "City Manager, City of Oberlin, 85 S. Main Street, Oberlin, OH 44074." Each bid must be accompanied by a certified or cashier's check in the amount equal to two percent (2%) of the total bid price for the property, payable to the City of Oberlin, as earnest

money. For a bidder financing the purchase, the bid shall include a prequalification letter from the lender.

Additional details on the property and information to be included as part of all bids may be viewed on the City's website at [www.CityofOberlin.com](http://www.CityofOberlin.com) under "*RFQs & Projects Out for Bid*." ***All bidders are responsible for checking the webpage for addendums up to and including the bid due date. A site tour and pre-bid meeting will be held at the property on October 24, 2015, at 2:00 p.m. for interested bidders.***

The inspection period (described above) will be from October 26 to November 13. Access to the house for inspections must be pre-scheduled at least 24 hours in advance with Diane Ramos at 440-775-7217. Inspection times will be booked on a first come first served basis and must take place between 8 a.m. and 4:30 p.m. Monday through Friday.

All questions regarding the site, the house or proposals shall be submitted in writing and shall be emailed to [dramos@cityofoberlin.com](mailto:dramos@cityofoberlin.com) or mailed to Diane Ramos at 85 S. Main Street, Oberlin, Ohio, 44074 no later than **November 9, 2015**. Responses to questions will be posted to the City website as they are received and answered. Only questions on the procedural requirements of this request for proposals will be taken at the pre-bid meeting.

CITY OF OBERLIN  
Eric Norenberg  
City Manager

Dated: September 14, 2015; Updated October 5, 2015  
Notice published Oberlin News Tribune on September 17, 2015  
Revised Notice published October 5, 2015 through November 13, 2015 at  
[www.CityofOberlin.com](http://www.CityofOberlin.com)

3/4" l.  
0.55" N







**ADVERTISEMENT FOR BIDS  
Sale of City Of Oberlin Property  
205 Morgan St., Oberlin, OH 44074**

**Exhibit B**

Recent repairs, installations or renovations:

- Water heater and high efficiency furnace were replaced in 2009 . both natural gas. (The age of the condensing unit for the AC is estimated at 17 years.)
- Washing machine and electric dryer purchased 08/03/2011.
- Front porch roof replaced in 2009.
- Whole roof inspected & repaired in 2014, including rebuilding the overhang on the SW side. Exterior of chimney & all flashing checked at same time.
- New vinyl flooring in kitchen in 2009.
- Segments of copper pipe were replaced in the basement following theft in 2015
- Mold was detected in the spring of 2015 and remediated by a professional contractor. There is a 10-year transferrable warranty