

**INDEPENDENT SCHOOL DISTRICT #181  
BRAINERD, MINNESOTA  
REQUEST FOR PROPOSAL  
BUILDING TRADES HOUSE**

Independent School District #181 (ISD #181) is accepting proposals for the 2023-24 building trades house. This house is a 28' x 48' single level home with two bedrooms, two bathrooms, laundry room, kitchen and dining area with vinyl siding, Marvin windows, shingles, exterior doors and deck plate. The plumbing, wiring and duct work are roughed in for connections down to the rim joist when placed on buyer's foundation. Interior finishing includes primed drywall, doors, trim, kitchen cabinets, bathtub and shower units, can lights in kitchen, living room, primary bedroom and wiring at each of the entry doors for future light fixtures.

Buyer is responsible for the preparation of their lot, while ensuring that a house mover can access the site to deliver the house and any necessary building permits for their lot. Additionally, buyer is responsible for the foundation, water and sewer hookup, or well and septic system, if applicable, appliances, flooring, mechanical systems, such as furnace and air conditioning, water heater, hookup of electrical and plumbing items, plumbing fixtures, toilets, sinks, faucet assemblies, and any garage additions, if desired. The house will need to be moved from the seller's property at the buyer's expense by July 31, 2024.

Minimum proposal is \$105,000.00. Proposals submitted will need to be accompanied by a lender construction loan approval or verification of funds available to buyer to close on the transaction. A deposit of \$5,000.00 earnest money must also accompany all offers payable to Edina Realty Trust. The buyer is also responsible for the State of Minnesota sales tax (7.875%) on the purchase prices. Upon acceptance of the initial offer, buyer and ISD #181 will enter into a purchase agreement, subject to the final approval of the ISD # 181 school board. Please consult with a lender for financing options, prior to making an offer.

Proposals should include the buyer's name, address and phone number. Proposals must be labeled "Trade House Proposal" and will not be accepted after January 31, 2024. The first proposal received will be presented at the next school board meeting (visit [https://www.isd181.org/district/board\\_of\\_education/meetings\\_agendas\\_minutes](https://www.isd181.org/district/board_of_education/meetings_agendas_minutes) for dates and location.) Deposits of unsuccessful proposals will be returned once a purchase agreement has been approved.

Mail proposal to:  
ISD #181  
Attn: Business Services Director  
804 Oak Street  
Brainerd, MN 56401

Call Brian Bordwell with ISD #181 at (218)454-6215 for questions on house specifications.  
Call Brad Wadsten with Edina Realty at (218)825-3657 for questions on the purchase agreement.

ISD #181 reserves the right to reject any and all proposals.