Bear Creek Township
373 North Division Road
Petoskey, Michigan 49770
Phone: 231-254-5558 Fax: 231-347-0736
Email: assessing@bearcreektownshipmi.gov

INVITATION FOR SEALED BIDS

Purchase and Removal of Residential Structure

3907 Hiawatha Trail | PIN 24-01-16-27-400-007

Project Overview

Bear Creek Township is seeking sealed bids for the purchase and removal of the residential structure located at 3907 Hiawatha Trail, PIN 24-01-16-27-400-007. The Township intends to retain ownership of the underlying land. The purpose of this bid is for a bidder to purchase the home from the Township and remove it from the property at the bidder's sole cost and expense.

The Township is not seeking bids for demolition of the home. The successful bidder shall pay the Township the purchase price stated in the bid and shall be responsible for all costs, permits, approvals, labor, equipment, transportation, utility coordination, removal costs, site safety, and related work necessary to remove the home and associated foundation materials from the property, as well as any other costs not explicitly listed related to the work required.

The home is offered for sale in "as-is" condition, with no warranties or representations by the Township regarding the condition, structural integrity, code compliance, utility systems, environmental condition, ability to be moved, or future use of the home. Bidders are responsible for conducting their own inspection and due diligence before submitting a bid.

Site and Removal Requirements

The gravel driveway shall remain in place. The existing well shall remain functional and shall not be damaged, filled, disconnected, contaminated, or otherwise impaired during removal work. The successful bidder shall be responsible for protecting the well and any remaining Township infrastructure during the project.

All work shall be completed in accordance with applicable federal, state, county, and local laws, codes, permits, notices, and approvals. The successful bidder shall be responsible for obtaining all required permits and approvals, including any permits or approvals related to building removal, transportation or road use, utility disconnection for any gas, electric, sewer, water, etc.., foundation removal, and site work.

All foundation materials, footings, piers, slabs, basement walls, crawlspace materials, block, concrete, debris, abandoned utilities connected to the structure, and related construction materials shall be removed from the site unless otherwise approved in writing by the Township. No debris, construction material, trash, unsuitable fill, or hazardous material shall be buried on site.

The site shall be left safe, clean, and free of debris.

Pre-Work Requirements and Schedule

No work may begin until the successful bidder has paid the full purchase price, provided all required insurance and security, obtained all required permits and approvals, and executed an agreement acceptable to the Township.

The successful bidder shall remove the home from the property prior to June 1, 2027, unless a written extension or alternative timeline is approved by the Township. All debris removal, site safety work, and any awarded site restoration work shall be completed by the same June 1, 2027 deadline unless otherwise approved in writing by the Township. Failure to complete the work within the approved timeline may result in forfeiture of any deposit or security and may allow the Township to pursue any other available remedies.

The successful bidder or their contracted moving company shall be responsible for securing the site during removal work and shall take all reasonable steps to protect the public, adjoining properties, the gravel driveway, the existing well, and other structures not referenced for removal in this bid.

Alternate 1: Site Restoration

As an alternate bid item, the bidder may provide a price to complete final site restoration after removal of the home. Final site restoration shall include rough grading, placement of suitable topsoil, final grading, smoothing of disturbed areas, and hydroseeding with a perennial grass seed mix that reasonably matches the existing surrounding lawn. The finished site shall be graded to shed water in a reasonable manner and shall not create ponding, erosion, or drainage impacts on adjacent properties, the driveway, the well area, or any remaining Township infrastructure. The final expectation is there will be no indication of the prior existence of the building, other than the leftover well. The Township may award the base bid only, the base bid with Alternate 1, or reject any and all bids. If Alternate 1 is not awarded, the successful bidder shall still be responsible for leaving the site safe, clean, and free of any construction debris or foundation material after removal of the home.

Bid Requirements

Bidders shall include the following with their bid:

1. Purchase price offered to the Township for the home, **to exceed the minimum bid price of $15,000**
2. Proposed method of removing the home from the property.
3. Name of the company or contractor to be used for removal.
4. Proposed timeline for removal and final completion.
5. Price for Alternate 1, if applicable.
6. Name of the company or contractor to be used for Alternate 1, if applicable.
7. Proof of insurance by person and/or company to remove the home.
8. Description of relevant experience with house moving or building relocation.
9. Identification of any subcontractors expected to perform work on the property if the bid is awarded.
10. A signed copy of this bid request confirming that the bidder understands and agrees to stated requirements and that the bidder has inspected the home and accepts it in as-is condition.

Submission Instructions

Bids should be submitted to Garrett Muir, Township Supervisor, by sealed envelope no later than Wednesday, November 25, 2026 at 2PM at the main township office located at 373 N Division Road, Petoskey, MI 49770. No email submissions will be accepted. Bid openings will be performed immediately following the deadline to submit. If there is a question on the property or the bidding process or to arrange a site visit, contact Garrett Muir at 231-254-5558. The award date is expected to occur at the December 2, 2026 Township Board meeting located at 1710 Click Road, Petoskey MI 49770 at 7PM. Bids must remain valid for a minimum of 180 Days.

Performance Deposit

The Township may require the successful bidder to provide a **$10,000 performance deposit** before work begins. The Township shall not release any required deposit until the Township confirms that the home and foundation have been removed, the site is safe, and all awarded work has been completed to the Township's satisfaction and on time. If any items are not done to the Townships satisfaction, a reasonable amount may be retained to cover the cost associated with rectifying the issue.

Responsibility and Indemnification

The successful bidder shall be responsible for all damage caused by the bidder, its employees, contractors, subcontractors, or agents. The successful bidder shall indemnify and hold harmless Bear Creek Township, its officers, officials, employees, agents, and representatives from any claims, damages, losses, costs, expenses, or liabilities arising out of the bidder's purchase, removal, transportation, site work, or related activities.

Reservation of Rights

Bear Creek Township reserves the right to reject any and all bids, waive irregularities in any bid, and accept the bid that the Township determines to be in its best interest. The Township is not required to accept the highest bid if the Township determines that another bid better protects the Township's interests, property, timeline, or overall project goals.

_____

Bidder Name

_____

Bidder Signature

_____

Walk Through Date

_____

Date and Time of Submission