



Deschutes County

NOTICE OF PROPOSED SALE WITH INTENT TO RELOCATE HISTORIC STRUCTURE

AJ TUCKER BUILDING

202 NW Greenwood Avenue, Bend, OR 97703

(Document #2023-174)

Deschutes County, Oregon



Issued: February 21, 2023

Noticed End Date:

Thursday, March 23, 2023

**Notice of Proposed Sale
with Intent to
Relocate Historic Structure (Notice)**

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SECTION 1

BACKGROUND, GENERAL INFORMATION and QUALIFICATIONS

In preparation for the Deschutes County Courthouse Expansion Project, the Deschutes County-owned AJ Tucker Building located at 202 NW Greenwood, Bend, must be removed from its existing location by mid-August 2023 to make room for the courthouse expansion.

Because of the building's historical nature, in accordance with the [City of Bend's municipal code 10.20.080](#), the building must be offered for sale (with intent to relocate) to the public for 30-days. Therefore, the County is first offering the building for sale (building only, not the land) through a sealed bid process, which will close 2:00 p.m. (PT) on Thursday, March 23, 2023. If after 30-days no viable offers are received and accepted by the County, the County will proceed with submitting an application to the City of Bend seeking approval to deconstruct the building.



202 NW Greenwood, Bend – picture taken in 2021

The single-story lava rock building located at 202 NW Greenwood Avenue, Bend was built in 1919 by Amos Jackson (Jack) Tucker (builder and contractor). The building was developed as his carpenter and blacksmith shop.

The AJ Tucker building is a simple, one-story commercial structure built of native lava rock laid in a rusticated or irregular pattern. The building is covered by a gable roof which is

hidden from the street front by a parapet wall. Deschutes County Historic Resource file records indicate that the original windows on the east and west facades were paired four-over four double-hung; south façade windows were fixed size-pane with three pane transoms; doors were paired carriage style doors with a 1/3 ratio of glass to wood; and the front entrance door was accentuated by a three-pane transom window. There have been several uses and modifications to the building over the last decade.

The selected purchaser must be able to provide an executable plan to complete a scope of work that includes pre-application meeting with City of Bend Staff for the Bend Landmarks Commission. Additionally, the plan must include a description to deconstruct, move, and reconstruct the historic structure in keeping with its original appearance, acquiring applicable permits from the City of Bend and other jurisdictions, if applicable, completing the deconstruction process, and completing the final site cleanup process by August 15, 2023. The City of Bend or other applicable jurisdiction(s) will require the buyer to submit an application seeking approval to reconstruct the building at a new site, and complete the reconstruction process.

All work shall meet the Secretary of the Interior's Standards for the Treatment of Historic Properties: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>. Guidelines for the deconstruction, salvage and reconstruction can be found from the National Park Service's Technical Preservation Services Preservation Briefs: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>.

Important: The AJ Tucker building is currently occupied by a County department. Do not knock on the door or windows or loiter outside the building. The building will be made available to tour by appointment only by calling 541-385-1414.

SECTION 2

INSTRUCTIONS, SELECTION AND ADDITIONAL INFORMATION

1. RESPONSES: In order to be considered,
 - a. Responses to the Notice are due at the following address by 2:00 p.m. (PT), Thursday, March 23, 2023.
Deschutes County Facilities
14 NW Kearney Avenue
Bend, OR 97703
Attention: Kristie Bollinger
 - b. Responses must include one original signed copy and an electronic copy on a thumb-drive.
 - c. Responses to the Notice must contain the following:
 - i. Letter signed by the Respondent to include,
 1. Subject line "AJ Tucker Building"
 2. A summary of no more than 2-pages outlining a demonstrated plan to deconstruct the building and associated infrastructure by Month/day 2023 (no later than August 15, 2023)
 3. A statement confirming that the Respondent has read and understands the City of Bend's municipal code, [Demolition or Moving or Historic Structures 10.20.080](#)
 4. A completed and signed copy of the Qualification Outline and Questionnaire (see Attachment A) submitted with signed letter
 - d. All Respondents must attend a prescheduled pre-application meeting with the City of Bend Community Development Department to learn more about the associated land use requirements.
 - i. The mandatory **virtual** pre-application meeting will be on Thursday, March 9, 2023 from 8:30 am to 9:15 am.
 - ii. Respondents who are planning to attend the mandatory **virtual** prescheduled pre-application meeting must contact Kristie Bollinger (Kristie.Bollinger@deschutes.org or 541-385-1414) by 12:00 pm on Wednesday, March 8, 2023 to request the meeting link/information.
2. QUESTIONS: All questions about the Notice must be made in writing via email to Kristie Bollinger, Property Manager at Kristie.Bollinger@deschutes.org by 2:00 p.m. (PT), Tuesday, March 7, 2023. Questions requiring clarification or modifications by the County will be made available in the form of an addendum(s) to this Notice.

3. **SELECTION:** Respondent will be selected based on the proposed purchase price and its ability to timely complete the scope as outlined based on the information contained within the response submitted.
 - a. It is anticipated that the selected Respondent will be notified within approximately 2-weeks from the date the Notice ends.
 - b. It is anticipated that a Notice of Intent to Proceed with Sale will be issued following notification to selected Respondent.
 - c. Selected Respondent will be required to enter into a sales contract with the County in a timely manner.

4. **SUBMISSION NOTICE:** All responses submitted in response to this Notice shall become the property of the County and may be utilized in any manner and for any purpose by the County. Be advised that responses and all documents submitted in response to this Notice are subject to public disclosure as required by applicable state and/or federal laws. If you intend to submit any information with your response which you believe is confidential, proprietary, or otherwise protected from public disclosure (trade secret, etc.), you must separately bind and clearly identify all such material. The cover page of the separate binding must be printed in red, and the header or footer for each page must provide as follows: "Not Subject to Public Disclosure". Where authorized by law and at its sole discretion, the County will endeavor to resist disclosure of properly identified portions of the responses.

5. **ASSIGNMENT:** Neither the resultant contract nor any of the requirements, rights, or privileges demanded by it may be sold, assigned, sublet, contracted, or transferred by the Contractor without the express written consent of the County. The granting or withholding of such consent shall be at the County's sole discretion.

6. **CANCELLATION:** ORS 279.025 provides that the public contracting agency may reject any response not in compliance with all prescribed public bidding procedures and requirements. The County reserves the sole and unconditional right to cancel this Notice any time before execution of a contract by both parties if cancellation is deemed by the County to be in the County's best interest. In no event shall the County have any liability for the cancellation of the award or proposed contract.

7. **CLARIFICATION OF RESPONSES:** The County or its agents reserve the right to obtain clarification of any point in a Respondent's response to the Notice or to obtain additional information necessary to properly evaluate a particular response. Failure of a Respondent to answer the request for additional information or clarification could result in rejection of the Respondent's response and/or proposal.

8. **COLLUSION:** A Respondent submitting a response to the Notice hereby certifies that no officer, agent, or employee of the County has a pecuniary interest in such response; that the response is made in good faith without fraud, collusion, or

connection of any kind with any other Respondent; the Respondent is competing solely in its own behalf without connection with, or obligation to, any undisclosed person or firm.

9. **COST OF PREPARATION OF RESPONSE:** Costs incurred by any Respondent, including time and expense in the preparation of its response to the Notice, is the sole risk and responsibility of the Respondent and will not be reimbursed by the County.
10. **DISPUTES:** In case of any doubt or differences of opinions as to the items or service to be furnished hereunder, or the interpretation of the provisions of the Notice or the contents within, the decision of the County shall be final and binding upon all parties.
11. **LOBBYING:** Commencing with the issuance of this Notice, Respondents or others acting on their behalf are cautioned not to undertake any activities or actions to promote their response. Respondents or others acting on their behalf shall not make direct or indirect (through others) contact with members of the Board of County Commissioners, County staff, the City of Bend, or others to promote its response. Violation of this requirement may, in the County's sole discretion, be grounds for disqualifying the Respondent from further consideration.
12. **NON-DISCRIMINATION IN EMPLOYMENT:** The successful Respondent's attention is directed to the provisions of Oregon Revised Statutes, Chapter 659, prohibiting discrimination in employment.
13. **RESPONSES ARE PUBLIC RECORDS:** As previously stated, all responses to the Notice shall become the property of the County and may be utilized in any lawful manner and for any purpose by the County.
14. **RESPONSE IS NOT A CONTRACT:** Neither this Notice nor responses to it constitute a contract between the County and the Respondent. The County reserves the right to negotiate specific contract terms with the selected Respondent.
15. **VERBAL STATEMENTS NOT BINDING:** Statements made by County representatives concerning this Notice are not binding upon the County unless confirmed in writing by a duly authorized employee/official.
16. **REJECTION OF RESPONSES:** The County reserves the right to reject any or all responses to this Notice for any lawful reason or for no reason. No responses will be considered that fail to contain the required information. There will be no changes to the content of this Notice except by written notification to the bidders who respond in accordance with the criteria herein.

17. STATE AND FEDERAL LAW COMPLIANCE: Respondent must comply with all applicable requirements of federal and state civil rights law and rehabilitation statutes. As applicable, the successful Respondent agrees to comply with all applicable provisions of the County and Oregon public contracting law.

SECTION 3

SCHEDULE OF ATTACHMENTS

Attachment A – Qualification Outline and Questionnaire