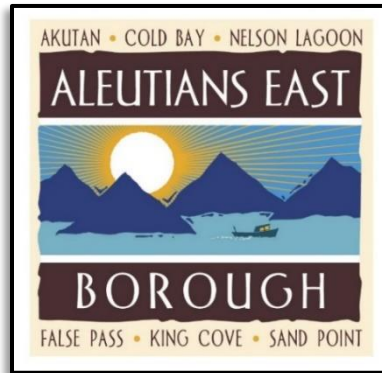


## In the Loop



# **Request for Interest/Proposals for Aleutians East Borough School Property in Cold Bay, Alaska**

**The Borough is seeking interest/proposals from  
Public and Private Entities**

**Notice of Interest/Proposals' are due in the  
Borough Anchorage Office at 2:00 p.m. on  
Thursday, April 1, 2021.**

**Request for Interest/Proposals packets can be obtained from the Borough Anchorage Office or call 907-274-7555 or email Glennora Dushkin at [gdushkin@aeboro.org](mailto:gdushkin@aeboro.org)**

## **REQUEST FOR INTEREST/PROPOSALS**

The Aleutians East Borough (Borough) is interested in disposing of the Cold Bay School (School). Due to insufficient enrollment numbers, the Aleutians East Borough School District closed the School in the summer of 2015. The Borough does not anticipate opening a school in the near future and if it does need to open a school in the future, the Borough owns sufficient property in Cold Bay to build a smaller, more efficient school.

The School is a 30+ year-old building and has generally been maintained in good condition. The school includes several classrooms, a library, a reception and administrative office, a central supply room, kitchen, janitor closet, boiler room, showers and a gymnasium. It is approximately 11,000+ square feet. Included with the school is a separate shop building connected by a boardwalk. A radio or weather station tower is attached to the end of the classroom wing. A fenced I-shaped playground and ball court with rubberized surface is located behind the classroom wing and is in good condition. The building is serviced by buried water and sewer service. A fire hydrant is located near the front end of the gymnasium.

The School is located near the Cold Bay Airport within the Seward Meridian, Township 57 South, Range 89 West, Section 36, in the Kodiak Recording District, Third Judicial District, Alaska. More specifically, it is Lot 1A, Block 10, consisting of 84,689.92 square feet of land. The land is owned by the State of Alaska and is leased to the Borough through the Alaska Department of Transportation and Public Facilities (ADOT&PF). The school facility and shop building are owned by the Borough.

There are a few options for interested parties:

1. The school facility and shop building can be purchased/transferred from the Borough, and the lease agreement can be transferred by Assignment, subject to approval by ADOT&PF.
2. The school facility and shop building can be purchased and removed from the lot by the buyer.

The Borough is seeking interest/proposals from public and private entities. If your public or private entity is interested in acquiring the Cold Bay School, please complete the attached Interest/Proposal Sheet and either mail it to the Borough Administrator at 3380 C Street, Suite 205, Anchorage, Alaska 99503 or email it to Glennora Dushkin at [gdushkin@aeboro.org](mailto:gdushkin@aeboro.org) by Thursday, April 1, 2021 by 2 p.m.

**SUBJECT PROPERTY:**



Cold Bay School-Front of Building



Cold Bay School Shop

### SITE INSPECTION

All interested parties are urged to personally view the property and improvements from the street. Entry onto the property or into the school is not permitted without pre-authorization by the Borough. Interested parties desiring to enter the property to inspect will be able to do so by contacting Kurt Uttecht at 907-952-7150. The property is served by public utilities. There is no representation or warranty concerning the condition of the property, the presence or absence of any environmental pollution, or the suitability of the property for any particular use.

### CONVEYANCE

Conveyance of title to the buildings sold/transferred in this conveyance will be by quit claim deed or bill of sale. A quit claim deed or bill of sale conveys the Borough's interest in the building (The sale/transfer is "**AS IS**", **WITH ALL FAULTS**) without any warranty expressed or implied.

### ZONING

The property shall be used in accordance with the zoning and building regulations of the City of Cold Bay. For more information contact the City of Cold Bay at 907-532-2271.

Questions concerning this Request for Interest/Proposals may be directed to Anne Bailey, Borough Administrator, by email at [abailey@aeboro.org](mailto:abailey@aeboro.org).

The borough may reject any or all Notice of Interest/Proposals if the borough administrator determines that it is in the best interest of the borough.

**D I S C L A I M E R**

*This brochure is for informational purposes only and does not constitute an offer to convey the property. The terms of the conveyance will be determined by the agreement and the documents signed at closing.*

*The Aleutians East Borough reserves the right to waive technical defects in this brochure and to reject any proposals for any reason whatsoever.*

*It is the interested party's responsibility to investigate and be aware of any federal, state, borough or city permits that may be required.*

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If you'd like to subscribe, please email [ltanis@aeboro.org](mailto:ltanis@aeboro.org).





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[\*Link to King Cove's Facebook page\*](#)

[\*Link to Cold Bay's Facebook page\*](#)

[\*Link to Sand Point Department of Public Safety page\*](#)

