SOUTHERN OREGON UNIVERSITY

**Bid Solicitation**

ADMINISTRATOR: Southern Oregon University

PHONE : (541) 552-8055

FAX : (541) 552-6337

South Mountain Avenue Property

ISSUE DATE: **Friday, December 20, 2024 – 3:00 PM**

Bid Solicitation DUE DATE: **Friday, February 28, 2025 5:00 PM**

Web Viewers Note: There may be attachments to this Bid Solicitation.

Please contact generalcounsel@sou.edu to obtain any necessary attachments.

**NO ORAL BIDS WILL BE ACCEPTED**

***NO LATE BIDS WILL BE ACCEPTED***

**Online Submittal Location:**

<https://sou.bonfirehub.com/portal>

**Email Submissions:**

generalcounsel@sou.edu

# I. Introduction and Background

**Overview**

Prime Residential Use Development property for sale in Ashland, Oregon. Approximately .38 acres of low-density multiple family zoned property.

The property is adjacent to Southern Oregon University in the heart of Ashland, which was recently named “[America’s Coziest College Town](https://www.thetravel.com/americas-coziest-college-town-ashland-oregon/)” by The Travel.com as well as a top [10 U.S. Bike Town in the United States](https://www.outsideonline.com/adventure-travel/destinations/north-america/best-bike-towns-us/) by Outside Magazine.

Located in the scenic Rogue Valley, Ashland is one of the most sought-after destinations in Oregon. Its easy access to the world-caliber [Oregon Shakespeare Festival](https://www.osfashland.org/?gad_source=1&gclid=CjwKCAiAxKy5BhBbEiwAYiW--_ydr8TD__AwnpTaGXfXB4EhycuNkwiXWfrOfgnLs6GWA9XkHvvnYBoCW5YQAvD_BwE), art galleries, farm-to-table restaurants, and wineries as well as its hiking and biking trails, ski resort, and near-by rivers and lakes for boating and water play, make Ashland a beloved location to residents and visitors alike.

The University, although not required to do so, has made the decision to accept bids for the property to maximize the value for Oregonians. The University is looking for traditional cash offers, but is open to creative offers that may generate revenue and serve to address both the short-term and long-term financial needs of the University. The University is not obligated to accept any of the bids submitted.

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# II. Instructions to Bidders

All bids are subject to the provisions and requirements of the applicable Oregon Revised Statutes, Oregon Administrative Rules, and Southern Oregon University Policies.

1. All potential bidders must register [here.](https://docs.google.com/forms/d/e/1FAIpQLScMySCmD-WlIAEaqlUBX3VMBSDQ4pTeTBJ_weHB0WS4PwLKpA/viewform?usp=sf_link) If you are unable to register through our link, please contact [generalcounsel@sou.edu](mailto:generalcounsel@sou.edu) or call 541-552-8055 for assistance.
2. Bid Package – Once registered, prospective bidders will be sent a download link for the bid package.
3. Pre-Bid Meeting/Tour – the University will hold one (optional) pre-bid meeting and property tour. There will be an option to attend the Pre-Bid meeting over Zoom by RSVP’ing to the [generalcounsel@sou.edu](mailto:generalcounsel@sou.edu) or calling 541-552-8055 for assistance. This meeting will be followed by a brief tour of the underlying property. Note, bidders must provide their own transportation to and from the sales property. There will be no Zoom option for the property tour.
4. Bids – The University will begin receiving bids on Monday, February 10, 2025 and they must be submitted via the instructions in the Bid Package.
5. Bid Package Updates - Updates and disclosures related to the bid documents or any other pertinent information will be uploaded to the bid package website and an email will be sent to all registered bidders.
6. Bid End Date – The University will no longer accept bids on the property after 5:00 p.m. on February 28, 2025.

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# III. Consideration Factors

Southern Oregon University is dedicated to continue growing its diverse, equitable and inclusive community. Although none of the below factors are controlling or determinative in Southern Oregon University’s decision to select a bidder, Southern Oregon University will give consideration to the following factors when considering a bid:

1. The dollar value of the purchase price offered.
2. The ability to close a sale with cash, as opposed to financing.
3. The ability to close a sale.
4. Potential buyers that have experience developing multifamily residential housing.
5. Potential buyers that have demonstrated commitment to, and have strategies to, develop diverse housing, including affordable housing.