

Independent School District #553

NEW YORK MILLS

BUILDING

TRADES

PROGRAM

STUDENT BUILT HOUSE

2025-2026

<https://www.nymills.k12.mn.us/>

BID PACKET

Building Trades Program
2025-2026 Student Built House

Independent School District #553
New York Mills High School
209 Hayes Street
New York Mills, MN 56567

HOUSE BID PACKET

Attached are the following items:

1. Legal notice for the sale of Building Trades House
2. Outline of the bidding procedure that is used to select the buyer for the house.
3. Bid form.
4. List of steps needed to complete the house.
5. List of house movers in the area.
6. Print of house dimensions and layout.
7. Specifications of building materials used in the house and list of contractors and suppliers to the house.
8. Contact information of heating & cooling contractor to receive cost on air change, heating and cooling units and duct and vent work.

FOR SALE BY BID

28'X52' HOME

MINIMUM BID \$79,500

Independent School District #553, New York Mills, Minnesota requests sealed bids for the sale of a student built house.

The house is of all new construction and is open for inspection during regular working hours 8:00 to 4:00 by calling 218-385-4211 and setting up an appointment with Construction Class Instructor, Eric Niemi.

A bid packet is available with specifics. All applicable sales tax is the responsibility of the bidder.

Bids will be received up to 3:00 pm, Wednesday, May 13, 2026, in the district office located at 209 Hayes St., New York Mills MN 56567. They may be mailed to Marsha Maki, Business Manager, New York Mills ISD #553, PO Box 218, New York Mills, MN 56567. Bids must be sealed and marked "Bid for Purchase of House".

The school district reserves the right to accept or reject any and all bids, to set a minimum sale price and to waive irregularities in bid proposals. House must be removed from school property before August 1, 2026.

BUILDING TRADES STUDENT BUILT HOUSE
BID PROCEDURE

1. Bids will be accepted by School District 553 until May 13, 2026, at 3:00 pm. Minimum bid is established at \$79,500 which includes 7.375% sales tax.
2. Complete the attached bid form, seal your bid in an envelope and submit to:
Marsha Maki, Business Manager
New York Mills School District 553
209 Hayes Street
New York Mills MN 56567
c/o "Bid for Purchase of House"
3. Tender the offer with a certified cashier's check, or bank money order in the amount of 5% of the total bid. Check payable to: School District 553.
4. One bid submitted per person.
5. Purchase of the house is subject to Minnesota 7.375% State and County Sales Tax which is included in the minimum bid price.
6. School District 553 reserves the right to reject any or all bids or waive all informalities.
7. District 553 School Board will accept the high bid at the May 18, 2026 board meeting. On May 19, 2026 the deposits of unsuccessful bidders will be returned.
8. The house will be sold as is. All house specifications are built as approved by the State of MN building codes.
9. The successful bidder must pay with a certified cashier's check or bank money order for the remaining bid price no later than June 15, 2026 and properly insure the house once the house is paid for.
10. The successful bidder must move the house at their expense from the ISD #553 building site by August 1, 2026. The successful bidder will be responsible for paying a \$1,000 surcharge on August 15, 2026 and every 30 days thereafter until the house is moved. The house cannot be moved or prepared for moving until full payment has been received. After full payment, all risk of loss, of any nature whatsoever, is the buyer's responsibility.
11. If the successful bidder fails to fulfill the contract, the 5% down payment will be forfeited.
12. The buyer must obtain any and all necessary moving and local permits.
13. The buyer must assume all responsibility for any damage to property in the moving of the house.
14. This purchase does not include any cement blocks, timbers, or lumber below the floor joists, stairs, or entry platforms.
15. Appointments to view the house, and/or inquire on construction details, can be arranged by calling instructor Eric Niemi at 218-385-4211 or 218-252-5578 or by email at eniemi@nymills.k12.mn.us

For information only:

May 2017	Minimum Bid \$55,390	Awarded Bid \$66,170	4 Bids Received
May 2018	Minimum Bid \$61,830	Awarded Bid \$68,518	2 Bids Received
May 2019	Minimum Bid \$58,600	Awarded Bid \$72,000	2 Bids Received
May 2020	Minimum Bid \$49,900	Awarded Bid \$59,900	2 Bids Received
May 2021	Minimum Bid \$59,400	Awarded Bid \$78,100	3 Bids Received
May 2022	Minimum Bid \$67,500	Awarded Bid \$90,459	3 Bids Received
May 2023	Minimum Bid \$76,500	Awarded Bid \$80,050	3 Bids Received
May 2024	Minimum Bid \$76,500	Awarded Bid \$92,375	1 Bid Received
May 2025	Minimum Bid \$78,000	Awarded Bid \$85,100	2 Bids Received

The house is located on the North side of District 553 New York Mills High School, 209 Hayes Street, New York Mills, MN 56567.

To set up a tour, contact the instructor Eric Niemi at 218-252-5578 or 218-385-4211.

Steps to Complete the House

Below are several steps that must be considered before buying the house.

1. Arrange financing.
2. Secure a lot for the house.
3. Secure permits in the community where the house will be located. Contact the building officials in the community for details.
4. Contact house movers regarding the cost of moving the house to your site. A list of movers is included.
5. Contact excavating contractor for cost on digging a basement.
6. Contact masonry contractor for cost on basement walls and other masonry work.
7. Contact plumbing company.
8. Contact electrical company.
9. Contact heating & cooling contractor to receive cost on heating and cooling units, duct and vent work.

House Movers:

Below are moving contractors in the area that you could contact to secure an estimate on the cost of moving the house from the school building site to your lot. This is not a complete listing of house movers.

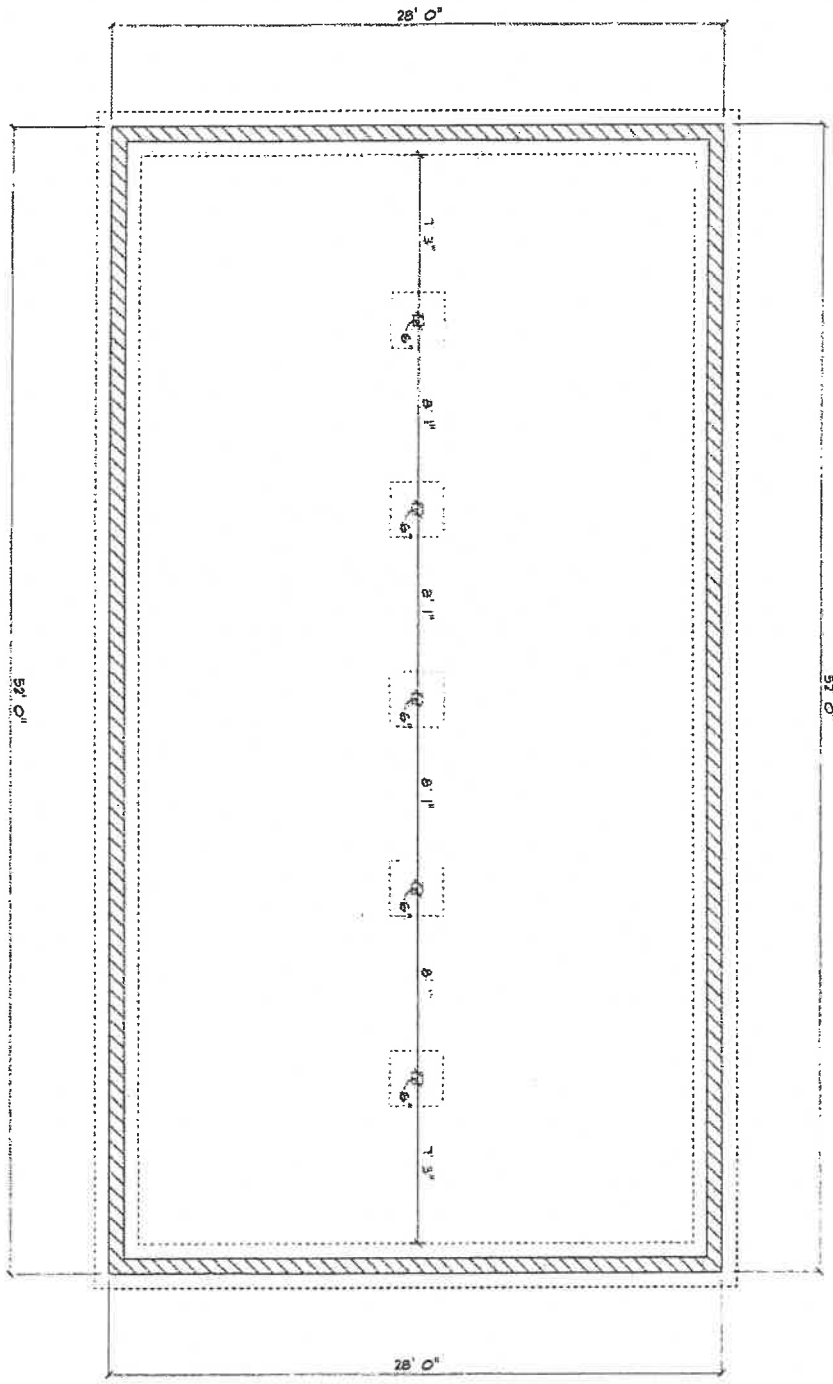
The successful bidder must contract with the house mover to move the house off the school site. If the house movers need more information about the house, they are encouraged to call Instructor Eric Niemi.

C-B House Movers, Pequot Lakes 218-568-8241

Haydens House Haulers, Vergas 218-342-2527

Ehrlichmann Structural Movers, Clarissa MN 320-630-0029

FOUNDATION
SCALE: 1/4" = 1'-0"



NYM HIGH SCHOOL PHOENIX



110 E. Centennial 84 Dr.
New York Mills, MN
PHONE: (218) 385-2375
FAX: (218) 385-4558
www.lumberdepot.com
SALESMAN:

PRELIMINARY DRAWINGS
UNLESS SIGNED BY CONTRACTOR OR OWNER, I ACCEPT THIS PLAN AS DRAWN.
Name: _____

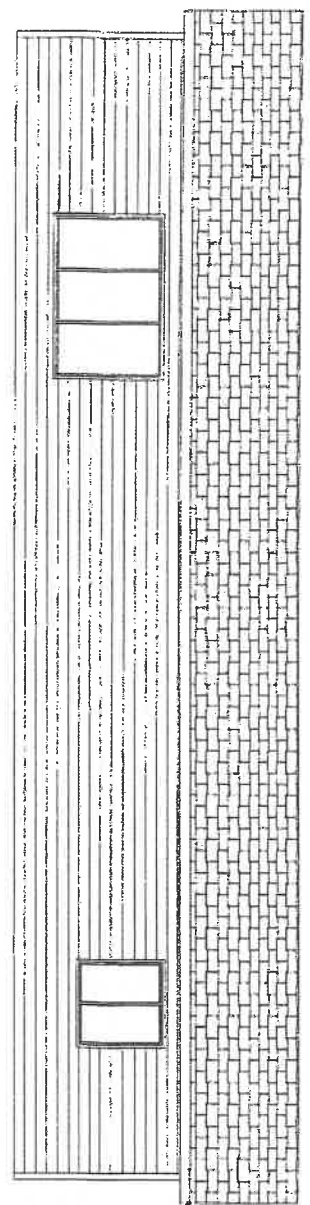
DISCLAIMER OF WARRANTY
PLANS FURNISHED BY LUMBER DEPOT WERE DRAWN BY DRAFTSMEN WHO ARE NOT LICENSED AS PROFESSIONAL ARCHITECTS OR ENGINEERS. LUMBER DEPOT DISCLAIMS ANY LIABILITY FOR ERRORS ON THESE PLANS. USE OF THESE PLANS ARE THE SOLE RISK OF THE USER AND ARE FURNISHED WITHOUT ANY WARRANTY. RESPONSIBILITY FOR THE USAGE OF CORRECT STRUCTURAL MATERIALS, SPANS, LOAD BEARINGS AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THESE PLANS.

CONSTRUCTION DRAWINGS
DATE: _____
ANY CONSTRUCTION DOCUMENTS PRINTED BEFORE ABOVE DATE ARE VOID. LUMBER DEPOT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN CONSTRUCTION BASED ON PREVIOUS PRINTS.

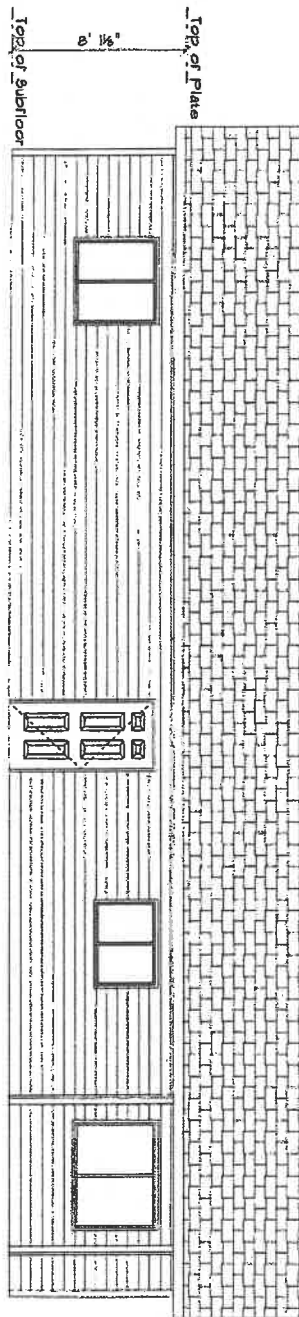
PAGE:

DRAWN BY: ISAAC RUTTEN

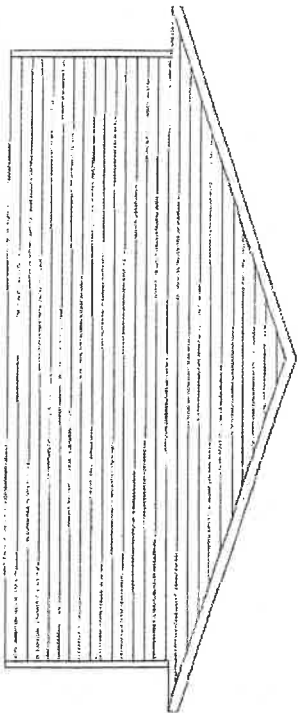
SCALE:
1/4" = 1'-0"



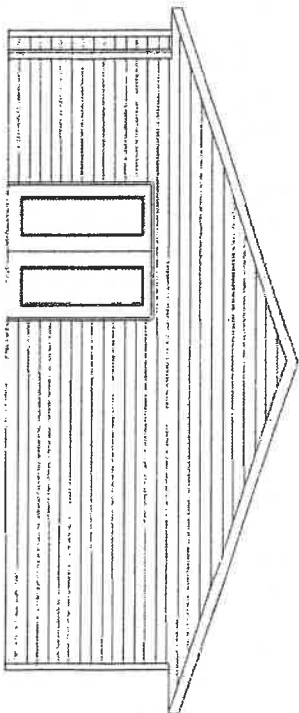
REAR
SCALE: 1/4" = 1'-0"



FRONT
SCALE: 1/4" = 1'-0"



LEFT
SCALE: 1/4" = 1'-0"



RIGHT
SCALE: 1/4" = 1'-0"

NYM HIGH SCHOOL PHOTOCASE



110 E. Centennial 84 Dr.
New York Mills, MN
PHONE: (218) 385-2375
FAX: (218) 385-4558
www.lumberdepot.com
SALESMAN:

DRAWN BY: ISAAC RUTTEN

SCALE:
1/4" = 1'-0"

PRELIMINARY DRAWINGS

UNLESS SIGNED BY CONTRACTOR OR OWNER, I ACCEPT THIS PLAN AS DRAWN.

Name _____

DISCLAIMER OF WARRANTY

PLANS FURNISHED BY LUMBER DEPOT WERE DRAWN BY DRAFTSMEN WHO ARE NOT LICENSED AS PROFESSIONAL ARCHITECTS OR ENGINEERS. LUMBER DEPOT DISCLAIMS ANY LIABILITY FOR ERRORS ON THESE PLANS. USE OF THESE PLANS ARE THE SOLE RISK OF THE USER AND ARE FURNISHED WITHOUT ANY WARRANTY. RESPONSIBILITY FOR THE USAGE OF CORRECT STRUCTURAL MATERIALS, SPANS, LOAD BEARINGS AND CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THESE PLANS.

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PAGE:

Specifications

28'x52' 2-Bedroom, 2-bath house

Main Level 1,456 sq. feet

Floor Framing

9" I-Joist

¾" tongue and groove plywood applied with construction adhesive and 8d nails as code requires.

Exterior Wall Framing

2 x 6 stud construction

½" exterior O.S.B. sheathing

½" drywall on the interior walls

5/8" sheetrock on ceilings

¾" pine tongue and groove on Vault

R-20 fiberglass insulation with vapor barrier in stud cavities

Marvin windows

3-0 exterior Manion Steel Door

Interior Wall Framing

2 x 4 stud construction

½" drywall

Roof Framing

4/12 pitch Manion roof trusses with vaulted ceiling in living room, kitchen and entryway

Sampson Strong Ties

1/2" plywood roof sheathing with "H" clips

R-44 (14.75) Owens Corning Atticat blown-in insulation

Exterior Finish

Certain Teed Monogram siding

Landmark 25 year shingle

Interior Finish

No cabinets

Pine millwork

No doors

Electrical

All wiring is done to Minnesota electrical code

Smoke detectors

Bath fans in both bathrooms

Plumbing

All plumbing is done to Minnesota code.

CONTRACTORS AND SUPPLIERS FOR THE 2025-2026 HOUSE

Lumber, Windows, Siding, Shingles, Cabinets

Lumber Depot of New York Mills

Isaac Rutten 218-385-2375

Electrical

Schik Electric of New York Mills

Dan Schik 218-639-3452

Plumbing

Ross Seelhammer Plumbing LLC of Wadena

Ross Seelhammer 218-371-1623

H-VAC

Vandermay Mechanical of New York Mills

Jeremy Vandermay 218-402-0915