

ADDENDUM TO
Request For Proposals To Purchase
Real Property

0.127 +/- Acres

11,836 +/- Square Foot Building (Part of a Main Street Building)

10 North Washington

Village of Oxford, Michigan

Oxford Community Schools

GREAT NORTHERN CONSULTING GROUP
REAL ESTATE SERVICES AND CONSULTING

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THIS ADDENDUM To the Request For Proposals To Purchase Real Property issued July 15, 2025 (“RFP”), is being amended to change the following Paragraphs within the original RFP:

I. Introduction Letter – Proposal Process Description

- A. Seventh Paragraph is rewritten and revised as follows, as if originally included therein:

Great Northern Consulting Group is marketing this Property for Oxford Community Schools on a fee basis as consultants. However, the School District will consider paying a reasonable cooperative real estate commission; provided that, the same is requested in the Prospective Purchaser’s Proposal and the School District will then consider the request as part of its review of all submitted Proposals taking into account the total economic package offered. The School District’s goal is to select one (1) developer to purchase the entire Property. The School District is seeking Proposals to purchase the Property that must be submitted to John Fitzgerald, Assistant Superintendent of Business and Operations, Oxford Community Schools, 775 Drahner Road, Oxford, Michigan 48371, on or before **2:00 P.M., Local Time, on November 21, 2025**. No phone, fax or electronic transmission Proposals will be accepted. **NOTWITHSTANDING THE FOREGOING, THE SCHOOL DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL PROPOSALS IN WHOLE OR IN PART AT ANY TIME. HOWEVER, IF MAILED, NO RESPONSIBILITY IS ASSUMED FOR POSTAL DELAYS. NOTWITHSTANDING THE FOREGOING, THE SCHOOL DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL PROPOSALS IN WHOLE OR IN PART, AT ANY TIME. THE SCHOOL DISTRICT ALSO RESERVES THE RIGHT TO WAIVE ANY IRREGULARITIES CONTAINED IN ANY PROPOSAL OR REQUIREMENTS OF THIS REQUEST FOR PROPOSALS.**

- B. Fourteenth Paragraph is rewritten and revised as follows, as if originally included therein:

Great Northern Consulting Group is representing the School District as a fee based consultant in this matter. As a result, there is no real estate commission to be paid. Brokers must look to their purchaser for compensation. However, the School District will consider paying a reasonable cooperative real estate commission; provided that, the same is requested in the Prospective Purchaser’s Proposal and the School District will then consider the request as part of its review of all submitted Proposals taking into account the total economic package offered. Please note again that all Proposals, including a signed Proposal Form on the form provided and an Affidavit of Compliance - Iran Economic Sanctions Act, must be submitted to John Fitzgerald, Assistant Superintendent Business and Operations, Oxford Community Schools, 775 Drahner Road, Oxford, Michigan 48371, on or before 2:00 P.M., Local Time, on November 21, 2025. No phone, fax or electronic transmission Proposals will be accepted. If mailed, no responsibility is assumed for postal delays. If mailed, no responsibility is assumed for postal delays.

II. RFP Fact Sheet

- A. RIGHTS OF OWNER is rewritten and revised as follows, as if originally included therein:

ALL PROPOSALS, INCLUDING A SIGNED PROPOSAL FORM ON THE FORM PROVIDED, AND AN AFFIDAVIT OF COMPLIANCE-IRAN ECONOMIC SANCTIONS ACT, MUST BE SUBMITTED TO JOHN FITZGERALD, ASSISTANT SUPERINTENDENT BUSINESS AND OPERATIONS, OXFORD COMMUNITY SCHOOLS, 775 DRAHNER ROAD, OXFORD, MI 48371, ON OR BEFORE 2:00 P.M., LOCAL TIME, ON NOVEMBER 21, 2025. NO PHONE, FAX OR ELECTRONIC TRANSMISSION OFFERS WILL BE ACCEPTED. IF MAILED, NO RESPONSIBILITY IS ASSUMED FOR POSTAL DELAYS.

NOTWITHSTANDING THE FOREGOING, OXFORD COMMUNITY SCHOOLS RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL PROPOSALS, IN WHOLE OR IN PART, AT ANY TIME. THE SCHOOL DISTRICT ALSO RESERVES THE RIGHT TO WAIVE ANY IRREGULARITIES CONTAINED IN ANY PROPOSAL OR REQUIREMENTS OF THIS REQUEST FOR PROPOSALS.

- B. COMMISSION is rewritten and revised as follows, as if originally included therein:

NO REAL ESTATE COMMISSION TO BE PAID BY OXFORD COMMUNITY SCHOOLS. GREAT NORTHERN IS A FEE-BASED ADVISOR TO THE SCHOOL BOARD. BROKERS MUST LOOK TO PURCHASER FOR COMPENSATION. HOWEVER, THE SCHOOL DISTRICT WILL CONSIDER PAYING A REASONABLE COOPERATIVE REAL ESTATE COMMISSION; PROVIDED THAT, THE SAME IS REQUESTED IN THE PROSPECTIVE PURCHASER'S PROPOSAL AND THE SCHOOL DISTRICT WILL THEN CONSIDER THE REQUEST AS PART OF ITS REVIEW OF ALL SUBMITTED PROPOSALS TAKING INTO ACCOUNT THE TOTAL ECONOMIC PACKAGE OFFERED.

The information contained in this Request For Proposals To Purchase Real Property is provided as an accommodation to the prospective purchasers. It is believed to be correct, but no representations or warranties as to its accuracy should be inferred or are made. Each party responding to this Request For Proposals should independently confirm the accuracy of the information contained herein.