

Town of Durham

First Selectman's Office
P.O. Box 428
30 Town House Road
Durham, CT 06422-0428

REQUEST FOR PROPOSALS FOR SURPLUS PROPERTY:
CROOKED HILL ROAD PARCEL ID: W0257600

Board of Selectmen

Laura L. Francis - First Selectman

John T. Szewczyk - Selectman

George M. Eames IV - Selectman

**LEGAL NOTICE
REQUEST FOR PROPOSALS**

TOWN OF DURHAM

**THE TOWN OF DURHAM INVITES BIDS FOR THE SALE OF SURPLUS PROPERTY:
CROOKED HILL ROAD PARCEL ID: W0257600**

Sealed bids for **THE SALE OF CROOKED HILL ROAD PARCEL ID: W0257600** will be received at the Office of the First Selectman at the Durham Town Hall, 30 Town House Road, Durham, CT 06422, until 2:00 p.m., August 24, 2020. Bids will be opened at that time and date. FAX proposals will not be accepted.

The Crooked Hill property is 11.61 acres, Map 127 – Lot 37, Parcel ID: W0257600. The Town of Durham acquired this property at a tax sale on February 7, 2019. 100% assessed value: \$68,400 from 2015 revaluation. The Zoning status is Farm/Residential.

Each bid must be submitted in a sealed envelope, clearly marked “SURPLUS PROPERTY RFP ENCLOSED”. If forwarded by mail, the sealed envelope containing the request for proposal must be enclosed in another envelope addressed to the Office of the First Selectman, Durham Town Hall, P.O. Box 428, Durham, CT 06422.

All bids must be accompanied by a security deposit in the form of a bank or certified check or money order made payable to the Town of Durham. The deposit shall be 10% of the total amount bid with a minimum of \$500.00 or the full amount of the bid if below \$500.00. Cash or personal checks will not be accepted. The deposit of the winning bid will be applied as payment toward the bid. The deposits of all other bidders will be returned within 3 business days.

Specifications and bid documents may be obtained from the address above, at www.townofdurhamct.org/bids or by calling 860-349-3625.

Laura L. Francis
First Selectman

Dated at Durham, Connecticut
This 4th of August, 2020

General Specifications

For: Crooked Hill Road - Parcel ID: W0257600

Date of Bid: _____

BID SECURITY REQUIRED: 10% of the total amount bid with a minimum deposit of \$500.00 or the full amount of the bid if below \$500.00. Must be a bank or certified check payable to: "Town of Durham".

Purchase Proposal Form

Pursuant to and in accordance with the Invitation to Bid and General Information for Bidders, the undersigned hereby offers for the properties described herein, the following sums:

<u>Parcel ID #</u>	<u>Location</u>	<u>Bid Price Offered</u>
W0257600	Crooked Hill Road	\$ _____

NOTES

- All standard procedures listed under "General Information" apply to this proposal
- Specific information on the property listed is available at Town Hall
- Town of Durham Land Records are available online www.searchiqs.com/ctdur/Login.aspx

If written acceptance of this bid is received by the undersigned, the undersigned will, within thirty (30) days after receipt of such notice, make payment in full by way of bank or certified check payable to the Town of Durham.

Bid Security in the amount of \$ _____ is included with this proposal.

Name of Bidder (Person or Company)

By (signature)

Street

Signed by (printed or typed)

City, State, Zip

Dated

E-mail: _____

Phone: _____

GENERAL INFORMATION

- Bid Time** All bids will be received at the Office of the First Selectman, 30 Town House Rd, Durham, CT 06422-0428 on August 24, 2020 at 2:00 pm, at which time all proposals will be publicly opened and read aloud. No bids will be accepted after the advertised hour of opening.
- Bid Submission** Each bid must be submitted in a sealed envelope, clearly marked "SURPLUS PROPERTY RFP ENCLOSED". If forwarded by mail, the sealed envelope containing the request for proposal must be enclosed in another envelope addressed to the Office of the First Selectman, Durham Town Hall, P.O. Box 428, Durham, CT 06422.
- All bids must be submitted on the Town of Durham Purchase Proposal forms provided. Bids submitted on other forms may not be considered.
- Bidders are urged to read all documents carefully and fill in all information requested. Proposals which are incomplete, obscure, or conditional, and which contain irregularities of any kind, may be rejected as informal.
- Withdrawal of Proposal** If a Proposer wishes to withdraw his Proposal, he may do so before the time fixed for the opening of bids by communicating his purpose to the Durham First Selectman. Upon such notice, the Proposal will be made available unopened to the Proposer at the Durham First Selectman's Office.
- Condition** The Town of Durham and its officials make no guarantees concerning the suitability or character of any property offered. The property is sold "as is". Potential bidders assume full responsibility for ascertaining the suitability and character of each property. The accepted bid shall be deemed final and binding and the bidder is expected to close without delay.
- All bidders are urged to inspect the property offered before making a proposal and are expected to have conducted due diligence with respect to all matters affecting said property.
- The Town of Durham makes no warranties, either express or implied, concerning the property's condition, and no adjustments will be made for any defects that may be discovered. The Town of Durham makes no representations of any kind as to the environmental condition of the property, its developability or its suitability for any purpose whatsoever. All bids are to be made based on the bidder's own information and knowledge of the property, learned through his or her own efforts, and not on any representation or comments made by the Town of Durham. The property sold pursuant to this RFP will be conveyed by quitclaim deed and the bidder is responsible for conducting its own title search and any other investigation regarding title to the property.**
- Bid Security** All bids shall be accompanied by a security deposit in the form of a bank or certified check or money order made payable to Town of Durham for 10% of the total amount bid with a minimum deposit of \$500.00 or the full amount of the bid if below \$500.00. **CASH OR PERSONAL CHECKS WILL NOT BE ACCEPTED.**
- The deposit of the successful bidder will be applied as partial payment to the total amount of the bid. Deposits submitted by other bidders will be returned within three (3) business days of the date of award.

Payment

Payment in full must be made within thirty (30) days from the date of notification of award, in bank or certified check made payable to the Town of Durham.

Award

The Town of Durham reserves the right to waive any informalities or defects in any bid, and the right to reject any and all bids.

The Town of Durham reserves the right to reject any or all bids and to award the purchase to the bidder deemed to be in the best interest of the Town.

This proposal is not a contract offer, and no contract shall exist unless and until a written contract is signed by the Town and the successful proposer.

Crooked Hill Road Parcel ID: W0257600

11.61 acres, Map 127 – Lot 37

History: Town of Durham acquired at a tax sale 2/7/2019. 100% assessed value: \$68,400 from 2015 revaluation. Zoning status: Farm/Residential

Requirements: To be offered for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”

