



**REQUEST FOR PROPOSALS
2012-010**

The City of Bristol, Connecticut is accepting proposals on the following:

Sale of Property at Union Street - Map 31, Lot 52

All Proposals must be submitted on forms and in accordance with the specifications supplied by

the City of Bristol
Purchasing Office
111 North Main Street
Bristol, CT 06010.

Proposals will be received until **11:00 am, August 12, 2011** and opened and read publicly at that time.

Roger Rousseau
Purchasing Agent
Tel (860)584-6195
Fax (860) 584-6171
<http://www.bristolct.gov/bids>

Date issued: July 15, 2011



REQUEST FOR PROPOSALS CITY OF BRISTOL, CONNECTICUT 06010

RFP 2012-010 Sale of Property at Union Street - Map 31, Lot 52

1. Place and Time of Opening

Proposals will be received at the Purchasing Office, 111 North Main Street, Bristol, Connecticut, 06010 until **11:00 am, August 12, 2011**. Proposals received after this time will not be considered. Proposals may be withdrawn 90 days after opening if no award has been made.

2. Intent

The City of Bristol intends to sell property owned by the City that is located at Union Street - Map 31, Lot 52. Property is to be sold by Quit Claim Deed, with no representations. The property, being zoned as RM15, is intended to be sold to an individual or entity that will make use of the property in a manner appropriate to such area.

3. Scope of Proposal

- A. Bidder will explain use of property including date(s) for development, costs and estimated assessed value of any improvements. Drawings, maps, and plans should be included where practical. A presentation of any proposal by the proposer, before the Real Estate Committee, Land Use Board, and/or the City Council, may be required.
- B. Bidder will explain any distinctive amenities.
- C. Bidder will provide price and conditions for purchase. Please note that the assessed value of the property is listed as \$62,500.00; the City intends to make sale of the property to an interested party offering, at minimum, \$100.00.
- D. Proposer will provide closing date expected.

4. Addendum

If it becomes necessary to revise any part of this request or if additional data is necessary to enable interpretation of provisions of this request, revisions will be provided to all prospective proposers who receive this request for proposals.

5. Preparation and Submittal of Proposals

- A. All proposals shall be signed in ink by the Bidder's duly authorized principal.
- B. Requests for extensions of the opening time and date will not be granted.
- C. Proposers mailing their proposals should allow for normal time to ensure receipt of their proposals by the Bristol Purchasing Agent prior to the time and date fixed for opening of proposals.

- D. Proposals or unsolicited amendments to proposals received by the Bristol Purchasing Agent after the acceptance deadline will not be considered. Proposals will be publicly opened and logged in at the time and date specified above.
- E. Each proposer shall submit one original and four (4) copies of its proposals to the Bristol Purchasing Agent in a sealed envelope. The envelope shall clearly mark the RFP number as a reference.
- F. Proposals shall include, as a separate attachment, information relating to the planned use of the property as requested in Section 3A of this document, as well as any special conditions contained in your proposal.

6. Miscellaneous

The contents of the proposal submitted by the selected proposer and this RFP will become a part of any contract awarded.

7. Property Description

The property consists of 0.14 acres of vacant land and is identified as Map 31, Lot 52 at Union Street. A copy of the map pertaining to the property is available at the Assessor's Office (a copy of the assessment record is attached to this RFP for your use). Please note that any and all property sold is subject to the zoning regulations as controlled and administered by the City of Bristol.

8. Award

The City may reject any or all proposals for such reason as it may deem proper. In acceptance of proposals, the City will be guided by consideration of the interests of the City. The City also reserves the right to negotiate further with one or more of the purchasers as to any features of their proposals and to accept modifications of the work and price when such action will be in the best interests of the City. Review of proposals may include assessment of proposer's financial capacity, and status of current and/or past taxes due.

9. Other Conditions

Transfer of title shall be made upon receipt of a bank-certified check for the amount of the bid offered, which must be submitted at the date of the closing. Any sale of property owned by the City of Bristol is subject to acceptance by the City Council.

Any sale of this property segment shall contain deed restrictions which prohibit the subdivision of said property.

The State of Connecticut has made foreclosure sales subject to the State and municipal conveyance taxes effective January 1, 2010; House Bill No. 6802, June Special Session, Public Act No. 09-3 § 114. At the closing, the successful bidder will be required to pay the City of Bristol for the purchase of property, the Commissioner of Revenue Services for the State conveyance tax and the City of Bristol for the municipal conveyance tax based on the sale price of said property.

**PROPOSAL FORM
CITY OF BRISTOL, CONNECTICUT 06010**



**RFP 2012-010
Sale of Property at Union Street - Map 31, Lot 52**

Opening: 11:00 am, August 12, 2011

Purchasing Office
111 North Main Street
Bristol, Connecticut 06010

In accordance with the City's requirements as outlined in this Request for Proposals, the undersigned agrees to

1. Purchase of Property at Union Street - Map 31, Lot 52 at a cost of

\$_____.

The undersigned is familiar with the conditions surrounding this call for proposals, is aware that the City reserves the right to reject any and all proposals, and is submitting this proposal without collusion with any other person, individual or corporate.

Witness

Signature

Company Name

Printed Name

Address

Title

Town

State

Zip Code

Date

Federal ID # (if corporation or LLC)

Telephone Number

RETURN THIS FORM IMMEDIATELY!

City of Bristol, Connecticut
Acknowledgment: Receipt of RFP Documents

RFP Number: **2012-010**
Title: **Sale of Property at Union Street
Map 31, Lot 52**

Please take a moment to acknowledge receipt of the attached documents. Your compliance with this request will help us to maintain proper follow-up procedures while ensuring that all recipients have the opportunity to submit proposals.

Date RFP was released July 15, 2011
Date RFP was received ____/____/____
Do you plan to submit a proposal? Yes____ No____

Print or type the following information:

Company name: _____
Address: _____
City or Town: _____
Phone: _____
Fax: _____
Email: _____
Received by: _____

Note: Faxed acknowledgments are requested!
FAX (860)584-6171
A cover sheet is NOT necessary.
IMPORTANT: DO NOT FAX PROPOSALS.
PROPOSALS MUST BE SUBMITTED IN SEALED PACKAGES



**CITY OF BRISTOL, CONNECTICUT
NON-COLLUSION CERTIFICATION**

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: _____

Business Address: _____

Name of Authorized Agent _____ Title: _____

Phone: _____ Fax: _____

Signature: _____ Date: _____

UNION ST



[Click to enlarge](#)

Map/Lot/Unit : 31/ / 52/ /
 Location: UNION ST
 Owner Name: CITY OF BRISTOL
 Account Number: 0086983



Parcel Value

Item	Appraised Value	Assessed Value
Buildings	0	0
Extra Building Features	0	0
Outbuildings	0	0
Land	89,280	62,500
Total:	89,280	62,500



Owner of Record

CITY OF BRISTOL
 111 NORTH MAIN ST
 BRISTOL, CT 06010



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CITY OF BRISTOL	1214/ 145	5/8/1997	
FARMINGTON INVESTMENT CO INC	1010/ 481	11/19/1990	
MARESCA ANTHONY D	957/ 410	5/4/1989	
BURKE TIMOTHY W	905/ 460	1/14/1988	



Land Use [\(click here for a list of codes and descriptions\)](#)

Land Use Code	Land Use Description
901V	Municipal Lnd



Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.14 AC	RM15	89,280	62,500



Construction Detail

Item	Value
STYLE	Vacant Land
MODEL	Vacant



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	
Replacement Cost Less Depreciation	0



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units	Appraised Value
No Outbuildings			



Extra Features [\(click here for a list of codes and descriptions\)](#)

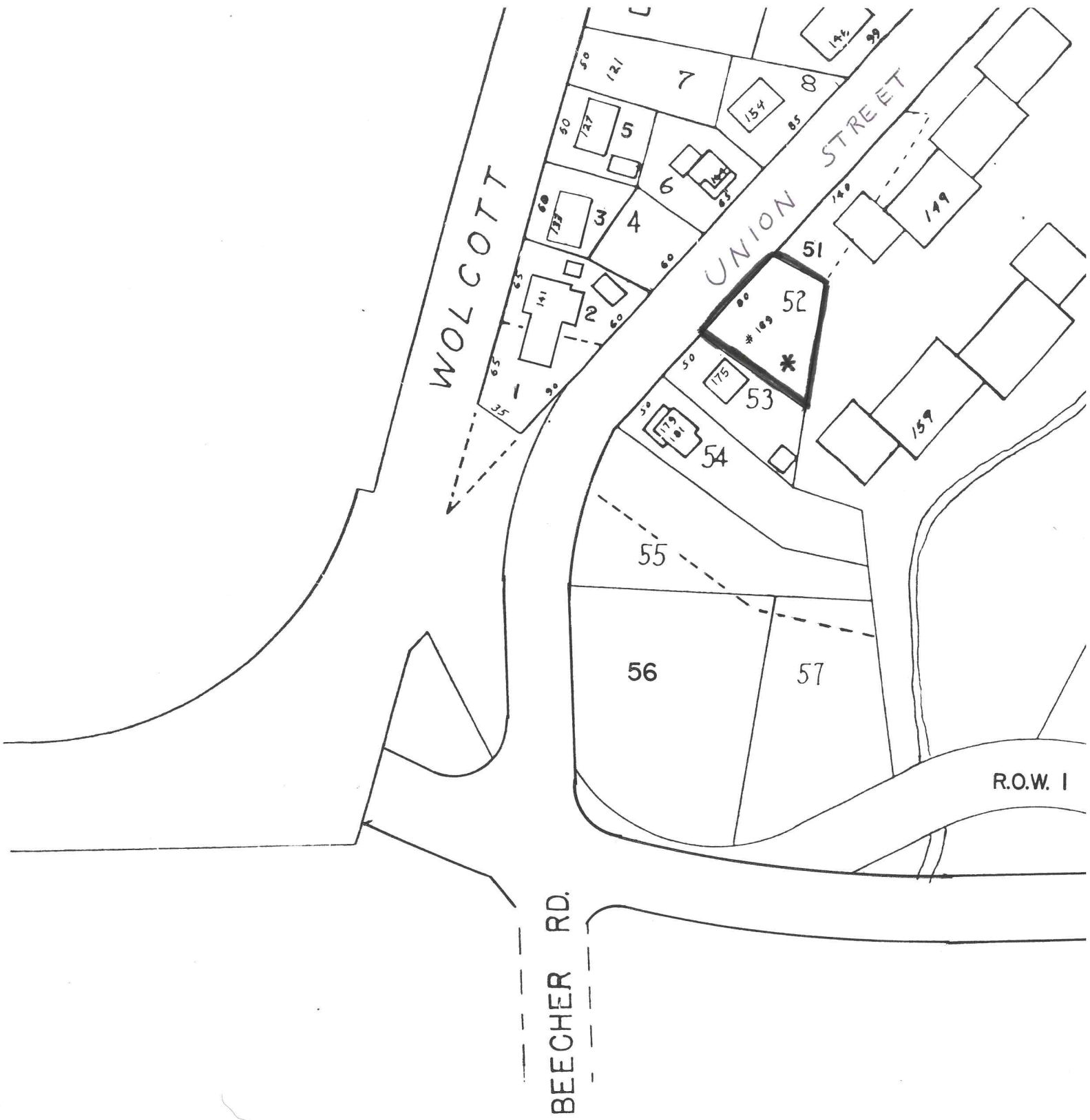
Code	Description	Units	Appraised Value
No Extra Building Features			



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

Online Database for Bristol, CT Powered by **Vision Appraisal Technology**



WOLCOTT

UNION STREET

BEECHER RD.

R.O.W. I



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd.	Ch.	Description										
Model	00		Vacant										
MIXED USE													
Code	Description		Percentage										
901V	Municipal Lnd		100										
COST/MARKET VALUATION													
Adj. Base Rate:			0.00										
Replace Cost			0										
AYB													
Dep Code													
Remodel Rating													
Year Remodeled													
Dep %													
Functional Obslnc													
External Obslnc													
Cost Trend Factor			1										
Condition													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr			0										
Dep Ovr Comment													
Misc Imp Ovr			0										
Misc Imp Ovr Comment													
Cost to Cure Ovr			0										
Cost to Cure Ovr Comment													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost								Undepprec. Value
												Ttl. Gross Liv/Lease Area:	
												0	
												0	