



**REQUEST FOR PROPOSALS
2012-011**

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

Sale of Property at High Street - Map 30, Lot 261

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 **11:30 am, August 12, 2011** and opened and read publicly at that time.

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

Date issued: July 15, 2011



REQUEST FOR PROPOSALS CITY OF BRISTOL, CONNECTICUT 06010

RFP 2012-011 Sale of Property at High Street - Map 30, Lot 261

1. Place and Time of Opening

Proposals will be received at the Purchasing Office, 111 North Main Street, Bristol, Connecticut, 06010 until **11:30 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 Proposals may be withdrawn 90 days after opening if no award has been made.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 High Street - Map 30, Lot 261. 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 \$29,960.00; 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 0.10 acres of vacant land and is identified as Map 30, Lot 261 at High 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 2012-011
Sale of Property at High Street - Map 30, Lot 261**

Opening: 11:30 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 High Street - Map 30, Lot 261 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: **2012-011**
Title: **Sale of Property at High Street
Map 30, Lot 261**

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: _____

HIGH ST



[Click to enlarge](#)

Map/Lot/Unit : 30/ / 261/ /
 Location: HIGH ST
 Owner Name: CITY OF BRISTOL THE
 Account Number: 0084573



Parcel Value

Item	Appraised Value	Assessed Value
Buildings	0	0
Extra Building Features	0	0
Outbuildings	0	0
Land	42,800	29,960
Total:	42,800	29,960



Owner of Record

CITY OF BRISTOL THE
 111 NORTH MAIN ST
 BRISTOL, CT 06010



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CITY OF BRISTOL THE	1831/0322	3/3/2010	
PARTRIDGE FAMILY LIMITED PARTNERSHIP	1712/ 889	12/6/2006	
POULIN JESSE + SHARI TRUSTEES	1664/ 501	1/17/2006	7,
POULIN JESSE	1200/ 689	11/18/1996	



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
0.10 AC	RM15	42,800	29,960



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**

Property Location: HIGH ST
 /ision ID: 1928

CITY OF BRISTOL THE
 11 NORTH MAIN ST
 BRISTOL, CT 06010
 Additional Owners:
 6017
 BRISTOL, CT

TOPO. UTILITIES STRT./ROAD LOCATION
 1 Level 1 All Public 1 Paved
 SUPPLEMENTAL DATA
 Other ID: 30*261 Side S26
 Census 04061 BAA MEMB)
 Routing Num 030/127 Historic Dis
 Zone RM15 E30
 BAA DATE BAA GL010
 GIS ID: ASSOC PID#

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2011	500	42,800	2009	500	29,960
Total:		42,800	Total:		29,960

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2011	500	29,960	2010	500	29,960
Total:		29,960	Total:		29,960

Yr.	Code	Amount	Number	Comm. Int.
15	01	77,500	0	

BK-VOL/PAGE	SALE DATE	QU.	V/I	SALE PRICE	V.C.
1831/0322	03/03/2010	U	I		15
1712/ 889	12/06/2006	U	I		0
1664/ 501	01/17/2006	U	I		01
1200/ 689	11/18/1996				

RECORD OF OWNERSHIP
 CITY OF BRISTOL THE
 WARRIDGE FAMILY LIMITED PARTNERSHIP
 MOULIN JESSE + SHARI TRUSTEES
 MOULIN JESSE

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS							
EXEMPTIONS							
ASSESSING NEIGHBORHOOD							
	NBHD/SUB	NBHD NAME		STREET INDEX NAME			
	0001/A			TRACING			
NOTES							

GL10 EXEMPT TO TAXABLE
 GL08 BUILDING RAZED
 PER CODE ENFORCEMENT

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
VISIT/CHANGE HISTORY								
		Type	IS	ID	Cd.	Purpose/Result		
	4/2/2009	07	JD	56		Code Enforce-Review		
	6/7/2007	01	JD	01		Measured & Exterior Ins)		

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Units	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
1	901V	Municipal Lnd	RM15	53	0.10	AC	90,000.00	6.33	1	1.00	CI	0.75					42,800
LAND LINE VALUATION SECTION																	
Total Card Land Units: 0.10 AC Parcel Total Land Area: 0.1 AC																	
Total Land Value: 42,800																	

NET TOTAL APPRAISED PARCEL VALUE
 42,800

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

APPRAISED BLDG. VALUE (CARD) 0
 APPRAISED XF (B) VALUE (BLDG) 0
 APPRAISED OB (L) VALUE (BLDG) 0
 APPRAISED LAND VALUE (BLDG) 42,800
 SPECIAL LAND VALUE 0
 TOTAL APPRAISED PARCEL VALUE 42,800
 VALUATION METHOD: C
 ADJUSTMENT: 0

