



**COUNTY OF FLUVANNA, VIRGINIA  
REQUEST FOR PROPOSAL – SALE OF COUNTY PROPERTY**

**COLUMBIA ELEMENTARY SCHOOL (FORMER)  
563 Wilmington Road, Palmyra, VA 22963**

Issue Date: September 11, 2015

Due Date: Open Ended

Number: 2016 – 02

Issuing Department: County of Fluvanna, VA  
Administration Building, Finance Department  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963

Primary/Property Contact: Cyndi Toler  
Purchasing Officer  
Phone: 434-591-1930 ext. 1124  
Email: [ctoler@fluvannacounty.org](mailto:ctoler@fluvannacounty.org)

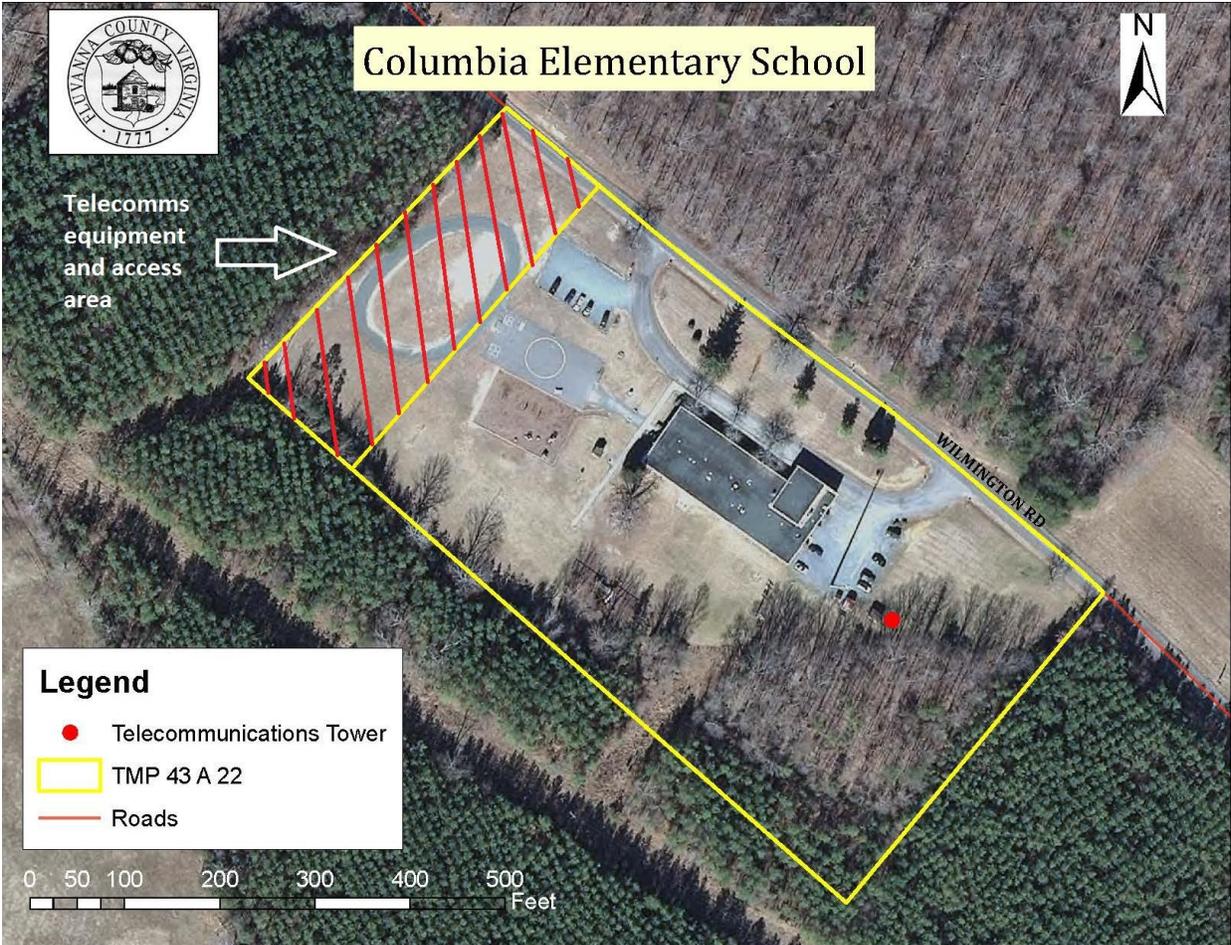
Economic Development Inquiries: Director of Community and Economic Development  
Jason Smith  
Phone: (434) 591-1921 ext. 1053  
Email: [jsmith@fluvannacounty.org](mailto:jsmith@fluvannacounty.org)

The Fluvanna County Board of Supervisors is requesting offers regarding the sale of real estate owned by the County. The physical address of the property is 563 Wilmington Road, Palmyra, VA 22963.

All Offers that are delivered via mail must be addressed to the “Issuing Department” listed above. Any Offers that are hand delivered must be turned into the “Issuing Department” listed above. Any Offers that are turned in late will be rejected and returned unopened. All Offers must include purchase price and terms.

Site visits can be arranged by request for any interested parties.

563 Wilmington Road, Palmyra, VA 22963



**PROPERTY DESCRIPTION**

The property that is up for sale is located in the County of Fluvanna, Virginia. Located within the heart of Central Virginia, this former elementary school is approximately 14,270 square feet, resides on 7.6 acres of land, and has approximately 835 +/- feet of road frontage. The building itself was constructed in 1966 and consists of office space, classrooms, and a cafeteria/auditorium. The exterior features include well and septic, masonry block walls with brick siding, an aggregate roof system, outbuildings, playground area, ample parking, and a third-party communications tower.

The property is conveniently located approximately 11 miles from Interstate 64 and is approximately 30 minutes from Charlottesville, Virginia or 50 minutes from the West End of Richmond, Virginia. Area attractions include Pleasant Grove Park, The Fluvanna Heritage Trail, Thomas Jefferson’s Monticello, Ash Lawn-Highland, Lake Anna State Park, and Montpelier.

The potential opportunities for this property include but certainly are not limited to light manufacturing, assisted living, distribution/warehouse, educational/instructional, agricultural, etc...

---

**LOCATION**

Address: 563 Wilmington Road  
City: Palmyra  
State: VA  
Zip Code: 22963  
Locality: Fluvanna  
Tax Map ID: 43 A 22  
Virginia Enterprise Zone: No  
Technology Zone: No  
Foreign Trade Zone: No  
Hub Zone: No

---

**SALE INFORMATION**

Sale: Yes  
Publicly Owned: Yes (County of Fluvanna, Virginia)\

---

**SPECIFIC PROPERTY INFORMATION**

Year Built: 1966  
Total Space: 14,270 sq ft  
Construction  
    Floor: Concrete  
    Walls: Masonry  
    Roof: Aggregate  
Outside Storage: Incidental Outbuildings

Site Size:	7.6 acres
Zoning Designation:	A-1
Division of Parcel Allowed:	Yes
Former Use:	Columbia Elementary School

---

### **UTILITIES**

Water:	Private Well
Sewer:	Private Septic System
Natural Gas:	No
Electric:	Central Virginia Electric
Backup Generator:	No
Telecommunications:	Centurylink
Internet Service Provider:	Various

---

### **TRANSPORTATION**

Closest Interstate:	Interstate 64 (10.41 mi)
Closest 4-Lane Highway:	N/A
Closest Commercial Airport:	Charlottesville – Albemarle Regional Airport (35.62 mi) Richmond International Airport (65 mi) Dulles International Airport (111 mi)
Closest General Aviation Airport:	Louisa County Airport (21.56 mi)
Rail Provider:	No
Closest Port:	Port of Richmond (63.78 mi) Port of Virginia – NNMT (136 mi)

---

### **CONDITIONS**

A public hearing on the sale of the property shall be held prior to entering into any contract for the sale of County owned properties. If disposal is deemed appropriate at the public hearing, then the sale is also contingent on approval of any contract for the sale of the property by the Fluvanna County Board of Supervisors in its sole discretion and the Board of Supervisors may decide not to sell the property.

### **SPECIAL CONDITIONS**

The property has a communications tower located on the property which is owned by a third party. An existing letter of agreement between the County, the Fluvanna County School Board and third party regarding the access to and use of such towers will be incorporated into any sale and the Buyer will be bound by the same terms the County is bound by under such Agreement. Such contract is available for review upon request.

**PROOF OF AUTHORITY TO TRANSACT BUSINESS IN VIRGINIA**

**THIS FORM MUST BE SUBMITTED WITH YOUR PROPOSAL/BID. FAILURE TO INCLUDE THIS FORM MAY RESULT IN REJECTION OF YOUR PROPOSAL/BID**

Pursuant to Virginia Code §2.2-4311.2, an Offeror/Bidder organized or authorized to transact business in The Commonwealth pursuant to Title 13.1 or Title 50 of the Code of Virginia shall include in its proposal/bid the identification number issued to it by the State Corporation Commission (“SCC”). Any Offeror/Bidder that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 of the Code of Virginia or as otherwise required by law shall include in its proposal/bid a statement describing why the Offeror/Bidder is not required to be so authorized. Any Offeror/Bidder described herein that fails to provide the required information shall not receive an award unless a waiver of this requirement and the administrative policies and procedures established to implement this section is granted by the County Administrator, as applicable. If this quote for goods or services is accepted by the County of Fluvanna, Virginia, the undersigned agrees that the requirements of the Code of Virginia Section 2.2-4311.2 have been met.

Please complete the following by checking the appropriate line that applies and providing the requested information. ***PLEASE NOTE: The SCC number is NOT your federal ID number or business license number.***

A. \_\_\_\_\_ Offeror/Bidder is a Virginia business entity organized and authorized to transact business in Virginia by the SCC and such vendor’s Identification Number issued to it by the SCC is \_\_\_\_\_.

B. \_\_\_\_\_ Offeror/Bidder is an out-of-state (foreign) business entity that is authorized to transact business in Virginia by the SCC and such vendor’s Identification Number issued to it by the SCC is \_\_\_\_\_.

C. \_\_\_\_\_ Offeror/Bidder does not have an Identification Number issued to it by the SCC and such vendor is not required to be authorized to transact business in Virginia by the SCC for the following reason(s):

**Please attach additional sheets if you need to explain why such Offeror/Bidder is not required to be authorized to transact business in Virginia.**

Legal Name of Company (as listed on W-9): \_\_\_\_\_

Legal Name of Offeror/Bidder: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Print or Type Name and Title: \_\_\_\_\_

**PLEASE RETURN THIS PAGE WITH BID OFFER – [REQUIRED]**

**CERTIFICATE OF NO COLLUSION:**

The undersigned, acting on behalf of \_\_\_\_\_, does hereby certify in connection with the procurement and proposal to which this Certificate of No Collusion is attached that:

This proposal is not the result of, or affected by, any act of collusion with another person engaged in the same line of business or commerce; nor is this proposal the result of, or affected by, any act of fraud punishable under Article 1.1 of Chapter 12 of Title 18.1 of the Code of Virginia, 1950, as amended (18.2-498.1 et seq.).

The undersigned declares that the person or persons signing this proposal is/are fully authorized to sign the proposal on behalf of the firm listed and to fully bind the firm listed to all conditions and provisions thereof.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Legal Name of Entity

By: \_\_\_\_\_ (SEAL)  
Signature of Authorized Representative

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of \_\_\_\_\_

In the County/City of \_\_\_\_\_, to-wit:

The foregoing Certification of No Collusion was subscribed and sworn to before me by \_\_\_\_\_ (Print Name), \_\_\_\_\_ (Print Title) on behalf of \_\_\_\_\_ (Print Name of Entity) on this \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year).

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Registration Number: \_\_\_\_\_  
\_\_\_\_\_

**PLEASE RETURN THIS PAGE WITH BID OFFER – [REQUIRED]**

**OFFEROR STATEMENT**

The undersigned Bidder hereby certifies that the Bidder has carefully examined all instructions, plans, conditions, specifications and other documents or items of this Invitation for Bid and hereby submits this bid pursuant to such instructions, plans, conditions, specifications and other documents or items.

**Complete if Bidder is an Entity:**

WITNESS the following duly authorized signature and seal:

Name of Entity: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Signature

Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ (month),  
\_\_\_\_\_ (year) by \_\_\_\_\_ (Print Name),  
\_\_\_\_\_ (Print Title) on behalf of \_\_\_\_\_ (Name  
of Entity).

\_\_\_\_\_  
Notary Public [SEAL]

My commission expires: \_\_\_\_\_  
Notary registration number: \_\_\_\_\_

**Complete if Bidder is a Sole Proprietor:**

Witness the following signature and seal:

\_\_\_\_\_ (SEAL)  
Signature

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ (month),  
\_\_\_\_\_ (year) by \_\_\_\_\_ (Print Name), a sole proprietor.

\_\_\_\_\_  
Notary Public [SEAL]

My commission expires: \_\_\_\_\_  
Notary registration number: \_\_\_\_\_

**PLEASE RETURN THIS PAGE WITH OFFER – [REQUIRED]**