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

CUNNINGHAM ELEMENTARY SCHOOL (FORMER)
479 Cunningham Road, Palmyra, VA 22963

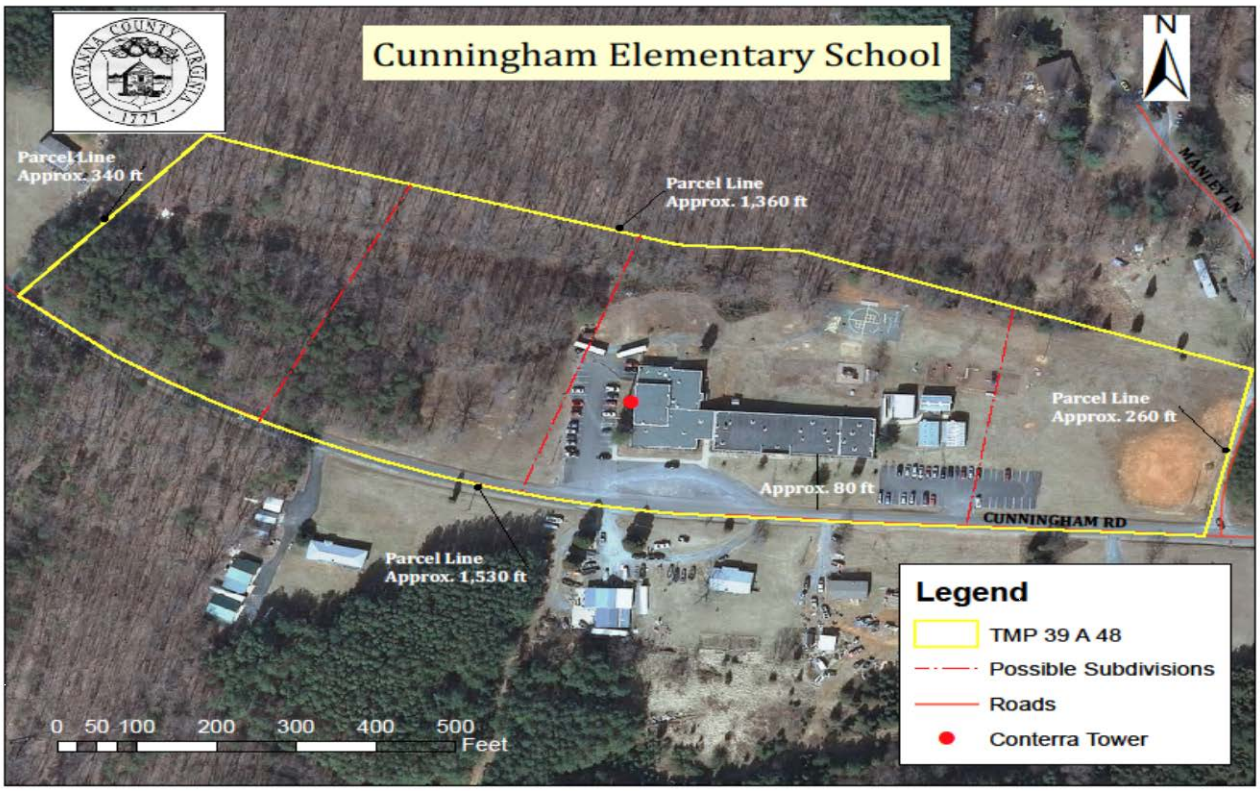
Issue Date:	September 11, 2015
Due Date:	Open Ended
Number:	2016 – 01
Issuing Department:	County of Fluvanna, VA Administration Building, Finance Department 132 Main Street P.O. Box 540 Palmyra, VA 22963
Primary/Property Contact:	Cyndi Toler Purchasing Officer Phone: 434-591-1930 ext. 1124 Email: ctoler@fluvannacounty.org
Economic Development Inquiries:	Director of Community and Economic Development Jason Smith Phone: (434) 591-1921 ext. 1053 Email: 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 479 Cunningham 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.

479 Cunningham 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 22,758 square feet, resides on 10.0 acres of land, and has approximately 1,600 +/- feet of road frontage. The building itself was constructed in 1949 and consists of ample office space, classrooms, and a cafeteria/auditorium. The exterior features include well and septic, masonry block walls with brick siding, a spray foam roof system, outbuildings, baseball/softball field, playground area, basketball court, more than ample parking, and a third-party communications tower.

The property is conveniently located approximately 16.5 miles from Interstate 64 and is approximately 30 minutes from Charlottesville, Virginia or 1 hour from the West End of Richmond, Virginia. Area attractions include Pleasant Grove Park, The Fluvanna Heritage Trail, Historic Town of Scottsville, 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:	479 Cunningham Road
City:	Palmyra
State:	VA
Zip Code:	22963
Locality:	Fluvanna
Tax Map ID:	39 A 48
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:	1949
Total Space:	22,758 sq ft
Construction	
Floor:	Concrete
Walls:	Masonry
Roof:	Spray Foam
Outside Storage:	Incidental Outbuildings

Site Size:	10.0 acres
Zoning Designation:	A-1
Division of Parcel Allowed:	Yes
Former Use:	Cunningham 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 (16.42 mi/26.43 km)
Closest 4-Lane Highway:	N/A
Closest Commercial Airport:	Charlottesville – Albemarle Regional Airport (34.4 mi)
	Richmond International Airport (68 mi)
	Dulles International Airport (113 mi)
Closest General Aviation Airport:	Louisa County Airport (33.88 mi)
Rail Provider:	No
Closest Port:	Port of Richmond (67.51 mi) Port of Virginia – NNMT (139 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 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 subscriber 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 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).

_____ [SEAL]
Notary Public

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.

_____ [SEAL]
Notary Public

My commission expires: _____
Notary registration number: _____

PLEASE RETURN THIS PAGE WITH OFFER – [REQUIRED]