



Fayette
COUNTY

“WHERE QUALITY
IS A LIFESTYLE”

PURCHASING DEPARTMENT
140 STONEWALL AVENUE WEST, STE 204
FAYETTEVILLE, GEORGIA 30214
PHONE: 770-305-5420
www.fayettecountyga.gov

July 1, 2014

Subject: Invitation for Sale by Sealed Bid

Gentlemen/Ladies:

Fayette County, Georgia is seeking bids for the sale of two parcels of surplus real property, in accordance with the information and specifications contained herein.

A pre-bid conference will be held at both locations as listed below:

10:00a.m., Wednesday, July 16, 2014 at 273 Hampton Road (Parcel ID 0443-016) in Fayetteville, GA (Woolsey).

2:00pm, Wednesday, July 16, 2014 at Sandy Creek at Ellison Road (Parcel ID 0723-070) in Tyrone, GA.

All companies and interested parties are invited and strongly urged to attend. This will be the opportunity to take measurements, pictures, voice all questions, concerns and comments about this Invitation for Sale by Sealed Bid and have them addressed.

All questions and inquiries concerning this invitation for bids or the specifications shall be addressed to Trina Barwicks, Contract Administrator of Purchasing, 140 Stonewall Avenue West, Suite 204, Fayetteville, Georgia 30214 from 8:00 a.m. to 5:00 p.m. The telephone number is (770) 305-5420 or email address tbarwicks@fayettecountyga.gov. Any deviations from this procedure for questions or information pertaining to this invitation may result in your bid being rejected.

In order for your bid to be considered, you must complete the attached form titled “Fayette County, Georgia Bid Sheet.” Please note that each property will be awarded individually to the highest responsive, responsible bidder, as explained in the enclosed Terms and Conditions.

Please place your bid and other documents in a sealed envelope. Deliver or Mail to:

FAYETTE COUNTY PURCHASING DEPARTMENT
140 STONEWALL AVENUE WEST - SUITE 204
FAYETTEVILLE, GEORGIA 30214

BID #905

REFERENCE: SALE OF 2 SURPLUS PROPERTIES

It will be of the utmost importance that your bid is sealed when received by the Purchasing Department, and that it displays the complete address as above, including Bid Number and Reference.

Bids will be received at the above address until 3:00 p.m., Thursday, July 24, 2014 in the Purchasing Department, Suite 101. Bids will be opened at approximately 3:00 p.m. July 24, 2014. Bids must be signed to be considered. Late bids will not be considered. Faxed bids will not be considered.

If this invitation for bids is downloaded from our web site, it will be your responsibility to check the Fayette County web site for any additional information, in the form of addenda that might be posted there. Fayette County shall not be responsible for any information that any individual or company fails to get in an addendum that is posted on the Fayette County web site but is not downloaded. However, if the Fayette County Purchasing Department mails the Invitation for Sale by Sealed Bid announcement letter to a company or individual, we will keep a record of who we mailed that announcement to and all addenda for the invitation to bid will also be mailed to those companies or individuals.

Bid results will be posted on the Fayette County web site within 3 business days after the bid opening.

If and when the county makes awards for sale of the properties, and sends the successful bidder a Notice of Award, this information will be posted on the county's website.

The County reserves the right to reject or accept any or all bids and to waive technicalities, informalities, and minor irregularities in bids received.

Sincerely,



Ted L. Burgess
Director of Purchasing

TLB/tcb

TERMS AND CONDITIONS

1. **Definitions:**
 - a. **"County"** shall mean Fayette County, Georgia.
 - b. **Responsive bidder:** The evidence submitted by the bidder shall satisfy the county that the bidder has the capacity to complete the purchase of the property.
 - c. **Responsible bidder:** In order to be deemed responsible, the bidder shall submit a complete bid that includes all documents as set out in this Invitation for Sale by Sealed Bid and any pertinent addenda, without irregularities, excisions, special conditions, or alternative unless specifically requested in the Invitation for Sale by Sealed Bid or addenda.
2. **Property "As Is":** The property is being sold "as is," "where is" and "with all faults" to be transferred by a quit claim deed only.
3. **Bidder's Questions:** The Fayette County Purchasing Department must receive questions about this invitation to bid in writing at least 72 hours before the scheduled bid opening, excluding Saturdays, Sundays, and holidays. The county will post answers to questions and/or other information concerning the invitation to bid in the form of an addendum on the county's website at http://www.fayettecountyga.gov/purchasing/bids_and_proposals.htm. It is the responsibility of the prospective bidder to check the website for any addenda issued for this invitation to bid.
4. **Due Diligence & Inspection:** Bidders must complete any and all due diligence and property inspections before the date of the bid opening. No provision is made for a due diligence period once bids have been opened.
5. **Bid Submission:** Submit your bid, along with any addenda issued by the county, in a sealed opaque envelope with the following information written on the outside of the envelope:
 - a. The bidder's name or company name,
 - b. The bid number, which is Bid Number 905, and
 - c. The "reference" which identifies the bid, which is "Sale of 2 Surplus Properties."

Mail or deliver one (1) unbound original bid (paperclip or binder clip acceptable, no staples):

Fayette County Government
Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, GA 30214

Attention: Contracts Administrator

You may submit bids in person, by U.S. mail, or by a commercial carrier. Do not submit bids by facsimile, e-mail, or other electronic means. Once submitted, all bids become the property of Fayette County.

6. **Binding Offer & Open for Inspection:** Each bid shall constitute a firm offer that is binding for sixty (60) days from the date of the bid opening. A tabulation of all bids received shall be available for public inspection following the opening of all bids. All such bids shall be retained and kept available for public inspection for a period of not less than sixty (60) days from the date on which such bids are opened.

7. **Late Bids:** Bids not received by the time and date of the scheduled bid opening will not be considered, unless the delay is a result of action or inaction by the county.
8. **Bid Corrections or Withdrawals:** The bidder may withdraw a bid, before the bid opening, by sending written notification to the Director of Purchasing. Bids may not be withdrawn after the scheduled date and time for bid opening.
9. **Earnest Money:** At the time of the submission of the offer, the bidder must provide earnest money in the amount of 10% of the bid, in the form of cash, a cashier's check or bank-issued check. The bidder must provide a separate payment for each property bid. The bidder must also show evidence of availability of funds by providing an irrevocable letter of availability of funds from a banking institution.
10. **Closing & Closing Costs:** All closing costs shall be borne by the bidder at closing. The county shall not be responsible for agent/broker commissions or other fees or costs incurred by the bidder. Closing shall take place no later than 120 days from the date of award of the sale.
11. **Method of Payment:** All funds shall be collected from the successful bidder in the form of cash, cashier's check, or a bank issued check.
12. **Non-Collusion:** By responding to this invitation to bid, the bidder represents that the bid is not made in connection with any other bidder submitting a separate response to this invitation to bid, and is in all respects fair and without collusion or fraud.
13. **Bid Evaluation:** Award will be made to the highest responsive, responsible bidder. The county reserves the right to accept or reject any or all bids and to waive technicalities.
14. **Notice of Award, Closing, and Recording of Deed:** Upon completion of bid evaluation and award to the successful bidder, the county will send the successful bidder a Notice of Award.

When the quit claim deed has been prepared and executed by the Board of Commissioners, the county will provide instructions to the successful bidder relating to the closing, including time and date of the closing and the type and amount of funds to be collected at the closing.

15. **Liquidated Damages:** If the successful bidder fails to close the county shall, at its option, retain the earnest money deposit and apply it as fixed and liquidated damages caused by the fault of the successful bidder, and shall have the right to pursue any and all remedies available to it at law or in equity.

Fayette County, Georgia
Checklist of Required Documents

(Please Return This Checklist with Your Bid)

BID #905 SALE OF 2 SURPLUS PROPERTIES

Please be sure to include the following items with your bid:

- Your bid on the bid form provided _____

- Addenda issued by the county, if any _____

- Earnest money, in the amount of 10% of your bid _____

- Irrevocable letter of funds availability (bid amount less
earnest money amount) from a banking institution _____

Fayette County, Georgia
ITB #905 Sale of 2 Surplus Properties

INTRODUCTION

Fayette County, Georgia seeks sealed bids for the sale of two parcels of surplus real property. One parcel is a previously used fire station. The Second is a vacant parcel of land.

The appraisal reports for both properties can be downloaded from the Fayette County Website at: http://www.fayettecountyga.gov/purchasing/bids_and_proposals.htm.

Bids will be publicly opened and read on Thursday, July 24, 2014 at 3:00 pm.

INFORMATION AND INSTRUCTIONS FOR BIDDERS

Sealed bids will be accepted for the following three parcels:

A. Old Fire Station #7 – Woolsey, Georgia

Address: 273 Hampton Road
Fayetteville, GA

Tax Parcel Number: 0443-016
Land Area: 0.9 +/- acres
Building Size: 2,580 Square Feet
Appraised value (2/10/2014): \$80,000

Description: The building previously operated as Fayette County Fire Station #7. The property is located along the south side of Hampton Road, just east of its intersection with GA Highway 92, in the southeastern Fayette County area. The property is located within the Town of Woolsey; however, properties within this general area have a Fayetteville postal address. The subject improvements are situated on a 0.90 +/- acre tract of land that is uniform in shape and has access to all public utilities except sewer. The property has been vacant for more than ten years, and is in need of repair.

B. Vacant Land – Sandy Creek

Address: S/E Corner of Sandy Creek Road and Ellison Road
Tyrone, GA

Tax Parcel Number: 0723-070
Land Area: 2.009 +/- Acres
Appraised value (2/10/2014): \$30,000

The property is vacant land, located at the southeast corner of Sandy Creek Road and Ellison Road, and just outside the city limits of Tyrone. It has access to all public utilities except sewer. The property was originally intended as the future site for a county fire station; however, the county has altered its plans and intends to sell the parcel of land. The property is currently zoned R-70, which will allow for the development of one single-family residential home (based on the 2.0009 +/- acres).

Fayette County, Georgia
Bid Sheet
Invitation to Bid #905 Sale of 2 Surplus Properties

The undersigned bidder hereby submits bid(s) in the amounts, and for the following properties:

1. Parcel ID 0443-016; 273 Hampton Road,
Fayetteville, Georgia (Woolsey) \$ _____

2. Parcel ID 0723-070; Sandy Creek @ Ellison Road,
Tyrone, Georgia \$ _____

Enclosed with this bid is:

- Earnest money in the total amount of \$ _____, which is equal to 10% of my total bid, in the form of a cashier's check or a bank-issued check (Note: separate checks for each bid).

- An irrevocable letter of availability of funds from a banking institution, in an amount sufficient to pay the remainder of the bid.

Please provide the following *required* information:

Bidder's Name or Legal Business Name: _____

Bidder's Title (if appropriate): _____

Bidder's Address: _____

Bidder's Phone Number: _____

E-Mail: _____

Bidder's Signature: _____ Date: _____