

REQUEST FOR PROPOSAL
Town of Stellarton
Sale of Land

1.1 Introduction

The Town will consider accepting proposals from proponents for the purchase of the land noted below. The Town will dispose of the property in accordance with the Municipal Government Act (MGA).

1.2 The Land

The Town intends to sell the land as listed. The property is being sold on as is where is basis. The land is not required for municipal purposes.

The available land is:

PID 65178352
Lehigh Street – Lot 2206-2
Town of Stellarton, Nova Scotia

Property Area: 6030 Sq. Ft.

1.3 Acceptance of Proposals

This request for proposal (“RFP”) implies no obligation on the Town to accept any proposal, or a portion of a proposal. The Town reserves the right to cancel or reschedule the RFP at any time.

1.4 Inquiries

All inquiries regarding the RFP must be submitted **in writing** to the address listed below as early as possible within the bidding period. Inquiries must be received no less than **five (5)** business days before the closing date to allow sufficient time to provide a response. Inquiries received after that time may not be answered prior to the closing date. Information obtained from any other source will not bind the Town in any way. For the sake of consistency, the Town will provide the response to any written inquiries to any person who has requested a copy of the RFP from the Town.

All inquiries throughout this period are to be directed only to:

Susan Higdon
Town Clerk Treasurer
250 Foord Street
PO Box 2200
Stellarton, NS
B0K 1S0
Tel: (902) 752-2114
Fax: (902) 755-4105
Email: susan.higdon@stellarton.ca

1.5 Receipt of RFP and Closing Date and Time

The response to the RFP must be sealed and marked “**RFP Land Purchase, PID # 65178352**”. The package is to be clearly identified with the proponents name and contact information on the outside. A blank copy of the proposal form is attached.

All proposals must be stated in Canadian funds.

Proposals must be submitted no later than Friday, January 24, 2020 on or before 12:00 pm (Atlantic Time). It is the responsibility of the proponent to ensure that the proposal is received on time. Late offers will be returned to the proponent unopened.

All proposals must be signed by the proponent or an authorized representative of the proponent submitting the proposal. Unsigned proposals may be rejected at the discretion of the Town.

Faxed Proposals will not be accepted.

Proposals must be submitted to the following address:

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Town Clerk Treasurer
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PO Box 2200
Stellarton, NS
B0K 1S0
Tel: (902) 752-2114
Email: susan.higdon@stellarton.ca

1.6 No Contractual Relations

In submitting a proposal a proponent acknowledges and agrees that they are not entering into a contract. The Town shall not pay any cost for the preparation of any RFP whether or not successful.

The land is being disposed of on an “as is, where is” basis. An agreement of purchase and sale will be drawn up as the proposed document forming the sale.

The Town makes no warranties with respect to the condition of the land, in particular but not limited to the environmental condition of the land and the existence of any hazardous materials on the land. The Town will consider any requests from an interested party to be permitted to conduct certain environmental inspections.

The assessed value of the land is currently \$2,100. Proponents will have to consider the sale price affect on the assessed value, and the municipal tax rates applicable to the assessment, such as Residential vs. Commercial; Town of Stellarton rate; and Water Utility rates, to determine what the property taxes might be.

It is expected that Town Council will give direction on the RFP’s submitted, and an agreement will be prepared for signature.

1.7 Own Investigation

In submitting a response to the RFP the proponents acknowledge that they are not relying on the Town about the condition of the land and will make their own investigation on the condition of the lands or their suitability for development. As a condition of submitting a proposal, the proponent specifically acknowledges they have no claim against the Town, or its employees as a result of the condition of the land.

1.8 Irrevocable

All proposals submitted must be kept open and available for acceptance for a period of up to thirty (30) days from the closing date of **January 24, 2020**. The bids will be opened at 1:00 p.m. on **January 24, 2020** at the offices of the Town of Stellarton, 250 Foord Street, Stellarton, NS

1.9

Evaluation of the RFP

In submitting the proposal the proponent recognizes the Town has the right to reject any or all proposals or to accept any proposal, or portion thereof, deemed in its best interest. The Town reserves the right to consider any stated plans for the development of the land in deciding which proposal to accept.

PROPOSAL FORM

PROPERTY: Lehigh Street
PID# 65178352Stellarton, NS

TOTAL BID \$

***All prices stated exclusive of HST.**

Proponents are briefly to describe the intended use of the property, should they be the successful bidder:

Proponent Name

Proponent signature

Address

Phone Number