



TOWN OF ST. JOHNSBURY

Town Manager's Office
51 Depot Square, Suite 3
St. Johnsbury, VT 05819
802-748-3926

www.stjvt.com

Town Clerk 802-748-4331
Dispatch 802-748-2314
Police 802-748-2314
Fire 802-748-8925
Public Works 802-748-4408
Assessor Office 802-748-4272

ADVERTISEMENT FOR BIDS Sale of Town of St. Johnsbury Property 98 Mill Street, St. Johnsbury, VT 05819

Sealed bids will be received by the Town of St. Johnsbury in the Town Manager's Office, 51 Depot Square, Suite 103, St. Johnsbury VT 05819 **until 1:00 p.m. EST on October 23, 2020**, and then opened, for the sale of real estate located at 98 Mill Street, St. Johnsbury VT.

The property consists of one 2-story building of approximately 6,400 square feet (per Property Card) on a 0.23 acre parcel on Mill Street adjacent to the Passumpsic River. The property is zoned Mixed Use and has municipal water and sewer service.

The Town intends to sell the property to the highest and best bidder. Bids for purchase must reflect a firm price of at least \$46,996. The property will be sold in its AS-IS condition. The Town does not warrant the building, appliances, or fixtures.

Prospective bidders will have the opportunity to tour the building and to have a professional building inspection done at the bidder's expense, prior to the submission of Bids. However, the inspection is only an opportunity to better inform the bidder – no additional changes to the building or lot will be made.

When determining the "best" bidder, the Town will take into account any contingencies associated with the bid and the Town reserves the right to enter into negotiations with the "best" bidder. A final contract for the sale of the property must be entered into within thirty (30) days of bid acceptance with a closing date no later than 45 days following that.

In the event the Town is unable to negotiate a satisfactory contract for sale of the property with a chosen bidder, the Town may terminate negotiations with that bidder and enter into negotiations with the next best bidder, at its option. The Town reserves the right to reject any and all bids.

The Town accepts no responsibility for expenses incurred by responding bidders in the preparation or submittal of a bid and reserves the rights not to enter into any contract with any bidder, to waive any irregularities, informalities, or inconsistencies in the bids, and to reject any and all bids received.

Each bidder shall submit sealed paper copies of its bid; and, each bid shall contain the full name and address of the bidder. All bids shall be sealed and endorsed as "98 Mill Street" and delivered to "Town Manager, Town of St. Johnsbury, 51 Depot Square Suite 103, St. Johnsbury, VT 05819."

Each bid must be accompanied by a certified or cashier's check in the amount equal to two percent (2%) of the total bid price for the property, payable to the Town of St. Johnsbury, as earnest money. For a bidder financing the purchase, the bid shall include a pre-qualification letter from the lender.

All bidders are responsible for checking the Town's webpage for addendums up to and including the bid due date.

A site tour and pre-bid meeting will be held at the property on October 9, 2020 at 2:00 p.m. for interested bidders.

The inspection period (described above) will be from October 5, 2020 – October 20, 2020. Access to the house for inspections must be pre-scheduled at least 48 hours in advance with Chad Whitehead 748-3926 x2. Inspection times will be booked on a first come first served basis and must take place between 8 a.m. and 4:30 p.m. Monday through Friday, business days.

All questions regarding the site, the building or proposals shall be submitted in writing and shall be emailed to cwhitehead@stjvt.com or mailed to Chad Whitehead, Town Manager, 51 Depot Square, Suite 103, St Johnsbury, VT 05819 no later than October 20, 2020. Responses to questions will be posted to the Town's website as they are received and answered. Only questions on the procedural requirements of this request for proposals will be taken at the pre-bid meeting.

Town of St Johnsbury
Chad L. Whitehead
Town Manager