



# **INVITATION TO BID**

**Purchase Bid Information Packet**

**for Town-Owned Property**

**Submit Bids to**

**Town of Coventry  
Edward T. Warzycha, Interim Town Manager  
1670 Flat River Road  
Coventry, RI 02816**

**Bids Due on or before**

**2:00 pm on November 13, 2020**

# Purchase Bid Information Packet for Sale of Town Property

## Property Description

The Town of Coventry will be accepting bids to purchase Town-owned property at the following location:

**1111 Main Street** - located on the northerly side of Main Street in the Town of Coventry. The site is the former home of the Coventry Fire Alarm Headquarters. The subject property has been vacated and the Town of Coventry is in the process of removing all Town Property from the premises. The subject property is comprised of a single parcel, AP 45, Lot 31; and the total lot area is 2038 sf. In addition, the property is zoned Village Main Street Commercial (VMC). Please see Exhibits A1-4 for legal descriptions, assessor's map and aerial exhibits.

## Bid Procedures

1. All Bids shall be submitted to the Town on the attached Bid Sheet (Attachment No. 4) and shall be submitted in a sealed envelope and marked "Purchase Bid for 1111 Main Street."
2. Bids must be received (not postmarked) by the Office of the Town Clerk, 1670 Flat River Road, Coventry, RI on or before 2:00 pm on November 13, 2020. Buyer accepts all risks of untimely delivery for postmarked bids. Untimely bids will not be accepted and the Town reserves the right to reject any non-qualifying or non-responsive bid and reserves the right to reject all bids.
3. The Interim Town Manager will make a winning bid recommendation and present his recommendation to the Town Council on Monday, December 14, 2020 or at such later time as may then be fixed.
4. Only one bid per person or entity per the property described below shall be accepted. Duplicate bids on the property by any person or entity shall be cause to reject all bids from the person or entity.
5. Bidder shall submit a cashier's check for 10% of the bid amount as a non-refundable deposit toward the purchase price with bid (Earnest Money Deposit). Cashier's check should be made payable to the Town of Coventry. Deposits from unsuccessful bidders will be returned on December 21, 2020, or shortly thereafter.
6. Bids will be examined based on which Bid meets the best needs of the Town, which may not necessarily be the highest priced Bid.
7. The Town reserves the right to waive any bid requirements and to disregard any irregularities in the bid submissions.

8. **No minimum bid - submit your best offer to the Town of Coventry for consideration.**

**Disclosures, Assumptions, and Sale Process**

10. Buyer is responsible for due diligence prior to submitting bid. All bids submitted to the Town shall include the attached Release and Discharge (Attachment No. 4) related to prospective bidder's inspection of 1111 Main Street. The prospective bidders should be familiar with the property before submitting a bid. The failure of any bidders to inspect or to be fully informed as to the condition of all or any portion of the premises or property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of bid after auction.
11. The Town is selling the property in "AS-IS" condition. Additionally, the successful bidder should expect to receive a Bargain & Sale Deed from the Town, with no warranties or covenants.
12. In preparing a Bid to purchase the subject property(s) interested parties should assume retention of all easements (if any) on the subject property(s).
13. Depending on the proposed use of the Property, Town of Coventry Planning Commission, Zoning Board of Review and/or Coventry Town Council approval, may be required for any development on this property. The Town of Coventry makes no representations or assurances regarding any proposed project on the site and the Town of Coventry's standard procedures, including payment of all applicable fees, shall be governed by the Town of Coventry if and when a project is proposed.
14. Upon approval of the winning bid, and the associated Agreement for Sale of Real Property by the Coventry Town Council, escrow will be opened by the Town and shall close within 30 days. The balance of the successful bid amount shall be deposited with the escrow holder prior to the close of escrow. Time being of the essence, the successful proposer shall forfeit all his or her rights as such, including the right to the earnest money deposit which shall be retained by the Town, should the proposer fail to pay said balance. All right, title and interest in said real property shall continue to remain vested in the Town free of any claim or equity of such proposer or those claiming through him or her.
17. Should Buyer elect to cancel contract during the escrow period, Town shall retain the earnest money deposit and contact the next highest bidder.
18. Any development on the subject property must comply with all laws and codes relating to planning, zoning, and building.
19. The Town reserves the right to withdraw the sale of Town property for any reason and at any time up to and including formal execution of a Purchase and Sale Agreement.

20. **The Town of Coventry will be having an “Open House/Walk-Through” of the subject property on October 24, 2020 at 10:00 am. Town Staff will be on hand to answer any questions from potential Bidders. This will be the only date scheduled for the viewing of the subject property. Interested parties shall meet at 1111 Main Street, Coventry, RI on Saturday, October 24, 2020 at 10:00 am.**

**Attachments**

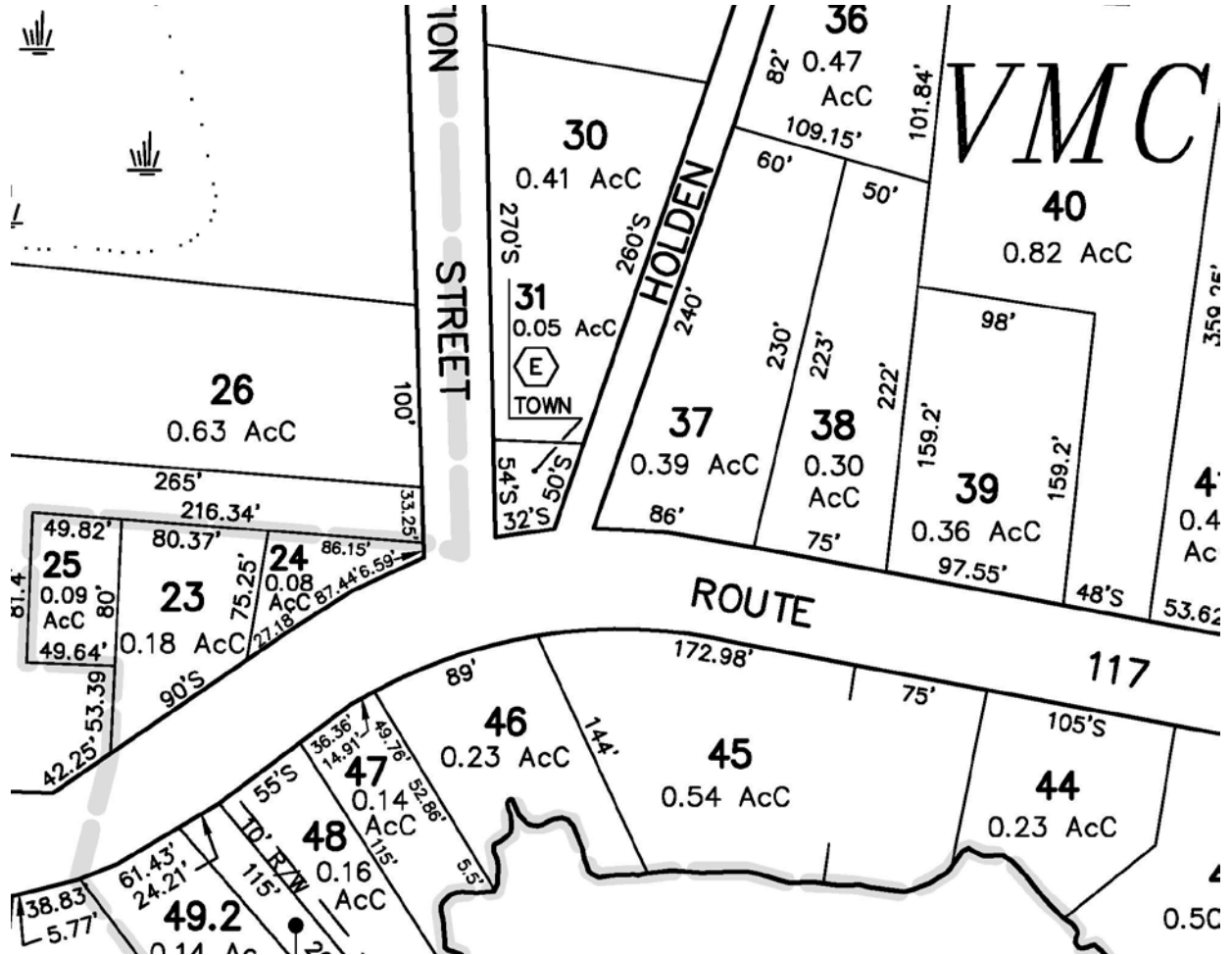
1. 1111 Main Street (AP 45, Lot 31) Exhibits "A", "A-1" and "A-2"
2. Portion of Sheet 5 of 5, RI State Highway Plat No. 2933 Exhibit "B"
3. Bid Submittal Form

**ATTACHMENT #1**  
**Exhibit "A"**

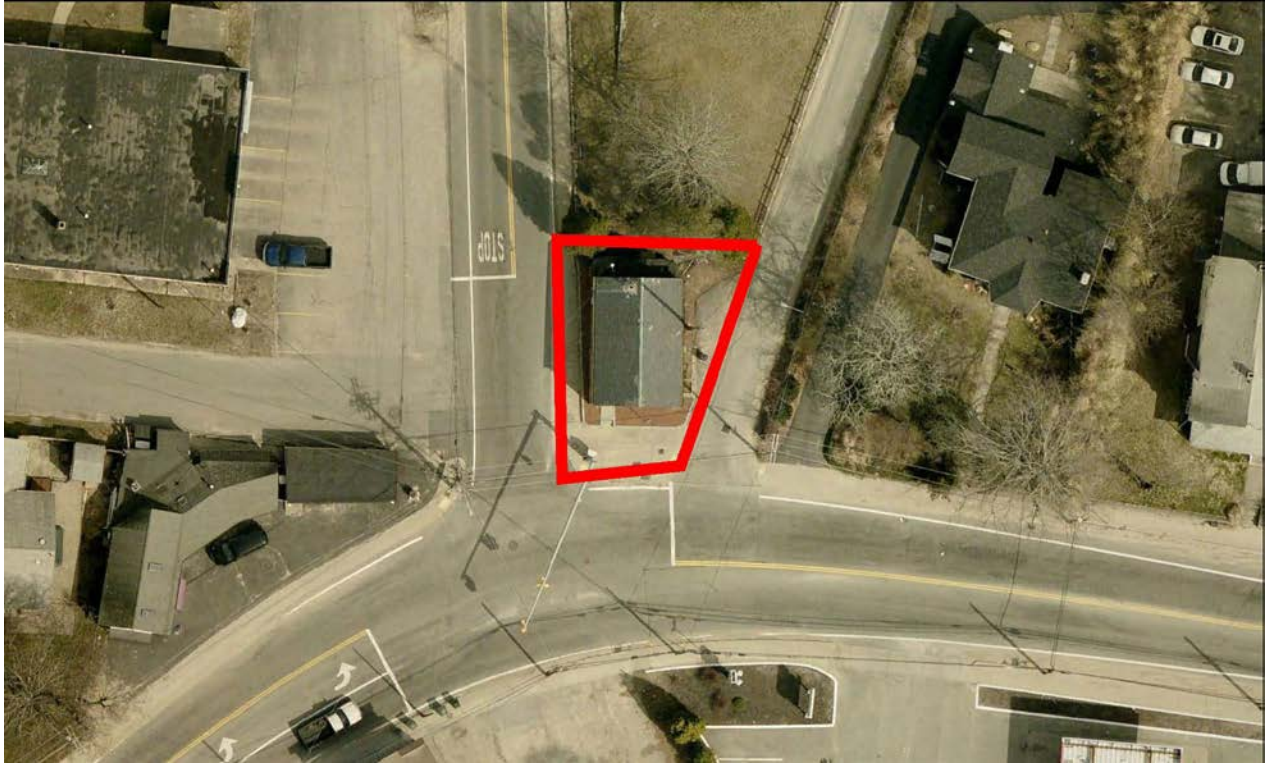
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWN OF COVENTRY, COUNTY OF KENT, STATE OF RHODE ISLAND, AND IS DESCRIBED AS FOLLOWS:

That certain lot or parcel of land with all the buildings and improvements thereon, situated in the Village of Washington, Town of Coventry, County of Kent, in the State of Rhode Island bounded and described as follows: Beginning at a point on the northerly side of Washington Street at the southeasterly corner of land of this grantor, being the southeasterly corner of said land hereby conveyed and located 30± feet right of Station 299+89± on RI State Highway Plat No. 876 and running thence in a generally westerly direction along said RI State Highway Line Plat No. 876 to a point; said point being located 30 feet right of Station 299+94.97 on RI State Highway Plat No. 876 and running thence in a generally northerly direction along said RI State Highway Plat No. 2933 to a RI Highway Bound; said RI Highway Bound being located 34.26 feet right of Station 299+94.97 on RI State Highway Plat No. 2933 and running thence in a generally westerly direction along said RI State Highway Plat No. 2933 to a RI State Highway Bound; said RI State Highway Bound being located 37.48 feet right of Station 300+16.20 on RI State Highway Plat No. 2933 and thence running in a generally northerly direction along the easterly street line of Station Street to a granite bound; said granite bound being located 87.93 feet right of Station 300+11.96 at the northwesterly corner of said land and thence running in a generally easterly direction a distance of approximately 48 feet to a point; said point being located on the westerly street line of Holden Street at the northeasterly corner of said land and then running in a generally southerly direction along the westerly street line of Holden Street a distance of approximately 54 feet to the point and place of beginning. The previously described parcel of land is approximately 2038 sf.

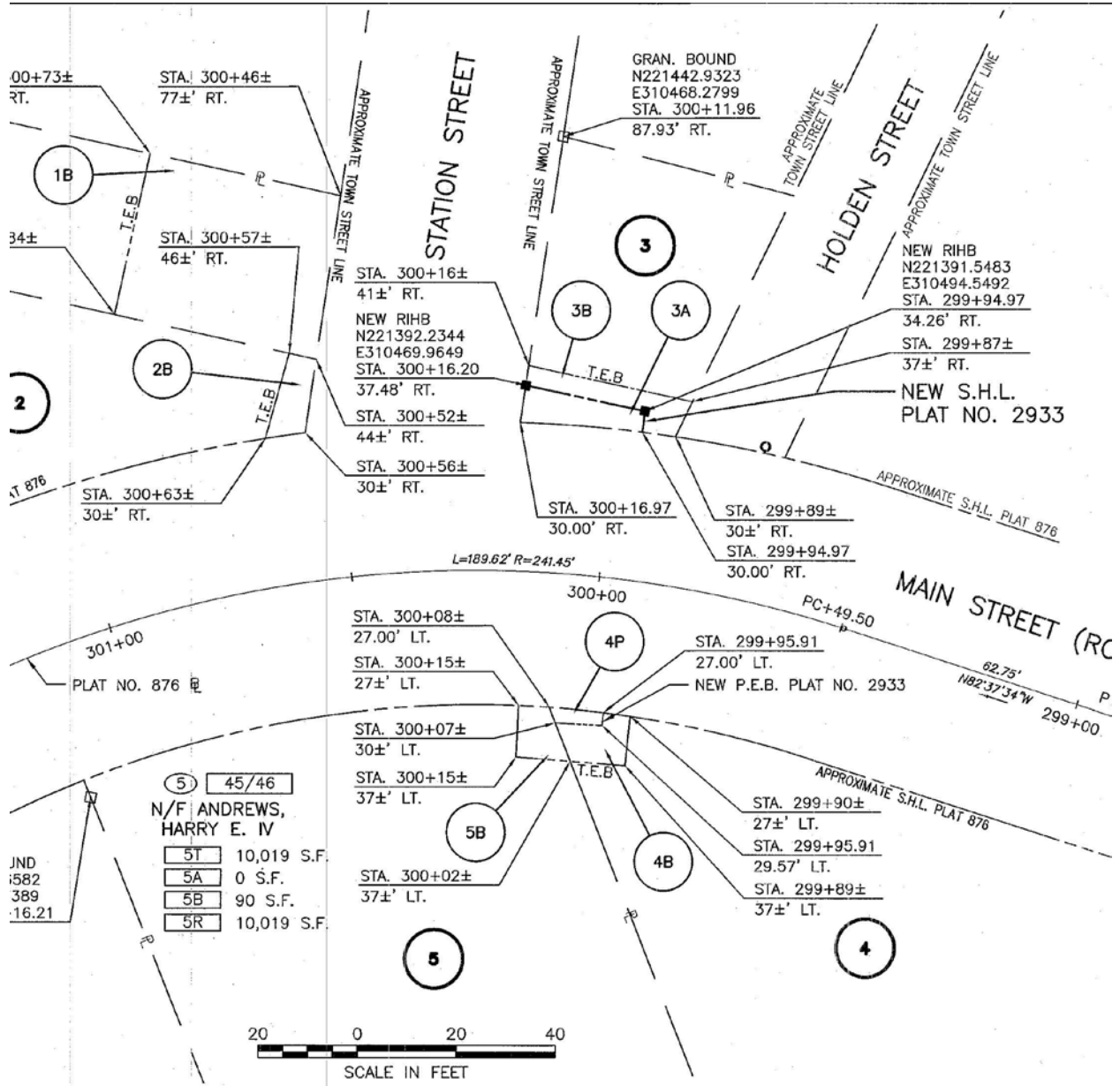
Exhibit "A-1"  
Assessor's Map



**Exhibit "A-2"**  
**Aerial Exhibit**



# ATTACHMENT #2 Exhibit "B"





ATTACHMENT #4

(RETURN THIS FORM)



**INVITATION TO BID FOR PURCHASE OF REAL ESTATE  
FROM THE TOWN OF COVENTRY**

To: Mr. Edward T. Warzycha, Interim Town Manager  
Town of Coventry  
1675 Flat River Road  
Coventry, RI 02816

**Re: Sealed Bid to Purchase 111 Main Street**

Herewith is the Bid to purchase the approximate 2038 sf of land located on the north side of Main Street (former Coventry Fire Alarm Headquarters ), as described in Exhibit "A" and depicted on Exhibit "A-1".

Sealed Bids MUST be received by **2:00 p.m., Friday, November 13, 2020, at the Office of the Town Clerk, 1675 Main Street, Coventry, RI 02816.** Bids will be opened on or after 2:00 p.m. on the above-stated date at that location.

**Please attach Deposit to this form. Your Bid will not be considered complete and acceptable to the Town without the appropriate Deposit attached.**

**I have read the "Invitation to Bid", attached hereto and made a part hereof by reference. I understand the terms of sale, and submit this Bid accordingly:**

**Proposed Purchase Price for 1075 Main Street: \$** \_\_\_\_\_

**Deposit: 10% of the proposed purchase price, \$** \_\_\_\_\_

**Bidder:** \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone No.: \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_