



# **INVITATION TO BID**

027-21

**Purchase Bid Information Packet for  
Town-Owned Property**

**29 Mapledale Street**

**Submit Bids to:**

**Town of Coventry  
Joanne Amitrano, Town Clerk  
1670 Flat River Road  
Coventry, RI 02816**

**Bids Due on or before:**

**10:00 AM on October 14, 2021**

## **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:

29 Mapledale Street – Located on the south side of Washington Street in the Town of Coventry. The site is the former home of the Mapledale School. The subject property is vacant. The subject property is comprised of a single parcel, AP 54, Lot 119; and the total lot area is 14,375 sf. The wood-framed building is 2,524 sf, constructed Circa 1898 over a partial basement. The building has 1,484 sf of garage space.

### **Bid Procedures**

1. All Bids shall be submitted to the Town on the attached Bid Sheet and shall be submitted in a sealed envelope and marked “Purchase Bid for 29 Mapledale Street”.
2. Bids must be received (not postmarked) by the Office of the Town Clerk, 1670 Flat River Road, Coventry, RI on or before 10:00 AM on October 14, 2021. 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 Town Manager will make a recommendation on the highest qualified bidder and present his recommendation to the Town Council on Monday, September 13, 2021 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 5% 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 within (60) sixty days of award.
6. The Town reserves the right to waive any bid requirements and to disregard any irregularities in the bid submissions.

7. **No minimum bid** – submit your best final offer to the Town of Coventry for consideration.

### **Disclosures, Assumptions, and Sale Process**

8. Buyer is responsible for due diligence prior to submitting bid. 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.
9. The Town is selling the property in “AS-IS”, “AS-SEEN” condition. Additionally, the successful bidder should expect to receive a Bargain & Sale Deed from the Town, with no warranties or covenants.
10. 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).
11. 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.
12. 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.

13. Should Buyer elect to cancel contract during the escrow period, Town shall retain the earnest money deposit and contact the next highest bidder.
14. Any development on the subject property must comply with all laws and codes relating to planning, zoning, and building.
15. 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.
16. The Town of Coventry will have the property available for inspection **on October 7, 2021 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 29 Mapledale Street, Coventry, RI on **Thursday October 7, 2021 at 10 AM**.

(Return this form)

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

To: Ms. Joanne Amitrano, Town Clerk  
Town of Coventry  
1670 Flat River Road  
Coventry, RI 02816

**Re: Sealed Bid to Purchase 29 Mapledale Street**

Herewith is the Bid to purchase the approximate 14,375 sf of land located on the south side of Washington Street (former Mapledale School).

Sealed bids **MUST** be received by 10:00 AM, October 14, 2021, at the Town of Coventry, Office of the Town Clerk, 1670 Flat River Road, Coventry, RI 02816. Bids will be opened at 10:00 AM 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 29 Mapledale Street: \$ \_\_\_\_\_**

**Deposit: 5% of the proposed purchase price: \$ \_\_\_\_\_**

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

**Address: \_\_\_\_\_ Phone #: \_\_\_\_\_**

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