

## INVITATION FOR BIDS

South Hadley Electric Light Department

### SALE OF SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT OWNED LAND ON OLD LYMAN ROAD IN SOUTH HADLEY MASSACHUSETTS - BID # 2019-5E

Sealed bids for the Sale of Land Owned by South Hadley Electric Light Department on Old Lyman Road in South Hadley will be received at the main lobby of the South Hadley Electric Light Department, 85 Main Street, South Hadley, MA 01075 prior to 10:00 A.M. on Wednesday, May 8, 2019.

Specifications and bid forms may be obtained at the Office of the South Hadley Electric Light Department, Monday through Friday between 9:00 am and 4:00 P.M. Bidders are to submit three (3) copies of each sealed bid to the Office of the General Manager. Bids must be on the South Hadley Electric Light Department **Bid Form** and must be accompanied by the signed "Certification of Signature Sheet".

Please mark envelopes: ***"Purchase of Old Lyman Road Parcel Bid #2019-5E"***.

Proposals will be publically opened and read, in consecutive order, commencing at **10:00 A.M. on Wednesday, May 8, 2019** at South Hadley Electric Light Department, 85 Main Street, South Hadley, MA 01075. No fax or electronic bids will be accepted. All bids must be clear and legible in order to be considered.

For any questions or concerns regarding the Bid, please e-mail Sean Fitzgerald at [sfitzgerald@sheld.org](mailto:sfitzgerald@sheld.org) or call at (413)536-1050. The Invitation to Bid is also available on our website: [www.sheld.org](http://www.sheld.org), under "About", "RFP and Specifications". If you would prefer to have the bid package emailed to you, please contact Kim at [kmendoza@sheld.org](mailto:kmendoza@sheld.org).

The Municipal Light Board and SHELD Management reserve the right to reject any or all bids that are not in the best interest of the Department.

Sean Fitzgerald, General Manager  
South Hadley Electric Light Department  
85 Main Street  
South Hadley, MA 01075

## REQUEST FOR PROPOSALS

### SALE OF SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT OWNED LAND ON OLD LYMAN ROAD IN SOUTH HADLEY MASSACHUSETTS

#### 1. INTRODUCTION/ BACKGROUND

The South Hadley Electric Light Department wishes to optimize the value of real estate to support current and future strategic initiatives. The South Hadley Electric Light Department is offering for sale three parcels of property consisting of parcel A-1, A-2 and A-3 as published in the planning board book 4773 page 183. Each parcel will be approximately three quarter (3/4) acres and South Hadley Electric Light Department will retain parcel A-4 consisting of 8.6 acres directly behind parcels A-1, A-2 and A-3.

Proposals will be accepted at the office of the South Hadley Electric Light Department, General Manager, 85 Main Street, South Hadley, Massachusetts 01075, until 10:00 A.M. on May 8, 2019.

#### A. SITE

The SHELD site is located at the midpoint of Old Lyman Road, off Route 33 and New Ludlow Road in South Hadley MA. SHELD has owned the entire thirteen acre site since 1995 and will maintain ownership of 8.648 Parcel A4 for future purposes.

#### B. NEIGHBORHOOD

The three parcels are located next to mostly residential properties with easy access to routes 33 and 202. The area contains a mix of uses including residential and non-residential businesses. It is important to note that this Request for Proposal only addresses these three parcels.

#### C. ZONING

The development of these sites will be subject to the zoning by-laws in accordance with the Town of South Hadley planning board. A copy of the professional land survey prepared in accordance with the rules and regulations of the register of deeds in the Commonwealth of Massachusetts is available in the SHELD office.

#### D. HISTORY

The SHELD property was acquired as one parcel which was purchased in 1995. The second parcel, adjacent to the first, was purchased in 2003. A primary reason for the original purchase of these parcels was the proximity of the land to the High Tension Transmission lines should SHELD ever need a second location for siting an electric substation. While it is impossible to predict the future, all indications are that the existing Pine Shed substation has more than adequate capacity with enough room for South Hadley to double in size and still provide adequate substation service. Retaining 8.6 acres provides future flexibility should a new need arise.

#### F. UTILITIES

The property is served by Town water, sewer and electric.

## **2. AWARDING AUTHORITY**

The Awarding Authority for this project is a team comprised of the SHELD Management and SHELD Commissioners.

## **3. SCHEDULE**

Proposals are due on May 8, 2019 before 10:00 A.M. SHELD will review each proposal. Interviews may be held with the top applicants. The project will be awarded by June 6, 2019 with closing and a notice to proceed.

## **4. PROPOSAL REQUIREMENTS**

### **A. SUBMISSION OF PROPOSALS**

1. The proposal(s), clearly marked "Purchase of Old Lyman Road Parcel Bid #2019-5E", shall be submitted in triplicate (three copies) to the following address **prior to 10:00 A.M. on Wednesday, May 8, 2019:**

Sean Fitzgerald – General Manager  
South Hadley Electric Light Department  
85 Main Street  
South Hadley MA 01075

2. No proposal will be accepted after 10:00 A.M.
3. A sealed separate envelope with three (3) copies of the proposed offer purchase price for the land shall be submitted.
4. There will be no broker fees, registry fees or stamp fees, paid by SHELD for disposition of the land.
5. All proposals not accepted due to the late arrival and/or incompleteness will be returned to the applicant upon written request. All proposals will become the property of SHELD.
6. Each proposal shall be made in accordance with the instructions provided herein. Failure to do so may result in disqualification. Questions regarding clarification of any part of this RFP should be directed to the point of contact for the project: General Manager Sean Fitzgerald, (413) 536-1050.
7. Each proposal shall include the required forms attached to this RFP completely filled out and signed in the appropriate places. The forms are:
  - A. **Bid Form with Proposed Purchase Offer and Price of Each Parcel Listed Separately.**
  - B. **Certification of Signature Sheet**
8. Submitted proposals may be withdrawn at any time prior to 10:00 A.M. on May 8, 2019 provided the request for withdrawal is presented in writing, signed by the proposer in a manner and form required for withdrawing a proposal.
9. Neither the Proposer, nor any staff member shall be an agent, servant, or employee of SHELD, or have an interest, direct or indirect, or otherwise have a conflict of interest.



## **B. MINIMUM REQUIREMENTS**

**Any proposal to RFP shall consist of:**

1. A complete offer with offer price for one, two or all three parcels;
2. Certification of Signature Sheet

## **VII. SELECTION CRITERIA**

The South Hadley Electric Light Department will award to the Proposer offering the most advantageous response to this RFP, taking into consideration all evaluation criteria as well as price. The selection process will include an evaluation procedure based on the criteria identified below.

1. Proposals will be submitted to and reviewed by SHELD. In the evaluation of the proposal or subsequent modification thereof, the management and Commissioners will give consideration to the most advantageous proposals for the rate payers SHELD serves. During the selection process, all submissions shall be treated as proprietary and participants shall not discuss any matters beyond the Review Committee without permission from the SHELD Manager. Any communication between the bidders and members of the review committee during the selection process must go through the SHELD Manager.
2. The submitted proposal shall be considered the sole representation of the offerors' intent, any modification or alteration to the proposal will not be entertained except upon invitation of the SHELD.
3. The South Hadley Electric Light Department reserves the rights to request, at a later date, additional information inclusive of data pertinent to the financial condition of the offeror, should a proposal reach the stage of final evaluation.
4. The Committee, the South Hadley Electric Light Management and Commissioners, reserve the right to delay consideration of proposals or reject any and all proposals for any reason if the circumstances, in their opinion, so dictate and it is in the public interest to do so.
5. All proposals will become the property of the South Hadley Electric Light Department and will, therefore, be available to the public. Any proposal not accepted due to late arrival and/or incompleteness will be returned to the applicant upon written request.
6. The successful proposer shall be required to enter into a purchase and sale agreement with SHELD within one (1) month of the award of this RFP in substantially the form attached to this RFP in accordance with the terms of this RFP.

**CERTIFICATION OF SIGNATURE SHEET**

The undersigned hereby certifies that under the penalties of perjury that his bid is in all respects bonafide, fair and made without collusion or fraud with any other person. As used in the subsection, the word "person" shall mean any natural person, joint venture, partnership, corporation or any other business entity.

The undersigned further certifies that under pains and penalty of perjury that to the best of my knowledge and belief, the vendor/contractor has filed all state tax returns and paid all state taxes required under law and has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

COMPANY NAME AND ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE AND FAX NUMBER: \_\_\_\_\_

FEDERAL I.D. NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

Signature of Corporate or Company Officer

\_\_\_\_\_

Print Name

\_\_\_\_\_

Email Address

IF THE REMIT ADDRESS IS DIFFERENT THAN THE ADDRESS TO WHERE THE PURCHASE ORDERS ARE MAILED, PLEASE ENTER BELOW:

Remit to: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Approval of this contract will not be granted unless this certificate clause is signed by the applicant. This request is made under the authority of Mass. G.L. c. 62C S. 49A.

**BID FORM**

**SALE OF SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT OWNED LAND ON  
OLD LYMAN ROAD IN SOUTH HADLEY MASSACHUSETTS - BID # 2019-5E**

**BID OPENING ON WEDNESDAY, MAY 8, 2019 @ 10:00 A.M.**

**BID AMOUNT**

**PARCEL A-1**

\_\_\_\_\_

**PARCEL A-2**

\_\_\_\_\_

**PARCEL A-3**

\_\_\_\_\_

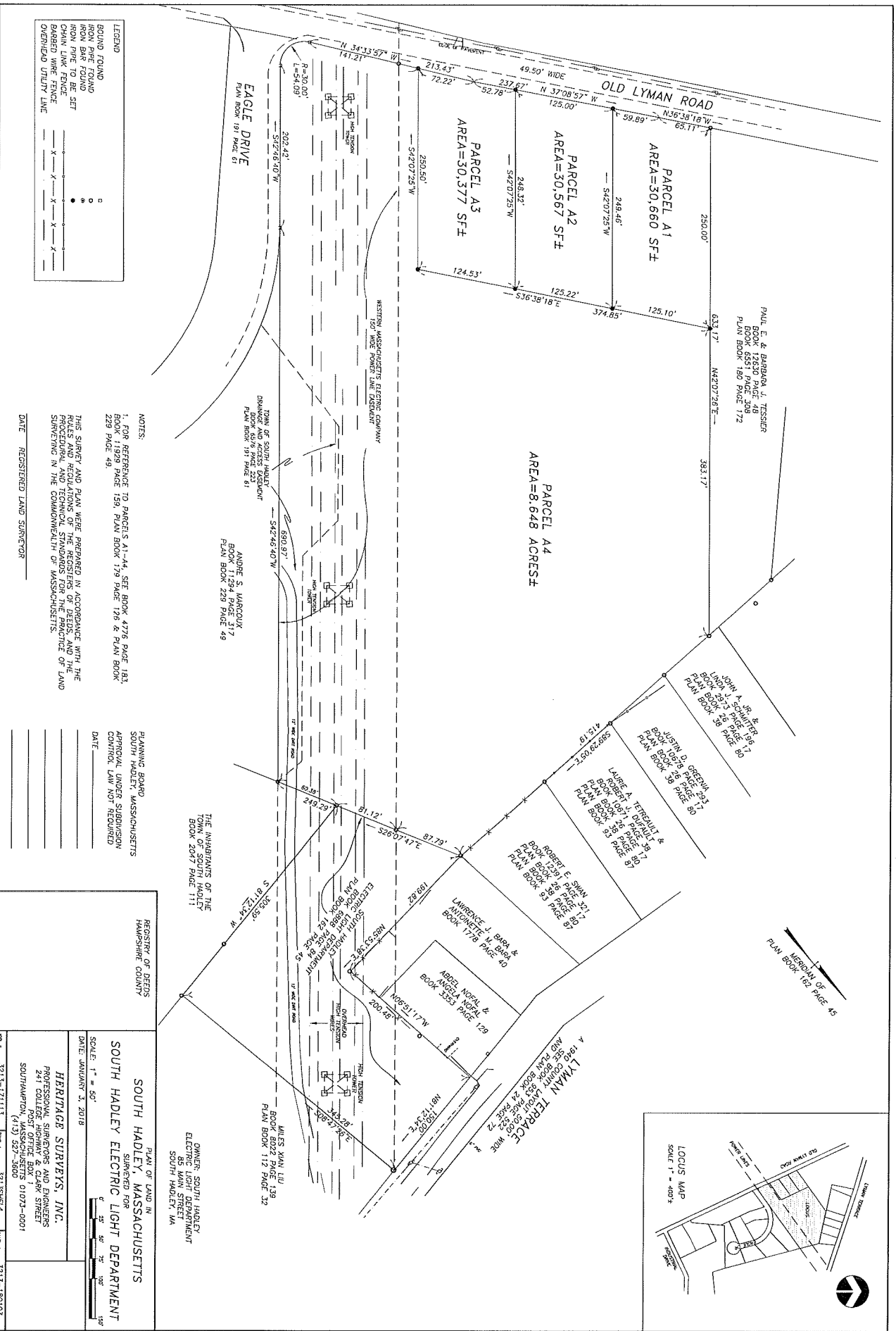
**NAME:** \_\_\_\_\_

**COMPANY:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

No fax or electronic bids will be accepted. All bids must be clear and legible in order to be considered.



- LEGEND
- BOUNDARY FOUND
  - IRON PIPE FOUND
  - IRON PIPE TO BE SET
  - CHAIN LINK FENCE
  - BARBED WIRE FENCE
  - OVERHEAD UTILITY LINE

NOTES:

1. FOR REFERENCE TO PARCELS A1-A4, SEE BOOK 4778 PAGE 181, BOOK 4849 PAGE 159, PLAN BOOK 179 PAGE 179 & PLAN BOOK 229 PAGE 49.

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE STANDARDS AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PLANNING BOARD  
SOUTH HADLEY, MASSACHUSETTS  
APPROVAL UNDER SUPERVISION  
CONTROL, LAW NOT REQUIRED  
DATE \_\_\_\_\_

REGISTER OF DEEDS  
FRANKLIN COUNTY

SOUTH HADLEY, MASSACHUSETTS  
SOUTH HADLEY ELECTRIC LIGHT DEPARTMENT

SCALE: 1" = 50'

DATE JANUARY 21, 2018

HERITAGE SURVEYS, INC.  
PROFESSIONAL SURVEYORS AND ENGINEERS  
241 SOUTH MAIN STREET  
SOUTHAMPTON, MASSACHUSETTS 01073-0001  
(413) 527-5000

DATE 32713-177113 DWG # 327135HE4 LWP # 32713-180103