

**SPALDING COUNTY WATER AND SEWERAGE FACILITIES AUTHORITY
REQUEST FOR SEALED BIDS
SALE OF REAL PROPERTY LOCATED AT
209 CHEATHAM STREET, GRIFFIN, SPALDING COUNTY, GEORGIA
MARCH 9, 2024**

Spalding County Water and Sewerage Facilities Authority, (hereinafter "SCWSFA") is seeking sealed bids for the disposition of real property, AS IS WHERE IS AND WITH NO WARRANTIES, for the property more particularly described as follows:

All that lot, tract or parcel of land situate, lying and being located in Land Lots 127 and 130 of the Third Land District of original Henry, now Spalding County, Georgia and being more particularly shown and designated as AREA 27.13 ACRES and an INGRESS/EGRESS EASEMENT AREA 0.11 ACRES on a plat of survey entitled "Survey for The Spalding County Water & Sewerage Facilities Authority" dated May 1, 2009, as prepared by S. L. Colwell & Assoc., Inc. and recorded in Plat Book 26, page 21, Spalding County, Georgia records. Said plat together with the metes, bounds, courses and distances as shown thereon with respect to said property is incorporated herein and made a part hereof as fully as if set out herein.

This being the same property as Tract 1 conveyed to Spalding County Water and Sewerage Facilities Authority by deed recorded in Deed Book 3413, page 106, Spalding County, Georgia records.

It is the intent of SCWSFA to sell the property AS IS and WHERE IS with no warranties except the warranty of title for the time the property has been owned by SCWSFA. Written offers to purchase shall include the offer amount and other terms as proposed by the offeror, to include that the closing shall take place within 30 days of the binding agreement date and shall be closed by the law firm of Beck, Owen & Murray which shall represent SCWSFA at said closing. Responses to this solicitation are due no later than **2:00 p.m. on March 26, 2024**. Sealed responses are due to Mitzy Campbell, Purchasing Agent, PO Box 1087, Griffin, Georgia 30224. Bids received shall be opened in public on the **26th day of March 2024, at 2:15 pm** SCWSFA Conference Room, 119 E. Solomon Street, Griffin, Georgia. A tabulation of all bids received shall be available for public inspection following the opening of all bids. A review team will evaluate the bids and make a recommendation to the members of the Spalding County Water and Sewerage Facilities Authority.

SCWSFA County reserves the right to reject any and/or all bids, call for new bids, to waive any informalities in an offer, and to select the most responsive offer with terms acceptable to SCWSFA. SCWSFA reserves the right to accept, reject, and/or negotiate all offers or parts thereof deemed by the Board to be in the best interest of the citizens of Spalding County.

SCWSFA reserves the right to request clarification of information submitted and to request additional information from any respondent.

SCWSFA reserves the right to award any contract to the next most qualified respondent if the successful respondent does not execute a contract within thirty (30) days after the selection of the respondent.

Any proposal may be withdrawn up until the date and time set above for opening of the sealed bids. No offer may be modified or withdrawn for a period of one hundred-twenty (120) calendar days thereafter.

By submitting a bid, all proposing parties certify that their proposals are made without collusion or fraud and that they have not offered or received any inducements from any other person or party in connection

with their proposals, and that they have not conferred with any SCWSFA employee or official having official responsibility for this transaction of any payment, loan, subscription, advance, deposit of money, services, or anything of value of more than nominal value, present or promise, unless consideration of substantially equal or greater value was exchanged.

By submitting their sealed bids, all respondents certify that they are not currently debarred from submitting bids or proposals on contracts by any agency of the State of Georgia and the federal government, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency of the State of Georgia or the federal government.

Those submitting responses do so entirely at their expense. There is no expressed or implied obligation by the County to reimburse any individual for any costs incurred in preparing or submitting bids or providing additional information when requested by the County.

Submittal

All interested parties should submit three (3) copies of the offer, which may be a Georgia Association of Realtors form contract or other form acceptable for real estate contracts in the State of Georgia. Bids received after this deadline will not be considered.

Responses are to be addressed to:

Mitzy Campbell
Purchasing Agent
PO Box 1087
Griffin, Georgia 30224

The deadline for submittal is **2:00 p.m. on March 26, 2024**. The proposal should be delivered in a sealed envelope clearly marked, "Sealed Bids for 209 Cheatham Street." SCWSFA shall assume no responsibility for responses that are received after the deadline or submittals that are not properly addressed or identified.

All questions regarding this Request for Sealed Bids should be made prior to the submittal and addressed to the point of contact:

Mitzy Campbell
Purchasing Agent
119 E. Solomon Street
Griffin, Georgia 30223
mcampbell@spaldingcounty.com

The deadline for questions is **12:00 pm, March 19, 2024**.

Responses to questions will be provided by **5:00 pm, March 22, 2024**.

Responding firms shall have no contact related to this solicitation with elected or appointed officials of Spalding County, members of the Selection Committee, or SCWSFA employees other than as directed above, during this process. Any such contact will subject the respondent to immediate disqualification for consideration. Contact may only be made to the designated point of contact for this request listed above.