



Request for Proposals for the Purchase/Development of The Town of Enfield Owned Property on Johnston Drive

(Released April 19, 2024)

(Responses due by 12:00 P.M. EST on Friday May 24, 2024)

General:

The Town of Enfield, NH (hereafter referred to as the “TOWN”) invites qualified people AND firms (hereafter referred to as the “PURCHASER”) to submit proposals for the purchase, and development Town of Enfield owned .09 acre parcel (Map 14 Lots 06) at the end of Johnston Drive in Enfield NH. More details will be specified in the scope of work section of this document.

Instructions:

Proposals must be submitted in a sealed envelope or electronically via email, to the contact below, no later than 12:00 P.M. EST on Friday May 24, 2024. The envelope must be clearly marked “Johnston Drive Property” and will be opened publicly at that time. **Proposals delivered after the time listed above will not be accepted.**

Submit proposals to:

Ed Morris
Town Manager
PO Box 373
23 Main Street
Enfield NH 03748.
(603) 632-5026

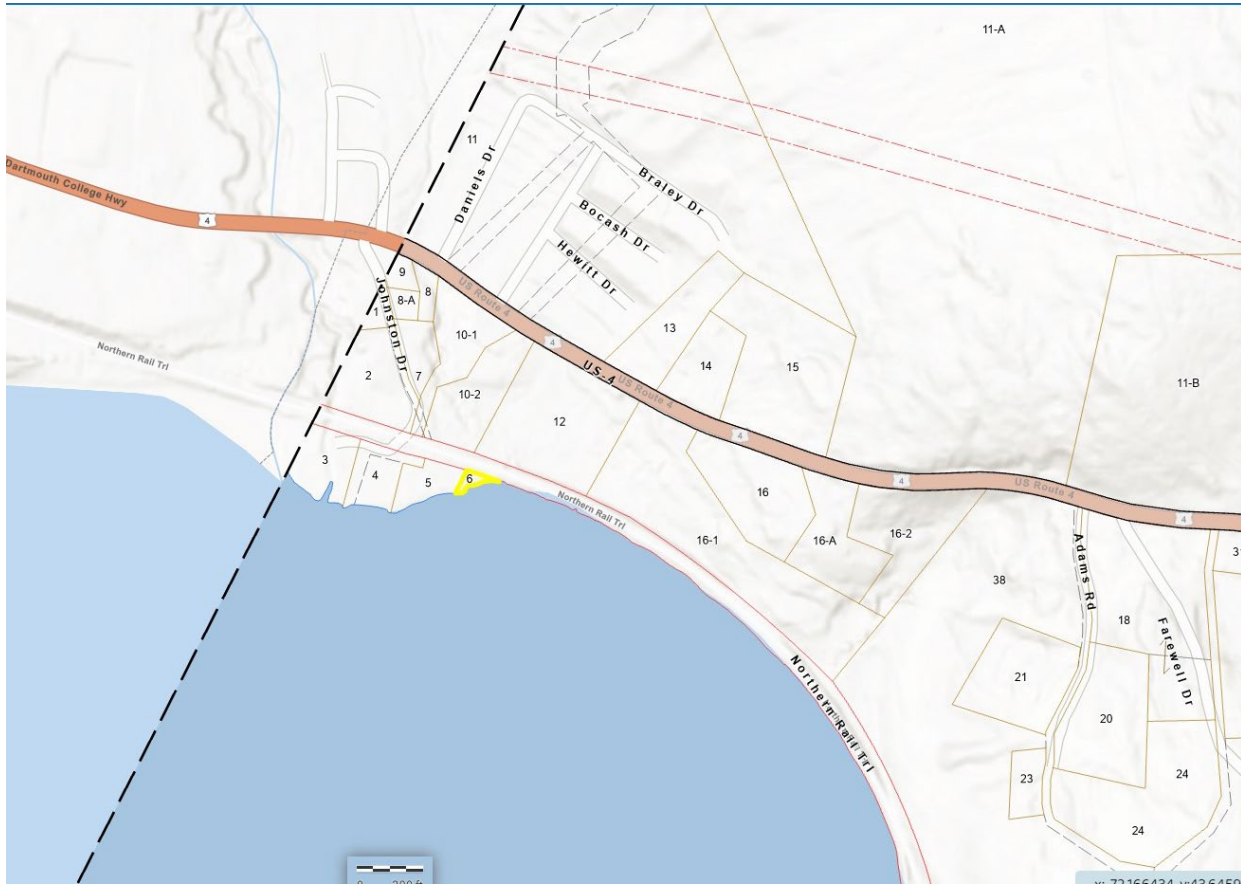
Proposals can also be submitted electronically to townmanager@enfield.nh.us

Proposal information is available on the Town’s web site at:

<https://www.enfield.nh.us/new-enfield-projects/pages/requests-proposals-rfps-qualifications-rfqs>

Scope of Work:

The 4 parcels (3,4,5, and 6) were railroad property that were given to the Town of Enfield by the State of NH. After much consideration the TOWN has decided to offer Lot 6 for sale.



The parcel can only be accessed off the Northern Rail Trail, with no vehicular access, or from Mascoma lake. The parcel has 120+ feet of waterfront.

The Town of Enfield invites all interested parties to bid on the purchase of the property.

The expense of preparing and submitting a proposal in response to this solicitation is the sole responsibility of the PURCHASER.

Proposal Response Content:

Proposals should include, at a minimum, the following information in the order requested:

1. Contact Information. The name, address and contact person of PURCHASER submitting the proposal. Include telephone and email.
2. Purchase price proposed.
3. Acknowledgement that the purchaser understands there is no vehicular access and no parking rights along Johnston Drive or the Parcels surrounding the property.

All Proposals become the property of the TOWN and will therefore be considered a public

document which will be open to public viewing, after the opening of proposals. This proposal, if accepted, will become a legally binding addendum to the eventual contractual agreement with the TOWN. This request for proposal in no way commits the TOWN to make an award or reimburse any PURCHASER for any expense incurred in responding to this request.

Evaluation Criteria:

All proposals received in response to this RFP will be evaluated to determine if they are complete and meet the requirements specified in this RFP. The PURCHASER will be chosen based on price and other criteria determined by the Select Board to be the most beneficial proposal for the Town of Enfield. Only proposals judged to be responsive to the submission requirements set forth in this RFP will be evaluated.

The TOWN reserves the right:

- to accept or reject any or all proposals in whole or in part and to accept other than the highest price proposal;
- to waive any technical defect, qualification, omission, informality, or irregularity in any proposal received;
- to amend, modify, or withdraw this Request for Proposal;
- to require supplemental statements or information from a PURCHASER;
- to extend the deadline for responses to this Request for Proposal;
- to waive or correct any irregularities in proposals received.

The TOWN may award a contract based upon the proposals received without discussion of such proposals with the PURCHASER. Each proposal should therefore be submitted with the most favorable terms the PURCHASER can make to the TOWN.

The Request for Proposal documents and Notice of Award shall be the agreement between the TOWN and successful proposer with respect to the matters dealt with herein, and such shall supersede all other oral and written proposals, representations, understandings, and agreements previously made or existing with respect to any such matter.

Each PURCHASER must be prepared to present satisfactory proof of their capacity and ability to successfully complete the requirements of this solicitation.

The TOWN reserves the right to make whatever investigations or inquiries necessary to determine the competency and ability of any PURCHASER to complete the requirements of this solicitation. A review may include, but not be limited to, inspection of the PURCHASER's facilities and equipment, references or previous contract performance.

The Town may require documentation during the closing process to ensure the proposal is completed in the manner in which it was proposed.

Revisions:

Any questions or inquiries must be submitted in writing and received by 12:00 P.M. on Friday May 17, 2024), no later than 7 calendar days prior to the proposal due date. Answers to all questions or information given to a PURCHASER in response to a formal request of a substantive nature will be posted on the TOWN's RFP page on the Town of Enfield, NH website (<https://www.enfield.nh.us/new-enfield-projects/pages/requests-proposals-rfps-qualifications-rfq>) no later than five (5) days prior to the due date.

Only such amendments, when issued by the TOWN, will be considered as being binding on the TOWN. Verbal explanations or instructions given by a TOWN employee to a PURCHASER in regard to this solicitation shall not be binding on the TOWN and shall be considered informal unless confirmed in writing by the TOWN. The PURCHASER should note that all clarifications and exceptions, including those relating to the terms and conditions of the contract, are to be resolved prior to the submission of a proposal.

Contract:

The final contract will be negotiated with the chosen PURCHASER.

THE TOWN OF ENFIELD IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER