



CITY OF NORTH AUGUSTA

**REQUEST FOR SEALED BID
FOR
SALE OF REAL PROPERTY**

CLOSING: WEDNESDAY, MARCH 8, 2023 at 12:00 p.m.

**CITY OF NORTH AUGUSTA
100 GEORGIA AVE
NORTH AUGUSTA, SC 29841**

NAME OF BIDDER: _____

**NOTICE OF REQUEST FOR SEALED BID FOR SALE OF REAL PROPERTY
CITY OF NORTH AUGUSTA**

NOTICE IS HEREBY GIVEN that the City of North Augusta will receive written sealed Bids only, for the following real properties: **The P Public Use Property commonly known as Riverside Blvd, Lot 3-4, Block 56; The P Public Use Property commonly known as Riverside Ave, E/SD of Riverside Blvd; and The P Public Use Property commonly known as Riverview Pkwy, E/SD of Riverside Blvd, Aiken County, North Augusta, South Carolina, 29841 consisting of approximately 3.22 acres of vacant land.**

The City shall receive bids from qualified buyers as outlined in the Request for Sealed Bid. Said bids must be in the office of the City Clerk, City of North Augusta, 100 Georgia Ave, North Augusta, SC 29841, **NO LATER THAN 12:00 P.M. EST on WEDNESDAY, MARCH 8, 2023.** Bids that are postmarked but not received until after this deadline will not be accepted. Bids received after the posted cut-off time will not be accepted.

All bids are to be marked clearly on the outside of the envelope “**BIDS FOR SALE OF REAL PROPERTY ON RIVERSIDE BLVD**”.

Please mail sealed bids to City of North Augusta, Attn: City Clerk, 100 Georgia Ave, North Augusta, SC, 29841; or deliver by courier or in person to the City Clerk’s office, North Augusta Municipal Building, 100 Georgia Ave, North Augusta, SC, 29841. Bids may NOT be sent electronically.

Request for Sealed Bid for Sale of Real Property documents may be downloaded at www.northaugustasc.gov, or obtained at the City of North Augusta Municipal Building, 100 Georgia Ave, North Augusta, SC, 29841. Bid documents will be available for download/pickup on and after **February 7, 2023.**

The right is reserved to reject any and all bids or to accept the bid which is deemed to be the best value to the City of North Augusta. The minimum bid to be submitted for the property is \$390,000. The City of North Augusta also reserves the right to waive any irregularities and/or informalities in the bid process.

For additional information, contact Jamie Paul at the City of North Augusta at (803) 441- 4202.

REQUEST FOR BID

Notice of Sealed Bid for Sale of Real Property

Contact: Jamie Paul, City Clerk
CITY OF NORTH AUGUSTA
100 Georgia Ave
North Augusta, SC,
29841
O: 803-441-4202
E: jpaul@northaugustasc.gov

The City of North Augusta (the “City”) is accepting sealed bids for the purchase of the following real property (the “Property”) for the purpose of residential or commercial development as described in this Notice of Bid Opening:

The P Public Use Property commonly known as Riverside Blvd, Lot 3-4, Block 56; The P Public Use Property commonly known as Riverside Ave, E/SD of Riverside Blvd; and The P Public Use Property commonly known as Riverview Pkwy, E/SD of Riverside Blvd, Aiken County, North Augusta, South Carolina, 29841 consisting of approximately 3.22 acres of vacant land.

The sale of the Property shall be awarded, at the discretion of the City Council, to the bidder submitting a bid in accordance with the terms outlined below and providing the best value to the City.

Schedule for Bid Process: (all times EST)

Open for Bids:	February 7, 2023
Deadline to receive Sealed Bids:	March 8, 2023 @ 12:00 p.m.
Opening of Bids:	March 8, 2023 @ 1:30 p.m.
Bid Review process:	March 8, 2023 @ 2:00 p.m.
City Council Award:	March 20, 2023 @ 6:00 p.m.

It is the intention of the City to sell the Property based on the best value bid. The minimum bid to be submitted for the property is \$390,000. If in the judgment of the City Council, the bids submitted do not represent the fair value of the Property, the Council reserves the right to reject any and all bids. Should any bid be accepted, payment of the bid amount shall be made in full by earnest money deposit, subject to closing, and shall be deposited with the City or designated escrow agent by, cashier's check or money order payable to the City of North Augusta within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property in "as is" condition;
2. For the conveyance of the Property by deed without warranty;
3. For the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property. The City shall not purchase title insurance;
4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
5. For the development of the Property for residential or commercial development, or other project acceptable to the City;
6. Execute Contract for Sale and Purchase of Real Property, no later than thirty (30) days after the award, consistent with this request for bids.

The Property will be sold "as is" with no warranties or representations as to suitability for any particular use. Conveyance of the Property will be by special warranty deed. By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of North Augusta, and the City's respective employees and representatives for the award of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of North Augusta, or any of the City's employees and representatives under any of the provisions of the South Carolina Uniform Declaratory Judgments Act (South Carolina Code of Law, Title 15, Section 15-53-70). The bidder acknowledges and agrees that this is the

intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of North Augusta. By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents. The City reserves the right to waive, delete or amend any of the requirements connected with this bid. Bids shall be delivered in writing on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the City of North Augusta, City Clerk, 100 Georgia Ave, North Augusta, SC 29841. All bids shall be plainly marked "SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received before 12:00 p.m. on Wednesday, March 8, 2023, and any bid received after that time will not be considered.

City staff will publicly open, read and tabulate the bids at 1:30 p.m. on Wednesday, March 8, 2023, City Council Chambers, City of North Augusta, 100 Georgia Ave, North Augusta, SC 29871.

Bidders may contact the City of North Augusta, City Clerk at (803) 441-4202 for clarifications and questions.



CITY OF NORTH AUGUSTA, SOUTH CAROLINA
REQUEST FOR SEALED BID FOR SALE OF REAL PROPERTY on CIRCLE DRIVE

BID PROPOSAL FORM

Proposal Due Date: **Wednesday, MARCH 8, 2023 @ 12:00 p.m. EST**

Deliver, Mail or Courier complete Bid to: City of North Augusta, Municipal Building,
ATTN: CITY CLERK, 100 Georgia Ave, North Augusta, SC 29841

PROPERTY ADDRESS: Riverside Blvd, North Augusta, SC 29841; Riverside Ave, North Augusta, SC 29841; and Riverview Pkwy, North Augusta, SC 29841

LEGAL DESCRIPTION: LTS 3-4 BLK 56 ST HWY 125; E/SD OF RIVERSIDE BLVD; and E/SD OF RIVERSIDE BLVD

BID AMOUNT: _____

THE CITY OF NORTH AUGUSTA RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES. I understand that the property is purchased "as is, where is, with all faults." I further understand that that if my bid is accepted by the North Augusta City Council, the bid amount shall be paid in full by cashier's check or money order, made payable to the City of North Augusta within three calendar days of the award notification, see earnest money deposit. I hereby certify that I have read and understand the terms of this agreement as specified in the Notice of Sealed Bid for Sale of Real Property. I hereby approve and accept all of the conditions of this agreement.

Bidder's Signature

Bidder's Printed Name

Bidder's Mailing Address

Bidder's Telephone Number

Date