

RIVANNA WATER & SEWER AUTHORITY

695 Moores Creek Lane, Charlottesville, VA 22902-9016
(434) 977-2970 | www.rivanna.org

April 21, 2025

INVITATION FOR BIDS

IFB No. 415

FOR: Sale of 1706 Buck Mountain Road,
Earlysville, VA
2.18 Acres Vacant Land only
Note: The dwelling shown on the plat has been
demolished and removed from the property.
TMP 03000-00-00-035B0
Located on State Route 665, White Hall
Magisterial District, Albemarle County

DUE DATE: May 20, 2025
2:00 p.m., Local Time

MAILING & DELIVERY ADDRESS: 695 Moores Creek Lane
Charlottesville, VA 22902-9016

CONTACT: Lonzy E. Wood
Director of Finance and Information Technology
695 Moores Creek Lane
Charlottesville, VA 22902-9016
(434) 977-2970, ext. 198
lwood@rivanna.org

TECHNICAL CONTACT: Bethany Houchens
Water Resources Coordinator
695 Moores Creek Lane
Charlottesville, VA 22902-9016
(434) 977-2970, ext. 197



I. INTRODUCTION

A. BACKGROUND

1. The Rivanna Water and Sewer Authority (Authority) is a regional non-profit public corporation and political subdivision of the Commonwealth of Virginia chartered in 1972 under the Virginia Water and Waste Authorities Act (1950, as amended), that supplies drinking water to and treats the wastewater of the City of Charlottesville (City) and certain urban areas of Albemarle County (County). The Authority is a wholesale agency and bills monthly both Charlottesville and the Albemarle County Service Authority, which handle the retail distribution of water and collection of wastewater in their respective service areas.
2. The Authority operates under the terms of a Service Agreement (a.k.a. The Four-Party Agreement) executed June 12, 1973, by the City of Charlottesville, Albemarle County, the Albemarle County Service Authority and the Rivanna Water and Sewer Authority. A seven-member Board of Directors governs the Authority. The Authority Board appoints an Executive Director who manages the Authority's operations under its direction. Pertinent financial data may be found on the Authority's website at www.rivanna.org.

B. PURPOSE

The Authority is seeking sealed bids for the purchase of property with an address of 1706 Buck Mountain Road, Earlysville, VA 22936, identified as Albemarle County TMP 03000-00-00-035-B, containing 2.18 acres vacant land only (Note: The dwelling shown on the plat has been demolished and removed from the property), shown on the attached plat dated November 29, 2023 and last revised on July 17, 2024, by Roger Ray & Associates, Inc. The Authority will conduct a Public Hearing prior to execution of a sales contract with the highest responsive and responsible Bidder.

II. BID REQUIREMENTS

A. MINIMUM BID

The minimum bid must be equal to or greater than \$100,000.

At its discretion, the RWSA may approve sale of the property to the highest bidder or may reject all bids.

B. SUBMISSION OF BIDS

1. Sealed bids will be received by the Authority until 2:00 PM Local Time, May 20, 2025
Bids will be publicly opened shortly after 2:00PM.
2. The Authority reserves the right to amend or change the due date of this Invitation for Bid.

D. IDENTIFICATION OF BIDS

Bids must be submitted to the Finance & Administration Office located in the Administration building at the address noted on the Bid Form. The Bids must be submitted using the attached **Bid Form**, in a sealed envelope and properly identified as specified below and include a return address. Bids are to provide the following information in the lower left corner of the envelope:

“Name of Bidder”

IFB No. 415

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2.18 Acres Vacant Land only

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TMP 03000-00-00-035B0

**Located on State Route 665, White Hall Magisterial District, Albemarle
County
May 20, 2025**

III. GENERAL TERMS OF SALE

A. GENERAL CONTRACT TERMS

1. Transfer of property title and all funding must occur within 60 days of approval of bid by the RWSA Board of Directors.
2. Earnest Money - One \$1000 deposit check is required with submission of this bid. If your bid is not accepted, your uncashed check will be returned to you by mail within 5 business days. If the successful bidder is unable or unwilling to complete the sale transaction, the deposit will be not be returned. If your bid is accepted, your deposit check will be applied toward the purchase price of the property.
3. Property is Vacant Land only and is Sold “as-is, where-is”. Seller makes no warranty, express or implied.

4. Any inspections are for informational purposes only and must be scheduled with RWSA and completed prior to bid submission. A non-mandatory Pre-bid Conference and Open House will be held at the property on **May 6, 2025 from 10 am until 12 pm (noon) at 1706 Buck Mountain Road, Earlysville, VA.**
5. Property will be conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights and instruments of record which may affect the Property.
6. Bidders are encouraged to obtain an independent title search of the Property at their expense, prior to submitting a bid.
7. The successful bidder will execute and deliver to the Authority a contract of sale in substantially the same form attached hereto within three business days following notice of bid acceptance.

IV. GENERAL PROVISIONS

A. LATE BIDS

It is the responsibility of the Bidder to ensure that the Authority receives the bid by the bid due date and time. No bids will be accepted after the bid due date and time. Late bids will be unopened, stored for 60 days by the Authority and then disposed of or returned at the bidder's expense.

B. SUBMISSION OF ERRONEOUS BID

Bidders are cautioned to recheck their bid for errors. Errors discovered after public opening cannot be corrected and Bidders may be required to accept award if offered or bid may be rejected. Requests to withdraw bids will be handled as prescribed by the Authority's Purchasing Manual and the Virginia Public Procurement Act (VPPA), as amended. Should a Bidder discover that they have submitted an erroneous bid, prior to bid opening time, Bidder may submit a second bid provided it clearly notes that it supersedes the first submission and the bidder has labeled the envelope "IFB No. 415 Corrected Submission, Superseding All Previous Submissions". Such corrected submission must be completed in all detail. Any previous submission is then removed from consideration.

C. ACCEPTANCE OR REJECTION OF BIDS

Bids, to be acceptable, must be complete in all detail and compliant with all terms and conditions including meeting or exceeding the minimum bid amount. Modification or correction to the bid is not acceptable after bids are opened. The Authority reserves the right to waive informalities in bids, to reject any or all bids after all have been examined or to accept the bids which it deems most favorable to the interests of the Authority in accordance with the VPPA.

D. INQUIRIES

The Authority will assume no responsibility for oral instructions or interpretation. Any questions regarding this solicitation that may change the specifications in this IFB must be received in writing at least seven days prior to the bid due date. Inquiries must identify the IFB No., title and due date. The Authority reserves the right to issue written addenda to any inquiries that alter the scope or specifications of the bid. These addenda will be posted on the Authority's website. Technical questions concerning this solicitation may be made by contacting the technical contact as listed within this IFB. A non-mandatory Pre-bid Conference and Open House will be held at the property on **May 6, 2025 from 10 am - 12 pm (noon)**.

Submit procurement inquiries to:

Lonzy E. Wood
Director of Finance and Information Technology
695 Moores Creek Lane
Charlottesville, VA 22902-9016
(434) 977-2970, Ext. 198
lwood@rivanna.org

Submit technical inquiries to:

Bethany Houchens
Water Resources Coordinator
695 Moores Creek Lane
Charlottesville, VA 22902-9016
(434) 977-2970, ext. 197
bhouchens@rivanna.org

E. BID AWARD

The Authority intends to award the bid to the highest responsive and responsible Bidder as indicated on the Bid Form for the sale of **1706 Buck Mountain Road, Earlysville, VA**. The sale of this property will be confirmed by a vote of the Board of Directors, which may occur after conducting a Public Hearing at the regularly scheduled meeting on May 27, 2025.

F. ADA REASONABLE ACCOMMODATION CLAUSE

If you need any reasonable accommodation for any type of disability to participate in this procurement, please contact the Authority at (434) 977-2970 to plan arrangements.

G. NON-DISCRIMINATION

The Authority does not discriminate based on race, religion, color, sex, national origin, age or disability, or against faith-based organizations as defined under VPPA based on such organization's religious or charitable character.

H. ETHICS IN PUBLIC CONTRACTING

By signing the Bid in response to this Invitation for Bid, the Bidder certifies and warrants that (i) it has not violated any provisions of federal law, the Code of Virginia, (ii) its Bid is made without collusion or fraud, (iii) it has not offered or received any kickbacks or inducements from any other contractor, supplier, manufacturer or subcontractor in connection with its bid and (iv) it has not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value

was exchanged. The Bidder agrees that if such warranty is in any respect breached, such breach shall constitute a material breach of any contract that the Authority may award to it and it shall pay to the Authority the full price agreed by the Authority to be paid for the services, supplies, materials, equipment or services to be furnished under its bid.

INVITATION FOR BIDS

BID FORM –

Exhibit A



IFB No. 415
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Earlsville, VA

2.18 Acres Vacant Land only

Note: The dwelling shown on the plat has been demolished and removed from the property.

TMP 03000-00-00-035B0

Located on State Route 665, White Hall Magisterial District, Albemarle County

Sealed bids will be received until **2:00 p.m. Local Time on May 20, 2025**

at the following address:

Purchasing Agent
695 Moores Creek Lane
Charlottesville, VA 22902-9016

Sealed bids received after the announced time and date for receipt will not be accepted. Bids will be publicly opened at 2 PM on May 20, 2025. **No telephoned, faxed or emailed bids will be considered.**

Bidders must submit a bid below:

		Written Bid Amount	Bid \$
	Full Offer to Purchase TMP 03000-00-00-035B		
	The minimum bid must be equal to or greater than \$100,000. Deposit of \$1000 (one thousand dollars) submitted with Bid is required.		

Bidder's Referring Real Estate Agent/Company, if any: _____
RWSA agrees to pay a Realtor Referral Fee of one percent (1%) of purchase price to agent of winning Bidder.

List any additional bid details below:

Acknowledgement

By submitting a bid, a bidder expressly acknowledges and agrees to the terms of sale contained in the IFB, including the terms of the form of Contract attached to the IFB including Exhibits:

A: Bid Form

B: Form of Contract of Purchase and Sale (to be completed once bid is accepted)

B-1: Completed Bid Form, to be attached upon receipt

B-2: Copy of Recorded Boundary Line Adjustment Plat dated November 29, 2023 and last revised July 17, 2024, by Roger Ray & Associates, Inc.

B-3: Copy of Soils Study for Reserve Drain Field Site, Revised Tax Map 30-35B dated June 13, 2024, by Steve Gooch Consulting Geologist, Inc.

Name and Address of Bidder:

Name *(Please sign)*

Date

Name *(Please print)*

Title

Address of Bidder:

ADDRESS

CITY

STATE

ZIP CODE

Telephone No.:

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Fax No.:

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Email: