



**Single Family Dwelling (Including
Attached Garage) –Sale & Removal**
1670 Young's Point Road

Dated: November 14, 2024



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1.0 General Information

- a) The Township of Selwyn (the Township) is selling the house and attached garage located at 1670 Young's Point Road. As part of the sale, the house and attached garage are to be removed from the property which is also to be coordinated by the successful bidder.
- b) The Township has imposed a condition that the successful bidder must relocate the house **no later than June 30, 2025** (note an earlier move date will be evaluated positively when reviewing bid submissions).
- c) Conditions:
 - The house is being sold as is, where is, including all interior fixtures, windows and interior and exterior doors, HVAC, and interior plumbing.
 - Successful bidder must arrange for all interior plumbing, electrical and other services to be disconnected to facilitate the move.
 - Successful bidder must arrange for the house and attached garage to be relocated to another property and must arrange for all permits, including but not limited to:
 - o Relevant road authority permits (oversized load) (Ministry of Transportation, County of Peterborough etc...)
 - o Relevant escort services (police, third party etc..)
 - o Relevant Building Code, Zoning and other relevant permits applicable to the relocated property.
- d) General Information regarding the subject property:

Photos of the property can be viewed here:

<https://townshipofselwyn.sharefile.com/public/share/web-s5b743ce7eff34c188a03d1ea8b84aebc>

Dwelling

- Single Family Dwelling - built approximately in 1970
- Brick Bungalow with 2 bedrooms and 2 bathrooms (main floor)
- Foundation Walls: 12" concrete block
- Shingle Roof, Roof Framing 2" X 6" trusses, Roof Sheathing ¾" Plywood
- Exterior: brick
- Structural Framing – 2" X 6" wood framing

Note: Township to arrange for main hydro disconnect and winterizing of plumbing. The Township will also arrange for a demolition permit through its Building Department to fill in the basement, including decommissioning the septic system.

- e) During the Sale period direct all questions to:

Angela Chittick, Manager of Community & Corporate Services/Clerk



Phone: (705) 292-9507 ext. 221
Email: achittick@selwyntownship.ca

Questions that require a reply, interpretation or clarification and are therefore more than just editorial will be answered by an Addendum to be sent by email to all interested parties. All Addendums shall be issued by the Township.

All bidders who obtain a copy of the Sale package are required to contact Angela Chittick, Manager of Community & Corporate Services/Clerk achittick@selwyntownship.ca to advise of the same should any addenda or clarifications be issued with respect to the Sale. The municipality reserves the right to supplement, add to, delete from, and change this solicitation document. Respondents will be advised by e-mail of any changes that are made providing that contact with the Manager of Community & Corporate Services/Clerk has been made as described above.

2.0 Closing Date

Sealed envelope, clearly marked as to contents will be received by the Township until **December 2, 2024, at 11:59:59 am** (according to the Administration lobby clock).

3.0 Site Visit

There is a site visit available for potential bidders. Please note that bidders must register in advance.

- **Wednesday, November 20, 2024 – 10 to 11 am.**

To register please contact:
Jerry Jopling, Facilities Maintenance Coordinator
Phone: 705-292-9507 ext. 226
Email: jjopling@selwyntownship.ca

4.0 Timeline

Item	Date
Receipt of Proposal Submission	December 2, 2024 (Noon)
Anticipated Decision Date	December 3, 2024

5.0 Submission Requirements

Bidders are required to include with their submission the following material:

- A Price – Section 11, including date when the house will be removed by.**



- b) **A deposit in the amount of 10% (percentage) of the total bid price** in the form of a bank draft, certified cheque, or money order, made payable to the Township of Selwyn.
- c) **Signed Declaration – Section 11.**

6.0 Delivery of Sale Submissions

- a) Submissions shall be delivered in a sealed envelope to the Township not later than **December 2, 2024, at 11:59:59 am (according to the Administration lobby clock)** and must be clearly marked as follows:

(Do Not Mail)

Single Family Dwelling – Sale and Removal 1670 Young’s Point Road

Angela Chittick

Manager of Community & Corporate Services/Clerk

Township of Selwyn

1310 Centre Line

Selwyn, Ontario K9J 6X5

- b) Fax or email submissions shall not be accepted or considered.
- c) Late submissions shall be returned unopened. Please ensure a return address is marked on the outside of the sealed envelope.
- d) Bidders will not be advised of any specific bid details.

7.0 Clarifications following Price Submission:

- a) The Township, at its sole discretion, may clarify any aspect of the Submission with any bidder at any time. Without limiting the generality of the foregoing, the Township may clarify with one or more bidders, at any time.
- b) All such clarifications shall be in writing in a form satisfactory to the Township.
- c) Clarifications with any bidder shall not constitute an acceptance of the proponent’s Submission.

8.0 General Conditions

- a) Submission of a Price shall mean that the bidder:
 - i) Has read and understood this document
 - ii) Agrees to comply with the conditions set out herein.
- b) Bidders should provide any and all information relevant to their Submission. The



Township reserves the right to request any other information it requires to evaluate the Submission. Failure to provide the information requested may result in the Submission being disqualified.

- c) The 10% of the total bid price deposit shall be returned by the Township to each unsuccessful bidder within four (4) days from the date accepting the Submission from the successful bidder.
- d) Failure to provide a deposit will render the Submission null and void and it will not be considered.
- e) The 10% of the total bid price deposit of the successful bidder will be credited to the accepted Price.
- f) No interest will be paid by the Township on the deposit.
- g) Full payment will be required 30 days prior to the date the house is to be moved.
- h) The successful bidder shall remove the house and attached garage from the property no later than June 30, 2025 and must arrange to disconnect all relevant services from the foundation.
- i) The bidder agrees that they shall purchase the house as it exists at the present time without representation, warranty, or condition with respect to the fitness condition, value, zoning, or lawful use of the property. The Township makes no representation of warranty with respect to any defects nor the state of repair of the working order of any aspect thereof. The Township shall have no responsibility whatsoever to remedy any defect, comply with any work orders or deficiency or other similar notice, or complete any unfinished work. The bidder acknowledges that their submission relied entirely upon their own inspections and investigations with respect to the property, including, its quality, quantity, state of repair, zoning and lawful use as well as its value and does not rely upon any representation, warranty or statement made by the Township or their representative or any other party involved in this proposed transaction.

9.0 Cautions

With respect to the Submission process, the Township:

- a) Reserves the right to waive any irregularities in any Submission, to negotiate for the modification of any single Submission, to request clarification and additional information on any Submission, and to re-advertise if desired.
- b) Reserves the right to reject, at its discretion, any, or any part of, or all Submissions. The Township may accept the Submission that, in its sole opinion, is deemed to be the most advantageous.



- c) Reserves the right to withdraw, at its discretion, this Sale at any time and shall not be liable for any expense, cost, loss or damage incurred or suffered by any bidder as a result of such withdrawal.
- d) Takes no responsibility for the accuracy of the information supplied during this process by any official, employee or agent of the Township.
- e) Takes no responsibility for the bidder lacking any information.
- f) Shall not be responsible for any expense incurred by any bidder in preparing or submitting a Submission or in providing any additional information necessary for the evaluation of the Submission.
- g) Shall not permit assignment of the Submission without the Township's prior written approval.
- h) All Submissions and supporting material submitted in response to this Sale shall become the property of the Township. The Township shall make every effort to safeguard the confidentiality of each proposal submission. All Submissions subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. Bidders are encouraged to review the Act and take it into consideration in the preparation of their submissions.

10.0 Checklist – Price Submission

- ___ Deadline – December 2, 2024 – Noon (deliver/courier to Township of Selwyn, 1310 Centre Line, Selwyn, Ontario K9J 6X5) - no mailing, no email, no fax
- ___ Deposit – 10% of the total bid price deposit (bank draft, certified cheque, or money order, made payable to the Township of Selwyn)
- ___ Completed Signed Declaration and Price – Section 11
- ___ Outline arrangements to disconnect services.
- ___ Identify who will be moving the house from the property, including their credentials to perform such work.
- ___ Confirmation of date house will be moved by.



11.0 Declaration and Price:

Price - Purchase House & Attached Garage
from 1670 Young's Point Road \$ _____

HST \$ _____

Total Bid Price \$ _____

Date house will be removed by: _____

(Note: the successful proponent will be required to make full payment 30 days prior to the date the house is to be removed)

I/We Declare that this Submission is made without any connection, knowledge, comparison of figures or arrangements with any other company, firm or person making a Submission for the same work and is in all respects fair and without collusion or fraud.

I/ We Declare that all matters stated in the Submission are in all respects true.

The undersigned have carefully read the requirements as per the Submission and have satisfied ourselves as to the conditions under which the transaction and subsequent removal of the house from the property, and hereby make a Submission to the Township of Selwyn for the house and removal of the same located at 1670 Young's Point Road, Township of Selwyn.

I/We acknowledge that _____ addenda have been received and that it is my/our ultimate responsibility to ensure all addenda issued have been received.

If selected as the successful bidder, I/We agree to abide by the terms as set out in the Submission and provisions for the price shown.

Dated at _____ this _____ day of _____, 2024.

) _____
Signature

) _____
Signing Authority (Print Name)

) _____
Street Address / City / Town / Postal Code

) _____
Telephone(s) and email