



**Request for Proposal RFP # 25-01
Surplus Real Estate Property
55 Highland Avenue (Viola Rand School)
Bradley Tax Map 16 Lot 16
Advertised Date: July 19, 2025
Proposal Due Date and Hour: August 21, 2025, at 2:00 p.m.
Melissa L. Doane, Bradley Town Manager
165B Main Street
PO Box 517
Bradley ME 04411**

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ATTACHMENT E: Disclaimer Acknowledgment

Town of Bradley, Maine
RFP # 25-01
ADVERTISED DATE: July 19, 2025
Surplus Real Estate Property
55 Highland Avenue (Viola Rand School)
Bradley Tax Map 16 Lot 16

GENERAL INFORMATION FORM
(TO BE COMPLETED AND RETURNED)

QUESTIONS: All inquiries for information and all communications regarding this solicitation should be directed to: Melissa L. Doane, Bradley Town Manager: (207) 827-7725, faxed to (207) 827-7072, or e-mailed to: mldoane@roadrunner.com.

DUE DATE: Sealed proposals/bids will be opened on **Thursday, August 21, 2025, at 2:00 p.m.** Failure to submit proposals/bids to the correct location by the designated date and hour will result in disqualification. Proposals/bids will be reviewed by the Town Manager and discussed at a regularly scheduled public meeting of the Town Council. The meeting date is scheduled for August 26, 2025.

ADDRESS: Proposals/bids should be mailed to: **Bradley Town Office, P.O. Box 517, Bradley, ME 04411, or hand-delivered to: Bradley Town Office, 165 B Main Street, Bradley, ME 04411.** The RFP reference number should be in the lower left corner of the return envelope or package.

COMPANY INFORMATION/SIGNATURE:

Full Legal Name (print):	Federal Taxpayer Number (ID#)
Business Name / DBA Name / TA Name and Address:	Payment Address Purchase Order Address:
Contact Name/Title:	Telephone Number:
Signature (ink) Date:	Fax Number E-mail Address:

Town of Bradley, Maine
RFB # 25-01
Surplus Real Estate Property
55 Highland Avenue (Viola Rand School)
Bradley Tax Map 16 Lot 16

1. INTRODUCTION

The Town of Bradley (hereinafter referred to as “Town”) is seeking proposals/bids for surplus real estate property. This property is described as 55 Highland Avenue, Bradley, Maine (Viola Rand School). Bradley, Maine, Tax Map 16, Lot 16. Rather than prescribing specific methods or outcomes, the Town is inviting proposers to submit ideas, methodologies, and approaches to help the Town Council decide on what would be best for the Town of Bradley.

The portion of property available for the proposal/bid includes the front lawn, the school building, the parking lot, and the playground area (front acreage). Currently, the Town anticipates retaining the vacant portion of the property (back acreage) for future municipal use or public benefit. However, the Town is open to considering other proposals.

If it is determined that a property division is needed, a survey and deed will be completed after the proposal is chosen. A right-of-way and/or easement to this back acreage will be conserved to appropriate access for future development and or use.

Additionally, if the proposal includes the demolition of the building, the Town reserves the right to retain and remove the entry doors before the demolition.

2. DISCLAIMER

The Town of Bradley has provided the information contained in this proposal/bid package to persons interested in bidding for the property described herein. The Town believes the information contained herein to be accurate and complete. However, neither the Town of Bradley nor their respective agents, employees, or attorneys make any warranties of any kind as to the accuracy or completeness of the information contained herein. Prospective proposers/bidders are urged to make an independent investigation as to each of those matters to which an ordinary and prudent buyer would inquire.

All proposers and bidders are invited to inspect the property and review the public records before submitting a proposal or bid. No warranties, guarantees, or representations of any kind are made. Warranties are disclaimed concerning any improvements located on the property, including improvements located underground, the location and or boundaries of the property or improvements thereon, title to the property, environmental compliance, its compliance with any applicable land use or hazardous waste regulations, laws, or ordinance. The proposer/bidder shall assume responsibility and expenses for any title search, title examination, or title insurance. The Town of Bradley expressly and specifically makes no and shall make no representations or warranties regarding hazardous or toxic waste, substances, matter, or materials, as those terms may be defined from time to time by applicable state, local, and federal laws, stored or otherwise located on the property.

The Town disclaims explicitly, and the proposer/bidder acknowledges that the Town shall not be responsible for or obligated now or at any time in the future to, protect, defend, indemnify, and save the proposer/bidder or its successor or assigns, harmless from and against any loss, damage cost, expense, clean-up, or liability including, but not limited to, attorneys’ fees and court costs, and including but not limited to such loss, damage, cost expense or liability, based on personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the premise.

3. **LAND USE**

The Town of Bradley's Land Use Ordinances and the State of Maine's Subsurface laws and policies will govern prospective project uses.

The parcel containing the school is currently served by public water and a private septic system. The private septic system is an overboard discharge system. This discharge system is believed to be non-transferrable and is regulated by the Maine Department of Environmental Protection Overboard Discharge Program. All proposers/bidders must contact the MDEP to determine future use and design.

4. **TERMS OF PROPOSAL/BID**

- A deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the proposal/bid price. The successful proposer/bidder's deposit will be credited to the total purchase price for the property. Deposits will be returned to unsuccessful proposers/bidders. Any proposal/bid that does not include the proper deposit will be rejected.
- The Real Estate will be offered and is being sold "AS IS, WHERE IS AND WITH ALL FAULTS".
- The Town assumes that proposers/bidders have inspected the property before proposing/bidding. The property is offered "AS IS, WHERE IS AND WITH ALL FAULTS" unrepaired and without any express or implied warranties of any kind or nature. The Town makes no warranties of any kind whatsoever regarding its title to the property, or the physical condition, location, or value of the property, or compliance with any applicable federal, state, or local law, ordinance, and regulation, including land use ordinances. Proposers/bidders must satisfy themselves as to each of those matters to which an ordinary and prudent buyer would inquire.
- The Town of Bradley reserves the right to refuse or accept any irregular proposal/bid.
- The chosen proposer/bidders for the property will be required to execute a Purchase and Sale Agreement with the Town of Bradley. The Purchase and Sale Agreement must be executed immediately after the RFP closes.
- In the event of a conflict between the Terms and Conditions of the Sale and the terms of the Purchase and Sale executed by the Town and the successful proposer/bidder, the Purchase and Sale Agreement shall control.

5. **REQUIRED PROPOSAL/BID CONTENT**

Proposals/bids must address the following items:

A. General Information Form

The return of the RFP general information form, signed and completed as required.

B. Deposit

A Deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the proposed/bid price. The deposit will be credited to the total purchase price for that property. Deposits will be returned to unsuccessful proposers/bidders.

C. Proposal/Bid Form

The proposer/bidder is encouraged to submit detailed information. The Town will consider all proposals and bids.

D. Disclaimer Acknowledgment

The return of the disclaimer acknowledgment.

E. Insurance Requirements

The bidder shall maintain, at their own expense, the levels of insurance described below. A certificate of insurance is required with the bid. A certificate of insurance, naming the Town as additional insured, shall be furnished to the Town within ten (10) days of the notification of the receipt of the proposal/bid award.

- Comprehensive General Liability insurance, including contractual insurance, automobile liability insurance, and property damage insurance. All above must be \$1,000,000 each occurrence.
- Workers' Compensation in accordance with the laws of the State of Maine.

5. OPTIONAL PRE-PROPOSAL/BID SITE VISIT

Pre-proposal/Bid site visits are encouraged, but are optional. Visits to the location will be at the entrant's own risk. The Town of Bradley will hold no liability. Appointments are required to enter the building. Appointments will be made through the Town Manager, Melissa Doane. Requests for appointments must be made before August 12, 2025.

7. REVIEW OF PROPOSALS/BIDS

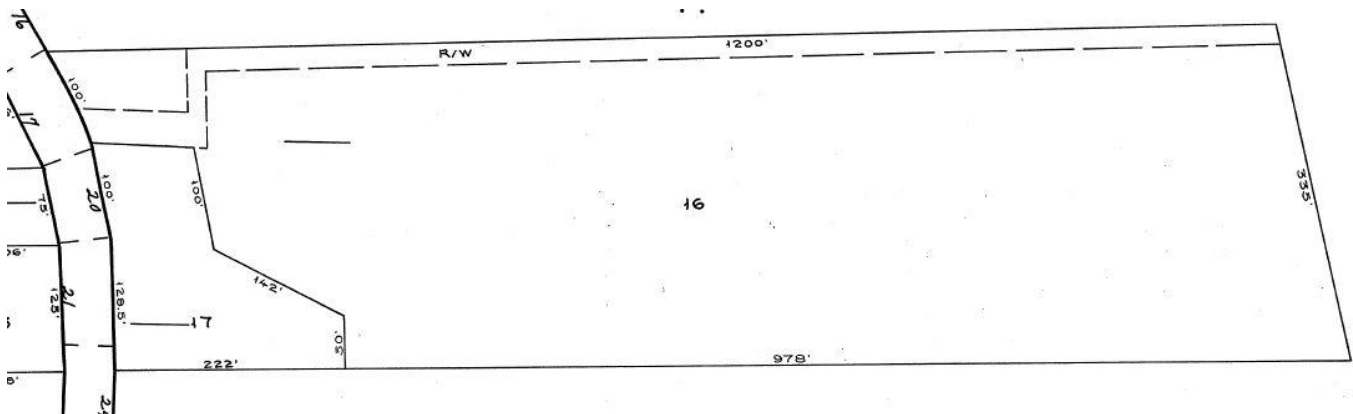
The proposals/bids will be reviewed and evaluated by the Bradley Town Council at a publicly held meeting, scheduled for August 26, 2025.

8. SUBMISSION OF PROPOSALS/BIDS

Proposals/bids must be submitted using the enclosed "Proposal/Bid Form" and be received at the Bradley Municipal Building no later than 2:00 PM on Thursday, August 21, 2025. The Town reserves the right to reject all proposals/bids, to negotiate elements of the proposals/bids, and to enter a contract for services that it deems to be in the best interest of the Town.

Copies of the Request for Proposals/Bids and related documents may be obtained at the Bradley Municipal Building or by visiting the Town of Bradley website at townofbradley.net.

ATTACHMENT A TAX MAP 16 TOWN OF BRADLEY RFB #25-01



ATTACHMENT B TAX CARD
TOWN OF BRADLEY
RFB #25-01

MAP 14 LOT 14	ACCOUNT NO. 386	BRADLEY, MAINE	ADDRESS 55 HIGHLAND AVE	CARD NO. 1 OF	
VIOLA RAND SCHOOL - MSAD 90 55 HIGHLAND AVE BRADLEY ME 04411 0164		386 016 016	PROPERTY DATA		
REGIONAL SCHOOL UNIT #34 156 OAK ST OLD TOWN ME 04468 BL3677P146 B2333P101		386 016 016	ASSESSMENT RECORD		
INSPECTION WITNESSED BY:		DATE		X	
No./Date		Description		Date Insp.	
1. Level		4. Low		2. Sloping	
2. Sloping		5. Swampy		3. Rolling	
3. Rolling		6. Ledge		4. Level	
UTILITIES		5. Dug Well		6. Septic	
1. All Public		2. Public Water		3. Public Sewer	
4. Drilled Well		5. No Utilities		6. Cess Pool	
STREET		4. Proposed		5. R/W	
1. Paved		2. Gravel		3. Semi-Improved	
3. Semi-Improved		4. No Street		5. No Street	
WATER		REINSPECTION		SALE DATA	
DATE (MM/YY)		PRICE		SALE TYPE	
1. Land		2. Land & Bldg.		3. Building Only	
4. Moho		5. Comm.		6. Other	
FINANCING		1. Conv.		2. FHA/VA	
3. Assumed		4. Seller		5. Private	
6. Cash		7. Unknown		8. Other	
VERIFIED		1. Buyer		2. Seller	
3. Lender		4. Agent		5. Report	
6. MLS		7. Family		8. Other	
9. Cont'd.		10. Other		11. Other	
VALIDITY		1. Valid		2. Related	
3. Distress		4. Spill		5. Partial	
6. Exempt		7. Changed		8. Other	
FRONT FOOT		TYPE		EFFECTIVE	
11. Regular Lot		12. Delta Triangle		13. Nable Triangle	
14. Rear Land		15. Condo		16. Regular Lot	
17. Secondary		18. Excess Land		19. Condo	
20. Condo		21. Baseline Imp.		22. Baseline Unimp.	
23. Baseline Unimp.		24. Baseline Imp.		25. Baseline Unimp.	
26. Frontage		27. Secondary Lot		28. Rear 1	
29. Rear 2		30. Water Frontage		31. Fittable	
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QUALIFICATIONS AND EXPERIENCE:

[illegible]

To facilitate a comparison of competing proposals/bids, the Town respectfully requests that applicants complete the following form. Please feel free to attach additional information if the information is more extensive than the space provided.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ATTACHMENT E: DISCLAIMER ACKNOWLEDGMENT
TOWN OF BRADLEY
RFB #25-03

The Town of Bradley has provided the information contained in this proposal/bid package to persons interested in bidding for the property described herein. The Town believes the information contained herein to be accurate and complete. However, neither the Town of Bradley nor their respective agents, employees, or attorneys make any warranties of any kind as to the accuracy or completeness of the information contained herein. Prospective proposers/bidders are urged to make an independent investigation as to each of those matters to which an ordinary and prudent buyer would inquire.

All proposers and bidders are invited to inspect the property and review the public records before submitting a proposal or bid. No warranties, guarantees, or representations of any kind are made. Warranties are disclaimed concerning any improvements located on the property, including improvements located underground, the location and or boundaries of the property or improvements thereon, title to the property, environmental compliance, its compliance with any applicable land use or hazardous waste regulations, laws, or ordinance. The proposer/bidder shall assume responsibility and expenses for any title search, title examination, or title insurance. The Town of Bradley expressly and specifically makes no and shall make no representations or warranties regarding hazardous or toxic waste, substances, matter, or materials, as those terms may be defined from time to time by applicable state, local, and federal laws, stored or otherwise located on the property.

The Town disclaims explicitly, and the proposer/bidder acknowledges that the Town shall not be responsible for or obligated now or at any time in the future to, protect, defend, indemnify, and save the proposer/bidder or its successor or assigns, harmless from and against any loss, damage cost, expense, clean-up, or liability including, but not limited to, attorneys' fees and court costs, and including but not limited to such loss, damage, cost expense or liability, based on personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the premise.

Bidder Signature: _____ Date _____

Printed Name: _____