

**REQUEST FOR BIDS
APPRAISAL SERVICES
SCOTT COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

The Scott County Economic Development Authority (EDA) is accepting bids for appraisal services for property located at 1435 U.S. Hwy. 23 S. in Weber City, VA.

Please see the attached survey for the property to be appraised. Each parcel is to be appraised separately and also one appraisal for both combined.

The Scott County EDA reserves the right to reject any or all bids submitted, to accept any bid which meets the specifications herein stated, and to waive any formality or technicality in any bid in the best interest of the County.

The Scott County EDA will provide a tax-exempt certificate upon award of contract.

Questions concerning the project should be submitted to John Kilgore, Executive Director, at 276-386-2525, or email jkilgore@scottcountyva.com, Scott County Economic Development Authority, 190 Beech Street, Suite 202, Gate City, VA 24251.

Please submit bids on the attached form. The Proof of Authority to Conduct Business in Virginia form must be submitted with the bid. Bids may be emailed to jkilgore@scottcountyva.com or mailed to Scott Co. EDA, 190 Beech Street, Suite 202, Gate City, VA 24251. Bids will be accepted until 2:00 PM, Monday, October 18th, 2021.

GENERAL TERMS & CONDITIONS:

Informalities: Scott County reserves the right to reject all bids and to waive informalities.

Contractor's Authorization to Transact Business: Please see the attached form titled "Proof of Authority to Transact Business in Virginia."

Employment Discrimination: (*Code of Virginia § 2.2-4311*) This provision only applies to contracts valued in excess of \$10,000.

1. During the performance of this contract, the contractor agrees as follows:
 - a. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
 - b. The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
 - c. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
2. The contractor will include the provisions of the foregoing paragraphs a, b and c in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

Drug-Free Workplace: (*Code of Virginia § 2.2-4312*) This provision only applies to contracts valued in excess of \$10,000.

During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor in accordance with this chapter, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

Faith-Based Organizations: (*Code of Virginia § 2.2-4343.1*) Scott County does not discriminate against faith-based organizations.

Illegal Aliens: (*Code of Virginia* § 2.2-4311.1) The Contractor agrees that he or she does not, and shall not during the performance of this contract, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.

Indemnification: The Contractor shall hold harmless and indemnify Scott County and its officers, officials, employees and agents against any and all injury, loss or damage arising out of the Contractor's negligent or intentionally wrongful acts or omissions. The County will not agree to indemnify the offeror or bidder.

Proprietary Information: § 2.2-4342(F) of the *Code of Virginia* states: "Trade secrets or proprietary information submitted by a bidder, offeror, or contractor in connection with a procurement transaction or prequalification application submitted pursuant to subsection B of § 2.2-4317 of the *Code of Virginia* (1950), as amended, shall not be subject to the *Virginia Freedom of Information Act* (§ 2.2-3700 et seq. of the *Code of Virginia* (1950), as amended); however, the bidder, offeror, or contractor shall (i) invoke the protections of this section prior to or upon submission of the data or other materials, (ii) identify the data or other materials to be protected, and (iii) state the reasons why protection is necessary." If the exemption from disclosure provided by § 2.2-4342(F) of the *Code of Virginia* is not properly invoked, then the proposals will be subject to disclosure pursuant to applicable law.

PROOF OF AUTHORITY TO TRANSACT BUSINESS IN VIRGINIA

THIS FORM MUST BE SUBMITTED WITH YOUR PROPOSAL/BID. FAILURE TO INCLUDE THIS FORM MAY RESULT IN REJECTION OF YOUR PROPOSAL/BID

The attention of each offeror or bidder is directed to § 2.2-4311.2 of the *Code of Virginia*, which requires an offeror or bidder organized or authorized to transact business in the Commonwealth of Virginia pursuant to Title 13.1 or Title 50 of the *Code of Virginia*, as amended, or as otherwise required by law, to include in its proposal or bid the Identification Number issued to such offeror or bidder by the Virginia State Corporation Commission (SCC). Furthermore, any offeror or bidder that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 of the *Code of Virginia*, as amended, or as otherwise required by law, shall include in its proposal or bid a statement describing why the offeror or bidder is not required to be so authorized. Failure to provide the required information may result in the rejection of the proposal or bid. If the proposal or bid is accepted by the County, the undersigned agrees that the requirements of the *Code of Virginia* § 2.2-4311.2 have been met. Please complete the following by checking the appropriate line that applies and providing the requested information. **PLEASE NOTE: The SCC number is NOT your federal ID number or business license number.**

A. _____ Offeror/Bidder is a Virginia business entity organized and authorized to transact business in Virginia by the SCC and such offeror's/bidder's Identification Number issued to it by the SCC is _____.

B. _____ Offeror/Bidder is an out-of-state (foreign) business entity that is authorized to transact business in Virginia by the SCC and such offeror's/bidder's Identification Number issued to it by the SCC is _____.

C. _____ Offeror/Bidder does not have an Identification Number issued to it by the SCC and such offeror/bidder is not required to be authorized to transact business in Virginia by the SCC for the following reason(s): _____

Please attach additional sheets if you need more space to explain why such Offeror/Bidder is not required to be authorized to transact business in Virginia.

Legal Name of Company (as listed on W-9): _____

By: _____ Title: _____
(typed or printed)

Date: _____ Authorized Signature: _____

PLEASE RETURN THIS PAGE WITH PROPOSAL OR BID - REQUIRED

BID FORM – APPRAISAL SERVICES
RETURN BID FORM WITH BID - REQUIRED

Bid Price: _____

Additional Fees: _____

Total Bid Price: _____

Estimated time frame
for delivery of appraisal: _____

Company Name: _____

Address: _____

Phone: _____

FAX: _____

Email: _____

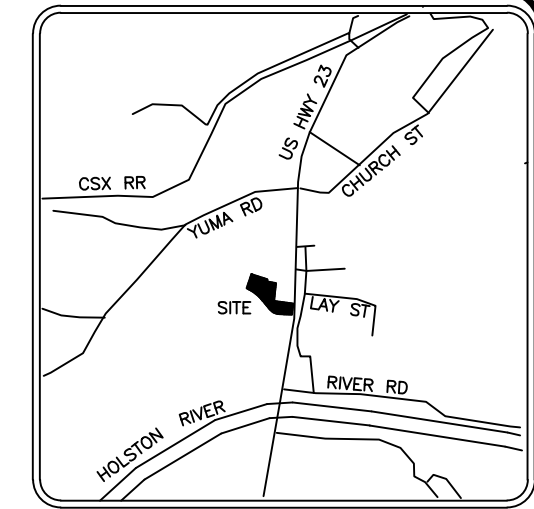
Name: _____

Signature: _____

Date: _____

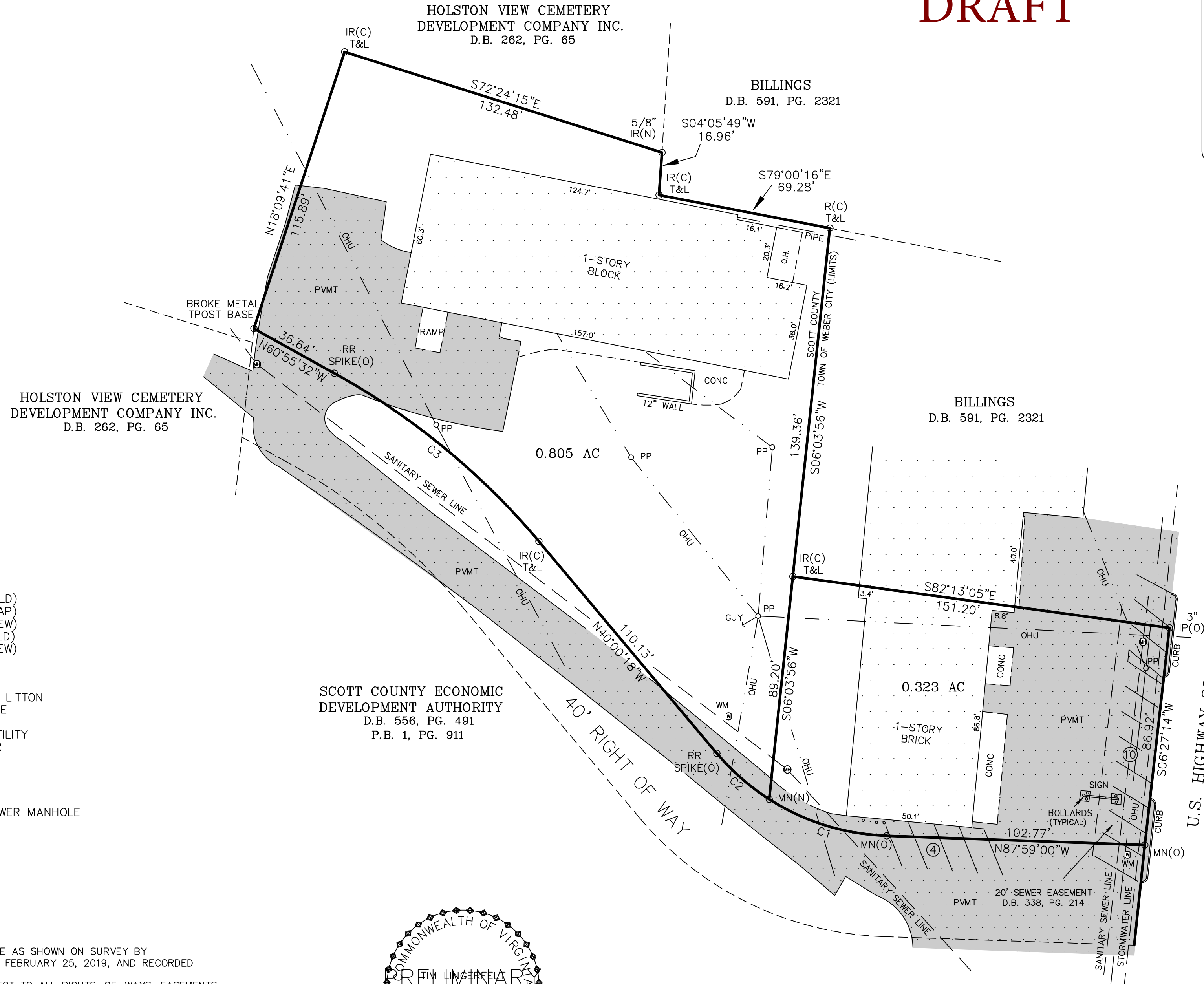
Scott County Economic Development Authority
190 Beech Street, Suite 202
Gate City, VA 24251
(276)386-2525
FAX (276)386-6158

DRAFT



LOCATION MAP
N.T.S.

DATE:	
REVISIONS:	



HOLSTON VIEW CEMETERY
DEVELOPMENT COMPANY INC.
D.B. 262, PG. 65

BILLINGS
D.B. 591, PG. 2321

BILLINGS
D.B. 591, PG. 2321

SCOTT COUNTY ECONOMIC
DEVELOPMENT AUTHORITY
D.B. 556, PG. 491
P.B. 1, PG. 911

LEGEND

- IP(O) IRON PIPE (OLD)
- IR(C) IRON ROD (CAP)
- IR(N) IRON ROD (NEW)
- MN(O) MAG NAIL (OLD)
- MN(N) MAG NAIL (NEW)
- AC ACRES
- D.B. DEED BOOK
- PG. PAGE
- T&L THOMPSON & LITTON
- N.T.S. NOT TO SCALE
- PP POWER POLE
- OHU OVERHEAD UTILITY
- WM WATER METER
- P.B. PLAT BOOK
- RR RAILROAD
- PVMT PAVEMENT
- C CENTERLINE
- ⊕ SANITARY SEWER MANHOLE

NOTES:

- 1) NORTH BASED ON N18°09'41"E AS SHOWN ON SURVEY BY THOMPSON & LITTON DATED FEBRUARY 25, 2019, AND RECORDED IN PLAT BOOK 1, PAGE 911
- 2) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 51169C0430C EFFECTIVE DATE JANUARY 7, 2015 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 21-12284
- 5) ACAD FILE 21-12284 ITB SURVEY SERVICES.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 146B7 "A", PART OF PARCEL 20
- 8) DEED REFERENCE: DEED BOOK 556, PAGE 491
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) THERE IS A PERMANENT STORM EASEMENT GRANTED ALONG U.S. HIGHWAY 23 IN DEED BOOK 211, PAGE 586.
- 11) 14 PARKING SPACES



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

DATE _____

CURVE	RADIUS	LENGTH	CHORD
C1	92.30'	49.54'	N72°44'44"W 48.95'
C2	92.30'	27.82'	N48°44'02"W 27.71'
C3	289.47'	105.96'	N50°34'48"W 105.37'

BOUNDARY SURVEY
1.128 ACRES
ESTILLVILLE MAGISTERIAL DISTRICT
SCOTT COUNTY, VIRGINIA
DATE: AUGUST 5, 2021
SCALE: 1"=30'

SCOTT COUNTY ECONOMIC
DEVELOPMENT AUTHORITY
SCOTT COUNTY, VIRGINIA

TIM LINGERFELT, PLS
243 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX: (423) 392-8888
E-MAIL: tlingerfelt@alleysassociates.com

