

REQUEST FOR BIDS

The **Town of Dalton** invites sealed bids for a parcel of land located off North Street, Dalton, being Assessor's Tax Map 215, Lot 13. Qualified persons or businesses intending to submit a bid must submit their bids to the Office of the Town Manager, Town of Dalton, 462 Main Street, Dalton, MA 01226 no later than **5:00 p.m. on November 6, 2025**. The Town of Dalton reserves the right to reject any and all bids, to waive informalities in bids, to cancel this Request for Bids if it is in the Town's best interest to do so, and to award the contract in the best interest of the Town of Dalton.

I. Property Description

The property is a parcel of vacant land, containing 9.151 acres, more or less, located off North Street (Route 8A & 9), being Assessor's Tax Map 215, Lot 13 (the "Property"), shown on a plan entitled "Agricultural Preservation Restriction (APR) North Street Dalton, MA," dated September 24, 2024, prepared by Hill Engineers Architects Planners, recorded with the Berkshire Middle District Registry of Deeds as Plan V-43 (the "Plan"). See Judgment in Tax Lien Case dated February 3, 2014, recorded with the Registry in Book 5341, Page 61. The Property is not subject to the Agricultural Preservation Restriction.

Access to the Property is by an easement and right of way across Tax Map 215, Lot 12, reserved by the Town of Dalton, its successors and assigns, for the usual purposes of a street or way over a road 50 feet in width, shown as "Existing Pavement" on the Plan, lying between the northerly line of North Street and the southerly boundary of the Property, as described in a deed dated October 28, 2024, recorded with the Registry in Book 7721, Page 343.

The Property is being sold "AS IS." Bidders will not be permitted access to the Property prior to closing for inspections and/or assessments of any kind. Bids submitted with contingencies will be rejected.

II. Bid Submission Requirements

The minimum bid for the Property is Twenty-Eight Thousand Nine Hundred and 00/100 Dollars (\$28,900.00). A binder (deposit) of ten percent (10%) of the bid amount must accompany the bid.

Bids must be submitted in a sealed envelope marked on the outside: **Dalton – North Street Parcel. Bids must be submitted no later than 5:00 p.m. on November 6, 2025, at the Office of the Town Manager, Town of Dalton, 462 Main Street, Dalton, MA 01226.**

Bids will be opened publicly at the Select Board meeting scheduled for 7:00 p.m. on November 10, 2025.

III. **Evaluation of Bids**

All bids must meet the minimum criteria set forth herein.

IV. **Contract Terms and Conditions**

The successful bidder and the Town shall enter into a purchase agreement within ten (10) days from acceptance of the bid. The Town reserves the right to include in the contract any specific items of the successful bid which further describe the purchase or set forth the successful bidder's obligations to the Town.

V. **Additional Submission Requirements**

(a) All persons submitting bids must execute the non-collusion certification on the bid form. This certification is in the following form:

The undersigned certifies under the pains and penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

(b) Under the provisions of G.L. c. 62C, §49A, all persons or companies submitting bids are required to certify their compliance with the tax laws of the Commonwealth, reporting of employees and contractors, and withholding and remitting child support. Therefore, all persons submitting bids must certify compliance with such laws on the form accompanying the bid form.

TOWN OF DALTON

REQUEST FOR BIDS

**SALE OF PARCEL OF VACANT LAND
IN DALTON, MA**

PRICE PROPOSAL FORM

The minimum purchase price for the Parcel is \$28,900.00. Proposers offering to purchase the Parcel for less than the minimum price set forth herein will be rejected. A deposit of \$_____ is enclosed (must be 10% of Bid Price).

BID PRICE: Please write your bid offer on the spaces provided below in both written words and numbers:

Print/Type your bid amount in written form.

\$

Print/Type your bid amount above in number form.

Note: Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amount, the written form will be held.

(SIGNATURE)

(DATE)

PRINT NAME: _____

ENTITY: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: _____

(Note: This Form must be included in the proposal submission)

TOWN OF DALTON

REQUEST FOR BIDS

SALE OF PARCEL OF VACANT LAND IN DALTON, MA

Certificate of Non-Collusion

Under Massachusetts General Laws Ch. 30B, Sec. 10 the following Certification must be provided:

“The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.”

(Please Print)

Authorized Official's Signature

Title of Person Signing

Typed or Printed Name of Person Signing

Company Name

Telephone Number

Address

Fax Number

Address

Date: _____

(Note: This Form must be included in the proposal submission)

TOWN OF DALTON

REQUEST FOR BIDS

SALE OF PARCEL OF VACANT LAND IN DALTON, MA

Certificate of Tax Compliance

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Authorized Official's Signature

Title of Person Signing

Typed or Printed Name of Person Signing

Company Name

Telephone Number

Address

Fax Number

Address

Date: _____

(Note: This Form must be included in the proposal submission)