

Criglersville School Property Repurposing Advisory Committee

August 14, 2018 at 7:15 PM (After the Board of Supervisors meeting adjourns)

Board Auditorium, 414 N. Main Street

Proposed Agenda:

1. Discussion and/or approval of the July 24, 2018 meeting minutes
2. Review anticipated timetable/potential committee work plan
3. Discuss Auctioneer proposals (responses due August 13)
4. Discuss response to request for appraisal proposals
5. Discussion with Zoning Administrator on property redevelopment
6. Discuss on Real Estate Broker procurement
7. Schedule the next meeting

A meeting of the Criglersville School Property Repurposing Advisory Committee was called to order at 7:45 PM on July 24, 2018 in the County Administration Building auditorium at 414 N. Main Street in Madison, VA. Member attendance was as follows:

P Connie Aylor
P Daniel Crigler
P Charles Fisher
P Lynn Graves
P Charlotte Hoffman
P Clay Jackson
P Maxwell Lacy

County Administrator Jack Hobbs and Gracie Brooks from the Madison Eagle were present.

A proposed agenda, minutes from the July 10, 2018 meeting and other information was distributed. Discussion on the Criglersville school property continued as follows.

A potential timetable for the cleanup and potential property sale or demolition of the Criglersville school property was presented.

The County Administrator was asked to issue a request for auctioneer service proposals, obtain an appraisal of the property and to begin the process to procure the services of a real estate agent. There was a discussion on the need to understand the value of the whole site as it currently exists as well as in scenarios such as (a) the sale of all of the site except for the museum house and monument and (b) sale of the property after the buildings are demolished.

After the group agreed to meet again at 7:15 PM on August 14, 2018 at 414 N. Main Street, the session broke up at about 8:16 PM.

Respectfully Submitted,

Jack Hobbs
County Administrator

Criglersville School Property: Anticipated Timetable as of August 9, 2018

Events to Date

May 8, 2018	Committee members appointed by the Board of Supervisors
May 22, 2018	Adoption of the Committee's charter by the Board of Supervisors
May 23, 2018	Initial Committee meeting; toured Criglersville Elementary School buildings and site
June 7, 2018	Committee discussed potential options; assigned tasks to Committee members
June 19, 2018	Committee heard reports from members; consensus developed to focus on sale and demolition instead of renovation and reuse
July 10, 2018	Committee consensus developed to prioritize staging an auction for the contents and otherwise clean up the building and grounds in preparation for a viewing, a hearing and a good-faith property sale/reuse effort before the County switches to demolition mode; a tentative timetable through October 2018 was established
July 24, 2018	Committee approval of an auctioneer RFP and site/buildings cleanup plan

Planned Events Criglersville School Property Repurposing Advisory Committee

August 14, 2018	Review appraiser and building contents auctioneer proposals; discuss realtor procurement; discussion potential future uses with Zoning Administrator
TBD	Develop, approve and advertise a realtor/sales RFP
Late September (on a Saturday)	On-site auction for contents of Criglersville property plus surplus items from other County operations as practical. <i>Note that this would be an appropriate time for the building to be open for viewing by the public.</i>
September 30, 2018	Goal date for complete buildings and site cleanout/cleanup
October 3, 2018	Community meeting or public hearing (concurrent with Board of Supervisors meeting) on the building disposition plan
TBD	Contract for a realtor or sale (6 months?)
Ongoing	Discuss future use of the site as a County park and appropriate site improvements in the event the property is not sold
TBD	If the sale effort is not successful, develop a bid package for a demolition contractor
TBD	Bid and award a contract for demolition
TBD	Demolition/site restoration

Note: Current uses of the Criglersville school site include the resettlement monument, the playground and the museum house. The consensus of the Committee members is that the County should consider the "voting house" along with any sale or demolition process it undertakes for the brick school building, and it appears that the Madison County Historical Society would be receptive to the relocation of the polling place to the museum house which would require a public hearing process.

Items at the Criglersville Elementary School building that appear to have sentimental value:

- The "C" on the stage curtain in the cafetorium
- The sign over the front entrance to the school
- The freestanding sign near the road

Building contents that might have significant monetary value:

- Vintage light fixtures
- Stair rails (although removing those prior to offering the building for sale appears to be problematic)

Items that need to be retained (moved to storage elsewhere):

- Main Street Christmas decorations (in the "voting house" building)
- After-Prom items (in the voting house building)
- Seats removed from the auditorium at 414 N. Main Street (in the cafetorium)



COUNTY OF MADISON, VIRGINIA
REQUEST FOR AUCTIONEER SERVICE PROPOSALS

Issue Date: July 25, 2018

Due Date and Time: **August 13, 2018 at 10:00 AM**

Anticipated Award Decision Date: August 17, 2018

RFP #: 180725

Issuing Agency: Madison County Administrator's Office
302 Thrift Road
P.O. Box 705
Madison, VA 22727

Procurement Contact: Jack Hobbs, County Administrator
Phone: 540-948-7500
E-mail: jhobbs@madisonco.virginia.gov

Madison County requests proposals from qualified individuals or firms willing provide auctioneer services. A copy of the request for proposals document is available at www.madisonco.virginia.gov. All proposals shall be delivered in the format specified in the RFP document to 302 Thrift Road, Madison, VA 22727 no later than 10:00 AM on August 13, 2018. This procurement shall utilize competitive negotiation.

Contents

I.	General Information & Background.....	3
II.	Qualifications	3
III.	Scope of Work.....	4
IV.	Proposal Format.....	5
V.	Contract Form.....	5
VI.	Submittal Instructions.....	6
VII.	Evaluation & Award	7
	Appendix A: Proposal Cover Sheet.....	8

I. General Information & Background

- a. Madison County is a rural community located just north of Virginia's geographic center. Nestled below the magnificent Blue Ridge Mountains, the County displays the best of the Virginia Piedmont's character. The County comprises 327 square miles and had a 2016 population of approximately 13,078.
- b. Good information on Madison County can be found in documents such as the Comprehensive Plan, annual budget and financial audit reports. Electronic copies of these documents are available on the County web site (<http://www.madisonco.virginia.gov/>).
- c. The motivation for this request for proposals involves the Criglersville Elementary School property. The old brick school building on the property (1120 Blue Ridge Turnpike) has deteriorated, but the County would rather see it be appropriately reused as opposed to demolished. There being no proposed use of the property by any County agency, the proper disposal of all building contents is needed prior to building cleanup for "showing" to prospective purchasers.
- d. To complement this cleanup/clean out effort, furniture and other County surplus items will be moved into the Criglersville Elementary School building for concurrent disposal. This includes items from the 300 Thrift Road building, the Emergency Service Coordinator's office in the War Memorial Building, the "voting house" building at the Criglersville Elementary School site and possibly others. The County will be responsible for moving all surplus items into the Criglersville Elementary School building.
- e. Surplus items that might have significant monetary value include vintage light fixtures.
- f. Items specifically excluded from this auction include:
 - i. The "C" on the stage curtain in the cafetorium
 - ii. The sign over the front entrance to the school
 - iii. The freestanding sign near the road
 - iv. Main Street Christmas decorations (in the "voting house" building)
 - v. After-Prom items (in the voting house building)
 - vi. Seats removed from the auditorium at 414 N. Main Street (in the cafetorium)

II. Qualifications

- a. The Madison County Board of Supervisors intends to procure the services of a qualified Auctioneer through this Request for Proposals. In this context, Auctioneer includes both auctioneering companies and individuals who are auctioneers.

- b. It is mandatory that the Auctioneer selected under this process shall:
 - i. possess appropriate experience, training and licensure for such work and
 - ii. have experience as a practicing auctioneer in the greater Madison County area.
- c. It is anticipated that the Auctioneer selected under this process will:
 - i. be knowledgeable of Virginia law and regulations that pertain to the proper disposal of property owned by local government,
 - ii. excellent interpersonal, written and oral communication skills, and
 - iii. the ability to manage conflict professionally and effectively. Familiarity with Madison County, its local government and current events is desirable.

III. Scope of Work

- a. The Auctioneer will prepare the Criglersville Elementary School property for the auction on a date established by agreement with the County Administrator.
- b. Access and parking for current uses of the site, including the museum, voting house and monument, are to be preserved by the auctioneer so as to not negatively impact those facilities – including on the day of the auction.
- c. The Auctioneer will gather information on the items available for disposal to distribute to the public in an effort to inform prospective bidders and enable them to make wise purchase decisions.
- d. The Auctioneer will conduct an on-site visit to consolidate the items in to lots, digitally photograph each lot and conduct a first-hand assessment of the condition and value of each lot.
- e. The Auctioneer will prepare and locate signage to promote the sale event on the site twenty-one days prior to auction. The sign shall also direct prospective buyers to the Auctioneer's website and provide a phone number for further information.
- f. The Auctioneer will work in conjunction with County Administrator to prepare and place a proper notice of sale in the Madison Eagle that will run (3) weeks prior to auction day.
- g. The Auctioneer will author and post good information regarding the auction on its company website including a numbered list with a lot number, description of the lot and photograph of each lot. All website information will post twenty-one (21) days prior to auction.
- h. The Auctioneer will engage its staff to answer questions and help interested individuals gather information that will help them to become informed buyers at the auction.

- i. On auction day, the Auctioneer will prepare the facility for the auction by setting up audio/visual equipment, chairs, table for registration and for the Auctioneer's staff to complete sale transactions, and possibly provide light refreshments for the crowd.
- j. Auctioneer will provide a proper accounting and a check with the net proceeds to the County Administrator no later than 30 days after auction day.

IV. Proposal Format

- a. Proposals are to be submitted in a simple and economical format, which allows uniform review and easy access to information by evaluators. Emphasis should be placed on completeness and clarity of content.
- b. Each printed and electronic copy of the proposal is to be bound or contained in a single volume. All documents that pertain to the proposal should be contained in that single volume.
- c. Proposals should be organized in the order in which the requirements are presented in the Request for Proposal (RFP).
 - i. The cover page at the end of this RFP.
 - ii. An introductory letter of interest containing a statement by the proposer evidencing an understanding of the work to be done as set forth in this RFP, including an acceptance of the terms of this RFP with exceptions clearly referenced should be provided.
 - iii. A table of contents, which cross-reference the RFP requirements, should be provided. All pages of the proposal should be numbered. All submissions are to be in a narrative form and address the requirements set forth in this RFP.
 - iv. A Statement of Qualifications including any additional information that the Contractor considers pertinent to its qualifications and which respond to the Scope of Services described should be provided. "Additional information" includes but is not limited to:
 - 1. Biographical data on the individuals who will be assigned to the project, including their relevant experience for Virginia local governments by locality. The individual who would be designated the "Auctioneer" should be clearly identified.
 - 2. All current certifications, related experience, training, and education of the personnel proposed.
 - v. Narratives clearly articulating the scope of work proposed, exceptions to items listed in the RFP and a draft contract articulating scope of work, conditions, etc. should be provided.

V. Contract Form

- a. The Auctioneer selected will be awarded a contract to handle surplus contents of Criglersville Elementary School and other buildings (see Section I.d), but disposal of items in the future may or may not be with the selected auctioneer as best suits the interests of the County of Madison.

- b. The method for computing the compensation for the Auctioneer's services is subject to proposal and negotiation. Proposers are advised that Madison County strongly prefers to not "guarantee" any minimum proceeds to the auctioneer.
- c. Proposers are advised that all resultant contracts will be extended, with the authorization of the Proposer, to other jurisdictions and political subdivisions of the Commonwealth of Virginia to permit their ordering of supplies and/or services at the prices and terms of the resulting contract or as may be negotiated between the parties. If any other jurisdiction decides to use the final contract, the Contractor must deal directly with that jurisdiction or political subdivision concerning the placement or orders, issuance of the purchase order, contractual disputes, invoicing and payment. Madison County acts only as the "Contracting Agent" for these jurisdictions and political subdivisions. Failure to extend a contract to any jurisdiction will have no effect on consideration of any bid/proposal.
 - i. It is the awarded vendor's responsibility to notify the jurisdictions and political subdivision of the availability of the contract.
 - ii. Each participating jurisdiction and political subdivision has the option of executing a separate contract with the awardee. Contracts entered into with them may contain general terms and conditions unique to those jurisdictions and political subdivisions covering minority participation, non-discrimination. If, when preparing such a contract, the general terms and conditions of a jurisdiction are unacceptable to the awardee, the awardee may withdraw its extension of the award to that jurisdiction.
 - iii. Madison County shall not be held liable for any costs or damage incurred by another jurisdiction as a result of any award extended to that jurisdiction or political subdivision by the awardee.

VI. Submittal Instructions

- a. An authorized representative of the Contractor is expected to sign the proposal.
- b. In order to be considered for selection, all contractors must submit a complete response to the RFP. Ten (10) paper copies of each proposal and/or one digital copy (pdf format on a memory stick in a single file) must be submitted to the County as noted on the cover page. The Contractor shall make no other distribution of the proposal. Packages containing proposals are to be marked accordingly per instructions on the RFP cover page.
- c. Addenda will be issued if necessary. It is the sole responsibility of the vendor to be aware of addenda which will be posted on the Madison County web page. It is anticipated that no addenda will be issued less than three days before the due date.

VII. Evaluation & Award

Madison County will procure auctioneer services under the RFP/competitive negotiation method articulated in the Virginia Public Procurement Act. As such,

- a. An Evaluation Committee will be formed to review and/or screen all submittals.
- b. Each submittal will be reviewed by the County who has full discretion in this procurement, including suspending the details of this request for proposal and proceeding as it deems appropriate. The following criteria will be used in the evaluation process:
 - a. Offeror's experience in providing the services requested,
 - b. Offeror's capability and skills to perform the services required,
 - c. Services to be provided by the Offeror,
 - d. Completion of need services in a timely manner
 - e. Cleanup services offered. In other words, upon completion of the auction event the County would move to donate, recycle or landfill all remaining building contents and clean up the brick school building in preparation for a sale event, and
 - f. Estimated net proceeds revenue to the County.
- c. Exceptions/Alternatives will also be considered.
- d. The County shall engage in individual negotiation and discussions with one or more Contractors deemed fully qualified, responsible and suitable on the basis of initial responses to provide the required services. Repetitive informal interviews are permitted. Contractors shall be encouraged to elaborate on their qualifications, performance data, and staff expertise pertinent to the proposed contract as well as alternative concepts. On the basis of evaluation factors published in the RFP and all information developed in the selection process to this point, the County shall select the Contractor whose price, qualifications, and proposed services are deemed most meritorious. If a contract satisfactory and advantageous to the County can be negotiated at a price considered fair and reasonable, the award shall be made to that Contractor. Otherwise, negotiations with the Contractor ranked first shall be formally terminated and negotiation conducted with the Contractor ranked second, and so on, until such a contract can be negotiated at a fair and reasonable price. Should the County determine in writing and in its sole discretion that only one Contractor is fully qualified, or that one Contractor is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that Contractor. The County reserves the right to award any item or combination of items in the Scope of Services.
- e. The Request for Proposal and all documents contained herein shall become of the part of the contract executed between the Contractor and the County of Madison, VA.

Appendix A: Proposal Cover Sheet

COUNTY OF MADISON, VIRGINIA RFP #180725

Auctioneer Services

Issue Date: July 25, 2018

Due Date & Time: August 13, 2018 at 10:00 AM

(COMPLETE THIS SHEET AND RETURN AS A COVER PAGE FOR THE PROPOSAL)

GENERAL INFORMATION FORM

QUESTIONS: All inquiries for information regarding this solicitation should be directed to Jack Hobbs at jhobbs@madisonco.virginia.gov at least seven days before the deadline. Answers will be posted in addendum form on the Madison County web site at least 48 hours prior to the deadline. It is the offeror's responsibility to obtain addenda.

ADDRESS: Proposals should be mailed or hand delivered to: **Madison County; 302 Thrift Road/P.O. Box 705; Madison VA 22727.** Reference the Due Date and Hour and RFP number in the lower left corner of the return envelope or package.

COMPANY INFORMATION/SIGNATURE: In compliance with the Request for Proposals and to all conditions imposed herein and hereby incorporated by reference, the undersigned offers and agrees to furnish the services and goods in accordance with the attached signed proposal or as mutually agreed upon by subsequent negotiation.

Full Legal Name (print)		Federal Taxpayer Number (ID#)	
DBA Name & Location of Local Office		Mailing Address	Corporate/Home Office Address
Contact Name/Title		Signature (ink)	Date
Telephone Number	E-mail Address	Toll Free Number	Fax Number

References:

Organization	Contact name, phone number & e-mail:	Scope of Work:
Organization	Contact name, phone number & e-mail:	Scope of Work:
Organization	Contact name, phone number & e-mail:	Scope of Work:

Advertising Plan for Auctioneer Services RFP
180725

- Once in the Madison Eagle
- Posting on the Thrift Road bulletin board
- Posting on the County web site
- Notify individuals who may know or have relationships with auctioneers:
- Steve Hoffman
- Roger Berry
- Direct email/mail/online notification (see list)

Advertisement:

Madison County requests proposals from qualified individuals or firms willing provide auctioneer services. A copy of the request for proposals document is available at www.madisonco.virginia.gov. All proposals shall be delivered in the format specified in the RFP document to 302 Thrift Road, Madison, VA 22727 no later than 10:00 AM on August 13, 2018. This procurement shall utilize competitive negotiation.

Known auctioneers:

Pete's Auction Service
2858 N. Seminole Rd. (Route 29)
Madison, VA 22727
Phone: 540 738-2256
petesauctionservice@yahoo.com
<http://www.petesauctionservice.com>

Gibson Auction Inc.
Roger Gibson
220 Byrd St
P O Box 1249
Orange, VA 22960
Phone: 540-661-0329
gail@gibsonauction.com
Web: www.gibsonauction.com

JLR Auctions
Ron Leftwich
18471 Industrial Road
P.O. Box 967
Culpeper, VA 22701
Phone: (540) 825-9045
sales@jlrauctions.com
Web: www.jlrauctions.com

Hilliard & Co.
132 North Main Street
Madison, VA 22727
tel 540-317-1947 fax 540-301-2120
<http://www.hilliardandco.com/about/>

William Hale Auctions
CopperStone Auctions & Estates, LLC
Cathy France
2 Rapidan Rd.
Locust Grove, VA 22508
Phone: 540-273-8746
tigerider@aol.com

Willie's Auction House
Pamela Collier
10157 Seminole Trail
Ruckersville, VA 22968
Phone: 434-985-7530
iamdaiswear@gmail.com

Herring Auction and Realty
Richard Herring
P.O. Box 387
Stanardsville, VA 22973
Phone: 434-985-3906
richardhhe@aol.com

Cox & Graves Auction Co.
Bo Cox
P.O. Box 7612
Fredericksburg, VA 22404
Phone: 540-379-4060
bo@coxandgravesauctions.com
Web: www.coxandgravesauctions.com

Early Times Auction House LLC
Thomas Fleri
5100 COMMONWEALTH DR.
Fredericksburg, VA 22407
Phone: 540 834-8698
TOM_FLERI001@COMCAST.NET
Web: www.earlytimesauctions.com

At Auction
Helen Marler
41 Fox Run Lane
Fredericksburg, VA 22405
Phone: 540-899-1776
inquiry@ForSaleAtAuction.biz
Web: www.ForSaleAtAuction.biz

Green Valley Auctions
Gregory Evans
2259 Green Valley Lane
Mt. Crawford, VA 22841
Phone: 540-434-4260
info@greenvalleyauctions.com
Web: www.greenvalleyauctions.com

WILLIAM HALE
907 HENDRICK STREET
CULPEPER, VA 22701
Phone: 540-718-3382
wmhale@wmhaleauctions.com
Web: wmhaleauctions.com

Appraisal Proposal from Appraisal Group, Inc. 180801

From: Amy Baugher [mailto:amy@appraisalgroupinc.com]
Sent: Wednesday, August 01, 2018 8:26 AM
To: Jack Hobbs <jhobbs@madisonco.virginia.gov>
Subject: RE: Madison County request for proposal to appraise the Criglersville Elementary School property

Good morning,

Our standard hourly rates are: \$95.00 per hour of Staff Appraiser time, \$125.00 per hour of Senior Staff Appraiser time, \$195.00 per hour of MAI-Designated Appraiser time, and \$350.00 per hour of Ivo H. Romenesko, MAI's time. These hourly rates also apply to any scope of work increases such as requests for additional value scenarios and/or analysis of unforeseen property issues such as value impacts caused by environmental issues, deed restrictions, or adverse easements not mentioned prior to engagement.

Let me know if you need anything else!

Thank you!

Amy Baugher, Office and Projects Manager

www.appraisalgroupinc.com

Appraisal Group, Inc.

P.O. Box 2248

Charlottesville, VA 22902

Phone: 434-979-3393

Fax: 434-979-2487

Richmond Office:

1911 Huguenot Road, Suite 101

N. Chesterfield, VA 23235

Phone: 804-965-9900

Appraisal Group, Inc. is celebrating more than 35 years of serving commercial and residential appraisal needs. Thank you for your business.

From: Jack Hobbs <jhobbs@madisonco.virginia.gov>
Sent: Tuesday, July 31, 2018 5:39 PM
To: Amy Baugher <amy@appraisalgroupinc.com>
Subject: RE: Madison County request for proposal to appraise the Criglersville Elementary School property

Amy,

Thank you for this.

Since I am sure it would be asked, could you provide your company's hourly rates?

Jack Hobbs
Madison County

From: Amy Baugher [<mailto:amy@appraisalgroupinc.com>]
Sent: Tuesday, July 31, 2018 2:30 PM
To: Jack Hobbs <jhobbs@madisonco.virginia.gov>
Subject: RE: Madison County request for proposal to appraise the Criglersville Elementary School property

Good afternoon,

We are happy to complete this assignment for \$5,000 with the written report completed by September 20, 2018. Our normal hourly fees will be billed for advice or appearances at public meetings. If this is agreeable to you, let me know and I will get a formal engagement to you to sign and return.

Please let us know if you have any questions.

Thank you!

Amy Baugher, Office and Projects Manager

www.appraisalgroupinc.com

Appraisal Group, Inc.

P.O. Box 2248

Charlottesville, VA 22902

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Richmond Office:

1911 Huguenot Road, Suite 101

N. Chesterfield, VA 23235

Phone: 804-965-9900

Appraisal Group, Inc. is celebrating more than 35 years of serving commercial and residential appraisal needs. Thank you for your business.

From: Will Sanford <will@appraisalgroupinc.com>

Sent: Friday, July 27, 2018 12:58 PM

To: 'Jack Hobbs' <jhobbs@madisonco.virginia.gov>

Cc: amy@appraisalgroupinc.com

Subject: RE: Madison County request for proposal to appraise the Criglersville Elementary School property

Jack,

Thank you for the opportunity to bid. We would be unable to complete this by mid August. This valuation would take significantly more time than a residential report which is commonly turned around in two weeks. We would like to bid if a mid to late September due date is acceptable.

Cordially,

William W. Sanford, Jr., MAI
President
Appraisal Group, Inc.

Charlottesville Office
1445 E. Rio Road, Suite 203
Charlottesville, VA, 22901
Phone: 434-979-3393 x 22

Richmond Office
1911 Huguenot Road, Suite 101
N. Chesterfield, VA 23235
Phone: 804-965-9900

From: Jack Hobbs [<mailto:jhobbs@madisonco.virginia.gov>]

Sent: Friday, July 27, 2018 12:19 PM

To: Jack Hobbs <jhobbs@madisonco.virginia.gov>

Subject: Madison County request for proposal to appraise the Criglersville Elementary School property

Madison County requests proposals from qualified appraisers for the appraisal of the Criglersville Elementary School facility that would support the potential sale of that property.

Particulars on the real estate in question (1120 Old Blue Ridge Turnpike; Madison, VA 22727) can be seen on the attached plat and at <http://www.vamanet.com/cgi-bin/RECPGM2?LOCAL=MAD&RECNUM=1678&DWELL=1>. Additional documents from County archives will be provided to the successful proposer.

It is envisioned that:

- Responses will be received at jhobbs@madisonco.virginia.gov until August 1, 2018 at 2:00 PM.
- Responses will be reviewed, clarified/negotiated and a purchase order/notice to proceed issued on August 2.
- A written appraisal report will be delivered by August 13 for review during a meeting on August 14.
- Pricing will include production of the usual and customary written appraisal report for the property as it currently exists (lump sum) along with a breakout pricing proposal for advice on items such as:
 - the difference in valuation in different sale positioning scenarios. For example:
 - the County retains ownership of the museum house (“cottage”) and monument area and/or
 - the brick school and voting house are demolished prior to sale.
 - attendance at and participation in a public meeting where sales strategies would be discussed.

Thank you in advance for your attention to this matter.

Jack Hobbs
Madison County

Appraiser rfp email for **Criglersville Elementary School property 180727**

Re: Madison County request for proposal to appraise the Criglersville Elementary School property

Madison County requests proposals from qualified appraisers for the appraisal of the Criglersville Elementary School facility that would support the potential sale of that property.

Particulars on the real estate in question (1120 Old Blue Ridge Turnpike; Madison, VA 22727) can be seen on the attached plat and at <http://www.vamanet.com/cgi-bin/RECPGM2?LOCAL=MAD&RECNUM=1678&DWELL=1>. Additional documents from County archives will be provided to the successful proposer.

It is envisioned that:

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 - the difference in valuation in different sale positioning scenarios. For example:
 - the County retains ownership of the museum house (“cottage”) and monument area and/or
 - the brick school and voting house are demolished prior to sale.
 - attendance at and participation in a public meeting where sales strategies would be discussed.

Thank you in advance for your attention to this matter.

Jack Hobbs
Madison County

appraisalsplus@hughes.net
RCMill531@comcast.net
will@appraisalgroupinc.com
carlbroyles@montaguemiller.com
Marvbrowniii@comcast.net
mhtrc@aol.com
rd@deedsco.com
jdew@jbdassociates.com
elizabeth@jmaappraisals.com
rodney@jmaappraisals.com
appraisals@piedmont-appraisal.com
karen@papeandco.com
warjr7209@aol.com

Bill Gentry; Office: (540) 948-5050; Cell: (540) 718-4210; Email: bgentry.broker@gmail.com: recommends Will Sanford

Brian Daniel: [Does Heidi Adams or Marvin Brown do commercial appraisals? Suggests checking with Don Thomas.](#)

Charlotte Hoffman: [Return call pending](#)

Don Thomas: [referred to Ivo Romenesko's company in Charlottesville Appraisal Group, Inc 434-979-3393](#)

Appraisals Plus (local, might not do commercial) Heidi Lynn Adams JACK A ADAMS SANDRA M POWELL 4112 Ruth Rd Madison, VA 22727 Mobile: 540-718-5085 Office: 540-948-3444 Fax: 540-948-7872 appraisalsplus@hughes.net
Richard C Millman Central Virginia Appraisal Group Office: 540-972-5605 Fax: 540-972-3472 P.O. Box 41175 Fredericksburg, VA, 22407 E-MAIL: RCMill531@comcast.net https://www.appraisermatch.com/richard-c-millman
Will Sanford The Appraisals Group 1445 E. Rio Road, Suite 203 Charlottesville, Virginia 22901 Voice (434) 979-3393 Fax (434) 979-2487 Email: will@appraisalgroupinc.com
Carl Broyles Montague Miller P.O. Box 556 Madison, VA 22727 O: 540/948-5655 M: 540/718-3599 carlbroyles@montaguemiller.com

Marvin Brown Brown Residential Appraisal Services 633 Country Club Road Culpeper, Virginia 22701-3315 Office: 540.717.5288 Fax: 540.825.7780 Email: Marvbrowniii@comcast.net
Heric, Martha MAI, Certified General The Riemann Companies, Inc. P. O. Box 458203 Prince George Street Urbanna, VA 23175 Phone: 804-758-4975 Fax: 804-758-3293 email: mhtrc@aol.com
Deeds, Richard P. Certified General Deeds Realty Services, LLC 501 Church Street, #117 Vienna, VA 22180 Phone: 703-255-6629 Ex. 102 Fax: 703-255-6873 email: rd@deedsco.com
Dew, Joel B. MAI JBD & Associates of NC, LLC P. O. Box 8508 Asheville, NC 28814 Phone: 828-255-4964 Ex 114 Fax: 828-255-0929 email: jdew@jbdassociates.com

Hamuka, Elizabeth A. MAI John McCracken & Associates, Inc. 305 Pisgah Church Rd., Suite 2-F Greensboro, NC 27455-2762 Phone: 336-274-5050 Ex 128 Fax: 336-275-9440 email: elizabeth@jmaappraisals.com
Meers, Rodney Allen MAI John McCracken & Associates, Inc. 305 Pisgah Church Rd., Suite 2-F Greensboro, NC 27455-2762 Phone: 336-274-5050 Ex 128 Fax: 336-275-9440 email: rodney@jmaappraisals.com
O'Grady-Filer, Patricia A. MAI Certified General P. O. Box 818 124 W. Main Street Orange, VA 23960 Phone: 540-672-0419 Fax: 540-672-1878 email: pat@piedmontappraisalco.com
Pape, Karen, MAI, SRA President Pape & Company, Inc. 1421 Sagem Place, Suite 1 Charlottesville, VA 22901 Phone: 434-975-6640 Fax: 434-975-6641 email: karen@papeandco.com
Robinson, Walter A., Jr. GAA Certified General 7209 Candy Meadow Lane Warrenton, VA 20186-7662 Phone: 540-347-9008 540-347-4840 email: wair7209@aol.com

Ref VDOT list at http://www.virginiadot.org/business/resources/Right_of_way/ROW_Prequalified_Senior_Appraisers.pdf

Property Information - Tax Map# 21 61 - Account# 1678

Property Owner: Board Of Supervisors Of Madison Co	Legal Description: In 050001992 5.830 Ac 21-61 Rt 640	View Sketch (Building 1)
Owners Address: Po Box 705 Madison, Va 22727	Prior Assessment: 854,000	Zoned: A1
Total Land Area: 5.830Acres	Assessment Values:	
Physical Location: 1120 Old Blue Ridge Tpke Madison, Va 22727	Building 1 185,078	
Magisterial District: Madison County	Building 2 18,542	
	Building 3 28,098	
	Other Improvements: 10,360	
	Land Value: 180,000	
	Calculated Value: 422,078	
	Rounded Taxable Value: 422,100	

[-Property Information-](#) [-Sales Information-](#)

If you encounter any difficulties with this site, please e-mail the [Webmaster](#).
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Building Information - Building #1 - Tax Map# 21 61

Exterior Information:

Year Built:	1951
Occupancy Type:	Exempt
Foundation:	Concrete
Ext. Walls:	Brick
Roofing:	Built Up
Roof Type:	Flat/shed
Garage:	None
Carport:	None

Interior Information:

Story Height:	2.00
# of Rooms:	Not On File
# of Bedrooms:	Not On File
Full Bathrooms:	None
Half Bathrooms:	8
Building Sq. Ft.:	18686
Basement Sq.Ft.:	None
Fin. Bsmt Sq. Ft.:	None
Interior Walls:	Plaster
Floors:	Wood
Heating:	H. Water
A/C:	No

Site Information:

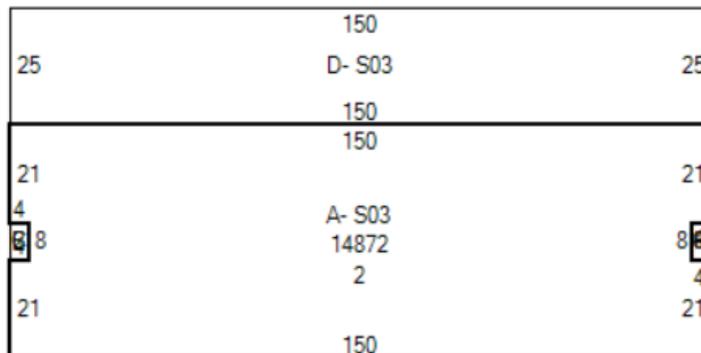
Zoning Type:	A1
Terrain Type:	On
Character:	Rolling/sloping
Right of Way:	Public
Easements:	Paved
Water:	Well
Sewer:	Septic
Electric:	Yes
Gas:	No
Fuel Type:	Oil
Fireplace:	None
Stacked Fireplace:	None
Flues:	None
Metal Flues:	None
Stacked Flues:	None
Inop Flue/FP:	None
Gas Log FP:	None

Sketch Index
Map No. 21 61
Building 1

Sect	Type	Stories	SqFt
A	Elementary School	2.00	14872
B	Elementary School	1.00	32
C	Porch	1.00	32
D	Elementary School	1.00	3750
F	Elementary School	1.00	32
G	Porch	1.00	32

This Sketch only represents the Exterior of the Structure and does not contain any Internal structural details.

Click the image for actual size view.



Madison County Land Use Regulations vs. Potential Criglersville Property Redevelopment
Items for Committee Discussion with Zoning Administrator on August 14, 2018

1. Subdivision/Resubdivision

- Lot size required by current zoning
- Configuration requirements

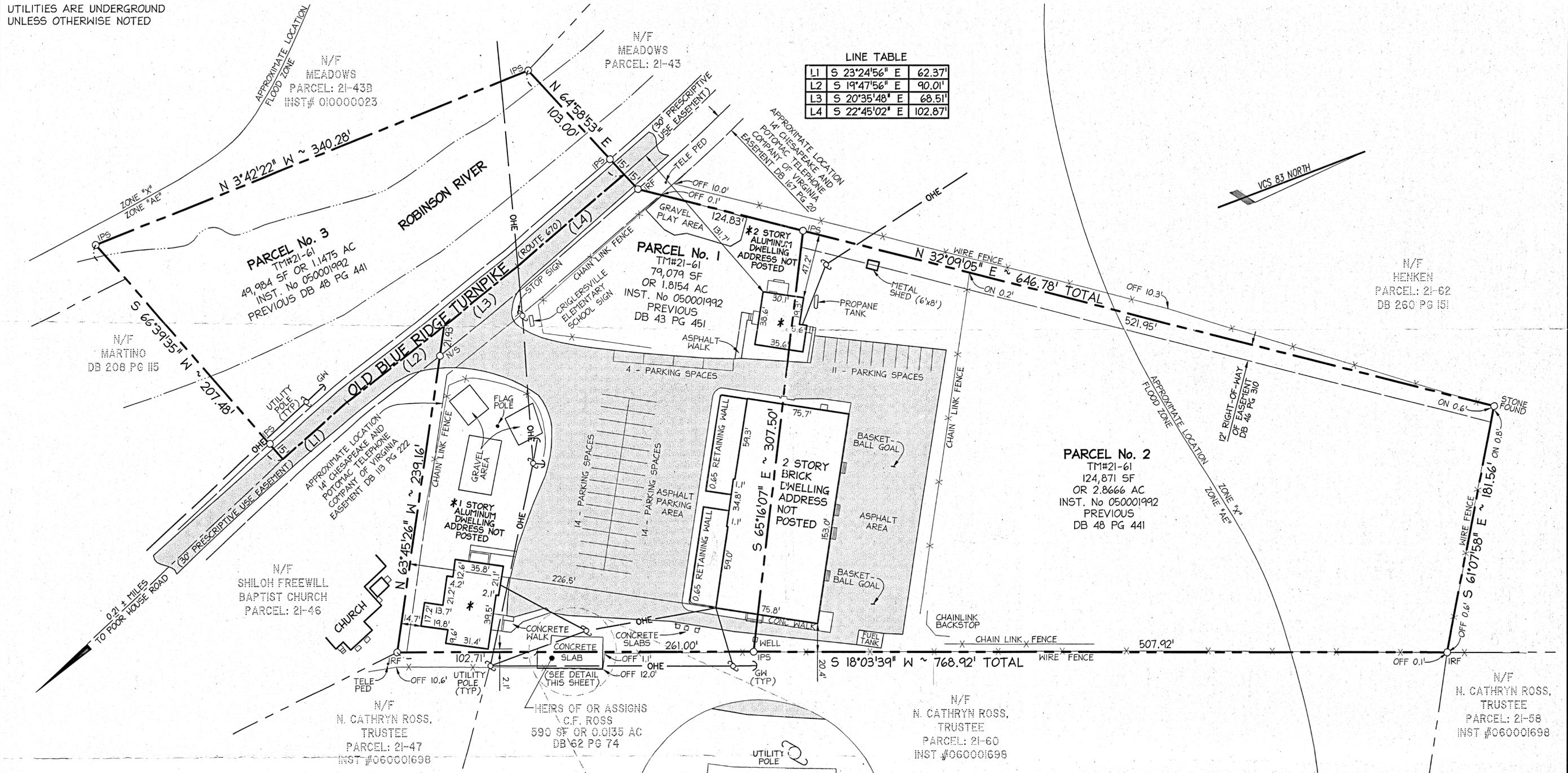
2. Flood Plain

- Building Reuse
- Demolition and Reconstruction Restrictions
- Vested rights after demolition of buildings
 - Approvals required to install an open picnic shelter

3. Zoning

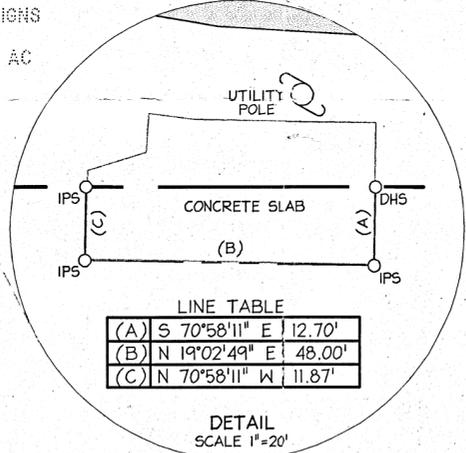
- Existing zoning/uses permitted by right
- Special use permit uses
- Approvals required for various scenarios
 - County storage
 - Storage of property not owned by Madison County
 - Auction house
 - Community center
 - Farmers market
 - Picnic shelter

UTILITIES ARE UNDERGROUND
UNLESS OTHERWISE NOTED



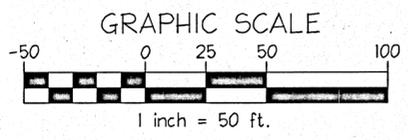
LINE TABLE

L1	S 23°24'56" E	62.37'
L2	S 19°47'56" E	90.01'
L3	S 20°35'48" E	68.51'
L4	S 22°45'02" E	102.87'



LEGEND:

- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- GW = GUY WIRE
- OHE = OVERHEAD POWER
- NS = NAIL SET
- DHS = DRILL HOLE SET



NOTES:

- 1) THIS PROPERTY SHOWN HEREON WAS FOUND TO LIE PARTIALLY WITHIN ZONE "X" AND ZONE "AE" ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 51113C0135 C, EFFECTIVE DATE: JANUARY 5, 2007 MADISON COUNTY, VIRGINIA.
- 2) THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM RAPIDAN TITLE AGENCY FILE No. 7327 EFFECTIVE DATE 11-09-07 AND DOES REFLECT EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AS SHOWN IN THE TITLE REPORT. FENCE LOCATIONS (IF SHOWN) ARE APPROXIMATE. THIS PLAT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD RUN BOUNDARY SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Bryant L. Robinson
BRYANT L. ROBINSON LS DATE: 3-19-08



PLAT
SHOWING BOUNDARY SURVEY ON
THE PROPERTY OF
**THE BOARD OF SUPERVISORS
OF MADISON COUNTY, VIRGINIA**
AS RECORDED IN
INSTRUMENT No. 050001992

MADISON COUNTY, VIRGINIA
SCALE 1"=50' JANUARY 21, 2008
REVISED: MARCH 19, 2008

Dewberry & Davis LLC
14115 Lovers Lane
Suite 20
Culpeper, VA 22701-4167
PHONE: 540.727.2860
FAX: 540.727.2861

DRAFTED BY: RICH PUTZ
CHECKED BY: BRYANT ROBINSON

Criglersville Elementary School Property Real Estate Broker

Notes for RFP Development and Advertising Plan **draft 180809**

Advertising Plan

- Once in the Madison Eagle
- Posting on the Thrift Road bulletin board
- Posting on the County web site
- Direct solicitation sent to known local real estate agents:
 - Bill Gentry
 - Carl Broyles
 - Bud Kreh

Madison County requests proposals from qualified real estate brokers that desire to participate in the sale of the Criglersville Elementary School property.

Particulars on the real estate in question (1120 Old Blue Ridge Turnpike; Madison, VA 22727) can be seen on the attached plat and at <http://www.vamanet.com/cgi-bin/RECPGM2?LOCAL=MAD&RECNUM=1678&DWELL=1>. Additional documents from County archives will be provided to the successful proposer.

It is envisioned that:

- Responses will be received at jhobbs@madisonco.virginia.gov until _____ at _____ AM/PM.
- Responses will be reviewed, clarified/negotiated under the advice of the Criglersville School Property Repurposing Advisory Committee (as supported by the County Administrator and County Attorney), approved by the Madison County Board of Supervisors and a contract/notice to proceed issued on October 11, 2018.
- In addition to the real estate broker's standard promotional material which may be included as an attachment, proposals should include a cover letter containing:
 - a. the name, contact information and qualifications of the specific individual that would be assigned to the sale effort,
 - b. how rights to the historic monument, museum house, playground and polling place on the property could be reserved
 - c. an articulation of the services that would be provided such as preparing the property for showing, preparation and analysis of scenarios that would allow the County to achieve multiple objectives such as maximizing net proceeds and
 - d. to avoid surprises, a specimen contract demonstrating the form, content and "fine print" conditions and expectations.
- A 6-month listing is envisioned.