

January 17, 2006

TO: John Szerlag, City Manager

FROM: Jeanette Bennett, Purchasing Director
Doug Smith, Real Estate and Development Director 

SUBJECT: **AGENDA ITEM** – Standard Purchasing Resolution 8: Best Value Award – Sale of Surplus Parcel

RECOMMENDATION

On July 11, 2005, City Council authorized the Real Estate and Development Department in conjunction with the Purchasing Department to advertise by sealed bid the sale of ten (10) surplus City owned, real estate parcels. CC Resolution # 2005-07-334.

City management recommends awarding the sale of surplus parcel #20-03-226-104 on East Lovell, for a total of \$201,000.00 to the sole bidder, Franco C. Mancini of Shelby Township as outlined in the attached bid tabulation, which opened December 7, 2005. Minimum bid was set at \$175,000.00.

BACKGROUND AND FINDINGS

A number of City owned real estate parcels have been identified as surplus parcels by the Real Estate and Development Department; 27 of these parcels have been appraised to establish a minimum sale price.

City Council authorized ten parcels to be advertised for sealed bids at a minimum price, with four receiving qualifying bids in October, and one in December of 2005. Five parcels, two located on Maple Road, one each on Donaldson, Woodslee and Big Beaver Roads have not received any bids. Before the parcels are re-bid, the Real Estate and Development Department will review the minimum bids set and present any price adjustments to City Council for approval.

SELECTION PROCESS

The City reserves the right to award the bids to the highest responsible bidder(s) meeting specifications. Property and structures will be purchased in an "as is" condition. Bids were received from November 1, 2005 until December 7, 2005, at which time they were publicly opened at 10:00a.m.

SUMMARY

City Council authorized the sealed bid sale of ten surplus parcels. Signage, newspaper ads, Internet (city web page), the Michigan Intergovernmental Trade Network (MITN), direct mail, and City cable were used to solicit bids.

BUDGET

Funds from these sales will be disbursed to the Sale of Land – Capital Revenue Account #4010.4673.010

94 Bidders Notified via the MITN System
82 Notices Mailed to Bidders registered in JD Edwards
14 Potential Bidders Walked-In
1 Bid Response Rec'd

Prepared by: Dennis C Stephens, Right of Way Representative

Opening Date -- 12/07/05
 Date Prepared -- 12/13/05

CITY OF TROY
 BID TABULATION
 961 EAST LOVELL

ITB-COT 05-50
 Page 3 of 6

VENDOR NAME:

		* FRANCO C			
		MANCINI			
REAL ESTATE SALE					
DESCRIPTION	Tax ID # Part of 20-03-226-104	PRICE	PRICE	PRICE	PRICE
Property at 961 East Lovell	I offer:	\$ 201,000.00			
Minimum Bid \$175,000.00	Check #	921341389-5			
Size: 221 x 195 - 43095 Sq Ft	(10% of offer)	\$ 20,100.00			
SIGNATURE PAGE:	Attached	YES			
TERMS:		AS STATED			
EMAIL ADDRESS:	Y or N	fman362436@mancini-ward.com			
EXCEPTIONS:		BLANK			
ACKNOWLEDGEMENT:	Yes or No	YES			

* DENOTES SOLE BIDDER

ATTEST:

Dennis Stephens

Cheryl Stewart

Linda Bockstanz

Jeanette Bennett
 Purchasing Director



Downloading History for ITB-COT 05-50 Lovell

The report below shows all fax and e-mail vendors that matched this document when it was originally issued. It also shows all vendors that have downloaded or ordered the document and any subsequent amendments as of 1/17/2006.

Document Title:	Property on East Lovell West of Rochester Road
Date Issued:	11/1/2005
Close Date:	12/7/2005

Click on the table headings for "Account Number" or "Company name" to re-sort this report by that column. You may also click on any vendor account number to view their account information.

Acct #	Company Name	Service	Date Obtained Document	Date Obtained Amendments
18394	1st Choice Development	E-mail		
22342	4D Acquisition and Consulting, LLC	E-mail		
20927	5 Star Engineering, P.C.	Free	11/2/2005	
16405	ACK Associates, Inc.	Free	11/28/2005	
14155	Acquest Realty Advisors, Inc.	E-mail		
13440	Advance Glove & Safety Co., Inc.	E-mail		
12590	All Type Truck and Trailer Repair, Inc	E-mail		
18796	Andrew Reed & Associates, Inc.	E-mail		
10709	B & W Landscape Supply	Fax		
14575	Biz-Tech, Inc.	E-mail		
22620	Bostick Real Estate llc	E-mail		
22258	Bradford Computers	E-mail		
15019	Brodie Corporation	E-mail		
21893	Cam Services	E-mail		
12550	Cedroni Associates Inc.	Free	11/4/2005	
22784	Champagne Building	Free	12/6/2005	
22850	Choice Development	Free	11/15/2005	
16300	Core Construction, Inc.	Free	11/8/2005	
22875	Crystal Clear Images	Free	11/22/2005	
12419	Cummins Bridgeway Power	E-mail		

Acct #	Company Name	Service	Date Obtained Document	Date Obtained Amendments
22500	D. Singh	Free	12/1/2005	
22499	DALLOUA INTERNATIONAL INC	E-mail		
18261	DASCAN Industrial Controls	E-mail		
20675	Diversified Concepts and Services, Inc.	E-mail		
22100	DS EASTPOINT LLC	E-mail		
22491	EL bassam LLC.	E-mail		
15664	Enviro-Vac Services, Inc.	Free	11/28/2005	
18992	Environmental Recycling	E-mail		
10657	Envision Enterprises	E-mail		
17755	F.H. Martin Construction Co.	E-mail		
22053	Gallo Homes, Inc.	E-mail		
13448	Great Lakes Executive Services, LLC	E-mail		
22140	Gregware Equipment Co.	E-mail		
13299	Hubbell, Roth & Clark, Inc.	E-mail		
20197	HYDRO METER SYSTEMS, INC	E-mail	11/26/2005	
22640	Information Data Systems, Inc.	E-mail	11/2/2005	
22065	J & P Cleaning	E-mail		
19650	J.O.A. Construction Co., Inc.	E-mail		
17522	Jack B. Anglin Company, Inc	E-mail		
21416	Jacobs Gate & Associates Llc	E-mail		
11204	JR Group LLC	E-mail		
22105	Kevin Morrow	E-mail	11/1/2005	
19573	Kingsway Landscaping	Fax	11/16/2005	
10216	Kirksey Real Estate Services, Inc.	E-mail		
17240	Koala-T Construction, Inc.	Fax		
19736	Lakewood Truck & Trailer Parts	E-mail		
22798	LAW OFFICE OF LAWRENCE BUNTING	Free	11/27/2005	
11712	LESLIE TIRE SERVICE INC.	E-mail		
22749	M.J. Booth Electrical Services, Inc.	Fax		
18159	Mago Construction	E-mail		
21747	Mando Construction Inc.	E-mail	11/14/2005	
16703	Market Street Appr & Acquisition Land Svcs.	E-mail		
21580	McRay Homes, LLC	E-mail	11/10/2005	
19709	MID-THUMB AUCTIONEERING SVC. LLC	E-mail		
21560	Mondrian Properties	Free	11/7/2005	
13310	North Star Refrigeration, Heating and Cooling	E-mail		
15781	O'Boyle, Cowell, Blalock & Associates, Inc.	Free	11/11/2005	
21086	Odeena Development Group	E-mail		

Acct #	Company Name	Service	Date Obtained Document	Date Obtained Amendments
18547	Office Furniture Services	E-mail		
18634	Paramount Building Company	E-mail	11/2/2005	
22430	Partners in architecture, PLC	E-mail		
12313	platinum communications	E-mail		
16676	Power Drive Systems	E-mail		
21690	Pradeep Natwa	E-mail		
19477	Professional Service Industries, Inc	E-mail		
12261	RAMA RAO AND ALFRED, INC	Free	11/14/2005	
22891	Ranvinder Singh Brar	Free	12/4/2005	
12140	Rapid Global Business Solutions, Inc	E-mail	11/30/2005	
21066	Robertson Brothers Company	E-mail		
21537	ROCO Supply, Inc.	E-mail		
11907	Roncelli, Inc.	E-mail		
15271	Roofcon, Inc.	E-mail	11/23/2005	
21718	Scarchilli Brothers Construction	E-mail	11/1/2005	
16190	shades of green	E-mail		
19222	SLI.LLC	E-mail	11/5/2005	
11753	Smiley Tire & Retreading	E-mail		
22968	Somerset Development	E-mail		
13914	Steele's Service's LLC	E-mail		
16127	STERLING CLEANING SERVICES, INC.	E-mail	11/1/2005	
22507	SUHAIL LEWIS	Free	11/17/2005	
21907	Summit Systems	E-mail		
16869	Super Mart Inc. dba Mooney Oil Company	E-mail		
18226	Tac 2 Outfitters	E-mail		
22487	The Doral Group LLC	Free	11/2/2005	
20126	The Petersen Companies Inc.	E-mail		
22524	The Slavik Company	E-mail		
22927	Timothy Laura	Free	11/28/2005	
22560	Title Marketing Services, Inc.	E-mail		
22597	Trident Enterprises	Free	11/15/2005	
20309	Turfgrass Inc.	E-mail		
15327	Vac-Tron Equipment (Vactron)	E-mail		
15735	Verdicon/United Horticultural Supply	E-mail		
13207	Walbridge Aldinger Company	E-mail		
22506	YPD	Free	11/4/2005	