



TOWN OF PURCELLVILLE, VIRGINIA  
PULLEN HOUSE – SALE OF REAL ESTATE  
301 S. 20<sup>th</sup> STREET, PURCELLVILLE, VA  
IFB# TC-2021-03

ISSUE DATE:	August 16, 2021
SITE VISITS	August 23, 2021 at 9:00 AM September 6, 2021 at 9:00 AM
DEADLINE FOR QUESTIONS:	September 6, 2021 at 5:00 PM
DUE DATE	September 13, 2021 at 10:00 AM
ADDRESS	Town of Purcellville Attn: Finance Department, Procurement Officer 221 S. Nursery Ave. Purcellville, VA 20132
CONTACT INFORMATION	Kathy Elgin, CPPO, CPPB Procurement Officer <a href="mailto:kelgin@purcellvilleva.gov">kelgin@purcellvilleva.gov</a>

ADDENDA DISCLAIMER: Please note that any addenda issued for this solicitation will be posted to the Town of Purcellville's Bid Board. To register for notice of solicitation's and addenda, go to <http://www.purcellvilleva.com/bids.aspx>. It is the Offeror's responsibility to be advised of any and all addenda issued for this solicitation.

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## SECTION 1

### 1. SUMMARY INFORMATION AND SUBMISSION OF BIDS

**1.1 Objective** - The Town of Purcellville (the "Town") currently owns the Property located at 301 S. 20<sup>th</sup> Street, Purcellville, VA 20135, Tax Map #35A1-2-1, parcels 11 and 11A ("Property"). The Property is no longer needed by the Town and is being made available for public sale ("Potential Purchaser(s)") for purchase. The Town desires to sell to the highest and best offer; however, at the discretion of the Purcellville Town Council, the Property will be sold to the Potential Purchaser who submits the offer that is deemed by the Town Council to be in the best interest of the Town. The Town reserves the right to reject any and all bids.

**1.2 Property Description** - The "Property" is located on 301 S. 20<sup>th</sup> Street, as shown in Attachment 1, and described as follows:

#### Property Description: Pullen House

- Instrument #201101110002794 (2) in the land records of Loudoun County, VA
- PIN 488278340 & PIN 488278250
- Area: 1,610 square feet
- Condition: Poor
- Zoning: R-3
- Miscellaneous: The Town is in the process of consolidating the two existing lots into a single lot; the lot consolidation will be completed and recorded prior to the IFB due date. See attached consolidated lot description and plat (Attachment 2).
- Photos showing the outside of the property are in Attachment 3.
- Lead and Asbestos Sampling Test Report is included in Attachment 4.

**1.3 Questions and Communications** - Questions and comments must be submitted to the Contact person identified on the cover page of this solicitation. Questions and/or comments that are submitted after the Deadline for Questions set forth on the cover page will not be answered. The Town will respond to all timely questions and comments in the form of a written Addendum that will be posted on the Town's website. Subscribers to the Bid Board will receive notification of the Addendum, but it is the Bidder's responsibility to check the bid board website for addenda.

**1.4 Site Visit** - Interested parties are encouraged to inspect the Property prior to submitting an offer. A representative from the Town will be on site at 9:00 AM on August 23 and September 6, 2021 to show Potential Purchasers the property. Please contact Kathy Elgin at [kelgin@purcellvilleva.gov](mailto:kelgin@purcellvilleva.gov) if you are planning to attend.

**1.5 Instructions for Submitting Offer** - The deadline for submitting an offer is September 13th, 2021 at 10:00 a.m. ("Submission Deadline"). Offers must be received by the submission deadline date and time. **All offers must be clearly marked on the outside of the envelope:**

Attention: Procurement Officer, Purcellville Department of Finance  
Title: Pullen House – Sale of Real Estate  
Reference: IFB# TC-2021-03

Offers shall be mailed or hand delivered to:

Attention: Procurement Officer, Purcellville Department of Finance  
Title: Pullen House – Sale of Real Estate  
Reference: IFB# TC-2021-03  
221 S. Nursery Avenue  
Purcellville, VA 20132

**Offers must be received by the Town prior to the Submission Deadline.** All offers arriving after the Submission Deadline, for any reason, will not be considered. The offer must include the following:

- 1) Offer Submission Form (Attachment 4). The Offer Submission Form must be completed and signed by the bidder and commits the bidder to buying the Property for the offer price on the terms and conditions contained herein as well as any addenda to this solicitation, if the bidder's offer is accepted by the Town.
- 2) Deposit. Offers must be accompanied by a deposit of 5% of the total dollar amount of the offer (the "Deposit"). The deposit must be in the form of a cashier's check or certified check payable to the Town of Purcellville, VA. The deposit of the unsuccessful bidders will be returned within 30 days after the Submission Deadline.
- 3) Grantee Information. Offers must include Grantee information for Deed preparation, including the name and address of the person(s) or entity that will take title to the Property.

**1.5 1.6 Addenda** – The Town reserves the right to amend this solicitation at any time prior to the Submission Deadline. If it becomes necessary to revise any part of this package, notice of the revision will be posted to the Town's Bid Board. Subscribers to the Bid Board will receive notification of the Addendum, but it is the Bidder's responsibility to check the bid board website for addenda. If, in the opinion of the Town, the Submission Deadline does not provide sufficient time for consideration of any Addendum, then such deadline may be extended at the discretion of Town.

**1.7 Award** - The successful Offeror ("Purchaser") will be notified by letter that their offer has been accepted (the "Notice of Award"). The Notice of Award shall include a copy of the Offer Submission Form countersigned by the Town and a copy of Deed of Conveyance for review (unexecuted).

All sales are subject to the Purcellville Town Council's approval. The Purcellville Town Council reserves the right to act in the best interest of the Town under the terms and

conditions of this invitation. The Town Council reserves the right to reject any and all offers, if by doing so, it is deemed to be in the best interest of the Town.

The Property is offered for sale “as is.” Therefore, no request for adjustment in purchase price or for rescission of the sale will be considered once an offer has been accepted.

**1.8 Final Payment for Purchase of Property** - The Purchaser agrees to pay his/her full offer price for the Property. The Purchaser shall provide a cashier’s check or certified check for the full offer amount (the “Final Payment”) payable to the Town of Purcellville, VA within 30 days of receipt of the Notice of Award.

**1.9 Settlement/Recordation of Deed** - Within 10 days of receipt and deposit of the Final Payment, the Town shall record the deed of conveyance, and provide receipt of final recordation along with a copy of the Town’s executed deed. The final recorded document will be returned to the Purchaser by Loudoun County upon processing.

In addition to the purchase price, Purchaser is responsible for all costs associated with the conveyance, including, without limitation, all costs related to Purchaser's due diligence, costs associated with drafting and recording the deed, all taxes, transfer fees, recording fees, commissions owed to real estate agents engaged by Purchaser, attorneys’ fees incurred by Purchaser, any costs associated with title insurance obtained by Purchaser, and other charges associated with transferring ownership of the Property. The Purchaser shall not be responsible for the costs incurred by the Town in preparing this solicitation and reviewing offers.

Fees paid to Loudoun County Circuit Court at the time of recordation will be deducted from the Purchaser’s initial deposit. A list of recordation fees can be found at the Loudoun County Circuit Court website.

The remainder of the deposit balance, if any, will be returned to the Purchaser within 10 days after recordation is complete.

**1.10 Forfeiture of Deposit** - In the event the Purchaser fails to make the Final Payment as required in Section 1.9, he/she shall forfeit the right to purchase the Property and the Town shall retain the Deposit as liquidated damages.

In this case, the Town reserves the option to negotiate with the second high bidder for the sale of the property.

# **Attachment 1**

## **Property Location Map**





Town of Purcellville Property  
301 South Nursery Avenue

"March 2021 Photography flown by the Sanborn Map Company, Colorado Springs, CO." "Digital Orthophotography compiled by Sanborn Map Company, Colorado Springs, CO"

## **Attachment 2**

### **Property Description and Plat**

#### DESCRIPTION OF THE PROPERTY OF THE TOWN OF PURCELLVILLE CONSOLIDATED TAX MAP 35A1-2-1 PARCELS 11 AND 11A LOUDOUN COUNTY, VIRGINIA

Beginning at the southernmost corner of the tract herein described said point being on the westerly right-of-way line of South 20th Street and a corner to the Town of Purcellville's other land.

Thence departing said westerly right-of-way line of South 20th Street and running with said Town of Purcellville's other land N 81°-30'-13"W, 193.89 feet to a point and N05°-04'-38"E, 80.91 feet to a point said point being a corner to R M Krausman, TR.

Thence departing said Town of Purcellville's other land and running with said R M Krausman, TR N04°-34'-00"E, 30.07 feet to a point and S81°-12'-58"E, 191.94 feet to a point said point being on the aforementioned easterly right-of-way line of South 20th Street.

Thence departing said R M Krausman, TR and running with said westerly right-of-way line of South 20th Street the following course's and distance;

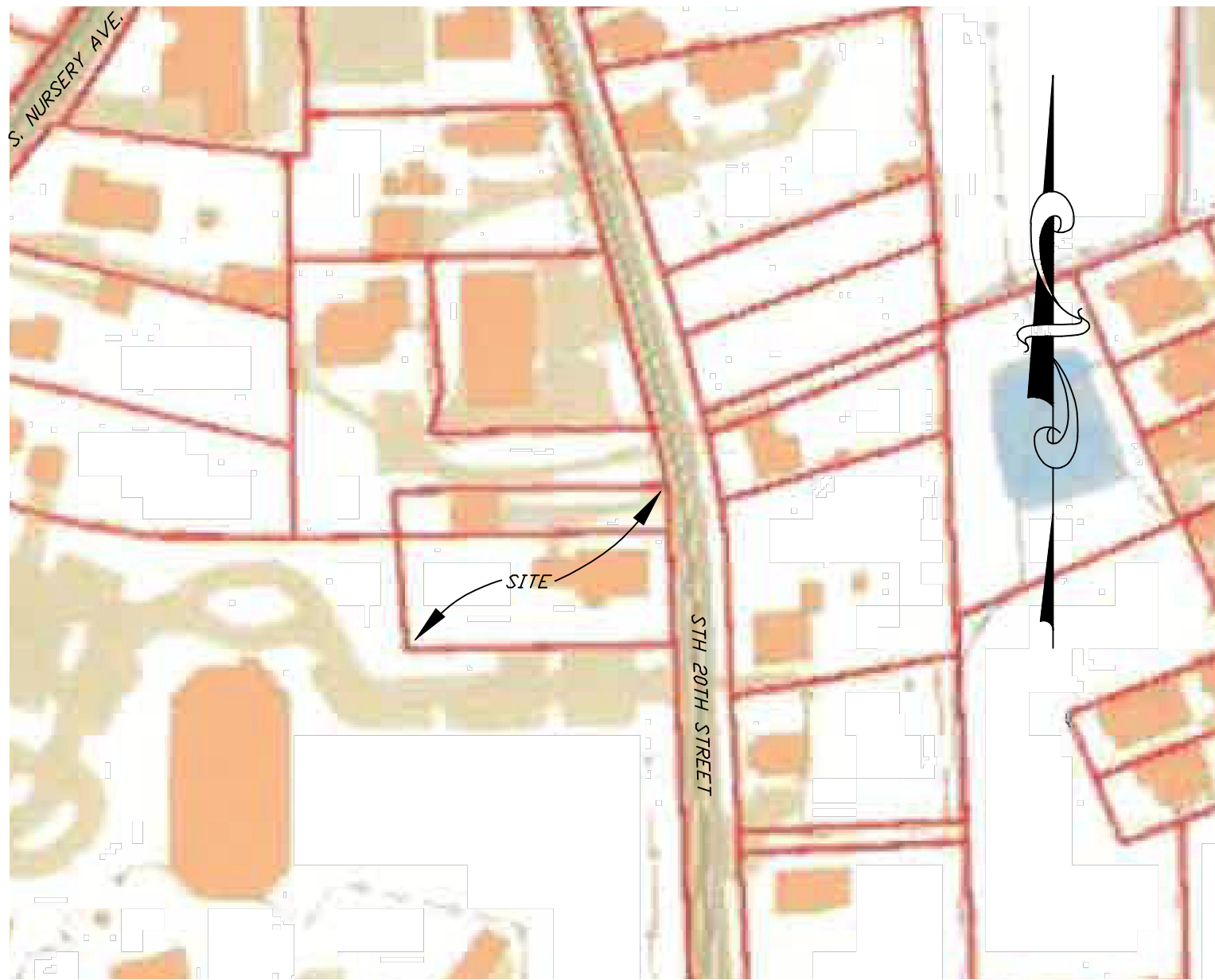
10.07 feet along the arc of a curve to the right said curve having a radius of 787.22 feet, a central angle of 00°-43'-59" and a chord which bears S02°-24'-19"W,  
10.07 feet to a point,

S87°-14'-48"E, 3.00 feet to a point

58.57 feet along the arc of a curve to the right said curve having a radius of 790.22 feet, a central angle of 04°-14'-48" a chord which bears S04°-52'-36"W,  
58.56 feet to a point,  
507°-00'-00"W' 41.66 feet to the point of beginning and containing 21,492 square feet of land more or less.

This description has been prepared without the benefit of a title report therefore this description may not indicate all encumbrances to the property.





VICINITY MAP  
NO SCALE

OWNER'S CONSENT

THE LOT CONSOLIDATION OF THE PROPERTY OF THE TOWN OF PURCELLVILLE AS APPEARS ON THE ACCOMPANYING PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: \_\_\_\_\_  
REP. FOR THE TOWN OF PURCELLVILLE DATE

NOTARY PUBLIC

STATE OF \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
REP. FOR THE TOWN OF PURCELLVILLE

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS LOT CONSOLIDATION IS THE SAME LAND CONVEYED TO THE TOWN OF PURCELLVILLE BY DEED DATED JANUARY 11, 2011 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA AS INSTRUMENT NO. 20110111-0002794.

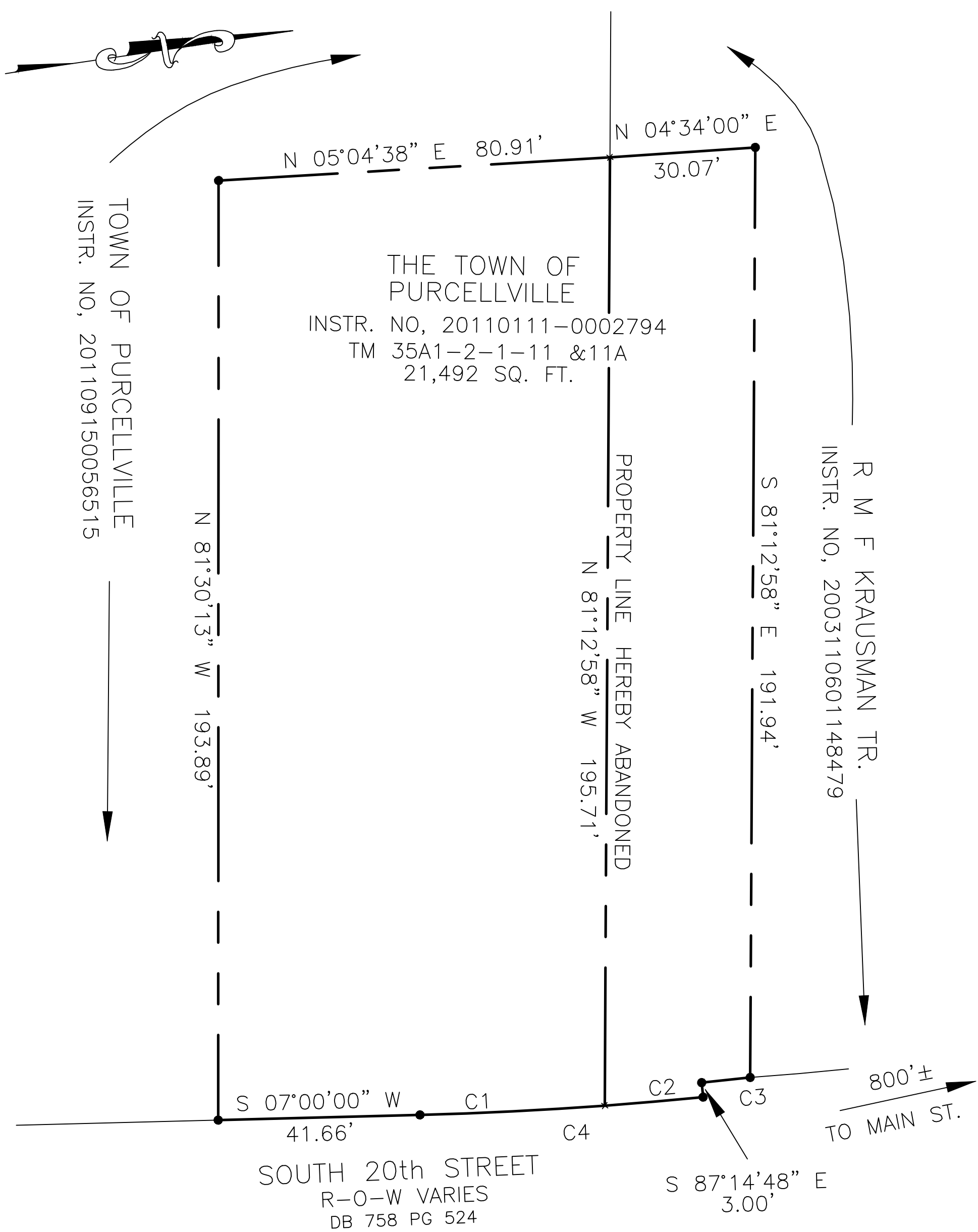
AREA TABULATION

OWNER: THE TOWN OF PURCELLVILLE  
INSTR. # 20110111-0002794  
TM 35A-1-2-1-11 &11A

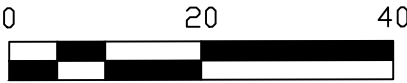
ORIGINAL PRCL 11 15,661 SQ. FT. (TRACT 1)  
ORIGINAL LOT 11A 5,831 SQ. FT. (TRACT 2)  
TOTAL 21,492 SQ. FT..  
NEW CONSOLIDATED LOT 21,492 SQ. FT.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE THIS PLAT MAY NOT SHOW ALL ENCUMBRANCES TO THE PROPERTY

BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM EXISTING LAND RECORDS AND PLATS PROVIDED BY THE TOWN OF PURCELLVILLE AND DOES NOT REPRESENT AN ACTUAL FIELD RUN BOUNDARY SURVEY BY PAINTER-LEWIS, PLC



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	790.22'	38.19'	2°46'08"	S 05°36'56" W	38.19'
C2	790.22'	20.38'	1°28'40"	S 03°29'32" W	20.38'
C3	787.22'	10.07'	0°43'59"	S 02°24'19" W	10.07'
C4	790.22	58.57	04°14'48"	S 04°52'36" W	58.56'



DRAWN BY: DFS			<b>PAINTER—LEWIS, P.L.C.</b> 817 Cedar Creek Grade, Suite 120 Telephone (540) 662-5792 Winchester, Virginia 22601 Facsimile (540) 662-5793 Email: office@painterlewis.com	PLAT SHOWING LOT CONSOLIDATION <b>THE PROPERTY OF THE TOWN OF PURCELLVILLE</b> BLUE RIDGE ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA DATE: MARCH 5, 2021	REVISION	BY	
SCALE: 1"=20'					06/07/2021	COUNTY COMMENTS	DFS
PROJ. #2102034							
SHEET: 1/1							

## **Attachment 3**

### **Property Photographs**















# **Attachment 4**

## **Lead and Asbestos Sampling Results**



## ***Planet Protection Services***

*~ 833 Belle Meade Road ~ Bumpass, Virginia 23024 ~  
Phone / Fax 540-872-2658 ~ E-Mail - planetprotection@hughes.net*

October 2, 2020

**Town of Purcellville**  
221 South Nursery Avenue  
Purcellville, Virginia 20132  
**Attention: Mr. Joshua V. Goff**

**Re: Lead-Based Paint Chip Sampling-301 South 20<sup>th</sup> Street, Purcellville Virginia**

The following is a report of findings for a lead-based paint chip screening performed by Planet Protection Services. Enclosed are sample results for your review.

On September 28, 2020 Planet Protection Services conducted a lead-based paint chip survey at 301 South 20<sup>th</sup> Street, Purcellville Virginia. The sole purpose of this site visit was to collect paint chips from the building to determine if there is any concern for lead-based paint issues for the demolition of the structure. A total of two (2) samples were collected and sealed in airtight containers for shipment to an accredited laboratory for analysis using EPA Method SW846 7000 B. Upon receiving results from the laboratory, the following determinations were made:

***No lead Detected***

Should your needs require further assistance; please feel free to contact this office (540) 872-2658.

Yours Truly,

*David E. Harvey*

David E. Harvey  
Owner/ Environmental Professional /Project Manager





Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

## Lead Paint Chip Analysis Report

Report Number: 20-09-05174

Client: Planet Protection Services  
833 Belle Meade Road  
Bumpass, VA 23024

Received Date: 09/30/2020

Analyzed Date: 10/01/2020

Reported Date: 10/01/2020

Project/Test Address: Town of Purcellville; 301 S 20th St; Purcellville, VA

Collection Date: 09/28/2020

Client Number:  
48-2749

## Laboratory Results

Fax Number:  
540-872-2658

Lab Sample Number	Client Sample Number	Collection Location	Pb mg/cm <sup>2</sup>	Narrative ID
20-09-05174-001	L1	TRIM	0.016	L04
20-09-05174-002	L2	WALL	0.015	L04

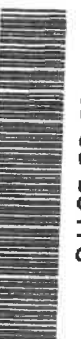


EHS Laboratories

Environmental Hazards Services, LLC

www.leadlab.com 7469 Whitepine Rd  
(800) 347-4010 Richmond, VA  
(804) 275-4907 (fax) 23237

# Asbestos Chain-of-Custody



20-09-05178

Due Date:

10/01/2020  
(Thursday)

AE

7 PLAN

Company Name: Planet Protection Services Address: 833 Belle Meade Road  
Phone: (540) 872-2658 Fax: (540) 872-2658 E-mail: planetprotection@hughes.net Acct. Number: 48-2749  
Project Name / Testing Address: Town of Purcellville 301 S. 20th St. City/State (Required): Purcellville, VA  
Collected by: David E. Harvey Purchase Order Number: N/A

Turn Around Times: ☒ 1-Day ☐ 2-Day ☐ 3-Day ☐ Same Day (Must Call Ahead) ☐ Weekend (Must Call Ahead)

If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.

No.	Client Sample ID	Date Collected	ASBESTOS						AIR				COMMENTS	
			FLM	FLM Point Count 400	FLM Point Count 1000	FLM NY Protocol	PCM	TEM Chatfield (Bulk)	TEMAHERA (Air)	Time On	Time Off	Flow Rate (L/min)		Total Time (minutes)
1	1 TC	9-26-20	✓											
2	2 "		✓											
3	3 "		✓											
4	4 Hookum		✓											Path
5	5 "		✓											"
6	6 "		✓											"
7	7 Siding		✓											
8														
9														
10														

Released by: DSB:HT	Signature: David E. Harvey	Date/Time: 9-26-20
Received by: DSB:HT	Signature: CORINA	Date/Time: 9-30-20 1:30

## Environmental Hazards Services, L.L.C


Client Number: 48-2749  
Project/Test Address: Town of Purcellville; 301 S 20th St;  
Purcellville, VA

Report Number: 20-09-05178

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
20-09-05178-006	6 Linoleum		Tan Vinyl; Tan Fibrous; Inhomogeneous	20% Chrysotile	20% Cellulose 60% Non-Fibrous
Total Asbestos: 20%					
Chrysotile present in fibrous backing.					
20-09-05178-007	7 Siding		Gray Cementitious; Homogeneous	19% Chrysotile	81% Non-Fibrous
Total Asbestos: 19%					

QC Sample: 47-M22018-1  
QC Blank: SRM 1866 Fiberglass  
Reporting Limit: 1% Asbestos  
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020  
Analyst: Christian H. Schaible

Reviewed By Authorized Signatory:

  
Missy Kanode  
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

\* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



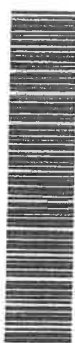
**EHS Laboratories™**

**Environmental Hazards Services, LLC**

www.ehsdab.com 7469 Whiteline Rd  
(800) 347-4010 Richmond, VA  
(804) 275-4907 (fax) 23237

# Lead Chain-of-Custody

20-09-05174



Due Date:  
10/01/2020  
(Thursday)  
AE

Company Name: Planet Protection Services

Address: 352 Pottsville Road

City/State/Zip: Bumpass, Virginia 23024

Phone: (540) 872-2658

Fax: (540) 872-2658

E-mail: planetprotection@hughes.net

Acct. Number: 48-2749

Project Name / Testing Address: Town of Pucellville 301 S. 20th St.

City/State (Required): Pucellville, VA.

Collected by: David E. Harvey

Certification Number: N/A

Purchase Order Number: N/A

\* Do wipe samples submitted meet ASTM E1792 requirements? Yes ☐ No ☐

Turn Around Time (TAT) <input checked="" type="checkbox"/> 1-Day <input type="checkbox"/> 3-Day <input type="checkbox"/> Same Day (Next Call Ahead) <input type="checkbox"/> Weekend (Next Call Ahead) If no TAT is specified, sample(s) will be processed and charged as 3-Day TAT.		Sample Type Single Det Type = DW Soil = S Paint Chip = PC Air = A Composite Soil = CS	Abbreviations FR = Family Room LR = Living Room DR = Dining Room 1 = 1st Fl 2 = 2nd Fl F = Front R = Rear LT = Left RT = Right 0 = Basement KT = Kitchen BA = Bath BR = Bedroom	Surface Type for Dust Wipe FL = Floor CP = Carpet SL = Window Sill WW = Window Well
--	--	--	--	--

No.	Sample Type	Date Collected	Client Sample ID	Collection Location (LR, KT, LTRR, RTRR, etc.)	Surface Type	Area		Paint Chip			Air		Comments
						Length X Width in inches (Provide paint chip area only if requesting mg/ft²)	sq ft	Wt	%	Flow Rate (cfm)	Total Time (minutes)	Volume (Total Liters)	
1	PC	9-28-20	L1	TRAIL		2 x 2		✓					
2	PC	↓	L2	WALL		2 x 2							
3						X							
4						X							
5						X							
6						X							
7						X							
8						X							
9						X							
10						X							
Released by: David E. Harvey				Signature: David E. Harvey		Date/Time: 9-28-20							
Received by: D. Smith				Signature: D. Smith		Date/Time: 9-30-20		1:16 PM					

Released by: David E. Harvey

Signature:

David E. Harvey

Signature:

David E. Harvey

Date/Time: 9-28-20

Date/Time: 9-30-20 1:16 PM

## Environmental Hazards Services, L.L.C

Client Number: 48-2749

Report Number: 20-09-05174

Project/Test Address: Town of Purcellville; 301 S 20th St; Purcellville, VA

Lab Sample Number	Client Sample Number	Collection Location	Pb mg/cm <sup>2</sup>	Narrative ID
Sample Narratives:				

L04: Sample contains substantial amounts of substrate which may affect the calculated results with units of ppm and % by weight.

Preparation Method: EPA SW846 3050B

Analysis Method: EPA SW846 7000B

Reviewed By Authorized Signatory:

*Melissa Kanode*

Missy Kanode  
QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm<sup>2</sup>. The Reporting Limit (RL) for samples prepared by ASTM E-1979-17 is 10.0 ug Total Pb. The RL for samples prepared by EPA SW846 3050B is 25.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm<sup>3</sup> are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C.

ELLAP Accreditation through AIHA-LAP, LLC (100420), NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	



## ***Planet Protection Services***

*~ 833 Belle Meade Rd ~ Bumpass, Virginia 23024 ~  
Phone / Fax 540-872-2658 ~ E-Mail - planetprotection@hughes.net*

**October 2, 2020**

**Town of Purcellville  
221 South Nursery Avenue  
Purcellville, Virginia 20132  
Attention: Joshua V. Goff**

**Re: Asbestos Building Inspection, 301 South 20<sup>th</sup> Street, Purcellville Virginia.**

The following is a report of findings for an asbestos specific building inspection performed by Planet Protection Services. Enclosed are sample results and diagrams for your review.

On September 28, 2020 Planet Protection Services conducted an asbestos building inspection at 301 South 20<sup>th</sup> Street, Purcellville Virginia for the sole purpose to collect suspect building materials for the presence of asbestos containing building materials (ACBM). Suspect materials found at this location-included joint compound, linoleum flooring and siding materials. Seven (7) samples were collected and sealed in airtight containers for shipment to an accredited laboratory for analysis using polarized light microscopy (PLM) techniques for asbestos. Upon receiving results from the laboratory, the following determinations were made.

- 1. Joint Compound - 2% Chrysotile Asbestos - Approximately 2,200 sq. ft. (old section only)**
- 2. Linoleum - 20% Chrysotile Asbestos - Approximately 120 sq. ft.**
- 3. Siding - 19% Chrysotile Asbestos - Approximately 2,800 sq. ft.**

Should your needs require further assistance; please feel free to contact this office (540) 872-2658.

Yours Truly,

Virginia Licensed Asbestos  
Building Inspector #3303-002012



Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

## Asbestos Bulk Analysis Report

Report Number: 20-09-05178

Client: Planet Protection Services  
833 Belle Meade Road  
Bumpass, VA 23024

Received Date: 09/30/2020  
Analyzed Date: 09/30/2020  
Reported Date: 10/01/2020

Project/Test Address: Town of Purcellville; 301 S 20th St; Purcellville, VA

Client Number:  
48-2749

Fax Number:  
540-872-2658

# Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
20-09-05178-001	1 JC		White Granular; Homogeneous	2% Chrysotile	98% Non-Fibrous
Total Asbestos: 2%					
20-09-05178-002	2 JC		White Granular; Homogeneous	2% Chrysotile	98% Non-Fibrous
Total Asbestos: 2%					
20-09-05178-003	3 JC		White Granular; Homogeneous	2% Chrysotile	98% Non-Fibrous
Total Asbestos: 2%					
20-09-05178-004	4 Linoleum		Tan Vinyl; Tan Fibrous; Inhomogeneous	20% Chrysotile	20% Cellulose 60% Non-Fibrous
Total Asbestos: 20%					
Chrysotile present in fibrous backing.					
20-09-05178-005	5 Linoleum		Tan Vinyl; Tan Fibrous; Inhomogeneous	20% Chrysotile	20% Cellulose 60% Non-Fibrous
Total Asbestos: 20%					
Chrysotile present in fibrous backing.					



# Attachment 5

## OFFER SUBMISSION FORM

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

Indicate Offer Price For Property:

PROPERTY DESCRIPTION	OFFER PRICE
Pullen House Address: Map ID#: 034-4-((1))-0061	\$ _____

TERMS: Cashier's check or certified check made payable to the Town of Purcellville, VA only.

Deposit. This form must be accompanied by a deposit of 5% of the total dollar amount of the offer. The deposit must be in the form of a cashier's check or certified check payable to the Town of Purcellville, VA. The deposit of the unsuccessful bidders will be returned within 30 days after the submission deadline. A portion of the successful offeror's deposit will be used to cover deed preparation and recordation fees.

Grantee. Printed Name or Names to Appear on Deed: \_\_\_\_\_

By my signature, I certify that if my offer is accepted, I agree to be fully bound by the terms and conditions of this solicitation, as well as any addenda thereto.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ACCEPTED:

Town of Purcellville, VA

By: \_\_\_\_\_

David A. Mekarski, AICP  
Town Manager

**ADDENDUM NO. 1  
TOWN OF PURCELLVILLE, VA  
PULLEN HOUSE – SALE OF REAL ESTATE  
301 S. 20<sup>th</sup> STREET, PURCELLVILLE, VA  
IFB#TC-2021-03**

August 26, 2021

This Addendum No. 1 is hereby made a part of the Contract Documents on which the Contract will be based, and is issued to modify, explain and/or correct the original Contract Documents. This addendum supersedes all previous documents pertaining to the Pullen House – Sale of Real Estate. All bids shall incorporate the following changes:

**CHANGES TO THE CONTRACT DOCUMENTS:**

1. Section 1.4 Site Visit – Revised date for the second site visit. Revision to this section as follows:

Interested parties are encouraged to inspect the Property prior to submitting an offer. A representative from the Town will be on site at 9:00 AM on August 23 and **September 7, 2021** to show Potential Purchasers the property. Please contact Kathy Elgin at [kelgin@purcellvilleva.gov](mailto:kelgin@purcellvilleva.gov) if you are planning to attend.

2. Section 1.5 Instructions for submitting offer. Revised deadline for submitting an offer as follows: The deadline for submitting an offer is **September 20<sup>th</sup>, 2021** at 10:00 a.m. ("Submission Deadline"). The remainder of Section 1.5 does not change.
3. Responses to questions received during the Site Visit held August 23<sup>rd</sup>, 2021 are included in Attachment A of this Addendum No. 1.

## **ATTACHMENT A**

### **RESPONSES TO QUESTIONS RECEIVED DURING THE SITE VISIT ON AUGUST 23, 2021**

1. QUESTION: Are there any historically significant structures on the property?

ANSWER: The DHR Reconnaissance Level Survey is included as Attachment B.

2. QUESTION: Can the buildings be demolished?

ANSWER: Town Staff will present a demolition permit to the Town Council at their meeting on September 14<sup>th</sup>. With the Town Council approval, the permit for demolition will run with the land.

3. QUESTION: What is the current zoning of the property?

ANSWER: The current zoning is R-3, Duplex residential district. The property owner would need to develop plans for review by the Town Staff showing that all applicable requirements are met.

4. QUESTION: Can there be two duplexes on the property?

ANSWER: The current zoning is R-3, Duplex residential district. The property owner would need to develop plans for review by the Town Staff showing that all applicable requirements are met.

5. QUESTION: What is the water and sewer service? Well and septic or public (Town) water and sewer service?

ANSWER: The property is currently served by public water and sewer service (5/8 – inch meter). The condition of the sewer lateral is unknown. Town Staff will provide additional information in a subsequent addenda, after the lateral has been inspected.

6. QUESTION: Can the trees be removed?

ANSWER: The Town will require the large Oak Tree to be preserved. Development of the lot would require an arborist report and recommendations to be followed during construction. If the preservation of the tree will restrict the building envelope, Staff would support a variance to allow smaller setbacks to reserve the area necessary for preservation of the oak tree.

7. QUESTION: Will all of the loose items in the house and garage be removed prior to the sale closing?

ANSWER: Yes, all items will be removed.

8. QUESTION: Will the zoning allow commercial development?

ANSWER: Please refer to the Town's Zoning Ordinance, which is on the Town's website, for permitted uses in R-3 zones. Article 4 shows uses permitted, as well as those uses that may be allowed with approval of a special exception or special use permit.

END OF QUESTIONS AND ANSWERS

# ATTACHMENT B DHR RECONNAISSANCE LEVEL SURVEY

## Department of Historic Resources Reconnaissance Level Survey

Loudoun

DHR Id#: 286-5001-0059

### Resource Identification

Property Name(s): ..... Harness Shop {Historic}  
 Property Date: ..... ca 1920  
 Address(s): ..... 301 20th Street South {Current}  
 County/Independent City: Loudoun  
 City: ..... Purcellville  
 State, Zip: ..... Virginia 20132  
 Tax Parcel: ..... 488-27-8340  
 USGS Quad Name: ..... PURCELLVILLE  
 Surrounding area: ..... Town

#### National Register Eligibility Status

Property is Historic (50 years or older)

Property has not been evaluated

This Property is associated with the Purcellville Historic District [district]

### Resource Description

Ownership Status: ..... Private

#### Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Chimneys - Central interior	Brick	Chimneys - American Bond
Porch	Porch - 1-story, 2-bay	Wood	Porch - Post, Square
Roof	Roof - Gable, front	Metal	Roof - Standing Seam
Structural System	Structural System - Frame	Wood	Structural System - Vinyl Siding
Windows	Windows - Sash, double-hung	Wood	Windows - 6/6
Foundation	Foundation - Solid	Concrete	Foundation - Poured

Site Description: ..... January 2006:

This house has a 6 foot setback and faces east from a raised, wooded lot. There is a poured in place concrete retaining wall along the front property line and a wire fence surrounds the rear of the property.

Secondary Resource Desc:

January 2006:

There is a garage near the center of the northern property line, a shed at the northwest corner of the property, and an outdoor fireplace in the southwest corner of the property.

#### WUZIT Count:

No.	Wuzit Types	Historic?
1	Garage	Non-Contributin
1	Single Dwelling	Contributing
1	Shed	Contributing
1	Barbecue Pit	Contributing

#### NR Resource Count:

#	NR Resource Type	Contributing Status
2	Building	Contributing
1	Building	Non-contributing
Contributing: 2.00 Non-Contributing: 1.00 Total: 3.00		

**END OF ADDENDUM NO. 2**

**ADDENDUM NO. 2  
TOWN OF PURCELLVILLE, VA  
PULLEN HOUSE – SALE OF REAL ESTATE  
301 S. 20<sup>th</sup> STREET, PURCELLVILLE, VA  
IFB#TC-2021-03**

September 15, 2021

This Addendum No. 2 is hereby made a part of the Contract Documents on which the Contract will be based, and is issued to modify, explain and/or correct the original Contract Documents. This addendum supersedes all previous documents pertaining to the Pullen House – Sale of Real Estate. All bids shall incorporate the following changes:

**CHANGES TO THE CONTRACT DOCUMENTS:**

1. Section 1.5 Instructions for submitting offer. The deadline for submitting an offer remains **September 20<sup>th</sup>, 2021** at 10:00 a.m. ("Submission Deadline"). At that time, Bids will be publicly opened and read aloud via GoToMeeting. Meeting information is below:

Pullen House Bid Opening  
Mon, Sep 20, 2021 10:00 AM - 10:30 AM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/860832965>

**You can also dial in using your phone.**

United States: [+1 \(312\) 757-3121](tel:+13127573121)

**Access Code:** 860-832-965

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/860832965> The remainder of Section 1.5 does not change.

2. Addendum No. 1 noted that certain questions regarding the property would be posed to the Town Council at their September 14, 2021, meeting. The following are the results of the Town Council discussion:
  - a. The large tree in the south east corner of the property should be preserved. The successful bidder will need to hire a certified professional arborist to provide a report stating how to preserve the tree. That report will be submitted to the Town for review, along with any development plans for the lot. The plan, if approved, will need to be followed for any development.
  - b. Demolition of the structures will need to follow the ordinances and processes that are in place at the time of the application for demolition.
  - c. As a condition of the approval of any development of the property, the successful bidder will be required to remove lead and asbestos in accordance with best practices, applicable laws and regulations for the removal and disposal of lead and asbestos materials.

**END OF ADDENDUM #2**



TOWN OF PURCELLVILLE  
BID OPENING \*AS-READ\*  
PULLEN HOUSE SALE OF REAL ESTATE  
IFB #TC-2021-03  
MONDAY, SEPTEMBER 20, 2021 10:00 AM

BIDDER NAME	BID AMOUNT	DEPOSIT?

\*PLEASE NOTE: THIS IS FOR INFORMATIONAL PURPOSES ONLY TO SHOW THE RESULTS OF THE PUBLIC BID OPENING. THIS DOES NOT CONSTITUTE OR GUARANTEE PROJECT AWARD. ALL BIDS ARE THOROUGHLY REVIEWED FOR COMPLETENESS AND RESPONSIVENESS FOLLOWING THE BID OPENING.\*

BIDS OPENED BY: \_\_\_\_\_

BIDS READ BY: \_\_\_\_\_

BIDS RECORDED BY: \_\_\_\_\_