

COUNTY OF SUSSEX

REQUEST FOR PROPOSALS #2017-04

Hunting Lease

The County of Sussex, Virginia ("County") is hereby accepting proposals from hunting clubs for the leasing of the Henry Technology Park and Commerce Center ("Park") property for hunting purposes. Proposals will be received until 2:00 p.m. on Tuesday, September 5, 2017, at the Sussex County Administration Office, 20135 Princeton Road, Sussex, P.O. Box 1397, Sussex, Virginia 23884.

Background

The "Park" contains approximately 537.29 +/- acres and consists of three (3) separate parcels (A, B and C). Parcel A (Tax Map Number 165-A-31 contains approximately 77.15 acres with frontage on Lebanon Church Road (SR 609); Parcel B (Tax Map Number 165-A-19B) contains approximately 36.51 acres with frontage on Lebanon Church Road (SR 609); and Parcel C (Tax Map Number 165-A-19) contains approximately 423.63 acres with frontage on Blue Star Highway (U.S. Route 301), Lebanon Church Road (SR 609) and Proctor Road (SR 612). The parcels to be leased are hereinafter described as the Park. An aerial map and a topographic map of the "Park" site is attached.

Lease requirements

For a period of twelve (12) months, beginning November 1, 2017 and expiring October 31, 2018, an annual rent for the Park will be payable, in advance, upon signing of a lease with the County, subject to the County's terms and conditions.

If the County determines, in its sole discretion, that the premises are necessary for public use or should be sold, the County shall have the right to terminate the Lease, without cause, upon thirty (30) days written notice to the Hunt Club. If this occurs, the Hunt Club shall receive a pro-rated refund.

Parcels A and B shall be limited in use for bow hunting only and no firearms shall be discharged on Parcels A and B at any time. Bows shall not be discharged on Parcel A or B causing arrows to be propelled in the direction of the church property adjacent to the "Park". There shall be no hunting on parcels A and B on Sundays.

The County also expressly reserves the right to harvest any and all timber located on the "Park" consisting of parcel A, B and C. However, the County will not carry on timber cutting during the annual deer season.

The lease is subject to the following terms and conditions:

1. The Hunt Club may not assign the lease or sub-lease the “Park” property. If Hunt Club abandons its use of the “Park” property, the County may take possession of the “Park” property without notice to the Hunt Club.
2. The Hunt Club agrees to use the “Park” property subject to all conditions contained in its proposals submission.
3. The “Park” property shall be used solely for hunting by the Hunt Club in accordance with state law and Game and Inland Fisheries requirements. The Hunt Club shall be responsible for compliance by its members and guests to comply with all applicable laws and regulations related to the use of the Park pursuant to a lease.
4. The property shall be kept in a clean and neat condition with all trash or debris removed in a timely fashion.
5. All roads and open or cleared areas must be maintained by Hunt Club in accordance with the County’s erosion and sediment control ordinance.
6. Hunt Club will not clear any area in excess of 1/4 acre without written permission of the County.
7. The property will be posted or flagged to show boundaries and a prohibition on trespassing or hunting.
8. All entrances, gates and signs will be maintained in good working order.
9. The property will be monitored and visually observed on a daily basis by Hunt Club.
10. Liability insurance in the amount of \$1,000,000.00 will be furnished by Hunt Club that names the County and its agents and employees as a named insured and shall provide the County with a certificate of insurance.
11. The Hunt Club further agrees to indemnify and hold harmless the County, and its agents, officers and employees, from any and all liability and claims arising from any and all property damage, injuries or death as a result of its lease of the Park property, or related to any hunting activities by its members and guests on or near the Park.
12. The lease will be renewable at the sole discretion of the County for three (3) successive annual terms under the same terms and conditions as provided therein.
13. The County and its agents shall have access at all times to the property.

Proposal Requirements

A cover letter introducing the Hunt Club to include a list of its members and contact information.

Proposal Submission

Proposals must be received by Sussex County before **2:00 p.m.** on **Tuesday, September 5, 2017**. Proposals must be hand-delivered or mailed to the above address. Proposals received after the above date and time will be returned unopened.

Questions regarding this Request for Proposals (RFP) should be addressed to:

Mrs. Shilton R. Butts
Assistant to the County Administrator
Sussex County Administration
20135 Princeton Road (Physical Address)
P.O. Box 1397 (Mailing Address)
Sussex, VA 23884
(434) 246-1000