

EXHIBIT “B”
MANDATORY BID INSTRUCTIONS

MANDATORY BID INSTRUCTIONS FOR
PACHECO UNION ELEMENTARY SCHOOL DISTRICT
SITE SURPLUS PROPERTY

The Board of Trustees of Pacheco Union Elementary School District (“Board”) hereby invites bids on surplus real property commonly known as the Shasta View Property, 4710, 4900, 4950 Shasta View Drive, Redding, CA 96002, APN: 054-090-038, 054-090-037, 054-090-039, as further described in Resolution Declaring Property Surplus and Intent to Sell Surplus Property, Inviting Sealed Bids Thereon and Directing Staff to Proceed with Disposal of Surplus Real Property, Adopted, May 12, 2020.

1. **MANDATORY INSTRUCTIONS** These instructions are mandatory to bid on surplus real property commonly known as the Shasta View (“Surplus Property”) situated in Shasta County. Failure to comply with one or more of these instructions may result in a bid being deemed non-responsive.
2. **BID DEPOSIT** Each bid must be accompanied by a deposit of \$2,500.00 (“Bid Deposit”). The bid shall be submitted in the form of a certified or cashier’s check or money order payable to Pacheco Union Elementary School District. The deposit of the successful bidder shall be applied to the payment of the purchase price. The deposit of unsuccessful bidders shall be refunded as soon as reasonably possible after the Board’s final rejection of the bid. Interest earned on the Bid Deposit shall be paid to and retained by the Board. Such interest shall not be refunded and shall not apply towards the payment for the purchase price of the Surplus Property by the successful bidder.
3. **MINIMUM BID** Based on the Board’s evaluation of fair marked and potential existing real estate market conditions, the bid shall be for at least six hundred and forty thousand dollars (\$640,000.00). The bid shall be for a fee simple sale bid for all or portion or portions of the Surplus Property. The bid must demonstrate adequate assurances and the ability to complete the purchase.
4. **FORM OF BID** No specific form of bid is required, except that it must include the minimum terms set forth herein.
5. **TIME AND CONTENTS OF BID** Bids may be submitted on or before 5:00 PM, June 9, 2020. Bids must be submitted in a sealed envelope marked “Bid Form and Bid Deposit for Pacheco Union Elementary School District Shasta View Property.” The sealed envelope must include these Bid Instructions, with a signed Bidder Declaration and completed Bidder Information, and a \$2,500.00 bid deposit, in the form of a certified check, cashier’s check, or money order, all of which must be received by Pam Stricker, Executive Assistant to the Superintendent, Pacheco Union Elementary School District (“District”), 7424 Pacheco School Road, Redding, CA 96002. Any questions, regarding the bid should be directed to the Pacheco Union Elementary School District office at 530-224-4599, fax 530-224-4591.

6. **BID OPENING AND ACCEPTANCE** Bids will be presented to the Board at a meeting of the Board on June 9, 2020, or as soon thereafter as the matter may be heard. Pursuant to Education Code §17473, before accepting any written bids, the Board will also call for oral bids. The Board reserves the right to reject any and all bids and to withdraw the Surplus Property from the market. The Board reserves the right to determine who is a responsible bidder and also reserve the right to waive any and all defects in bids and to waive any irregularity. In the event that the highest responsible bidder fails to perform, the Board may, at its discretion, call for new bids, or offer the property to the second highest bidder. If the Board elects to offer the Surplus Property to the second highest bidder, and if the second highest bidder accepts the award, the deposit requirements and terms and conditions of purchase of the Surplus Property shall be the same as provided in the Board Resolution adopted on May 12, 2020.

7. **BIDDER DECLARATION** Each bidder must sign the following Declaration:

I, the undersigned Bidder, declare that I have carefully reviewed Board Resolution Declaring Property Surplus and Intent to Sell Surplus Property, Inviting Sealed Bids Thereon and Directing Staff to Proceed with Disposal of Surplus Real Property, adopted May 12, 2020, and these Bid Instructions. I have completely satisfied myself as to the nature and location of the Surplus Property, and have fully informed myself as to all conditions and matters which may in any way affect the purchase of the Surplus Property. I further declare that I have conducted an independent investigation, inspections, and analysis of the Surplus Property and I am not relying in any way upon any information provided by the Board. I declare that this Bid is genuine and not collusive.

8. **BIDDER INFORMATION** Each bidder must provide the following information:

Name of Bidder: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Executed this ____ day of _____, 2020 at _____, California.

Signature of Bidder

**Pacheco Union Elementary School District
2019/2020 RESOLUTION #9**

**RESOLUTION DECLARING PROPERTY SURPLUS AND INTENT TO SELL
SURPLUS PROPERTY, INVITING SEALED BIDS THEREON AND DIRECTION
STAFF TO PROCEED WITH DISPOSAL OF SURPLUS REAL PROPERTY**

WHEREAS, the Pacheco Union Elementary School District ("District") is the owner of certain real property as the 4900 Shasta View Drive, Redding, CA 96002, Assessor's Parcel Number (054-090-038) ("Property") located within the territory of the District and more specifically described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS; the advisory 7-11 committee ("Committee") previously determined that said Property will not be needed for educational purposes and is surplus property; and

WHEREAS; on October 8, 2019, the District's Board of Trustees ("Board of Trustees") received and considered the final report prepared by the Committee; and

WHEREAS; the District in coordination with the City of Redding, who has title to the adjacent 3.27 and 0.41 acres, 4710 and 4950 Shasta View Drive, Redding, CA 96002, Assessor's Parcel Number (054-090-037 and 054-090-039) ("City Property"), for the purposes of this sale, have combined the two properties to total 13.26 acres; and

WHEREAS; the interests of the District and the local community would be served by the Board of Trustees disposal of said Property; and

WHEREAS; the Board of Trustees previously declared that the Property is surplus; and

WHEREAS; this Board of Trustees offered the Property for sale to entities as statutorily required pursuant to Education Code §17464 and 17485, et seq., and Government Code §54220, et seq.; and

WHEREAS; it is this Board of Trustees intent that since no such public entities expressed an interest in purchasing the Property, the Board of Trustees will proceed with the sale of said Property to members of the public and put the Property out to bid in accordance with the terms of this Resolution and in accordance with applicable law.; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees declares its intention to proceed with the sale of the Property in accordance with the law, since no such public entities expressed an entities in purchasing the property.

BE IT FURTHER RESOLVED that the Board of Trustees hereby finds, determines, and order as follows:

1. The Board of Trustees hereby makes said Property available for sale to the members of the public as follows:

Board of Trustees will accept bids upon the Property, pursuant to Mandatory Bid Instructions substantially in the form attached hereto as Exhibit "B" and incorporated herein by reference. Upon selection by the Board of Trustees, the accepted bidder's deposit check shall be cashed. Deposits of rejected bids shall be refunded as soon as reasonably possible after rejection. Bid in the above described form may be submitted on or before 5:00 PM, Tuesday, June 9, 2020. Bid will be presented to the Board of Trustees at a meeting of the Board of Trustees on Tuesday, June 9, 2020. Pursuant to Education Code §17473, before accepting any written bids, the Board of Trustees will also call for oral bids. The Board of Trustees is expected to (but is not obligated to) award the bids no later than Friday, June 12, 2020. The selling price to any bidder shall be a minimum based on existing marked conditions for the Property as identified in the Mandatory Bid Instructions. The Board of Trustees reserves the right to reject any and all bids.

2. A preliminary title report concerning the Property will be available upon request to any interested party. However, the Board of Trustees does not guarantee the contents of the preliminary title report.
3. All requests for bid documents and preliminary title report should be directed to Pam Stricker, Executive Assistant to the Superintendent, Pacheco Union Elementary School District, 7242 Pacheco School Road, Redding, CA; telephone: 530-224-4599; fax: 530-224-4591, who is hereby authorized and directed to provide a copy of said documents to any party who so requests.
4. District staff are hereby authorized and directed to give notice of the adoption of this Resolution by posting copies of the Resolution in three (3) public places within District's boundaries and at least fifteen (15) day prior to Tuesday, June 9, 2020, and by publication of the Resolution once per week for three successive weeks before said date in a newspaper of general circulation published in the County of Shasta, California.
5. The disposal of said Property is found to be exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resource Code §21084 and California Code of Regulations, Title 14, §15061 (b)(2) and 15312. A Notice of Exemption regarding the disposal of said Property is hereby approved and the Superintendent (or designee) is directed to file the Notice of Exemption, together with a certified copy of this Resolution, with the County Clerk of Shasta County in accordance with the terms of CEQA and its implementing regulations.
6. District staff and consultants are authorized and directed to proceed with the steps necessary or convenient to effect the sale of all or some of the Property in accordance with law and the terms of this Resolution.

PASSED AND ADOPTED by the Board of Directors of the Pacheco Union Elementary School District this June 9, 2020 by the following vote:

AYES: 4 (Frost, Pryde, Tetens, Wold)

NOES: 0

ABSENT: 0



George Wold, II

President of the Board of Trustees

Attest:



Megan Frost

Clerk of the Board of Trustees