April 6, 2015

RE:  BID: C-1546A : Sale of Long Beach Community College District land located at 3320, 3340 Los Coyotes Diagonal and 3325 Palo Verde Avenue, Long Beach, California 90808

Dear Prospective Bidders:

Please note that the Long Beach Community College District (“District”) proposes to sell approximately 5.78 acres of land located at 3320, 3340 Los Coyotes Diagonal and 3325 Palo Verde Avenue, Long Beach, California 90808 (“Property”). The District will offer to sell the Property to the general public at a minimum price of FOURTEEN MILLION FOUR HUNDRED NINETY THOUSAND DOLLARS ($14,490,000), at a public bid to be held on May 11, 2015 beginning at 2:00 p.m. at 4901 E. Carson Street, Long Beach, CA 90808, Room 1200 in Building T.

The initial Bid Package consists of the following documents related to the Property and its sale:

1) Notice of Public Meeting and Bid
2) Bid Proposal Form
3) Purchase and Sale Agreement
4) Preliminary Title Report

The Bid Package is available at the Long Beach Community College District’s website http://www.lbcc.edu/ContractsMgmt/page-2.cfm or at the Long Beach Community College District’s Office of Purchasing and Contracts located at Long Beach City College, Building T, Room 2031, Mail Code G-4, 4901 E. Carson Street, Long Beach, California 90808 during normal business hours. It is the responsibility of any interested bidder to obtain the complete Bid Package, either in person at the location identified above or through the above referenced website, as these documents will not be mailed directly to any potential bidders.

Please note that any revisions to the Purchase and Sale Agreement, and any other additional information or updates concerning the Property, if any, will be added to the District website as an addendum or addenda to the initial Bid Package. Accordingly, all interested bidders should regularly check the District’s website for updates. No notices, updated materials being posted or reminders to check the website will be sent out by email.
**No Representations or Warranties of Information**

The District makes no representations or warranties about any of the information contained in this Bid Package. Documents are provided for informational purposes to all interested parties only. Each and every interested party must conduct its own investigation of the Property, including any issues related to any of the information provided by this Bid Package.

**Bid Hearing Information.**

The District will hold the Bid Hearing on May 11, 2015 beginning at 2:00 p.m. at 4901 E. Carson Street, Long Beach CA 90808, Room 1200 in Building T. Interested bidders for the purchase of the Property shall submit a bid proposal on the applicable Bid Form for Bid C-1546A supplied by the District to the Office of Purchasing and Contracts located at Long Beach City College, Building T, Room 2031, Mail Code G-4, 4901 E. Carson Street, Long Beach, California 90808, Attention: Alan Moloney, Deputy Director, Purchasing and Contracts, before 1:00 p.m., by the clock in the Office of Purchasing and Contracts, on May 11, 2015. This Proposal must be placed in a sealed envelope and it must be clearly marked BID – C1546A – Los Coyotes Property Sale. Failure by any proposed bidder to submit a bid proposal to the District’s Office of Purchasing and Contracts before 1:00 p.m., by the clock in the Office of Purchasing and Contracts, on May 11, 2015 will preclude the District from receiving such bid proposal. However, failure to submit a written bid proposal by this deadline will not preclude any bidder from making an oral bid at the Bid Hearing at 2:00 p.m. later that day.

The procedures involved in the Bid Hearing include opening and review of all written sealed bids that have been received before 1:00 p.m., by the clock in the Office of Purchasing and Contracts, on May 11, 2015. Prior to accepting any written proposal, the District must call for oral bids. Upon calling for any oral bids, any interested bidder that has provided the $35,000 Bid Security (including bidders who have not provided a written bid) may offer to purchase the Property pursuant to terms and conditions specified in the Bid Package for a price exceeding, by at least five percent (5%), the highest written proposal. After this initial five percent (5%) increased price is met, other oral bids may be accepted as directed at auction. Final acceptance of any oral bid must be made only after said oral bid is reduced to writing and signed by the offeror. Oral Bid Forms shall be provided to any interested bidder at the Bid Hearing.

Therefore, of the written proposals submitted to the District which conform to all terms of the Bid Package, the proposal which is the highest will be accepted unless a higher oral bid is accepted as set forth above. In the event that there are no written or oral bids made at or greater than the purchase price terms and conditions set forth in the Purchase Agreement that comply with all material terms set forth therein and in the Bid Package, the District may accept any one of such counteroffers as the successful bid. Finally, the District’s Board may, if it deems such action to be for the best public interest, reject any and all bids, either written or oral, and withdraw the Property from sale.

Please note that although a bidder may propose changes to the Purchase and Sale Agreement, unless otherwise agreed to by the District, the bidder shall agree that the existing terms and conditions of the Purchase and Sale Agreement will be binding upon the successful bidder. Any proposed changes to the Purchase and Sale Agreement must be submitted with the written or oral bid proposal. Any proposed material changes to the existing terms and conditions of the Purchase and
Sale Agreement shall render such bid a counteroffer, which counteroffer may not be accepted by the District should any written or oral offer be made at or greater than the purchase price terms and conditions set forth in the Purchase and Sale Agreement which comply with all material terms set forth therein and in the Bid Package. However, this will confirm that in the event that there are no written or oral bids made at or greater than the purchase price set forth in the Purchase and Sale Agreement that comply with all material terms set forth therein and in the Bid Package, the District is willing to entertain counteroffers related to the Property.

The District invites you, and all other prospective bidders, to make a written or oral bid for the Property and attend the May 11, 2015 Bid Hearing.

Perspective Bidders who wish to view the property are invited to attend a walk through on Friday, April 24, 2015 at 3:00 p.m. All interested parties should meet by 3:00 p.m. under the portico at the front doors of the 3320 Los Coyotes Building. No questions will be answered on this tour.

All questions related to the sale of this property, the bid process, or the actual property must be submitted in writing by email to Alan Moloney at amoloney@lbcc.edu. The deadline for all questions is April 28, 2015. No questions will be accepted after this date. All questions will be answered through an Addendum and posted to the District’s website at http://www.lbcc.edu/ContractsMgmt/page-2.cfm.

Should you have any questions concerning the Bid Package or the Property, please do not hesitate to contact the undersigned at amoloney@lbcc.edu.

Very truly yours,

LONG BEACH COMMUNITY COLLEGE DISTRICT

[Signature]

Alan Moloney
Deputy Director, Purchasing and Contracts

Enclosures