

**Invitation for Sealed Bid
for the Real Property Described as
1033 Main Street and 5400 Neroly Road
(APN 037-050-013 and APN 037-050-014)**



CITY OF OAKLEY, CA

INVITATION TO BID

The City of Oakley invites sealed bids for the purchase of the 1033 Main Street and 5400 Neroly Road properties located in Oakley, Contra Costa County, California. The property is described as APN 037-050-013 and APN 037-050-014, located near the intersection of Highway 4 and 160 General Commercial zone. A variety of community-serving business and commercial uses is encouraged.

The bid packet can be obtained by emailing Harumi Murata, Economic Development Analyst, at murata@ci.oakley.ca.us.

DESCRIPTION OF THE PROPERTY

Combined 2.77 acres of commercial land is located near a busy corner on the A-160 on/off ramp, less than a mile away from the new Contra Costa Logistic Center. These are identified on the Contra Costa County Tax Assessor's Records as APN 037-050-013 and APN 037-050-014.

The City is open to selling a portion of combined 2.77 vacant lands. The City's preference is to sell a combination of the two parcels, which equals an approximately 1.1-acre, a hard corner lot of Neroly and Main Street (See attachment A). It should be noted that if a bid is for only a portion of the parcel, the property line is to be reconfigured in a later lot line adjustment. The seller shall have no obligation to make any structural or extraordinary repairs or capital improvements to the premises between the execution date and the date of settlement. The subject property will be sold "as is."

Utilities

All utilities and services, including water, sewer, electricity, gas, and telephone are available. Coordination with the specific utilities is recommended to determine what final connections, extensions, and fees would be required for the remodeling and repair project.

Zoning

The property locates in the General Commercial zone, which applies to a diversity of retail sales and service uses, restaurants, service stations, highway-oriented and visitor-serving commercial and lodging; autoserving and heavy commercial uses; public and semi-public uses; public gathering facilities, and similar and compatible uses.

Because the designation encompasses a broad range of uses, the allowed uses and development form on a particular site will depend upon the zoning, and the characteristics of surrounding land use. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development. General Plan and land use policies can be found at the following link:

https://www.ci.oakley.ca.us/wp-content/uploads/2022/07/Oakley-General-Plan_Adopted-2022-01-11.pdf

SPECIAL CONDITIONS

1. The subject property will be sold "as is."
2. The City will pay no broker's fee, finder's fee, commission, or other compensation to any party claiming to counsel or represent any proposer regarding the sale of the subject property or consummation of the lease hereinafter described.
3. No representations will or have been made by the City that the subject property meets all the ordinances, regulations, or laws governing bidders' proposed development of the property.
4. Any use of the subject property will be in compliance with all relevant laws and regulations, including Title VI of the Federal Civil Right Act of 1964, as amended, i.e., without discrimination as to race, color, or national origin.
5. No billboard, sign, or other outdoor advertising devices shall be erected upon the subject property other than those indicating ownership or on-premise advertising and shall be subject to reasonable restrictions with respect to number, size, location, and design by regulation of the City of Oakley, subject to local zoning ordinances.
6. Any public utilities or municipalities having facilities under, over, or through the subject property as of the date of its conveyance to the selected bidder shall have the right and easement to continue to maintain, operate, and renew their facilities within the subject property.
7. This invitation to Bid is based upon the requirements of Title 2 Article 8 of the Oakley Municipal Code.
8. Sale of this property is subject to and contingent upon the execution of a Purchase Agreement with the City of Oakley.
9. The development plan proposed in the winning bid must be substantially complete within 18 months of closing on the property.

INSTRUCTIONS TO BIDDERS

General

Sealed bids will be accepted no later than 2:00pm on Wednesday, April 26th, 2023, at which time they will be opened publicly by the City Clerk.

Emailed or faxed bids will not be accepted. All bids must be delivered in a sealed envelope and clearly marked as follows:

City of Oakley
Attn: Harumi Murata
3231 Main Street, Oakley, CA 94561
Invitation to bid: "1033 Main Street and 5400 Neroly Road"

While no minimum bid requirement has been set, the most recent appraisal report has valued the property at \$1,675,000. The City reserved the right to reject any and all bids for any reason.

Bid Surety and Closing

The bid must be accompanied by the enclosed Offer to Purchase form, duly executed, and a cashier's or certified check in the amount of Ten Thousand Dollars (\$10,000) made payable to the "City of Oakley" as a good faith deposit to be credited towards the final purchase price. This check will be forfeited if the winning bidder fails to execute a Purchase and Sales Agreement with the City of Oakley within sixty (60) days from the date the winning bidder is notified in writing that the bid was accepted by the City Council. Should the City Council reject the bids, the bidders' deposit checks will be promptly returned.

Development Plans and Timeline for Improvements

In addition to the proposed purchase price, the City shall evaluate and consider the bid and proposal that best meets the City's desire for a successful, attractive development at the property after the sale. The purchase of this sale is not for buyers' land speculation, but for some near-term (within 18 months) vertical development. Restated, the City Council intends on awarding a contract to the bidder with the highest price offered but also one that submits a conceptual development plan that closest meets the City's expectations of quality community and economic development.

Questions and Information

Questions must be submitted by email to murata@ci.oakley.ca.us by April 24th, 2023. Responses will be distributed to those who requested bid packets by April 25th, 2023.

OFFER OF PURCHASE FORM

On this date and in accordance with the terms and conditions set forth in the Invitation to Bid, this offer is submitted to purchase all or a portion of the real property known as 1033 Main Street (APN 037-050-013) and/or 5400 Neroly Road (APN 037-050-014) in Oakley, Contra Costa County, California zoned for General Commercial use.

Purchase Amount	
Written Amount	

In addition, as required by the terms of the offering, a bid surety in the amount of Ten Thousand Dollars (\$10,000) in the form of a cashier's or certified check made payable to "The City of Oakley" is enclosed.

<p>REQUIRED: <i>Attach to this form a description of no more than five (5) pages that details what your conceptual plans are to further develop the property and that outlines a timeline for those improvements. You may include company information and references, and any other information that demonstrates your capacity to successfully complete your development proposal.</i></p>
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This offer is made and surety submitted on behalf of:

Proposers Name _____
Business Name _____
Address _____
City, State, Zip Code _____
Telephone Number _____
Email Address _____

Signature

Printed Name

Signature

Printed Name

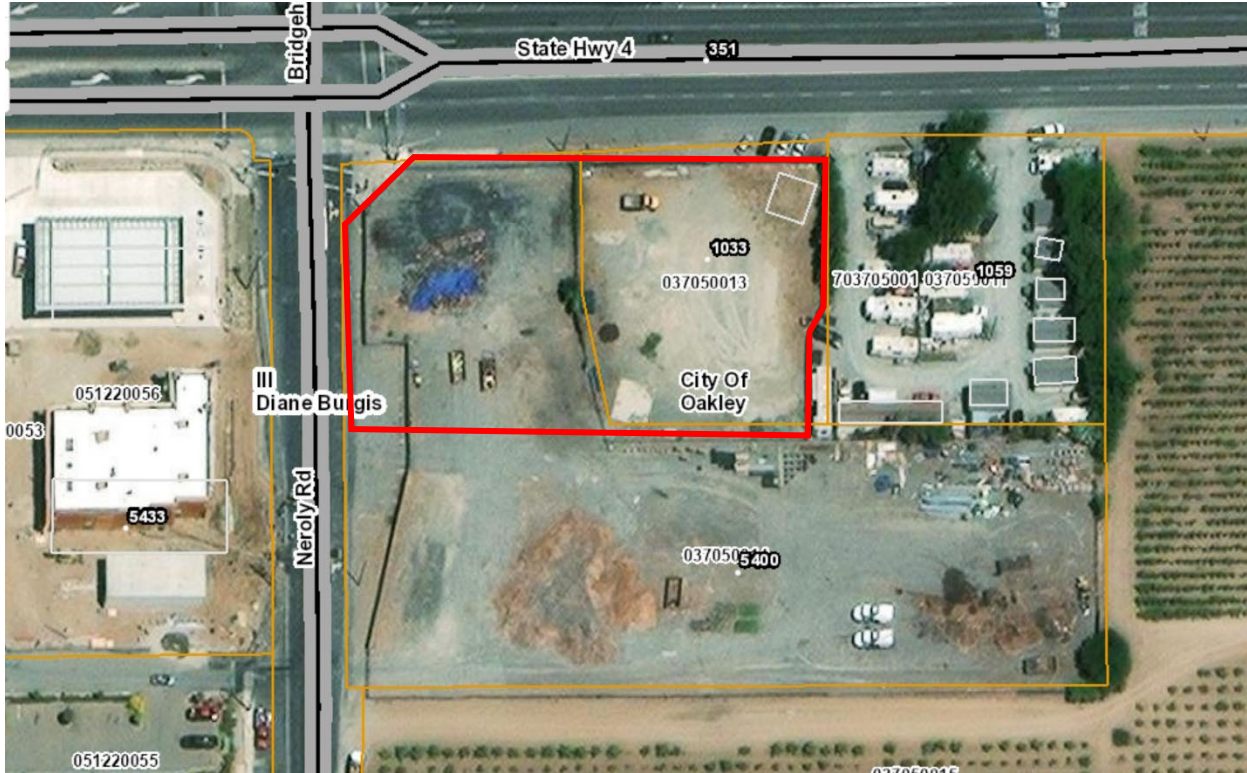
Witness

Signature

Printed Name

Attachment A

MAP



**Shown in red square: City's preference is to sell a combined parcel of approximately 1.1-acres hard corner lot of Neroly and Main Street. The property line is to be reconfigured in a later lot line adjustment.*