

**INVITATION TO BIDDERS**

**INVITATION TO SUBMIT WRITTEN FORMAL CASH PROPOSALS  
FOR THE SALE OF REAL PROPERTY LOCATED AT**

**980-990 CEDAR AVENUE, ATWATER, CA 95301**

**Bid Call No. 678-17**

Notice is hereby given that sealed bids will be received at Atwater City Hall until 1:00 PM, on **Monday, November 6, 2017** at which time they will be publicly opened and read. Please carefully read and follow the instructions. A full Bid Package may be obtained from the City website at [www.atwater.org](http://www.atwater.org) or from City of Atwater Engineering Department, Attn: Lori Waterman, 750 Bellevue Road, Atwater, CA 95301.

**Bids shall be presented under sealed cover, clearly marked "BID CALL NO. 678-17 SALE OF REAL PROPERTY LOCATED AT 980-990 CEDAR AVENUE", and delivered to:**

City of Atwater  
City Clerk's Office  
750 Bellevue Road  
Atwater, California

No bid will be considered unless it conforms with the "Proposal Requirements and Conditions". The City Council reserves the right to reject any and all proposals.

The Invitation to Bidders, Purchase and Sale Agreement, Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest form, and all other bid documents are available at on the City Website at [www.atwater.org](http://www.atwater.org) or may be obtained in the from the City of Atwater Engineering Division located at 750 Bellevue Road, Atwater, CA 95301.

Any bidder who wishes their bid to be considered is responsible for making certain that their bid is received by the City Clerk's office by the Bid Submittal Deadline. **NO ORAL, TELEPHONIC, TELEGRAPHIC, ELECTRONIC (E-MAIL), OR FACSIMILE BIDS OR MODIFICATIONS WILL BE CONSIDERED. BIDS RECEIVED AFTER THE BID SUBMITTAL DEADLINE WILL BE REJECTED REGARDLESS OF POSTMARK DATE AND WILL BE RETURNED TO THE BIDDER UNOPENED.**

**BID SUBMITTAL DEADLINE; 1:00 PM, MONDAY, NOVEMBER 6, 2017**

**BIDS WILL BE CONSIDERED LATE WHEN THE CITY CLERK'S OFFICIAL TIME CLOCK READS 1:00 PM.**

By order of the City Council of the City of Atwater, State of California.

*/s/ Lori Waterman*

\_\_\_\_\_  
Lori Waterman, Deputy City Clerk



INVITATION FOR PROPOSALS BID CALL NO. 678-17  
SALE OF REAL PROPERTY 980-990 CEDAR AVENUE, ATWATER, CA 95301

*INSTRUCTIONS: TERMS AND CONDITIONS*

The City Council of the City of Atwater invites members of the general public to submit sealed Cash Bid proposals to purchase certain real property, located at 980-990 Cedar Avenue, Atwater, CA 95301.

The subject property is vacant, estimated to be 0.40 acres, plus or minus, of land based on county record, and has approximately 150 feet of frontage on Cedar Avenue and approximately 115 feet of frontage on First Street at the southeastern intersection of such roads.

The property is currently zoned to the Residential Transition (R-T) zoning district. The zoning designation and the size of the property allow for the development of up to eight residential dwelling units or a range of conditionally permitted commercial uses. The property is located near Historic Downtown Atwater, between residential land uses to the north and east, commercial land uses to the south, and a mixture of land uses to the west. The City Council of the City of Atwater is seeking sealed bid proposals from real estate developers for purchase of the property with an affirmative commitment by the purchaser to develop thereon.

Sealed bids must be submitted to the office of the Atwater City Clerk, 750 Bellevue Road, Atwater, CA 95301 by **1:00PM on Monday, November 6, 2017**. Bids will be opened before the public at that time and no bid arriving after that time will be accepted. Mailed bids must be physically received prior to the aforementioned date and time.

The City of Atwater reserves the right to reject any and all bids or to cancel the proposed sale in accordance with state law.

**TERMS OF SALE:**

The City of Atwater is seeking sealed Cash Bids for purchase of the property as is, for occupancy or rental. Bids Package should include a Purchase and Sale Agreement, Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, and all other required forms required in the Invitation for Proposal. The City of Atwater has the right to terminate the Contract prior to closing in the event the bidder does not furnish the City of Atwater with a Cashier's Check in the Bid Amount with their Bid Package.

**FORM OF PROPOSAL:** Sealed Bid

**DESCRIPTION OF REAL PROPERTY OFFERED FOR SALE:** Attached.

**INSTRUCTIONS TO BIDDERS:**

1. Bids must be submitted on the "Form of Proposal" included herewith and made a part of this Invitation.
2. Bids must be received no later than **1:00PM on Monday, November 6, 2017**, in a sealed, pre addressed envelope clearly marked:

**"BID CALL NO. 678-17 SALE OF REAL PROPERTY LOCATED AT 980-990 CEDAR AVENUE",  
and delivered to:**

**City of Atwater  
City Clerk's Office  
750 Bellevue Road  
Atwater, CA 95301**

3. You may hand deliver your bid or return by regular mail or parcel service. Electronic submission of bids will not be accepted.
4. Your bid should include the following:
  - a. Completed Form of Proposal
  - b. Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest
  - c. Form of Proposed Purchase and Sale Agreement
  - d. Resume including project history of bidder and principal(s) of bidder
  - e. Cashier's Check in Bid Amount (Non-awarded Bid offers will have their cashier's check returned within 48 hours of Bid Opening).
5. The City of Atwater reserves the unqualified right to reject any or all Bids.

CITY OF ATWATER

INVITATION FOR PROPOSALS: SALE OF REAL PROPERTY

980-990 CEDAR AVENUE, ATWATER CA 95301

FORM OF PROPOSAL (SEALED BID) BID CALL NO. 678-17

The undersigned bidder does hereby propose to execute the contract herewith submitted by bidder for purchase and sale of the real property described in this Invitation for Bids, subject to the Instructions, Terms and Conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest.

Purchase and Sale Agreement (attached): \_\_\_\_\_

Bid Price: \_\_\_\_\_ Cashier's check in the amount of the Bid Proposal shall be included with the bid package. (Non-awarded Bid offers will have their Cashier's Check returned within 48 hours).

*Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest*

I, the bidder or duly authorized signatory of bidder, do hereby certify:

1. I have independently arrived at and submitted this bid without collusion, agreement, understanding, or planned common course with any other bidder.
2. I have not and will not communicate the contents of this bid to any person not an employee or agent of the bidder prior to the official bid opening.
3. I am legally entitled to enter into contracts with the City of Atwater, California and am not in violation of any prohibited conflict of interest.
4. I have fully informed myself regarding the accuracy of the statements made in this affidavit.
5. I have read the entire content of the Invitation for Bids, including the Terms of Sale, Form of Proposal, and Instructions to Bidders.
6. I accept all the terms and conditions herein as part of my proposal and I will be bound by the same.
7. I am not relying on any statement, verbal or otherwise, not contained herein.

BIDDER NAME \_\_\_\_\_

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

CITY/STATE/ZIP \_\_\_\_\_

PHONE ( \_\_\_\_\_ ) \_\_\_\_\_

NOTE: Signature is required. Failure to sign shall render the proposal invalid.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name/Title: \_\_\_\_\_



# Land for Sale

**Address** 980-990 Cedar Avenue, Atwater, CA 95301  
**APN** 003-071-001  
**Lot Size** 0.40 acres  
**Max Height** 2.5 stories or 35 Feet  
**Zoning** Residential Transition (R-T)  
**Bids Due:** November 6, 2017

**Minimum Bid Price: \$60,000**

## Property Description

- Partially graded, rectangular lot
- Near Historic Downtown Atwater

## Permitted Uses and Standards:

- Single Family residential or multi family dwelling units.
- 10-foot exterior setbacks
- Conditional uses
  - Recreational, educational, religious, cultural, or public service
  - Minor manufacturing if >75% of product is sold on premises
  - Medical, professional and business offices
  - Licensed nursing or convalescent homes
  - Parking lots and parking structures
  - Personal service establishments
  - Rooming and boarding homes
  - Retail stores
  - Restaurants
  - Motels



Interested Buyers Should Contact Lori Waterman,  
Grants Manager  
(209) 357-6206 [waterman@atwater.org](mailto:waterman@atwater.org)



Available land in Historic Downtown Atwater

