



Legislation Text

File #: 18-703, Version: 1

MEMORANDUM

TO: Board of Supervisors

FROM: Carol J. Huchingson, County Administrative Officer

DATE: August 21, 2018

SUBJECT: PUBLIC BID OPENING - (Continued from August 14, 2018) Consideration of Bids to Purchase the property known as the Lucerne Hotel, located at 3700 Country Club Drive, Lucerne, CA (APN'S 034-182-030 & 040, AND 034-867-010 through 070) pursuant to Government Code Section 25520 et seq.

EXECUTIVE SUMMARY:

On July 24, 2018 your Board declared by Resolution that the property known as the Lucerne Hotel in Lucerne was surplus to the needs of the County and set a minimum bid price of \$2,500,000 as well as establishing appropriate terms and conditions including payment of a real estate broker commission. August 14, 2018 was subsequently established as the date for consideration of written and oral bids by your Board.

Pursuant to Government Code § 25530 and 25531, all written bids shall be publicly opened, examined, and declared by the Board and before accepting any written bid, the Board shall call for oral bids. Oral bids are subject to the same terms and conditions as written bids and must exceed the highest responsible written bid by 5 percent and subsequent oral bids must also exceed the previous oral bid by 5 percent.

The highest bid, whether written or oral, from a responsible bidder which conforms to all terms and conditions previously specified shall be finally accepted or the Board may reject all bids. In determining which is the highest sealed proposal, the Board shall not subtract therefrom the commission, if any, which the proposal provides shall be paid to a licensed real estate broker.

If your Board should accept a final bid, an earnest money deposit of 4 percent of the purchase price shall be deposited in an escrow account by the winning bidder by 2:00 P.M. on, August 14, 2018. The earnest money deposit shall be refundable only within the first 30 days of escrow.

FISCAL IMPACT: ☒ None ☐ Budgeted ☐ Non-Budgeted

Estimated Cost:
Amount Budgeted:
Additional Requested:
Annual Cost (if planned for future years):

FISCAL IMPACT (Narrative): None

STAFFING IMPACT (if applicable): None

RECOMMENDED ACTION:

Staff recommends that the Board consider written and oral bids to purchase the Lucerne Hotel and Accept the Highest Responsible Bidder in Compliance with the Terms and Conditions Stated in Resolution 2018-101.