



JEFFERSON COUNTY PURCHASING DEPARTMENT
Deb Clark, Interim Purchasing Agent

1149 Pearl Street, Beaumont, TX 77701 409-835-8593 Fax 409-835-8456

LEGAL NOTICE
Advertisement for Invitation for Bids

July 7, 2008

Notice is hereby given that sealed bids will be accepted by the Jefferson County Purchasing Division for IFB 08-084/JN. **Specifications for this project may be obtained from the website, <http://www.co.jefferson.tx.us>, or by calling 409-835-8593.**

Bids are to be addressed to the Purchasing Agent with the bid number and name marked on the outside of the envelope. Bidders shall forward an original and two (2) copies of their bid to the address shown below. Late bids will be rejected as non-responsive. Bids will be publicly opened and read aloud in the Jefferson County Commissioners' Courtroom at the time and date below. Bidders are invited to attend the sealed bid opening. Bidder must complete inspections prior to bid submission.

BID NAME: Sale of Former Postal Encoding Center Facility at 750 Pearl St and nearby parking Lot.
BID NO: IFB 08-084/JN
DUE DATE/TIME: 11:00 AM, September 28, 2008
MAIL OR DELIVER TO: Jefferson County Purchasing Division
1149 Pearl Street, 1st Floor
Beaumont, Texas 77701

Any questions relating to these requirements should be directed to Deb Clark, Assistant Purchasing Agent or Joe Newkirk, Contract Specialist at 409-835-8593. To view the Property contact the Maintenance Department Monday through Friday between 8:00 am and 3:00 pm at 409-835-8511.

All interested firms are invited to submit a bid in accordance with the terms and conditions stated in this bid.

The **minimum bid** accepted will be in the amount of Three Million Dollars (\$3,000,000.00)

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE INVITATION.

Deb Clark
Interim Purchasing Agent
Jefferson County, Texas

Publish: Beaumont Enterprise – July 9 & 16, 2008
Port Arthur News – July 9 & 16, 2008

INSTRUCTIONS TO BIDDERS

1. Bid Submission

Bids must be submitted in complete original form by mail or messenger to the following address:

Jefferson County Purchasing Division
1149 Pearl Street, First Floor
Beaumont, TX 77701

Bids will be accepted at the above address until the time and date specified herein, and immediately after will be publicly opened and read aloud.

All bids shall be tightly sealed in an opaque envelope and **plainly marked with the Invitation for Bid number**, due date, and the bidder's name and address.

Late bids will not be accepted and will be returned unopened to the bidder.

All bids submitted in response to this invitation shall become the property of Jefferson County and will be a matter of public record available for review.

2. Preparation of Bids

The bid shall be legibly printed in ink or typed.

If a unit price or extension already entered is to be altered, it shall be crossed out and initialed in ink by the bidder.

The bid shall be legally signed and shall include the complete address of the bidder.

3. Signatures

All bids, notifications, claims, and statements must be signed by an individual authorized to bind the bidder. The individual signing certifies, under penalty of perjury, that he or she has the legal authorization to bind the bidder.

MINIMUM SPECIFICATIONS

The following requirements and specifications supercede General Requirements where applicable. Contact Deb Clark, Assistant Purchasing Agent (e-mail: syphrett@co.jefferson.tx.us or Joe Newkirk, Contract Specialist (e-mail: jnewkirk@co.jefferson.tx.us. Phone: 409-835-8593), regarding any questions or comments. To view the property contact Maintenance Department Monday through Friday from 8:00 am to 3:00 pm at 409-835-8511. Please reference bid number 08-084/JN.

1 Objective

Jefferson County seeks to sell The former Postal Encoding Center facility at 750 Pearl St and nearby parking lot. Tract 1 is located at 750 Pearl St, Beaumont, Texas 77701 It lies between Orleans and Pearl Streets on the southerly side of Forsythe Street. Tract 2 800 block Orleans. It is most of the city block between Orleans, Wall, Park and College Streets. The **minimum bid** accepted will be in the amount of three million dollars (\$3,000,000.00). Bidders must complete all inspections prior to submission of bids.

2 Scope

The Purchasing Department will receive sealed bids for the Sale of former Postal Encoding Center facility at 750 pearl St and nearby parking lot in Beaumont, Texas.

Jefferson County has determined that the above-identified parcel will be put up for public sale and will consider offers from potential buyers for the sale of the parcel.

Jefferson County reserves the right to reject any or all offers to buy the property or properties and to provide preference to a governmental agency or a not-for-profit that is supporting the needs of the County. The County further reserves the right, that if the land is not sold, to dispose of the property as it sees fit.

The above property is sold "as is, where is."

The successful bidder will be required to provide a **NON-REFUNDABLE** "earnest money" deposit equal to at least ten percent (10%) of the offering price to the County within two (2) working days of notification of award of the right to buy the property. Closing of the property must be completed within sixty (60) days of notification of award.

All offers must be submitted on the official bid form included as part of this IFB.

Please note that this IFB is not seeking an agent to represent the County in the offering for sale of property and no agent shall receive payment, fees, etc., from the accepted price to be paid for the property.

Legal Description

The above described property is as follows: BEING a .9087 acre tract of land with improvements including a building formerly known as The Texas State Optical Building containing 66,080 square feet of space. Said .9087 acre tract being out of and part of Lots Nos. 189, 190, 191, 192, 193, 194 and 195, Block 39 of the Original Town of Beaumont, Jefferson County, Texas, described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 193 said corner also being the Northeast corner of Block 39, original Town of Beaumont, and the Northeast corner of a portion of Lots 192 and 193, Block 39, Original Town of Beaumont as conveyed to Rogers Bros. Investments from Jay-Arr Corporation and recorded in Volume 1924, page 94, Deed Records of Jefferson County, Texas also being in the South Line of Forsythe Street and the West Line of Pearl Street;

THENCE South 40 deg. 35 min. 00 sec. East along the West Line of Pearl Street and the East Line of said Lot 193 105.00 feet to a Point and the Beginning of a curve to the right, said curve having a Central Angle of 28 deg. 42 min. 41 sec., a radius of 156.13 feet, a chord distance of 77.42 feet, said point also being the Southeast corner of the above referenced Rogers Bros. Investments tract, and the Northeast corner of a tract of land conveyed to Jay-Arr Corporation and recorded in Volume 1721, Page 435, Jefferson County Deed Records, said point also being the North corner of 463 square feet tract conveyed to the City of Beaumont from Rogers Bros. Investments and Jay-Arr Corporation and recorded in Volume 1967, Page 409, Jefferson County Deeds Records;

THENCE along the arc of said curve to the right a distance of 78.24 feet to a point in the South line of Lot 195, Block 39, said point also being in North line of Lot 184, Block 39, Original Town of Beaumont and the North line of tract of land conveyed to Glenn W. Morgan and recorded in Film Code 100-35-2038, Jefferson County Deed Records;

THENCE South 49 deg. 25 min. 00 sec. West along the South line of Lots 194 and 195, and the North line of Lots 184, 185, 186, 187 and 188, a distance of 280.78 feet to a point, said point being the Southwest corner of Lot 194, and the Northwest corner of Lot 188, and in the East line of Orleans Street;

THENCE North 40 deg. 35 min. 00 sec. West along the East line of Orleans Street and the West line of Lot 194 a distance of 60.00 feet to the Northwest corner of Lot 194 and the Southwest corner of Lot 189.

CONTINUING North 40 deg. 35 min. 00 sec. West along said common line a distance of 5.0 feet to a point, said point being 0.37 feet West of the Southwest corner of the Old First Security National Bank of Beaumont Building and in the West line of Lot 189, said point also being the Southwest corner of a tract conveyed to Rogers Bros. Investments and Recorded in Volume 1967, Page 486 of the Deed Records of Jefferson County, Texas;

THENCE North 49 deg. 25 min. 00 sec. East along the South line of aforementioned Rogers Bros. Investments tract and the North Line of the Jay-Arr Corporation tract, 5 feet North of and parallel to the North line of Lot 194 and the South line of Lots 489 and 190, a distance of 120.17 feet to a point, said point being 0.17 feet East of the East line of Lot 190 and West line of Lot 191, Block 39, Original Town of Beaumont, and West line of a tract conveyed to Rogers Bros. and recorded in Volume 1778, Page 344, Jefferson County Deed Records;

THENCE North 40 deg. 35 min. 00 sec. West, 0.17 feet East of and parallel to the West line of Lot 191, and the West line of the Rogers Bros. tract, a distance of 115 feet to a point in the North line of Lot 191 and in the South line of Forsythe Street;

THENCE North 49 deg. 25 min. 00 sec. East along the South line of Forsythe Street and North line of Lots 191, 192 and 193, Block 39, Original Town of Beaumont, 179.83 feet to THE POINT OF BEGINNING containing .9087 acres of land, more or less, and a 66,080 square feet building, more or less with improvements.

SPECIAL WARRANTY DEED

Lots Nos. One Hundred Eighty-Four (184), One Hundred Eighty-Five (185), One Hundred Eighty-Six (186), One Hundred Eighty-Seven (187), and One Hundred Eighty-Eight (188), in Block No. Thirty-Nine (39), of the ORIGINAL TOWNSITE OF BEAUMONT (also known as the OLD TOWN OF BEAUMONT), Jefferson County, Texas, according to the map or plat of said Townsite of record in the office of the County Clerk of Jefferson County, Texas' SAVE AND EXCEPT those portions of Lots 184, 185, 186 and 187 acquired by the CITY of Beaumont in condemnation proceeding against Fairco Reality Inc., Cause no. 43701 in the County Court of Jefferson County at Law, a certified copy of which judgement is record in Vol. 1980, Page 403 of Deed Records of Jefferson County, Texas, to which reference is here made for greater particularly.

Closing Cost

The successful bidder shall be responsible for appraisal fee for the tract and shall pay all costs to close the transaction.

Mineral Rights

All mineral rights shall remain the property of Jefferson County.

**BIDDER MUST RETURN THIS PAGE WITH OFFER
OFFER AND ACCEPTANCE FORM**

OFFER TO CONTRACT

To Jefferson County:

We hereby offer and agree to furnish the materials or service in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid and any written exceptions in the offer. We understand that the items in this Invitation for Bid, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract.

The undersigned hereby states, under penalty of perjury, that all information provided is true, accurate, and complete, and states that he/she has the authority to submit this bid, which will result in a binding contract if accepted by Jefferson County.

We acknowledge receipt of the following amendment(s): _____, _____, _____, _____.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

Company Name	For clarification of this offer, contact:
Address	Name
City State Zip	Phone Fax
Signature of Person Authorized to Sign	E-mail
Printed Name	
Title	

BIDDER MUST RETURN THIS PAGE WITH OFFER

ACCEPTANCE OF OFFER

The Offer is hereby accepted for the following items: Sale of former Postal Encoding Center facility at 750 Pearl Street and nearby parking lot in Beaumont, Texas 77701.

The Contractor is now bound to buy the materials or services listed by the attached contract and based upon the Invitation for Bid, including all terms, conditions, specifications, amendments, etc., and the Contractor's Offer as accepted by Jefferson County.

Payment shall be made by the successful bidder at time of closing, by guaranteed funds.

This contract shall henceforth be referred to as Contract No.IFB 08-084/JN.

Countersigned:

Ronald L. Walker
County Judge

Date

Carolyn L. Guidry
County Clerk

Approved as to Form by:

BIDDER MUST RETURN THIS PAGE WITH OFFER

BID FORM

	Purchase Price
Sale of former Postal Encoding Center facility at 750 Pearl Street and nearby parking lot in Beaumont, Jefferson County, Texas.	\$

**Payment shall be made by the successful bidder on day of closing by guaranteed funds.
Payment will be made to:**

**Jefferson County Auditor
Patrick Swain
1149 Pearl Street, 7th Floor
Beaumont, TX 77701**

Acknowledgment of Addenda (if any):

Addendum 1 _____ Date Received _____
Addendum 2 _____ Date Received _____
Addendum 3 _____ Date Received _____

BIDDER MUST RETURN THIS PAGE WITH OFFER



VIEW NORTHERLY ALONG PEARL STREET



VIEW SOUTHERLY ALONG PEARL STREET CONNECTOR

ATTACHMENT A



FORSYTHE STREET BUILDING ELEVATION



PEARL STREET CONNECTOR BUILDING ELEVATION



INTERIOR



INTERIOR



INTERIOR (dining area)



INTERIOR



INTERIOR



INTERIOR (kitchen area)



TYPICAL VIEW OF TRACT 2