

Request for Qualifications and Proposals

**BIG BEAR LAKE ELEMENTARY SCHOOL
BEAR VALLEY UNIFIED SCHOOL DISTRICT**



40940 Pennsylvania Ave
Big Bear Lake, California

3D
STRATEGIES



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PROPERTY INFORMATION

Big Bear Elementary Unified School District and Big Bear Lake Unified School District are seeking proposals for the acquisition of 40940 Pennsylvania Avenue, a prime elementary school site located centrally in the heart of Big Bear Lake. Encompassing approximately **11.39 acres amidst the retail, dining, and entertainment scene of Big Bear**, this property presents an exceptional opportunity for development in one of Southern California's most sought-after mountain communities.

We are inviting interested developers who are willing to seize this rare opportunity and maximize the property's potential, offering a tangible benefit to the community and embarking on a positive initiative for the area. This presents a unique chance to make a lasting, positive impact on the community of Big Bear.

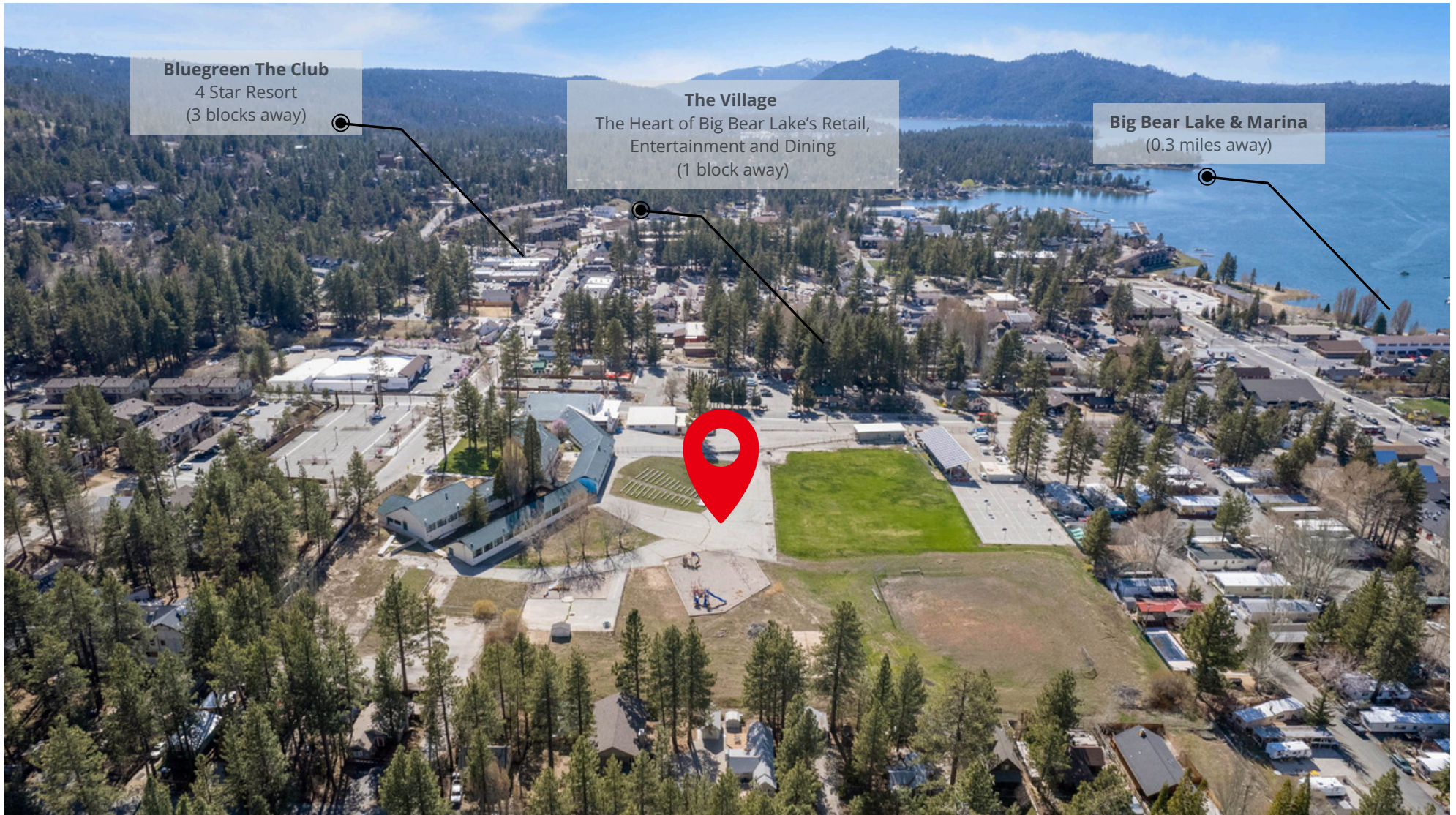


PROPERTY	Big Bear Elementary School
ADDRESS	40940 Pennsylvania Ave, Big Bear Lake, CA
APN	0309-111-01-0000 + 0309-112-05-0000
OWNER	Big Bear Lake Elementary School District + Big Bear Lake Unified School District
LOT SIZE	Approx. 11.39 Acres
BUILDING SIZE	TBD
ZONING	P-OS + R-3 (City of Big Bear Lake)
GENERAL PLAN	Public Facilities + Multiple Family Residential

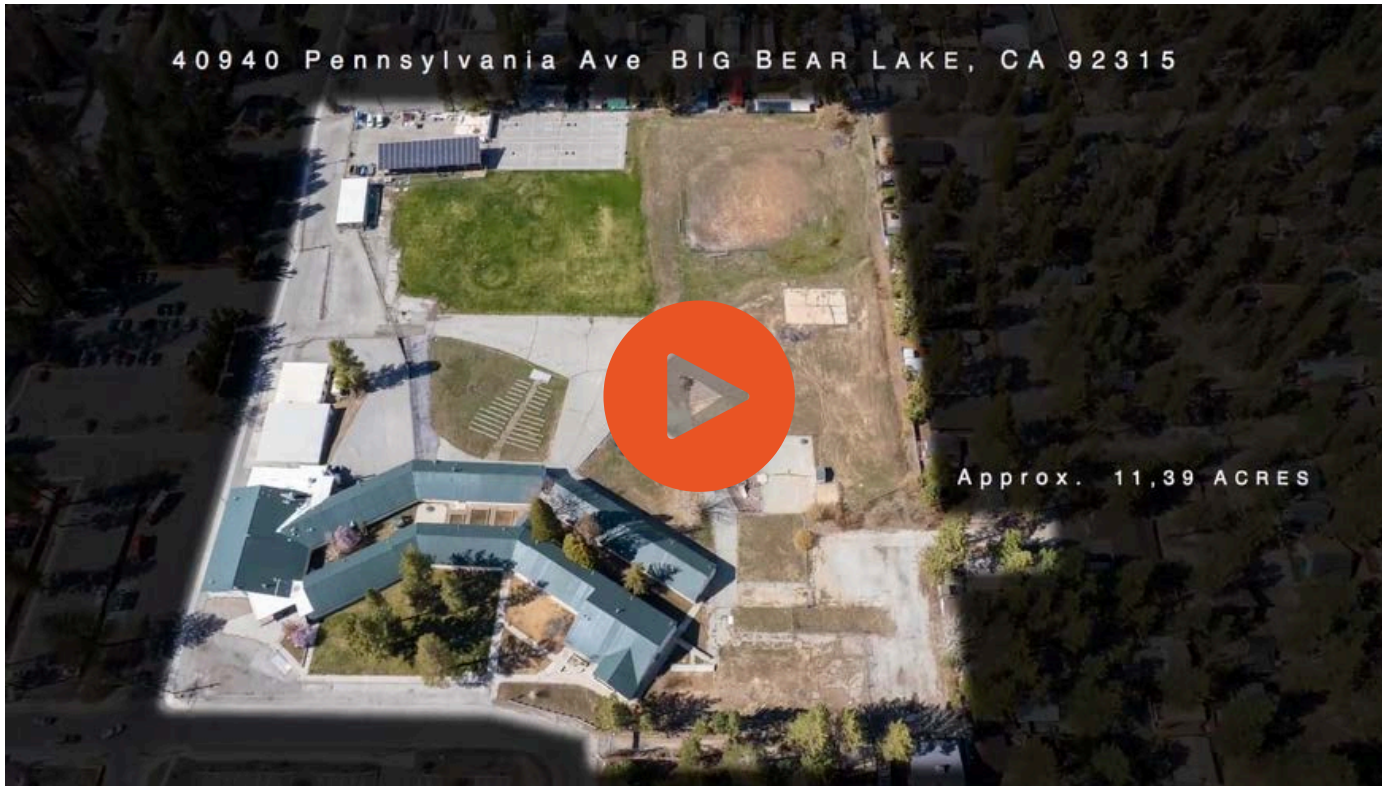
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY VIDEO



Interested parties should submit questions and formal proposals to:

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HISTORY

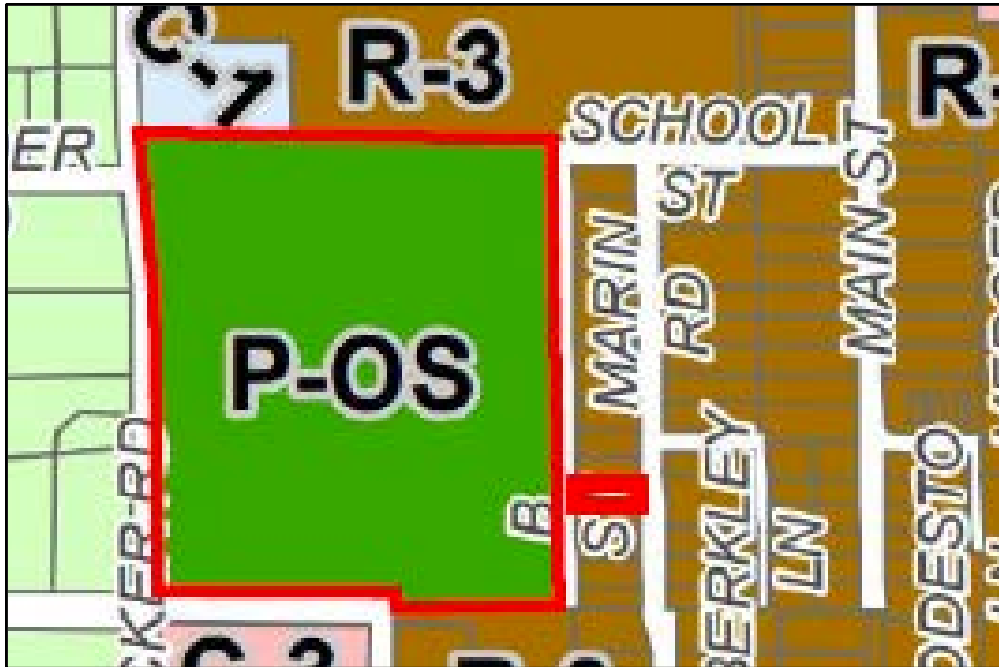
Big Bear Elementary School, originally known as Big Bear School, was the first educational institution in Bear Valley, serving students from kindergarten through 12th grade. Situated in the heart of Big Bear, California, this school has historically been entrenched in the community and part of the town's hub of activity.

In response to the area's growing population, the construction of the region's first high school began in 1948, eventually becoming Big Bear Middle School. This development marked a significant moment in Big Bear's educational landscape, reflecting the community's commitment to providing comprehensive learning opportunities.

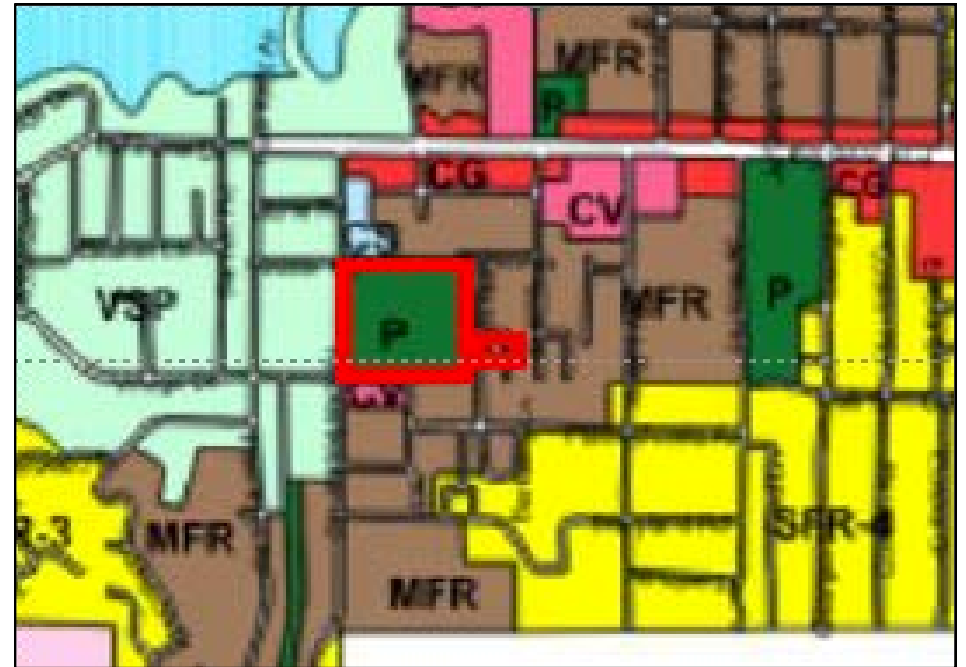
After decades of service, Big Bear Elementary School closed its doors in 2021, leaving behind a legacy of academic excellence and community impact.



MAPS



Zone: P-OS + R-3



General Plan: Public Facilities + Multiple Family Residential

CONCEPTUAL PLAN



ELEMENTS
BIG BEAR | CA
INSITE EPS | 24-059
DATE: 11/22/24

WINTER



CONCEPTUAL PLAN



ELEMENTS
BIG BEAR | CA
INSITE EPS | 24-059
DATE: 11/22/24

SUMMER



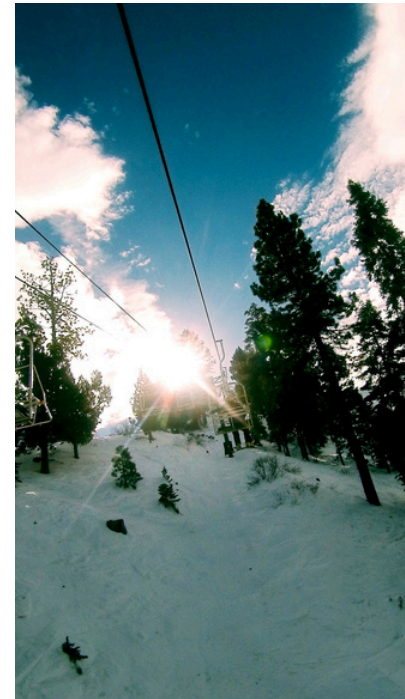
BIG BEAR LAKE, CA

Nestled amidst the tranquil splendor of the San Bernardino Mountains, Big Bear Lake, California, exudes the quintessential charm of a mountain getaway. Surrounded by towering pines and nestled near the sparkling waters of Big Bear Lake, this picturesque town offers a perfect blend of natural beauty and recreational opportunities that enchant residents and visitors alike.

One of the most captivating features of Big Bear Lake is its breathtaking setting. With the majestic peaks of the San Bernardino Mountains as its backdrop and the pristine waters of Big Bear Lake at its doorstep, residents are treated to stunning vistas and year-round outdoor adventures. From skiing and snowboarding in the winter to hiking, boating, and fishing in the summer, there's never a shortage of activities to enjoy in this mountain paradise.

Beyond its natural allure, Big Bear Lake boasts a charming downtown area brimming with quaint shops, cozy cafes, and inviting eateries, creating a vibrant hub of community life. Whether browsing through artisan crafts or savoring local cuisine, residents find endless delights in the heart of the town.

With its breathtaking scenery, abundant recreational opportunities, and warm community atmosphere, Big Bear Lake offers a coveted lifestyle for those seeking an escape to the mountains. Whether yearning for a rustic cabin retreat or a luxurious lakeside estate, Big Bear Lake presents a diverse array of real estate options to suit every preference.



SELECTION PROCESS FOR SUBMITTALS



SELLER'S RESERVATION OF RIGHTS

- To reject any and all proposals received in response to the RFP;
- To accept an offer other than the highest bid (price) as part of a comprehensive review process that includes, but is not limited to, the missional and strategic interests of Bear Valley Unified School District.
- To waive and/or modify any informalities, irregularities, or inconsistencies in any proposal;
- To negotiate any aspect on the proposal with any prospective buyer, terminate negotiations and select the next most responsive proposal;
- To prepare and release a new RFP, or take such action as deemed appropriate if negotiations fail to result in an agreement;
- To change the evaluation criteria or modify any other provision in this RFP provided that all prospective buyers are notified of the change at the same time; and;
- To award the contract, in whole or in part, to one or more bidders.

DOCUMENTATION OF FINANCIAL STABILITY



All proposals must provide documentation demonstrating the buyer's ability to meet the obligations described in the proposal. The financial documentation is a critical factor in determining whether a proposal is viable.

Documentation of financial responsibility may include the following:

1. Financial statements for the past three (3) years.
2. A letter of reference from a major bank or lending institution.
3. A statement describing any and all litigation in which the entity and its principals have been involved during the past five (5) years, as well as any litigation which is pending or threatened against the entity and principals, and can reasonably be known by the entity.
4. A statement regarding any past or current bankruptcies involving the entity, the principals, or any sub entity.
5. All documentation of financial responsibility shall be submitted with the proposal at the same time as the proposed purchase terms.
6. The Owner reserves the right to perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested parties. All responses must be net of any broker's commission.

Additional information may also be requested.

DISCLAIMER



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While the information contained herein has been provided in good faith and in an effort to provide prospective buyers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, 3D Strategies has not verified, and will not verify, any of the information contained herein, nor has 3D Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

3D Strategies has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.