



**October 31, 2019**

**Addendum No. 1 To Bid to Purchase or Lease Land in the Vintage Business Park and Proposal for the Development and Operation of a Senior Assisted Living Housing and Care Community**

The following items of the subject Quote are modified as herein indicated. All other items remain unchanged.

**REFER TO:** V. Attachments, E. CBJ Senior Assisted Living Bid Form

**DELETE:** in its entirety.

**REPLACE WITH:** V. Attachments, E. CBJ Senior Assisted Living Bid Form (2), Revised October 31, 2019.

**REFER TO:** V. Attachments

**DELETE:** nothing.

**ADD:** V. Attachments

G. CBJ Vintage Park Limited Topographic Survey

H. AutoCAD file for Topographic Mapping (Link @

<https://beta.juneau.org/housing/assisted-living 2019>)

I. CBJ Land Management Code (attached, sealed competitive bid, pg. 3)

**This addendum must be acknowledged** or your quote may be considered non-responsive.

Acknowledgment can be made by signing and returning prior to deadline or include with your quote via:

Email: [Scott.ciambor@juneau.org](mailto:Scott.ciambor@juneau.org)

Buyer & Title

City and Borough of Juneau

(907) 586-0220

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Company

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Signature/Printed Name

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Date

**ACKNOWLEDGE THIS PAGE IF YOU INTEND TO SUBMIT A BID**

# Vintage Business Park Senior Housing Assisted Living Bid Form

## Instructions

A significant factor in the award of the bid for the Vintage Business Park property will be the senior housing assisted living and memory care proposal included with the bid form. Bidders should be sure that the proposed purchase or lease price on the bid form is consistent with information provided with the proposal narrative.

Purchase

Lease

Proposed purchase price: \_\_\_\_\_

Proposed lease price: \_\_\_\_\_

### Note:

In August 2019, CBJ purchased the property for \$1,519,000. An April 18, 2019 appraisal report (Appendix C) showed a fair market valuation of \$1,860,000.

\_\_\_\_\_  
Bidder or Company Name

\_\_\_\_\_  
Addenda Nos. Received

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
\$  
TOTAL BID

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Address

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

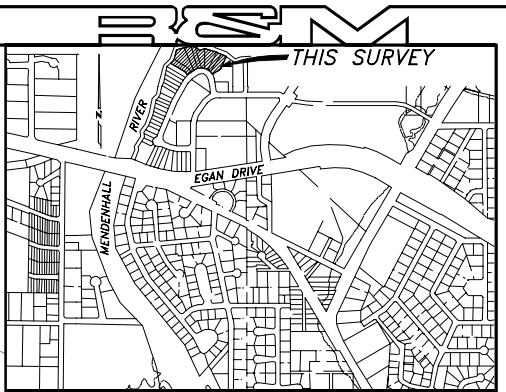
\_\_\_\_\_  
E-Mail Address

### Items Due at time of submittal:

Bid Form

Proposal

Registration Fee



**VICINITY MAP**  
SOURCE: C.B.J. ATLAS  
SCALE: 1" = 1,000 FEET

**LEGEND**

	SECONDARY MONUMENT (RECOVERED THIS SURVEY)
	CONTROL POINT
	BOUNDARY/PROPERTY LINE
	UNDERGROUND ELECTRIC
	SANITARY SEWER LINE
	WATER LINE
	CONTOUR LINE
	EDGE OF GRAVEL
	2015 FEMA FLOOD BOUNDARY (NOT SURVEYED)
	TOP OF BANK
	TOE OF SLOPE
	TREELINE
	WATER VALVE
	SANITARY SEWER MANHOLE (SSMH)
	TRAFFIC SIGN
	BOULDER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: 3-15-2016

SCALE: 1"=20'

CONTOUR INTERVAL = 1.0 FOOT

**STATE OF ALASKA**  
49th  
JASON S. LANGRISH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LS # 11759

DATE: 3-15-2016

SCALE: 1"=20'

CONTOUR INTERVAL = 1.0 FOOT

A LIMITED TOPOGRAPHIC SURVEY  
OF  
LOTS 31-38, BLOCK C,  
VINTAGE II SUBDIVISION  
WITHIN THE  
CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

<b>CLIENT:</b> SENIOR CITIZEN SUPPORT SERVICES, INC. P.O. BOX 20022 JUNEAU, ALASKA 99802	<b>SURVEYOR:</b> R&M ENGINEERING, INC. 6205 GLACIER HIGHWAY JUNEAU, ALASKA 99801
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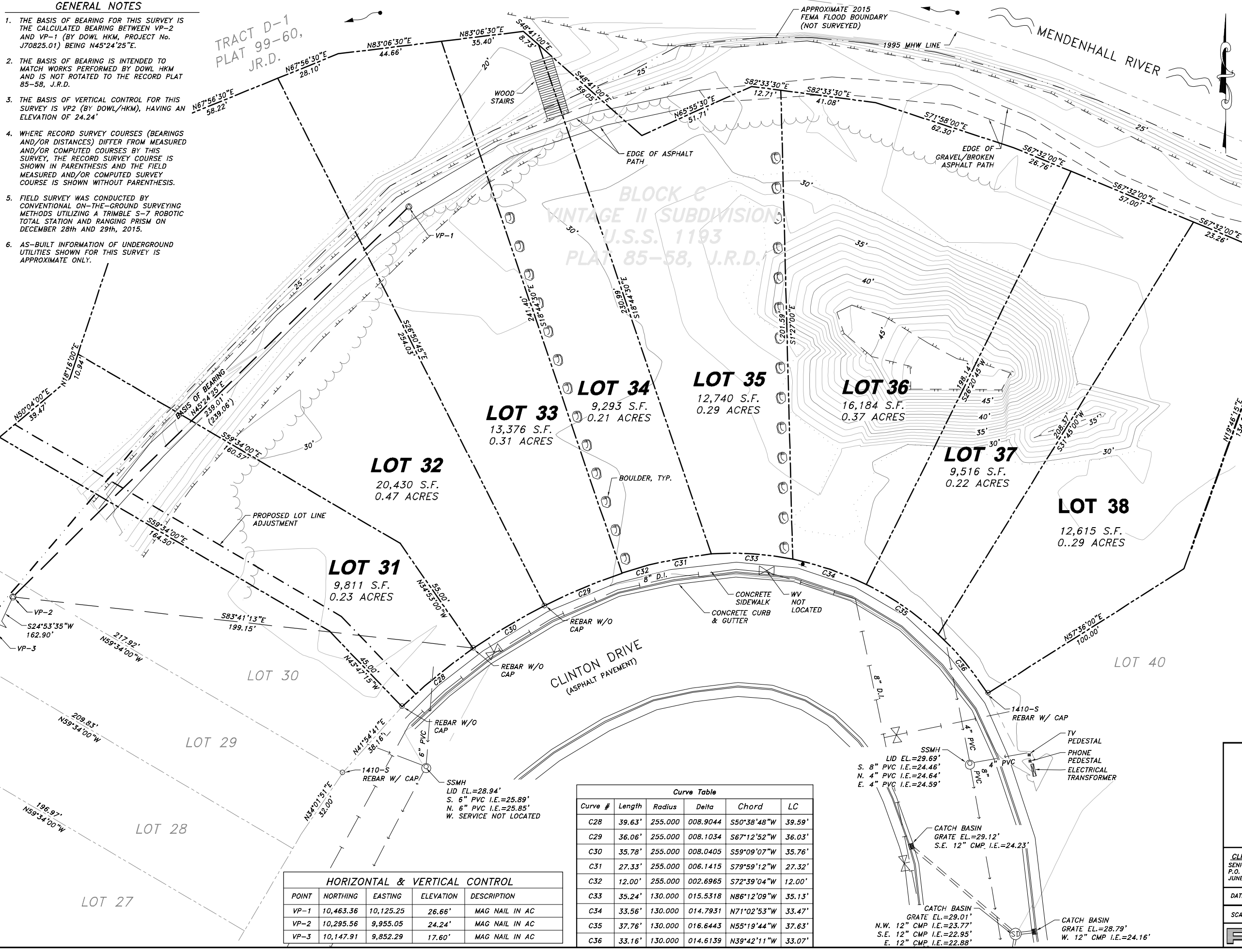
DATE: MARCH 15, 2016	R&M PROJ. No. 151814
SCALE: 1"=20'	SHEET 1 OF 1

**R&M & M ENGINEERING, INC.**  
ENGINEERS GEOLGISTS SURVEYORS

**GENERAL NOTES**

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE CALCULATED BEARING BETWEEN VP-2 AND VP-1 (BY DOWL HKM, PROJECT No. J70825.01) BEING N45°24'25"E.
2. THE BASIS OF BEARING IS INTENDED TO MATCH WORKS PERFORMED BY DOWL HKM AND IS NOT ROTATED TO THE RECORD PLAT 85-58, J.R.D.
3. THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS VP2 (BY DOWL/HKM), HAVING AN ELEVATION OF 24.24'
4. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, THE RECORD SURVEY COURSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.
5. FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TRIMBLE S-7 ROBOTIC TOTAL STATION AND RANGING PRISM ON DECEMBER 28th AND 29th, 2015.
6. AS-BUILT INFORMATION OF UNDERGROUND UTILITIES SHOWN FOR THIS SURVEY IS APPROXIMATE ONLY.

TRACT D-1  
PLAT 99-60,  
J.R.D.



**HORIZONTAL & VERTICAL CONTROL**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
VP-1	10,463.36	10,125.25	26.66'	MAG NAIL IN AC
VP-2	10,295.56	9,955.05	24.24'	MAG NAIL IN AC
VP-3	10,147.91	9,852.29	17.60'	MAG NAIL IN AC

**Curve Table**

Curve #	Length	Radius	Delta	Chord	LC
C28	39.63'	255.000	008.9044	S50°38'48"W	39.59'
C29	36.06'	255.000	008.1034	S67°12'52"W	36.03'
C30	35.78'	255.000	008.0405	S59°09'07"W	35.76'
C31	27.33'	255.000	006.1415	S79°59'12"W	27.32'
C32	12.00'	255.000	002.6965	S72°39'04"W	12.00'
C33	35.24'	130.000	015.5318	N86°12'09"W	35.13'
C34	33.56'	130.000	014.7931	N71°02'53"W	33.47'
C35	37.76'	130.000	016.6443	N55°19'44"W	37.63'
C36	33.16'	130.000	014.6139	N39°42'11"W	33.07'

AL2015151814 (Drawing) 151814 Topo.dwg PLOT: March 15, 2016 at: 4:07pm

Presented by: The Manager  
Introduced: 05/13/2013  
Drafted by: J.W. Hartle

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2013-18

### An Ordinance Amending the Land Management Code.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough Code.

**Section 2. Amendment of Chapter.** CBJ 53.09 Land Management Code is repealed and reenacted to read:

#### **53.09.200 General.**

(a) Methods of disposal. City and Borough land may be conveyed by lottery, auction, over-the-counter sale, negotiated sale, sealed bid, land exchange, or other methods as the assembly may approve by ordinance.

(b) Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

(c) Satisfaction of CBJ 53.09.260(a). Real property recommended for negotiated sale in management plan adopted by the Assembly not more than two years prior to commencement of negotiations for a negotiated sale shall be deemed to have satisfied CBJ 53.09.260(a) Sales, leases, and exchanges by negotiation or competitive proposal.

(d) Ordinance. Terms and conditions for each land sale shall be approved by the assembly by ordinance.

(e) Sale price. Except as provided in CBJ 53.09.260, Disposals for public use, the sale price for City and Borough land shall not be less than market value as determined by the manager.

(f) Sales brochure. The manager shall prepare, and make available to the public, a sales brochure detailing the terms and conditions of sale for competitive land sales.

(g) Qualification. To qualify for a land sale, the applicant must be an individual 18 years of age or older at the time of registering for the sale or a business, licensed to conduct business in the State of

Alaska. No person or business entity may apply for, or purchase, a parcel offered for sale if he or she has defaulted on a prior purchase of City and Borough property within the five years preceding the proposed sale. To qualify for a parcel, the registrant or authorized agent must be present at the lottery, auction, bid opening, or over-the-counter sale.

(h) **Agent.** An agent participating for another person or entity shall identify himself or herself as an agent, submit a written agency agreement, power of attorney, or other document showing the agent's authority, and shall identify the agent's principal. **This information shall be available to the other participants.**

(i) **Disqualification.** The manager may disqualify from participating in a land sale conducted under CBJ 53.09.210 - .250 lottery, auction, over-the-counter and sealed bid sales, any person who willfully violates the provisions governing bidder, applicant, or purchaser qualifications.

(j) **Public notice and marketing.** Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality, which shall run one day per week for at least four consecutive weeks. The manager may use whatever additional advertising media, format, or frequency he or she determines will best inform the public of the sale and most advantageously market the property.

(k) **Deposit.** Prior to the close of business on the day of the lottery, auction, or bid opening, the buyer or the buyer's agent shall provide the City and Borough a non-refundable down payment equal to five percent of the purchase price, submit any proof of buyer's qualification, and execute the purchase agreement and other required documentation as stated in the sales brochure. The deposit shall be in cash or by check or similar instrument. If the buyer fails to prove the buyer's qualifications or to tender the required down payment or to execute the necessary purchase agreement or other instruments to close the sale, or if the check does not clear, the sale is void, and all rights of the buyer in the property arising out of the sale are terminated. Unless specifically provided otherwise by the manager in writing, the buyer shall have no right of possession to the property until all necessary notes, security and other instruments necessary to close the sale have been executed and the sale closed.

(l) **Payment of balance.** The balance shall be paid over a period not to exceed ten years in equal annual, quarterly, or monthly payments of principal and interest with interest on the unpaid balance at a rate established by the assembly by ordinance. The manager may direct loan payments to a bank of his or her choice and establish service fees, the payment of which shall be the purchaser's responsibility. There shall be no prepayment penalty.

(m) **Subordination.** The manager shall not subordinate the security interest of the City and Borough to that of another lender.

(n) **Application form and registration fee.** The application shall be on a form provided by the City and Borough. A nonrefundable registration fee must accompany the application.

(o) **Tax foreclosed land.** Applicable provisions of state law shall govern the disposal of land acquired by tax foreclosure to the extent state law and this chapter are in conflict on such disposals.

### **53.09.210 Lottery sales.**

The nonrefundable registration fee for each lottery parcel applied for is \$25.00 and must accompany the application. An applicant may not file more than one application on any parcel. The manager shall conduct the lottery drawings in an order based on the number of applications per parcel, starting with the highest.

### **53.09.230 Auction sale.**

- (a) The auction shall be an outcry auction.
- (b) Registration. Prior to bidding on any parcel, a bidder or the bidder's agent shall register with the auctioneer or the auctioneer's designee and be given a bidder identification.
- (c) Minimum bid. The minimum acceptable bid shall be the market value as determined by the City and Borough manager.

### **53.09.240 Over-the-counter sales.**

- (a) Lands available. Parcels may be made available for over-the-counter sales under such procedures as the manager may prescribe.
- (b) Sale procedure. The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.

### **53.09.250 Sealed competitive bids.**

- (a) Registration. The registration fee for participating in a sealed bid sale shall be \$500 per application. The registration fee shall be returned to unsuccessful bidders. For a successful bidder, the registration fee shall be applied toward the down payment of the lot for which the fee was paid.
- (b) Post bid negotiations. If a significant factor in the award of the bid is to be the development proposal made by the bidder and if the bidders have been so informed either in the advertisement or on the bid form, the manager may negotiate with the best bidder or, in the manager's sole discretion, with the two best bidders.
- (c) Assembly approval. The award of a bid in which the development proposal is a significant factor in the award is subject to approval by the assembly.

### **53.09.260 Negotiated sales, leases, and exchanges.**

- (a) Application, initial review, Assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500 fee a person or business entity, may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) Planning Commission review, final assembly approval. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.

**53.09.270 Disposals for public use.**

(a) Disposal to governmental agency. The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the assembly approves the terms and conditions of such disposal by ordinance.

(b) Disposal to nongovernmental agency. The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.

(c) The market value, as determined by the manager, of City and Borough land, interest in land or resources, which is granted to a governmental or nongovernmental agency under this section, shall be set forth in the authorizing ordinance. The City and Borough may require the grantee to provide an appraisal to determine the market value.

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**ARTICLE VI. - MISCELLANEOUS**

**53.09.600 Municipal land fund revenues.**

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**53.09.610** *Reserved.*

**53.09.690** *Reserved.*

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption. Adopted this 3<sup>rd</sup> day of June, 2013.

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Merrill Sanford, Mayor

Attest:

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Laurie J. Sica, Clerk

