

CITY & BOROUGH OF WRANGELL
P.O. BOX 531
WRANGELL, AK 99929

PARCEL OF LAND AND STRUCTURE ARE LOCATED WITHIN THE BOROUGH
BOUNDARIES

BID PACKET

Bid Solicitation Begins: June 1, 2022
Bids Opened: June 30, 2022

<u>Legal Description</u>	<u>MINIMUM BID</u>	<u>MY BID</u>
Lot A, Block 54, WMC Replat, Plat 2018-6 And Former Wrangell Medical Center Building	\$830,000	\$ _____

Bidder's Signature: _____

Printed Name: _____

Address: _____

Contact Phone: _____

Email: _____

Date: _____

In the event I am the successful bidder, I request the Quit Claim Deed be issued to:

I understand that the property described as Lot A, Block 54, WMC Replat, Plat 2018-6 and the former Wrangell Medical Center Building is being sold Where is-As is and by signing this document.

Signed: _____ **Date:** _____

Sale Terms. Lot A, Block 54, WMC Replat, Plat 2018-6 and the former Wrangell Medical Center building to be sold Where is-As Is. An exception is equipment that is currently stored in the small

garage portion of the hospital, owned by Wrangell Hospice Loan Closet. This equipment will be moved before July 31, 2022 or the closing day, whichever is earlier.

The successful bidder shall sign a Purchase Agreement within ten (10) calendar days of the closing of the auction (July 10, 2022). The property may be purchased with twenty percent (20%) of the winning bid amount as down payment, to be included in their bid packet, with the balance due to the Borough in sixty (60) calendar days of signing the Purchase Agreement. Payment must be made by Certified or Cashier's Check.

If the successful bidder wishes to withdraw their bid, they may do so within six (6) calendar days of the auction closing by notifying the Borough Clerk in writing, no later than 12:00PM (noon) on July 6, 2022. If a bid is withdrawn within the six (6) calendar day period, the bidder will be charged one percent (1%) of the bid price with nineteen percent (19%) of the twenty percent (20%) down payment amount returned to the bidder.

If the successful bidder withdraws their bid after the six (6) calendar day deadline or is unable to finalize the transaction within the 60-day timeframe, the bidder will be charged five percent (5%) of the twenty percent (20%) down payment amount returned to the bidder.

In the event that a bid is withdrawn or if the successful bidder is unable to finalize the transaction, the next highest bidder will be notified immediately.

Buyer shall be responsible for all recording fees with the State Recorder's Office.

IMPORTANT ADDITIONAL INFORMATION TO BIDDER!!

IMPORTANT: If the final bid received is over \$1,000,000, as per Wrangell Municipal Code Section 5.10.035 when prior approval by the voters is required, the approval to sell the property and building shall be added to the Ballot for the Regular Election on October 4, 2022, for approval by the voters of Wrangell. If the final bid received is over \$1,000,000, the successful bidder will not be required to pay the balance as stated under the Sale Terms until the election results are certified by the Borough Assembly. The successful bidder would only be required to submit the twenty percent (20%) down payment.

If the Proposition is not successful, the twenty percent (20%) down payment will be refunded to the successful bidder.

If the successful bidder withdraws any time prior to the election, the bidder will be charged five percent (5%) of the twenty percent (20%) down payment amount returned to the bidder.

Property Description:

The parcel being sold is 1.95 acres and is bordered by rights-of-way on three sides. The site is bordered on the north by First Avenue and on the south by Reid Street, both Borough rights-of-way, and on the west by Bennett Street, a State of Alaska right-of-way. The site has no access on the east side of the property. In 2018, the Borough obtained an encroachment permit (WRG-18-001) from the State of Alaska Department of Transportation and Public Facilities for 30 square feet of overhang for the awning and columns supporting the emergency room entrance to the former hospital. The permit may not be assigned or transferred, and it expires March 18, 2023.

The building is the former Wrangell Medical Center (hospital), which is currently vacant and was last occupied in April 2020. The property includes one primary structure. The primary structure is a two-story building with 30,596 square feet. The building was originally developed in 1967, with additions made in 1974, 1988, and again in 1994. Construction Type V with sprinklers, piling foundation, and wood framing, exterior insulated finished siding system, and standing seam metal roofing. Outbuildings include one shed and a gazebo. There are no notable landscape features. The land area is 84,988 square feet.

Utility Information.

- Three-phase electrical service is currently provided via a transformer located on First Avenue that will remain with the property, to be owned by the new owner.
- There is a formerly used water service line that is abandoned in place from Bennett Street to the building.
- The water/fire line is a 6" ductile iron and routes into the building from First Ave near the east corner of the building. This line also goes directly to the boiler.
- The sewer line routes into the property and building from Reid Street to the south corner of the building. The service line is either very flat, has a belly in it, or it is damaged. This sewer service line needed to be cleared monthly when the hospital was in operation.

Rezone Requirements. The subject site is currently zoned OS (WMC 20.32 Open Space/Public) which is intended to provide for areas containing public facilities, existing potential public recreation sites, areas subject to natural hazards, public watersheds, and areas of critical wildlife habitat. The successful bidder, after completion of the sale, shall submit, if necessary, a request to the Planning & Zoning Commission to rezone the subject site, depending on the proposed planned use.

The successful bidder will be required to obtain all necessary federal/state/local permits for redevelopment of the land and building. These permits may include, but are not limited to, Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

The City & Borough of Wrangell reserves the right to reject any or all bids, to waive any informality in a bid, and to make award to the highest responsive, responsible bidder as it may best serve the interest of the Borough.

If you wish to view or have questions on the property or structure, please contact Amber Al-Haddad, Capital Facilities Director at 907-874-3902.

All sealed bids must be clearly marked on the outside of the sealed envelope:

**“Sealed Bid –Former Wrangell Medical Center
Building and Property, BID Opening Date – June 30,
2022, 12:00 p.m.”**



Attachments:

1. Land Appraisal from Reliant LLC (available upon request 150 pages)
2. Subject Plat
3. Subject Aerial
4. Subject Aerial (Google Maps)
5. Condition Survey Narrative
6. Condition Survey
7. Electrical Deficiency List
8. Mechanical Deficiency List
9. Life and Safety Drawings showing layout of building
10. Limited Asbestos Survey (2018)
11. Hazardous Materials Assessment (Sept 2020)