



# REGULAR ASSEMBLY MEETING 2023-11

## AGENDA

May 08, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted By:

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Duncan Rorie Watt, City Manager

**A. FLAG SALUTE**

**B. LAND ACKNOWLEDGEMENT**

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

**C. ROLL CALL**

**D. SPECIAL ORDER OF BUSINESS**

1. **Proclamation - Public Service Recognition Week**
2. **Instruction for Public Participation**

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. ***Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.*** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to [BoroughAssembly@juneau.gov](mailto:BoroughAssembly@juneau.gov).

**E. APPROVAL OF MINUTES**

3. **February 27, 2023 Assembly Regular Meeting #2023-05 DRAFT Minutes**
4. **March 20, 2023 Assembly Regular Meeting #2023-07 DRAFT Minutes**

**F. MANAGER'S REQUEST FOR AGENDA CHANGES**

**G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** *(Not to Exceed a Total of 20 Minutes, Nor More than Five Minutes for Any Individual)*

**H. CONSENT AGENDA**

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Assembly Action

**I. Ordinances for Introduction**

5. **Ordinance 2023-24 An Ordinance Amending the Elections Code Relating to Election Procedure.**

At the January 30, 2023 Regular Assembly meeting, the Assembly directed staff to draft an ordinance which would make by mail elections the default for all CBJ elections going forward unless called for differently by the Assembly. Since that is a paradigm shift in the default method by which we conduct elections, it also required an overhaul of our current election code. Ordinance 2023-24 is mostly a housekeeping rewrite of the election code to streamline and move current by mail election sections 29.07.360 and 29.07.370 into the main body of the election code. It also provides clarity of language and codifies some of the past practices that have been in our policies and procedures into the code to enhance election transparency.

The Assembly Committee of the Whole (COW) reviewed the draft ordinance at its April 24, 2023 meeting and forwarded it to the Assembly.

**The City Manager recommends the Assembly introduce this ordinance and schedule it for public hearing at the Special Assembly meeting scheduled for Wednesday, May 17 immediately preceding the Assembly Finance Committee meeting.**

**6. Ordinance 2023-26 An Ordinance Creating a Short Term Rental Registration Program and Providing for a Penalty.**

This ordinance requires owners to register the location and occupancy details of each individual short-term rental unit that they operate. Registration of individual short-term rental unit has two objectives: first, registration will assist the CBJ Sales Tax Office in ensuring compliance with sales tax and hotel-bed tax requirements, and second, registration will give the Assembly and the public greater visibility into the number, type, and geographical distribution of short-term rental units. This ordinance does not require registration for any dwelling units rented for longer than 30 days. The ordinance also provides for a penalty if owners publicly list short-term rental units without having properly registered those units with CBJ.

**The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.**

**7. Ordinance 2022-06(b)(AK)(c) An Ordinance Appropriating \$1,200,000 to the Manager for a Loan for the Ridgeview Subdivision Project; Funding Provided by the Affordable Housing Fund.**

During the Fall 2022, Round Two competition of the Juneau Affordable Housing Fund (JAHF), four projects were awarded funding through a competitive funding round. The awardees were announced at the November 28, 2022 Lands Housing and Economic Development Committee meeting and approved at the December 12, 2022 Assembly meeting. The phase one preliminary plat and the preliminary alternative residential development plan were approved by the Planning Commission on December 12, 2022.

This ordinance appropriates funds for a low interest \$1.2 million loan to Rooftop Properties, LLC, or Glacier Heights, LLC, to promote the construction of 24 units of new housing in the midtown area of Juneau. The application indicated long-term plans to build a total of 444 housing units. The loan will be secured by a deed of trust on the property.

The Systemic Racism Review Committee reviewed this request at the February 28, 2023 meeting and forwarded it to the full Assembly for public hearing.

At the direction of the Assembly Committee of the Whole at its March 6, 2023 meeting, the City Manager redrafted this ordinance with substantive changes requiring re-introduction.

The Lands, Housing and Economic Development Committee heard this topic on April 24th and forwarded version b to the Assembly. The Manager has updated this version c to explicitly authorize the Manager to subrogate the CBJ's interests to those of a commercial lending institution (bank).

***The City Manager recommends the Assembly reintroduce this new version of the ordinance and set it for public hearing at the May 17, 2023 Special Assembly meeting at 5:30p.m. just prior to the Assembly Finance Committee meeting.***

**8. Ordinance 2022-06(b)(AU) An Ordinance Appropriating \$30,000 to the Manager for the Deferred Maintenance Capital Improvement Project; Funding Provided by School District Operating Funds.**

This ordinance would appropriate \$30,000 to the CBJ Deferred Maintenance CIP for Thane Warehouse building repairs. The Juneau School District has agreed to pay \$30,000 of the installation fees associated with the overhead coiling door at the Thane Warehouse. The installation of this door provides improved access to the property stored at the warehouse. Maintenance and repair costs are considered instructional in nature, and therefore will be funded inside the cap from School District operating funds.

**The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.**

**9. Ordinance 2022-06(b)(AW) An Ordinance Appropriating up to \$300,000 to the Manager for Community Development Permitting and Land Management Software; Funding Provided by General Funds.**

This ordinance would appropriate up to \$300,000 for permitting and land management software for the Community Development Department. The software would provide an online public portal for permit and land use applications, inspection requests, status updates, and payments. The software would manage cross-departmental workflow, historical data, record keeping, and reporting for Community Development and Engineering and Public Works services while integrating data and functionality from the legacy system. The new software would increase staff productivity while offering a faster, more accurate, and user-friendly system for permit and land use applicants in the CBJ. Funding for the software would be provided by general funds.

The Mayor's Housing and Development Task Force recommended that CBJ acquire permitting software as a major outtake of its work.

**The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next Assembly meeting.**

**J. Resolutions**

**10. Resolution 3025 A Resolution Approving Amendments to the Bylaws of the Board of Directors of Bartlett Regional Hospital.**

CBJ 40.05.030 requires the hospital board to recommend bylaws for the administration and government of the hospital. Bylaws become effective upon Assembly approval by resolution. The hospital board bylaws were last amended in 2020. The hospital board has proposed an amendment, as provided in Attachment A to Resolution 3025. This resolution would adopt the hospital board's recommended amendment to its bylaws that were approved by the board at its regular meeting on April 25, 2023. A summary of the amendment is provided in the attached documents. The amendment is straightforward and simply brings the bylaws in line with the current CBJ Code.

The Human Resources Committee reviewed this resolution at its May 8, 2023, meeting and forwarded its recommendation for adoption to the Assembly.

**The City Manager recommends the Assembly adopt this resolution.**

**11. Resolution 3027 A Resolution in Support of the City and Borough of Juneau's Application for the Charging and Fueling Infrastructure Grant.**

This resolution supports CBJ's application for a Charging and Fueling Infrastructure Grant for a borough wide Electric Vehicle Charging Plan and the installation of publicly accessible charging infrastructure in neighborhoods across the borough with an emphasis on providing charging in underserved and rural areas. The Electric Vehicle Charging Plan will include charging strategies for electrification of commercial and governmental fleets. The total project cost for a plan and implementation is \$5 million dollars, with a 20%, or \$1 million match. The grant is reimbursable and if CBJ is successful in its application, can be appropriated over multiple fiscal years as funds are expended.

The Public Works and Facilities Committee reviewed and approved this request at its April 24, 2023 meeting.

Juneau Commission on Sustainability reviewed this opportunity at its April 19 and May 3 meetings.

**The City Manager recommends the Assembly adopt this resolution.**

#### **K. Bid Awards**

##### **12. Bid Award RFB 24-004 Term Contract for Janitorial Services at CBJ Shops.**

Recommendation to Award Bid No. 24-004 Term Contract for Janitorial Services at CBJ Shops: to include, Mendenhall Waste Water Treatment Plant (MWWTP), Mendenhall Waste Water Treatment Plant-Collections (MWWTP-C), Capital Transit Bus Barn (CT) & Consolidated City Shop (CCS). Please see the attached memo from Purchasing Officer Renee Loree for complete details.

**The City Manager recommends the award of this bid to Pak's Pro Cleaning Service, based on having the lowest responsive and responsible TOTAL BID price of \$102,000.00.**

##### **13. Bid Award No. 24-022 Term Contract for Roadway Deicer 'SALT' for City & Borough of Juneau Streets Division**

Recommendation to Award Bid No. 24-022 Term Contract for Roadway Deicer 'SALT' for City & Borough of Juneau Streets Division. Please see the attached memo from Purchasing Officer Renee Loree for complete details.

**The City Manager recommends the award of this bid to Bering Marine Corporation based on them having the lowest responsive and responsible TOTAL BID price of \$105,516.00.**

#### **L. Transfers**

##### **14. Transfer Request T-1057 A Transfer of \$75,000 from CIP R72-136 Areawide Drainage Improvements to CIP R72-128 Pavement Management.**

This request would transfer \$75,000 from the Areawide Drainage Improvements CIP to the Pavement Management CIP. The underground drainage infrastructure along Montana Creek Road is significantly degraded due to corrosion and failure of the bottom of the metal culverts. Before repaving the failing roadway, these culverts must be replaced. The Areawide Drainage Improvements CIP was specifically designated to cover drainage issues such as the drainage degradation identified along Montana Creek Road.

The Public Works and Facilities Committee reviewed this request at the April 24, 2023 meeting.

**The City Manager recommends approval of this transfer.**

##### **15. Transfer Request T-1058 A Transfer of \$200,000 from CIP B55-086 Deferred Maintenance, CIP B55-081 Study-Secondary Campus Access, and CIP B55-078 RRC Detox Additions to CIP B55-080 Crisis Stabilization.**

This request would transfer \$200,000 of hospital funds to the Crisis Stabilization Capital Improvement Project, from the following capital improvement projects:

B55-086 Deferred Maintenance (\$ 106,805)

B55-081 Study-Secondary Campus Access (\$ 88,479)

B55-078 RRC Detox Additions (\$ 4,716)

Due to delays in the timing of completion of the Aurora Behavioral Health Center and unforeseen additional costs, the Crisis Stabilization CIP requires \$200,000 in supplemental funding. Bartlett has identified several other capital projects that were abandoned, completed, or had unobligated funding that can be transferred to the Aurora Behavioral Health Center to facilitate timely completion.

The Public Works and Facilities Committee reviewed this request on April 24, 2023. The Hospital Board approved this request at the April 25, 2023 meeting.

**The City Manager recommends approval of this transfer.**

#### **M. Liquor/Marijuana Licenses**

##### **16. Liquor & Marijuana Licenses for Review**

These Alcohol Marijuana Control Office (AMCO) license actions are before the Assembly to either protest or waive its right to protest the license actions.

##### **Liquor Licenses - RENEWAL**

**Licensee: Southern Glazer's Wine & Spirits of Alaska d/b/a Southern Glazer's of AK**

License Type: General Wholesale, License #4859

Location: 5452 Shaune Dr. Bay 2., Juneau

##### **Marijuana Licenses – RENEWAL**

**Licensee: The Green Elephant LLC., d/b/a The Green Elephant**

License Type: Retail Marijuana Store, License #10844

Location: 101 Mill St. Suite B, Juneau

Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments have reviewed the above licenses and recommended the Assembly waive its right to protest the applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's office.

**The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.**

#### **N. PUBLIC HEARING**

##### **17. Ordinance 2023-08 An Ordinance Repealing Ordinance 2022-63 and Authorizing the Manager to Enter into a Revised Revenue Sharing Agreement with Goldbelt, Inc. to Fund Installation of the Gondola and Associated Infrastructure at the Eaglecrest Ski Area.**

This ordinance would repeal ordinance 2022-63 authorizing the Manager to accept \$10M from Goldbelt, Inc., for the installation of the gondola and associated facilities and replace it with Ordinance 2023-08. The Assembly previously approved the ordinance on January 9, 2023. After approval of the ordinance, Goldbelt, Inc. requested changes to the payment schedule of their contribution to the CBJ. The City Manager, Legal Counsel, and the Eaglecrest Manager have negotiated with Goldbelt, Inc. through

revisions to the original revenue sharing agreement that are depicted in Exhibit A. Goldbelt, Inc. has provided a letter of intent to enter into the revised revenue sharing agreement in Exhibit B.

The Assembly Committee of the Whole reviewed a revised Exhibit A Revenue Sharing Agreement at its April 24, 2023 meeting and forwarded it to the Assembly.

**The City Manager recommends the Assembly adopt this ordinance.**

**18. Ordinance 2022-06(b)(AD) An Ordinance Appropriating \$10,000,000 to the Manager for the Eaglecrest Gondola Capital Improvement Project; Funding Provided by an Investment from Goldbelt, Inc.**

Goldbelt, Inc. has agreed to invest \$10 million for the installation of the gondola and associated infrastructure at Eaglecrest Ski Area. This ordinance appropriates funds for that purpose. The initial investment will be repaid according to the terms outlined in the revenue sharing agreement between CBJ and Goldbelt, Inc., authorized by Ordinance 2022-63. This appropriation will be effective upon execution of the agreement.

This ordinance was introduced to the Assembly on January 9, 2023. Public hearing for the ordinance was postponed until the revenue sharing agreement was finalized between Eaglecrest Ski Area and Goldbelt Inc. The letter of intent between Eaglecrest and Goldbelt, Inc. was signed on April 12, 2023. The Committee of the Whole discussed this request at the November 28, 2022 and December 12, 2022 meetings, and approved the revenue sharing agreement at the April 24, 2023 meeting. The Systemic Racism Review Committee reviewed this request at the January 10, 2023 meeting and forwarded it to the full Assembly for public hearing.

**The City Manager recommends the Assembly adopt this ordinance.**

**19. Ordinance 2023-22 An Ordinance Authorizing the Eaglecrest Ski Area to Enter Into a Franchise Agreement with Alaska Rainforest Sanctuary, LLC dba Kawanti Adventures, for Operating the Alaska Zipline Adventure Canopy Tour.**

This ordinance would authorize the Eaglecrest Ski Area to enter into a franchise agreement with Alaska Rainforest Sanctuary LLC to operate their zipline under the DBA Kawanti Adventures. Eaglecrest has been permitting a third party to operate the zipline tour at Eaglecrest since 2006 under a commercial use permit. Alaska Rainforest Sanctuary purchased the zipline infrastructure and took over the previous Commercial Use Permit in 2018. Normally, the CBJ would use the lease process for this type of arrangement, but the federal Land and Water Conservation Fund prohibits the CBJ from issuing leases at Eaglecrest. However, the CBJ can grant a franchise agreement as a mechanism to formalize this business relationship. Eaglecrest contacted six different zipline operators to see if there was interest in developing a zipline tour and received no affirmative responses. This ordinance would allow Alaska Rainforest Sanctuary to operate the zipline tour for five consecutive summer seasons.

**The City Manager recommends the Assembly adopt this ordinance.**

**20. Ordinance 2023-23 An Ordinance Authorizing the Manager to Execute a Lease with GCI Communication Corporation for Approximately 15,500 Square Feet of City Property Located at 1580 Thane Road for a Satellite Communication Earth Station Site.**

This ordinance would authorize the Manager to lease a fraction of municipal property, Alaska Tidelands Survey No. 556, located at 1580 Thane Road for fair market value. GCI applied to continue to lease this property for the operation of a Satellite Communication Earth Station site. GCI has leased this space from the City since 1983. On January 23, 2023, the Assembly Lands, Housing, and Economic Development Committee passed a motion of support to continue to lease this property to GCI. An appraisal was completed in February and determined market value for this lease to be \$29,211 per year.

**The City Manager recommends the Assembly adopt this ordinance.**

21. **Ordinance 2022-06(b)(AQ) An Ordinance Transferring \$7,026,038 from CIP B55-087 Emergency Department Addition to CIP B55-080 Crisis Stabilization, and Deappropriating \$7,026,038 from the Manager for the Crisis Stabilization Capital Improvement Project.**

This request would transfer \$7,026,038 from the Emergency Department addition CIP to the Crisis Stabilization CIP for the purpose of releasing Bartlett fund balance currently in the Crisis Stabilization project to improve BRH's available capital to support ongoing operations as well as other ongoing strategic initiatives of the hospital.

The Hospital Board reviewed this request at the March 28, 2023 meeting. The Public Works and Facilities Committee reviewed this request on April 24, 2023. Due to lack of quorum at its April 18, 2023 meeting, the Systemic Racism Review Committee did not review this ordinance prior to public hearing.

**The City Manager recommends the Assembly adopt this ordinance.**

22. **Ordinance 2022-06 (b)(AS) An Ordinance Appropriating \$11,944,152 to the Manager for the Bag Belt Replacement, Parking Lot Paving, and Gate K Culvert Reconstruction Capital Improvement Projects; Funding Provided by Airport CARES Act Funding.**

This ordinance would appropriate Airport CARES Act funding for the Bag Belt Replacement, Parking Lot Paving, and Gate K Culvert Reconstruction capital improvement projects, to be appropriated as follows:

Parking Lot Paving (A50-106) \$ 9,854,010

Bag Belt Replacement (A50-105) \$ 1,419,716

Gate K Reconstruction (A50-110) \$ 670,426

Funding appropriated for the Parking Lot Paving CIP would rehabilitate the long-term, short-term, employee, and rental car lots and taxi staging areas, and will include the addition of EV charging stations. \$600,000 was previously appropriated to this project, to engage the design consultant. The Airport Board approved this action at its April 12, 2023 meeting.

Funding appropriated for the Bag Belt Replacement CIP would provide for the replacement of aging and unreliable components of the outbound baggage conveyor system. \$50,000 was previously appropriated to this project, to engage the design consultant. The Airport Board approved this request at the March 9, 2023 meeting.

Funding appropriated for the Gate K Reconstruction CIP would provide for the replacement of the failed culvert on the primary Aircraft Rescue and Fire Fighting (ARFF) response route for the runway and main taxiway. The Airport Board approved this action at its March 9, 2023 meeting. Due to lack of quorum at its April 18, 2023 meeting, the Systemic Racism Review Committee did not review this ordinance prior to public hearing.

These projects are fully funded by federal grants and do not require any local match.

**The City Manager recommends the Assembly adopt this ordinance.**

23. **Ordinance 2022-06(b)(AT) An Ordinance Appropriating \$250,000 to the Manager for the Aurora Harbor Improvements Capital Improvement Project; Funding Provided by Harbors Funds.**

This ordinance would appropriate \$250,000 in Harbors Funds for Phase III of the Aurora Harbor Improvements CIP. The lowest bid for this project came in at \$4.3 million, exceeding the available budget in the CIP. This appropriation would provide the necessary funding to award the base bid, which includes a main float and finger floats for 60-foot vessels, electrical build out, and potable water.

The Docks and Harbors Board approved this request at the April 14, 2023 meeting. Due to lack of quorum at its April 18, 2023 meeting, the Systemic Racism Review Committee did not review this ordinance prior to public hearing.

The City Manager recommends the Assembly adopt this ordinance.

24. **Ordinance 2023-15 An Ordinance Appropriating Funds from the Treasury for FY24 School District Operations.**

This ordinance will appropriate to the School District an FY24 operating budget of \$96,317,000. This is an overall increase in the budget of \$9,658,000 from the FY23 Amended Budget. The FY24 school budget is supported with a combination of funding sources including CBJ local funding of \$33,050,800 and state and federal funding of \$58,996,000. The local funding consists of \$30,775,800 for general operations and \$2,275,000 for programs and activities not subject to the state funding cap.

State statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted April 3, 2023. During the April 26, 2023 Special Assembly meeting, the Assembly approved the local funding portion of \$30,775,800 for school district general operations. During the May 3, 2023 Assembly Finance Committee meeting, the Assembly approved \$2,275,000 for program and activities not subject to the state funding cap.

By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2023.

The City Manager recommends the Assembly adopt this ordinance.

**O. UNFINISHED BUSINESS**

25. **Items for Reconsideration**

*Notice of reconsideration was given at the April 17, 2023 Assembly meeting for **Ordinance 2023-21, An Ordinance Authorizing the Manager to Enter into a Lease of City and Borough Property Located on West Douglas along the West Douglas Pioneer Road to iRide Alaska, LLC, for the Purpose of Offering Guided Electronic Bike Tours.***

**P. NEW BUSINESS**

26. **Bid Award RFB #DH23-015 Aurora Harbor Rebuild Phase III**

Docks & Harbors completed an in-house design for the next phase of the Aurora Harbor project and has solicited general contractors for construction bid award. This project will construct a single, new 270 foot main float with slips to support 60 foot vessels and transient side-tie vessels, including power and water. Due to float manufacturing limitations, the performance period for this contract will extend into May 2024.

Funding provided from the Aurora Harbor Rebuild CIP H51-125 which includes money from the 2017 1% Sales Tax Initiative, Harbor Enterprise Fund Balance and ADOT Harbor Facility Grant.

Bids were opened on April 12, 2023. The bid protest period expired at 4:30 p.m. on April 19, 2023 with the following results:

|                           | <u>Engineer's Estimate</u> | <u>Trucano Construction Co.</u> | <u>Western Marine Construction</u> |
|---------------------------|----------------------------|---------------------------------|------------------------------------|
| <b>Base Bid</b>           | <b>\$3,235,800</b>         | <b>\$4,269,650</b>              | <b>\$4,510,950</b>                 |
| Additive Alt. A           | \$ 143,250                 | \$ 236,900                      | \$ 244,950                         |
| Additive Alt. B           | \$ 457,000                 | \$ 589,750                      | \$ 551,500                         |
| Additive Alt. C           | \$ 333,600                 | \$ 495,800                      | \$ 462,200                         |
| Additive Alt. D           | \$ 57,500                  | \$ 72,750                       | \$ 109,500                         |
| <b>Total Project Cost</b> | <b>\$ 4,227,150</b>        | <b>\$ 5,664,850</b>             | <b>\$ 5,879,100</b>                |

The Docks and Harbor Board recommended this bid award at the regular board meeting held on April 27, 2023.

**The City Manager recommends the base bid award of this procurement to Trucano Construction Company for a total award of \$4,269,650.**

**27. Bid Award BE23-267 (A50-106) JNU Parking Lot Improvements**

Bids were opened on the subject project on April 5, 2023. The bid protest period expired at 4:30 p.m. on April 6, 2023. Results of the bid opening are as follows:

| <u>Responsive Bidders</u>  | <u>Base Bid</u>       | <u>Alternate No. 1</u> | <u>Total Amount</u>   |
|----------------------------|-----------------------|------------------------|-----------------------|
| <b>Colaska dba SECON</b>   | <b>\$7,997,405.00</b> | <b>\$287,046.00</b>    | <b>\$8,284,451.00</b> |
| <i>Engineer's Estimate</i> | <i>\$6,684,079.00</i> | <i>\$321,489.00</i>    | <i>\$7,005,568.00</i> |

Project Description:

Base Bid: The Work is generally described as follows: Rehabilitate Juneau Airport public long and short-term parking lot, employee parking and eastern portion of rental lot parking. Remove and replace asphalt pavement, replace stormwater drainage, lighting and underground electrical. Replace stormwater drainage on Air Operations Area (AOA) adjacent to rental lot. Provide phased project delivery to maintain parking access during construction. Trades will include site work, concrete, electrical, mechanical, paving, and fixed equipment.

Additive Alternate 1: – Western Portion of Rental Lot: The Work is generally described as follows: Rehabilitate Juneau Airport western portion of rental lot parking. Remove and replace asphalt pavement, replace stormwater drainage, lighting and underground electrical. Provide phased project delivery to maintain parking access during construction. Trades will include site work, concrete, electrical, and paving.

Funding Source: FAA CARES grant  
 Total Project Funds: \$10,454,010  
 CIP No. A50-106  
 Construction Encumbrance: \$8,284,451  
 Construction Contingency: \$0  
 Design: \$767,783  
 Contract Administration/Inspection: \$1,029,229  
 CBJ Administrative costs: \$372,547

**Staff recommends award of this project to SECON for the total amount bid of \$8,284,451.00, contingent upon receipt of an anticipated FAA CARES grant amendment.**

**28. Bid Award BE23-263 (A50-105) Outgoing Baggage Belt Repairs**

Bids were opened on the subject project on March 7, 2023. The bid protest period expired at 4:30 p.m. on March 9, 2023. Results of the bid opening are as follows:

| <u>Responsive Bidders</u>                   | <u>Base Bid</u>       | <u>Alternate No. 1</u> | <u>Total Amount</u>   |
|---------------------------------------------|-----------------------|------------------------|-----------------------|
| <b>Robson Handling Technology USA, Inc.</b> | <b>\$1,169,012.00</b> | <b>\$106,912.00</b>    | <b>\$1,275,924.00</b> |
| <b>Dawson Construction, LLC</b>             | <b>\$1,321,000.00</b> | <b>\$221,000.00</b>    | <b>\$1,542,000.00</b> |
| <i>Engineer's Estimate</i>                  | <i>\$ 706,860.00</i>  | <i>\$420,750.00</i>    | <i>\$1,127,610.00</i> |

Project Description: This project is a partial replacement of existing out-going baggage conveyor assembly components within the Juneau International Airport.

Funding Source: CARES Grant

Total Project Funds: \$ 1,469,716

CIP No. A50-105

Construction Encumbrance: \$1,275,924.00

Construction Contingency: \$0

Design and Contract Administration/Inspection: \$168,792

CBJ Administrative costs: \$25,000

**Staff recommends award of this project to Robson Handling Technology, USA, Inc. for the total amount bid of \$1,275,924, contingent upon receipt of an anticipated FAA CARES grant amendment.**

## 29. Bid Award BE23-223 (A50-110) Gate K Reconstruction

Bids were opened on the subject project on March 1, 2023. The bid protest period expired at 4:30 p.m. on March 2, 2023. Results of the bid opening are as follows:

| <u>Responsive Bidders</u>  | <u>Total Bid</u>    |
|----------------------------|---------------------|
| <b>Colaska dba SECON</b>   | <b>\$555,213.00</b> |
| <i>Engineer's Estimate</i> | <i>\$488,827.00</i> |

Project Description: Work generally consists of the emergency removal of an existing eighty foot long steel pipe arch with approximate 12'-0" span and 6'-4" rise, protection of existing utilities, installation of a stream bypass system, installation of a new eighty foot long aluminum pipe arch with 13'-1" span and 8'-4" rise, removal and reconstruction of existing riprap bank armoring, re-seeding of disturbed banks, reconstruction and repaving of disturbed roadway and other miscellaneous Work.

Funding Source: Airport CARES grant

Total Project Funds: \$670,426

CIP No. A50-110

Construction Encumbrance: \$555,213

Construction Contingency: \$0

Design and Contract Administration/Inspection : \$104,213

CBJ Administrative costs: \$11,000

**Staff recommends award of this project to SECON for the total amount bid of \$555,213, contingent upon receipt of an anticipated FAA CARES grant amendment.**

## 30. Hardship and Senior Citizen/Disabled Veteran/Non-Profit Late-Filed Real Property Tax Exemption Applications

There are six property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

**The City Manager recommends the Assembly act on each of these applications individually.**

## Q. STAFF REPORTS

**31. Election Maps Update**

**R. ASSEMBLY REPORTS**

**Mayor's Report**

**Committee and Liaison Reports**

**Presiding Officer Reports**

**S. ASSEMBLY COMMENTS & QUESTIONS**

**T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**U. EXECUTIVE SESSION**

**32. Law Department - Litigation Update**

**V. SUPPLEMENTAL MATERIALS**

**W. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: [city.clerk@juneau.org](mailto:city.clerk@juneau.org).