

ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES

January 29, 2024 at 12:10 PM



Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91849897300> or 1-669-900-6833 Webinar ID: 918 4989 7300

A. CALL TO ORDER – 12:10 P.M.

B. LAND ACKNOWLEDGEMENT – Read by Mr. Kelly

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 – Members Present: Chair Bryson; Ms. Adkison; Mr. Kelly; Ms. Hughes-Skandijs (joined at 12:45 PM)

Staff Members Present: Denise Koch, EPW Director; Beth McEwen, City Clerk; Andi Hirsh, Deputy City Clerk; John Bohan, Chief CIP Engineer; Alexandra Pierce, Tourism Manager; George Schaaf, Parks & Recreation Director; Lauren Verrelli, Parks & Recreation Deputy Director; Amanda Babin, Dimond Park Field House Supervisor

D. APPROVAL OF AGENDA

Item 11 - Item for Action - Energy Efficiency and Conservation Block Grant Appropriation - \$76,130 - was moved to Item 6.

E. APPROVAL OF MINUTES

1. December 18, 2023 - Regular Meeting

Approved with a minor correction.

F. ITEMS FOR ACTION

2. Funds Transfer to CBJ Def. Bldg. Maint. for JPD Roof Replacement (CIP P44-090 to F22-027)

Ms. Koch stated that the bids for this project came in lower than anticipated, which is good news. More funds had previously been moved to this project, because the bids were expected to be higher. Staff has re-estimated the costs for this project, including some contingencies, and sees that the entirety of funds won't be needed, so the remaining funds can be transferred to other projects.

Mr. Kelly asked if there were any timeframe or quality assurances that were given with the bid.

Ms. Koch replied that the bid winner had not formally given these assurances, but they have a long history of completing projects in a timely manner and doing a very good job. However, there is also a performance bond that is part of the procurement process, so if things were to go awry, the City does have an opportunity for recourse.

Ms. Adkison moved that \$800,000 be moved from the CIP project for JPD Roof Replacement to the CIP for Deferred Building Maintenance and forwarded to the full Assembly for decision.

No objection, motion passed.

3. CIP Funds Transfers and Closeouts

Mr. Bohan stated that staff is looking to move about \$6.6 million from a series of active projects that are ready to be closed out to projects that need funding for construction. It looks that bid prices are coming down, and while civil projects have doubled in price over the last five years, everything looks to be stabilizing. So, funds are available to get more work done. Staff has been strategizing CIPs over the last couple years to put money into everything, in hopes of catching up and being able to fund more projects. That strategizing is now paying off.

Mr. Kelly moved that the transfers described on pages ten and eleven in the meeting packet be forwarded onto the full Assembly for approval.

No objection, motion passed.

4. Circulator

Ms. Pierce stated that a visitors' circulator is a concept that has been discussed for many years, with considerations of a train to move visitors throughout downtown, how to provide a bus service that would help spread people out and get visitors out of the South Franklin area and into other parts of downtown. A downtown circulator study was launched a couple years ago; with the persistent issues of visitors on the City buses trying to access the Mendenhall Glacier, it was quickly recognized that it would be helpful to have the consultants look at this and provide recommendations on how to manage the Capital Transit pressures. LSC Consultants was hired to help. They have a long history of developing visitor industry related transportation strategies all over the country.

Justine Marmesh, LSC Consultants, gave a summary of the work LSC Consultants has done and the report that was submitted (included in the meeting packet).

Chair Bryson asked if any business entity had ever expressed interest in performing the operations of a downtown circulator.

Ms. Pierce replied that one of the local Coach operators said they provide a similar service in Anchorage and provided some information on how they could operate here in Juneau.

Ms. Hughes-Skandijs joined the meeting via Zoom.

Ms. Pierce stated that these proposed service alternatives would be funded through Marine Passenger Fees, not the CBJ General Fund. Right now, you can see the Marine Passenger Fee Budget that there is a subsidy to Capital Transit and downtown circulator start-up costs have been left in the fund balance, in case the plan is adopted.

Mr. Kelly moved that the Public Works and Facilities Committee forward Service Alternatives 1 and 2 to the Assembly Committee of the Whole for further consideration.

No objection, motion passed.

5. Dimond Park Field House Elevator vs. Lift

Mr. Schaaf stated that there are two options to provide accessibility to the mezzanine level of the Dimond Park Field House, which has Juneau's only indoor track. The Parks & Recreation Department has been working with the Engineering Department to refine some of the proposals between an elevator and a system of two lifts. The elevator is significantly more expensive than the lift system. However, the elevator provides better customer service experience. CBJ staff is also able to provide maintenance for elevators, but does not have

that type of service available for a lift system. However, the CBJ maintenance team can likely take on this role, if needed.

Mr. Kelly asked if funding for these options would come from usage fees for the Field House.

Mr. Schaaf replied that usage fees go into the operating budget as a revenue item, and those fees don't cover operating costs. So, the usage fees would not be used for these options.

Ms. Adkison asked how the fees for elevator maintenance were determined.

Mr. Schaaf replied that the information on elevator maintenance costs is based on what was received from the facilities maintenance staff.

Mr. Kelly asked if this project would be funded in this year's budget or next year's budget.

Mr. Schaaf replied that if this was something the Assembly wanted to move forward with, the Parks & Recreation Department would include it in their FY25 CIP budget. As an unscheduled item currently, funding is not identified. Southeast Alaska Independent Living (SAIL) has indicated they would be willing to help with grant writing for this project. SAIL has also stated they don't believe they will be able to generate grants for the entire costs of the project, but any amount would help.

Chair Bryson asked Mr. Schaaf to describe the current conditions of the Field House.

Mr. Schaaf replied that a property assessment was done on the Field House when the Department took over management of it, and they saw that the roof is in pretty good condition, the turf surface will need to be replaced soon, the HVAC system is operating well, the Department performed some immediate repairs and improvements to the facility when they took over, so most everything is in decent shape.

Chair Bryson stated that he had recently seen buckets and trash cans collecting water from the roof leaking at the Field House. He asked Mr. Schaaf to speak on this.

Mr. Schaaf stated that some of the buckets were there to collect condensation that runs off the cold water that's in the fire sprinkler system that's in the roof. The condensation issue improved after the repairs were made to the HVAC system, but when the wind is bad and the rain is falling hard, there will be some leaks, which are being worked on to repair.

Ms. Hughes-Skandijs moved that the Public Works and Facilities Committee forward the elevator proposal to the full Assembly for approval.

No objection, motion passed.

G. INFORMATION ITEMS

6. Item for Action - Energy Efficiency and Conservation Block Grant Appropriation - \$76,130

Ms. Koch stated that the Federal Government is planning to give CBJ money through a formal grant process. It does not require a match of local funds and they are looking to give CBJ \$76,130 for energy efficiency and conservation efforts. Given that there has been high priority placed on electric vehicles, staff is asking that the Assembly consider approval for purchasing a Ford F-150 Lightning vehicle, which would be the first electric truck for CBJ. The truck itself costs less than the total grant, so that balance would be used for associated costs, including electric vehicle charging infrastructure at several locations. If this all goes well, this could be seen as a pilot project and could help with funding decisions in the future.

Ms. Adkison moved that the Public Works and Facilities Committee forward an appropriation ordinance for \$76,130 to the full Assembly for approval upon receipt of the executed grant agreement.

No objection, motion passed.

7. Tire Shredder

Ms. Koch stated there will be more information to come on a tire shredder. Staff is looking at options and believe that this project would help the life of the landfill last longer.

8. Draft FY2025 Capital Improvement Program (CIP) Projects and Schedule

Ms. Koch stated there will be time and opportunity in the future to discuss these projects.

H. PWFC 2024 ASSEMBLY GOALS

9. N/A – Pending 2024 Adopted Assembly Goals

I. CONTRACTS DIVISION ACTIVITY REPORT

10. December 11, 2023, to January 19, 2024 – No Questions

J. NEXT MEETING DATE

11. February 26, 2024

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT

The meeting adjourned at 1:09 PM.