



# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

December 02, 2024 at 12:10 PM

Zoom Webinar Only

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

*[Clerk's Note: Due to road conditions and CBJ Office closures on 12/2/2024, all Assembly Standing Committee meetings will be held as Zoom only meetings.]*

**A. CALL TO ORDER**

**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. APPROVAL OF AGENDA**

**E. APPROVAL OF MINUTES**

- [1.](#) September 9, 2024 - Regular Meeting

**F. ITEMS FOR ACTION**

- [2.](#) JPD Roof Replacement Close-out (CIP F22-027) and Transfer to CBJ Deferred Building Maintenance (CIP P44-091)
- [3.](#) FY2026 Draft Legislative Capital Priorities List
- [4.](#) Construction Funding Request for Dzantik'i Heeni (DH) Playground
- [5.](#) Proposed Uses for Marie Drake and Floyd Dryden

**G. INFORMATION ITEMS**

- [6.](#) Dimond Park Fieldhouse Armoring Update (flood damage)
- [7.](#) Capital Transit Fleet Electrification: Current Status and Future Plans
- [8.](#) Lead Service Line Inventory (LSLI) Status Update

**H. CONTRACTS DIVISION ACTIVITY REPORT**

- [9.](#) August 30, 2024 to November 25, 2024

**I. NEXT MEETING DATE**

10. January 27, 2025 at 12:10PM

**J. 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.gov](mailto:city.clerk@juneau.gov).

# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES - DRAFT



September 09, 2024 at 12:10 PM

## Assembly Chambers/Zoom Webinar

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

**A. CALL TO ORDER - 12:10 PM**

**B. LAND ACKNOWLEDGEMENT - Read by Ms. Hughes-Skandijs**

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 In-Person:** Chair Bryson; Mr. Kelly; Ms. Adkison

**Members Present Via Zoom:** Ms. Hughes-Skandijs

**CBJ Staff Present In-Person:** EPW Director Denise Koch, Utility Superintendent Brian McGuire, Chief CIP Engineer John Bohan, Planning Manager Scott Ciambor, Contracts Administrator Greg Smith, Environmental Project Specialist Dianna Robinson, P&R Director George Schaaf, Meeting Clerk Kevin Allen, and Administrative Officer Breckan Hendricks

**D. APPROVAL OF AGENDA - No changes or comments**

**E. APPROVAL OF MINUTES**

1. August 5, 2024 - Regular Meeting Minutes - Approved with no changes

**F. ITEMS FOR ACTION**

2. Alaska Department of Transportation FY25 Human Services Transportation Services Grant

Director Koch explained that PWFC has recommended making

this grant the last few years. It has a 0% CBJ match and the required state process has already happened. She stated Mr. Ciambor made a recommendation to get a resolution in support of SAIL ORCA's listed priorities.

Chair Bryson asked if there was a smaller amount requested last year for one vehicle.

Mr. Ciambor stated that last year, they applied for funding for one vehicle, but this year, they applied for three.

Mr. Kelly asked why they are waiting until the November meeting to forward the grant to the Assembly.

Mr. Ciambor said they need to provide a recommendation and get the resolution by the grant deadline, which is in December, so there is not a rush for this project.

Ms. Adkison moved that the Public Works Committee recommend a resolution supporting the SAIL ORCA participant ADA replacement vehicle, the SAIL new/expansion vehicle for consumer and community meetings and agency errands, and the SAIL replacement ADA Taxi for the FY25 DOT Human Service Grant for the November 18, 2024, Assembly Meeting for approval.

No objection, motion passed.

3. Funds Transfer to New Dimond Park Fieldhouse Armoring CIP

Director Koch explained this is a request to transfer funds in the total amount of \$600,000 to armor near the Dimond Park Fieldhouse., The rationale is that both the 2023 Jökulhlaup and 2024 Jökulhlaup significantly eroded the banks near the building. They will be reallocating money from three existing CIPs for the funds.

Chair Bryson voiced his understanding that the Fieldhouse is it is a 14 million dollar building and they are asking for a \$600,000 investment to protect the building.

Director Koch stated that is correct.

Ms. Adkison inquired if there would be any rebuilding of the banks.

Director Koch stated they would be primarily armoring and not building back a tremendous amount of land.

Mr. Bohan added they will not be rebuilding.

Ms. Hughes-Skandijs asked for what the re-allocation will look like for the Sports Field Repair CIP allocation.

Mr. Schaaf answered they use that CIP to apply repairs to over 20 different ball fields around town and it is a rolling CIP. There are a couple factors that fed into their rationale on how they could reallocate the funding that makes them caught up enough to continue to maintain the service levels that they have with the funding remaining in the CIP.

Ms. Hughes-Skandijs asked if the rolling CIP does not have a set list of actions because it is never done.

Mr. Schaaf responded that is correct.

Mr. Kelly moved to forward to the full Assembly a transfer of \$75,000 from Sportsfield Repairs CIP P41-097, \$259,000 from CIP P41-099, and \$96,000 Savikko Park improvement P41-101, and \$170,000 from CIP P41-110 to a new \$600,000 CIP for the armoring of the Dimond Park Fieldhouse riverbank.

No objection, motion passed.

**G. INFORMATION ITEMS**

4. 2024 Flood Disaster Debris

Director Koch gave a brief update on the 2024 Flood Disaster Debris. She discussed the significant waste effort after the 2024 Jökulhlaup and the costs associated with the waste effort. She noted that DOT, National Guard, and CBJ all had crews working around the clock every single day afterward. She also talked about refrigerator disposal .

Chair Bryson asked if a citizen loaned something out, what is the course of action to get their belongings back.

Director Koch said she would get back to him on that.

Chair Bryson inquired about the public forum they discussed to allow citizens to come and ask questions about the city, state, and federal government response.

Director Koch stated that given the gravity of the situation, she hesitates to answer that since there will be memos on those issues.

5. Juneau Douglas North Crossing (JDNC) Project Update

Director Koch gave an update on the Juneau Douglas North Crossing Project. She explained the CBJ support for the project and said they are strongly in favor of a second crossing. She said AEL&P

expressed concern about the Salmon Creek alignment, that there would be significant impacts to the approach of the bridge if there was a breach of the dam, and some security concerns on high-risk dams. DOT is gathering more information on those concerns. She explained they were close to having an MOA on how they were spending money for the process, but DOT lawyers thought there needed to be some significant overhauls to the MOA. Director Koch went over the next steps in the process and assured the group that there is work being done behind the scenes and there will continue to be a public process and meetings with stakeholders.

Ms. Adkison asked for clarification that the problem is the alignment position in relation to the dam and not anything inherent with the Salmon Creek alternative.

Director Koch affirmed that is correct.

Ms. Adkison asked if DOT does not like it because it is supposed to be redundant in event of an emergency and also in an emergency it could be taken out.

Director Koch stated that is correct.

Mr. Kelly inquired if they have been given any expectation on when they might get a revised draft on the MOA.

Director Koch answered that DOT said they are working on it right now, but she cannot commit to when DOT will send CBJ a draft.

Chair Bryson said the Public Works and Facilities Committee will not have time to have a public testimony period, but do they anticipate hosting a community forum for the new information?

Director Koch responded yes, and that they talked about having a public meeting or open house, but she was unsure if they would have separate ones for CBJ and DOT or if they would host it together.

**H. CONTRACTS DIVISION ACTIVITY REPORT**

12. July 27, 2024, to August 30, 2024

**I. NEXT MEETING DATE**

13. November 4, 2024 @ 12:10pm

**J. ADJOURNMENT - 1:20 PM**

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DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: JPD Roof Replacement Close-out (CIP F22-027) and Transfer to CBJ Deferred Building Maintenance (CIP P44-091)

**Background:**

At the October 23, 2023, Assembly Reorganization Meeting, the Assembly approved a transfer of \$1,853,000 from Capital Improvement Project (CIP) P44-090 – CBJ Deferred Building Maintenance to CIP F22-027 – JPD Roof Replacement based on the Architect’s estimate of approximately \$1.7M prior to opening bids on November 28, 2023. The bids were very favorable, with the three bids received ranging between 40%-73% of the Architect’s estimate. Following the favorable bid results, the Assembly approved the return of \$800,000 to CIP P44-090 – CBJ Deferred Building Maintenance at the February 2, 2024, meeting.

The project has since been successfully completed and closed out. There is a remaining balance of \$288,836 in CIP F22-027. Staff recommends that the remaining balance be transferred to CIP P44-091 (P&R Deferred Building Maintenance), the most recent CBJ Deferred Maintenance CIP.

**Action Requested**

Staff requests the transfer of \$288,836 from the F22-027 JPD Roof Replacement CIP to the P44-091 P&R Deferred Building Maintenance CIP, be forwarded to the full Assembly for approval.



Engineering and Public Works Department  
 155 Heritage Way  
 Juneau, Alaska 99801  
 Telephone: 586-0800 Facsimile: 586-4565

DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
 Public Works and Facilities Committee

FROM: Denise Koch, Engineering & Public Works Director

SUBJECT: FY2026 Draft Legislative Capital Priorities List

I am asking PWFC to shepherd the FY2026 Draft Legislative Capital Priorities list to the next phase, Assembly ranking. Given the Mendenhall Glacial Lake Outburst Flood (GLOF) and the importance of the response to the community, I strongly recommend that the Assembly eventually narrow the Legislative Capital Priorities to a top 10 list. (Last year's list had 21 priorities.)

All 40 advisory boards and commissions were invited to provide input to the committee on the draft priorities, including proposing new projects for your consideration.<sup>1</sup> The attached condensed draft list summarizes that input. The project order in the draft list reflects FY2025 rankings. Changes from the comprehensive FY2025 list adopted in February 2024<sup>2</sup> include:

REMOVING from FY2025 List:

- **Public Safety Radio Improvements.** This project received voter-approved funding via General Obligation bond.<sup>3</sup>
- **JSD HVAC and Heating System Upgrades.** This project received DOE Renew America's Schools grant funding.
- **Municipal Composting.** CBJ has received funding for the composting site.
- **Aurora Harbor Rebuild – Phase IV.** This project received FY25 CDS funding.

ADDING:

- **Glacial Outburst Flood Response, Mitigation & Preparedness**  
 CBJ has included a placeholder for Flood Mitigation efforts as the organization, the community, multi-agency partners, and stakeholders continue to investigate both short and long-term mitigation.
- **Aurora Harbor Drive Down Float**  
 The Docks & Harbors Board proposed the inclusion of this project. While the project was recently awarded a MARAD PIDP grant,<sup>4</sup> D&H hopes to secure state support for the \$2.8M non-federal match requirement.

<sup>1</sup> Board and committee preferences were required to be formally adopted by the body. Due to unanticipated meeting cancellations, neither the UAB or SRRC were able to provide input in time for this meeting.

<sup>2</sup> [https://juneau.org/wp-content/uploads/2024/03/FY25-CBJ-Legislative-Capital-Priorities-List\\_Adopted.pdf](https://juneau.org/wp-content/uploads/2024/03/FY25-CBJ-Legislative-Capital-Priorities-List_Adopted.pdf)

<sup>3</sup> <https://juneau.org/wp-content/uploads/2024/09/Voter-Information-2024.pdf> (See Proposition 1)

### **How will CBJ use this list?**

This list is submitted to the State and Federal delegations annually. It also informs staff on what projects to prioritize. The adopted list will be submitted to the State delegation. However, it is not as straightforward with the Federal delegation. Only certain budget subaccounts are eligible for congressionally directed spending. Historically this has included Transportation, Environmental Protection Agency, Housing, and Economic Development. While guidance on the FY26 CDS process has not yet been released, and changes in federal and congressional leadership and funding sources could similarly change which projects are most competitive, we can make educated guesses based on FY25 and insight from our federal delegation. CBJ staff will work closely with our lobbyist to advance the top priorities on this list in the most competitive way possible, considering available funding and spheres of influence of our delegation.

### **Next Steps?**

After PWFC edits, amends, and passes the list, Engineering & Public Works will distribute it to the Assembly for ranking on December 10, 2024. Members will have until December 20 to submit their priorities, which will then be reviewed at the Assembly meeting on January 6, 2025, before adoption by the body at the January 27 Assembly Committee of the Whole Meeting in advance of the Legislative breakfast.

**Requested Action:** 1) Decide whether to remove and add the projects listed in this memo. 2) Decide whether or not to recommend to the Assembly that the final list be narrowed to a top 10. 3) Approve the list to distribute to the Assembly for ranking.

### **Attachments:**

A: FY26 LCP New Project Submissions for 12.2.24\_PWFC

B: FY26 LCP Board and Commission Input w Summary

C: FY2026 CBJ Legislative Capital Priorities DRAFT for Review\_11.27.24

D: FY2026 CBJ Legislative Priorities Board and Commission Input Requested Cover Memo

<sup>4</sup> <https://www.ktoo.org/2024/11/13/juneaus-aurora-harbor-among-6-alaska-coastal-projects-to-split-104m-from-feds/>



# FY2026

## LEGISLATIVE

## CAPITAL PRIORITIES

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# NEW PROJECT SUBMISSIONS & UPDATES

# Glacial Outburst Flood Response, Mitigation & Preparedness

*Proposed by Manager's Office*

## Brief Summary:

CBJ is pursuing all available and applicable flood fighting, disaster response and flood mitigation measures for implementation as soon as possible. While more information is required to determine estimated costs of the selected solutions, the funding need will be significant and ongoing. Funding requests will be updated as additional details and prospective projects move forward.

- **Total Project Cost:** \$TBD
- **Proposed FY2026 Funding Request:** \$30M+
- **Current Status:** Conceptual design
- **Funding Secured:** \$6.155M (CBJ)

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## Project Goal:

Public safety, disaster preparedness, affordable housing

# Aurora Harbor Drive Down Float

*Proposed by the Docks & Harbors Board*

## Brief Summary:

“The project will build a drive down float and vehicle bridge, as well as incorporate two new 5-ton electric cranes, to serve the commercial fishing fleet and improve freight transportation. The facilities will improve safety, reduce overcrowding, and increase the efficiency of transporting goods between vessels and the road system.”

- **Total Project Cost:** \$14M
- **Proposed FY2026 Funding Request:** \$1.4M
- **Current Status:** Conceptual design
- **Funding Secured:** \$11.1M PIDP Grant

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## Project Goal:

Provide a safer, more efficient method for transporting goods and supplies directly between vessels to shore.

# Notable Changes to FY26 Draft List

From final FY2025 approved list



FY25 Project	'25 Rank	Action
Public Safety Radio Improvements	5	Funded (Bond) , Removed
JSD HVAC and Heating System Upgrades	7	Funded (Grant), Removed
Municipal Composting Facility	10	Funded (Grant), Removed
Aurora Harbor Rebuild – Phase IV	12	Funded (CDS), Removed

## Other Project Updates:

Several other projects on the FY26 draft list secured funding (but still require additional funds), advanced in phase or scope, and/or increased slightly in total project cost and amount requested due to inflation, etc.

# FY2026 Legislative Capital Priorities Development Schedule

ACTION	FY26 DRAFT TIMEFRAME
Prepare and distribute draft LCP to CBJ Board, Commissions & advisory groups request for review and input.	September 30, 2024
<b>Input for new draft requested by:</b>	<b>October 25, 2024</b>
Presentations to Boards and Commissions:	October – November 2024
<i>Administrative Review &amp; Compilation</i>	November 2024
SRRC 2nd Review (with input and new projects)	November 19, 2024
PWFC for Review	December 2, 2024
Homework: Assembly Ranks Priorities	Due December 20, 2024
Assembly Review/ Approval at Assembly Meeting	January 6, 2025
Assembly Adoption at COW	January 27, 2025





# City & Borough of Juneau - Leg Priorities Nominations & Support

Section F, Item 3.

<b>Board or Commission</b>	<b>Project Description</b>	<b>Support of Existing FY25 Priority or New?</b>	<b>Request</b>	<b>Total Cost</b>
Planning Commission	#1 – Glacier Outburst Flood Response, Mitigation, and Preparedness	New	\$30M+	TBD
Planning Commission	#2 - Juneau Douglas North Crossing (JDNC)	Support – Rank #1	\$3M	\$300 - \$550M
Docks & Harbors	#1 - Statter Harbor Wave Attenuator (formerly “Auke Bay New Breakwater”)	Support – Rank #18	\$5M	\$50M+
Docks & Harbors	#2 – Aurora Harbor Drive Down Float	New	\$1.4M	\$14M
Parks & Recreation Advisory Committee	#1 – Jackie Renninger Park	Support – Rank #19	\$7M	\$8.075M
Parks & Recreation Advisory Committee	#2 – Lemon Creek Multimodal Path	Support – Rank #8	\$13M	\$16M
Juneau Commission on Sustainability	#1 - Shore Power at Dock 16B	Support – Rank #14	\$30-40M	\$60- \$70M
Juneau Commission on Sustainability	#2 - Mendenhall Wastewater Treat. Plant Compliance: Fat, Oil, Grease (FOG) Removal	Support – Rank #4	\$6.3M	\$6.3M
Juneau School District	JSD Wide Security and Safety Upgrades	Support – Rank #13	\$2M	\$2M
Historic Resources Advisory Committee	#1 – Waterfront Juneau-Douglas City Museum	Support – Rank #16	\$2M	\$12M
Historic Resources Advisory Committee	#2 – Telephone Hill Redevelopment	Support – Rank #2	\$2M	\$10M+



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.gov

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

From: Mandy Cole, Planning Commission Chair

To: Denise Koch, Engineering & Public Works

Re: FY25 Legislative Projects Recommendation

The Planning Commission reviewed projects from the FY 2026 CBJ Capital Priority List and determined two priorities:

- 1) **Glacier Outburst Flood Response, Mitigation, and Preparedness**
- 2) **Second Channel Crossing**

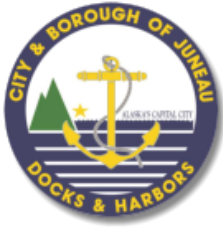
We appreciate the opportunity to provide context to these priorities.

### **Glacier Outburst Flood Response**

The Planning Commission recognizes the extraordinary efforts made by homeowners/renters, the City and Borough of Juneau, and State and Federal agencies and advocates. We can only add that the work of the Planning Commission, and the stability of our larger community, is contingent upon managing the risk we face with regard to glacial flooding.

### **Second Channel Crossing**

Progress has been made on this project, and the Commission encourages the City to continue to raise money and awareness. The link will provide redundancy, emergency access, development, and recreational opportunities. In considering priorities, our Commission discussion highlighted the outsized impact a Second Crossing would have on the future development of our community.




# DOCKS AND HARBORS BOARD MEETING AGENDA

November 21, 2024 at 5:00 PM

Port Director's Conference Room/Zoom Webinar

<https://juneau.zoom.us/j/84590534008> or (253)215-8782 Webinar ID: 845 9053 4008 Passcode: 277265

- A. **CALL TO ORDER: (5:00pm in Port Director's Conference Room and via Zoom)**
- B. **ROLL CALL: (James Becker, Tyler Emerson, Clayton Hamilton, Debbie Hart, Matthew Leither, Nick Orr, Annette Smith, Shem Sooter, and Don Etheridge).**
- C. **PORT DIRECTOR REQUESTS FOR AGENDA CHANGES**  
MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.
- D. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** (not to exceed five minutes per person, or twenty minutes total time)
- E. **APPROVAL OF MINUTES**
  - 1. October 31st, 2024 Special Board Meeting
  - 2. October 31st, 2024 Board Minutes
- F. **CONSENT AGENDA**
  - A. Pubic Requests for Consent Agenda Changes
  - B. Board Members Requests for Consent Agenda Changes
  - C. Items for Action  
  - 3. FY2026 Docks & Harbors Legislative Priorities  
Presentation by Port Director  
**RECOMMENDATION: TO FORWARD, IN ORDER OF PRECEDENCE, (1) THE AUKE BAY WAVE ATTENUATOR AND (2) THE AURORA HARBOR DRIVE DOWN FLOAT AS THE TWO DOCKS & HARBORS CAPITAL PROJECTS FOR THE CBJ FY2026 LEGISLATIVE PRIORITY LIST.** 
  - MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.**
- G. **UNFINISHED BUSINESS**
  - 4. Project Priorization  
Presentation by Port Director  
  
Board Questions  
Public Comments  
Board Discussion/Action  
MOTION: TBD
- H. **NEW BUSINESS**
  - 5. Resolution in Support of Increasing ADOT Harbor Facility Grant to \$7.5M  
Presentation by Port Director  
  
Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF ADOT TO INCREASING THE MAXIMUM AMOUNT OF A HARBOR FACILITY GRANT FROM \$5M TO \$7.5M.

- 6. Resolution in Support of Full Funding of the FY26 ADOT Harbor Facility Grant Program  
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THE ASSEMBLY ADOPT A RESOLUTION IN SUPPORT OF THE LEGISLATIVE TO FULLY FUND THE FY26 ADOT HARBOR FACILITY GRANT.

**I. ITEMS FOR INFORMATION/DISCUSSION**

- 7. Annual Letter to the Assembly  
Presentation by Port Director

Board Discussion/Public Comment

**J. COMMITTEE AND MEMBER REPORTS**

1. Operations Committee Meeting Report
2. Assembly Lands Committee Liaison Report
3. South Douglas/West Juneau Liaison Report
4. Member Reports

**K. PORT ENGINEER'S REPORT**

**L. HARBORMASTER'S REPORT**

**M. PORT DIRECTOR'S REPORT**

**N. ASSEMBLY LIAISON REPORT**

**O. BOARD ADMINISTRATIVE MATTERS**

- a. Ops/Planning Committee Meeting - Wednesday December 11th, 2024.
- b. Board Meeting - Thursday December 19th, 2024.

**P. ADJOURNMENT**

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# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, October 28, 2024 3:23:37 PM  
**Last Modified:** Monday, October 28, 2024 3:46:51 PM  
**Time Spent:** 00:23:14  
**IP Address:** 192.245.44.10

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Page 2: Project Eligibility

**Q1** **Yes**

Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M?

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**Q2** **Yes**

Will the proposed project result in a fixed asset (land, major equipment, building or other structure, road or trail) with an anticipated lifespan of at least twenty years?

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**Q3** **Yes**

Will the project provide broad community benefit?

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Page 3: Project Information

**Q4**  
 Project Title (Please ensure title is consistent with other CBJ plans and documents.)

Aurora Harbor Drive Down Float

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**Q5**  
 Brief Project Summary (1-2 sentences)

The project will build a drive down float and vehicle bridge, as well as incorporate two new 5-ton electric cranes, to serve the commercial fishing fleet and improve freight transportation. The facilities will improve safety, reduce overcrowding, and increase the efficiency of transporting goods between vessels and the road system.

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**Q6**  
 Physical Location of Project

Aurora Harbor

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**Q7**

**Detailed Project Description Benefit**(In 300 words or less, describe the project, including specific features, stages of construction, etc. Explain how the project will benefit the community. What sector/s of the community will this project benefit? Are there any green or sustainability elements to the project? )

Docks & Harbors seeks to update current infrastructure and expand facilities at Aurora Harbor to support CBJ's growing maritime sector. This sector is a major driver of CBJ's economy; Juneau contributes to the regional and national economy through the distribution of seafood and seasonal employment of numerous local and out-of-state workers. The Aurora Harbor Drive Down Float project will provide critically important improvements to serve the transportation needs of the seafood industry in Juneau. The proposed project holds great potential for job creation, business opportunities, and environmental impact by providing a more efficient method for transferring goods and reducing harbor congestion and carbon dioxide emissions by decreasing travel miles. This, in turn, can lead to a more sustainable and prosperous future for commercial and recreational user groups alike. The marine facility this project seeks to improve is relied on heavily by the commercial fishing industry yet is inadequate to meet the needs of local and regional fishermen. Located in downtown Juneau, the proposed project site is located between Harris and Aurora Harbors. The existing facilities in the project area consist of the crane dock, a rock-filled sheet pile bulkhead with a concrete apron, fender piles, and two hydraulic cranes facing into a small vessel basin. There is also a small float and gangway for fishermen to transport goods. These facilities are collectively known as the Fisheries Terminal. The crane dock faces a persistent issue of overcrowding, which poses difficulties for fishermen who have to manually ascend a steep 27-foot long ladder from their vessels to the fixed dock. The Aurora Harbor Project will address these issues by providing a drive down float with two additional cranes to support more efficient operations. It will also service other industry vehicles, such as ambulances, tourism, and semi truck with shipping container, for the transportation of goods and services to better enhance the local community and economy.

**Q8**

**Project Plans and Progress**In one or two paragraphs, describe what has been accomplished so far (if anything). This may include a feasibility study, conceptual design, final design/engineering/permitting, fundraising activities, and/or total funds raised to date.

An application for a MARAD PIDP grant as a rural, small project at a small port has been submitted. This means that the Federal share of the funding may exceed 80% of the total funding, although this is not guaranteed. CBJ Docks and Harbors recognizes the competitive nature of the PIDP grant program, and can match 20% or \$2.8M of local match.

**Q9**

**Project Support**Is the project supported in CBJ or other Area plans? If so, list where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy.

The project has received broad support from our partners including commercial fishermen, fish processors, CCTHITA and Douglas Indian Association.

**Q10**

**Goal(s) of Project**In one sentence or less, state the goal of the proposed project. For example, "economic development" or "improve non-motorized transportation routes."

The Aurora Harbor Drive Down Float Project will provide a safer, more efficient method for transporting goods and supplies directly between vessels to shore.

**Q11**

Operations & Maintenance (O&M)Who is responsible for operations and maintenance upon completion of the project?

Docks & Harbors.

Page 4: Project Funding & Timeline

**Q12**

Total Project Cost\*Include funds already secured and future funds required to complete.

\$14,000,000

**Q13**

Funding Already SecuredInclude amount and source - example: "\$250,000 - 1% voter approved sales tax." Enter \$0 in the first line if there is no funding secured for the project.

1 **\$2,750,000 committed by Docks & Harbors Board**

**Q14**

Proposed FY2025 Funding Request

\$11,250,000

**Q15**

**Yes**

Future Funding May Be RequestedDo you anticipate making future funding requests for this project?

**Q16**

Preconstruction Costs (feasibility/design/permitting, etc.):FOR CONSTRUCTION PROJECTS ONLY

\$1.8M

**Q17**

Construction Costs:FOR CONSTRUCTION PROJECTS ONLY

\$12.2M

**Q18**

For projects that consist of land or equipment purchase only, state when the purchase(s) would be made.

n/a

**Q19**

Preconstruction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

July 2025

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**Q20**

Construction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

January 2026

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**Q21**

Attachment 1 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

**2024%20PIDP\_Aurora%20Harbor%20Drive%20Down%20Float%20Project.pdf (4.6MB)**

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**Q22**

Attachment 2 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

**Attachment%20J\_Letters%20of%20Support%202024.pdf (2.2MB)**

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**Q23**

Attachment 3 Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

**Attachment%20F\_Project%20Planning%20Document\_Juneau%20Downtown%20Harbors%20Uplands%20Master%20Plan%202017.pdf (10.4MB)**

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**Q24**

Contact Information

Name	<b>Carl Uchytel</b>
Title	<b>Port Director</b>
Email Address	<b>Carl.Uchytel@juneau.gov</b>
Phone Number	<b>9075860294</b>

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**From:** [Annie Carroll](#)  
**To:** [Ashley Heimbigner](#)  
**Cc:** [George Schaaf](#); [Lauren Verrelli](#)  
**Subject:** RE: Legislative Capital Priorities: Comments Due Oct 25  
**Date:** Friday, October 25, 2024 4:49:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Ashley,

At our October PRAC meeting a motion passed to recommend the following projects:

The Parks and Recreation Advisory Committee formally support the Jackie Renninger Park Development & Pipeline Skatepark Improvements Project and the Lemon Creek Multimodal Path Project as their top two projects for inclusion on the Legislative Capital Priority list.

I apologize, the attached memo with instructions regarding how to submit comments was lost as your email make its way to me. I hope that this is a clear depiction of the PRAC's decision but please let me know if you need clarification or a more formal recommendation.

Best,

Annie Carroll (she/her)  
Administrative Assistant  
Parks & Recreation  
Ph: 907-586-5226



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**From:** Ashley Heimbigner <[ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov)>  
**Sent:** Tuesday, October 22, 2024 10:56 AM  
**Cc:** Denise Koch <[Denise.Koch@juneau.gov](mailto:Denise.Koch@juneau.gov)>  
**Subject:** RE: Legislative Capital Priorities: Comments Due Oct 25

Good morning, Chairs and Staff Liaisons for CBJ Boards and Commissions,

This is a reminder that comments and recommendations for the FY26 Legislative Capital Priorities list are requested by **October 25, 2024**. Please see the original email below from

Denise Koch for more details.

Thank you to all that have already submitted FY26 recommendations, please reach out if you have any questions regarding the list or the process.

All best,  
Ashley

**Ashley Heimbigner | Grants Manager**

[Engineering & Public Works](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 3<sup>rd</sup> Floor Marine View Building

**Office: 907.586.0800 ext. 4173**

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**From:** Denise Koch <[Denise.Koch@juneau.gov](mailto:Denise.Koch@juneau.gov)>  
**Sent:** Monday, September 30, 2024 12:22 PM  
**Cc:** Ashley Heimbigner <[ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov)>  
**Subject:** Legislative Capital Priorities: Comments Due Oct 25

Dear Chairs and Staff Liaisons for CBJ Boards and Commissions,

Your board or commission is invited to comment on CBJ's Annual Legislative Capital Priorities list. (See the adopted [FY25 list here](#).) Comment is not mandatory. However, your board or commission may want to comment on a project that is particularly important to you.

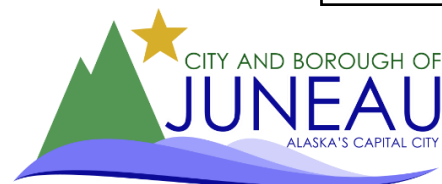
- Please send any comments to me and Ashley Heimbigner by **October 25, 2024**.
- Comments should reflect the will of the body and be officially adopted in a public meeting.
  - Any board and commission comments will be shared with the Assembly in advance of that body ranking and adopting a final list.
- Please see the memo attached for further instructions regarding how to submit comments and/or suggest a new project.
- Please also consider recommending projects for removal from the list, in addition to your recommendations of support for your top two projects.

Thank you in advance for your participation. Please e-mail Ashley or me with any questions on the process.

Sincerely  
Denise Koch

Director, Engineering & Public Works

# PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES



October 01, 2024 at 5:30 PM

## Zoom Webinar

<https://juneau.zoom.us/j/94184441385> or +1 669 444 9171 US Webinar ID: 941 8444 1385

### A. CALL TO ORDER

### B. ROLL CALL

**Present:** Ryan O'Shaughnessy, Josh Anderson, Ren Scott, Kaasáank' Andrew Williams, Danika Swanson, Emma Van Nes, Paulette Schirmer

**Absent:** Charles Westmoreland, Portland Sarantopoulos

**Staff Present:** George Schaaf, Parks & Recreation Director; Lauren Verrelli, Parks & Recreation Deputy Director; Annie Carroll, Parks & Recreation Staff Liaison

### C. APPROVAL OF AGENDA

**MOTION** by Mr. Anderson to approve the agenda with the addition of the Legislative Capital Priorities red folder item. *No objections were heard, and the agenda was approved.*

### D. APPROVAL OF MINUTES

1. Minutes from September 3, 2024

Ms. Schirmer noted correction was needed to remove extraneous entry labeled "F = move" on page 5 And Mr. O'Shaughnessy noted correction is needed to the spelling of his last name on Page 3.

**MOTION** by Ms. Schirmer to approve the minutes as amended. *No objections were heard, and the minutes were approved.*

### E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

### F. DIRECTOR'S REPORT

2. October 1st Director's Report

### G. NEW BUSINESS

3. **JOA Painting Endowment**— *Presented by G. Schaaf*

Mr. Schaaf explains that the Jensen-Olson Arboretum is a wonderful asset to the community and the only endowed facility that we have. Proceeds from the endowment fund and support the operation of the Arboretum In addition to general fund support from CBJ. He explains that currently a window replacement project is underway as a part of the deferred maintenance capital improvement program for the city and initially painting was to be included. Unfortunately, painting does not rise to the same level of priority as the window replacement and there was not enough money to include the painting job. Logically it makes the most sense to undertake both projects simultaneously to limit the amount of disruption on the property. He then asks the PRAC for their recommendation on whether to use endowment proceeds for this project.

Mr. Anderson asks if there are any other maintenance issues or problems at the arboretum. Mr. Schaaf answers that there was some substantial work completed at the arboretum recently in the sunroom and restroom in the managers residence. He adds that that work and this proposed job will take care of the most immediate needs of the facility, however there is interest in finishing the interior of the garage and painting the outside. Ms. Verrelli states that the residence is in the middle of the arboretum and is a

focal point so these improvements will add refinement to the property. She also confirms that she is not aware of any other big projects for the arboretum.

Ms. Van Nes asks if there is any update on the ADA accessible path planned for the facility grounds. Ms. Verrelli answers that the path has been completed and a ribbon cutting was held the previous weekend for the path which stretches from the greenhouse towards the apple tree courtyard area. Across the lawn.

**MOTION** by Ms. Schirmer for the PRAC to recommend that the department approve the use of the unrestricted funds from the Jensen-Olsen Arboretum Endowment Fund to repaint the residence at the arboretum. *No objections were heard, and the motion passed.*

**4. RED FOLDER - Legislative Capital Priorities— Presented by G. Schaaf**

Mr. Schaaf began by explaining that this is a relatively new part of the budget process, within the last 3 years. It is an effort to try to provide a unified front for the city, going to the State Legislature into the Congressional delegation to seek designated and appropriate funds rather than have every department pursue different funding opportunities for major projects. The departments are asked to propose projects, then the citizen advisory boards for the various departments are also asked to provide comment and input. He specifically mentions 3 projects on the list directly concerning Parks & Rec including the Lemon Creek multimodal path, 35 mile off Road vehicle park, and the Jackie Renninger Memorial Park renovation projects. He asks PRAC to come to a decision on their top 2 recommended projects to share with the Engineering & Public Works department by October 25.

Ms. Swanson asked if the results of the October 1 Regular Municipal Election would impact the funding of certain projects on the Legislative Capital Priorities list? Mr. Schaaf answered that it most likely would, but that that would not change their inclusion on the list.

Ms. Swanson, Mr. Kaasáank', and Ms. Schirmer all discussed the immediate need for Glacial Outburst Flood Response, Mitigation & Preparedness. Mr. O'Shaughnessy asked where the responsibility lies, and if it would be more appropriate for the PRAC to put forward endorsements for Parks & Recreation related projects. Mr. Kaasáank' also asked if it would be best to support Parks & Recreation projects and go in that direction. Mr. O'Shaughnessy says that if they are to conduct a poll, they should be free to vote for anything, but that he feels the committee's purview is for Parks and Recreation related projects and that he would very much like to see this body put forward Priorities related to the department. Ms. Schirmer noted that that was the direction the committee followed the last time they voted on the Legislative Capital Priorities list.

Mr. Anderson shares that he is going to champion the ORV, as it has been coming for a long time and he would like to continue to move it towards the goal line. He adds that the Lemon Creek project has been in the works for a long time, and he would like to stay consistent and keep these projects moving forward. Mr. O'Shaughnessy agrees with Mr. Anderson's point and says he too would like to see these projects get a little bit of help to proceed.

Ms. Van Nes states that she agrees the ORV park is important but notes that Jackie Renninger Park is in an underserved part of Juneau, and she would like to see it prioritized as well as the Lemon Creek multimodal path. She adds that the path would increase safety for those biking from downtown to the valley. Ms. Scott agrees and says that both are in underserved areas of town and that she would especially like to see forward movement on the project due to safety concerns.

Mr. Kaasáank' shares that he would like to put forward the Jackie Renninger Project and the ORV park. He says that the Lemon Creek project is of less interest to him as he sees it as more of a service to tourists who stop there to watch the eagles. He says CBJ had been very remiss in offering good solutions

for entertainment to locals, especially in underserved areas. He adds that the ORV park is of interest as he has seen locals pushed out of areas where they were previously allowed to ride off road vehicles due to tourism.

Ms. Swanson shares that she lives near the Lemon Creek Area and has never considered the path project as anything to do with tourists, and that she believes it is a safety issue for the many people walking and biking near traffic. She also mentioned that she was at Jackie Renninger 2 weeks ago cleaning up needles, so she would put that project as a top priority as well even though all three projects have such good merit. Mr. Kaasáank shares that he and his grandson also encountered needles near Floyd Dryden and that this issue is widespread so it should not which way they proceed based on that issue alone. He adds that the design of projects such as the Lemon Creek path should consider providing a place for disposal of needles.

Ms. Swanson in beginning to respond to Mr. Kaasáank notes that they have yet to be introduced and asks for his name. Mr. Kaasáank introduces himself and shares that his english name is Andrew Williams and his Tribal name, and preferred name is Kaasáank and he is an Eagle of the Kaagwaantaan clan and a child of the T'akdeintaan. He shares a bit about his family's history in Juneau, and notes that he works for the State of Alaska as a Database Specialist II, is a council member of the Juneau Tlingit Community Council, and has worked with the Central Council of Tlingit and Haida for over 15 years. Ms. Swanson thanks him for the introduction and says she looks forward to meeting in person. She adds that she would like to clarify her point about needles, stating that it is not her hang up as she works with a lot of at-risk youth and knows that they often go to hang out at Jackie Renninger. She says she would like it if they had a better lit, safer place to hang out. Mr. Kaasáank says that he has the same ambitions to try and help the neighborhood, and he doesn't want to see these issues discourage people from getting involved in public sports and going to public spaces.

Ms. Schirmer brings attention to the Capital Civic Center project and asks if it is directly related to Parks & Recreation as well. Mr. Schaaf shares that Parks and Recreation is responsible for the Centennial Hall Facility and though it is managed by the Juneau Arts and Humanities Council. From an immediate operational and programming standpoint he says it would not affect Parks & Recreation because they are only involved in the basic maintenance of the building. Ms. Schirmer shares that she can get behind the Lemon Creek, and ORV Park projects. She says Lemon Creek is a high priority because it will increase safety for people who bike alongside the road.

After hearing everyone's priorities Mr. Anderson and Mr. O'Shaughnessy report that there is 4 in favor of the ORV park, 6 in favor of the Lomen Creek Multimodal Path, and 4 in favor of the Jackie Renninger Project. With that they decide to push forward the Lemon Creek Project and put the other 2 projects to vote to break the tie. Mr. O'Shaughnessy and Mr. Anderson both vote for the ORV Park and Ms. Swanson, Ms. Scott, Ms. Schirmer, Ms. Van Nes, and Mr. Kaasáank all vote in favor of the Jackie Renninger Project.

**MOTION** by Ms. Anderson for the PRAC to endorse the Jackie Renninger Park Project and the Lemon Creek Multimodal Path projects from the Legislative Capital Priorities list. *No objections were heard, and the motion passed.*

## H. UNFINISHED BUSINESS

## I. STAFF REPORTS

**Mr. Schaaf** Updated the PRAC on the departments efforts to make the Marie Drake and Floyd Dryden gyms available to the public. He acknowledges that there is lots of interest in community access to the gyms, especially for pickleball. He said that the gyms which have recently been emptied have numerous maintenance needs and the department must make them clean and safe before offering them for

reservations. The facilities will soon be added to CivicRec, the department’s recreation management software. He shares that they plan to use existing funding for this fiscal year to fill temporary positions to staff the facilities beginning in the new year. He adds that the community wants additional programming in these facilities. It’s probably going to take an increment request to the Assembly to the department’s budget to be able to really operate and manage at that level.

Ms. Swanson asked Mr. Schaaf if he could give an update on what the department is doing for pickleball. Mr. Schaaf answers that the department is still working to make improvements to the outdoor courts of the Adair Kennedy Memorial Park and issuing a small contract with a landscape design firm to solidify measurements for the courts and come up with a striping plan that will work for tennis and pickleball players at the park and can be started this next summer

Mr. Kaasáank' asked what the focus of the newly acquired facilities will be, and Mr. Schaaf answered that the community has been vocal about a desire for more indoor gym space to the to the point where last year, they were proposing potentially a 19-million-dollar community center to try to fill that gap. The spaces could be used for dry land programming for activities, meeting spaces, or court sports like pickleball and volleyball. Ms. Verrelli Added that having an option for private rentals at these facilities would be beneficial to the community, however she acknowledges that staffing needs must be met first.

Mr. Schaaf shares with the PRAC that several representatives from the department attended the Alaska Recreation and Park Association (ARPA) recently. He shares that he serves as the Treasurer for ARPA and that the Juneau Pools Aquatics Manager Terra Patterson was recently appointed to aboard seat. He says that the conference offers a great training opportunity for recreation professionals, and shares that for the next 2 years it will be held in Valdez. From a project updates standpoint he shares that the Adair Kennedy Memorial Park softball and baseball field has recently been updated with new artificial turf and the dugouts are currently being worked on. Additionally, Partners at The Department of Transportation have made great progress towards the bridge replacement on the Kaxdigoowu Heen Dei Trail and that it will be wrapped up this fall.

**J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**Mr. Anderson** shares that the youth activities board will be meeting next week, and that he looks forward to sharing an update after that.

**Ms. Swanson** shares that Trail Mix has completed work on the Perseverance Trail. She also adds that the Auction this year will have a true auctioneer for their dinner which will be held November 23, with tickets going on sale soon. She invites anyone interested in helping to reach out to Trail Mix to get involved.

**K. NEXT MEETING DATE – November 5, 2024**

**L. ADJOURNMENT** With no further business to discuss the committee meeting adjourned at 6:24pm

*Respectfully submitted by Annie Carroll on 11/01/2024.*



Juneau Commission on Sustainability

(907) 586-0800

[jcos@juneau.org](mailto:jcos@juneau.org)

[www.juneau.org/engineering-public-works/jcos](http://www.juneau.org/engineering-public-works/jcos)

155 S. Seward Street • Juneau, AK 99801

October 25, 2024

To: Denise Koch, Director, CBJ Engineering & Public Works

From: Nick Waldo, Chair, Juneau Commission on Sustainability

Subject: FY 2026 CBJ Legislative Priorities

The Juneau Commission on Sustainability (JCOS) appreciates this opportunity to provide comments on the City and Borough of Juneau FY2026 Legislative Capital Priorities. In addition to the two funding-ready projects identified below, JCOS would like to flag two upcoming issues which may emerge as key funding requests in the near future: flood response and solid waste management. Currently, JCOS respects the importance of flood response as a public safety and affordable housing issue, but the capital request is not within our purview of sustainability. As specific plans are proposed, we may comment on relevant details of the response. The other issue which is not ready for our comments yet is solid waste management. CBJ has commissioned a Solid Waste Disposal study to be completed in February 2025 and JCOS will issue comments as appropriate at the time, which may include significant allocation of capital.

The projects which JCOS is currently prepared to support are:

- **Shore Power at Dock 16B.** \$20M. Cruise ship dock electrification has been a long-time JCOS priority to reduce greenhouse gas emissions and other air and water pollution created by the burning of fossil fuels while ships are docked in Juneau. We have supported CBJ in applications for federal grants as well and would like to see all avenues of funding pursued until this project is complete. As cruise ships will pay for energy, this project is economically sustainable as well as environmentally.
- **Mendenhall Wastewater Treatment Plant: Fats, Oil, Grease & Grit Removal.** \$6.3M. Properly functioning water and wastewater treatment plants are the single most important piece of environmental infrastructure which municipalities operate. Improving the performance of our plant will protect the health of the Mendenhall Wetlands, a critical wildlife habitat and recreational area. The operation of the plant is non-negotiable, so addressing maintenance and performance concerns early will save money in the long-term by avoiding emergency repairs at a later date.

Thank you for the opportunity to provide comments.





## City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Section F, Item 3.

Chair, Gary Gillette, Architect  
Vice Chair, Dorene Lorenz, At Large  
Jerrick Hope-Lang, Knowledgeable of Tlingit and Haida Culture  
Cheryl Jebe, At Large  
Recorder, Shannon Crossley, Architectural Historian  
Steve Winker, At Large  
Robin Brenner, At Large

October 19, 2024

Subject: FY2026 CBJ Legislative Capital Priority List

Denise Koch, Engineering and Public Works Director,

The Juneau Historic Resources Advisory Committee (HRAC) has received your request for committee review of the FY2026 CBJ Legislative Capital Priority List. On October 2, 2024, HRAC held a public meeting at which time the Capital Priority List was reviewed and discussed. HRAC members determined there were two projects on the list that are pertinent to the committee's role to advise on historic resources in the community. HRAC offers the following comments and recommendations:

### **Waterfront Juneau-Douglas City Museum**

HRAC strongly supports the pursuit of a new city museum. Preserving and protecting Juneau's history and historical objects is of vital importance for our community. The current facility was not designed as a museum and lacks critical components to adequately exhibit and store valuable and vulnerable artifacts and archival documents.

The basement level of the current museum building, which is used for storage of artifacts, artwork, and archival materials, experiences water intrusion seriously compromising the effort to protect historic materials. Proposed solutions to address this situation would not fully solve the issue and be extremely costly, reduce an already very limited storage area, and is subject to failure over time as there is inadequate drainage around the building. Further, the current HVAC system in the building was an add-on and does not meet recognized museum standards for protection of historical materials.

**HRAC recommends** pursuit of legislative funding assistance for a new city museum.

### **Telephone Hill Redevelopment**

Numerous times in the past, HRAC has recommended saving the historic buildings on Telephone Hill. For over one hundred years these buildings have provided critical housing stock to our community. These houses are some of the oldest buildings in Juneau. Once they are lost, they cannot be replaced. The Assembly owes the community to make a serious effort to evaluate these buildings for rehabilitation.

A city commissioned Construction Conditions Survey executed a limited assessment of the buildings on Telephone Hill. The study concluded, "At a minimum, the homes need to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property (emphasis added)." The Assembly has not advocated owning or renting these housing



units. Historic buildings may find relief of some building code provisions thereby making them more feasible for rehabilitation in a comprehensive redevelopment plan.

Another city commissioned study analyzed the market and feasibility of new housing on Telephone Hill. The result concluded substantial financial assistance would be required from the city and that 24% of the housing units would need to be short term rentals for the project to “pencil out.” Rehabilitated historic houses have proven to be a very popular short-term rental option.

The study suggested increasing the height of new buildings to nine stories requiring a change in structural materials from wood to steel, thus adding cost to the project. Wood construction technology has improved over the years making mid to high rise structures more feasible. These alternate wood technologies, known as mass timber construction methods, should be investigated as they would allow taller buildings to reach the same number of units at the site. This option may allow the historic buildings to remain and be developed for short term rentals or other options.

The legislative request indicates the funds would be “used for removal of hazardous materials and environmental cleanup; demolition of existing structures; a redevelopment study; site preparation; utility and infrastructure upgrades; and re-subdivision.” It seems premature to demolish the buildings until a comprehensive redevelopment study is completed.

**HRAC recommends** that “demolition of the existing structures” be removed from the scope of work until such time a full assessment of the existing buildings is undertaken, and a comprehensive redevelopment study is completed. A comprehensive redevelopment study should include various property ownership scenarios, use of newer wood technology construction methods, and rehabilitation of historic properties for use as short term rentals, professional office space, or boutique restaurants as several private property owners have successively done in Juneau.

HRAC appreciates your thoughtful consideration of our recommendations.

Sincerely, for the Juneau Historic Resources Advisory Committee.



Gary Gillette, HRAC Chair

cc: Ashley Heimbigner, CBJ Engineering

# FY2026 LEGISLATIVE CAPITAL PRIORITIES

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**November 2024  
DRAFT  
Un-adopted**

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<b>Legislative Capital Priorities Development Schedule:</b>	<b>X</b>
<b>Legislative Capital Priorities List:</b>	<b>X-X</b>
<b>Individual Project Details:</b>	<b>X-X</b>

## **APPENDIX**

<b>Everything you wanted to know about the Legislative Capital Priorities List:</b>	
<b>CBJ Lists, Plans and Priorities Graphic:</b>	

# Development Schedule

## FY2026 Legislative Capital Priorities - City & Borough of Juneau

ACTION	FY25 TIMELINE
Prepare and distribute draft LCP to CBJ Boards, Commissions & advisory groups for review and input.	September 30, 2024
Input for new draft requested by	October 25, 2024
Presentations to Boards and Commissions:	Planning Commission Introduction: October 8, 2024
	Systemic Racism Review Committee (SRRC) Introduction: October 22, 2024
Administrative Review & Compilation	October/November 2024
SRRC 2nd Review (with input and new projects)	November 19, 2024
PWFC for Review	December 2, 2023
Homework: Assembly Ranks Priorities	Due December 20, 2024
Assembly Review	January 6, 2025
Assembly Adoption	January 27, 2025
CAPSIS Deadline	Likely February 2025
Distribute Priorities	February 2025



# Glacial Outburst Flood Response, Mitigation & Preparedness



**AMOUNT REQUESTED: \$30M +**

**AMOUNT SECURED: \$6.155M(CBJ)**

**TOTAL PROJECT COST: TBD**

**PROJECT DESCRIPTION & UPDATE:** The Mendenhall Valley has experienced multiple years of record glacial lake outburst floods (GLOF) from Suicide Basin. The August 2024 event released 16 billion gallons of water over a short period of time causing widespread flooding, evacuations and damage to 290 homes. Scientists indicate that full basin releases, and continued catastrophic flooding, are likely. CBJ is considering all available short and long-term solutions to mitigate the potential widespread damage from future releases. While more information is required to determine estimated costs of the selected solutions, the funding need will be significant and ongoing. This page will be updated as additional details and prospective projects move forward.

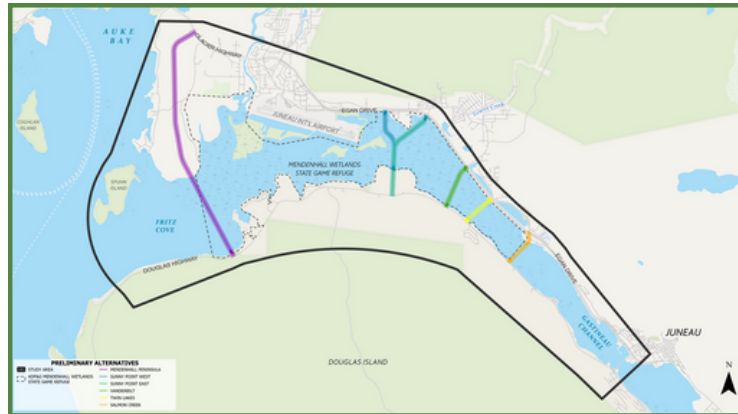
CBJ requested a USACE General Investigation to determine long-term, permanent mitigation solutions. This multi-year study requires a \$3M for local match, which the Assembly appropriated in Sept 2024. The Assembly also appropriated \$1,055,000 for emergency flood mitigation funding leading up to and following the August 2024 flood event, as well as \$100,000 to update the outdated hydrologic and hydraulic flood inundation maps for the area. On October 21, 2024, the Assembly appropriated \$2M for the installation of flood levee barriers.

**TIMELINE:** CBJ is pursuing all available and applicable flood fighting and flood mitigation measures for implementation as soon as possible. This includes the project to update inundation mapping. Permanent solutions could require up to 7-10 years.

**WHO WILL MAINTAIN AND OPERATE?** TBD, depending on location and type of mitigation activity.

**PROJECT GOAL:** Public safety, disaster preparedness, affordable housing

# Juneau Douglas North Crossing (JDNC)



**AMOUNT REQUESTED: \$3M**

**AMOUNT SECURED: \$26.13M** (\$2M for PEL; \$2.1M CBJ; \$7M CDS; \$16.454M USDOT RAISE)

**ESTIMATED TOTAL PROJECT COST: \$300M-\$550M** (Depending on alternative)

**PROJECT DESCRIPTION & UPDATE:**

The construction of a second crossing from mainland Juneau to Douglas Island has been a priority for the community since the early 1980s. This alternative access is crucial for enhancing safety and providing redundancy in the event the Juneau-Douglas bridge becomes impassable. Currently, if the bridge were to fail or become obstructed, Douglas Island residents would be stranded, emergency services would be hindered, and access to the local hospital would be cut off. Beyond safety, the proposed Juneau Douglas North Crossing will reduce travel times to North and West Douglas and improve access to larger tracts of land suitable for housing and development.

With support from Senator Murkowski, the City and Borough of Juneau (CBJ) received \$7 million in Congressionally Directed Spending (CDS) for FY23. These funds are being utilized to build on the ongoing analysis and public outreach efforts conducted through the Planning & Environmental Linkages (PEL) study. More information can be found at [JDNorthCrossing.com](http://JDNorthCrossing.com).

Additionally, CBJ was awarded a 2023 USDOT RAISE grant of \$16.454 million, which will fund the project through the design phase. Once a preferred alternative is selected, CBJ plans to apply for Federal Highway construction funding under the Infrastructure Investment and Jobs Act (IIJA). The requested \$3 million will be allocated for a funding gap caused by inflation that was not covered by previous funding sources.

**PUBLIC PROCESS:** Through the PEL process, which is nearing completion, the Alaska Department of Transportation & Public Facilities (DOT&PF), in collaboration with DOWL, has conducted numerous stakeholder and public meetings, surveys, and listening sessions to gather input on public sentiment and potential project alternatives. Updates on project status, alternatives, reports, and stakeholder meetings are available at [JDNorthCrossing.com](http://JDNorthCrossing.com). Following the completion of the PEL process, the National Environmental Policy Act (NEPA) review will incorporate a comprehensive public engagement process as the preferred alternative is evaluated

**TIMELINE:** The PEL study is anticipated to conclude by late 2024. The subsequent NEPA review is projected to take 24 months, followed by the design phase which is anticipated to take an additional 18-24 months.

**WHO WILL MAINTAIN AND OPERATE?** Alaska DOT&PF

**PROJECT GOAL:** Community safety, housing, and economic development.

# Telephone Hill Redevelopment



**AMOUNT REQUESTED: \$2M**

**AMOUNT SECURED: \$600,000**

**TOTAL PROJECT COST: (\$10M placeholder)**

## **PROJECT DESCRIPTION & UPDATE:**

This project will prepare the roughly three acres of CBJ owned property in downtown Juneau which is adjacent to the State Office Building for redevelopment. This project will include removal of hazardous materials and environmental cleanup, demolition of existing structures, a redevelopment study, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize the density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

## **PUBLIC PROCESS:**

In fall of 2023, the City held public meetings to encourage community dialog regarding this project, followed by an online community survey in Dec 2023. The CBJ funded and consultants completed a Telephone Hill Place Guide which provides direction on redevelopment of the property. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission and to the Assembly during all phases of redevelopment. Project information is available at [juneau.org/engineering-public-works/telephone-hill](http://juneau.org/engineering-public-works/telephone-hill).

**TIMELINE:** An inventory of utilities, property and hazards is currently underway. The Telephone Hill Place Guide which provides direction on redevelopment of the property has been reviewed by the Assembly. The property is now partially vacated and CBJ is soliciting for the development concept proposals and construction partners. Once funding is secured, demolition of existing structures will begin.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Redevelop over 3 acres of high-density zoned property in the center of downtown Juneau for the highest use, including housing.

# Pederson Hill Housing Development



**AMOUNT REQUESTED: \$1M**

**AMOUNT SECURED: \$1.5M** (1% Voter-Approved Sales Tax)

**TOTAL PROJECT COST: \$5M-\$15M**

**PROJECT DESCRIPTION & UPDATE:**

The requested funding will provide for the construction of a secondary access road to the Pederson Hill Subdivision. In the past year the Assembly agreed to work with the Tlingit Haida Regional Housing Authority (THRHA) to develop the remainder of Phase 1B and 1C. With that development underway any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property, which is zoned for 10 housing units per acre. Once this road is constructed the land will be available for development and disposal for housing. The Assembly has expressed interest in providing land to the US Coast Guard at this location for housing.

**PUBLIC PROCESS:**

There will be an opportunity for public comment to the Planning Commission during planning and to the Assembly during all phases of development.

**TIMELINE:** Design and alignment study have been funded and are underway. Initial results are expected in March 2025.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Housing. Increase workforce and market rate housing with further development of the CBJ owned Pederson Hill Subdivision. Make CBJ owned property available for development and disposal.



# Mendenhall Wastewater Treatment Plant: Fats, Oil, Grease & Grit Removal



**AMOUNT REQUESTED: \$6.3M**

**TOTAL PROJECT COST: \$6.3M**

**PROJECT DESCRIPTION & UPDATE:**

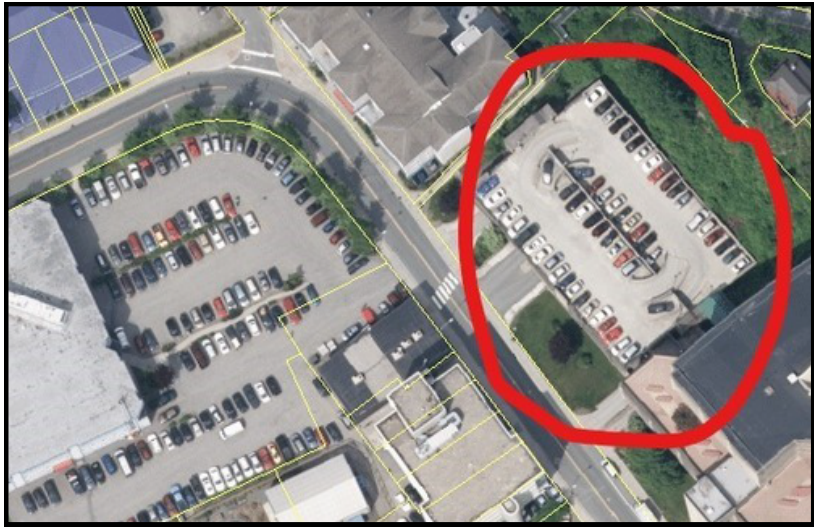
Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

**TIMELINE:** Once funding is secured, design and construction within 30 months.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Permit compliance, reduce treatment costs, and extend the useful life of the plant.

# Aak'w Village District Parking (Formerly N. SOB)



**AMOUNT REQUESTED: \$38M**

**AMOUNT SECURED: \$10M** (\$5M SOA; \$5M CBJ Voter Approved Sales Tax)

**TOTAL PROJECT COST: \$50M+**

**PROJECT DESCRIPTION & UPDATE:** Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage was constructed in 1974 and in need of major repairs. The initial idea was to expand the garage to almost twice the size by adding several additional floors. However, the structural investigation found the structural members to be significantly smaller than shown in the available construction plans. Options to increase parking will be more expensive than originally projected.

**PUBLIC PROCESS:** This project was designated as a CBJ Legislative Priority in 2021, 2022, and 2023.

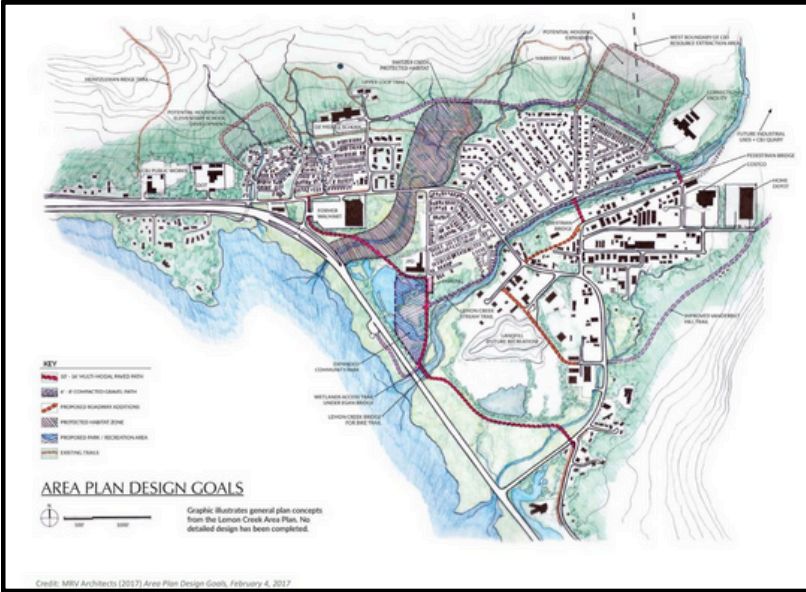
**TIMELINE:** Architect has been selected and condition assessment and preliminary design is underway. Once full funding is secured, approximately 36 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** TBD

**PROJECT GOAL:** State/Legislative parking, Aak'w Village District infill development.

# Lemon Creek Multimodal Path

**AMOUNT REQUESTED: \$12M**  
**AMOUNT SECURED: \$1.9M**  
**TOTAL PROJECT COST: \$15M**



**PROJECT DESCRIPTION & UPDATE:**

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ received a USDOT Reconnecting Communities planning grant for FY24 that will include robust public engagement, route selection and preliminary design. The Assembly has appropriated \$1.15M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near U-Haul). This would provide direct access to the two largest mobile home parks in the community. CBJ received FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety, and submitted an application for FHWA FY24 Active Transportation Infrastructure Investment Program (ATIIP) funding to complete engineering and environmental review.

**PUBLIC PROCESS:** This project has been identified as a priority by the 2017 Lemon Creek Area Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023 and 2024

**TIMELINE:** FY25 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Advance long term goal of a new non- motorized route, connect Lemon Creek to recreational opportunities in the wetlands.

# Bartlett Emergency Department (ED) Renovation/Expansion



**AMOUNT REQUESTED: \$2M**

**AMOUNT SECURED: \$4M** (Bartlett Regional Hospital Reserves)

**TOTAL PROJECT COST: \$10M-\$12M**

**PROJECT DESCRIPTION & UPDATE:**

This project will expand the footprint of the existing ED, and renovate existing ED spaces, to improve patient access, patient flow, and patient and employee safety. Renovations will increase patient privacy, while mechanical and electrical upgrades will allow for new negative pressure exam space. Patients will have access to safer care, while improved space adjacencies will help ensure patients get to the appropriate level of care in a more efficient and timely manner. With other recent improvements in Bartlett's healthcare portfolio, including expanded behavioral health services and the additional of post-acute services, this project will improve medical care to the community across the healthcare continuum. This project is currently in the conceptual design stage with CBJ Engineering and Architects of Alaska. Bartlett has approximately \$4M set aside for this project, and Senator Murkowski added \$4M as Congressionally Designated Spending in the FY24 appropriation bill awaiting Congressional action.

**TIMELINE:** Once funding is secured

**WHO WILL MAINTAIN AND OPERATE?** Bartlett Regional Hospital

**PROJECT GOAL:** Improve access to, and the quality of emergency medical care in the community.



# Capital Civic Center

**AMOUNT REQUESTED: \$5M-\$10M**

**AMOUNT SECURED: \$26.5M**

**TOTAL PROJECT COST: \$45M**

**PROJECT DESCRIPTION & UPDATE:**

The Capital Civic Center will function as a multi-use civic and conference facility to enhance Juneau’s prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska’s Capital City. Completion of the Capital Civic Center is envisioned in four phases. This project addresses Phases 2 and 3 only.

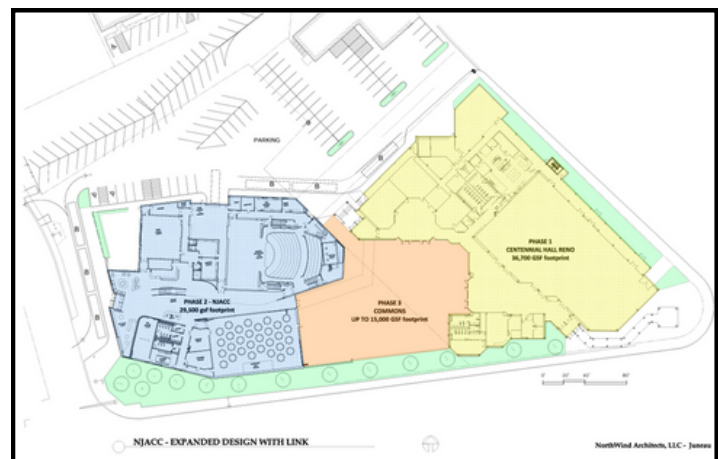
The first phase, completed in late 2023, renovated the existing ballrooms and installed new sound and HVAC systems. Phase 2 is currently under discussion and would create a standalone wing connected via corridor to Centennial Hall that includes a community hall; a 299-seat theater with raked seating, state-of-the art lighting, and professional acoustics; a multi-use event space; and an art gallery. Demolition of Juneau’s former armory will offer additional parking and improved access. Phase 3 would join Centennial Hall with the standalone wing created in Phase 2 in a large commons area. The new facility will serve as an expanded center for emergencies, including shelter in the event of a natural or maritime disaster. A future Phase 4 project would add a second floor to a portion of Centennial Hall to include several large meeting rooms.

**PUBLIC PROCESS:** Conceptual studies and outreach for Centennial Hall were performed in June of 2019. Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a standalone facility. Merging the two facilities into a large, single, facility was presented to the Assembly in 2020. The Assembly funded conceptual design in late 2021, appropriating \$2M to advance the project. Northwind and JYW Architects teamed up for design and worked with stakeholders to consolidate space and find design efficiencies, resulting in the newly proposed phased approach. Further parking impact analysis has been recommended as the latest plans include a loss of 49+ parking spaces.

**TIMELINE:** Once funding is secured, 3-3.5 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Support convention, arts and visitor economy.



# Juneau School District–Wide Security & Safety Upgrades



**AMOUNT REQUESTED: \$2M**

**TOTAL PROJECT COST: \$2M**

**PROJECT DESCRIPTION & UPDATE:**

This project will upgrade security cameras, phone systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District’s security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age. The Security Upgrade project is oriented around securing our entry ways and school sites by adding systems that would slow down or deter a person from entering such as in the case of a active shooter or critical incident.

**PUBLIC PROCESS:** Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure); 9 months from start; construction begins 14 months from start (25% expenditure); construction completed 28 months from start (100% expenditure).

**TIMELINE:** A district-wide assessment will likely be completed in spring 2025. Once funding is secured, design and implementation would roll out over 18-36 months depending on facility recommendations.

**WHO WILL MAINTAIN AND OPERATE?** Juneau School District

**PROJECT GOAL:** Security and safety of district facilities.

# Shore Power at Dock 16B



**AMOUNT REQUESTED: \$30-40M**

**AMOUNT SECURED: \$10M Marine Passenger Fees**

**TOTAL PROJECT COST: \$60-70M**

**PROJECT DESCRIPTION & UPDATE:**

The project would provide the final design and construct the electrical infrastructure (substation, feeder cables, batteries, etc.) and shore power infrastructure (submarine cables, power connection floats, cable positioning devices) at the two CBJ-owned cruise ship docks. The electrical infrastructure could also service ground transportation as it transitions to electric vehicles. The project benefits the community by improving air quality and reducing noise pollution from cruise ships that connect to shore power while hoteling in port, and by upgrading the electrical infrastructure at Juneau's waterfront. The elimination of ship GHG emissions furthers the community's climate action goals of switching from fossil fuels to renewable hydropower as well as enables the cruise lines to better meet their sustainability goals. The project benefits the tourism sector of the community.

While the full project includes two docks, the amount requested this year with the amount secured would fund the completion of one dock. CBJ plans to pursue additional grant funding for the project. CBJ continues to pursue grant funding for construction and implementation.

**TIMELINE:** Preconstruction phase to be completed by 2025. Construction phase to be completed by 2027 pending availability of funding.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Reduce emissions, improve air quality and economic development.



# Eaglecrest Employee & Tourism Workforce Housing



**AMOUNT REQUESTED: \$12M**

**TOTAL PROJECT COST: \$12M**

**PROJECT DESCRIPTION & UPDATE:**

The project would develop onsite workforce housing to assist with recruitment and retention of summer and winter employees. Possibilities will exist for other summer tourism or service industry workers to be housed. As the labor market tightens and finding entry level service and ski area workers becomes increasingly difficult, the availability of housing will be critical to meeting our staffing needs. Affordable workforce housing located at Eaglecrest will help to attract the next generation of residents to Juneau and support the growth of the winter tourism economy so that it can support the conversion of summer tourism and service industry workers into more stable year around employment opportunities.

Northwind Architects was contracted to develop the designs and cost estimates for a 96 bedroom modular workforce housing unit that could be located and expanded upon at Eaglecrest. Site specific engineering will need to be performed using the current preliminary engineered design for the modular dormitory as a jumping off point.

**TIMELINE:** Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** Eaglecrest Ski Area

**PROJECT GOAL:** Increase recruitment and retention while helping to manage tourism growth in Juneau.

# Waterfront Juneau Douglas City Museum



**AMOUNT REQUESTED: \$2M**

**AMOUNT SECURED: \$2M** (CBJ Voter Approved Sales Tax)

**TOTAL PROJECT COST: \$12M**

**PROJECT DESCRIPTION & UPDATE:**

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

**PUBLIC PROCESS:** Identified as Legislative Priority in FY2023 & FY2024.

**TIMELINE:** Once funding is secured, 2-3 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Grow the arts in Juneau and expand the Capitol campus.

# West Douglas Extension

**AMOUNT REQUESTED: \$4M**

**TOTAL PROJECT COST: \$7.5M**

**PROJECT DESCRIPTION & UPDATE:**

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

**PUBLIC PROCESS:** West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

**TIMELINE:** Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Support long-term development.



# Statter Harbor Wave Attenuator

(Formerly “Auke Bay New Breakwater”)



**AMOUNT REQUESTED: \$5M**

**AMOUNT SECURED: \$1.8M** (CBJ commitment)

**TOTAL PROJECT COST: TBD (\$50M placeholder)**

**PROJECT DESCRIPTION & UPDATE:**

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of Statter Harbor. The current facility has reached its useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added \$500K as Congressionally Designated Spending in the FY24 appropriation bill and is awaiting Congressional action. The US Army Corps of Engineering feasibility study kicked off in September 2024. This will be a three-year planning effort which requires federal funding each year. Senator Murkowski has submitted a \$600K CDS in the FY25 Budget to continue supporting the project. CBJ Docks & Harbors has sufficient in-house match.

**PUBLIC PROCESS:** Identified as a Legislative Priority for FY2023, FY2024 & FY2025.

**TIMELINE:** Once funding is secured, 3 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Increase moorage and recapitalization of aging infrastructure.



# Jackie Renninger Park Development & Pipeline Skatepark Improvements



**AMOUNT REQUESTED: \$7M**

**AMOUNT SECURED: \$1.075M**

**TOTAL PROJECT COST: \$8.075M**

**PROJECT DESCRIPTION & UPDATE:**

This project will implement the master plan for Jackie Renninger Memorial Park, providing much needed access to outdoor recreation and open space for Juneau's most underserved neighborhoods. This 4.6-acre parcel is home to the Pipeline Skate Park and a small public restroom. This project would ensure the surrounding neighborhood has convenient and safe access to a neighborhood park.

**PUBLIC PROCESS:** In 2022 the Assembly appropriated funding to develop a master plan for Jackie Renninger Park which will be completed by the end of 2024. This process will result in a conceptual design that will be fully developed in a subsequent design phase.

**TIMELINE:** Once funding is secured, within 2 years of start date.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.

# North Douglas Boat Ramp Expansion



**AMOUNT REQUESTED: \$250,000**

**TOTAL PROJECT COST: \$20M**

**PROJECT DESCRIPTION & UPDATE:**

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

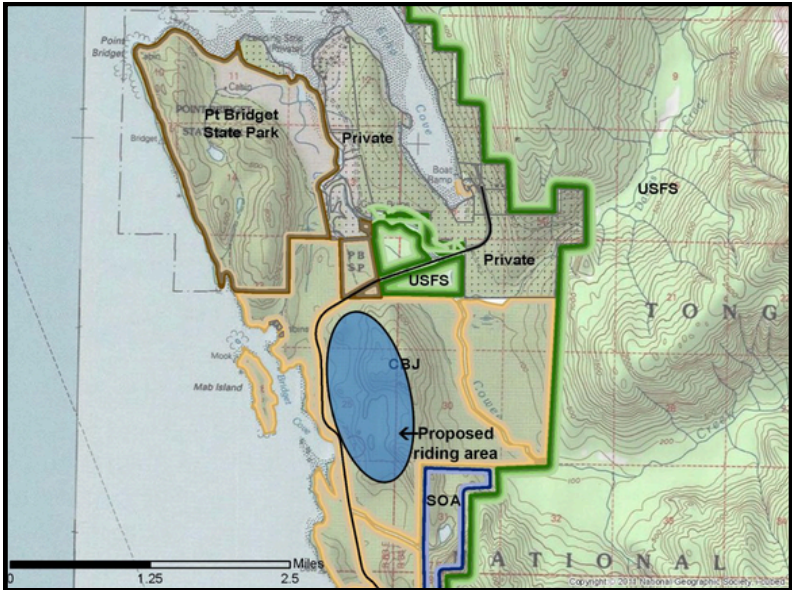
**PUBLIC PROCESS:** Docks and Harbors has solicited public input on the concept.

**TIMELINE:** Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** Improve safety and expand boating access & transportation.

# Off-Road Vehicle (ORV) Park Development



**AMOUNT REQUESTED: \$5.7M**

**AMOUNT SECURED: \$450,000** (CBJ funds and RTP grant)

**TOTAL PROJECT COST: \$6M**

**PROJECT DESCRIPTION & UPDATE:**

This project will address longstanding and unmet demand for sustainable off-road vehicle (ORV) recreation, provide a venue for training opportunities, reduce damage to sensitive habitats elsewhere, and reduce user conflicts.

**PUBLIC PROCESS:** A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards.

**TIMELINE:** A three year design and construction timeline is anticipated. More detailed project information available at [juneau.org/parks-recreation/project-list/entry/81872](http://juneau.org/parks-recreation/project-list/entry/81872).

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**PROJECT GOAL:** To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.



## Everything You Always Wanted to Know About the CBJ Legislative Capital Priorities List

by Katie Koester, City Manager

### **Q: What are the Legislative Capital Priorities?**

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

### **Q: Are the "legislative priorities" the same as the Capital Improvement Plan?**

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February. Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

### **Q: What is a capital project?**

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

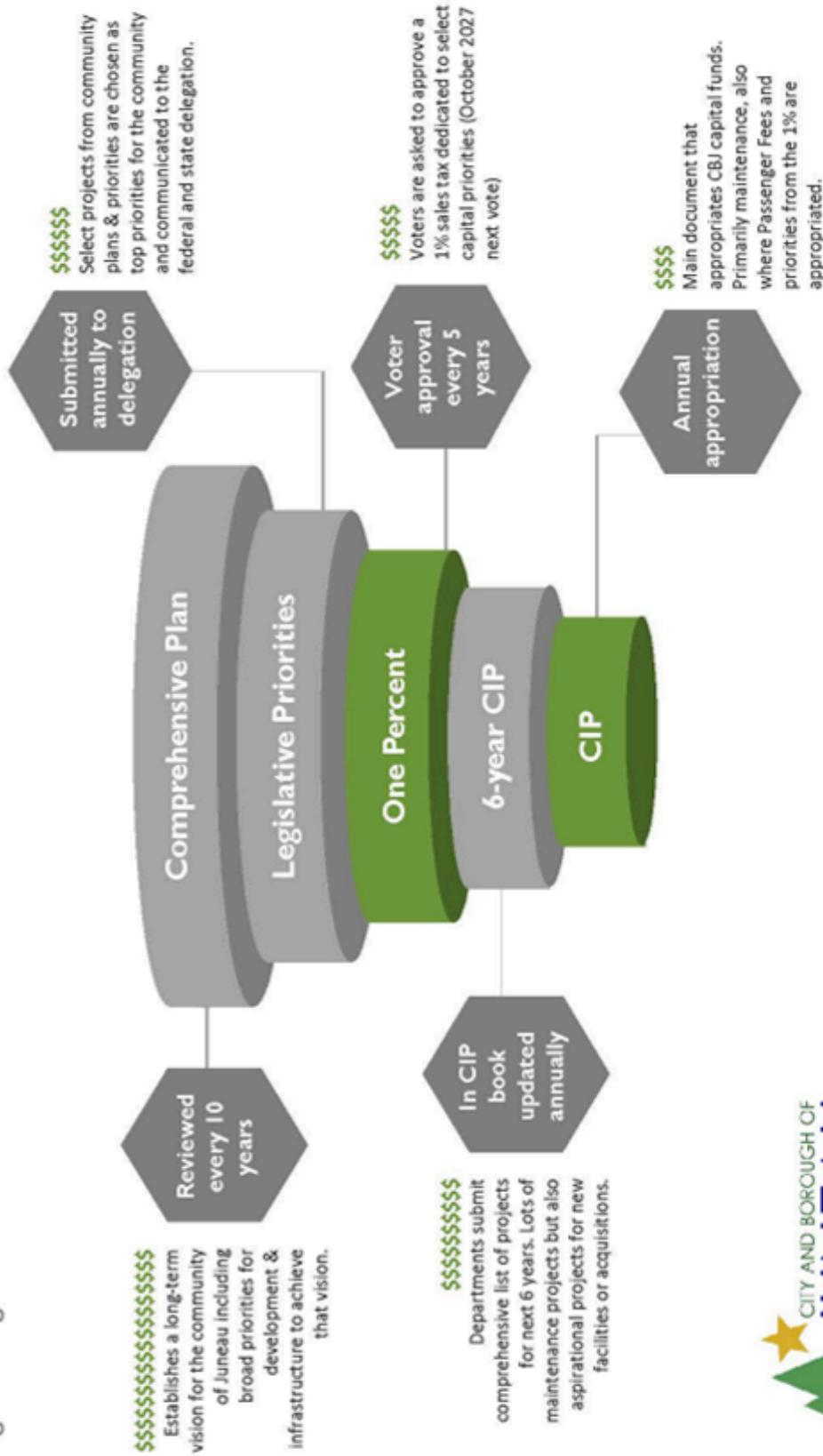
### **Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing one?**

A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it will receive a legislative appropriation.

## CBJ Lists, Plans and Priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.





**Engineering & Public Works  
Department**  
Marine View Building, Juneau, AK 99801  
907-586-0800

# MEMORANDUM

**DATE:** September 30, 2023  
**TO:** CBJ Boards and Commissions  
**FROM:** Denise Koch, Engineering and Public Works Director  
**THROUGH:** CBJ Public Works and Facilities Committee  
**SUBJECT:** DRAFT FY2026 CBJ Legislative Capital Priority List: Feedback Needed by October 25, 2024

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The Engineering & Public Works Department requests your input on the draft fiscal year (FY) 2026 Legislative Capital Priority list by October 25, 2024. Please e-mail your requests to [ashley.heimbigner@juneau.gov](mailto:ashley.heimbigner@juneau.gov)

Legislative Capital Priorities are not a direct funding request. It is a way to articulate larger or more complicated funding needs for major projects to the Legislature, the federal delegation, and the public. This list represents the CBJ Assembly's large-scale capital priorities for a given year.

All CBJ boards and commissions are invited to provide input on their **top two projects** that they would like to see on the list. They can submit formal support or input on existing projects and project priorities and/or nominate a new project(s). Input may also include recommendations for removal of an existing project from this list. The information that your board or commission provides will be considered by the Assembly as they prioritize the list for the next fiscal year.

### **New this year – Flood Mitigation:**

As noted in the draft list provided, CBJ and the Assembly have included a placeholder for Flood Mitigation efforts as the organization, the community, and multi-agency partners and stakeholders continue to investigate both short and long-term solutions.

### **Guidelines and recommendations for input:**

- A prioritized list is only useful if there is the discipline to keep it manageable and relevant. Please keep that in mind when making your recommendations.
  - This is particularly important this year as it is likely that the Assembly will reduce the number of projects on the list significantly to focus on flood-related efforts and other major community needs.
- Please limit your recommendations to nominating and/or endorsing only your **top two projects**. This will make your input more actionable for the Assembly.

- If your body would like to propose a new project, please use the Legislative Priorities Project Nomination form available at <https://www.surveymonkey.com/r/M5GKD7L>. A printable PDF version is available upon request by emailing Ashley.heimbigner@juneau.gov.
- To be eligible a project needs to provide a capital asset with a life of more than 20 years and have a total project cost of over \$1 million (review the appendix of the draft list, 'Everything you wanted to know about the CBJ Legislative Capital Priorities' for more information).



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DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities Committee

THROUGH: Jeanne Rynne Chief Architect  
Denise Koch, Engineering and Public Works Director

FROM: Lisa Eagan Lagerquist, CBJ Project Manager

SUBJECT: Construction Funding Request for Dzantik'i Heeni (DH) Playground, Cost Analysis

The Juneau School District (JSD) has asked for \$1.73 million to complete the construction of a playground at Dzantik'i Heeni (DH). CBJ is providing information on the costs of current and past playground projects for reference.

Note from the Manager's Office: This project did not begin with a budget. Engineering and Public Works' role is to serve as project manager to a client – the client in this instance was the school district. When a budget is not provided and the ultimate funding source is the Assembly, it is natural for a project to grow to the scope defined by the client and the public process. While the elements of this project all have good public purpose, it is possible for the Assembly to direct staff to design a reasonable playground to a specific, lower, budget. The Manager's Office does not support utilizing JSD deferred maintenance funds for this project given the degree to which JSD-wide deferred maintenance needs outstrip available funding.

Background:

CIP S02-106 Dzantik'i Heeni Playground Design was appropriated in the amount of \$75,000 through the adoption of the FY2025-2030 CBJ CIP Plan. Corvus Design was selected as the Landscape Architect for the project. Sixty-five percent (65%) complete design documents and cost estimate were received on October 29, 2024. The construction estimate of \$1,307,000 yields a total project cost of \$1.8 million, requiring additional funds of \$1,729,000 needed to complete the project. JSD is proposing that \$1,115,667 come from the CBJ General Fund Balance and \$576,333 from the JSD Deferred Maintenance CIP S0-105.

**COST COMPARISON SECTION**

	Total Project cost (TPC)	TPC, escalated to 2025*	Notes
Dzantik'i Heeni Playground (Designed to 65%)		\$1.8M	School playground/community park. 6000 SF play surfacing. 5 swing bays, 2 mid-size composite structures, 1 cone spinner, w other pre-K equipment Improved lighting



Sigoowu Ye (Fun Place) Park (Designed to 65%)		\$ 750K	All ages neighborhood Park 3523 SF of play surfacing Play equipment, picnic tables, swings, sidewalk repairs, fence repairs, Lighting improvements currently at 65%.
Si't Tuwan (beside the Glacier) Park (Designed to 35%)		\$ \$650K	All ages neighborhood Park 4000 sf of play surfacing, swings, some minor electrical, basketball court improvements, minor drainage improvements. Currently at 35%
Eagles Edge Park (Construction awarded 2023)	\$453K	\$495K	Small neighborhood park 2000 SF Play surfacing. 2 swing bays, 1 small composite structure
Capital Park (Completed 2021)	\$1.1M  (Excludes cost for retaining wall and drainage.)	\$1.3M	Large neighborhood park. Cost includes only play area and equipment. 5000 SF Play surfacing. 1 bay of swings, 1 large composite structure, 1 mid-size structure, a merry-go-round and other pre-k equipment.  Received \$500K donation from the Alaska Committee for the turf.
Mendenhall River Community School Pre-k and K-2 play area. (Completed 2021)	\$432K	\$515K	School Playground. 3500 SF play surfacing. 1 donated midsize structure. 5 swing bays (3 w/ existing pea gravel play surfacing), 1 small composite structure, w/ other pre-k equipment.
Key: * Escalated 4.5% per year			

Note: Comparing cost of playgrounds is challenging. The play surfacing and play equipment are often the most expensive items. However lighting, fencing, restrooms, drinking fountains and other amenities also have a significant impact on cost. Moreover, the amount of space within a playground that has no work in a renovation or contains minimal equipment, such a such as dirt fields or native plant areas lower the total cost per SF.

The Dzantik'i Heeni project includes rubber tile play surfacing over concrete slabs at the play equipment areas. In Juneau, due to our excessive rain and freeze thaw cycles, providing ADA accessible, durable, installable in rain play surfacing is a challenge. Poured-in-place (PIP – product at Twin Lakes playground) was the go-to three years ago. Due to maintenance and installation issues, CBJ Parks & Recreation and JSD are now moving to rubber tile play surfacing installed over concrete slabs. This surface is currently believed to be the most durable, installable, maintainable surfacing that makes play equipment truly accessible to people using strollers, wheelchairs, canes, walkers or experiencing low mobility for other reasons.

#### COST SAVING EFFORTS TO DATE

To economize this project existing fencing outside of the play equipment area is to remain. The amount of play equipment is less than at some other Juneau elementary schools, but adequate for the DH enrollment. CBJ staff are exploring playground procurement through purchasing cooperatives to possibly slightly lower cost and allow the play equipment procurement process to start earlier, possibly enabling project completion prior to the start of the 2025-26 school year. To insulate the project from coming in over budget, we are looking at bidding some of the scope, such as fencing for future garden, sidewalks to the covered play area, etc. as additive alternates.



DATE: December 2, 2024  
 TO: Alicia Hughes-Skandijis, Chair  
 Public Works and Facilities Committee  
 THROUGH: Denise Koch, Engineering and Public Works Director  
 FROM: Kristy Germain, Director of Operations, Juneau School District  
 SUBJECT: Construction Funding Request for Dzantik’i Heeni (DH) Playground

Juneau School District (JSD) requests an appropriation of \$1,729,000 from the JSD Deferred Maintenance CIP S02-105 and CBJ General Fund Balance to S02-106 Dzantik’i Heeni Playground Design.

**Background:**

CIP S02-106 Dzantik’i Heeni Playground Design was appropriated in the amount of \$75,000 through the adoption of the FY2025-2030 CBJ CIP Plan. Corvus Design was selected as the Landscape Architect for the project. After initial planning meetings and a public meeting held on October 8, Corvus Design provided Concept-level construction estimates that averaged at \$944K. At the 65% design completion check-point, the construction estimate is \$1,307,109. Staff estimates the corresponding total project cost at \$1,804,000. Accounting for the current funding in CIP S02-106, an additional \$1,729,000 is needed to complete the project.

The school consolidation and relocation of Montessori Borealis and the Juneau Community Charter School to the Dzantik’i Heeni Campus has created the need for a playground suitable for elementary students. The playground is also being designed for the community and residents in the area. The design includes a tot area for ages 2-5 and another area for ages 5-12. Providing safety surfacing that makes the play equipment accessible to people using wheelchairs, strollers, walkers, or canes is a priority of this project.

Due to equipment lead times, the project should be advertised for bid in late January/early February in order to complete installation of the playground by the start of the 2025-2026 school year.

On November 12, the JSD Board of Education Facilities Committee and the JSD School Board approved moving forward with a request to appropriate \$1,729,000 from the JSD Deferred Maintenance CIP S02-105 and CBJ General Fund Balance at the proposed portions outlined below.

Transfer From:			
S0-105	JSD Deferred Maintenance	1/3	\$576,333
	CBJ General Fund Balance	2/3	\$1,152,667
		Total:	\$1,729,000
Transfer To:			
S02-106	Dzantik’i Heeni Playground Design		\$1,729,000

This proposed split would leave an available balance of \$3.1M in S02-105 for needed Deferred Maintenance projects. The Juneau School District Facilities Committee and Board of Education have approved the attached Deferred Maintenance planning list.

***Action Requested***

Staff requests a motion to appropriate \$1,729,000 from the JSD Deferred Maintenance CIP S02-105 and CBJ General Fund Balance to the S02-106 Dzantik'i Heeni Playground Design CIP be forwarded to the Assembly for approval.

Attachment:

JSD Deferred Maintenance Planning List

### JSD Deferred Maintenance Planning List

<u>Phase</u>	<u>Description of Current DM Project Phases</u>	<u>Additional Information</u>
23	JDHS Auditorium Lighting upgrade	Controls updated, look into overall Auditorium lighting upgrade
25	DHMS Generator Replacement and T-stat Controls	Project underway
26	Renew America's Schools Grant Match	5% in Audit phase of grant project, 25% in construction phase of grant project. 5 schools: JDHS, HBV, GV, KHE, & TMMS
27	Fire Marshal Inspection Modifications	\$100,000 designated in DM, including: MRCS Fire Panel and Exit Signs, JDHS Exit Lights.
28	Phone/Intercom System Replacement	Included in Security upgrade CIP

<u>Description of DM Project</u>	<u>Additional Information</u>	<u>Priority Noted</u>
Emergent Needs Projects	hold \$500,000 annually	1,2,3,4,5
Security camera upgrade districtwide	Included in Legislative and CBJ CIPs for \$2,000,000 request.	1, 2, 4, 5
Districtwide Classroom painting rotation	Set up annual summer classroom painting rotation - ideal to have each done within five years.	3, 4, 7
Districtwide Covered Playground repairs	Replace wall panels, upgrade lighting to LED, pressure wash roofs and structure, paint.	3, 4, 7
Playground fencing districtwide	Assessment of project scope needed to upgrade fencing at many elementary school playgrounds.	1,2,3,6
Playground safety surfacing districtwide		1,3
MRCS Lunch room double doors to hall	Lunchroom relocated for FY25. Exterior door crash bar added per Fire Marshal. Hallway double doors to would improve flow of student traffic.	1,4
Roof assesment districtwide	Gastineau, DH, KHE roofs done recently. JDHS on CBJ and DEED CIPs, need full assessment to plan projects and phases.	3
GV roof	Leaking to playground and RALLY door walkway creates ice.	1, 3
Dualsource / Backup heating system for JD, TM	Assessment needed	3, 4, 5, 6
DH flooring upgrades - classrooms and hallways	This includes science classrooms to hard surface.	4
Parking lot and exterior light upgrade to photocell	Removal of computer scheduling would decrease need for staff Overtime and reautomate parking lot lights to sunset/sunrise.	1, 2, 6
GV parking lot lights	Increase lighting for safe visibility and convert to LED	1, 2, 7
DH parking lot lights	Increase lighting for safe visibility and convert to LED	1, 2, 7
KHE Parking lights	Increase lighting for safe visibility and convert to LED	1, 2, 7
AB stair and deck replacement at back	Replacement of warped, rotted, rusted materials	1, 3, 7
JDHS Greenhouse - assessment, replace, or remove	Assessment needed to determine if repair or removal is best option	3, 4, 6, 7
JDHS exterior pressure wash and paint		3, 7
GV exterior pressure wash and paint		3, 7
JDHS AC unit in server room replacement		3, 4, 5
DH paving of loading area behind school	This is main access for Maintenance and Custodial vehicles to storage area.	5
TMMS Pave drive to kitchen area	For Food Service and plowing needs.	5
AB pave parking and drop off area		
KHE upper parking lot paving		
GV Storage built off Covered area	To be upgraded - roof and panels	
GV Gym lighting upgrade	Partial repairs completed, need full LED conversion	4, 5, 6
MRCS Resurface drain pad on playground by covered area		1, 3

Priority Criteria established by School Board:

1. Safety;
2. Security;
3. Protection of structure (fix a roof before entire roof or walls need replacement to avoid higher costs later);
4. Impact on learning environment (student spaces); i.e. Classrooms, gyms, commons
5. Impact on working environment (non-student spaces); i.e. Office space, custodial & mechanical spaces, district office
6. Environmental sustainability; and,
7. Aesthetics.



DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Proposed Uses for Marie Drake and Floyd Dryden

Since the August 5, 2024, COW meeting, staff have been meeting with the proposers, in priority as ranked by the Assembly, for Floyd Dryden and Marie Drake. The meetings had two objectives: 1) to confirm tenant improvement and site usage needs so that corresponding cost estimates could be prepared, and 2) to solicit feedback from proposers regarding program compatibility with the other proposed users at each facility.

As part of bringing the newly acquired facilities into the maintenance program, CBJ Facilities Maintenance engaged Nortech, a certified asbestos abatement firm, to verify whether components of the HVAC system at Marie Drake contained asbestos. Nortech confirmed several components contained asbestos and would require abatement in order for CBJ Facilities Maintenance to safely perform routine maintenance of the system. CBJ had Nortech assess areas of the building where potential tenant improvements were planned and also requested that baseline air monitoring be done throughout the building. **Multiple air monitoring samples of the unoccupied building were taken while the HVAC systems was running; all samples showed no asbestos present in the air.** However, asbestos was identified in components of the HVAC system and the interstitial spaces (above ceilings). Building records indicate presence of asbestos in drywall tape and in the mastic used for the original carpet installation.

The following memos and attachments will detail the results of these efforts and recommend options for further exploration.

**Attachments:**

- #1 – Proposed Uses for Marie Drake Facility Summary Memo
- #2 – Proposed Uses for Floyd Dryden Facility Summary Memo
- #3 – Marie Drake Parking Site Plans: A. Option 1, B. Option 2, C. Option 3



Engineering and Public Works Department  
 155 Heritage Way  
 Juneau, Alaska 99801  
 Telephone: 586-0800 Facsimile: 586-4565

DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
 Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Proposed Uses for Marie Drake Facility Summary

On-site walk-throughs were held with the organizations that ranked highest for Marie Drake, which included CBJ Parks & Rec, CBJ Facilities Maintenance Shop & Offices, Friends of the Planetarium, AEYC-SEA (Southeast Alaska Association for the Education of Young Children) Childcare, Friends of the Library Amazing Bookstore, CCFR CARES, and the Capital Kennel Club. Outcomes of note are that AEYC-SEA has withdrawn their request for office space and is interested in space for childcare only. AEYC-SEA has also informed us that they may not be able to obtain a childcare license from the State Department of Health if CCFR Cares is located in the same facility. Additionally, the Friends of the Library Amazing Bookstore has withdrawn their space request as they desired a Valley location. The next ranked proposer was JCOA (Juneau Commission on Aging), but they were interested in the gym, locker rooms, and adjacent spaces that were already spoken for by higher-ranking proposals. Consequently, 7,600 SF are currently unallocated. Staff have prepared tenant improvement cost estimates for converting these classrooms to office space to give a complete estimate for converting the entire building to a non-school use. The projected net impact on the available parking at Marie Drake (40 stalls) is a shortfall of 74 stalls.

Marie Drake ACM (asbestos-containing material) Investigation

Two site investigations were conducted by Nortech in August and September of 2024. Material and dust samples were taken, and air monitoring was performed. Key recommendations from Nortech’s assessment are summarized in the table below:

Minimum Abatement Required to Maintain Classroom Wing in Unoccupied Status	
Clean Mechanical Rooms 110, 223A, 323B	High levels of ACM dust detected here.
Clean Occupied Spaces of Basement (100 level)	High levels of ACM dust detected here.
Additional Abatement Required Prior to Occupancy of Classroom Wing	
Abate ACM Duct Tape in Mechanical Rooms 110, 223A, 323B	
Clean HVAC Ducts on all floors	
Clean Occupied Spaces on Ground Floor (200 level) and Top Floor (300 level)	Low levels of ACM dust detected here.
Clean Interstitial Ceiling Spaces at all floors	Low levels of ACM dust detected here.
Replace filter wall at Mechanical Room 110	
Repair any damaged HVAC Ducts	

Note: The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.

The estimated total project cost to maintain the classroom wing in unoccupied status is \$40,000 and is estimated to take three (3) months. This would keep the pipes from freezing and prevent mold growth. The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit and can continue with its current limited occupancy.



The estimated total project cost for the minimum abatement required before occupancy is \$2.8 million, and it is estimated to take nine to ten (9-10) months to complete abatement specifications, bidding, and construction. This is exclusive of any tenant improvements required for other uses.

Tenant improvements from the current proposers total \$3.3M. Including the \$2.8M required for abatement prior to occupancy yields a total project cost of \$6M and a parking deficit of 74 stalls. If the unallocated upper floor is converted to office space at some point in the future, tenant improvements for that work are estimated at \$1.1M, with a need for 40 parking stalls, generating a grand total project cost of \$7.2M and 114 stall parking deficit.

Impacts to Future Use of Marie Drake

The interim plan for CBJ employees dislocated from the Municipal Way Building due to construction and lease expiration had been to relocate them to the upper floor of Marie Drake. Given the timeline for abatement, excluding any tenant improvements, other options are being pursued. The District Office building and Docks and Harbor Facilities at Auke Lake are being used for the relocation of these employees.

Next Steps

Given the abatement costs, it seems prudent to consider the level and type of investment CBJ wants to invest into this facility built in 1966. Staff have provided rough order of magnitude (ROM) cost estimates for some options outlined below. The options yield different levels of results but are intended to provide information at a high level. It would be possible to identify other options or sub-options that would be more appropriate, based on the ultimate goal for the facility.

Staff considered four options for the Marie Drake site:

Option 1: Demolish the entire building and replace with grade level parking. This could provide 212 additional parking spaces. (See Attachment #3A.)

Option 2: Demolish the Classroom wing and backfill with grade level parking, retain the Gym and Planetarium Wing. The majority of the Gym and Planetarium wing were abated in 2012. A new mechanical heating plant and electrical systems would be required as the existing support space would be demolished in this scenario (currently located in the basement of the classroom wing). This could provide 93 additional parking spaces. (See Attachment #3B.)

Option 3: Demolish 80% of the Classroom wing, retaining the portion that contains the heating plant, electrical service room, and main IT room. This version also retains the Gym and Planetarium wing. It provides space for Building Maintenance in the building. This assumes minimal renovation of the remaining 20% of classroom space and associated abatement. Improvements to the mechanical and electrical systems would also be required to serve the remaining portion of the Classroom wing. This could provide 70 additional parking spaces. (See Attachment #3C.)

Option 4: Gut the entire building to structure and renovate. This option assumes the existing structure is sound and will not require upgrades.

Please see the chart below for a summary of the options.

**Marie Drake Options**

<b>Options for Retaining Existing Building</b>				
Option	Description	Total Project Cost	Timeline for Completion <sup>3</sup>	#Net Stalls/(Deficit)
A	Minimum Abatement <sup>1</sup> Required to Maintain Classroom Wing in Unoccupied Status <sup>2</sup>	\$40,000	3 mo.	-
B	Minimum Abatement Required to Enable HVAC System to be Maintained	\$2,800,000	9-10 mo.	-
C	Estimated Cost of Tenant Improvements requested by proposers <sup>5</sup>	\$3,280,000	9-12 mo. <sup>4</sup>	(74)
D	Future 3rd Floor Tenant Improvements to convert to office space <sup>5</sup>	\$1,135,000	9-12 mo.	(40)
<b>Subtotal Tenant Improvement Costs:</b>		<b>\$7,215,000</b>		(114)

<b>Options - Demolition and Parking</b>						
Option	Description	Building Demo/Construction	Parking Cost	Total Project Cost	Timeline for Completion <sup>3</sup>	# Stalls Added
1	Demo entire Building and replace with Parking	\$6,180,000	\$3,051,000	\$9,200,000	10-12 mo.	212
2	Demo Classroom Wing, backfill with Parking, retain Gym and Planetarium Wing	\$6,492,000	\$1,471,000	\$8,000,000	14-16 mo.	93
3	Demo 80% Classroom Wing, backfill with Parking, retain Boiler Room/IT hub at Basement, Gym and Planetarium Wing	\$8,960,000	\$1,273,000	\$10,200,000	16-18 mo.	70
4	Gut Building to Structure and Renovate.	\$75,700,000	\$0	\$75,700,000	18-24 mo.	0

**Notes**

- 1 Does not include required abatement to make unforeseen repairs.
- 2 Note: Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.
- 3 Estimated timeline once direction is given.
- 4 Work would have to occur after Option B is completed. Bid documents could be prepared while Option B is underway and potentially shorten time to complete work by six months.
- 5 Includes ACM abatement costs associated with tenant improvements.

**Action Requested:**

Staff recommends Option 3. In addition to retaining the Gym and Planetarium, it also provides space for Building Maintenance, which could then vacate Mt. Jumbo Gym for other uses. It also retains the CBJ and JSD IT hub, which would be costly to relocate as well as difficult to find space for.

Request that PWFC provide guidance on the preferred option and forward it to the COW for further discussion.



Engineering and Public Works Department  
155 Heritage Way  
Juneau, Alaska 99801  
Telephone: 586-0800 Facsimile: 586-4565

DATE: December 2, 2024  
TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities (PWFC)  
THROUGH: Denise Koch, Engineering and Public Works Director  
FROM: Jeanne Rynne, Chief Architect  
SUBJECT: Proposed Uses for Floyd Dryden Facility Summary

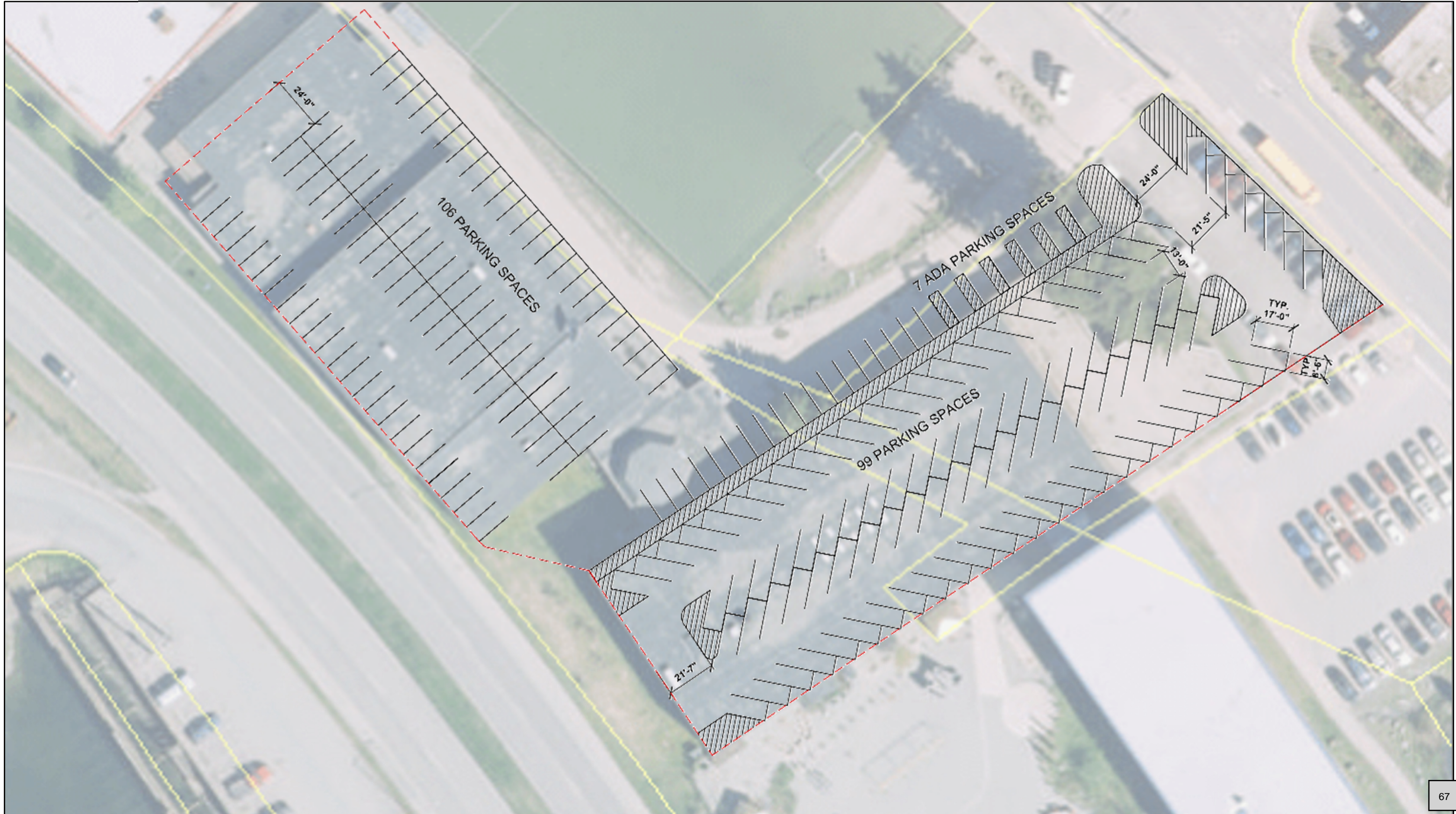
The organizations that ranked highest for Floyd Dryden were CBJ Parks & Recreation for community use of the gym, Tlingit & Haida Early Education, and UAS/Auke Lake Preschool. CBJ held multiple walk-throughs with Tlingit & Haida (TH) in September and October to review the facilities and assess their tenant improvement needs. The scope of work identified by TH includes the following: adding exterior doors at sleeping rooms, replacing toilet fixtures with child-sized fixtures for Early Education program, patching/repairing finishes, installing carpet in rooms that currently have vinyl tile, etc. Tlingit and Haida estimates the cost of these improvements to be \$948,000 and is interested in having these improvements amortized over the term of the future lease agreement. Some of the improvements noted are required to comply with childcare licensing requirements. The UAS/Auke Bay childcare space will require similar modifications estimated at \$754,000, putting the total estimated tenant improvements at \$1.7M. Total parking needs, including community use of the gym, exceed the existing 137 stalls by 22. However there is room on the site to add more parking stalls.

Staff have entered into negotiations with T&H. We expect to bring a lease to the Assembly for review early next calendar year.



# MARIE DRAKE PARKING OPTION 1 – BUILDING DEMO WITH PARKING

- 8.5' x 17' STANDARD PARKING SPACES: 205
  - 13' x 17' ADA PARKING SPACES: 7
  - TOTAL PARKING SPACES: 212
- FENCED AREA

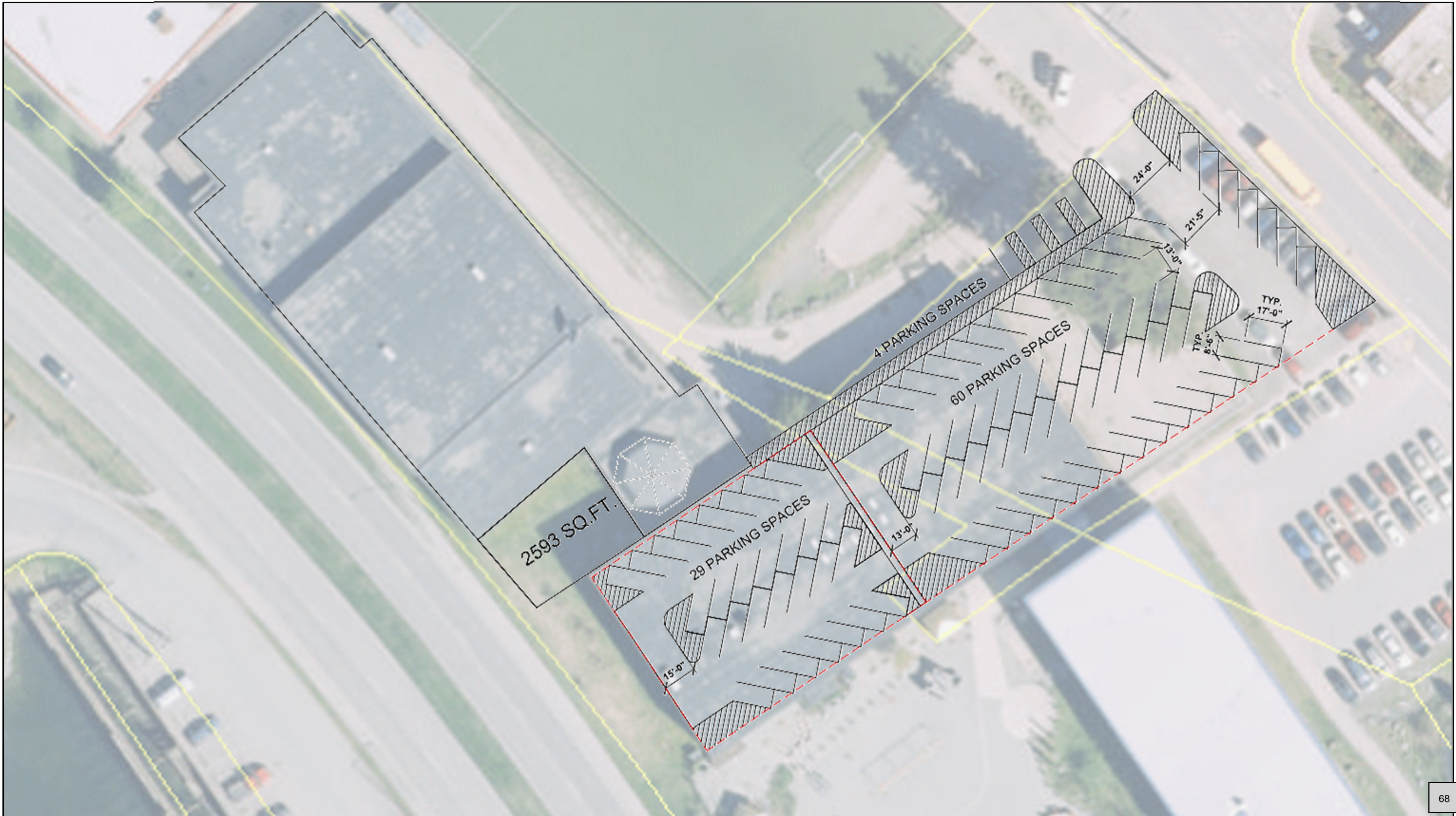


NOTE: THIS DRAWING IS NOT TO SCALE AND IS INTENDED FOR REFERENCE ONLY. DO NOT USE FOR CONSTRUCTION.



# MARIE DRAKE OPTION 2 – CLASSROOM WING DEMO WITH PARKING

- 8.5' x 17' STANDARD PARKING SPACES @45: 89
- 13' x 17' ADA PARKING SPACES @ 90: 4
- TOTAL PARKING SPACES: 93
- NEW ADDITION: 2,593 SF.

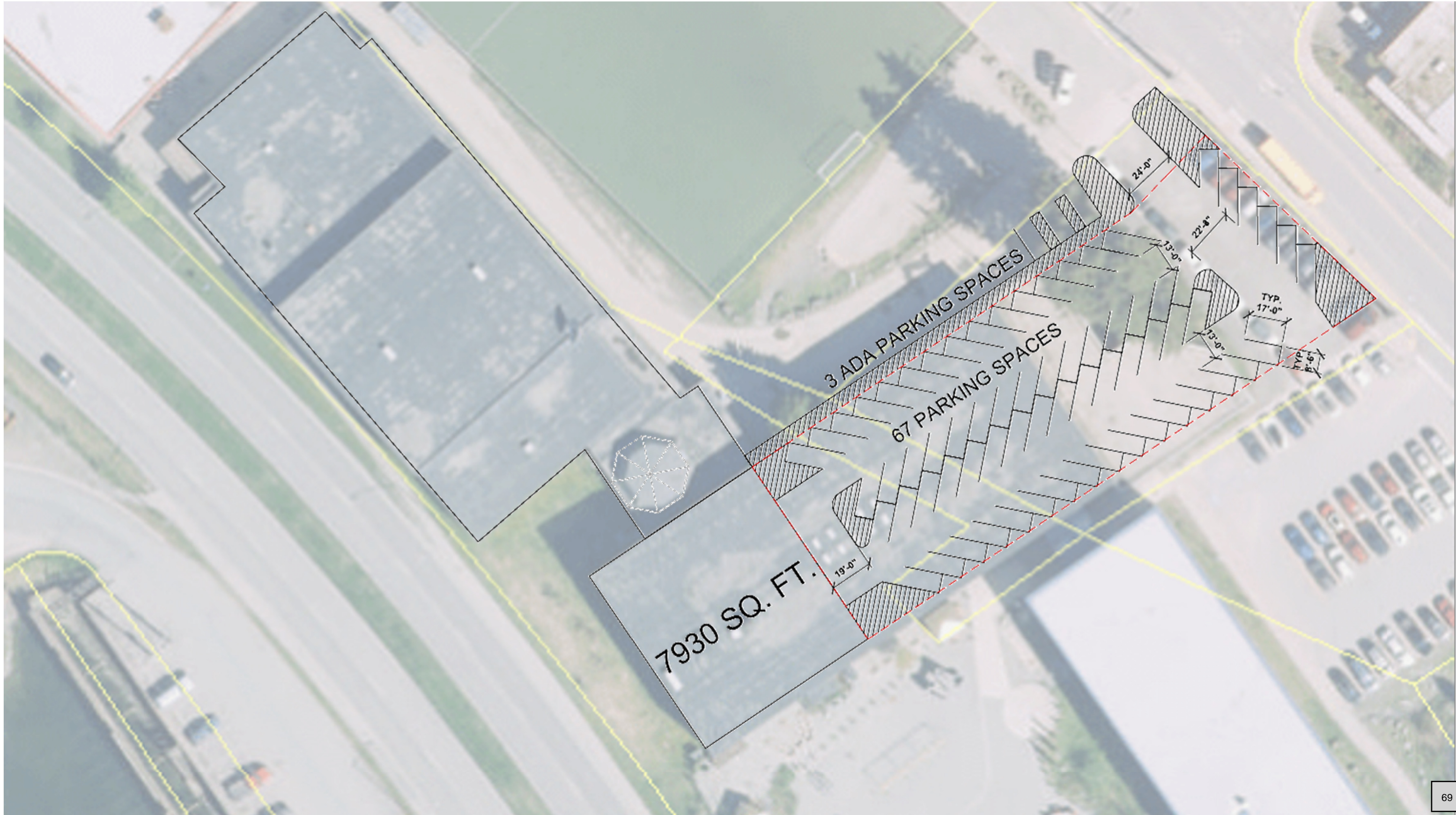


NOTE: THIS DRAWING IS NOT TO SCALE AND IS INTENDED FOR REFERENCE ONLY. DO NOT USE FOR CONSTRUCTION.



# MARIE DRAKE PARKING OPTION 3 – CLASSROOM WING PARTIAL DEMO WITH PARKING

- 8.5' x 17' STANDARD PARKING SPACES @45: 67
- 13' x 17' ADA PARKING SPACES @ 90: 3
- TOTAL PARKING SPACES: 70
- RENO AREA: 7,930 SF.



NOTE: THIS DRAWING IS NOT TO SCALE AND IS INTENDED FOR REFERENCE ONLY. DO NOT USE FOR CONSTRUCTION.



DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: John Bohan, Chief CIP Engineer

cc. George Schaaf, Parks and Recreation Director

SUBJECT: Dimond Park Fieldhouse Armoring Update

The armoring of the Dimond Park Fieldhouse riverbank was completed during the last week of October and under budget. The initial construction estimate was \$570k. The final construction cost was \$370k. The savings were due to scour holes and downcutting along the fieldhouse riverbank not being as deep as originally expected. In September, \$600k was transferred from other Parks and Recreation projects to complete the Fieldhouse armoring work, including the Sportsfields Resurfacing and Repairs CIP, with the additional request that the remaining funds would be returned to the Sportsfield Resurfacing and Repairs CIP upon completion of the riverbank armoring to continue the field repair and maintenance priorities. It is anticipated approximately \$200k will be returned to the Sportsfield CIP.









DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
 Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Rich Ross, Capital Transit Superintendent  
 Jeanne Rynne, Chief Architect

SUBJECT: Capital Transit Electrification: Current Status and Future Plans

Current Status

Capital Transit is nearing groundbreaking and the implementation of a major public transit electrification project. As of October 2024, six Gillig electric buses have arrived in Juneau, with the seventh and final bus expected to arrive in December 2024. Prior to putting the buses into service, operator and technician training and installation of fare boxes and radios need to be completed. These activities are expected to be completed by January 2025.

Bids for the Valley Transit Center (VTC) and Capital Transit Bus Barn Charging Infrastructure projects opened on October 2 and November 5, respectively, both coming in under the Engineer's estimate. Charging infrastructure will be in place at both sites by May of 2025. With the existing Proterra charger at the Bus Barn and the recent procurement of two portable 60 KV chargers, Capital Transit will have electric buses in service in January 2025.

Project	Engineer's Estimate	Low Bid	Contractor
Valley Transit Center Bus Charging Infrastructure BE25-029	\$300,000	\$280,500	Ever Electric, Inc. dba Island Electric
Capital Transit Facility Bus Charging Infrastructure BE25-028	\$1,630,000	\$1,464,240	Alaska Electric, LLC

Future Plans

In March 2024, Capital Transit applied for the FY24 FTA Bus and Low- and No-Emission Grants for a fleet expansion of six electric buses and associated depot charging infrastructure. On July 26, 2024, FTA awarded \$11,855,112 for the project. The funds represent the next phase in public transit electrification in Juneau, which will bring the total number of electric buses in the fleet to 13 out of a fleet of 24. While buses are not anticipated to arrive until approximately 2027, Capital Transit remains on track to reach 100% electric in 2030.



DATE: 12/02/2024

TO: Alicia Hughes-Skandjis, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director  
Brian McGuire, Utility Superintendent

FROM: Chad P. Gubala, Ph.D., Utility and Production and Treatment Manager

SUBJECT: Lead Service Line Inventory (LSLI) Status Update

CBJ initiated the Lead Service Line Inventory (LSLI) as legally mandated by the January 15, 2021, EPA revision to the Lead and Copper Rule (LCRR; 40 CFR 141.84). This was first presented to PWFC in a [memo](#) at the June 3, 2024 meeting. The LSLI was triggered by concerns about lead in drinking water following the 2014 Flint Michigan crisis to address threats to health caused by lead bearing materials in public water systems.

The CBJ LSLI will be conducted in three main stages: 1) internal document/plan review; 2) client self-survey; and/or 3) direct examination of residences and facilities by independent inspectors. Federal law requires that at least one of these three identification methods must be completed, and the composition of every water service line identified and reported.

CBJ completed the first two phases of the LSLI by mid-summer of 2024 with ~15% of the surveyed water clients reporting back using the self-survey option (2). All but two service lines reported to date were identified as 'non-lead.' The two unverified service lines and the ~85% of service lines not reported through phases 1 and 2 were listed as 'unknown composition,' pending identification.

CBJ Utility was preparing to commence the final 'direct examination' inventory phase (3) when the community was struck by the glacial lake outburst flood (GLOF) on August 6, 2024. Due to the impact of this event on the community, the LSLI regulators for the CBJ and the Alaska Department of Environmental Conservation (ADEC) Drinking Water Division agreed to the temporary delay in the program.

The LSLI program has now restarted and potable water clients of the CBJ with service lines of 'unknown composition' were recently (November 11, 2024) sent another mailer, providing a second opportunity to conduct and report the composition of their service lines through the self-inspection option. This option will remain in effect for CBJ potable water clients until phase 3 (direct inspections) has commenced and has been completed.

The CBJ Utility and its LSLI contractor, Geosyntech, plan to execute phase 3 of the LSLI, starting with the inspection of schools, daycares, and public and commercial facilities, followed by residential property inspections in early 2025. During this process, the Utility will also prioritize the inspection of any property that is of known or suspected concern regarding lead service lines to quickly address any existing health threats.



**MEMORANDUM**



**TO:** Denise Koch  
Engineering & Public Works Director

**FROM:** Greg Smith  
Contract Administrator

Date: November 25, 2024

**SUBJECT:** Contracts Division Activity  
August 30, 2024, to November 25, 2024

**Current Bids – Construction Projects >\$50,000**

BE25-108	JDTP Vactor Receiving Station Phase I Rebid	Engineer Estimate \$5,400,000. Bids due 12/3/2024
BE24-235	Homestead Park Reconstruction	Engineer Estimate \$900,680. 3 bids submitted – Dawson low bid at \$641,467. NTP 9/27/24
DH25-006	Wayside Park Dredging	Engineer Estimate \$643,800. 2 bids submitted – Rock-N-Road low bid at \$797,000. NTP 11/04/2024
BE25-033	BRH Ground Floor, Flooring Abatement & Refinish	Engineer Estimate \$637,00. 2 bids submitted – Far North Low bid at \$498,200. NTP 10/31/2024
BE25-087	Eyelet Court Reconstruction	Engineer Estimate \$720,255. 3 bids submitted – Admiralty Construction low bid at \$493,210. NTP 11/19/2024
BE27-127	Poplar Avenue – Mendenhall Blvd to Dogwood Improvements	Engineer Estimate \$755,640. 2 Bids submitted – North40 Construction low bid at \$706,580. NTP 11/12/2024
BE25-060	F St. and W. 8 <sup>th</sup> St Reconstruction	Engineer Estimate \$1,824,955.00 Bids due 1/8/2025
BE25-108	AB Pool Clerestory Infill & AST Installation	Engineer Estimate \$435,000.00 Bids due 12/11/2024
BE25-028	Capital Transit Facility Bus Charging Infrastructure	Engineer Estimate \$1,600,000. One Bid Received. Alaska Electric LLC - \$1,464,240.00. Award in progress.
BE25-029	Valley Transit Center Bus Charging Infrastructure	Engineer Estimate \$300,000. 3 bids submitted. Awarded to Ever Electric, \$280,500.00. NTP issued November 14, 2024.
BE25-090	Rotary Park Lighting Renovation	Engineer Estimate \$135,000. 5 bids submitted. Awarded to Alaska Electric, \$68,860.00. NTP issued November 20, 2024.

**Current RFPs – Alternative Procurement**

	None	
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**Current RFPs – Services**

RFP E25-186	CA&I Eyelet Court Reconstruction	2 proposals submitted. Evaluation in progress.
RFP E24-330	Design, CA&I for the Downtown Library Siding Investigation and Repair	One proposal submitted, Northwind Architects, fee negotiations in progress.
RFP E25-199	CA&I Poplar Ave – Mendenhall Blvd to Poplar Lane Improvements	Deadline for Proposals, December 10, 2024
RFP E24-327	JNU Master Plan	One proposal submitted. Notice to Proceed issued to Micheal Baker International, November 25, 2024.
RFP E25-040	JNU Land Acquisition Services	Single proposer deemed non-responsive. Project will be resolicited.

Contracts Division Activity  
July 27, to August 30, 2024

RFP E25-051	DZ School Playground Design	2 proposals submitted. Corvus Design selected consultant. NTP sent 9/12/2024
RFP E25-106	Design Services for Pederson Hill, Tee Harbor, and Auke Bay Development Plan	3 proposals submitted. PND Engineers selected consultant. Fee negotiations in progress.
RFP E25-102	Design Services for Starlite Court Improvements	One proposal submitted. proHNS. NTP 09/17/2025
RFP E25-138	CBJ Stabler Quarry Sole Operator	2 proposals received; Alaska Juneau Construction selected. Award in progress.
RFP E25-177	Civic Engagement and Communications Strategy Development	6 Proposals received November 13, 2024. Evaluation in progress.
RFP E25-118	CBJ Comprehensive Plan Update	Two Proposals received November 12, 2024. Evaluation in progress.

**Other Projects – Professional Services – Contracts, Amendments & MRs >\$20,000**

	None	
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**Construction Change Orders (>\$20,000)**

	None	
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**Term Contracts for Small Civil & Utility Construction Services (>\$20,000)**

	None	
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**Term Contracts for CBJ Material Sources Construction Services (>\$20,000)**

	None	
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**Term Contracts for Downtown Stair Repair Services (>\$20,000)**

PA 8	5 <sup>th</sup> & Kennedy Street Stair Replacement Phase 1	Carver Construction, LLC, \$49,973.96
PA 9	5 <sup>th</sup> & Kennedy Street Stair Replacement, Phase 2	Carver Construction, LLC, \$32,556.91

**Term Contracts for General Construction Services (>\$20,000)**

PA 13	BRH Café Window Trim Replacement	\$31,375.00
PA 17 – RFP E22-205(C)	Mendenhall River Community School Sidewalk Repair	Carver Construction, \$44,371.89. Notice to Proceed issued November 18, 2024.

**Term Contracts for Painting Work (>\$20,000)**

	None	
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**Term Contracts for Electrical Work (>\$20,000)**

	None	
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**Term contract for Professional Services (>20,000)**

	None	
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MR E24-021 – Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals.

Key for Abbreviations and Acronyms

Am – Amendment PA – Project Agreement CAI – Contract Administration and Inspection  
RFP – Request for Proposals NTP – Notice to Proceed RFQ – Request for Quotes  
CO – Change Order MR – Modification Request (waiver to bidding) NTE – Not to Exceed