



PARKS & RECREATION ADVISORY COMMITTEE AGENDA

February 04, 2025 at 5:30 PM

Assembly Chambers/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**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**
 - [1.](#) Minutes from January 7, 2025
- E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- F. DIRECTOR'S REPORT**
 - [2.](#) February 4 Agenda Overview
- G. NEW BUSINESS**
- H. UNFINISHED BUSINESS**
- I. STAFF REPORTS**
 - 3. Youth Services Update
 - [4.](#) Marine Park Final Design
 - [5.](#) Dimond Park Field House Maintenance Update
- J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**
- K. NEXT MEETING DATE - March 4, 2025**
- L. 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, e-mail: city.clerk@juneau.gov.

PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES



January 07, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

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

A. CALL TO ORDER

PRAC Vice-Chair Chair Josh Anderson called the meeting to order at 5:36 p.m.

B. ROLL CALL

Present: Josh Anderson, Ren Scott, Kaasáank' Andrew Williams, Emma Van Nes, & Paulette Schirmer

Absent: Ryan O'Shaughnessy, Danika Swanson, & Portland Sarantopoulos

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

C. APPROVAL OF AGENDA

MOTION by Ms. Schirmer to approve the agenda. *No objections were heard, and the agenda was approved.*

D. APPROVAL OF MINUTES

1. Minutes from December 3, 2024

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

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

F. DIRECTOR'S REPORT

2. January 7 Agenda Overview

G. NEW BUSINESS

3. Proposed FY2025-26 Fee Schedule – Presented by L. Verrelli

Ms. Verrelli explained that the department is proposing several changes to the fee schedule for approval by the City Manager's office. She provides a memo detailing the changes for the PRAC to review and provides feedback on, then highlights a few fee changes that will affect the public. The Homestead Cabin Cleaning Fee will be increased from \$100 to \$350 to better align with the actual cost of cleaning after each rental. The Arboretum's Commercial Use Fee will be changed from \$2 to \$3.50 per person to match that charged for other Parks & Rec managed areas. Additionally, a Commercial Filming and Photography Fee of \$30 per hour is being proposed for activities that could affect the public's use of the area. Fees associated with rentals of the Floyd Dryden and Marie Drake Gyms have been proposed in addition to merchandise sales fees for programs such as Walk Southeast. The Dimond Park Field House will be slightly increasing fees to make them consistent with camp costs at the Zach Gordon Youth Center. Finally, the Commercial Use Permit Fee is proposed to increase from \$3.50 to \$5.00 per person effective April 2026. They are proposing it increase by 50 cents per year after that until its aligned with fees charged by the U.S. Forest Service and Alaska State Parks.

Ms. Schirmer asked if there were plans to provide indoor gym space for tennis programs at the gyms in addition to the proposed pickleball program. Ms. Verrelli answered that currently there are not any plans since many tennis player use the Alaska Club's facilities. There have been many requests from pickleball players in Juneau to use the school gyms, so the department has made it a priority to get the

programming up and running. She shares that if the Tennis community shows interest the department would look into offering that as well.

Ms. Scott asks for more information about the Homestead Cabin. Ms. Verrelli answers that the cabin which is owned and managed by the department is located to the left of the viewing platform at Homestead Park. The cabin is available to rent for housing often by those working for the city seasonally such as traveling nurses or those working for the legislature.

Mr. Kaasáank' asked if the Floyd Dryden Hourly Bulk rate is similar to what user groups pay at the Dimond Park Field House. Ms. Verrelli answered that this rate is aligned more closely to pricing for rentals of the Mt. Jumbo Gym. Bulk renters are those who book 20 or more consecutive hours within half a year. He follows up asking if there are possibilities for other programming besides pickleball such as space for the baseball community. Ms. Verrelli answered that the pickleball is included on the fee schedule as plans are to offer organized programming later this winter, but that other users will be free to reserve space by the hour in the gym for practicing other sports as well. Mr. Kaasáank' concluded by asking if there is any organized sheet or area parents could sign up for shared rental time of the facility. Ms. Verrelli answered that there isn't anything of that nature hosted by Parks & Rec, but that people are welcome to organize amongst themselves or on social media and approached the department to reserve shared gym time.

Mr. Anderson asked why the cleaning fees for the Homestead Cabin have varied so much, and what services are driving the higher costs. Ms. Verrelli answers that the cleaning is contracted out, and done after guests have stayed for extended periods of time up to 6 months. These long stays can result in houseware being damaged or broken, and furniture needing to be cleaned or replaced. Mr. Anderson follows up by asking if they would consider prorating the cleaning fee or using a sliding scale based on the longevity of someone's stay at the cabin. Ms. Van Nes added to the discussion suggesting a deposit might be helpful in situations where the cabin is in disrepair following a long-term rental. Ms. Verrelli answered that there is currently a deposit for the facility, and that these are valuable suggestions which she will bring to her staff as possible solutions.

MOTION by Ms. Schirmer for the Parks and Recreation Advisory Committee to recommend that the City Manager approve the changes to the Parks & Recreation Fee Schedule with additional consideration of a sliding scale or deposit collection for the Homestead Cabin fees. *No objections were heard, and the Motion passed.*

4. Proposed FY2026 Operating Budget – Presented by G. Schaaf

Mr. Schaaf explained that the Department is finalizing their FY2026 operating budget and that approximately 12.7 million dollars in expenditures included are for programs and services under the purview of the PRAC. Approximately 4.2 million will be offset by grants and revenue earned from fees and charges. He explains that they will see some significant changes to insurance costs due to increases in workers' compensation premiums. Additionally, the cost of operating and maintaining the facilities that CBJ Acquired from the Juneau School District this year will account for approximately \$85,000 in new costs. He highlights a proposed feasibility study to explore the possibility of adding a second sheet of ice at Treadwell Arena as one of the larger one-time expenditures accounting for \$50,000 that they will request from the Assembly. A noteworthy increase in personnel services within the Youth Services Division will be funded by a grant so no CBJ match is required. He concludes by acknowledging that there are increased overtime expenses due to position vacancies particularly within the aquatics division which they anticipate continuing somewhat into the coming year.

Ms. Schirmer asked if there was a number associated with the cost savings from consolidating, printing, and advertising. Mr. Schaaf answered that the change she is seeing doesn't reflect cost savings but that

those expenditures are being relocated out of division budgets and into Areawide Recreation where the marketing and communication staff are.

MOTION by Ms. Scott for the Parks and Recreation Advisory Committee to recommend that the Assembly approve the Parks & Recreation FY26 Operating Budget as presented. *No objections were heard, and the motion passed.*

5. Proposed FY2026 Commercial Use Fee Revenue Allocation – Presented by G. Schaaf & L. Verrelli

Ms. Verrelli began with a general overview of the department’s Commercial Use history. She explains that any commercial operator who wants to operate on CBJ parkland must be permitted. The fee structure changed in 2019 to \$3.50 per person, and after that the summer of 2024 was the first season operators who took the same guest to several permitted locations paid only once for that individual. As previously discussed, the department proposes an increase to \$5.00 per person beginning in 2026. Finally, she presented the Commercial Use revenue over the last 7 years which reflected lower revenue due to the COVID-19 pandemic in 2020-2021, and a significant increase in revenue afterwards especially for the 2024 season when fees for certain parks were no longer waved.

Mr. Schaaf begins by explaining that the significant increase in Commercial Use revenue offers a unique opportunity to improve programs and services which mitigate and offset the costs and impacts of managing tourism on CBJ parks and trails. The department plans to fund their Recreation Manager position, who administers Commercial Use permits and manages data relating to the program. This increase will also account for 50% of the funding for a Park Ranger position responsible for conducting Commercial Use permit compliance monitoring and enforcement in the field. Support will also be increased for Trail Mix, Inc., who perform trail maintenance for the department. He emphasizes that money generated by Commercial Use Fees is not required to be spent on Commercial Use activities in the way Marine Passenger Fees are. He highlights sections of the department’s proposal including an increase in funding for the Youth Activities Grant, doubling the annual Youth scholarship amounts, and establishing a dedicated project manager to oversee Parks & Recreation initiatives including the capital improvement program.

Mr. Anderson asked is the revenue would go into the general fund or go straight towards Parks & Recreation. Mr. Schaaf answered that if the increment is approved by the Manager’s Office, and Assembly, the department’s expenditure will increase by that amount and be offset 100% by commercial fee revenue having zero impact on the amount of general fund support the department is receiving.

MOTION by Ms. Van Nes for the Parks and Recreation Advisory Committee to recommend that the Assembly approve proposed increments to be funded with Commercial Use Fee revenues. *No objections were heard, and the motion passed.*

6. Proposed 2025 General Obligation Bond for Parks & Recreation – Presented by G. Schaaf

Mr. Schaaf introduces the department’s plan to propose that there be a 15 million dollar general obligation bond included on the 2025 municipal election ballot to fund 2 large projects. The first project would be making major construction repairs to the Diamond Park Aquatic Center. He explains that the air handler which provides ventilation to the natatorium at the pool is experiencing extreme condensation issues that have caused corrosion due to the presence of chlorine and salt. This repair work must be done urgently because if the system fails the project will be significantly more expensive and the pool closure will be longer. He notes the project will require a wall to be removed from the building. During the pool closure they will begin a number of projects including fixing the floor of the leisure pool, replacing spray features, replacing metal doors in the facility, and finally replacing domestic hot water heaters.

Ms. Scott asked if the replastering in the leisure pool would be a permanent fix or something that requires continued maintenance. Mr. Schaaf answered that it's intended to be permanent as they will be removing damaged concrete and rebar which is causing rust spots.

Mr. Anderson asked if they had considered a liner to cover the pipes underground. Mr. Schaaf answers that he's familiar with that product as it was used in a project at Centennial Hall, but that the results were mixed. He thanks him for the suggestion and says it's something they should look into. Mr. Anderson follows up by asking what wall will need to be removed to which Mr. Schaaf answers the exterior wall facing the staff parking lot.

Mr. Schaaf introduces the second project covered under the proposed general obligation bond as the construction of Jackie Renninger Park. He explains that 3 years ago the Assembly appropriated initial funding to engage the community in the designing process for a large community park on the 4-acre parcel where the skate park is located. The feedback received in this process suggested the public wants to keep the skatepark, and make room for pickleball, playground elements, fitness areas, picnic shelters, and bathrooms. He concludes sharing that the funding the Assembly appropriated in addition to funding from the Capital Improvement Program and this general obligation bond will be sufficient to build out this park to the specifications in the final conceptual design provided to the PRAC.

Ms. Scott asks what the total cost for the project is projected to be. Mr. Schaaf answers that right now there is no formal construction estimate, but that they expect it to be 8.5 million dollars with the construction cost making up 5-6 million dollars of that total.

Mr. Anderson asked where the RV dump/refill station at the park will be relocated to. Mr. Schaaf answers that it will likely be moved to the Mendenhall Wastewater Treatment Plant nearby. Mr. Anderson expressed concern about maneuvering large RVs on the road to the plant. Mr. Schaaf notes that most of the dumping activity they see in the park is commercial, such as cleaning companies dumping gray water and even septic pumping services occasionally.

MOTION by Ms. Scott for the Parks and Recreation Advisory Committee to recommend that the Assembly propose a general obligation bond in the amount of \$15 million for the 2025 municipal election, to complete major repairs at Dimond Ark Aquatic Center and develop Jackie Renninger Memorial Park. *No objections were heard, and the motion passed.*

7. PRAC Facility Tour

Mr. Schaaf explains that the facility tour has been scheduled for January 18 from 9:00 a.m. to 12:00 p.m. and will begin at the Dimond Park Field House.

I. STAFF REPORTS - None

J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Anderson shares that the Youth Activities Board will be meeting on January 13, and he looks forward to providing an update at the next PRAC meeting.

Mr. Kaasáank' shares a Tlingit phrase for the month with the Committee. He chose to share the phrase "**yex yatee**" meaning "it's like it" which is used to describe the color of something by comparing it to the color of something else. He explains that there aren't direct expressions for colors, and they are instead expressed as metaphors. For example describing something as white you say "**Dleit yex yatee**" meaning "it's like snow".

K. NEXT MEETING DATE - February 4, 2025

L. ADJOURNMENT – With no further business to discuss the committee meeting adjourned at 6:37pm

Respectfully submitted by Annie Carroll on 1/31/2025



TO: Parks & Recreation Advisory Committee
FROM: George Schaaf, Parks & Recreation Director
DATE: January 30, 2025
RE: February 4, 2025 Meeting

DIRECTOR'S REPORT

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place virtually via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call 1-253-205-0468. **Webinar ID:** 87003674124.

NEW BUSINESS

None.

UNFINISHED BUSINESS

None.

STAFF REPORTS

Youth Services Update – *Presented by Jorden Nigro, Youth Services Manager*

Jorden will be giving a short presentation on everything Youth Services! This division covers a wide range of programs and resources, including the Zach Gordon Youth Center, youth sports and scholarships, the Youth Activities Board, BAM Afterschool Programming, the Shéiyi X̄aat Hít Youth Shelter, and much more!

Marine Park Final Design

Following a lengthy public process in 2023 and 2024, improvements to Marine Park have reached the final design phase. Staff and consultants hosted several public meetings and open houses at Marine Park and Assembly Chambers where comments and suggestions were received from dozens of people. Operations staff and leadership from the CBJ Docks & Harbors Department also participated in the design

process. CBJ staff and Coffman Engineers will present information on the final project, which incorporates many of the suggestions received, including:

- A dedicated stage for performances, complete with a tensile fabric roof and improved electrical service.
- Two permanent kiosks for food vendors.
- Expanded picnic seating with a tensile fabric cover, as well as bar-style seating overlooking the Juneau Seawalk.
- Improved pedestrian-scale LED lighting throughout the park.
- Artistic elements incorporating Northwest Coast Formline art by Rico Worl, including concrete inlays, a climbable play structure, and space for additional totem poles in the future.

Dimond Park Field House Maintenance Update

Our Facilities Maintenance staff recently contracted with Carver Construction to investigate water drips from the ceiling of the Dimond Park Field House. The attached memo contains the results of this investigation and recommendations for repairs.



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CITY AND BOROUGH
OF JUNEAU

#BE25-061
MARINE PARK
IMPROVEMENTS

REV DATE DESCRIPTION

PROJ. NO.	223076
DRAWN	JLD
CHECKED	ERL
DATE	12/10/2024

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SHEET TITLE:

GENERAL
ARRANGEMENT
PLAN

SHEET NO.:

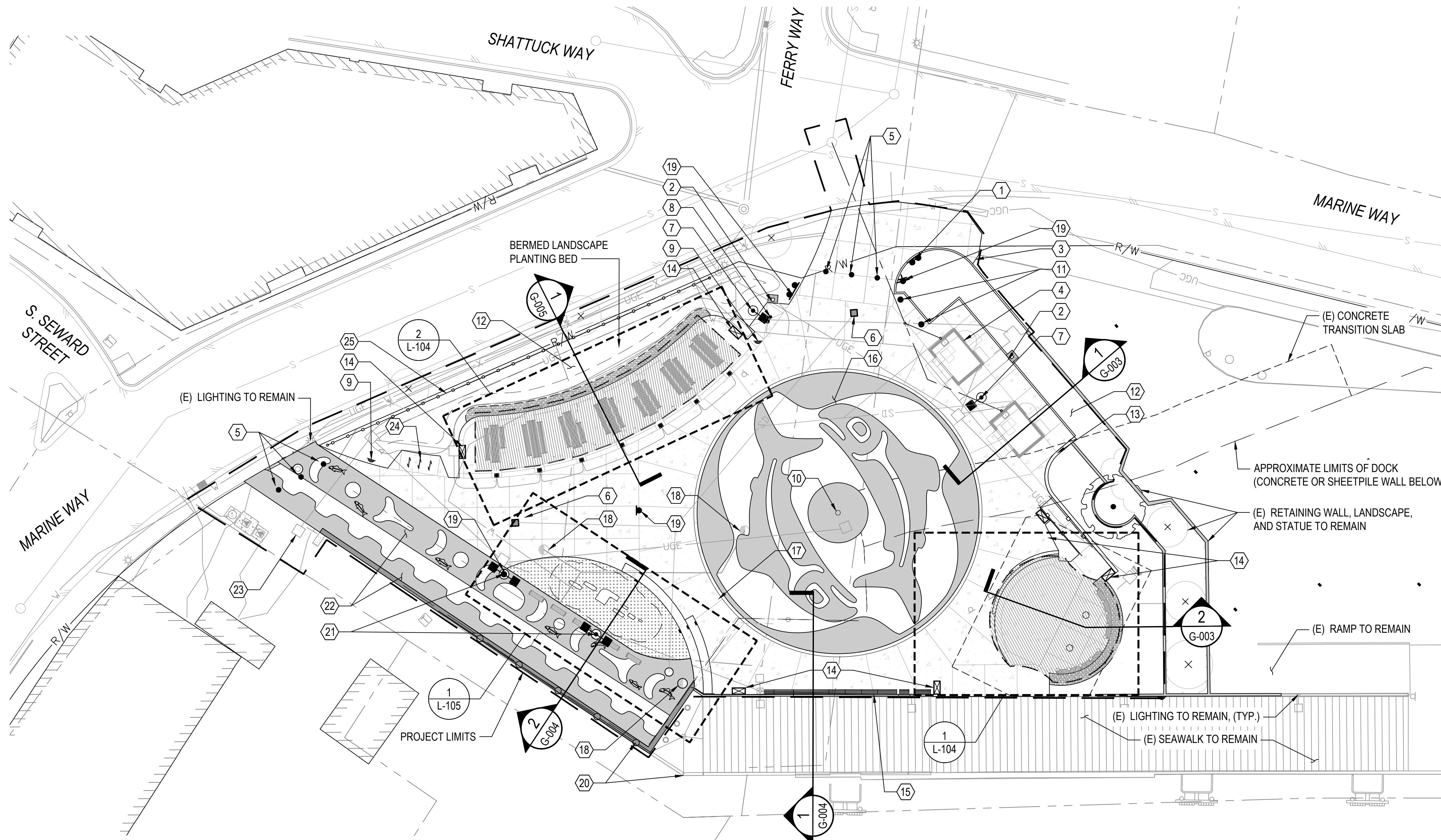
G-002

GENERAL NOTES:

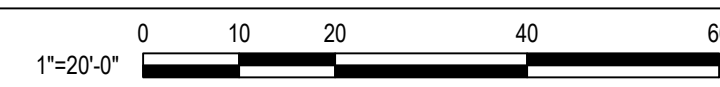
- PROJECT INCLUDES CONSTRUCTION ON AN EXISTING DOCK AND UPLAND AREA. ALL PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, PERMITS AND SAFETY REQUIREMENTS.
- WORK AND MATERIALS SHALL COMPLY WITH THE CONSTRUCTION DOCUMENTS AND THE CITY & BOROUGH OF JUNEAU (CBJ) STANDARD CONSTRUCTION SPECIFICATIONS FOR GENERAL CONDITIONS, SITE WORK AND CONCRETE. ALL STANDARDS IN THIS CONSTRUCTION DOCUMENTS SET ARE CONSIDERED AMENDMENTS TO THE CBJ STANDARD SPECIFICATIONS.
- IN THE EVENT THAT ANY HISTORIC, PREHISTORIC, CULTURAL OR ARCHEOLOGICAL RESOURCES ARE DISCOVERED, CONTRACTOR SHALL IMMEDIATELY CEASE OPERATIONS AND REPORT DISCOVERY TO OWNER.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES NOT SHOWN IN THESE DRAWINGS MAY BE PRESENT. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND STRUCTURES AFFECTING THE WORK BY OBTAINING UTILITY LOCATES PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THAT SHOWN ON THE CONTRACT DOCUMENTS WHICH ADVERSELY AFFECT THE WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED CBJ DEPARTMENTS AND LOCAL UTILITY COMPANIES PRIOR TO AND FOR THE DURATION OF CONSTRUCTION. SEE CIVIL FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND PROTECT THEM AGAINST DAMAGE FOR THE DURATION OF THE PROJECT. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES AND DOCKS UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- WORK IS NEAR EXISTING OVERHEAD ELECTRIC (OHE) AND UNDERGROUND UTILITIES (UGE). PRECAUTION SHALL BE TAKEN TO AVOID IMPACT WITH THE OHE & UGE LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES ACCESS, THROUGH THE PROJECT AREA, TO THE ALASKA STEAMSHIP DOCK AT ALL TIMES FOR THE DURATION OF THE PROJECT.
- CONTRACTOR LAYDOWN AREA SHALL BE WITHIN PROJECT LIMITS.
- COVERED SEATING AREA AND PAVILION IS DELEGATED DESIGN, SEE SHEET L-105 AND SPECIFICATIONS.
- DOCUMENTS WERE COMPILED FROM AS-BUILT DRAWINGS AND A CONSTRUCTION SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
- CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE EXISTING DOCK INFRASTRUCTURE. ALL DAMAGE CAUSED THROUGH THE COURSE OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AND ENGINEER AND NOT AT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE DOCK CAPACITY IS NOT EXCEEDED THROUGHOUT THE COURSE OF CONSTRUCTION, INCLUDING TEMPORARY STAGING AND EQUIPMENT USED DURING CONSTRUCTION.
- THE CONTRACTOR MAY INCORPORATE TEMPORARY STRUCTURES TO SUPPORT THE DOCK DURING CONSTRUCTION. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY OF THE DESIGN BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALASKA. ALL DESIGNS ARE SUBJECT TO OWNER AND ENGINEER REVIEW.
- REFER TO THE APPENDICES OF THE CONSTRUCTION SPECIFICATIONS TO REVIEW AS-BUILTS, RELEVANT DRAWINGS OF THE DOCK AND OTHER EXISTING PARK FEATURES, AND OTHER RELEVANT DOCUMENTS INCLUDING SIGNAGE DESIGN STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXISTING CONDITIONS MATCH THE EXISTING DRAWINGS PROVIDED. THE OWNER AND ENGINEER MAKE NO GUARANTEES TO THE ACCURACY OF THE EXISTING DRAWINGS.

KEY NOTES:

- SIGNAGE, TYP., SEE SHEET L-103
- SANITARY YARD HYDRANT, TYP OF 2, SEE CIVIL
- EDGE OF NEW CONCRETE, TIE-IN TO ADJACENT (E) PAVERS, SEE CIVIL
- (2) VENDOR KIOSKS
- REMOVABLE BOLLARD
- DRAIN INLET, TYP OF 2, SEE CIVIL
- NEW SITE LIGHTING (TYP.)
- DRINKING FOUNTAIN WITH BOTTLE FILLER AND DOG BOWL
- TOTEM LOCATION
- SLEEVE FOR CHRISTMAS TREE, SEE L-113
- (2) FLAG POLES, WITH LIGHTS - CONTRACTOR SHALL RETAIN A QUALIFIED ENGINEER, LICENSED IN THE STATE OF ALASKA, TO DESIGN APPROPRIATE FOOTINGS FOR THE FLAGPOLES. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- LANDSCAPE BUFFER, SEE SHEET L-101
- CONCRETE WALL
- BEAR-PROOF TRASH CAN
- BAR TOP SEATING, SEE SHEET L-108
- OPEN PLAZA WITH CUSTOM PAVING PATTERN, SEE SHEET L-107
- SDMH, SEE CIVIL
- (E) CP TEST STATION
- RELOCATED SITE SIGNAGE, SEE SHEET L-103
- NEW BULLRAIL WITH HANDRAIL, SEE CIVIL
- RELOCATED LIGHT POLES, SEE SHEET E-101
- CONCRETE SIDEWALK WITH CUSTOM PAVING PATTERN, SEE SHEET L-107
- MODIFIED ELECTRICAL SERVICE RACK, SEE SHEET E-101
- BIKE RACKS
- BOLLARD AND CHAIN FENCE



1
G-002
GENERAL ARRANGEMENT PLAN
SCALE: 1" = 20'-0"
NORTH





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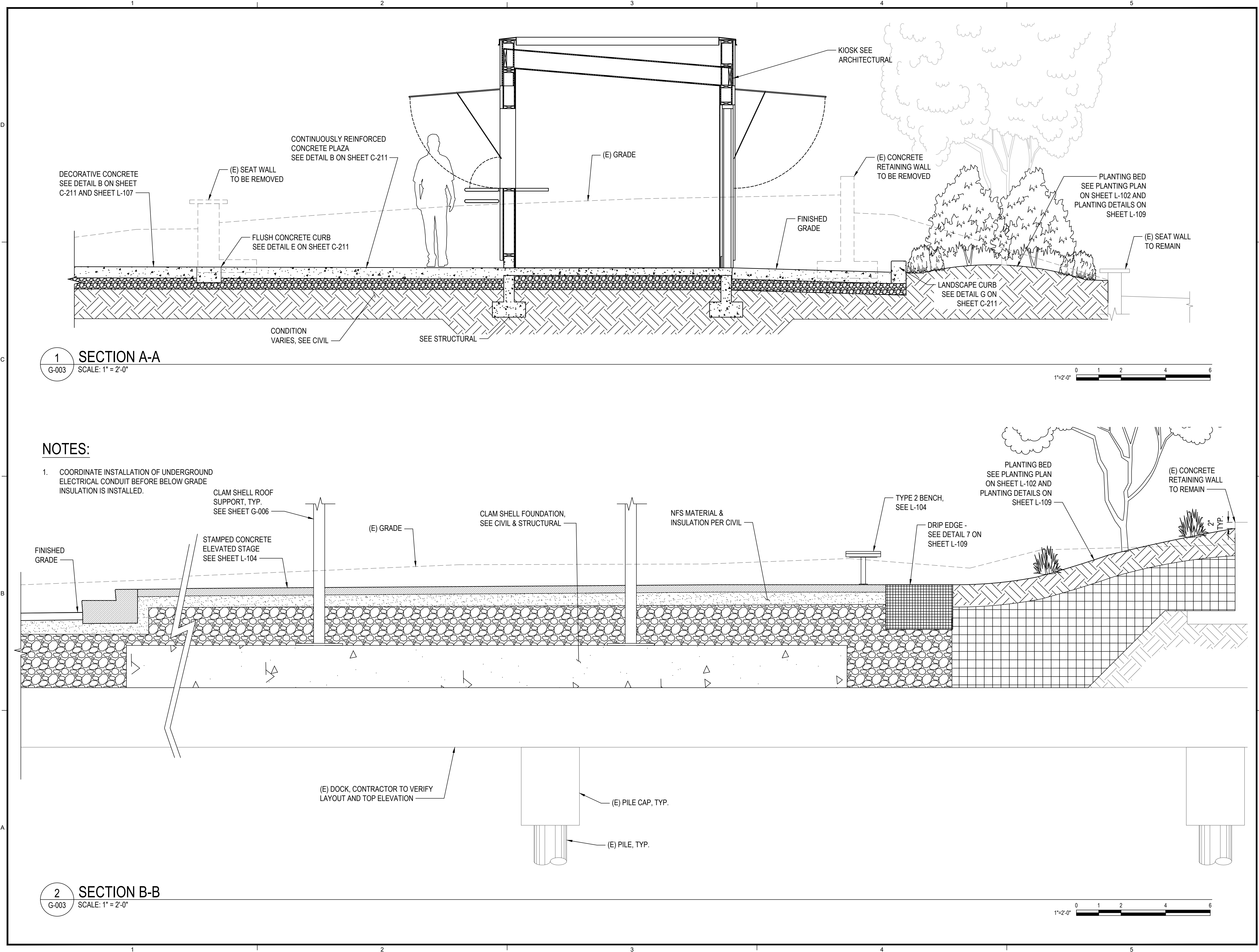
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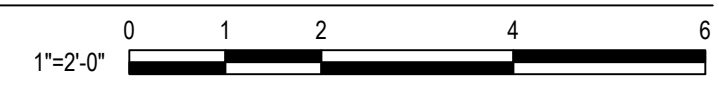
**GENERAL SITE
SECTIONS**

SHEET NO:

G-003

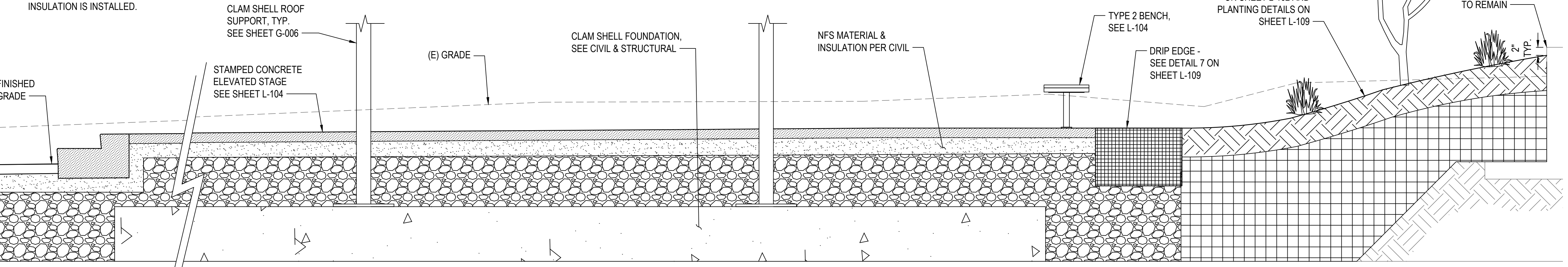


1 SECTION A-A
G-003 SCALE: 1" = 2'-0"

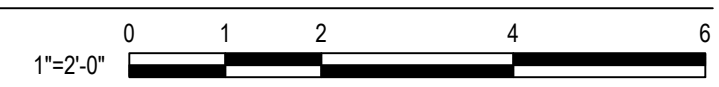


NOTES:

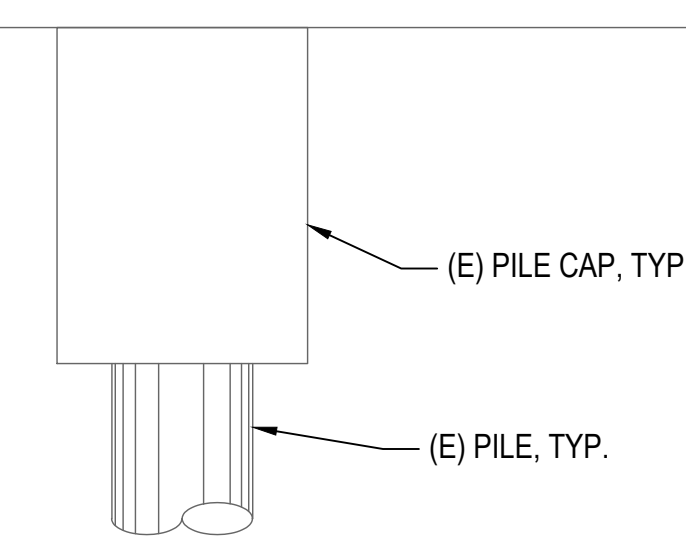
- 1. COORDINATE INSTALLATION OF UNDERGROUND ELECTRICAL CONDUIT BEFORE BELOW GRADE INSULATION IS INSTALLED.



2 SECTION B-B
G-003 SCALE: 1" = 2'-0"



(E) DOCK, CONTRACTOR TO VERIFY LAYOUT AND TOP ELEVATION





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**#BE25-061
MARINE PARK
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REV	DATE	DESCRIPTION

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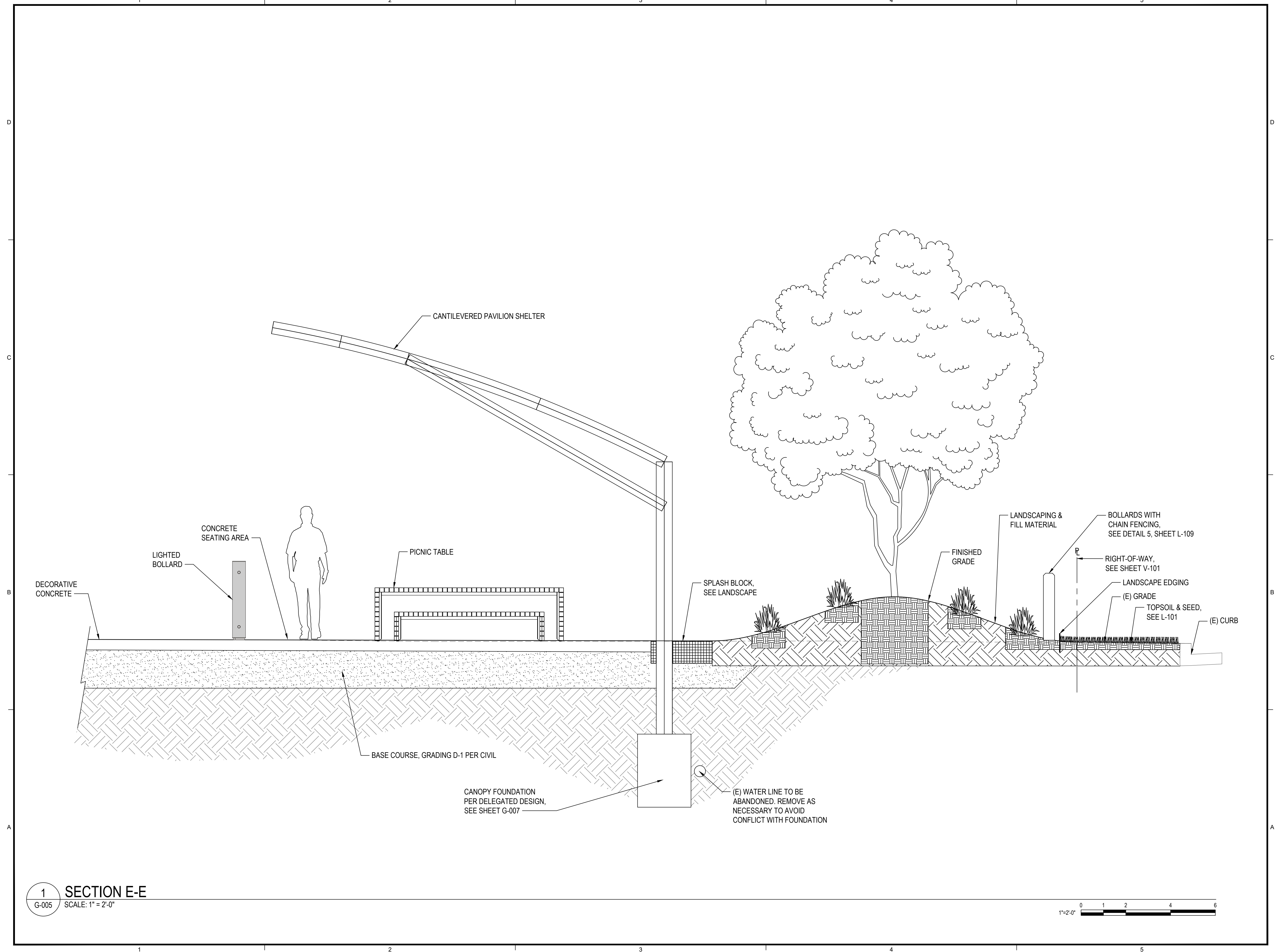
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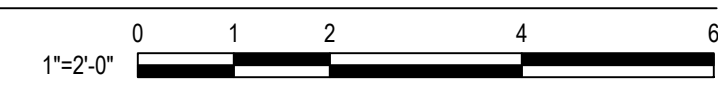
GENERAL SITE SECTIONS

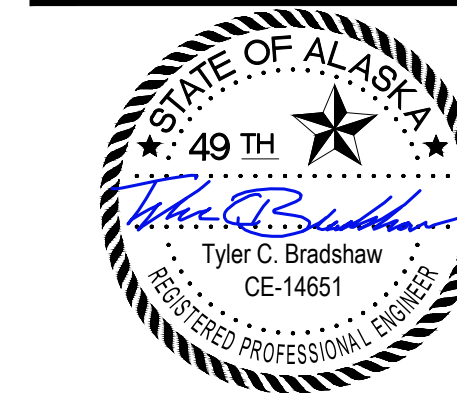
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G-005

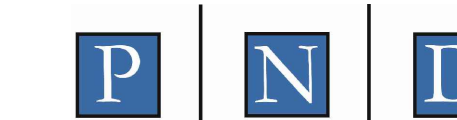


SECTION E-E
G-005 SCALE: 1" = 2'-0"





12/10/2024



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#BE25-061
MARINE PARK
IMPROVEMENTS

REV	DATE	DESCRIPTION

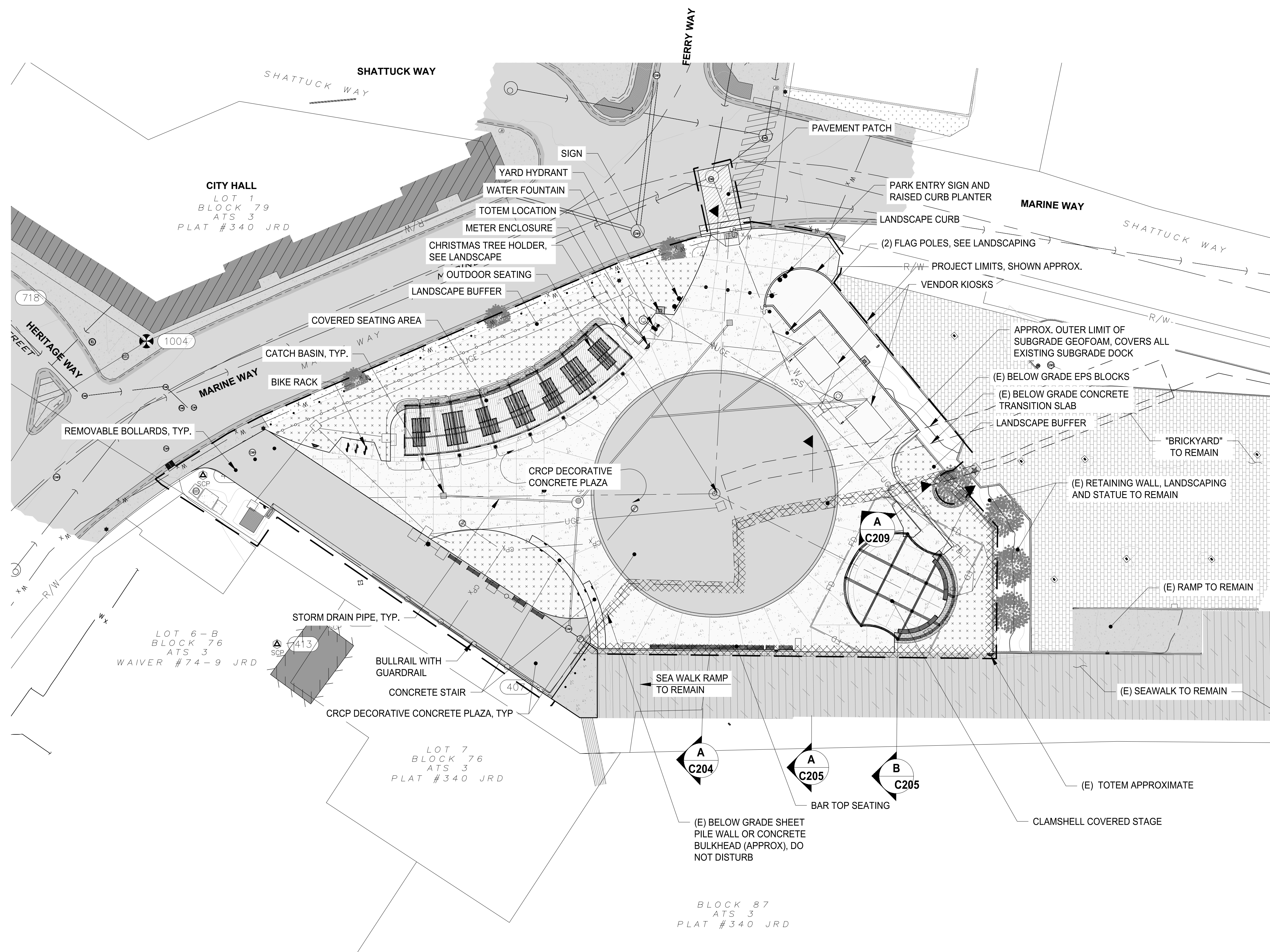
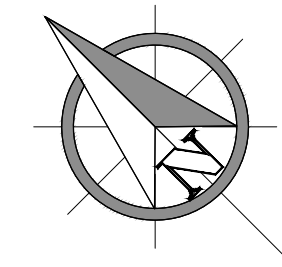
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SHEET TITLE:

CIVIL SITE PLAN

SHEET NO:

C-102



MARINE PARK SITE PLAN



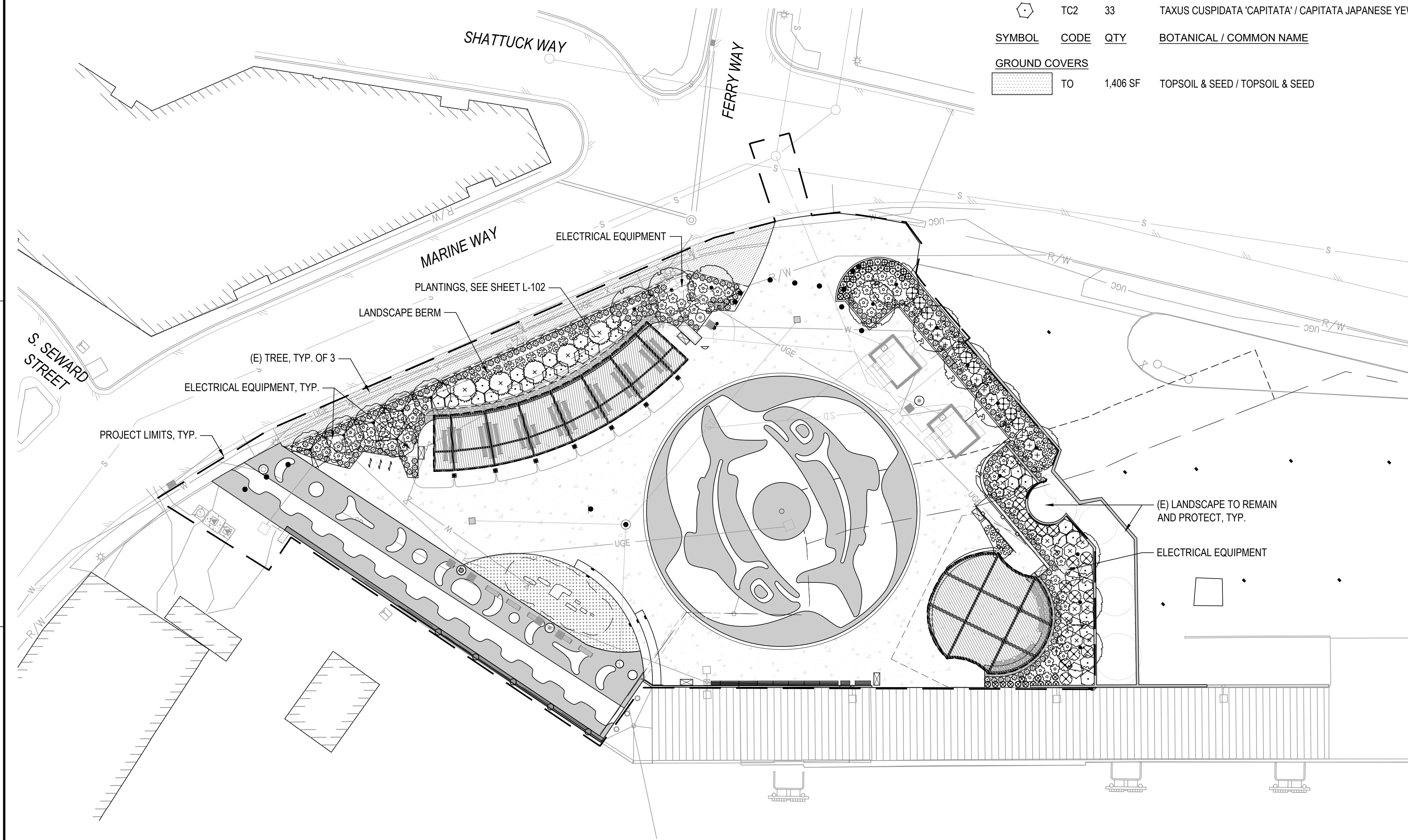
- NOTE:
- EXISTING BELOW GRADE DOCK STRUCTURE SHALL BE PROTECTED. DO NOT OVERLOAD STRUCTURE WITH EQUIPMENT OR MATERIALS. SEE EXISTING CONDITION AS BUILT DOCUMENTS FOR LOAD RATINGS, LIMITS SHOWN APPROX.
 - EXISTING CAP BEAM, TIE BACKS AND SHEET PILE WALL SYSTEM, INCLUDING CATHODIC PROTECTION SYSTEM SHALL BE PROTECTED IN PLACE. SEE APPENDICES FOR EXISTING CONDITION AS BUILT DOCUMENTS.

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED LANDSCAPE MATERIAL.
- PLANT QUANTITIES IN PLANT SCHEDULE ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. THE GRAPHIC REPRESENTATION OF PLANTS GOVERNS OVER STATED QUANTITIES IN CASE OF ANY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI-Z60.1 LATEST EDITION.
- ALL PLANTING BEDS SHALL RECEIVE LOCALLY SOURCED HARDWOOD MULCH UNLESS OTHERWISE NOTED OR APPROVED EQUAL. HARDWOOD MULCH SHALL BE 4" DEPTH AND NOT BE DYED OR CONTAIN CYPRESS, PINE, OR RECYCLED CONTENT OR GREEN WASTE. SUBMIT SAMPLE FOR APPROVAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AG	13	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	3"	CAL
	MS3	6	MALUS TRANSITORIA 'SCHMIDCUTLEAF' / GOLDEN RAINDROPS FLOWERING CRABAPPLE	B & B	2"	CAL
	PC	5	PICEA ABIES 'COLUMNARIS' / COLUMNAR NORWAY SPRUCE	B & B		6'-7" HT.
SHRUBS						
	AW	12	ALLIUM X 'WINDY CITY' / WINDY CITY ORNAMENTAL ONION			1 GAL
	HO	28	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY			1 GAL
	HA	33	HOSTA X 'BLUE ANGEL' / BLUE ANGEL HOSTA			1 GAL
	RM	23	RHODODENDRON X 'MOLLY FORDHAM' / MOLLY FORDHAM RHODODENDRON			5 GAL
	RR2	24	RHODODENDRON X 'RAMAPO' / RAMAPO RHODODENDRON			5 GAL
	SB	77	SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA			5 GAL
	TN	246	TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW			1 GAL
	TC2	33	TAXUS CUSPIDATA 'CAPITATA' / CAPITATA JAPANESE YEW			5 GAL
GROUND COVERS						
	TO	1,406 SF	TOPSOIL & SEED / TOPSOIL & SEED			SEED



Section 1, Item 4.

COFFMAN ENGINEERS
 301 W. Northern Lights Blvd.
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 Anchorage, AK 99503
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 ph 907.586.0800
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CITY AND BOROUGH OF JUNEAU

#BE25-061
MARINE PARK IMPROVEMENTS

REV	DATE	DESCRIPTION

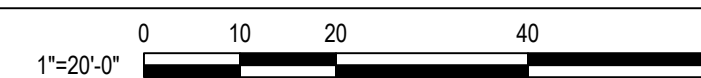
© COFFMAN ENGINEERS INC.

SHEET TITLE:
LANDSCAPE PLAN

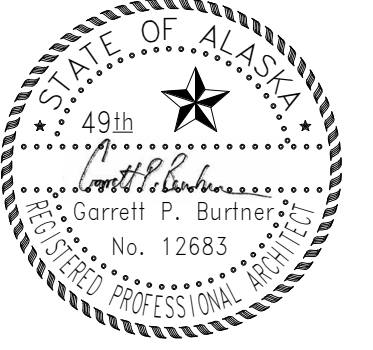
SHEET NO:

L-101

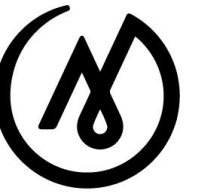
1 L-101 SCALE: 1" = 20'-0"



NORTH



12/10/2024



MCG
EXPLORE
DESIGN



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CITY AND
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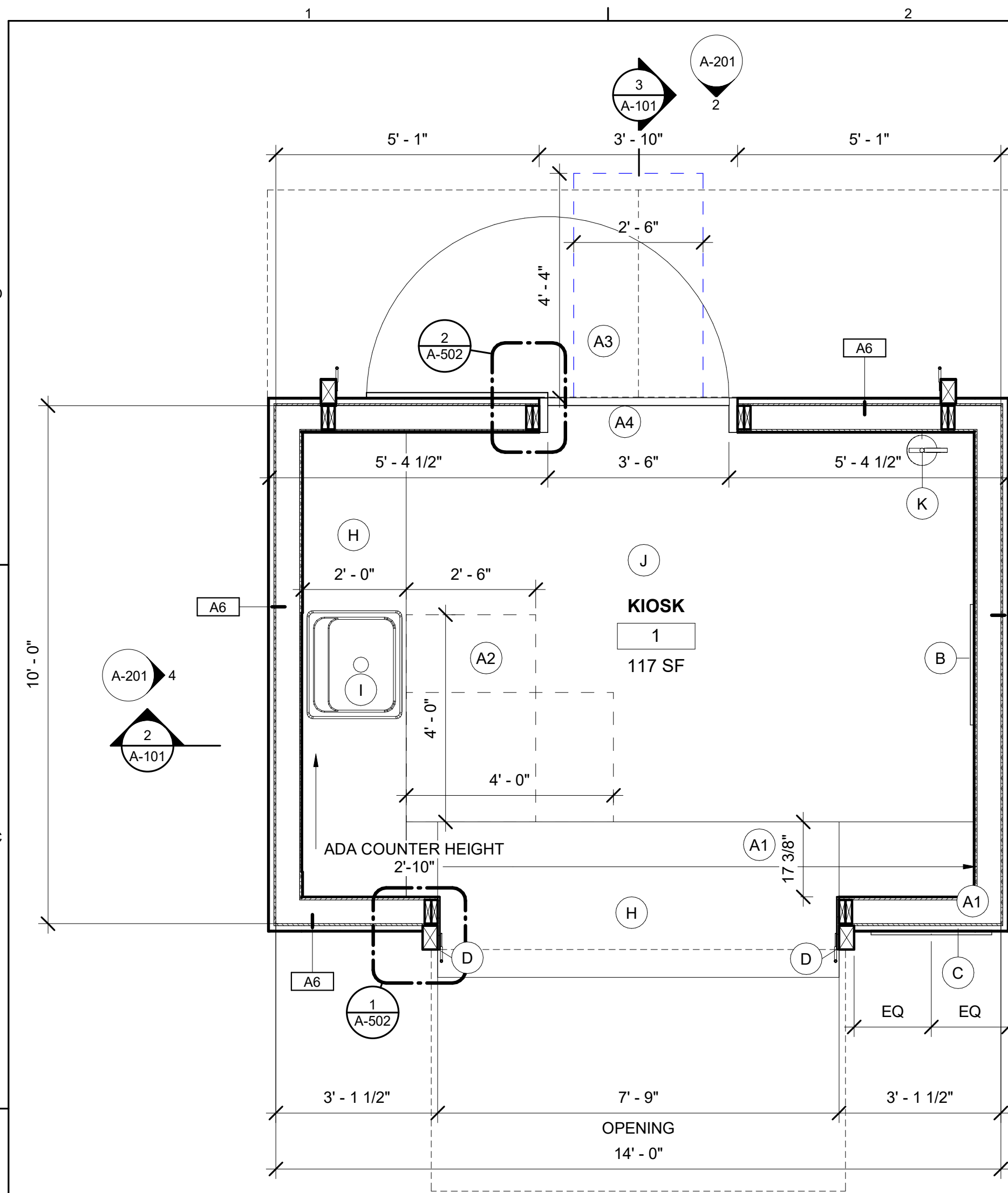
#BE25-061
MARINE PARK
IMPROVEMENTS

ADA KEYNOTES

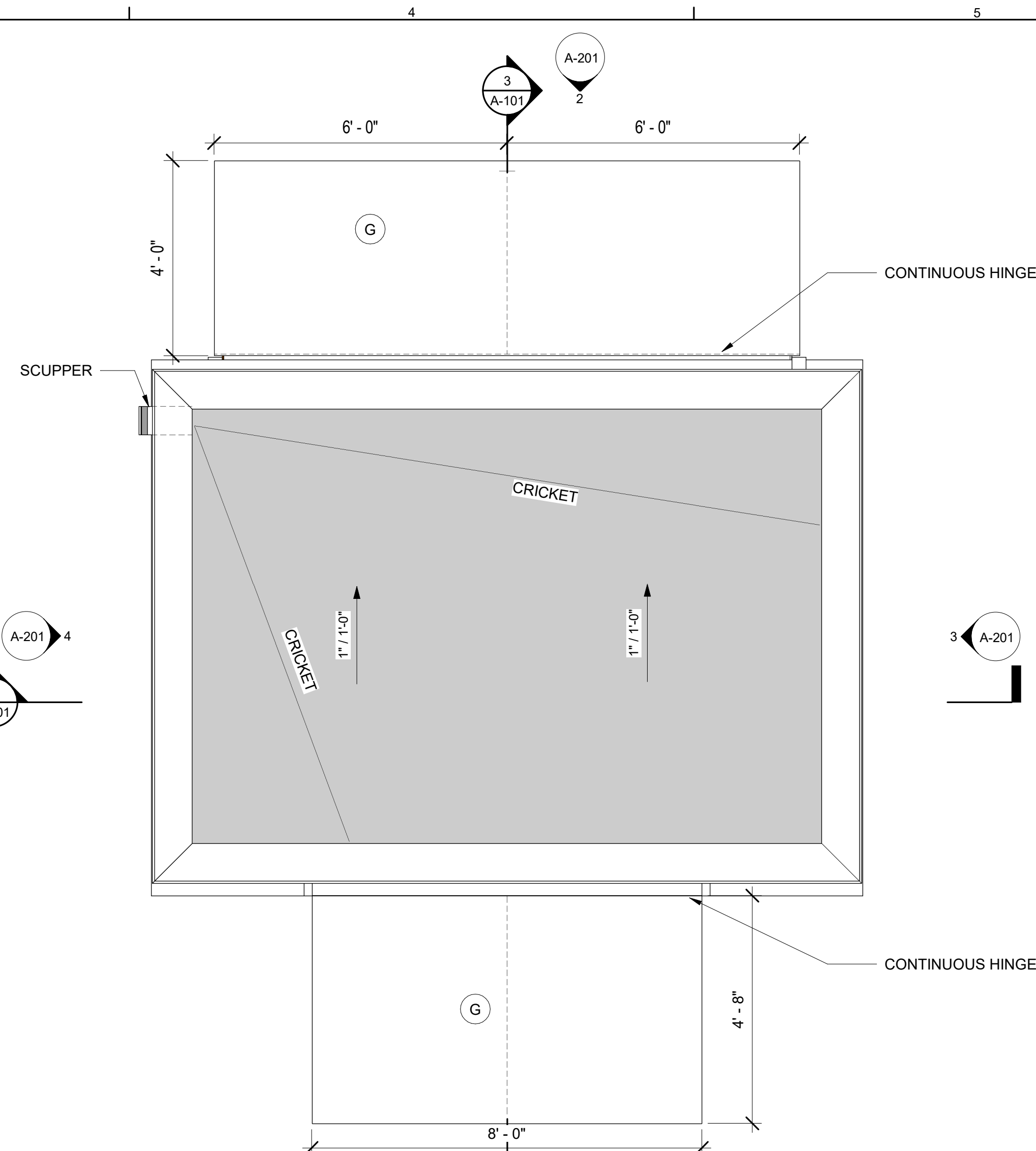
- A1 MINIMUM ADA SERVICE COUNTER DEPTH 17"-25"
- A2 MINIMUM ADA CLEAR FLOOR SPACE 30" X 48"
- A3 MINIMUM ADA AREA OF REFUGE 30" X 52"
- A4 SLAB ON GRADE DOOR ENTRY FOR ADA ACCESSIBILITY. WIDE SWINGING DOOR
- A5 MAXIMUM ADA SERVICE COUNTER HEIGHT 3'-0"

KEYNOTES

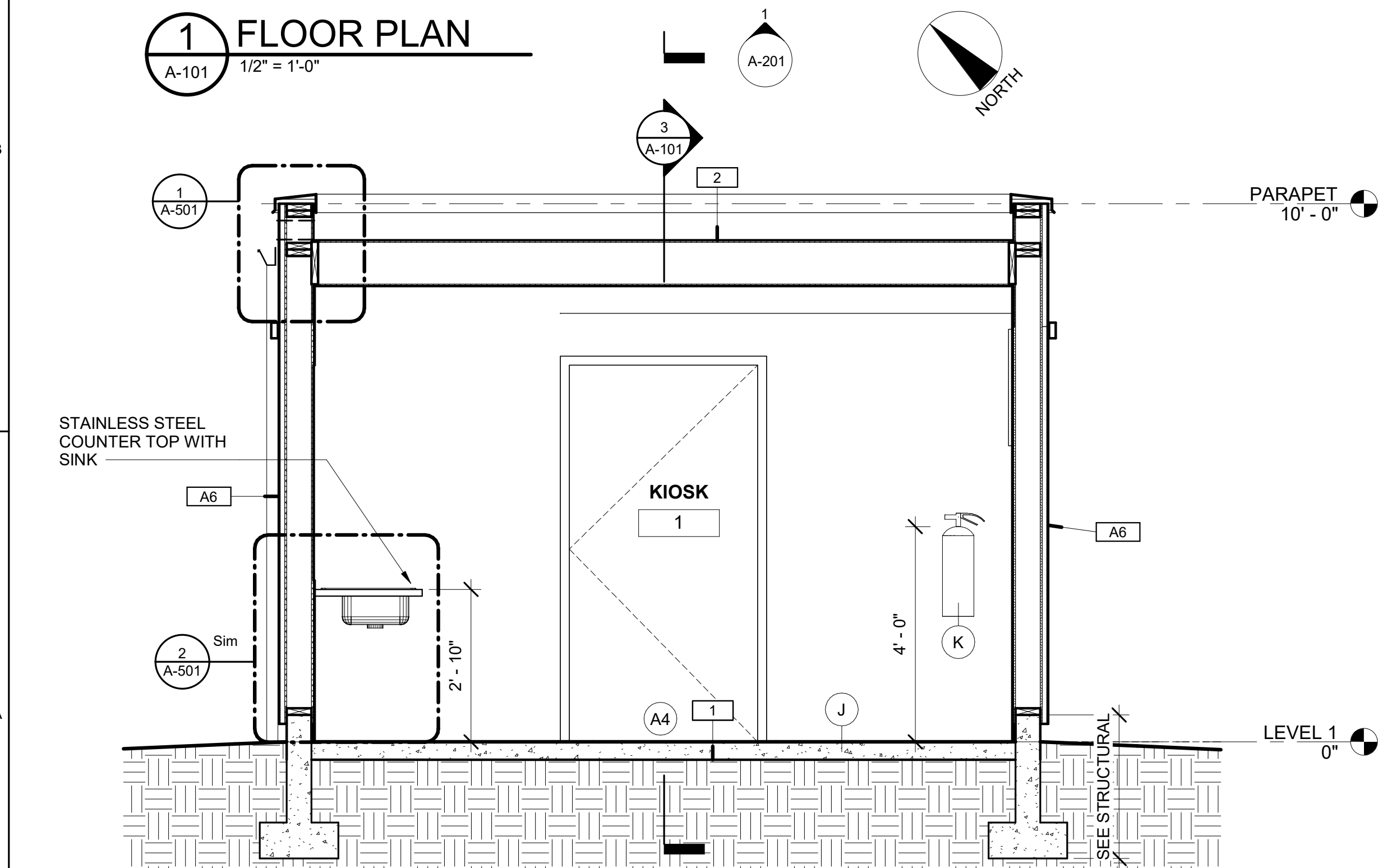
- B SIGN ON INTERIOR WALL: 'NO COOKING INSIDE THE BUILDING'
- C SIGN ON EXTERIOR: 'MENU' REFER TO SPECS
- D GAS STRUTS FOR AWNING: REF TO DETAIL 2/A-001
- G FOLDING AWNING 5/16" THICK: PHENOLIC PANEL; SEAL PANEL JOINT; REFER TO STRUCTURAL FOR FRAMING
- H STAINLESS STEEL COUNTER TOP
- I STAINLESS STEEL SINK
- J SEALED CONCRETE FLOOR FINISH
- K FIRE EXTINGUISHER ON BRACKET NEXT TO DOOR



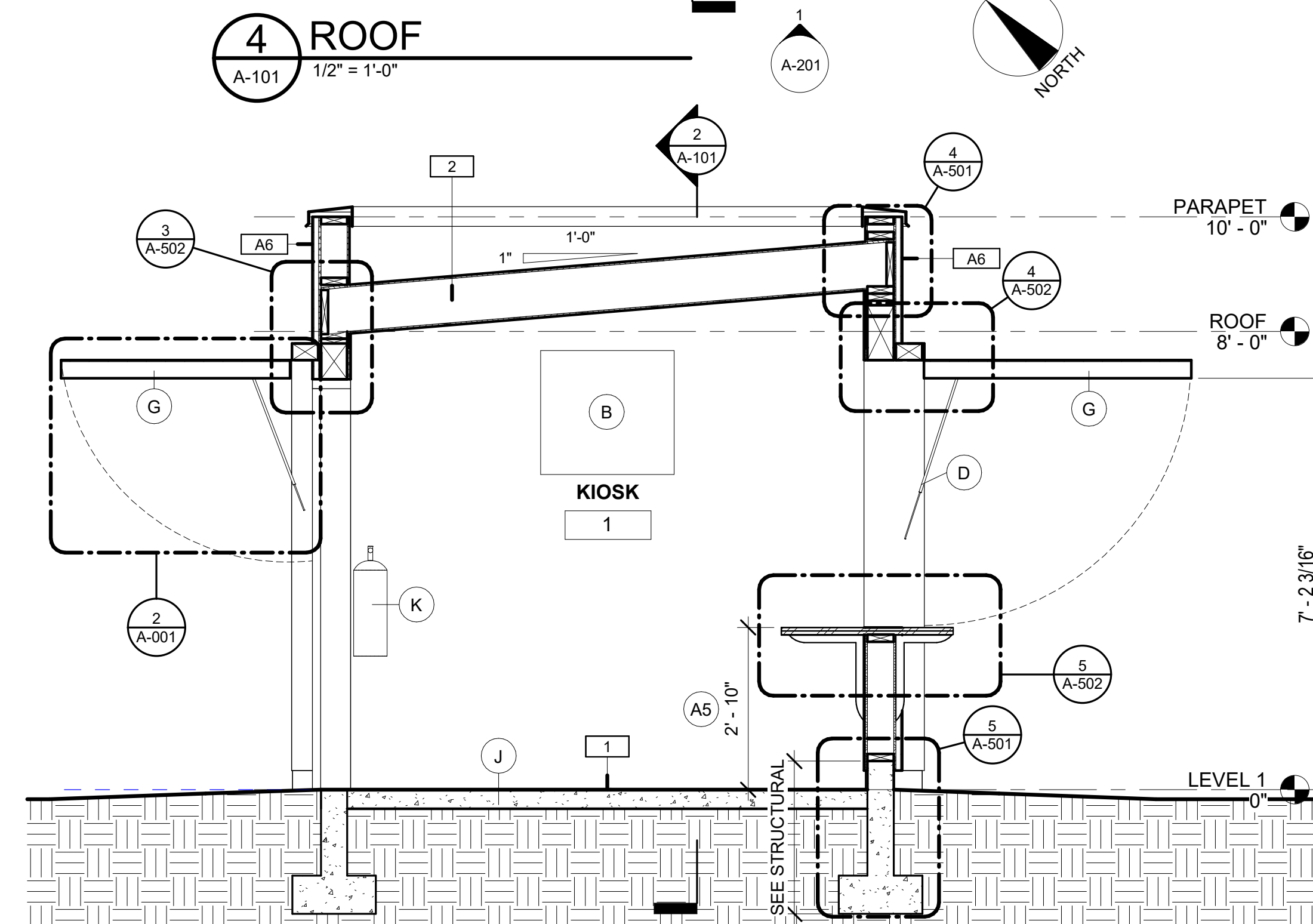
1 FLOOR PLAN
A-101 1/2" = 1'-0"



4 ROOF
A-101 1/2" = 1'-0"



2 CROSS SECTION
A-101 1/2" = 1'-0"



3 SECTION - DOOR & WINDOW
A-101 1/2" = 1'-0"

REV	DATE	DESCRIPTION

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SHEET TITLE:
FLOOR PLAN - SECTION - DETAILS

SHEET NO:
A-101



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CITY AND BOROUGH OF JUNEAU
#BE25-061
MARINE PARK IMPROVEMENTS

REV	DATE	DESCRIPTION

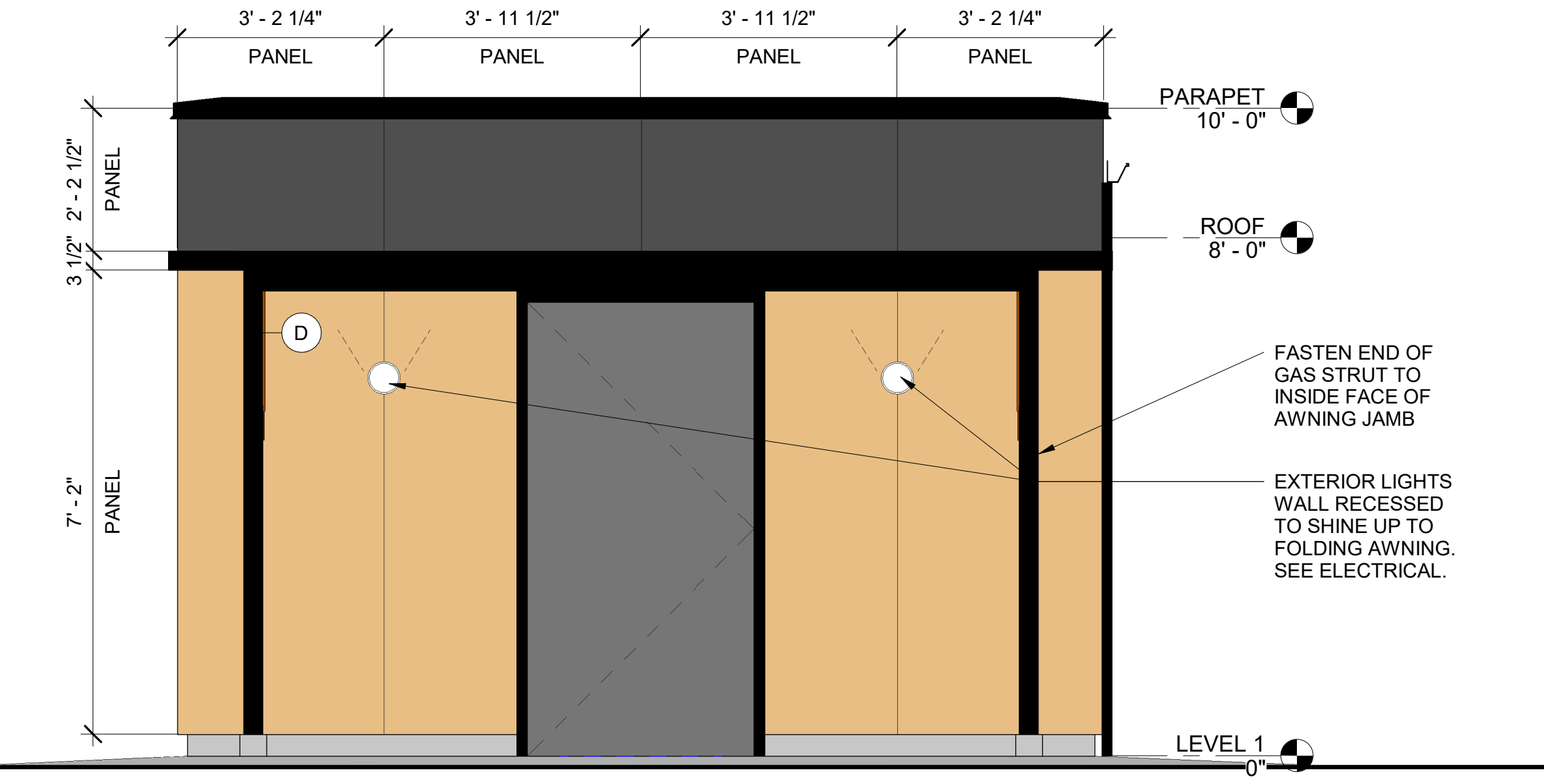
REV	DATE	DESCRIPTION

C) COFFMAN ENGINEERS
SHEET TITLE:
EXTERIOR ELEVATIONS

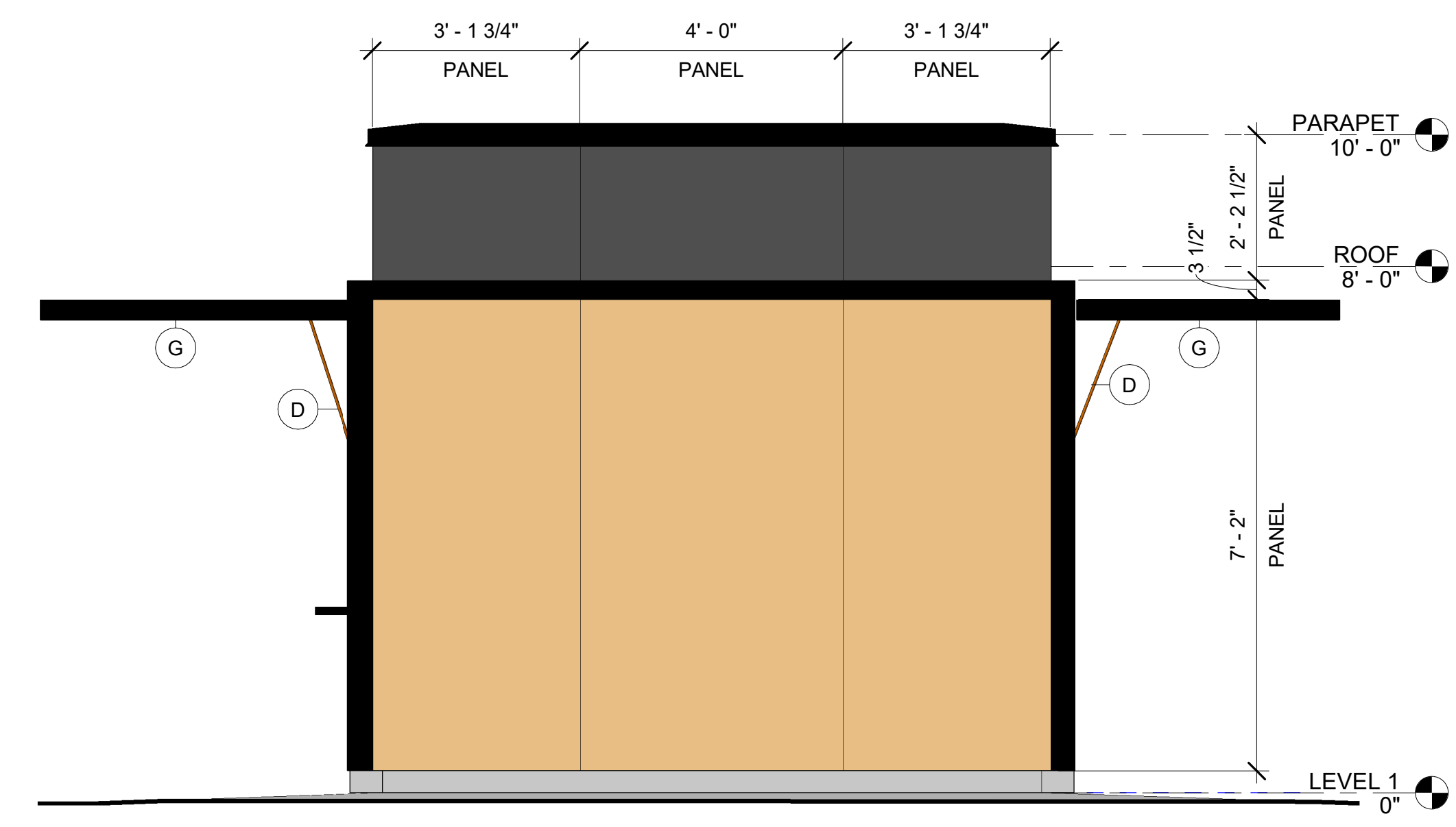
SHEET NO:
A-201



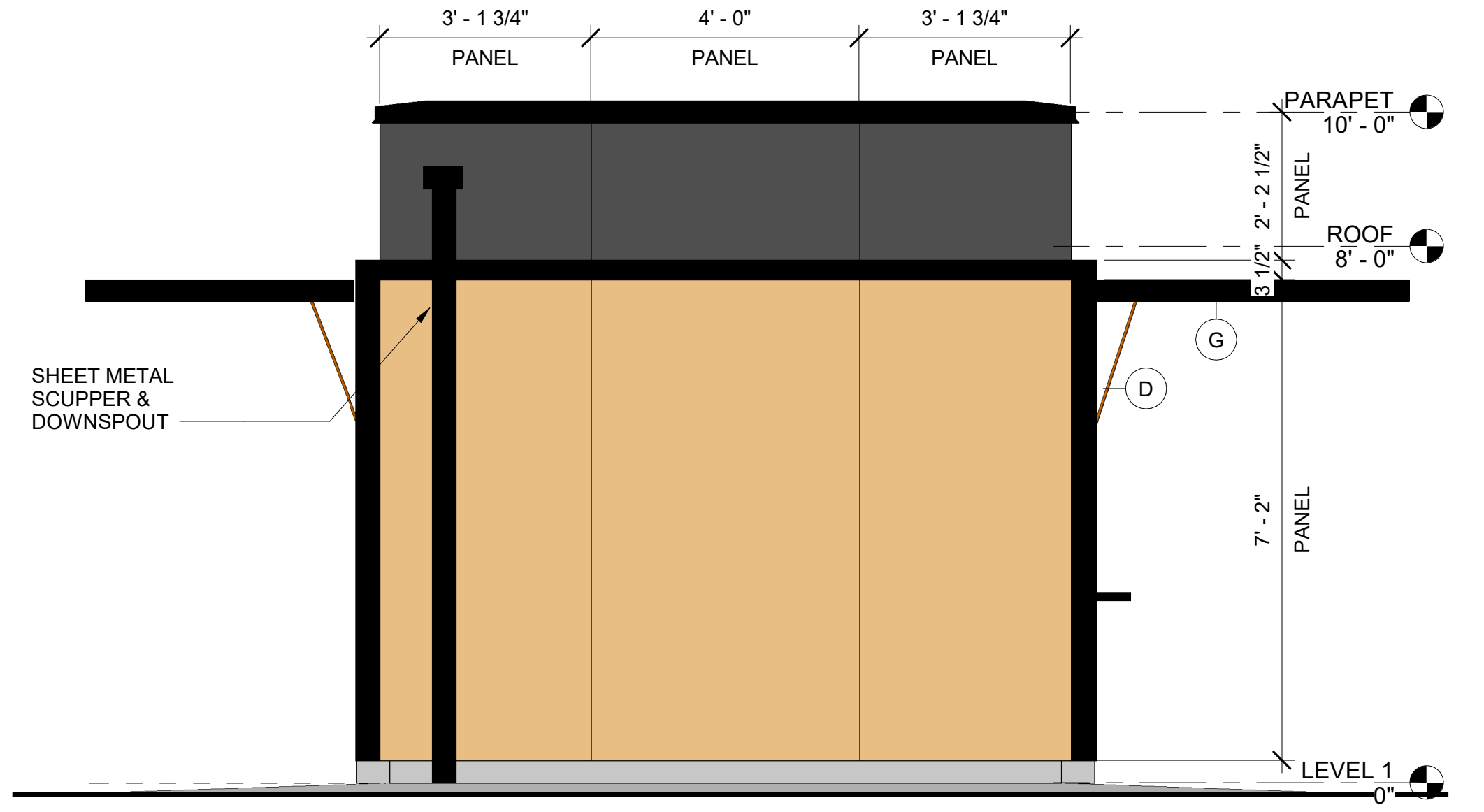
1 WEST ELEVATION
A-201 1/2" = 1'-0"



2 EAST ELEVATION
A-201 1/2" = 1'-0"



3 SOUTH ELEVATION
A-201 1/2" = 1'-0"



4 NORTH ELEVATION
A-201 1/2" = 1'-0"

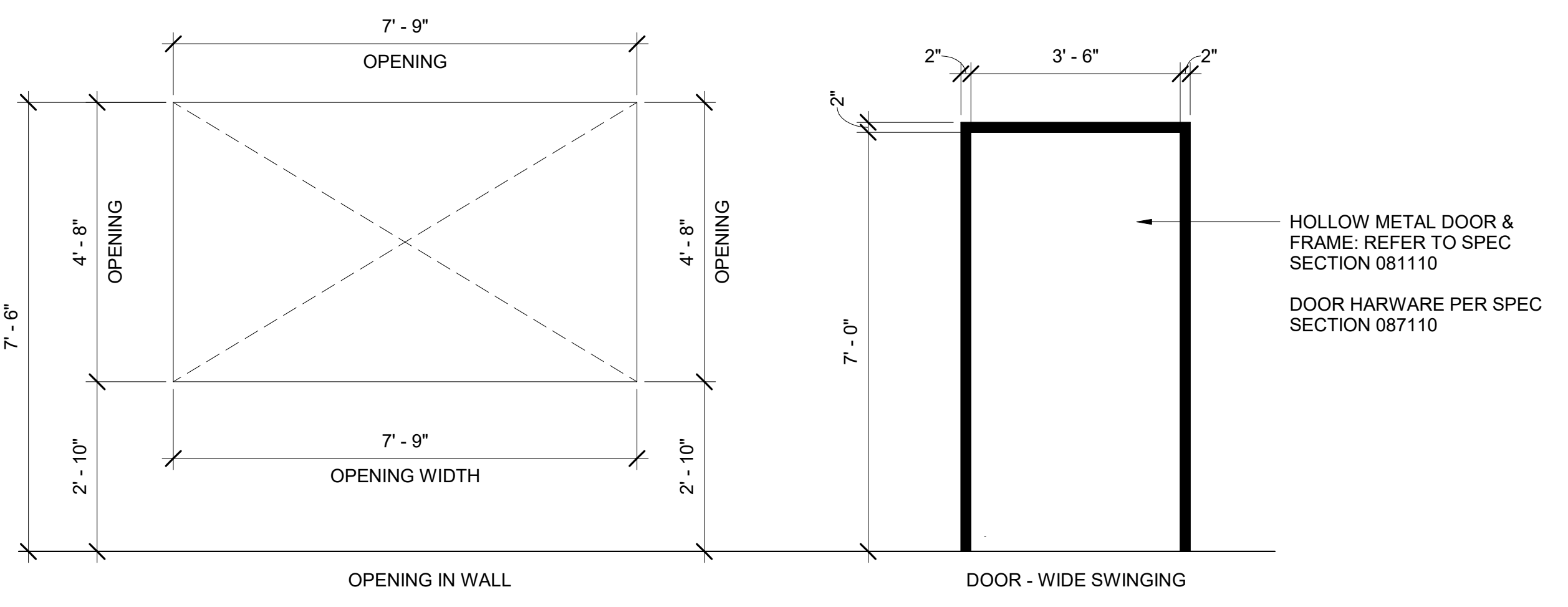
KEYNOTES

- C SIGN ON EXTERIOR: 'MENU' REFER TO SPECS
- D GAS STRUTS FOR AWNING: REF TO DETAIL 2/A-001
- G FOLDING AWNING 5/16" THICK: PHENOLIC PANEL; SEAL PANEL JOINT; REFER TO STRUCTURAL FOR FRAMING
- L 4X4 AWNING JAMB WRAPPED WITH SHEET METAL FLASHING

EXTERIOR PANEL LEGEND

1/4" SCALE

- WD1: STONEWOOD PANELS; SHADWELL OAK 9573-AA
- WD2: STONEWOOD PANELS; CARBON OAK 6588-AA



12/9/2024 11:51:38 AM



TO: Parks and Recreation Advisory Committee
Through George Schaff, Director of Parks and Recreation

FROM: Nate Abbott, Building Maintenance Supervisor, Parks and Recreation Department

DATE: January 30, 2025

RE: Dimond Park Field Roof Assessment

This memo summarizes the current condition of the Dimond Park Field House (DPFH) and addresses concerns that stem from original construction design issues.

Facility Background: The 34,000-square-foot field house was constructed in 2007-2008 by the Dimond Park Indoor Sports Association. Initially managed by Eaglecrest Ski Area, the facility was transferred to City and Borough of Juneau (CBJ) Parks and Recreation Department ownership on July 1, 2021, due to financial hardship.

Design and Construction Issue: Recent investigations have revealed that the facility suffers from significant thermal bridging, a design and installation flaw present since original construction. This condition occurs where building elements create a direct path for heat to transfer between the interior and exterior of the building envelope. In the DPFH, this is particularly evident at structural connections and mechanical penetrations, where insufficient thermal breaks were installed during construction. This fundamental issue has led to persistent condensation problems that no amount of surface-level repair can fully resolve.

Historical Interventions: The CBJ Facilities Maintenance has made several attempts to address this issue:

2020: Following PDC Engineer's mechanical assessment, CBJ Facilities Maintenance implemented humidity control improvements, including upgraded building controls, enhanced dehumidification, increased facility temperatures, and repaired exhaust systems.

2023: Dawson Construction performed roof repairs, including complete ridge cap reconstruction, which proved insufficient to resolve water infiltration issues.

2025: Carver Construction's investigation has now identified that the thermal bridging at all penetrations and structural connections is causing significant heat loss, leading to condensation formation within the building envelope. This process has created a self-perpetuating cycle of deterioration.

Current Conditions: The January 2025 investigation revealed that the thermal bridging is causing:

- Significant heat loss through the existing insulation blanket at all penetrations

- Water damage to insulation, further reducing its thermal resistance
- Progressive deterioration of structural components, particularly at connection points
- Corrosion of main support structures and hardware
- Corrosion of sprinkler system supports

Remediation Options Under Analysis: CBJ Facilities Maintenance and Engineering Department are currently conducting a financial analysis of two potential approaches:

The first option involves removing all interior insulation and installing proper thermal breaks while maintaining the existing roof structure. The second option considers a complete roof replacement with new insulation installed under the roofing structure. This analysis is particularly timely as the current roof is 18 years into its expected 25-year lifespan, per Building Owners and Managers Association International (BOMA) Preventive Maintenance Guidebook. While roof replacement may have higher initial costs, it could prove more cost-effective in the long term by addressing both the thermal bridging issues and anticipated roof replacement needs simultaneously.

Financial Implications: Initial rough order of magnitude estimates place the cost of comprehensive remediation between \$1 million and \$3 million, depending on the selected approach. This project represents one of several significant unfunded maintenance needs within CBJ's portfolio of facilities. CBJ currently faces a substantial backlog of deferred maintenance projects, many of which present similar urgency and competing demands for limited capital improvement funds.

From: [Lacey Derr](#)
To: [Parks Rec](#)
Subject: Public Comment, Next Board Meeting
Date: Friday, January 10, 2025 11:12:48 AM

Good Afternoon,

My name is Lacey Derr and I live in the Mendenhall Valley. I am writing to the board in support to please address the deferred maintenance and repair of the Dimond Park Fieldhouse roof.

For my children's sports, I frequent the DPFH approximately 3-5 days a week . While walking the track last night, I was shocked to see just HOW MANY buckets were on the track to catch leaks. I counted 14. Additionally, some track users were using the buckets to spit into while exercising - and they frequently missed the buckets. I feel for DPFH staff who have to clean up these disgusting piles of phlegm loogies left by adults and those who use the buckets for trash.

The DPFH is an essential lifeline to this community serving countless sports groups, elderly and childcare associations, and provides fundamental access for our community to continue positive exercise during our winter months. It is showing the longer these repairs go unmade, the more buckets are applied to catch the leaks. The water damage will only compound and be more costly to repair the longer they go uncorrected.

I hope you strongly consider moving DPFH maintenance to the top of your priorities and begin sourcing the necessary funding for repairs as soon as possible.

Thank you very much for your time and consideration of this request.

Respectfully,
Lacey Derr

From: [Kasen](#)
To: [Parks Rec](#)
Subject: Field house roof leaks
Date: Thursday, January 23, 2025 7:44:16 AM

Hello,

My family uses the field house multiple times a week for soccer, midnight suns baseball, and walking the track. The roof has had leaks for at least a couple years now and I'm curious why the only thing being done is more buckets. Is there any plan in place to make permanent repairs? As a construction worker who worked on the initial project, I know that the longer leaks drip, the more damage they cause. Thank you

Kasen Spickler