



ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

April 24, 2023 at 12:10 PM

Assembly Chambers/Zoom Webinar

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

A. CALL TO ORDER

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. April 3, 2023 – Regular Meeting Minutes

F. ITEMS FOR ACTION

2. Ordinance Transferring \$7,026,038 to the Crisis Stabilization Capital Improvement Project (CIP)

(a.) Update on Emergency Department (ED) Addition Project

3. Funds Transfer to Pavement Management Capital Improvement Project (CIP)

4. Resolution of Support for EV Charging Infrastructure Grant

5. Funds Transfer to BRH Behavioral Health Facility Capital Improvement Project (CIP)

G. INFORMATIONAL ITEMS

6. Talkin' Trash: Summary and Next Steps

7. Juneau Douglas North Crossing (JDNC) Level 1 Screening

H. PWFC 2023 ASSEMBLY GOALS

8. PWFC Milestones for 2023 Assembly Goals

I. CONTRACTS DIVISION ACTIVITY REPORT

9. March 29, 2023 – April 20, 2023

J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

K. NEXT MEETING DATE

10. May 22, 2023 - Regular Meeting

L. SUPPLEMENTAL MATERIALS - NONE

M. ADJOURNMENT

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

PUBLIC WORKS & FACILITIES COMMITTEE
DRAFT - REGULAR MEETING
Assembly Chambers/Zoom Webinar
April 3, 2023

Section E, Item 1.

I. CALL TO ORDER

The meeting was called to order at 12:11 PM.

Members Present In-Person: Chair Bryson; Ms. Triem; and Mr. Smith.

Members Present Via Zoom: Ms. Hale.

Staff Members Present: Katie Koester, EPW Director; Denise Koch, EPW Deputy Director; Greg Smith, Contract Administrator; George Schaaf, Parks & Recreation Director; John Bohan, Chief CIP Engineer; Patty Wahto, Airport Manager; and Breckan Hendricks, EPW Admin Officer.

II. LAND ACKNOWLEDGEMENT

Mr. Smith read the City & Borough of Juneau Land Acknowledgement.

III. APPROVAL OF AGENDA - No changes or comments.

IV. APPROVAL OF MINUTES - No changes, minutes approved.

V. ITEMS FOR ACTION

A. Funds Transfer to Wastewater SCADA Improvements Project (CIP U76-124)

Ms. Koester briefly summarized the requested transfer to the Wastewater Supervisory Control and Data Acquisition (SCADA) Improvements project. She explained that SCADA system is ultimately the brain of the treatment plants and that it is being upgraded while the system is operational. The original budget was \$4.1 Million. Due to the complexity of the work and risk, an Alternative Procurement process for construction was approved by Assembly Ordinance Ord #2022-35, capping the construction costs at \$3.9M. At this time, we anticipate the construction to come in at just under \$3.9 Million. Additional design elements, contingency, and inspection, will bring the total project cost to \$5.9M.

Ms. Koester explained that CBJ is requesting about 30% of the total project costs. Ms. Koester reminded the Committee that this transfer would run parallel to the Assembly approving the final contract for construction services.

Mr. Smith asked for further clarification on the amount requested. Ms. Koester confirmed that \$4.1M was appropriated to the SCADA CIP. The ordinance did not appropriate anything, but capped the construction cost to \$3.9M. Ms. Koester confirmed that CBJ is requesting an additional \$1.8M in addition to the \$4.1M already appropriated. The contract with the CMAR contractor will be a little over \$3.8 M.

Ms. Smith inquired if the CIP that funds are transferred from would require more money.

Ms. Koester explained that the Mendenhall Wastewater Treatment Plan (MWWTP) Improvements CIP has funding added each year for funding multiple ongoing projects at MWWTP. She confirmed there's no specific project right now for which the Utility needs to ask for additional funds.

Mr. Smith Moved that Public Works and Facilities Committee recommend for approval at the full Assembly a transfer of \$1.8M TO the Wastewater WW SCADA Improvements CIP from the MWWTP Improvements CIP and asked for unanimous consent.

No objection, motion passed.

VI. INFORMATION ITEMS

A. Juneau International Airport (JIA) Electric Vehicle (EV) Charging Stations Update

Ms. Wahto presented on the Juneau International Airport's EV Charging Station update and their plans to apply for grants by the middle of 2024. Currently the JIA is looking at installing two (2) stations in the long term parking lot and two (2) stations in short term parking lot to provide Level 3 ability. The employee lot would likely be a Level 2 station, and the group continues looking into additional charging needs in the cellphone waiting lot. Ms. Wahto explained that other airports are have individual tenants put chargers into their leased areas. The JIA plans to work with rental car agencies to determine their needs.

Ms. Wahto shared that the JIA is not looking at doing fees at this time. JIA would not be charging while in the short and long term lots.

Ms. Wahto explained that during this process, the JIA evaluated the needs of the JIA Fleet equipment and determined that it is currently not feasible for their operations.

Ms. Triem asked if there's funding available now or if this is something they are pursuing.

Ms. Wahto confirmed they are looking at a separate grant for the units themselves. The parking lot bids are not in yet. They may need to adjust their scope to reduce their costs. They are prioritizing the infrastructure at this time.

Ms. Hale expressed concern that the need for EV charging will only continue to increase. She inquired if the infrastructure could accommodate additional charging stations in the future.

Ms. Wahto explained that additional spaces will be able to be added in the future as long as we are running the Level 3 electrical conduit.

Ms. Hale asked Ms. Wahto to follow up with the Juneau Commission on Sustainability Committee (JCOS) on the LEED exemption decision. She wanted to ensure that JCOS understands where we are on the items required in the LEED exemption.

Ms. Wahto confirmed that one of the JCOS members had been involved in some of the early discussions and that she's been in communication with Mr. Behnke. She acknowledged some conflicting opinions on the JCOS Committee and that they've

worked closely with the Juneau Electric Vehicle Association (JEVA) on this project. Wahto noted that she'd follow up with the JCOS Committee and would provide them with the memo from the packet.

Mr. Bryson shared concerns about the availability of the chargers when there are only two spots per lots. He also asked how the airport would enforce customers from unplugging other vehicles.

Ms. Wahto shared that the likelihood of an individual unplugging an EV to use the charger for their own vehicle would be unlikely due to the physical placement of the spot and charger. She also explained that the JIA would continue to monitor usage once the stations are in use. Should the data show an increased need, the conduit would allow for additional spaces to be added.

B. Centennial Hall Ballroom Renovation

Ms. Koester explained that this memo is to inform the Committee and Assembly about the additional scope of work to the Centennial Hall Ballroom Renovations. Originally the project budget was tight. However, since then, the Assembly appropriated enough funding for additional scope. These upgrades include the fire alarm system, security cameras, a public announcement system, and a floor scrubber. Ms. Koester explained that these are necessary additions and that incorporating them into this project will eliminate the need to close the facility later. Ms. Koester explained that the estimated additional scope is \$650,000 and that CBJ proposes these funds come from the \$2.85M in Temporary 1% Sales Tax that was appropriated to the projected through the FY23 CIP.

No questions from the PWFC Committee.

C. Talkin' Trash Update

Ms. Koch shared that with the support of PWFC Chair Bryson, a worksession had been scheduled for a designated 2 hours on Talkin' Trash. Panelists, such as Alaska Waste, Waste Management, SOA DEC, and hopefully the Regulatory Commission of Alaska and CBJ Department of Law will be attending. Questions specific to each group will be asked of the panelists. There will be a brief presentation on Waste 101 and then there will be an opportunity for public participation.

Ms. Koch and Mr. Bryson encouraged the public to submit comments in advance and to attend.

Ms. Hale acknowledged her appreciation for Chair Bryson prioritizing this for Juneau's Community.

Mr. Bryson shared that the worksession was scheduled for April 6th at 3:00PM.

D. Basin Road Trestle Closure Update

Ms. Koester provided a brief summary of the damages to the Basin Road trestle due to the rock fall. She explained that the trestle is safe for pedestrians, but it is closed to vehicular traffic. The trestle may be closed through May and possibly in June. She

added the trestle will be closed to both pedestrians and vehicular traffic during construction hours. Bids are not in yet, but we estimate \$100,000.

Ms. Triem inquired what construction hours are and asked if there’s a vendor that does tours up Basin Road.

Ms. Koester explained that because we haven’t hired a contractor yet, we don’t have construction hours yet. She shared that the longer the construction day, the faster the repairs will occur. She noted that CBJ would communicate with the public various ways to provide notice of the closure.

Ms. Koester confirmed that CBJ is aware of one tourism company that uses the trail and that they’ve been kept informed.

Mr. Bryson inquired if there are guided hikes up Basin Road. He also asked if there’s an alternative route that CBJ has considered.

Mr. Bohan stated that there’s really no alternative route. It’s a one-way in one-way out area. He shared that this project should only cause a short term closure, but if additional delays are anticipated they may look further into alternative routes for pedestrian traffic.

Mr. Schaaf confirmed that there are no current commercial uses of the trail for hiking.

VII. PWFC 2022 ASSEMBLY GOALS

Ms. Koester provided updates on item #2 (Pursue and Plan for West Douglas and Channel Crossing). She shared that the DOT project is working on their level 1 screening with DOWL to determine which alternatives will be eliminated with consideration to the public input received. An update at a future PWFC or another community event will be held once they are at the level 2 screening.

Ms. Koester shared that as part of the Assembly’s focus on deferred maintenance, Calhoun Ave. is closed today for about two months.

Ms. Koester shared that the greenhouse gas report will come out for public comment in mid-April.

Ms. Koester shared that the PWFC can expect in a future meeting an EV Charging Infrastructure Grant update.

VIII. CONTRACTS DIVISION ACTIVITY REPORT

March 3, 2023, to March 28, 2023

IX. NEXT MEETING DATE

Next Regular Meeting will be April 24, 2023 - 12:10 PM

X. ADJOURNMENT

The meeting adjourned at 12:47 PM.

Presented by: The Manager
Introduced: April 17, 2023
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-06(b)(AQ)

An Ordinance Transferring \$7,026,038 from CIP B55-087 Emergency Department Addition to CIP B55-080 Crisis Stabilization, and Deappropriating \$7,026,038 from the Manager for the Crisis Stabilization Capital Improvement Project.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$7,026,038 be transferred:

From: CIP

B55-087	Emergency Department Addition	(\$ 7,026,038)
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To: CIP

B55-080	Crisis Stabilization	\$ 7,026,038
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Section 3. Source of Funds - Transfer

Hospital Revenue Bond Proceeds	\$ 7,026,038
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Section 4. Deappropriation. There is deappropriated from the Manager the sum of \$7,026,038 for the Crisis Stabilization Capital Improvement Project (B55-080).

Section 5. Source of Funds - Deappropriation

Hospital Funds	(\$ 7,026,038)
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Section 6. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2023.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

To: Board of Directors of Bartlett Regional Hospital
From: Sam Muse, CFO
Subject: Funding Strategic Initiatives

April 21, 2023

◆ ISSUE

As part of Bartlett's phased approach to financial sustainability, management continues to review all strategic initiatives to ensure our capital is aligned in a way that will maximize our financial flexibility to ensure we can meet the needs of the community not only for today but, more importantly, for the years to come.

◆ BACKGROUND

Construction Improvement Projects:

As part of this review, management has assessed all Capital Improvement Projects initiated by Bartlett that have cash appropriations through Assembly action. Currently, those projects include:

- Administration Building Siding (\$43,000 in Fund Balance available)
- Crisis Stabilization (\$500,000 in Fund Balance available, expected to be fully spent very soon)
- Study-Secondary campus Access (\$88,000 in Fund Balance available)
- **Deferred Maintenance (~\$3.5M in Fund Balance available)**
- **Emergency Department Addition (\$12M in Bond Funds available, project not yet underway)**
- Bartlett Parking Study (\$72,000 in Fund Balance available).
- Bartlett CT/MRI Replacement (\$600,000 in Fund Balance available, project underway)

Of these projects, only the Emergency Department Addition has funds that could reasonably be altered/delayed in a way that would meaningfully improve Bartlett's flexibility going forward. The remainder of the projects are too far along in their progression and/or simply don't have significant amounts of monies left in them. The other project that Bartlett could potentially access is Deferred Maintenance. However, deferred maintenance, by nature, includes many items that aren't discretionary to the hospital and will need to be addressed.

That said, the Emergency Department Addition project is ramping up, with subcontractors to be awarded soon. And the Hospital is incurring costs weekly related to activity. These costs will increase in the coming weeks as the project continues to move forward. The longer we continue, the more difficult it becomes to alter or delay.

Bond Funding:

In March of 2022, Bartlett Hospital issued \$21,497,218 in revenue bonds. Of this issuance, \$8,000,000 was appropriated to the Crisis Stabilization project, \$12,000,000 was appropriated to the Emergency Department Addition project, \$1,358,000 was placed in a bond reserve account, with the remainder paying issuance costs. This has left the hospital with almost \$39,000,000 in bond debt and annual payments (principal & interest) associated with that debt totaling \$3,000,000.

Bartlett Regional Hospital

The following is a summary of changes to long-term debt for the year ended June 30, 2022:

	Beginning Balances	Additions	Reductions	Ending Balances	Amounts Due Within One Year
Bonds payable:					
2013 Hospital revenue refunding bond	\$ 7,500,000	\$ -	\$ (910,000)	\$ 6,590,000	\$ 945,000
2021 Hospital revenue refunding bond	10,760,000	-	(90,000) I	10,670,000	175,000
2022 Hospital revenue refunding bond	-	18,775,000	-	18,775,000	370,000
Bond premium	139,484	2,722,218	(94,095)	2,767,607	295,026
Total bonds payable	<u>\$ 18,399,484</u>	<u>\$ 21,497,218</u>	<u>\$ (1,094,095)</u>	<u>\$ 38,802,607</u>	<u>\$ 1,785,026</u>

Annual debt service requirements to maturity are as follows:

Year Ending June 30	Principal	Interest	Total
2023	\$ 1,490,000	\$ 1,376,069	\$ 2,866,069
2024	1,770,000	1,313,196	3,083,196
2025	1,845,000	1,236,919	3,081,919
2026	845,000	1,157,262	2,002,262
2027	1,930,000	1,114,939	3,044,939
2028 - 2032	10,815,000	4,683,738	15,498,738
2033 - 2037	10,750,000	2,623,784	13,373,784
2038 - 2042	6,590,000	855,750	7,445,750
	<u>\$ 36,035,000</u>	<u>\$ 14,361,657</u>	<u>\$ 50,396,657</u>

Bartlett has rate covenants associated with all revenue bonds. These covenants require that Bartlett Hospital's revenues less the cost of operations and maintenance must be at least 115% of the annual debt service (principal + interest) of the hospital. In short, the Hospital would need to generate about \$3,450,000 in income a year to satisfy these requirements. Certain items included in accrual accounting measures of income, such as depreciation, can be added back to achieve this goal. However, Bartlett hospital is currently on pace to lose \$10,000,000 on an accrual basis. Even adding back depreciation, that will still leave the Hospital well short of breakeven and even shorter from the \$3.45M needed to meet our covenants.

The operating losses as well as the already heavy debt load will make it more difficult to access the bond market in a meaningful way in the immediate future. Additionally, any bonds that we might be able to obtain soon would be risk adjusted, meaning likely higher interest rates to reflect additional risk that any lender would take on. Furthermore, any debt that the Hospital takes out in the private market, which would be quicker and easier to access, would generally have shorter durations of payback and, again, higher interest rates. This is not to say that Bartlett couldn't access the market, but management believes it could be costly to do so at this time. And certainly, with more debt, more of future free cash flows would also be used in paying interest on that debt.

Cash Position:

As of December 2022, Bartlett had \$40,000,000 in unrestricted cash with which it can fund operations, capital purchases and fund other strategic initiatives. This reflects a roughly \$13,000,000 decrease in unrestricted cash from a year earlier. Additionally, over the last several months, Bartlett Hospital has seen decreases in cash from operating the hospital on a day-to-day basis.

As addressed earlier, Bartlett has ~\$16,000,000 of cash restricted for use in capital projects initiated by Bartlett and appropriated through the Assembly. The cash in capital projects generally has two flavors, bond funds and Bartlett fund balance. And, of those two flavors, bond monies make up about \$12,000,000 and sit entirely in the Emergency Department Addition project. Without any action by the board and/or Assembly, these funds will go to zero in the next year as the projects complete.

Strategic Initiatives Priorities:

Within the last several months, many new initiatives have presented themselves to Bartlett, including Wildflower Court, Home Health and Hospice, and the potential to bolster Bartlett's specialty clinics. With Bartlett's resources to pursue these initiatives thinning, it has become more imperative to ensure we apply our capital strategically. Each initiative that we undertake will have a different impact on our community, our culture, and our financial sustainability. And, certainly, many of these projects come with a cost to implement, with the hope they bolster the Hospital in differing ways for years to come. However, Bartlett is at a juncture where it will be difficult to pursue many large initiatives simultaneously. So, these initiatives must be weighed against each other.

Again, of the strategic initiatives currently underway, the Emergency Department project represents the most significant opportunity for reassessment. The project, as initially outlined, would cost \$17,000,000 to construct. Currently, there are \$12,000,000 in bond funds appropriated to the project. To complete, assuming some success in value engineering or reducing the scope of the project, it would still be necessary for Bartlett to appropriate another \$3,000,000 - \$5,000,000 in unrestricted cash to the project. This money would come from the current \$40,000,000 balance, reducing it to \$35,000,000 - \$37,000,000. If Bartlett were to pursue other strategic initiatives in conjunction with the Emergency Department, utilizing cash to do so, we would potentially reduce our cash position to anywhere between \$20,000,000 and \$25,000,000, depending on the final cost of those projects. At average daily operating expenditures of \$350,000 for the Hospital, this represents around 2-months of operating expenditures.

Alternatively, if the Emergency Department project did not move forward, the bond funds currently appropriated to the project could be used elsewhere. The real opportunity in this scenario would be that there is currently \$7,000,000 in unrestricted funds appropriated to the Crisis Stabilization project that management believes we would be able to substitute with some of the remaining bond funding. By pulling the unrestricted funding back, this would bolster Bartlett's unrestricted cash balance, increasing it to ~\$47,000,000. Moreover, there would still be a remaining \$5,000,000 in bond funds available without a purpose. In discussions with Bond Counsel regarding these bonds, management believes the remaining funding could be used in a wide variety of ways, including potential capital software implementations or virtually any phase of a future capital need that may arise, including ones associated with the Emergency Department.

◆ OPTIONS

As part of the phased approach to financial sustainability it is necessary to review all current and potential projects moving forward to ensure that they both align with the strategic vision of the hospital including promoting the long-term sustainability of the hospital.

Given the changing the changing landscape with strategic initiatives and the financial state of the hospital, it is imperative that the Board discuss the merits of each project and prioritize them, to ensure pressing projects receive the first infusion of capital and are nurtured first.

Senior Leadership Team recommendation:

Senior Leadership recommends that the Emergency Department Addition project be put on hold indefinitely, pending further deliberation regarding strategic initiatives and best allocation of immediate resources given the current environment.

FEBRUARY 28th, 2023 Bartlett Hospital Board of Directors Meeting

CFO Report – Mr. Muse provided a high-level overview of the phase three financial sustainability plan. Strategic initiatives currently underway, funding, and debt identified. ED remodel and deferred maintenance funds discussed. ED remodel currently has \$12 million in bond funding and represents the only strategic initiative we could potentially delay that could be of some benefit to the hospital going forward. The overall financial position of both the debt and cash side provided. BRH currently has \$38 million in debt. \$21 million in bonds were issued last March, \$12 million went to the ED project, \$8 million went to the crisis stabilization project. We have \$3 million of debt service that we have to pay yearly for principal and interest. There are rate covenants on our debt obligations for revenue bonds that we are not going to meet this year. Violating rate covenants will make it difficult for BRH to get bonds and debt funding in the future. BRH currently has about \$40 million in unrestricted cash. Moving ahead with the ED project would require us to use \$3 – 5 million more of that unrestricted cash for the project, leaving us with \$35 – 37 million in unrestricted cash and \$38 million in bonds outstanding. If we delay the ED project, we have an opportunity to use the bond funding currently sitting in that project and replace some of the unrestricted funds already contributed to the crisis stabilization project. Pulling back unrestricted funding would bolster the unrestricted cash balance increasing it to \$47 million and would still leave \$5 million in bond funds available without a designated purpose. In discussions with Bond Counsel regarding these bonds, management believes the remaining funding could be used in a wide variety of ways, including potential capital software implementations or virtually any phase of a future capital need that may arise, including ones associated with the ED. As part of the phased approach to the financial sustainability it is necessary to review all current and potential projects moving forward to ensure they align with the strategic vision and promotes the long-term sustainability of the hospital. Given the changing landscape with strategic initiatives and the financial state of the hospital, it is imperative that the board ensure pressing projects receive the first infusion of capital and are nurtured first. Senior Leadership recommends that the ED addition project be put on hold indefinitely, pending further deliberation regarding strategic initiatives and best allocation of immediate resources given the current environment. Discussion held about time limits to make this decision and for spending the \$5 million bond. Time is of the essence in making a decision to delay the project or not. There is no time limit for spending the bond, but we must make sure we aren't earning interest on it. Dr. Jones stated this ED project is about serious patient and staff safety issues. He identified no place to hold violent psychiatric patients, lack of negative pressure rooms for patients with respiratory illness and not being able to see patient rooms from the nurse's station as examples of very serious safety concerns. He expressed frustration that projects not related to patient and staff safety are moving forward. In response to Ms. Knapp, Mr. Keith reported we can not afford the project as currently planned but these safety concerns need to be addressed. Any remaining funds need to be earmarked to address these issues. Mr. Rumsey stated if we substantially change the current project, we would be required to cancel the current contracts and start over by identifying a different scope of work that addresses safety concerns including the ones Dr. Jones identified. Actual anticipated construction costs for the current plan continue to go up as we near 65% of this current design. Mr. Mertz initiated discussion about current plans for negative pressure rooms included the whole wing of the hospital, not just the ED, and how much time it would take to develop and begin construction on a new design. Ms. Johnston initiated conversation about funding sources if the ED expansion project is delayed and the consequence of

moving ahead. She stated we need to come up with a compromise as soon as possible that allows BRH to maintain some integrity of its cash balance and still addresses these safety concerns. Mr. Solomon-Gross noted the city architects are frustrated with BRH due to the changes for this project. Dr. Jones stated his passion is for having a safe environment for patients and for people to work in. Mr. Mertz expressed support for management's suggestion to postpone the project. Mr. Keith initiated discussion about use of crisis stabilization funds and possible alternate funding sources. He stated staff needs to get creative and develop plans to address these issues. Discussion held about whether a decision to move forward or not needs to be made tonight.

MOTION by Mr. Mertz that the Bartlett Regional Hospital Board of Directors approve postponing the currently envisioned ED addition indefinitely and request staff to, with all due haste, re-evaluate and come back with a redesigned, skinnier plan that focuses on these safety issues for us to consider going forward. Ms. Knapp seconded. Dr. Jones requested a roll call vote. Mr. Mertz stated this is not a placation, Dr. Jones has identified very serious issues that need to be addressed but this project is just not feasible right now. Ms. Layne asked if the board has talked about Dr. Jones' potential conflict of interest. Mr. Solomon-Gross stated that Dr. Jones has declared a vested interest and is very passionate about this project. He asked the board if anyone had any objection to Dr. Jones participating in the conversations about this project. No objections made. Dr. Raster is new to the board and feels that he has limited information. Ms. Petersen asked if the decision can be postponed. Discussion held about appropriate motion needed to postpone discussions until a later date.

Privileged MOTION made by Mr. Geiger that the Bartlett Regional Hospital Board of Directors postpone discussions and making a decision about delaying the ED addition project until March 17th. Dr. Raster and Ms. Deering support postponing this decision. Mr. Mertz reported BRH had much more flexibility to make this decision a month ago but is very limited at this point. By not making a decision, the board is making a decision. Mr. Keith stated he does not expect to see significant improvements in the financials in the next 4 months without dramatic structural change. A meeting in two weeks will bring the same conclusion, BRH cannot afford this project. Mr. Solomon-Gross agrees that not much is going to change in the next two and a half weeks. Mr. Muse would not recommend moving forward with this project even absent the other strategic initiatives. Ms. McDowell appreciates the staff and patient safety concerns of the ED and acknowledges these issues need to be addressed but she does have concerns about moving ahead with the project. The potential risk of moving ahead could have a much bigger, negative effect on staff. Mr. Solomon-Gross called for a vote. Roll call vote taken, MOTION failed 9-1. (Dr. Jones the only vote for postponing discussions and making a decision.)

Mr. Solomon-Gross requested a roll call vote for the original **MOTION by Mr. Mertz that the Bartlett Regional Hospital Board of Directors approve postponing the currently envisioned ED addition indefinitely and request staff to, with all due haste, re-evaluate and come back with a redesigned, skinnier plan that focuses on these safety issues for us to consider going forward. Roll call vote taken, Motion passed 8 – 1. (No vote by Dr. Jones.)** Mr. Solomon-Gross requests Mr. Muse provide the board with the dollar amount already spent on this project.

To: CBJ Public Works and Facilities Committee
From: Sam Muse, CFO Bartlett Regional Hospital
Subject: ED Addition Project Update

April 21, 2023

◆ ISSUE

At the February 28th, 2023, Bartlett Regional Hospital Board of Directors meeting, the board approved a motion “postponing the currently envisioned ED addition indefinitely and request staff to, with all due haste, re-evaluate and come back with a redesigned, skinnier plan that focuses on these safety issues for us to consider going forward.”

◆ BACKGROUND

In the last several years, Bartlett Hospital has identified potential patient and staff safety concerns within the Emergency Department. To address these concerns, Bartlett developed a project that would change the flow of patient care, create improvements to access for patients and emergency responders, add and convert specialty patient rooms (including rooms configured specifically for Behavioral Health patients), overhaul airflow systems and create negative-pressure triage and treatment spaces, and strategically relocate staff workstations, among other improvements.

Through the Assembly, Bartlett moved this project forward, with the scope detailed above, at a cost of \$17,000,000. In March of 2022, Bartlett sold \$21M in bonds, \$12M of which were appropriated to this project. To complete the project, as planned, it would have been necessary for Bartlett to appropriate an additional \$5,000,000 in unrestricted cash to the project.

Considering Bartlett’s current financial situation, Bartlett’s Board of Directors made a difficult decision to delay the project, instructing Senior Leadership to identify the top safety concerns, prioritize and attempt to secure partner funding to help aid in the eventual completion of a project.

◆ CURRENT STATUS

The Hospital Board Quality Committee directed Bartlett leadership to reevaluate and prioritize the safety concerns within the Emergency Department. Bartlett leadership has engaged stakeholders, completing a survey inquiring about both employee and patient safety within the Emergency Department and how the hospital might best address those concerns. Furthermore, the Quality Director and team are reevaluating safety data/measures within the Emergency Department to help round out our understanding of the most pressing safety concerns.

After the deappropriating ordinance was approved by the board, there are \$3M in bond proceeds still designated to the project. Additionally, Bartlett has applied for several large capital grants, in hopes of leveraging both State and Federal partners to help us complete this important project. Bartlett made a request through Senator Murkowski’s office, seeking capital HRSA funds to help close the funding gap. If awarded, we estimate that the funding would be about \$5M. Bartlett has also applied to the Denali

Commission's infrastructure fund. Awards through this fund can be as high as \$2M, though the typical award is less.

As Bartlett reestablishes the priorities around safety, solutions to address them and funding sources, we will continue to work with CBJ Engineering and Architects Alaska to shape a redesigned project that we believe will be of great value to our employees, patients, and the community.



DATE: April 24, 2023

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

SUBJECT: Funds Transfer to Pavement Management Capital Improvement Project (CIP) R72-128

Staff requests the transfer of \$75,000 to the Pavement Management CIP (R72-128) for culvert replacements and drainage improvement needed prior to repaving Montana Creek Road from Back Loop Road to near the intersection with Arctic Circle. The funds would be transferred from the Areawide Drainage Improvements (CIP R72-136), which is specifically designated to cover drainage issues such as these. The Areawide Drainage CIP will have sufficient remaining funds (~\$280k) to continue working on drainage improvement projects.

The Alaska DOT "gave" Montana Creek Road to the CBJ to own and maintain after rebuilding it in 2006. The pavement is distressed and failing and the metal culverts installed under and along Montana Creek Road in 2006 are also failing, with the bottoms rusted out of most of them.

Repaving and drainage repairs of this segment of Montana Creek Road is estimated at \$550,000 and will be bid this summer to be awarded as soon as FY24 CIP Funds are available for hopeful completion prior to this fall.



Action Requested

Staff requests the transfer of \$75,000 from The Areawide Drainage Improvements (CIP R72-136), to the Pavement Management CIP (R72-128) be forwarded to the full Assembly for approval.



DATE: April 24, 2023

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Alan Steffert, Engineer

SUBJECT: Resolution of Support for EV Charging Infrastructure Grant

Currently, Juneau has around 40 public accessible EV chargers, mostly Level 2. Over half those chargers are operated by CBJ.

A major federal funding opportunity for expanding and enhancing EV charging infrastructure was announced March, 2023, through the U.S. DOT Charging and Fueling Infrastructure Discretionary Grant Program (CFI Program). The CFI program was created by the Bipartisan Infrastructure Law to strategically deploy publically accessible electric vehicle charging infrastructure. Individual grants range from \$500,000 to \$15 million. There is a 20% local match requirement. Grants are competitive, and applications are due May 30, 2023.

To take advantage of this new funding opportunity CBJ staff are working with Devon Kibby, of Alaska Electric Vehicle Association, to draft a grant application for expanding and improving Juneau's EV charging network. In order to be grant eligible, all charger sites must be publically accessible. Existing and potential charger sites have been identified in Douglas, Downtown, Salmon Creek, Lemon Creek, Mendenhall Valley, Auke Bay and out the road. A major criterion for final site selection is proximity to underserved areas. The grant also requires a minimum of four EV chargers be installed at each site. If 6 new sites were developed, 24 new chargers would be added to the existing charger network.

Another consideration is that bigger electric vehicles with larger batteries (e.g. pickup trucks) are being seen more frequently in Juneau. EV trucks require more powerful and faster chargers (Level 3, or DC Fast Chargers) than the typical Level 2 charger. DC fast chargers are complicated expensive pieces of equipment to buy (\$100K +) and require costly electrical infrastructure (480v) to run. The CFI Grant provides the opportunity to cover the 80% of the significant capital cost of purchasing and installing DC fast chargers at suitable proposed sites, and provides for a portion of the maintenance/operations costs for the first five years of operation. Additional Level 2 chargers (\$1K +) will be installed adjacent to DC fast chargers as needed to meet the four charger per site requirement.

A preliminary budget for drafting a EV charging plan and implanting the EV charging network expansion is estimated at \$5 million (\$4 million federal + \$1 million CBJ).

Action Requested

Move to approve forwarding draft Resolution 3027 to the Assembly for consideration.

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Presented by: The Manager
Presented:
Drafted by:

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3027

**A Resolution in Support of the City and Borough of Juneau’s
Application for the Charging and Fueling Infrastructure Grant and
Committing to Providing a Match of up to \$1,000,000 if the Grant is
Successful.**

WHEREAS, the United States Department of Transportation is soliciting applications for its Charging and Fueling Infrastructure (CFI) discretionary grant program; and

WHEREAS, this competitive grant program was created to strategically deploy publicly accessible electric vehicle charging and alternative fueling infrastructure in places people live and work; and

WHEREAS, the Bipartisan Infrastructure Law provides \$2.5 billion over five years for the program with \$700 million in the first round of funding to strategically deploy electric vehicle and other fueling infrastructure in urban and rural communities; and

WHEREAS, the program is divided into two categories: 1) Community and Charging and Fueling Grants (a program available to communities) and 2) Alternative Fuel Corridor Grants (administered by the State through Alaska Energy Authority in Alaska); and

WHEREAS, the Alternative Fuel Corridor program for Alaska is currently dedicated to developing the corridor between Anchorage and Fairbanks as phase one; and

WHEREAS, subsequent phases of the Alternative Fuel Corridor Program will not be developed until rail belt transportation corridors are built out; and

WHEREAS, it is timely and strategic for Southeast and Juneau to apply for the Community Charging and Fueling grant program; and

WHEREAS, there is \$350 million set aside for Community charging and Fueling grants nationwide; and

WHEREAS, individual grants range from \$500,000 to \$15 million; and

WHEREAS, the City and Borough of Juneau is a regional and state leader in vehicle electrification; and

WHEREAS, according to the Alaska Energy Authority, half of the registered electric vehicles in the State of Alaska are registered in Juneau; and

WHEREAS, Juneau is in a position to take advantage of electric vehicle technology with its clean hydropower source of electricity and limited road miles; and

WHEREAS, the City and Borough of Juneau Assembly has a longstanding commitment to encouraging electric vehicles, most recently installing 10 publicly accessible charging stations on publicly available CBJ property; and

WHEREAS, this grant would allow the City and Borough of Juneau to develop a comprehensive plan for electrification in our community that includes:

- Providing charging for garage orphans;
- Providing accessible charging stations in underserved areas;
- Providing charging for larger vehicles as they enter the market and require additional power demands that homes cannot easily provide;
- Providing a strategy for end of life and batteries that does not contribute to our solid waste issues;
- Provide a strategy for electrification of commercial and government fleets; and

WHEREAS, this grant will also provide for the installation of publically accessible charging stations in neighborhoods across Juneau including Douglas, Downtown, the Valley, and Lemon Creek; and

WHEREAS, this grant is an opportunity to provide comprehensive changing to our community that will greatly expand the ability of our residents to own and operate electric vehicles; and

WHEREAS, the City and Borough of Juneau plans on applying for up to \$5 million dollars to plan and implement a comprehensive electric vehicle charging plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The City and Borough of Juneau Assembly supports the application to the United States Department of Transportation Charging and Fueling Infrastructure (CFI) discretionary grant program for an Electric Vehicle Charging Infrastructure Plan and implementation.

Section 2. If successful, the City and Borough of Juneau pledges to match an application with up to \$1 million in local match.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____ 2023.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



DATE: April 24, 2023

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Funds Transfer to BRH Behavioral Health Facility Capital Improvement Project (CIP) B55-080

Staff requests the transfer of \$200,000 to the BRH Behavioral Health Facility CIP (B55-080) to finish out the project, which is scheduled to be substantially complete on May 15, 2023. The current total project budget is \$17.75M. This transfer would bring the project total to \$17.95M. Estimated cost of construction at completion is \$15.0M. The additional funding will cover the projected balance of construction costs, construction inspection, CBJ staff time and project contingency for unanticipated minor changes. This transfer request has been recommended by the BRH Planning Committee and is moving forward to the BRH Finance Committee on April 24, and will be reviewed by the BRH Board of Directors on April 25.

This project has faced many challenges since the Notice to Proceed was issued in April of 2021, ranging from owner requested additional scope, pandemic related material escalation and supply chain issues, and labor availability issues. In accordance with CBJ Resolution 2670, this project is subject to a Project Labor Agreement. The Union's inability to furnish labor to this project has incurred additional costs to the project (at least \$40,000 to date), as the Contractor has had to import labor from Anchorage and Washington to keep the project on schedule. Furthermore, as the project has passed the two-year mark, Alaska Statute 36.05.010 requires that the prevailing wage rates be updated to the most current schedule issued by the Department of Labor.

Projected total funds needed to complete the project are \$392,000. \$192,000 of this amount will be addressed by remaining contingency within the project. Therefore this transfer request of \$200,000 is before you.

The funds would be transferred from:

- B55-078 RRC Detox Addition. This project is complete and has a remaining balance of \$4,716.
- B55-081 Study-Secondary Campus Access. This project has a remaining balance of \$88,479. This CIP was initiated in July 2020 and has only had \$1,521 in financial activity.
- B55-086 BRH Deferred Maintenance has unallocated funds of \$1.4M.

Transfer from:	
B55-078 RRC Detox Addition	(\$4,716.26)
B55-081 Secondary Campus Access	(\$88,478.97)
B55-086 BRH Deferred Maintenance	(\$106,804.77)
Total:	(\$200,000.00)
Transfer to:	
B55-080 Crisis Stabilization	\$200,000.00

Funding Source: Bartlett Hospital Fund Balance

Action Requested

Staff requests the above transfer of \$200,000 be forwarded to the full Assembly for approval at the May 5, 2023 Assembly meeting.

Funding History

Funding at Time of Bid February 2021	\$9,500,000	
May 2021	\$2,750,000	Appropriation to fund additional floor after Bid Award
July 2021	\$1,500,000	FY22 CIP
February 2022	\$4,000,000	Appropriation for Cost Impacts due to added scope, material escalation and supply chain issues.
Current Total	\$17,750,000	
April 2023	\$200,000	Transfer Request, continued material escalation, labor availability, scope change
Total after Transfer	\$17,950,000	



DATE: April 24, 2023

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Denise Koch, Deputy Director Engineering and Public Works

SUBJECT: Talkin' Trash: Summary and Next Steps

The Talkin' Trash meeting on April 6th provided a wealth of information from which to continue to work on solid waste issues in the community.

Meeting Findings:

Current landfill: 20 years of life left (from WM)

Transfer station:

- If landfill closes and there are no alternatives in place, a transfer station will need to be built to ship waste out
- WM has no plans to build one at this time
- The CBJ can also build their own transfer station

Landfill expansion:

- Much less costly than building a new landfill
- Would have to adhere to the permit conditions of the current landfill, and not a newly constructed landfill
- Only expansion options are encroaching on wetlands, but may still be possible

New landfill:

- A new landfill could cost around \$20-40 million
- Finding a suitable location for a new landfill will be tough. There's often citizen resistance.
- If constructed, a new landfill will have higher environmental standards than the current landfill, which was grandfathered in when new standards were developed

Incinerator:

- Incinerators need to be continually run, and Juneau does not provide enough trash for this option to be operationally or economically feasible
- WM estimates an incinerator would cost around \$500-700 million to construct

Regulatory Options:

- Municipalities or other private entities can apply to the Regulatory Commission of Alaska (RCA) for a Certificate of Public Necessity and Convenience (Certificate) to haul waste
- CBJ can't regulate a privately owned landfill directly (except for policies that affect all businesses generally)

- Fines for illegal dumping are \$5-250 for a first offense, and a maximum of \$500 per subsequent violation. Note: There is no daily penalty.

Recycling:

- The RecycleWorks program is at or near maximum capacity
- In order to get a higher diversion rate, the recycling center would need to be expanded, or a new process will need to be developed
- Juneau provides high quality recycled materials (both from Recycleworks and co-mingled collected by Alaska Waste).

Waste Collection:

- Alaska Waste provides services to approximately 8,100 single family homes, which is about 91% of total single family households.
- Call Alaska Waste for quotes on item pick-up. Prices vary by size and material.

Follow-up:

Other SE Alaska Communities:

- Most local governments hold the Certificate for waste hauling
- Many local governments have solid waste ordinances and policies.

Solid Waste Management Strategy, February 2008 (Excerpts from the Executive Summary¹):

- The recommendations are intended to be considered, approved, and implemented as integrated package instead of on an item-by-item basis.
- Recommendations 3, 4, and 5 are the essential basis for the other recommendations and for the overall solid waste management strategy.
 1. Continue to Use Waste Management (WM) Landfill for Disposal ✓
 - a. Status quo
 2. Hire Solid Waste Coordinator ✓
(Stuart Ashton – RecycleWorks Operations Manager)
 3. Adopt Policy on Universal Trash & Recycling Collection Service ✗
 4. Transfer Arrow Refuse (Now Alaska Waste) RCA Certificate to CBJ ✗
 5. Form Contractual Partnerships Between CBJ, Arrow Refuse, & Waste Management ✗
 6. Secure Land for Multi – Purpose Materials Recovery Facility (MRF) ✓
 - a. Zero Waste Subdivision at Lemon Creek

Waste Characterization Study:

- Creates a baseline of the types of materials the community is disposing of
- Useful in discovering any unexpected waste materials
- Approximately \$50,000 for a community-wide study.

Actions Requested

- 1) Requested Action: Discuss and provide direction to staff on researching the process and implications of pursuing a Certificate for waste hauling

Ensurance: CBJ Solid Waste Strategy Executive Summary – February 2008

¹ <https://juneau.org/wp-content/uploads/2018/07/CBJSolidWasteStrategyExecutiveSummaryFeb2008.pdf>

City and Borough of Juneau

Solid Waste Strategy

Executive Summary

February 2008

Prepared by

WIH RESOURCE GROUP
Environmental & Logistical Solutions™

In association with



City and Borough of Juneau Solid Waste Strategy Executive Summary

Background

In early 2007, the City and Borough of Juneau (CBJ) retained WIH Resource Group (WIH) to assist with conducting a long range solid waste management strategy and alternatives analysis. In order to achieve the City's objectives, the project work was performed in two phases. Phase one consists of information gathering and preliminary analysis and Phase Two work consists of identifying, analyzing and making recommendations on alternatives.

The final report provides a strategy for implementing environmentally prudent and cost-effective integrated solid waste management components to enhance or upgrade the CBJ's existing solid waste management and recycling systems. The strategy begins with an overview of the CBJ's existing solid waste management system and the subsequent sections of the strategy discuss individual solid waste programs in detail.

Some driving factors resulted in prompting the City to undertake this long-range solid waste management strategy and alternatives analysis. Specifically, in 2004 the private landfill operator ceased operations of its two incinerators (that had been operating for approximately 20 years) and returned to direct landfilling of the CBJ's solid waste. This forced the City to become more involved in solid waste and special waste management such as disposal of medical waste.

Since the closure of the incinerators, the landfill is growing and a mound of solid waste is visible from the adjacent highway and is generating interest from the public. Items of concern include the visual impact of the landfill mound as well as the long-term environmental effects of direct solid waste disposal near the wetlands of Lemon Creek. The incinerator closure has also meant that more birds have been attracted to the landfill, causing concern for aircraft safety, as the airport is located nearby. These visible solid waste issues were the impetus for the project. In addition, a large segment of the community continues to push for increased opportunities to recycle.

The data, information, analysis, conclusions, and recommendations in the Solid Waste Strategy consider the planning period from 2007 to 2030.

The original Request for Proposals (RFP) issued by the CBJ for a Solid Waste Management Strategy stated the Strategy should address methods of achieving Juneau's commitment to integrated solid waste management practices as expressed in the Comprehensive Plan and Assembly Resolution 1433 (March 19, 1990). Those practices are, in order of priority:

- Waste reduction,
- Recovery / recycling of resources,
- Recovery / recycling of heat or electricity from waste incineration,
- Treatment and processing of waste to reduce volume,
- Waste incineration, and,
- Landfilling in an environmentally sound manner

Given these priority objectives, two key questions were considered and contemplated by the WIH Resource Group Project Team, the SWWG and the CBJ staff throughout the course of the project as follows:

1. What is the future role and involvement of CBJ in solid waste management?
2. What form of "control" should the CBJ have over solid waste management and what is the rationale for this?

The central conclusion is that under present circumstances the CBJ has only marginal control and leverage in the present solid waste system and this is not consistent with having extensive public policy expectations, priorities, and objectives for solid waste management.

Solid Waste Strategy Planning Process

The WIH Project Team developed the Solid Waste Strategy by visiting Juneau on four separate trips and having discussions with public and private sector representatives about solid waste management conditions and needs. There was ongoing cooperation and coordination with the various representatives for the purposes of gathering data and sharing ideas. The information used in preparing the Solid Waste Strategy is the most accurate data that the WIH Project Team was able to obtain, either through published reports, interviews with personnel, or from records

kept by the appropriate governmental entity / department. Material, data, and comments have also been specifically provided by Arrow Refuse and Waste Management, Inc. as the local refuse collection and disposal service providers respectively for the CBJ and its citizens.

The WIH Project Team approached the analysis of the CBJ's solid waste management issues and alternatives from an integrated perspective. The various practices and operations that characterize how solid waste is handled in a given area are viewed as the related components of a solid waste management system. Consideration of individual elements is done within the framework of the whole program and involves examining how they are related and conflict with, or support, each other.

A Solid Waste Working Group (SWWG) was formed to provide feedback to the WIH Project Team and CBJ Staff and Assembly as to the contents of the Solid Waste Management Strategy as it was being developed. Four meetings of the SWWG were held. The SWWG consisted of eight members made up of residents from the community both in public roles, with the City and Borough of Juneau, as well as members from privately held companies and other citizens. The Project Manager for the CBJ recruited members of the SWWG.

With assistance from the City and Borough of Juneau (CBJ) staff, the CBJ's Solid Waste Working Group (SWWG), City contracted, non-contracted private service providers, and other key stakeholders, the WIH Resource Group Project Team gathered data to characterize how solid waste and recycling is managed within the CBJ including a list of programs, quantities collected, and planning-level cost estimates. The components of the current solid waste management system include:

- Solid waste collection
- Privately owned landfill
- Recycling drop off program
- Special waste management – Junked Vehicles
- Urban Bear Ordinance enforcement
- Household hazardous waste (HHW) management
- SE Conference (SEC) regional solid waste management efforts
- Public Education

The final report provided to the CBJ by WIH Resource Group provides the CBJ with recommendations for the long-term management of solid waste considering cost effectiveness, service to the community, and the ability to achieve the City's goals of integrated solid waste management. The analysis includes planning-level costs for various alternatives plus short-term (1-5 years), mid-term (5-10 years), and long-term (20-30-years) implementation recommendations.

Solid Waste Strategy Recommendations

The process for preparing the Solid Waste Management Strategy for the CBJ consists of a series of logically connected technical steps and feedback interactions involving the WIH Project Team, the SWWG, CBJ Staff and the CBJ Assembly.


The recommended solid waste management strategy is designed to build on the strengths of the present system by encouraging further development of the private refuse collection / disposal and recyclables processing / marketing operations but with CBJ providing more substantive program / policy guidance and contractual oversight.

The recommendations are intended to be considered, approved, and implemented as integrated package instead of on an item-by-item basis. This approach offers a comprehensive rather than a piecemeal strategy for addressing the CBJ's solid waste priorities. The recommendations are also intended to be consistent with the analysis regarding solid waste issues affecting the CBJ.

The core twelve recommendations of the Solid Waste Management Strategy that were developed by the WIH Project Team for the CBJ are to be implemented during the time frame 2008 to 2012. The specific twelve recommendations are as follows:

1. Continue to Use Waste Management (WM) Landfill for Disposal
2. Hire Solid Waste Coordinator
3. Adopt Policy on Universal Trash & Recycling Collection Service
4. Transfer Arrow Refuse RCA Certificate to CBJ

5. Form Contractual Partnerships Between CBJ, Arrow Refuse, & Waste Management
6. Secure Land for Multi – Purpose Materials Recovery Facility (MRF)
7. Design & Implement Fully Automated Residential Refuse Collection with Variable Rates
8. Design & Construct a Material Recovery Facility (MRF)
9. Design & Implement Promotion, Education, Outreach (PEO) Plan
10. Design & Implement Residential Recycling Collection Service
11. Design & Implement Commercial / Institutional Recycling Collection Service
12. Develop Recycling Standards for Designated Construction & Demolition Projects

Recommendations # 2 (Transfer Arrow Refuse RCA certificate to CBJ) and # 5 (Form a long – term contractual partnership between the CBJ, Arrow Refuse, and Waste Management, Inc. for a minimum period of 10 years) are the essential basis for the other recommendations and for the overall solid waste management strategy. 

Once transfer of the Certificate of Public Convenience and Necessity from Arrow Refuse to the CBJ has been officially approved by the RCA then a contract for solid waste services can be established directly between CBJ and Arrow Refuse without involvement of the RCA. As part of the contract negotiation service rates would be determined.

Adoption of Solid Waste Strategy by CBJ Assembly

A special meeting of the City and Borough of Juneau Assembly (Special Assembly Meeting 2007-29) was held in the Assembly Chambers of the Municipal Building on November 29th, 2007. At the meeting, members of the WIH Resource Group Project Team, along with CBJ Staff, made presentations to the Assembly about the Solid Waste Strategy recommendations.

The WIH Project Team made a PowerPoint presentation and distributed a modified implementation schedule to the “Final Draft of the Solid Waste Management Strategy for the City and Borough of Juneau,” dated November 30, 2007, by the WIH Resource Group, in association with Zia Engineering and Environmental Consultants. The Solid Waste Working

Group (SWWG) had reviewed the plan before it was presented to the public and the Assembly and outlined a modified Section 8.0, Table 7, and Implementation Schedule for review.

The CBJ Project Manager explained that the issue before the Assembly was a fundamental policy call as to what the city should or should not be doing regarding solid waste. The city has had long range solid waste goals. The Assembly has passed resolutions and comprehensive plan policies regarding integrated solid waste management regarding recycling and there has been a fundamental disconnect with those goals and the city's ability to influence those goals, given that the landfill and the separate waste hauling service are both owned by private companies.

After the presentation and a question and answer session, members expressed conceptual agreement with the direction recommended by this process, and said they looked forward to working with Waste Management and Arrow Refuse to move the CBJ forward.

Assembly Member Doll complimented the CBJ's Project Manager and the WIH Resource Group Project Team for the product of their work.

Acknowledgements

The WIH Resource Group Project Team would like to extend its appreciation to the following municipalities, agencies and companies that provided the WIH Project Team and the CBJ with critical information and key data throughout the project that assisted in the development of the Solid Waste Strategy for the CBJ.

A significant amount of time, effort, research and analysis went into the development of the CBJ's Solid Waste Strategy and the WIH Resource Group Project Team extends its sincere appreciation to those who participated in the project. The following participating parties are listed in alphabetical order.

- ADEC – Alaska Department of Environmental Conservation
- Advanced Combustion Services (ACS, Inc.)
- Alaska Electric Light and Power Company (AEL&P)
- Alaska Marine Lines
- Allied Waste Services
- Arrow Refuse
- Channel Construction, Inc.
- City and Borough of Juneau Alaska - Staff; Solid Waste Working Group; City Manager; Public Works Director; Assembly Members and the Mayor
- City of Ketchikan Public Works Department
- Idaho Waste Systems
- Northland Marine
- Philips Services (PSC) Burlington Environmental
- Regulatory Commission of Alaska (RCA)
- Southeast Conference
- Waste Connections
- Waste Management, Inc.

We apologize for any parties that may have been unintentionally omitted from this Acknowledgement.



MEMORANDUM

DATE: April 21, 2023
TO: Chair Bryson and Public Works and Facilities Committee
FROM: Katie Koester, Engineering and Public Works Director
SUBJECT: Juneau Douglas North Crossing Level 1 Screening

The purpose of this memo is to update the Committee on the ADOT Planning and Environmental Linkages (PEL) Study for Juneau Douglas North Crossing. The project team, through DOWL Engineering, has worked diligently to screen the eight options under consideration through the Level 1 screening criteria. Level one screening is a two-step process that first considers whether or not the project meets the purpose and need. The second step considers a range of qualitative evaluation criteria. The remaining alternatives will move forward to Level 2 screening which will consider the estimated costs and impact and rank the detailed alternatives.ⁱ

I hope to be able to share with the committee a draft technical memo of the alternatives that have made it through Level 2 screening as a lay down item. The project team will take this memo to the technical and stakeholder advisory committees, which some of you are members of, for additional review. As the PEL narrows down alternatives, public opinion will be more pointed and specific. If the committee is open to it, I would like to propose scheduling a second PWFC special worksession to listen to feedback from the public on the refined list of alternatives. It is important to note that this public hearing would be outside of the PEL process. It is an opportunity for the citizens to share their thoughts and opinions with their elected officials. It is not a formal comment period on the PEL study; that feedback will be requested through the technical and stakeholder advisory committee process.

Recommendation: Discuss the appetite for special PWFC worksession to hear from the public on the alternatives for Juneau Douglas North Crossing that have made it through Level 1 screening through the PEL process. Possible dates chambers is available include:

Tuesday May 9: 5:30-7PM (Planning Commission begins at 7PM)
Thursday May 11: 5:30-7PM
Monday May 15: 5:30-7PM
Thursday May 18: 5:30-7PM

ⁱ [Juneau Douglas North Crossing \(dowl.com\)](https://www.dowl.com)

PWFC Action Items to Advance 2023 Assembly Goals

Adopted 1.30.23

Progress Report Date: 4/24/2023

2. Economic Development - Assure Juneau has a vibrant, diverse local economy			
	Implementing Action Item:	Committee Work:	Progress Report:
F.	<u>Pursue and plan for West Douglas and Channel Crossing</u>	Engage the public and prepare the project for a successful grant application for full design including working with ADOT and identifying match.	4.24.23. Alternatives have been through level 2 screening ; \$18M RAISE grant for design submitted (should know by June 23).
G.	<u>Explore options for redeveloping under utilized downtown property</u>	<i>New: Do project development work for city owned land and facilities.</i>	2.13.23. Committee work on Capital Civic Center and next steps for City Hall ongoing.
3. Sustainable Budget and Organization – Assure that CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community.			
	Implementing Action Item:	Committee Work:	Progress Report:
C.	<u>Long term strategic planning for CIPs</u>	Committee work to engage in Big Picture Capital Project Planning; build on Legislative Priority List process.	3.6.23. Legislative Priority available on Assembly home page; CIP resolution introduced to PWFC on 3.6.23.
F.	<u>Maintain Assembly focus on deferred maintenance including BRH and JSD;</u>	Do committee work so that Assembly can increase funding for deferred maintenance.	11.4.22. Assembly increased commitment to deferred maintenance in 1% that passed in October.
4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens.			
	Implementing Action Item:	Committee Work:	Progress Report:
C.	<u>Explore fully subsidizing transit and eliminating fares</u>	<i>New: Explore pros and cons of fare free transit and develop recommendation to the Assembly.</i>	1.23.23. Informational memo on Fare-Free Exploration presented at 12.19.22 PWFC.

5. Sustainable Community – Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

	Implementing Action Item:	Committee Work:	Progress Report:
A.	<u>Develop a zero waste or waste reduction plan</u>	Establish framework for stakeholder engagement; Define goals for composting and level of municipal involvement	04.24.23. Talking' Trash worksession a success on April 6; \$4M grant for zero waste planning submitted; \$100K included in FY2024 CIP for Zero Waste subdivision planning.
B.	<u>Develop strategy to measure, track and reduce CBJ energy consumption.</u>	Support and follow efforts of Facilities Maintenance to implement an Energy Management and Information System (EMIS)	5.02.22 Presentation from Building Maintenance
C.	<u>Implement projects and strategies that advance the goal of reliance on 80% renewable energy sources by 2045</u>	Do committee work on Green House Gas (GHG) Emissions data collection/ measuring initiative to ensure a useful metric the Assembly can support	04.06.23 CBJ hired a consultant (Constellation) to prepare a GHG report. JCOS provided feedback and discussed the report at 3 meetings. The GHG report will go out for a 3 week public comment period (probably in mid-April) before it is finalized.
C. (Cont'd)		Define CBJ's role in providing EV charging infrastructure and electricity to the community. Support efforts to continue building the EV charging network to provide convenient and affordable EV charging for the public and to lay the groundwork for applying for grants.	04.24.23 CBJ is applying for \$5M EV charging infrastructure planning and implementation grant due May 30th.
D.	<u>Develop climate change adaptation plan</u>	Review "Juneau's Changing Climate & Community Response"	8.08.22 Report released: https://acrc.alaska.edu/docs/juneau-climate-report
E.	<u>Develop strategy to reduce abandoned/junked vehicles.</u>	Do committee work to support the Assembly in increasing funding for junk vehicle disposal, including possible incentives.	9.26.22. Guidance requested on junk vehicle next steps (round up, targeted removal, incentives).

MEMORANDUM



TO: Katie Koester
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: April 20, 2023

SUBJECT: Contracts Division Activity
March 29, 2023 to April 20, 2023

Current Bids – Construction Projects >\$50,000

BE23-267	JNU Parking Lot Improvements	1 bid received from Colaska dba SECON USA low bidder. \$8,284,451. Award in progress.
BE23-281	Basin Road Bent 29 Trestle Repairs	1 bid received from Carver Construction LLC in the amount of \$193,931.38, Engineer's Estimate \$120,000. Award in progress.
BE23-201	Zach Gordon Youth Center Boiler & Controls Replacement	1 bid received from Harri Plumbing & Heating Inc, in the amount of \$397,000, Engineer's Estimate \$300,000. Award in progress.
BE23-199	BRH Admin Building Exterior Rehab	Notice to Proceed issued to Carver Construction LLC, on 3/29/2023, in the amount of \$598,347.83.
BE22-263	JNU Outgoing Baggage Belt Repairs	3 bids received. Robson Handling Technologies USA low bidder. \$1,275,924. Award in progress.
BE23-194	Outer Drive & West Juneau Lift Station Improvements	Notice to Proceed issued to Admiralty Construction Inc., on 04/20/2023, in the amount of \$5,982,500.
BE23-205	Calhoun Avenue Reconstruction, Phase II	Notice to Proceed issued to Admiralty Construction Inc., on 4/5/2023, in the amount of \$1,579,105.
DH23-015	Aurora Harbor Rebuild	2 bids received. Trucano Construction Company low bidder. \$5,664,850. Award in progress.
BE23-124	Eagles Edge Park Improvements	Notice to Proceed issued to ENCO Alaska Inc., on 4/19/2023, in the amount of \$383,215.
BE23-223	JNU Gate K Culvert Replacement	1 bid received on 03/01/2023, from Colaska dba SECON for \$555,213. Engineer's Estimate \$488,827.

Current RFPs – Alternative Procurement

	None	
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Current RFPs – Services

RFP E23-197	Telephone Hill Land Redevelopment Study	First Forty Feet is the selected firm. Fee negotiations in progress.
RFP E23-261	Contract Administration & Inspection Services for Crow Hill Drive Resurfacing & Utility Rehabilitation.	3 Proposals received on 3/8/2023. Awarded to DOWL LLC. Contract negotiations in progress.
RFP E23-298	Engineering Services for BRH Seismic Evaluation	Proposals due on 5/4/2023.
RFP E23-282	Design Services for Sigoo wu Ye, Sit Tuwan and Steelhead Playground Improvements	Proposals due on 4/20/2023.
RFP E23-277	Design Services for Hank Harmon Public Range Improvements	1 Proposal received on 3/28/2023. Awarded to proHNS, LLC. Contract negotiations in progress.
RFP E23-293	CBJ Biosolids Crusher	Proposals due on 5/25/2023

RFP E23-225	North State Office Building Garage Study & Expansion	Notice to Proceed issued to NorthWind Architects on 4/20/2023, in the amount of \$68,607.10.
RFP E23-208	Design Services for Cope Park Design Upgrades	Notice to Proceed issued to proHNS, LLC. On 3/28/2023, in the amount of \$71,205.

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

AM No. 1 to RFP E22-259	Contract Administration & Inspection Services for Misty Lane Reconstruction	Notice to Proceed issued to proHNS, LLC on 4/7/2023, in the amount of \$82,015.
MR23-138	JPD Saddle Mountain Power Supply	Notice to Proceed issued to ARC Industries on 4/14/2023, in the amount of \$51,614.92.
AM No. 3 to RFP E21-244	Outer Drive & West Juneau Wastewater Lift Station Improvements	Notice to Proceed issued to DOWL on 4/17/2023, for Amendment No. 3, in the amount of \$327,234.
UA 26 MR17-037 (AEL&P)	CCFR Glacier Fire Station Transformer	Notice to Proceed issued to AEL&P on 4/20/2023, in the amount of \$36,395.80.

Construction Change Orders (>\$20,000)

CO 15 BE21-149	BRH Behavioral Health Facility	Bonding letter issued on 4/20/2023, \$83,868.69
CO 2 BE23-028	2022 Area Wide Paving	Bonding Letter issued on 03/29/2023, \$79,890.55

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 General Construction Services (>\$20,000)

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

PA 2 to RFP E21-233(H)	DTC Parking Garage Power Washing	Notice to Proceed issued to Herr's Painting on 4/7/2023, in the amount of \$35,300.
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Term Contracts for Electrical Work (>\$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. Contracts are in progress and underway.

Key for Abbreviations and Acronyms

Am	Amendment to PA or Professional Services Contract
CA&I	Contract Administration & Inspection
CO	Change Order to construction contract or RFQ
MR	Modification Request – for exceptions to competitive procurement procedures
NTE	Not-to-exceed
NTP	Notice to Proceed
PA	Project Agreement - to either term contracts or utility agreements
RFP	Request for Proposals, solicitation for professional services
RFQ	Request for Quotes (for construction projects <\$50,000)

Contracts Division Activity

March 28, 2023 to April 20, 2023

RSA Reimbursable Services Agreement

SA Supplemental Agreement

UA Utility Agreement