



# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

June 03, 2024 at 12:10 PM

Assembly Chambers/Zoom Webinar

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

**A. CALL TO ORDER**

**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 15, 2024 - Regular Meeting

**F. ITEMS FOR ACTION**

2. Close-out of Downtown Fire Station Improvements (CIP F21-042) and Funds Transfer to Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades (CIP F21-041)

3. Funds Transfer of \$400,000 to Homestead Park from Waterfront Seawalk

4. Funds Transfer of \$310,000 to Crow Hill Utilities and Resurfacing CIP R72-162

5. Appropriation of BRH Foundation to BRH Crisis Stabilization CIP B55-080

6. Appropriation of FTA Grant for Capital Transit VTC On-Route Charging Infrastructure

7. Floyd Dryden & Marie Drake Proposed Uses

8. Compost Facility Procurement Question

**G. INFORMATION ITEMS**

9. Consumer Confidence Report (CCR)

10. Lead Service Line Inventory (LSLI) Status Update

11. Deappropriation of BRH Juneau Bone and Joint Center Purchases CIP B55-089

**H. PWFC 2023 ASSEMBLY GOALS**

12. PWFC Milestones

**I. CONTRACTS DIVISION ACTIVITY REPORT**

13. April 9, 2024 to May 16, 2024

**J. NEXT MEETING DATE**

14. July 15, 2024 at 12:10PM

**K. SUPPLEMENTAL MATERIALS**

15. Floyd Dryden Use Proposals

[16.](#) Marie Drake Use Proposals

**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, TDD 586-5351, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).

# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES - DRAFT



April 15, 2024 at 12:10 PM

Assembly Chambers/Zoom Webinar

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

**A. CALL TO ORDER – 12:10 p.m.**

**B. LAND ACKNOWLEDGEMENT – Read by Mr. Kelly**

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

**C. ROLL CALL**

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

Members Present Via Zoom: David Epstein, Planning Commission Liaison

Members Absent: Ms. Hughes-Skandijs

CBJ Staff Present In-Person: Denise Koch, EPW Director; Dianna Robinson, Environmental Project Specialist; Greg Smith, Contract Administrator; Ashley Heimbigner, Grants Manager; Jill Lawhorn, Director of Community Development; Brian McGuire, Utilities Superintendent; Chad Gubala, Utilities Production & Treatment Manager; Breckan Hendricks, EPW Admin Officer; Susan Settje, Contracts Specialist;

**D. APPROVAL OF AGENDA – No Changes or comments**

**E. APPROVAL OF MINUTES**

1. February 26, 2024 - Regular Meeting - Minutes approved with an edit to correct \$500,00 to read \$500,000
2. March 11, 2024 - Regular Meeting - No comments or changes, minutes approved as submitted

**F. ITEMS FOR ACTION**

3. Mendenhall River Outfall Check Valves – Director Koch presented there are several storm drain outfalls that would benefit from the installation of check valves to facilitate drainage and reduce flooding in the neighborhoods.

Q: Ms. Adkison asked how many private properties would be impacted or damaged by the installation of the check valves.

A: Director Koch said they do not have that number. The hope is that the costs for restoration will be less than the estimate but they wanted to err on the high side rather than having to come back later for more money if the costs went up.

**Ms. Adkison moved that the Public Works and Facilities Committee allow staff to use money from R72-136 Areawide Drainage Improvement CIP to pay for the one-way valves. Forward a funds transfer request of \$92,653 from R72-146, Flood Plain Mapping Technical Assistance to R72-136, Areawide Drainage Improvements to the full Assembly for approval.**

**No objection, motion approved**

4. Solid Waste RFP – Director Koch explained the local landfill is approaching end of life with an estimated 10-15 years left. The department is requesting to use some funds to perform a study to determine options going forward.

Q: Mr. Kelly asked when could they expect to see the results of the study if the committee approves the request.

A: Approximately 6 months.

Q: Mr. Bryson mentioned the material waste characterization study discussed at a prior meeting and asked if it has been performed yet.

A: The department will conduct the waste characterization study in May. The purpose for delaying the project until May was to capture waste generated by cruise passengers as well as the local community.

**Mr. Kelly moved that the Public Works and Facilities Committee approve the use of the Zero Waste Program CIP funds for a high-level solid waste disposal and control feasibility study.**

**No objection, motion approved**

#### **G. INFORMATION ITEMS**

5. Utility Water Production and Distribution Plan during the AEL&P Salmon Creek Penstock Replacement Program – Director Koch presented during the years 2025 through 2027, AEL&P will start a project to replace the upper penstock near Salmon Creek Dam. During this project, the water from Last Chance Basin will not be available during April, May, and June each of those years. AEL&P assures CBJ that this will not negatively affect potable water supply to the community.

Q: Mr. Kelly was concerned with the estimate that one-third of the local drinking water comes from the Salmon Creek catchment and asked if it is possible to obtain more precise numbers of how much water comes from there and how much is typically used during the April, May, June time period.

A: The department can get that information for the PWFC.

Q: Mr. Bryson remembered the 2004 fire in the Skinner Building and said that fire consumed about 9 million gallons of water and used two-thirds of the Salmon Creek Dam. He asked if there was a contingency plan to provide adequate water supply in the case of a catastrophic event that used a tremendous amount of water.

A: Staff confirmed that in a crisis, CBJ's public safety needs overrides DIPAC's water rights.

6. Solid Waste & Recycling Outreach Update – Director Koch presented JCOS held two Solid Waste Q&A sessions that were well attended and generated several questions. Based on that interest, the department will send out informational mailers on April 26 explaining what can be recycled at the CBJ RecycleWorks facility.

Mr. Bryson suggested adding information reminding the public that every pound of waste that is recycled extends the life of the landfill.

7. Skookum Recycling Use of Site Adjacent to Former South Lemon Creek Gravel Pit – Director Koch explained Skookum Recycling has informed the CBJ that they are rapidly running out of space to store junk vehicles and other metals that have been collected. They expect to be out of room in the next few weeks to months. They have requested the use of up to an acre of CBJ land for storage while they catch up with shipping it to Seattle.

Q: Mr. Kelly asked what processing is included in the contract with Skookum besides storing and shipping the junk vehicles.



A: Skookum drains the fluids from the vehicles, crushes them and ships them out. With the increases in shipping costs, Skookum is holding the materials and sending shipments when they have large batches at a time.

Q: Mr. Kelly asked what is the duration of the contract.

A: The contract ends in Fiscal Year 2028.

8. EPW Grant Update – Director Koch announced there have been several grants awarded this quarter totaling over \$9 million dollars.

Q: Mr. Kelly noticed there were several grant requests for the Lemon Creek Multimodal Path. One was awarded about \$653k in federal funding and another request for \$4.56MM in state funding was not awarded. He asked how the project would be impacted without that larger grant being funded.

A: With the grant that has been awarded, they can get a good start. Without the State grant, the path might not be as long, or it may be gravel instead of a longer lasting material.

#### H. PWFC 2024 ASSEMBLY GOALS

9. PWFC Milestones – Director Koch gave an update on the status of action items related to 2024 Assembly Goals specifically noting the Second Crossing (also known as the Juneau Douglas North Crossing). She shared that DOT and DOWL extended the stakeholder comment period, which just closed on April 11<sup>th</sup>. CBJ is considering this in the scheduling of future Listening Sessions to ensure they are arranged between the PEL (Planning and Environmental Linkages) events. Director Koch shared that Listening Sessions are open to the public rather than just stakeholders.

#### I. CONTRACTS DIVISION ACTIVITY REPORT

10. March 1, 2024 - April 8, 2024

#### J. NEXT MEETING DATE

11. May 06, 2024 at 12:10PM

#### K. QUESTIONS/COMMENTS FOR THE GOOD OF THE ORDER

Mr. Kelly expressed concern regarding recent announcements that Capital Transit is suspending two routes due to staffing shortages and asked if there is anything the PWFC or the Assembly can do to help or show support.

Director Koch said they have hired new drivers but they need to move to town and be trained. Capital transit is not only short of drivers. They are also experiencing vacancies in mechanics and service techs as well. With the new hires, they hope to restart the suspended services soon.

#### L. ADJOURNMENT

Having no other business, the meeting adjourned at 1:11 PM.

*Respectfully submitted by Kathleen Jorgensen Business Assists (907)723-6134* 🐾



DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Close-out of Downtown Fire Station Improvements (CIP F21-042) and Funds Transfer to Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades (CIP F21-041)

Staff requests a transfer of the remaining balance of \$7,388 from Capital Improvement Project (CIP) F21-042 Downtown Fire Station Improvements to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

**Background:**

CIP F21-042 was established in July 2021 for \$75,000 to fund the design for the Downtown Juneau Fire Station Kitchen and Day Room Remodel. Documents were prepared for bidding. Estimated construction cost in March 2022 was \$500,000 and contingent upon future funding. As the design services are complete, Capital City Fire and Rescue wishes to close out the CIP and transfer the remaining balance to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades, which is currently in construction.

CIP F21-041 funded the installation of a new generator, partially funded by a Federal Emergency Management Agency (FEMA) grant, at the Juneau Fire Station. Mechanical and electrical upgrades are currently underway at the Glacier Fire Station and include a new generator and electric boiler. Work is approximately 40% complete and scheduled for completion in September 2024.

Transfer From:		
F21-042	Downtown Fire Station Improvements	\$7,388
Transfer To:		
F21-041	Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades	\$7,388

**Action Requested**

Staff requests the \$7,388 transfer, as described above, be forwarded to the full Assembly for approval.

DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

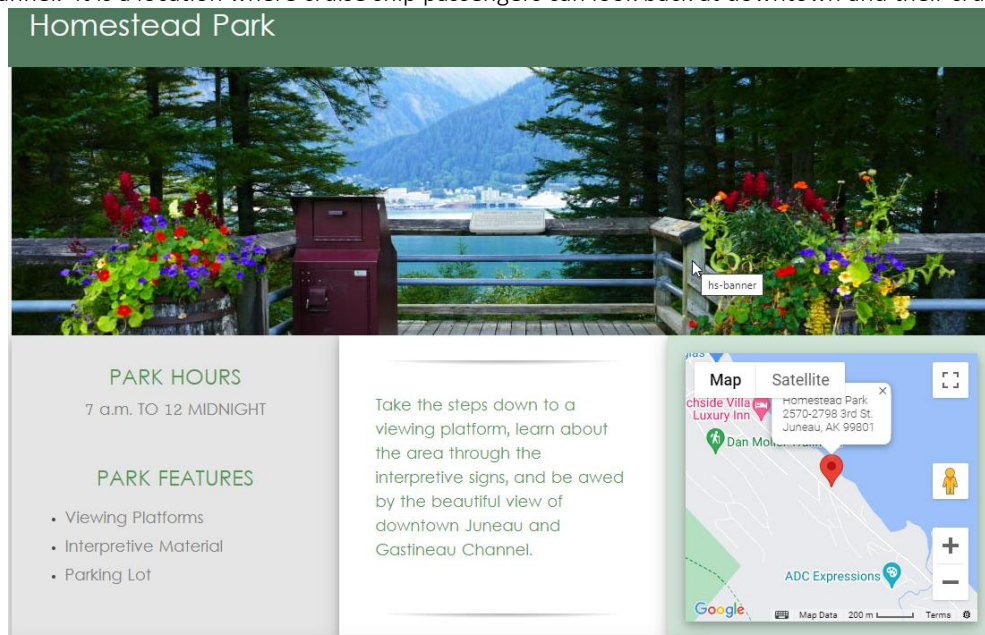
cc. Alexandra Pierce, Tourism Manager; George Schaaf, Director, Parks and Recreation

SUBJECT: Funds Transfer of \$400,000 to Homestead Park from Waterfront Seawalk

Staff requests the transfer of \$400,000 from the Waterfront Seawalk CIP (H51-113) to the Homestead Park CIP (P41-107) to cover additional costs not expected when the reconstruction project was estimated during the FY2024 Manager's Passenger Fee process. The project was originally expected to cost \$1,000,000. The recent design engineer's estimate for the project is \$1,400,000. Adequate funding will remain in the Seawalk CIP to continue planning, landowner negotiations, and begin design of the next phase of the Seawalk project.

The Homestead Park project will reconstruct the failing and outdated timber decks and metal grated stairways with new and improved materials and provide larger areas, improve ADA accessibility, and provide for better viewing experiences.

[Homestead Park](#) is located on the water side of Douglas Highway in West Juneau, across from the intersection of David Street. It is a stairway with viewing platforms, interpretive signs, and a beautiful view of downtown Juneau and Gastineau Channel. It is a location where cruise ship passengers can look back at downtown and their cruise ship.



[CBJ Parks and Recreation Homestead Park Webpage](#)

### **Action Requested**

Staff requests the transfer of \$400,000 from the Waterfront Seawalk CIP (H51-113) to the Homestead Park CIP (P41-107) be forwarded to the full Assembly for approval.



DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

SUBJECT: Funds Transfer of \$310,000 to Crow Hill Utilities and Resurfacing CIP R72-162

Staff requests the transfer of \$310,000 from the 4<sup>th</sup> and E Street Douglas CIP (R72-168) to the Crow Hill Resurfacing and Utilities CIP (R72-162) to cover higher project costs than expected during budgeting for the project. The work on Lawson Creek Road includes replacement of the failing water and storm drainage system, distressed sidewalk and roadway pavement and structural roadway section and repairs to the sewer system. As the project design was completed, it was determined that the water system replacement and traffic management during construction were far more complicated than originally anticipated. Construction bids for the Lawson Creek Road phase of the project were recently opened and affirmed our need for additional funding. The low construction bid was submitted by Coogan Construction and was just under \$1.6 million when it was originally budgeted to be near \$1.3 million.

The Douglas 4<sup>th</sup> Street Project is under way and will retain adequate funding (\$100k remains above the \$1.8 million needed to cover total project cost) after the transfer to complete the construction and cover any reasonable unexpected discoveries associated with rebuilding an older neighborhood roadway.

**Action Requested**

Staff requests the transfer of \$310,000 from the 4<sup>th</sup> and E Street Douglas CIP (R72-168) to the Crow Hill Resurfacing and Utilities CIP (R72-162) be forwarded to the full Assembly for approval.



DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Appropriation of BRH Foundation to BRH Crisis Stabilization CIP B55-080

Staff requests the appropriation of \$74,000 from the Bartlett Regional Hospital (BRH) Foundation to the Crisis Stabilization Capital Improvement Project (CIP) B55-080, also known as the Aurora Behavioral Health Center.

**Background:**

In the winter of 2022, the BRH Foundation committed \$74,000 toward furnishings and equipment for patient care areas in the new Aurora Behavioral Health Center. The furnishings and equipment were purchased by BRH and installed in the spring and fall of 2023.

This appropriation will allow the expenditures to be posted to the project CIP B55-080 to accurately capture all project costs in the appropriate fund.

The BRH Finance Committee and BRH Board of Directors met on May 10 and May 28 respectively and recommended forwarding this resolution to the PWFC and Assembly for approval. This request was introduced at the May 13, 2024, Assembly meeting.

**Action Requested**

Staff recommends that the appropriation request of \$74,000, as described above, be forwarded to the full Assembly for approval.

*Attachment: Reso 2023-14(b)(AI) \$74k to Crisis Stabilization*

Presented by: The Manager  
Introduced: May 13, 2024  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2023-14(b)(AI)**

**An Ordinance Appropriating \$74,000 to the Manager for the Crisis Stabilization Capital Improvement Project; Funding Provided by a Donation from the Bartlett Regional Hospital Foundation.**

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. Appropriation.** There is appropriated to the Manager the sum of \$74,000 to the Crisis Stabilization Capital Improvement Project (B55-080).

**Section 3. Source of Funds**

Donation Revenue	\$74,000
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**Section 5. Effective Date.** This ordinance shall become effective upon adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk



DATE: May 20, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: Rich Ross, Transit Superintendent

SUBJECT: Appropriation of FTA Grant for Capital Transit VTC On-Route Charging Infrastructure

The CBJ has been successful in obtaining Federal Transit Administration (FTA) grant funding, via the Alaska Department of Transportation and Public Facilities (DOT&PF).

Capital Transit received the Valley Transit Center (VTC) On-Route charging grant agreement from DOT&PF for \$1,446,827 of FTA funds with \$160,759 of local match. This Bus and Bus Facilities grant will provide Capital Transit with charging infrastructure and necessary facility changes at the VTC to be ready for an expanded electrified bus fleet. (The seven 35' GILLIG electric buses ordered by Capital Transit, using Federal Transit Administration Low and No emission grant funds, are scheduled to be built in August 2024, with an expected delivery of Fall 2024.)

The local match has already been appropriated in the CIP under D71-91 Power Upgrades for Electric Buses. This grant will provide Capital Transit with associated on-route charging infrastructure at the Valley Transit Center.

**Action Requested**

CBJ staff requests that the PWFC recommend to the full Assembly the approval of this appropriation.

Presented by: The Manager  
Introduced: June 17, 2024  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2023-14(b)(AK)**

**An Ordinance Appropriating \$1,446,827 to the Manager for the Power Upgrades for Electric Buses Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.**

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. Appropriation.** There is appropriated to the Manager the sum of \$1,446,827 as funding for the Power Upgrades for Electric Buses Capital Improvement Project (D71-091).

**Section 3. Source of Funds**

Alaska Department of Transportation and Public Facilities	\$1,446,827
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**Section 4. Effective Date.** This ordinance shall become effective upon adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk





DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

FROM: Denise Koch, Engineering and Public Works Director

SUBJECT: Floyd Dryden and Marie Drake Proposed Uses

This request for community proposals is just the beginning of the process to decide how Floyd Dryden and Marie Drake will be used in the future. PWFC members may have additional questions or information that you would like for staff to solicit from proposers. In addition, Assembly Members may want to put forth their own proposals such as for daycare space.

Individual PWFC members ranked the proposals. (See the Supplemental Materials section of the packet for the proposals.) The aggregate of the PWFC rankings is listed below in this memo. The PWFC rankings from this meeting and any additional information you request that staff seek from proposers will be presented to the Committee of the Whole (COW) on July 15. CBJ will also provide a visual of how the ranked proposals could fit in each of the buildings at the same COW meeting.

Background:

As part of the Juneau School District's (JSD) school consolidation plan, the school district will vacate the Floyd Dryden and Marie Drake buildings during the Summer of 2024. The CBJ will then operate the buildings.

To begin the process of selecting uses of the building, CBJ solicited proposals from community organizations (Tribal, nonprofit, and for-profit) following the guidance<sup>1</sup> that the Assembly provided to CBJ staff at the April 15 COW. CBJ sent out a community request for proposals on April 24, 2024 with a deadline of May 20, 2024.<sup>2</sup> JSD and CBJ staff held an open house for Marie Drake on May 7 and at Floyd Dryden on May 9.<sup>3</sup>

CBJ received 21 proposals from the community by the deadline. Most proposals specified a particular school but several indicated an interest in either school. PWFC members then individually ranked the proposals. The proposals are listed below in the order of the averaged rankings of the committee.

<sup>1</sup> "Next Steps for Downtown Office Space and JSD Facilities," April 11, 2024.

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/juneauak-meet-950de74fa9fa4a96be27a8d0ec38c2aa/ITEM-Attachment-001-3dddf597d82a4e0c91967a71d21ef73d.pdf>

<sup>2</sup> "CBJ seeks proposals for Marie Drake and Floyd Dryden building space," April 24, 2024.

[CBJ seeks proposals for Marie Drake and Floyd Dryden building space – City and Borough of Juneau](#)

<sup>3</sup> "Open Houses at Marie Drake and Floyd Dryden buildings on May 7 and May 9," May 3, 2024.

[Open Houses at Marie Drake and Floyd Dryden buildings on May 7 and 9 – City and Borough of Juneau](#)

**Floyd Dryden**

<b>Organization Name</b>	<b>Proposal Name</b>	<b>Proposed Use</b>	<b>Ranking (Most to Least Preferred)</b>
CBJ	Community Use of Gym	Senior, adult, and youth sports and activities	1 / 2 (tied)
T&H	T&H Early Education	Early education programs & childcare	1 / 2 (tied)
UAS	Early Childhood Education Hub	Education programs & childcare & workforce development	3
Auke Lake Preschool	Glacier Academy Preschool	Education programs & childcare	4
Family Promise of Juneau	Family Promise Family Services Static Site	Emergency Shelter	5
Friends of the Library	The Amazing Bookstore	Used bookstore	6
CCFR	CARES Program	Sobering Center, Mobile Integrated Health, and Mobile Crisis Team Response	7
Calvary Fellowship Juneau	Calvary Juneau Church Proposal	Education programs & childcare & Church	8
Juneau Police Department	Satellite Office	Satellite Office and interview room (Drug Investigation Unit)	9
JAR	Animal Shelter	Animal Shelter	10
Juneau Makerspace	Makerspace	Workshop & arts space	11
Tongass Critter Care	Animal Servicing Facility	Animal boarding and care	12
Capital Kennel Club of Juneau	Classes, Training, & Practice	Dog training/care	13
Individual	Theresa Reynolds	Cooking Classes	14
Individual	Heather Marlow	Commercial kitchen	15
Coogan Alaska LLC	Coogan Alaska for Housing	Demolish school and use the land to build multi-family housing.	16

**Marie Drake**

<b>Organization Name</b>	<b>Proposal Name</b>	<b>Proposed Use</b>	<b>Ranking (Most to Least Preferred)</b>
CBJ P&R	Facility Maintenance & Recreation	1) Relocate Maintenance Division 2) Gym use for community	1
Friends of Marie Drake Planetarium	Marie Drake Planetarium	Planetarium	2
AEYC-SEA	AEYC Family Center - Light	Early education, childcare, multi-generation interactions	3
Friends of the Library	The Amazing Bookstore	Used bookstore	4
CCFR	CARES Program	Sobering Center, Mobile Integrated Health, and Mobile Crisis Team Response	5
JAHC	JAHC - Construction Relocation (Only if Capital Civic Center moves forward)	Arts Programming & Meeting Hosting	6
Juneau Makerspace	Makerspace	Workshop & arts space	7
Capital Kennel Club of Juneau	Classes, Training, & Practice	Dog training/care	8
JCOA	Office of Aging and Senior Rec Center	Childcare & Family Support	9

**Action Requested**

PWFC members should discuss and decide upon a relative ranking of the proposals. This ranking will be an integral part of the information presented to the COW on July 15.



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

DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: Dianna Robinson, Environmental Project Specialist

SUBJECT: Preferred Method to Answer Compost Procurement Question

### **Congressionally Directed Spending for the Municipal Composting Facility**

In early 2023, the CBJ was notified that it was awarded its requested \$2.5 million in Congressionally Directed Spending (CDS) through Sen. Lisa Murkowski's office for the design and construction of a municipal composting facility. Engineering & Public Works (EPW) staff began working with the EPA to acquire the funding in March of 2023.

Unlike traditional federal grants, funds from CDS awards have to go through an evaluation process before funds can be dispersed to the recipient. As part of EPA's evaluation of the awarded funding, a National Environmental Protection Act (NEPA) review had to be conducted. This process, including a public comment period, finished in February of 2024 when EPA issued a final Finding of No Significant Impact (FONSI). Staff were then able to finish the evaluation process and officially request the funds at the end of April 2024. We expect to be issued the funds sometime this summer and begin the design phase shortly after. The typical project period (once funds are dispersed) per EPA is 24-36 months.

The funding will be used for the following:

- Facility design and site planning
- Site preparation, including the running and installation of utilities to the site, earth moving, and drainage construction
- Construction of a concrete pad for composting activities
- Construction of a perimeter fence for wildlife and site control

The \$2.5 million will not pay for the construction of any buildings. EPW staff are actively seeking funding to construct the remainder of the facility, which will include covered bays for compost windrows and covered structures for storage and material mixing.

### **Next Steps:**

A decision will now need to be made about the operation of the future compost facility. It has always been the intent of CBJ to have an outside operator manage the site; however, there are two ways this can be decided, through a Request for Proposals (RFP) process, or through a competitive leasing process.

### **Requested Action:**

Should the Juneau Commission on Sustainability (JCOS) be asked to provide a recommendation based on this information first, or should it be considered directly by PWFC at a future meeting?

*Attachment: Compost Facility Procurement Question*

# Compost Facility Procurement Question

## Important Timing Consideration

After CBJ received the Congressionally Directed Spending, EPA then required an application process. CBJ expects that EPA will approve our application and allow reimbursement for allowable expenses starting in the Summer of 2024. We also anticipate that EPA will give CBJ 24 – 36 months to prepare the site and select a Contracted Operator. Available funding will likely only be enough for access/utilities/site development and no structure.

### Per CBJ Law and Procurement

CBJ is unable to use the following procurement methods:

- Single or 'Sole' Source ([53.50.090 \[c\]](#)) for services/operation of the site
- Alternative Procurement ([Article IX, Section 9.14](#)) for services/operation of the site (this section of code refers to public improvements and not services)
- Any kind of noncompetitive process for the *design and construction* of the composting site ([53.50.090](#))

## Question for JCOS:

**Should CBJ lease the future compost facility directly to a composting company? Or should CBJ contract for composting services?** *For reference, CBJ currently contracts with Waste Management to operate the Recycleworks facility and Clean Harbors to operate Household Hazardous Waste. Functionally this looks like CBJ providing the space and issuing an RFP periodically for an operator that CBJ pays to provide the service.*

### **Contract/Request for Proposals (RFP)**

- **Process:** Competitive bidding through a public procurement process.
- **Control:** Through the contract, CBJ could have a high level of control over the organics waste stream (i.e. hours, operations, cost to clients, etc.).
- **Subsidy:** A contract for composting services would mean subsidization of composting; what level of subsidy would be a separate decision.
- **Funding:** A Contracted Operator chosen through a public procurement process would allow CBJ to use CBJ funds resources to improve and increase composting.
- **Timeline:** CBJ could issue an RFP for services when the City is through enough design to know what the facility will look like and has made a decision on the level of control and desired goals for a municipal composting program.

### **Lease to a for-profit entity (code allows for below market rates to non-profits and governmental bodies [53.09.260](#) & [53.09.270](#))**

- **Process:** Competitive leasing through a public process. (Note: This is not a standard process and would take more time than a standard contract RFP to develop and issue.).
- **Control:** CBJ would have a low level of control over the organics waste stream (i.e. hours, operations, cost to customers, etc.).
- **Subsidy:** Leasing the facility would mean low to no subsidization of composting, except through separate contracting for services.
- **Funding:** It would be harder to use some federal funding (e.g. EPA SWIFR grants) or CBJ resources for the benefit of a for-profit business.
- **Timeline:** The leasing would have to start when the City is through enough design to know what the facility will look like and has made a decision on the level of control and desired goals for a municipal composting program.



DATE: 06/03/24

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

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

SUBJECT: Consumer Confidence Report (CCR) delivery format change

The CBJ Utility annual Consumer Confidence Report (CCR), which provides potable water quality information to our consumers, is scheduled for release July 1, 2024.

For this year's public report, the CBJ has sought and received authorization from our regulator, the Alaska Department of Environmental Conservation (ADEC), to modernize the method of delivery. As per Federally established best practices guidance on CCR communications, we plan to send an outreach postcard first (this year only) followed by a postcard for the direct delivery of the report. A draft of the report postcard is shown below. Juneau potable water consumers will also have the option to request and receive a printed version of the report.

Attachment: Outreach Postcard – CCR 2023



## Annual Water Quality Report 2023



*Section G, Item 9.*

### COMING SOON:

Starting July 1, 2024, you will be able to view the City & Borough of Juneau's annual water quality report online at <https://juneau.org/water-quality-report>

This report contains important information about the source and quality of your drinking water.

Call the Utilities Division at **(907) 586-0393 (option 0)** with questions or to have a paper copy mailed to you.



Utilities Division  
Engineering & Public Works  
155 Heritage Way  
Juneau, AK 99801



**Water Quality Reports  
(2004-2022)**

*Section G, Item 9.*

### **WHAT ARE WATER QUALITY REPORTS (CCRs)?**

Water Quality Reports / Consumer Confidence Reports (CCRs) provide the public with regular assurance of potable water quality standards as established and maintained by the US Environmental Protection Agency (USEPA) and the Alaska Department of Environmental Conservation (ADEC). The CBJ also conducts spot and routing monitoring of its water production and distribution systems for operational control and maintenance protocols.





DATE: 06/03/24

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

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

SUBJECT: Lead Service Line Inventory Status Update

### Introduction

On January 15, 2021, the EPA announced a revision to the Lead and Copper Rule (LCRR; 40 CFR 141.84) to address threats to human health caused by contact with lead-bearing materials in public drinking water supply systems. A public water supply (PWS) system includes both publicly owned water mains as well as privately owned water supply lines.

The first step in the LCRR requires that PWS, including the CBJ Utility, conduct an inventory of all components of the water supply system and identify by composition type for all points of contact for potable water regardless of ownership. The implementation of this inventory is referred to as the Lead Service Line Inventory (LSLI). The Alaska Department of Environmental Conservation (ADEC) is administering the LSLI on behalf of EPA in Alaska (<https://dec.alaska.gov/eh/dw/lcrr/>).

### Should the CBJ be concerned?

The LCRR was triggered over concerns about lead in drinking water following the 2014 Flint Michigan crisis. Lead was released into the Flint water supply through corrosion of sections of the community's water supply pipes. Since similar conditions could exist in other communities, EPA was compelled to identify and prevent additional threats from lead in water. Even very low concentrations of lead exposure from drinking water are detrimental to public health, especially for children.

Fortunately, regular CBJ water quality monitoring has continually demonstrated that our drinking water meets safe drinking water standards for all regulated substances, including lead. Carefully regulated water treatment procedures have kept our finished water non-corrosive. However, CBJ neither owns nor maintains the individual water supply lines that service private homes and businesses. Contemporary construction (>1990) was subject to an Alaska lead plumbing ban and is assumed to be lead-free. However, the compositions of all other privately owned water supplies are unknown to the Utility.

### How is CBJ responding to the LCRR?

The CBJ Utility has retained Geosyntec Consultants to conduct this inventory analysis. The study is being conducted in three phases:

- Phase 1a. Examination of CBJ Utility engineering and public records to identify and document the composition of the publicly owned water main sections of the PWS (In Progress)
- Phase 1b. Examination of CBJ Utility and CBJ Community Development Department public records to identify, filter, and exclude from subsequent investigation privately owned service line installations that do not contain lead (screened by >1990 construction date when lead pipes were banned in AK) (In Progress)
- Phase 2. Consumer outreach and self-reporting of privately owned water service line composition type not excluded in 1b (Beginning June 2024; Ending July 2024).
- Phase 3. Facilitated inspections of non-reporting and/or uncertain water service line installations not captured in Phase 1b and 2 (TBA).

### **Project Status and Next Steps:**

Preliminary results from Phase 1a indicate that the composition of the publicly owned section of the CBJ water main system is lead-free.

Results from Phase 1b have been used to exclude ~23% of private residences from the screening list based on construction date (>1990).

The remaining 77% of private residences and businesses are now slated for the Phase 2 survey.

The materials developed for Phase 2 are attached to this memo (**LCRR Phase 2 Materials**) and are scheduled to be released for execution during the first week of June 2024. The CBJ expects ~20-25% response rate from Phase 2.

The composition of any known service lines not excluded in Phase 1 or reported in Phase 2 will then be scheduled for an in-person inspection during Phase 3 of this program.

The deadline for completion of the LSLI inventory is October 16, 2024.

Upon completion of the LSLI, the results of the inventory will be made available in the public domain through ADEC and CBJ (likely through Parcel Viewer).

Any property owner with a water supply service line that does or may contain lead will be immediately contacted, advised of the current risk, and provided with options for mitigation. It is anticipated that the EPA will be issuing additional regulations later in 2024 that will mandate that any lead service lines identified during the LSLI inventory, be replaced or removed over a ten-year period at the owner's expense. The CBJ Utility is currently developing additional methods and policies to assist our residents with testing and mitigation of potential risks posed by lead in private water service lines.

#### *Attachments:*

*LCRR Phase 2 Materials*

*EPA 2021 LCRR Implementation Fact Sheet – April 2024*

## City & Borough of Juneau Water Service Line Material Survey

The City and Borough of Juneau (CBJ) is performing a Water Service Line Material Survey for all buildings served by the CBJ water utility. The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that public water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to perform the survey.

### Frequently Asked Questions

#### Q: What is a Water Service Line?

A water service line is the pipe that leads from the CBJ water main to your house or business. It is installed during the process of constructing a building and is the responsibility of the building owner or homeowner.



#### Q: Why is CBJ performing the survey?

A: The United States Environmental Protection Agency (USEPA) Safe Water Drinking Act requires all Community and Non-Transient Non-Community public water systems to develop and maintain a Service Line Inventory. This survey will help CBJ meet the USEPA requirements for the Service Line Inventory.

#### Q: Why doesn't CBJ already know what the service line material is for houses and buildings in Juneau?

A: While water main lines are the responsibility of CBJ, water service lines are installed by the builder or construction company that built the dwelling or building. Service line materials have changed over the years and builders are not required to inform the CBJ what type of service line materials they used on a house or building. It's important that the CBJ gets the information from the property owner to determine if lead service lines are used in the house or building.

#### Q: Should residents be worried about lead pipes?

A: The water mains servicing CBJ water utility customers are not made of lead. However, since lead contamination of drinking water can result in health problems, the CBJ encourages property owners to complete the survey to help us gain a better understanding of the types of service line materials in use.

#### Q: I performed the water service line material tests, but I'm still not sure about my service line material. What do I do?

A: If you performed the scratch and magnet test and still aren't sure what your material is, you can upload photos of the service line via our online survey at <https://hubs.ly/Q02wHlQD0>.

#### Q: Where can I get this survey in another format or language?

A: If you have further questions about this survey or need the survey materials in another format or language, contact the CBJ Water Utility at 907-586-0393 or by e-mail at [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).

#### Q: Where can I find more information about Alaska's compliance with the USEPA Safe Drinking Water Act?

A: Visit <https://dec.alaska.gov/eh/dw/lcrr/>.

#### Q: Is this survey confidential?

A: Lead Service Line Inventory (LSLI) survey responses will be kept confidential while they are being compiled and verified by the CBJ and the State. Once completed, the results of the LSLI will be made available publicly as per the Alaska Public Records Act (PRA; AS 40.25.100 – AS 40.25.295).

Page 2-4: Folded Postcard Mailer *(to owner who own 1-5 parcels)*

CBJ WATER MATERIAL SERVICE LINE SURVEY  
C/O GEOSYNTEC CONSULTANTS  
3003 MINNESOTA DR STE 302  
ANCHORAGE, AK 99503

Section G, Item 10.

POSTAGE

{RECIPIENT NAME}  
{STREET ADDRESS}  
{CITY ST ZIP}

**MAILER: Addressee Panel**

fold line

**MAILER: Cover Panel**



**TAKE THE  
WATER SERVICE  
LINE MATERIAL  
SURVEY TODAY!**

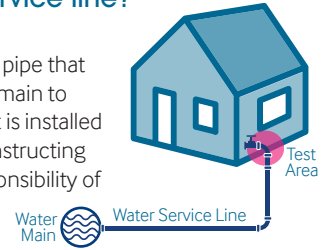
# City & Borough of Juneau (CBJ) Water Service Line Material Survey

## Why is the CBJ performing a Water Service Line Material Survey?

The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that community water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to run the survey and perform outreach regarding the survey.

## What is a water service line?

A water service line is the pipe that leads from the CBJ water main to your house or business. It is installed during the process of constructing a building and is the responsibility of the building owner or homeowner.



## CBJ Needs Your Help to Complete the Survey

Follow the steps below to determine your water service line material. **Are you the property owner but not onsite?** We encourage you to work with your tenants to complete the survey online.

### 1 Get Ready

To complete the survey, **grab a coin or key and a strong refrigerator magnet**. You'll use these to test the water service line material.



### 2 Locate the Water Service Line



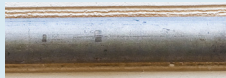
Look for where the water service line pipe enters the building. This could be in **a crawl space or through a concrete slab, near the water shut-off valve or handle.**



### 3 Identify Your Water Service Line

If your pipe is plastic, you can skip this step and go to Step 4. If your pipe is metal, do the following and compare your results to the table below.

- Carefully use your key or coin to scratch the pipe** – like you would scratch off a lottery ticket. Do not use a screwdriver or other sharp object.
- Place the magnet on the pipe.**

When you scratch the pipe and it's...	Shiny silver	Shiny copper	Dull gray
			
And the magnet...	Doesn't stick	Doesn't stick	Sticks
Your water service line material is:	Lead	Copper	Galvanized steel or iron

Lead pipes will often have a "bulb"

### 4 Take a Photo

Take a photo of your water service line to upload with your survey response.

### ? Questions?

**Read** the Water Service Line Frequently Asked Questions online at <https://hubs.ly/Q02wHIQD0>

**Contact** the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).

### 5 Submit Your Survey Results

Scan the QR code with your smartphone to input your water service line results by **July 15, 2024**.

Don't have an internet connection or smartphone? Write down your survey result on the attached pre-addressed postcard (below) and drop it in the mail. No postage required!

{QR Code  
with  
embedded  
unique ID}

{PARCEL OWNER MAILING ADDRESS}  
{PARCEL OWNER CITY ST ZIP}

Section G, Item 10.

POSTAGE  
PAID  
INDICIA

SURVEY POSTCARD: Address Panel

CBJ WATER MATERIAL SERVICE LINE SURVEY  
C/O GEOSYNTEC CONSULTANTS  
3003 MINNESOTA DR STE 302  
ANCHORAGE, AK 99503

Remove postcard along perforation.

City & Borough of Juneau (CBJ)  
Water Service Line Material Survey Return Card

Physical Parcel Address:

{Parcel Street Address}

Approximate Construction Date, if known:

Parcel Owner of Record

{Name 1}  
{Name 2 if needed}

What is the water service line material?

- ☐ Copper
- ☐ Galvanized
- ☐ Plastic
- ☐ Lead

Your Name (Printed)

If, after performing the water line material tests described above, you're unsure about the material of your service line, we encourage you to complete the survey online and upload a picture of your water service line.

Signature

Date

Your Email

Lead Service Line Inventory (LSLI) survey responses will be kept confidential while they are being compiled and verified by the CBJ and the State. Once completed, the results of the LSLI will be made available publicly as per the Alaska Public Records Act (PRA; AS 40.25.100 – AS 40.25.295).

Your Phone

SURVEY POSTCARD: Question Panel



ENGINEERING & PUBLIC WORKS DEPARTMENT

Utilities Division

2009 Radcliffe Road, Juneau, AK 99801

p: 907.586.0393 | f: 907.789.1681

June 6, 2024

«Owner»

«CO\_MailingAddress»

«Street\_MailingAddress»

«City\_MailingAddress», «State\_MailingAddress» «Zip\_MailingAddress»

RE: City and Borough of Juneau Utility Water Service Line Material Survey

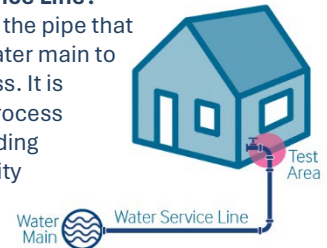
Dear «Owner»,

The City and Borough of Juneau (CBJ) is performing a Water Service Line Material Survey for all buildings served by the CBJ water utility. The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that public water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to perform the survey.

Each property owner in the CBJ is responsible for completing the survey for each parcel of property owned. CBJ records indicate that you own «Num\_Properties» parcels. We have provided the enclosed forms – with each parcel locations listed – so that you can easily complete the survey and send the results to our consultant for processing. Instructions for how to determine the service line material are also enclosed. Survey responses are due by July 15, 2024.

**What is a Water Service Line?**

A water service line is the pipe that leads from the CBJ water main to your house or business. It is installed during the process of constructing a building and is the responsibility of the building owner or homeowner.



Lead Service Line Inventory (LSLI) survey responses will be kept confidential while they are being compiled and verified by the CBJ and the State. Once completed, the results of the LSLI will be made available publicly as per the Alaska Public Records Act (PRA; AS 40.25.100 – AS 40.25.295).

If you have questions regarding this letter or the enclosed instructions, please contact the CBJ Water Utility at 907-586-0393 or by e-mail at [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).

If you'd like more information about Alaska's compliance with the USEPA Safe Drinking Water Act, visit <https://dec.alaska.gov/eh/dw/lcrr/>.

We appreciate your cooperation with the CBJ as we complete this necessary survey.

Sincerely,

*Chad P. Gubala, Ph.D.*

Chad P. Gubala, Ph.D.

CBJ Utilities Production & Treatment Manager





# City & Borough of Juneau (CBJ) Water Service Line Material Survey

## Why is the CBJ performing a Water Service Line Material Survey?

The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that community water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to run the survey and perform outreach regarding the survey.

## What is a water service line?

A water service line is the pipe that leads from the CBJ water main to your house or business. It is installed during the process of constructing a building and is the responsibility of the building owner or homeowner.



## CBJ Needs Your Help to Complete the Survey

Follow the steps below to determine your water service line material. **Are you the property owner but not on-site?** We encourage you to work with your tenants to complete the survey online.

### 1 Get Ready

To complete the survey, **grab a coin or key and a strong refrigerator magnet.** You'll use these to test the water service line material.



### 2 Locate the Water Service Line

Look for where the water service line pipe enters the building. This could be in **a crawl space or through a concrete slab, near the water shut-off valve or handle.**



Water line building entry

### 3 Identify Your Water Service Line

If your pipe is plastic, you can skip this step and go to Step 4. If your pipe is metal, do the following and compare your results to the table below.

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And the magnet...	Doesn't stick	Doesn't stick	Sticks
Your water service line material is:	Lead	Copper	Galvanized steel or iron

Lead pipes will often have a "bulb"

### 4 Submit Your Survey Results

**Fill in the enclosed survey forms with your water service line material results and return by mail in the enclosed addressed, postage-paid envelope by July 15, 2024.**

### ? Questions?

**Read** the Water Service Line Frequently Asked Questions online by scanning the QR code

**Contact** the CBJ Water Utility at 907-586-0393 or e-mail public.works.admin@juneau.gov.



# TAKE THE WATER SERVICE LINE MATERIAL SURVEY TODAY!



## City & Borough of Juneau Water Service Line Material Survey

Section G, Item 10.

### Complete the survey today!

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##### When you scratch the pipe and it's...

Shiny silver	Shiny copper	Dull gray
Lead pipes may have a "bulb"		

##### And the magnet...

Doesn't stick	Doesn't stick	Sticks
Your water service line material is:		
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#### 4 Take a Photo

**Take a photo of your water service line** to upload with your survey response.

#### 5 Submit Your Results

**Scan the QR code with your smartphone** to input your water service line results by July 15, 2024.



#### Why is the CBJ performing a Water Service Line Material Survey?

The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that community water systems – like the CBJ Water Utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to perform the survey.

**Questions? Contact the CBJ Water Utility at 907-586-0393 or by e-mail at [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).**

# WATER SERVICE LINE MATERIAL SURVEY IS NOW AVAILABLE

SUBMIT YOUR SURVEY BEFORE JULY 15, 2024

Scan the QR Code to learn how to identify your water service line material and submit your survey response by July 15, 2024.



**Questions?** Contact the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).



Geosyntec  
consultant

# TAKE THE WATER SERVICE LINE MATERIAL SURVEY!

## Have you heard?

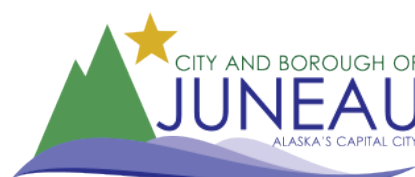
The City & Borough of Juneau (CBJ) is performing a Water Service Line Material Survey. The United States Environmental Protection Agency's (USEPA) Safe Drinking Water Act requires that community water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to run the survey and perform outreach regarding the survey.

## CBJ Needs Your Help to Complete the Survey


Scan the QR Code to learn how to identify your water service line material and submit your survey response by July 15, 2024.



**Questions?** Contact the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).



Sample Facebook Post




City and Borough of Juneau

2h · 🌐



The CBJ Water Service Line Material Survey is now available for all Juneau property owners to complete. This survey will help the CBJ identify the type of water services lines in use in the City.


If you have questions about the survey or how to identify your service line material, visit the survey website at [URL](#). More questions? Contact the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.org](mailto:public.works.admin@juneau.org).





**JUNEAU PROPERTY OWNERS:  
WATER SERVICE LINE MATERIAL  
SURVEY IS NOW AVAILABLE**


SUBMIT YOUR SURVEY BEFORE JUNE 30, 2024




 2




 Like

 Comment

Sample Instagram Post





cbjuneau






**ATTENTION JUNEAU  
PROPERTY OWNERS  
WATER SERVICE  
LINE MATERIAL  
SURVEY IS  
NOW AVAILABLE**

SUBMIT YOUR SURVEY  
BEFORE JUNE 30, 2024



Visit the survey website today!

>



**cbjuneau** The CBJ Water Service Line Material Survey is now available for all Juneau property owners to complete. This survey will help the CBJ identify the type of water services lines in use in the City.

If you have questions about the survey or how to identify your service line material, click the link above or in our profile to visit the survey website. More questions? Contact the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.org](mailto:public.works.admin@juneau.org).

Frequently Asked Questions

Why is the CBJ performing a Water Service Line Material Survey?

The United States Environmental Project Agency’s (USEPA) Safe Drinking Water Act requires that community water systems – like the CBJ water utility – perform these surveys to identify where lead service lines exist in water systems. The City and Borough of Juneau (CBJ) has contracted Geosyntec Consultants to run the survey and perform outreach regarding the survey.

What is a water service line?

A water service line is the pipe that leads from the CBJ water main to your house or business. It is installed during the process of constructing a building and the responsibility of the building owner or homeowner.



Why doesn’t CBJ already know what the service line material is for houses and buildings in Juneau?

While water main lines are the responsibility of CBJ, water service lines are installed by the builder or construction company that built the dwelling or building. Service line materials have changed over the years and builders are not required to inform the CBJ what type of service line materials they used on a house or building. It’s important that the CBJ gets the information from the property owner to determine if lead service lines are used in the house or building.

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I performed the water service line material tests, but I’m still not sure about my service line material. What do I do?

If you performed the scratch and magnet test and still aren’t sure what your material is, you can upload photos of the service line via our online survey. [Click here to start the survey.](#)

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Is this survey confidential?

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Steps to Complete the Survey

Follow the steps below to determine your water service line material. **Are you the property owner but not onsite?** We encourage you to work with your tenants to complete the survey online.

1 Get Ready

To complete the survey, **grab a coin or key and a strong refrigerator magnet**. You’ll use these to test the water service line material.



2 Locate the Water Service Line

Look for where the water service line pipe enters the building. This could be in **a crawl space or through a concrete slab, near the water shut-off valve or handle**.



Water line building entry

3 Identify Your Water Service Line

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<div>Lead pipes will often have a “bulb”</div>			
And the magnet...	Doesn’t stick	Doesn’t stick	Sticks
Your water service line material is:	Lead	Copper	Galvanized steel or iron

4 Take a Photo

**Take a photo of your water service line** to upload with your survey response.

? Questions?

**Contact** the CBJ Water Utility at 907-586-0393 or e-mail [public.works.admin@juneau.gov](mailto:public.works.admin@juneau.gov).

5 Submit Your Survey Results

**Click the button to complete your water service line results by July 15, 2024.**

Complete the Survey





## 2021 LCRR Implementation Fact Sheet

April 2024

The Lead and Copper Rule (LCR) is the National Primary Drinking Water Regulation first promulgated in 1991 that requires actions by public water systems to reduce levels of lead and copper in drinking water. On January 15, 2021, the EPA promulgated the Lead and Copper Rule Revisions (LCRR), and the deadline for water systems to comply with these revised requirements is October 16, 2024. On December 6, 2023, EPA published the proposed Lead and Copper Rule Improvements (LCRI) that, when final, will significantly reduce exposure to lead through drinking water. The LCRI proposal builds on the LCRR and the original LCR. The EPA plans to finalize the LCRI prior to the LCRR compliance date of October 16, 2024. The purpose of this fact sheet is to clarify for water systems and States the deadline for completion of required actions under the 2021 LCRR based on the proposed LCRI.

For the LCRI, the EPA proposed a compliance date of three years after the promulgation of the final rule and for systems to continue to comply with the LCR until that date, with the following exceptions. Specifically, EPA proposed to retain the 2021 LCRR October 16, 2024 compliance date for the initial service line inventory, notification of service line material, Tier 1 public notification of a lead action level exceedance, and associated reporting requirements as listed in the table below. With these limited exceptions, EPA proposed that water systems would directly transition from the LCR (as codified in the July 2020 Code of Federal Regulations) to the LCRI for all other rule provisions.

As discussed in the EPA’s proposed rule for LCRI, transitioning from the LCR directly to the LCRI, as described above, would better enable systems and States to focus their resources on planning to comply with LCRI rather than short-term implementation of the LCRR. EPA anticipates this focus would result in the earlier identification of more lead service lines, and the earlier replacement of full service lines and that would more quickly reduce health risks associated with drinking water exposure to lead.

The following table describes the 2021 LCRR requirements that public water systems must comply with starting on October 16, 2024 based on the LCRI proposal, and specifically, EPA’s proposal that these requirements would not change. The second table provides the corresponding requirements for States. The EPA has proposed to revise compliance dates for other provisions of the 2021 LCRR as part of the LCRI. The EPA encourages public water systems to focus their resources on complying with the following provisions of the 2021 LCRR.

2021 LCRR Requirements-Systems	Date	2023 Code of Federal Regulations Section
Initial Inventory and Associated Reporting		
Initial inventory development (includes making inventory publicly accessible).	October 16, 2024	40 CFR 141.84(a)(1) through 141.84(a)(10) (excluding 141.84(a)(6) and (a)(7))

Submission of initial inventory to the State <sup>i</sup>	October 16, 2024	40 CFR 141.90(e)(1)
Failure to submit initial inventory to the State by October 16, 2024 requires Tier 3 Public Notification (PN).	Starting October 16, 2024	40 CFR Appendix A to Subpart Q of Part 141 I.C.1 (exclude Tier 3 notification for 141.90 except 141.90(e)(1), (e)(13), and (f)(4))
<b>Notification of Service Line Material and Associated Reporting</b>		
Notification of known or potential service line containing lead within 30 days of completion of the inventory (initial) and repeat notification on an annual basis until the entire service connection is no longer lead, galvanized requiring replacement, or unknown. For new customers, water systems shall also provide the notice at the time of service initiation.	Within 30 days of completion of the inventory and then annually	40 CFR 141.85(e)
Provide revised lead health effects language in public education materials to ensure consistent notification messaging with PN requirements (as referenced in 141.85(e)).	Starting October 16, 2024	40 CFR 141.85(e)(3) requires health information meeting the requirements of 40 CFR 141.85(a)(1)(ii)
Annual reporting to the State by July 1 that the system provided notification and delivered lead service line information materials to affected consumers with lead, galvanized requiring replacement, or unknown service lines for the previous calendar year. Water systems shall provide a copy of the notification and information materials to the State.	July 1, 2025 and then annually	40 CFR 141.90(e)(13), 40 CFR 141.90(f)(4)
Failure to certify to the State that the system notified persons served at service connections of a known or potential service line containing lead requires Tier 3 PN.	Starting October 16, 2024	40 CFR Appendix A to Subpart Q of Part 141 I.C.1 (exclude Tier 3 for 141.90 except 141.90(e)(1), (e)(13), and (f)(4))
<b>Public Notification and Associated Reporting</b>		
Exceedance of the lead action level as specified in § 141.80(c) requires Tier 1 PN provided to persons served by the water system no later than 24 hours after the system learns of the exceedance.	Starting October 16, 2024	40 CFR 141.201(a)(3)(vi) (In Table 1 to § 141.201), 40 CFR 141.202(a)(10) (In Table 1 to § 141.202), 40 CFR Appendix A to Subpart Q of Part 141 C.2
A copy of the Tier 1 PN for lead action level exceedance must be sent to the primacy agency and the EPA Administrator no later than 24 hours after the system learns of the exceedance.	Starting October 16, 2024	40 CFR 141.201(c)(3), 40 CFR 141.31(d)(2)
Provide revised lead health effects language as required in Tier 1 PN for lead action level exceedance and Tier 2 and 3 PN for violations.	Starting October 16, 2024	40 CFR Appendix B (D.23) to Subpart Q of Part 141



2021 LCRR Requirements-States	Date	Code of Federal Regulations Section
<b>Initial Inventory and Associated Reporting</b>		
States reporting to EPA - For each public water system, the number of lead, galvanized requiring replacement, and lead status unknown service lines in its distribution system, reported separately.	States receive information in Q4 2024 and report this information by the end of Q1 2025 (3/31/25) for the initial inventory.	40 CFR 142.15(c)(4)(iii)(D)
Quarterly reports to the Administrator include any system violations for failure to submit initial inventory to the State.	States receive information in Q4 2024 report this information by the end of Q1 2025 (3/31/25) for the initial inventory.	40 CFR 142.15(a)(1)
<b>Notification of Service Line Material and Associated Reporting</b>		
Quarterly reports to the Administrator include any system violations for failure to certify notifications.	States receive information in Q4 2024 report this information by the end of Q1 2025 (3/31/25).	40 CFR 142.15(a)(1)
<b>Public Notification and Associated Reporting</b>		
Quarterly reports to the Administrator include any system violations for failure to conduct Tier 1 PN.	States receive information in Q4 2024 report this information by the end of Q1 2025 (3/31/25).	40 CFR 142.15(a)(1)
Reporting of 90 <sup>th</sup> percentile lead concentrations where the State calculates a water system's 90 <sup>th</sup> percentile concentrations: The State provides the results of the 90 <sup>th</sup> percentile lead calculations, in writing, to the water system within 15 days of the end of the tap sampling period.	Within 15 days of the end of tap sampling periods.	40 CFR 141.90(h)(3)

<sup>i</sup> As part of this fact sheet, "State" refers to the agency of the state, Tribal, or territorial government that has jurisdiction over public water systems consistent with the definition of "State" in [40 CFR 141.2](#). During any period when a state or Tribal government does not have primary enforcement responsibility pursuant to section 1413 of SDWA, the term "State" means the relevant Regional Administrator of the EPA.



DATE: June 3, 2024

TO: Wade Bryson, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director  
Joe Wanner, BRH CFO

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Deappropriation of BRH Juneau Bone and Joint Center Purchases CIP B55-089

The Bartlett Regional Hospital (BRH) Board of Directors (BOD) forwarded a request from their May 28<sup>th</sup> meeting to the CBJ Assembly to deappropriate \$8,100,000 from the BRH Juneau Bone and Joint Center (JBJC) CIP B55-089.

Background:

\$8.1 million of Bartlett Regional Hospital (BRH) fund balance was appropriated in FY23 via Ordinance 2022-06(b)(AX) for the purchase of the Juneau Bone and Joint Center property. In January 2024, the property owners notified BRH leadership that the deal would not be moving forward as they had decided to move in a different direction with the property. Although this removes one option for BRH to assume a more significant role in Orthopedics, BRH is actively pursuing other promising opportunities to improve Orthopedic services for the community. This ordinance would deappropriate these funds back to BRH fund balance to support BRH operations and other strategic priorities.

The deappropriation has been forwarded to the Assembly and will be included in the agenda of an upcoming meeting.

## PWFC Action Items to Advance 2024 Assembly Goals

Adopted Date: 3/04/2024

PWFC Report Date: 6/03/2024

### 1. Housing - Assure adequate and affordable housing for all CBJ residents

	Implementing Actions	PWFC Committee Work:	Notes:
D	Continue planning and implementation of (re)development of Telephone Hill, Pederson Hill, and the 2nd/Franklin property		2.12.24 COW - Assembly provided direction on next planning steps. Staff to work on variations of Option C.

### 2. Economic Development - Assure Juneau has a vibrant, diverse local economy

	Implementing Actions	PWFC Committee Work:	Notes:
E	Complete design for West Douglas and Channel Crossing, apply for construction funding and appropriate and/or bond for local match	<i>Engage the public and prepare the project for a successful grant application for full design including working with ADOT and identifying match.</i>	<b>2.16.24</b> - CBJ returned MOA with comments to DOT. <b>3.7.24</b> DOT and DOWL held technical and stakeholder meeting on PEL. <b>3.11.24</b> DOWL presented Level 2 Screening results to PWFC. <b>4.11.24</b> DOWL and DOT extended the stakeholder comment period to this date per stakeholder request.

### 3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community

	Implementing Actions	PWFC Committee Work:	Notes:
B	Maintain Assembly focus on deferred maintenance including BRH and JSD with emphasis on enhancing building efficiency.	<i>Do committee work so that Assembly can increase funding for deferred maintenance.</i>	11.4.22. Assembly increased commitment to deferred maintenance in 1% that passed in October.

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

	Implementing Actions	PWFC Committee Work:	Notes:
A	Implement a zero waste or waste reduction plan, including development of the Zero Waste Subdivision.	Evaluate Juneau's Solid Waste situation holistically. Establish framework for stakeholder engagement. Define goals for composting and level of municipal involvement.	2.12.24 - COW authorizes EPW to spend funds from Zero Waste CIP to do a high-level study of future municipal waste disposal options. 2.22.24 - Staff held a solid waste Q&A session at the Mend. Library. 2.20.24 - EPA issued a final NEPA Finding of No Significant Interest (FONSI) for the \$2.5M development of a compost site. There are other application steps but CBJ believes that we may get authorization from EPA to access the CDS in Spring 2024. 3.7.24 - Staff held a solid waste Q&A session at the Downtown Library. 4.15.24 EPW includes a memo along with a JCOS letter of support in PWFC packet to authorize high-level study.

## PWFC Action Items to Advance 2024 Assembly Goals

B	Identify and prioritize the most cost-effective energy efficiency and electrification upgrades in CBJ facilities.	Support and follow efforts of Facilities Maintenance to implement an Energy Management and Information System (EMIS)	8.28.23. Update from Building Maintenance. 3.5.2024. CBJ applied for EPA grant funding for electric boiler at MWWTP. 4.25.24 Transit applying for Low or No Emission grant for 6 more electric buses and associated charging infrastructure. This would expand the fleet. The next round of diesel buses won't be eligible for replacement until 2028. 6.3.2024 Request authorization for FTA grant.
C	Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045	Do committee work on Green House Gas (GHG) Emissions data collection/measuring initiative to ensure a useful metric the Assembly can support. 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.	12.18.2023 JCOS requested funding to complete GHG reports for 2022 and 2023. 4.10.24 Working on contract. <b>5.28.2024</b> - Staff submitted a Clean Ports grant application for the Port of Juneau Municipal Shore Power Project on behalf of D&H.
D	Develop mitigation and resilience strategies aimed at reducing community risk and helping Juneau adapt to climate-related hazards that have been identified in the 7/22 ACRC Report	Review "Juneau's Changing Climate & Community Response"	8.08.22 Report released: <a href="https://acrc.alaska.edu/docs/juneau-climate-report">https://acrc.alaska.edu/docs/juneau-climate-report</a>
E	Develop strategy to reduce abandoned/junked vehicles	Do committee work to support the Assembly in increasing funding for junk vehicle disposal, including possible incentives.	11.6.23. At the 10/24/2023 Assembly Reorganization Meeting, Draft Ordinance 2023-38 Introduced "An Ordinance Amending the Traffic Code Relating to Impounds of Vehicles" This will ease the burden on JPD and allow impound in place. 4.15.24 Skookum memo in PWFC packet.

# MEMORANDUM



TO: Denise Koch  
Engineering & Public Works Director

FROM: Greg Smith  
Contract Administrator

Date: May 20, 2024

SUBJECT: Contracts Division Activity  
April 9, 2024, to May 16, 2024

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

BE24-241	Glacier Highway Lena Area Water Line Replacement	Estimate \$886,610. Three bids received March 28, 2024. North40 Construction, Corp low bidder. \$661,000. NTP issued April 16, 2024.
BE24-247	Dogwood Lane Improvements – Mendenhall Blvd to Taku Blvd	Estimate \$2,000,000. 3 Bids received April 26, 2024. Coogan Construction Low Bidder, \$1,714,166.00. NTP Issued May 9, 2024.
BE24-292	2024 Area Wide Paving Phase I	Estimate \$426,965. Two bids received May 7, 2024. SECON low bidder, \$398,784. Contract out for signature.
BE24-184	JDTP Vactor Receiving Station	Estimate \$5,417,900. Bids Due May 29, 2024
BE24-333	Mendenhall River Outfall Check Valves	Estimate \$125,000. Bids Due May 22, 2024
BE24-181	10 <sup>th</sup> Street Reconstruction	Estimate \$1,538,676. Three bids received 4/17/24. Admiralty Construction, Inc., low bidder, \$1,461,215. NTP issued 5/3/24.
BE24-255	Lawson Creek Road Reconstruction	Estimate \$1,512,320. Three bids received 4/24/24. Coogan Construction Co., low bidder, \$1,579,890. Contract out for signature.
BE24-026	Jensen Olson Arboretum Exterior Upgrades	Estimate \$149,000. One bid received 4/10/24. Dawson Construction, LLC., low bidder, \$158,787. NTP issued 5/3/24.

## ***Current RFPs – Alternative Procurement***

RFQ E24-318a	Construction Manager at Risk (CMAR) Services for the Bartlett Regional Hospital Emergency Department Addition and Renovation	Five Statements of Qualifications received, 5/9/24. Evaluations in Progress.
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## ***Current RFPs – Services***

RFP E24-299	CA&I Dogwood Lane Improvements – Mendenhall Blvd to Taku Blvd	One Proposal received, Hollatz Engineering, Inc. NTP issued May 17, 2024.
RFP E24-277	Design Services for JNU RSA Grading at Runway Shoulders and NAVAIDS	One proposal received, HDR Engineering, Inc. Fee negotiations in progress.
RFP E24-241	CA&I for Glacier Hwy Lena Area Waterline Replacement	Two proposals received April 18, 2024, Hollatz Engineering Inc and proHNS, LLC. proHNS was selected. NTP issued May 15, 2024
RFP E24-313	CA&I for Lawson Creek Road Reconstruction	Two proposals received 5/1/24, Hollatz Engineering, Inc., and DOWL LLC. Hollatz Engineering was selected. Fee negotiations in progress
RFP E24-281	CA&I for Adair Kennedy Baseball Field Improvements	Two proposals received 3/29/24, Hollatz Engineering, Inc., and RESPEC. Hollatz Engineering was selected. NTP issued 5/7/24.

## Contracts Division Activity

April 9, 2024, to May 16, 2024

RFP E24-317	CA&I for 10 <sup>th</sup> Street Reconstruction	Proposals Due 5/21/24
RFP E24-324	Planning & Reporting Services for Wastewater Lift Station SCADA & Instrumentation Upgrades	Proposals Due 6/5/24
RFP E24-328	Planning & Cost Estimating Services for the CBJ Solid Waste Study	Proposals Due 5/24/24
RFP E24-329	Eaglecrest Owners Agent	Proposals Due 6/5/24
RFP E24-327	JNU Airport Master Plan Update & Airport Layout Plan Update	Proposals Due 6/7/24

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

AM 7 to RFP E22-310	Design and CA&I Services for the JNU Main Terminal Ramp & RON Parking Ramp	Notice to Proceed issued to DOWL, LLC., on 5/8/24 for Amendment No. 7 in the amount of \$20,180.

**Construction Change Orders (>\$20,000)**

CCO 2 to BE23-151	Crow Hill Drive Resurfacing & Utility Rehabilitation	Bonding letter sent 5/16/24, \$58,665.
CCO 1 to BE24-195	35 Mile Off Road Vehicle Parking Lot	Bonding letter sent 5/7/24, \$48,608.
CCO 1 to BE22-222	Treadwell Arena Roof Replacement	Bonding letter sent 5/3/24, \$103,868.14.
CCO 3 to BE22-108	Glacier Fire Station M/E Upgrades & Juneau Fire Station Generator Replacement	Bonding letter sent 4/12/24, \$49,879.33.

**Term Contracts for Small Civil & Utility Construction Services (>\$20,000)**

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

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

PA 6	Cope Park Stair Improvement Phase 4	\$48,928.33 Notice to Proceed May 16, 2024
PA 7	Cope Park Stair Improvement Phase 5	\$37,847.57 Notice to Proceed May 16, 2024

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

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

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

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

PA 3 to MR E24-021(R)	CA&I for Eagles Edge Park Improvements	Notice to Proceed issued to RESPEC on 5/17/24 \$31,863.
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Contracts Division Activity  
April 9, 2024, to May 16, 2024

Section I, Item 13.

PA 4 to MR E24-021(R)	2024 CBJ Asphalt Testing	Notice to Proceed issued to RESPEC on 5/17/24, \$20,000.
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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

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

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, May 17, 2024 10:40:43 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
CBJ Parks & Recreation
Organization Phone
907-586-5226
Organization Email
<a href="mailto:george.schaaf@juneau.gov">george.schaaf@juneau.gov</a>
Submitter Name
George Schaaf
Submitter Phone
907-586-0932
Submitter Email
<a href="mailto:george.schaaf@juneau.gov">george.schaaf@juneau.gov</a>
Proposal Name
CBJ Parks & Recreation Use of Floyd Dryden Gymnasium
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
CBJ Parks & Recreation proposes to use the Floyd Dryden Gymnasium for Areawide Recreation programs, including adult sports, youth sports, and senior activities. These programs include basketball, volleyball, pickleball, and expanded wellness programs for all ages. The Department is currently limited in the type and volume of programs it can offer the community because of a lack of gymnasium space. This challenge was highlighted in the CBJ Parks & Recreation Master Plan adopted by the Assembly in 2019. Managing and operating the Floyd Dryden Gymnasium would solve this longstanding problem and avoid the need to construct a purpose-built facility (i.e. community center) in the future.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
1. Housing By vacating Mt. Jumbo Gym (along with the seperate proposal to relocate Facilities Maintenance), this proposal would help open up an entire city block (0.9 acres) in downtown Douglas for housing.



3. Sustainable Budget & Organization

Mt. Jumbo Gym requires extensive repairs, including complete replacement of the roof and abatement of mold in storage areas. Completing these repairs would require a significant investment of limited resources for deferred maintenance of CBJ facilities. Relocating programs and activities from Mt. Jumbo Gym to Floyd Dryden would eliminate the need for costly repairs, while the larger space at Floyd Dryden could support expanded programming.

**What impact would your proposal have on the CBJ budget?**

Minimal. Maintenance costs have already been assumed in FY25 and beyond. Expanded programs would recover some costs through user fees, while expenditures would likely decrease because the Parks & Recreation Department would no longer need to pay JSD's Community Schools program for building monitors during P&R programs.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

Floyd Dryden Gymnasium only.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

None

**How long do you anticipate you would occupy the building(s)?**

Indefinitely

**Describe parking needs associated with your proposed use.**

Maximum of 50 vehicles

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

Already incorporated into the Parks & Recreation Department operating budget.

**What other uses would be compatible with your proposed use?**

Any.

**What other uses would not be compatible with your proposed use?**

None.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, May 17, 2024 5:27:33 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Central Council Tlingit and Haida Indian Tribes of Alaska (T&H)
Organization Phone
907.586.1432
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Submitter Name
Amelia Rivera
Submitter Phone
907.463.7105
Submitter Email
<a href="mailto:arivera@tlingitandhaida.gov">arivera@tlingitandhaida.gov</a>
Proposal Name
Tlingit & Haida Early Education Services
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
N/A, Marie Drake Middle School does not suit our program needs.
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>The Central Council Tlingit and Haida Indian Tribes of Alaska (T&amp;H) is interested in renting space at Floyd Dryden Middle School to operate three of our early education programs: Head Start, Little Eagles &amp; Ravens Nest (LEARN), and Haa Yoo X'atángi Kúdi.</p> <p>As shared during the CBJ Assembly Meeting on April 15th, we serve approximately 140 early education students and our numbers are only expected to grow due to recent changes in Head Start eligibility requirements, which will allow categorical eligibility for all Alaska Native and American Indian students ages 3-5, regardless of income. Head Start currently operates 4 centers in the Juneau community, two of which are stationed in Juneau School District buildings. Additionally, we are working to establish an Early Head Start program that will also allow us to provide services to toddlers.</p>

LEARN is a for-profit licensed childcare facility, providing services to families for youth ages birth to age 6. Currently, we operate 3 classrooms, providing infant, toddler, and preschool services to children and families. Haa Yoo X'atángi Kúdi is a Tlingit Language Immersion program providing immersion instruction to children ages 3-6 years old. While we only operate one immersion classroom, we are simultaneously growing our instructors' skillsets so we may expand immersion services and we have been asked to provide Xaad Kíl (Haida) immersion instruction as well.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

Tlingit & Haida's proposal meets CBJ goals 3, 4, and 5, as we would be meeting an immediate community need for quality childcare services while helping stabilize the CBJ budget with sustainable funding for a period of 5 years.

**What impact would your proposal have on the CBJ budget?**

Tlingit & Haida's proposal would have a positive impact and would help stabilize the budget, as we would be providing consistent rental income to CBJ for at least 5 years.

**Would you be willing to pay fair market value for rent/lease?**

Yes

**How much space are you proposing to use?**

We propose utilizing 1/2 to 2/3 of the building to implement Early Education programs, the right side of Floyd Dryden is our preferred section as that side has more restroom stalls and we would be hosting approximately 140 students.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

We would remodel the bathroom stalls to add smaller toilets for young students (ages 2-5), T&H would be willing to pay for those modifications.

**How long do you anticipate you would occupy the building(s)?**

T&H proposes renting the building for a period of 5 years, with the possibility of extending the lease in 1-year increments afterwards.

**Describe parking needs associated with your proposed use.**

We would need onsite parking for staff, bus drop-offs, parents, and volunteers. We anticipate large gatherings for graduations, and family engagement events, but parking ratios could mirror building usage percentages.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

It is unknown to this submitter whether or not T&H receives CBJ operating funds, but regular building maintenance and snow removal would be requested, in alignment with other existing agreements the tribe has.

**What other uses would be compatible with your proposed use?**

Early education services, training services, or education supports, such as Southeast Alaska Regional Resource Center would complement our proposal.

**What other uses would not be compatible with your proposed use?**

Sharing space with an animal shelter would not be compatible with our proposed use, as it could send an

unintended negative message to Indigenous families stating that our children are like animals.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, April 25, 2024 4:49:28 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
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Organization Phone
907-796-6551
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Submitter Name
Carlee Simon
Submitter Phone
5138011184
Submitter Email
<a href="mailto:cesimon2@alaska.edu">cesimon2@alaska.edu</a>
Proposal Name
Juneau Early Childhood Education Hub: A Collaborative Lab School and Community Initiative
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
The proposed use of the building is to develop it into the Juneau Early Childhood Education Hub, providing dual enrollment opportunities for high schoolers, childcare services for residents of Juneau, and degree pathways for early childhood educators and business owners.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
This proposal focuses on education, community development, and economic growth. It benefits the community by providing essential childcare services, enhancing educational opportunities, and fostering workforce development.
What impact would your proposal have on the CBJ budget?
The proposal is designed to be financially sustainable through tuition, fees, and potential grant funding. It

aims to be neutral in its impact on the CBJ budget, with a focus on self-sufficiency.
<b>Would you be willing to pay fair market value for rent/lease?</b>
No
<b>How much space are you proposing to use?</b>
Undetermined at this point.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
The retrofitting required would involve updating classroom spaces, installing child-safe facilities, and enhancing accessibility. The cost of renovations is unknown at the this time.
<b>How long do you anticipate you would occupy the building(s)?</b>
We anticipate a long-term occupation of the building, ideally 10 years or more, to establish a stable and enduring educational program.
<b>Describe parking needs associated with your proposed use.</b>
The facility will require adequate parking for staff, parents, and possibly commuting students. We estimate needing spaces for approximately 50 vehicles during peak hours. As the school building already serves a similar purpose we anticipate parking will not be an issue.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
We are not currently receiving CBJ operating funds and do not plan to request an increase for this proposal.
<b>What other uses would be compatible with your proposed use?</b>
Compatible uses would include community educational workshops, teacher training programs, and other community outreach programs focused on family support and development.
<b>What other uses would not be compatible with your proposed use?</b>
Incompatible uses would include those that are not aligned with early educational or community development goals.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Monday, May 20, 2024 5:45:52 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
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Organization Email
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Submitter Name
Derik Swanson
Submitter Phone
9077237901
Submitter Email
<a href="mailto:DEDaycare@hotmail.com">DEDaycare@hotmail.com</a>
Proposal Name
Glacier Academy Preschool
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
To use the building as a large scale pre-school, summer school and after school, program for ages six weeks to 12 years
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
To provide accessible, competent and affordable childcare to promote workforce participation and child welfare.
What impact would your proposal have on the CBJ budget?
Positive. Our wish is to enhance child welfare so as non-working parents are encouraged to join the workforce and part time working parents feel comfortable to work full-time, thus contributing to the local economy and help fund state taxation which supports aspects of the CBJ budget.

<b>Would you be willing to pay fair market value for rent/lease?</b>
No
<b>How much space are you proposing to use?</b>
I would like to tour the facility to assess what space would be adequate. While the kitchen would be a welcomed asset, it wouldn't be necessary for our operations.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
I would like to tour the facility and grounds, but as it is already licensed for childcare, I suspect that retrofitting would be a non-issue. We would like to install cameras in designated classrooms as a quality control measure, but would be willing to pay for that ourselves and work through the local contractors Hansenn and Gress.
<b>How long do you anticipate you would occupy the building(s)?</b>
Three years or more would be preferred.
<b>Describe parking needs associated with your proposed use.</b>
At least fifteen full-time parking spots for employees and at least an additional 10 part-time spots for clients
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
No, though funding would be welcomed.
<b>What other uses would be compatible with your proposed use?</b>
Summer camps, other organization retreats or community gatherings respecting they occur after business hours.
<b>What other uses would not be compatible with your proposed use?</b>
Prisoner placement, waste and hazardous waste placement, medical and mental health residency, fuel (natural gas, diesel, gasoline, etc.) alcohol, tobacco, marijuana and pharmaceutical storage and dispersal. Others not specified.



**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, May 16, 2024 7:07:25 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Family Promise of Juneau
Organization Phone
907-500-3032
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<a href="mailto:b.gent@familypromisejuneau.org">b.gent@familypromisejuneau.org</a>
Submitter Name
Bailey Gent
Submitter Phone
907-500-3032
Submitter Email
<a href="mailto:b.gent@familypromisejuneau.org">b.gent@familypromisejuneau.org</a>
Proposal Name
Family Promise Family Services Static Site
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Family Promise Services Static Site
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
<p>This proposal is directly aligned with Goal 1: Assure adequate and affordable housing for all CBJ residents. The proposal is to provide an emergency shelter as short-term transitional housing for families experiencing homelessness. Furthermore, this proposal also supports Goal 4: Juneau is safe and welcoming for all citizens. The project promotes wellness and public safety by allowing families to remain safe and housed when they are in crisis.</p> <p>By serving families experiencing homelessness and facilitating their transition towards stability, this initiative benefits parents/caretakers/guardians while positively impacting children and future generations in Juneau. Children facing homelessness often encounter educational challenges, including higher risks of school absenteeism, grade repetition, and mental and behavioral health issues. By addressing</p>

homelessness within families, we create an environment where children can thrive and grow into strong contributors to the Juneau community.
<b>What impact would your proposal have on the CBJ budget?</b>
To make this project possible, we are seeking funding support to offset the cost of facility space. This initiative would benefit CBJ by providing essential supportive services for the community. Costs for providing services will be covered by Family Promise of Juneau and would likely be supplemented by grant funds received in coming years. We are requesting assistance from CBJ to cover the facility costs. If this is not possible we would remain interested in leasing the space for a modified cost (below market value).
<b>Would you be willing to pay fair market value for rent/lease?</b>
No
<b>How much space are you proposing to use?</b>
We are proposing to use the office spaces in the requested area for Family Promise Staff and the classrooms and cooking room for family services. Below is the breakdown of the spaces we intend to utilize. We are open to flexible arrangements and/or sharing space outside of this corridor with another organization or business as long as that organization or business also prioritizes the physical safety of children.  Space desired - 204, 203, 207, 201, 200, 239, 138, 147, 142, 143, 144, 151, 152, 153, 154, 164 and 186 (with willingness to share the shower facilities).
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
If we are unable to utilize the showers in the gymnasium we would need to add a shower to the corridor we'd be operating within. If that is the case, but showers could be added to the bathrooms in 138 and 139, we'd request that CBJ cover that work. We would also like to consider having walls added to make our area more private to ensure the safety of children in our programs. If CBJ is unable to cover the cost of the showers and walls, we'd still be interested in pursuing this opportunity.
<b>How long do you anticipate you would occupy the building(s)?</b>
Ideally, we would like to occupy the building for the next several years. If the space served all of our desired functions and CBJ was able to help offset the facility costs we would be able to run programs here for years to come.
<b>Describe parking needs associated with your proposed use.</b>
Our parking requirements would be minimal. We'd expect to need 8 to 10 parking spaces to be available to staff, clients, and volunteers.
<b>Will you be requesting CBJ operating funds for your use?</b>
Yes
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
Family Promise of Juneau received \$25,000 from the Juneau Community Foundation's CBJ/Hope Endowment in 2024.
<b>What other uses would be compatible with your proposed use?</b>
Our proposed initiative is well-suited for collaboration with various social service agencies, child care or family centers, and local businesses. A significant challenge for families experiencing homelessness is accessing affordable child care, hindering parents' ability to work. By incorporating a childcare facility at Floyd Dryden, we can work together to address this need by providing childcare for children in shelters. This facility could also offer employment opportunities for parents affiliated with Family Promise shelters.

<p>Another challenge faced by homeless families is finding shelter that accommodates pets. By partnering with an animal shelter at Floyd Dryden, we can provide a solution for families with pets, ensuring they have a safe place to stay. We are open to other uses and to flexible space-sharing arrangements that are consistent with the safety and well-being of the families and children we serve.</p>
<p><b>What other uses would not be compatible with your proposed use?</b></p>
<p>We are open to all other uses and to flexible space-sharing arrangements that are consistent with the safety and well-being of the families and children we serve.</p>

Society of St. Vincent de Paul  
St. Therese Conference  
8617 Teal Street  
Juneau, AK 99801

*"We provide material and spiritual  
charity and work for social  
justice for all people"*



May 7, 2024

City and Borough of Juneau  
155 Heritage Way  
Juneau, AK 99801

Re: Family Promise Proposal for Floyd Dryden Middle School facility

Dear City and Borough of Juneau:

This letter is in support of proposal put forth by Family Promise of Juneau to utilize Floyd Dryden Middle School as an emergency shelter space for families in our community.

St. Vincent de Paul strongly supports this proposal to meet a pressing gap in our homeless services here in Juneau. Only two organizations in Juneau have programs specifically aimed at homeless families: Family Promise and St. Vincent de Paul. Even with help from AWARE, there is not enough shelter space specifically for homeless families. This proposal provides an emergency family space in a critical location that will greatly meet a need both within our community and within our homeless service provider network.

Homelessness is a growing problem that requires collaborative efforts from various stakeholders to address effectively. Family Promise of Juneau has a proven track record of providing crucial support and resources to homeless families, empowering them to regain stability and independence. By offering temporary shelter at Floyd Dryden Middle School, Family Promise will be able to extend their reach and impact, providing a safe and supportive environment for families in need. As an agency that has worked closely with Family Promise, we appreciate their efforts to collaborate and work together. We recognize the importance of innovative solutions like the one proposed by Family Promise. Utilizing existing infrastructure such as Floyd Dryden Middle School as a temporary shelter not only maximizes resources but also ensures that families facing homelessness have access to the shelter and the support they urgently need.

Moreover, we believe that this initiative could work well with other proposed uses of Floyd Dryden Middle school to provide maximum connections with minimal disruptions. By endorsing Family Promise's proposal, we reaffirm our commitment to fostering a community where every individual and family has access to safe, stable, and affordable housing.

Sincerely,

Dave Ringle  
Executive Director  
Society of St. Vincent de Paul  
[dave@svdpjuneau.org](mailto:dave@svdpjuneau.org)  
907-321-702

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Wednesday, May 15, 2024 3:39:17 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Friends of the Juneau Public Libraries
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907-586-5249
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Submitter Name
Sandy Harris
Submitter Phone
907-586-3722
Submitter Email
<a href="mailto:sandy20harris@gmail.com">sandy20harris@gmail.com</a>
Proposal Name
The Amazing Bookstore
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Both schools have space suitable for our needs. Our first choice would depend on compatibility with other tenants in the building
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Our used bookstore raises funds for Friends of the Juneau Public Libraries. The store is generally open to the public for retail sales five days a week. When the store is closed volunteers work to sort, price, and stock the shelves with books donated by the community.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Our bookstore raises funds to benefit the community by supporting the Juneau Public Libraries. We

provided over one million dollars toward the construction of the Mendenhall Valley Public Library, and we provide 30K annually to the libraries for youth and adult programming and professional development We support the Assembly priority of waste reduction through our extensive recycling program that we run in conjunction with Stuart Ashton of RecycleWorks. We keep tons of books out of Juneau's landfill.
<b>What impact would your proposal have on the CBJ budget?</b>
None
<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
4,000 to 4,500 sq. ft.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
Depending on the space available to us, we may need to remove walls and/or alter the location of interior doors. We will need to have an outside door to the retail space. We will need to install bookshelves. Depending on cost, we can contribute to these renovations.
<b>How long do you anticipate you would occupy the building(s)?</b>
Indefinitely.
<b>Describe parking needs associated with your proposed use.</b>
We will need about 12 parking spaces near the front door of the retail space for customer and volunteer parking when the store is open. On days when the store is closed, we will need at least 8 to 10 parking spaces for volunteers near either the front or back doors.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
N/A
<b>What other uses would be compatible with your proposed use?</b>
Other retail space, office space, residential space, miscellaneous community space.
<b>What other uses would not be compatible with your proposed use?</b>
None currently identified.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, April 26, 2024 2:26:00 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
CCFR CARES Program
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907-586-5322 X 4327
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Erin Russell
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907.586.5322 X 4328
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<a href="mailto:erin.russell@juneau.gov">erin.russell@juneau.gov</a>
Proposal Name
CARES Program Facility
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Marie Drake is our first choice due to location, but it may not be palatable with our clientele. The Floyd Dryden location is a reasonable alternative, but will require additional drive-time for some clients.
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
CCFR's CARES program is comprised of our Sobering Center, Mobile Integrated Health and Mobile Crisis Team Response operating out of two separate facilities. We have determined that there is significant overlap in the mission and duties of our programs and are looking to consolidate our programs both on paper and physically. We are seeking a more central location in which to house our combined operations. If it is not feasible to collocate, we would seek to use a portion of the facility for the Sobering Center only.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use

would bring to the community

In short, collocating our programs into one facility will allow us to do more with less. We will be able to more efficiently and effectively use the resources we have to deliver the services we provide to our vulnerable populations. A combined approach in a facility that is more central to the population we serve will reduce the transport times, allow staff to cross-train and work collaboratively, and ensure we can continue to provide the level care expected by our community.

What impact would your proposal have on the CBJ budget?

CCFR currently houses the MIH program in one of the unmanned stations, so we do not have monthly rent expenses. Moving the program towards the center of the population would likely reduce fuel expenses.

The Sobering Center currently has a lease with St Vincent de Paul for our Sobering Center facility. The monthly rent for that space is \$3,800 per month with a \$500 offset while we await necessary tenant improvements. The lease also allowed for up to \$200,000 to complete the remodel work, of which \$50,000 has been awarded. Recent bids show the proposed project cost to be approximately \$600,000. Without the tenant improvements, the facility is not suitable for long term use. If the Sobering Center were to be in a CBJ facility without rental expenses, the savings would be \$45,600 annually. Severing the lease prior to tenant improvements may result in a one-time savings of \$150,000 unless that money was allocated to a different site.

Would you be willing to pay fair market value for rent/lease?

Yes

How much space are you proposing to use?

The amount of space required by our operations is somewhat flexible, depending on the space available. Ideally, a colocated facility would provide for flexible space for clients and staff as well as adequate parking for a variety of transport vehicles. Ideally, the space would be at least 3300 SF to accommodate all our needs including equipment storage and administrative staff.

The Sobering Center piece requires a minimum 900 SF for operations and must be spacious enough to allow for the maintenance of safe distances when working with inebriated clients. Separate staff and client restrooms are necessary.

What level of retrofit would be needed for your proposal? Who would pay for that work?

Some level of retrofit would likely be required to ensure the safety and security of personnel and clients. The scope of this work would be highly dependent on the actual physical space provided. If we sever our current lease for the Sobering Center, we could examine if those tenant improvement funds could be reallocated to this site.

How long do you anticipate you would occupy the building(s)?

Indefinitely. It is difficult to find a location suitable for the Sobering Center operations. For the sake of our clients and our staff, we would prefer to find a final location and remain there.

Describe parking needs associated with your proposed use.

The parking needs associated with our proposal are primarily CCFR CARES vehicles and staff vehicles. Our clients are typically transported to the site by us, arrive on foot or via the city bus. Covered parking would be preferred but is not critical. Our fleet consists of a primary CARES transport van, a backup CARES transport van, a MIH staff jeep, two ADA transport vans and a Mobile Crisis Team SUV. Staffing can vary by time of day and day of the week ranging from two staff members to ten.

Will you be requesting CBJ operating funds for your use?

Yes

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?



We already receive CBJ operating funds and would anticipate lower annual costs by collocating the facilities. In the long term, fuel expenses are expected to go down. In the short term, leasing costs may also be reduced.

**What other uses would not be compatible with your proposed use?**

Our Sobering Center clients are inebriated and often unsheltered. Generally speaking, we do not receive complaints about our operations or our clients as we typically supervise them closely and transport them to/from the facility, but we should be mindful of the types of activities that are adjacent to our program.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Monday, May 20, 2024 2:58:47 PM

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Organization Name
Calvary Fellowship Juneau
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Submitter Name
Antone Ferrell
Submitter Phone
210-379-7252
Submitter Email
<a href="mailto:antone@calvaryjuneau.com">antone@calvaryjuneau.com</a>
Proposal Name
Calvary Juneau Church Proposal
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Calvary Fellowship Juneau has for many years, prior to the pandemic, based its operations within the Juneau School District facilities. The church prefers to be centered within the community, be engaged with the community and utilize public facilities if possible. Use of Floyd Dryden as a base of operations would restore this methodology. Our main focus has been on the youth of the community and health of the family unit. We hope to be part of the discussion to help manage the facility for community use or be a partner with others seeking use of the space to support these core purposes and support shared CBJ priorities.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Alaska is a state that supports homeschooling families, providing resources that enable these children to receive a quality education. Since the pandemic, this community has grown exponentially, increasing their needs significantly. Additionally, with current changes in the education sector, many educators and

staff face uncertain futures, with some being forced to relocate or change careers.

To support the Juneau community, we propose providing a venue where these two segments of the community can intersect. Former public educators could use our space to offer private classes to the homeschooling population. This initiative would create income opportunities for displaced educators while providing superior educational options for homeschooling families.

This initiative will help the community of Juneau in several ways:

1. **Educational Continuity and Quality**: By offering a space for former public educators to teach private classes, we ensure that homeschooling families have access to experienced educators, thereby maintaining high educational standards. This helps mitigate the educational disruption caused by the pandemic and changes in the public school system.
2. **Employment for Educators**: Providing a venue for former public educators to teach offers them a new career path and a stable income source. This can prevent the loss of skilled professionals in the community and alleviate the financial strain on affected families.
3. **Support for Homeschooling Families**: The exponential growth of the homeschooling community has created a need for additional resources and support. Our space will provide a central location for these families to access educational resources, collaborate, and participate in structured learning activities.
4. **Quality Childcare for Low-Income Families**: By offering quality childcare services, we support working parents, particularly those from low-income families. This ensures that their children are cared for in a safe and nurturing environment, allowing parents to work or seek employment opportunities with peace of mind.
5. **Safe Indoor Play Area**: Juneau experiences many days of inclement weather, limiting outdoor activities for children. A safe indoor play area will offer a space for physical activity, socialization, and development, benefiting both children and their parents.
6. **Community Building and Social Cohesion**: By offering a multipurpose space, we foster a sense of community and social cohesion. Residents can come together for various activities, events, and support services, strengthening community bonds and promoting mutual support.
7. **Enhanced Community Resources**: Our venue will serve as a central hub for various community resources, making it easier for residents to access the support and services they need. This consolidation of resources can lead to more effective and efficient community support systems.

In summary, our proposed venue will provide essential support for homeschooling families, displaced educators, low-income families, and at-risk women and children. It will foster a supportive and inclusive environment, enhancing the overall well-being and resilience of the Juneau community.

**What impact would your proposal have on the CBJ budget?**

While our use of the space would not benefit the CBJ budget greatly, we wouldn't be an added expense for the city either.

**Would you be willing to pay fair market value for rent/lease?**

Yes

**How much space are you proposing to use?**

We would prefer to occupy the 6th grade wing, including the restrooms in Rooms 189 and 190, with access to the gymnasium at a minimum on Sundays and Thursdays. Alternatively, we could potentially use the Library and the attached rooms: 193A, 193B, 194, 205, 205B, 205C, 206, and 296, along with the restrooms in Rooms 189 and 190, with additional access to the gymnasium on Sundays and Thursdays.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

For child safety, we would need to securely close off our section of rooms from the rest of the building. This would involve measures such as installing locks on doors or constructing physical barriers like walls. Depending on the specific portion of the building available to us, we may need to add or remove doorways to ensure secure and efficient access.

Our preferred configuration includes the 6th grade wing, encompassing the restrooms in Rooms 189 and 190, with access to the gymnasium at a minimum on Sundays and Thursdays. Alternatively, we could use the Library and the attached rooms: 193A, 193B, 194, 205, 205B, 205C, 206, and 296, along with the restrooms in Rooms 189 and 190, with similar gymnasium access.

We would also require the autonomy to make minor modifications, such as painting and other adjustments, to better support our activities. These modifications are essential for creating a functional and welcoming environment for our programs.

Most of these changes, including the installation of locks, construction of barriers, and minor modifications, would be financed by us. However, if CBJ has more stringent requirements for sectioning off the building, such as additional safety measures or structural modifications, they may need to cover or share the associated costs. This collaborative approach would ensure that all safety standards are met while accommodating our specific needs.

**How long do you anticipate you would occupy the building(s)?**

We are open to a 5-year lease with an option to renew. This duration aligns with our initial planning horizon and allows us to establish our programs and services effectively. However, we are also willing to discuss the possibility of entering into a longer-term lease to better accommodate our long-term planning and stability needs. A longer-term lease would provide us with the security and continuity necessary to make more substantial investments in the space, ensuring that we can enhance and expand our services for the benefit of the community.

Additionally, a longer-term lease agreement would enable us to plan and implement more comprehensive improvements to the facilities, such as significant renovations or the addition of new features that would further support our mission. We believe that this extended commitment would not only benefit our organization but also contribute positively to the building's upkeep and the broader community's needs.

We are open to discussing various lease terms and conditions that would meet both our needs and those of CBJ, ensuring a mutually beneficial arrangement.

**Describe parking needs associated with your proposed use.**

The need for parking for community uses will vary. For our core programmatic uses, we estimate needing approximately 80 to 100 parking spaces on Sundays to accommodate attendees for church services and other Sunday activities. During the week, our parking needs would be significantly reduced, as weekday activities such as youth events, Mother and Toddler playtimes, community outreach, and educational programs typically attract fewer participants.

Specifically, our weekday parking requirements might range from 20 to 40 spaces, depending on the schedule and type of activities planned. This reduced need during the week reflects the lower attendance and shorter duration of events compared to our primary Sunday gatherings. Ensuring adequate parking is essential for the convenience and safety of our attendees and supports the smooth operation of our programs.

**Will you be requesting CBJ operating funds for your use?**

No

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

N/A

**What other uses would be compatible with your proposed use?**

Our proposed use of the building is compatible with a variety of other entities, provided that child-safety measures are maintained. Potential compatible uses include:

**Educational Programs and Tutoring Centers:** These can operate in separate sections of the building, utilizing classrooms or specialized rooms for educational purposes. Coordination on scheduling can ensure minimal overlap during peak times.

**Community and Recreational Programs:** Activities such as adult education classes, fitness programs, art workshops, and hobby groups can be scheduled at times that do not conflict with our primary activities and in areas that are securely separated from our space.

**Non-Profit Organizations:** Organizations that provide community services, such as food banks, counseling centers, or support groups, could share the building. Clear boundaries and schedules would help maintain a secure environment for children.

**Health and Wellness Services:** Clinics or wellness centers offering services such as therapy, health screenings, or fitness classes could operate in the building, provided that their spaces are distinctly separated from areas used by children.

**Seasonal Housing:** Given the lack of housing inventory in Juneau, we would explore the potential of using part of the facility to support short-term housing needs.

**Civic and Social Clubs:** Clubs and groups focused on civic engagement, senior activities, or social gatherings could use designated areas of the building during times that do not interfere with our primary use.

To ensure child-safety, it would be essential to control access to our specific section of the building. This could involve:

**Controlled Entry Points:** Establishing specific entry and exit points for our areas that are separate from other parts of the building.

**Secure Boundaries:** Installing locks, barriers, or secure doorways to restrict access to our designated spaces.

**Scheduling Coordination:** Working with other entities to develop a coordinated schedule that minimizes overlap and potential security risks.

**Clear Signage:** Implementing clear signage to direct individuals to their designated areas and prevent unauthorized access to our spaces.

By maintaining these safety measures, we can ensure a secure environment for children while allowing other entities to utilize the building effectively.

**What other uses would not be compatible with your proposed use?**

While we are open to sharing the building with a variety of entities, some uses would not be compatible with our proposed use, particularly if they involve significant foot traffic or activities that could compromise child safety. These include:

**High-Traffic Businesses:** Retail stores, restaurants, or businesses that attract a large number of visitors throughout the day would create too much traffic and make it difficult to control access to our secured areas.

**Nightclubs or Bars:** These establishments could bring in a different crowd that may not align with our community-oriented and child-focused activities, and the hours of operation could overlap with our events, particularly on weekends.

Industrial or Manufacturing Operations: These types of uses could pose safety risks and generate noise, pollution, or other disturbances that are incompatible with our need for a safe, quiet, and clean environment for children.

Large-Scale Public Events: Events such as concerts, trade shows, or conventions would create substantial foot traffic and security challenges, making it difficult to maintain a controlled and secure environment.

Medical Facilities with High Patient Turnover: While health and wellness services can be compatible, facilities such as large clinics or hospitals with high patient turnover could pose security and traffic management challenges.

Housing or Shelters for Transient Populations: Facilities that provide temporary housing or shelters for transient populations might create safety concerns and complicate access control measures.

In general, uses that involve significant public access, loitering, high traffic volumes, or potential safety risks would not be compatible with our proposed use. However, if we can securely close off our section of the building from general traffic, we could potentially accommodate more varied uses, provided that strict access controls and safety measures are in place.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, May 16, 2024 2:27:31 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Juneau Police Department
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9075000676
Organization Email
<a href="mailto:dbos@juneaupolice.com">dbos@juneaupolice.com</a>
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Derek Bos
Submitter Phone
907-500-0676
Submitter Email
<a href="mailto:dbos@juneaupolice.com">dbos@juneaupolice.com</a>
Proposal Name
Police Department Satellite Office
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Floyd Dryden
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Police Department Satellite Office for the Drug Investigation Unit, as well as a "soft" interview room, specifically a low-key, warm environment for victim interviews. This would also be used for occasional Wellness Activities. We are also asking for the three modular classrooms, if they are still in viable condition, to use as employee housing for potential new hire police department employees.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
This need will address goals 1, 3 and 4 of the Assembly goals. 1. Transitional employee housing will help ease some of the burden on an already tight housing market,

but also serves to give new employees a residence, thereby giving them time to seek out more sustainable, long term housing options.
3. This will allow CBJ to deliver better, more effective police services to the community, enhancing the safety of our public and increasing the quality of the services we deliver to Juneau residents.
4. By continuing our efforts to combat drug transport and trafficking in our community, we seek to maintain and improve upon the public safety of Juneau. By providing a better interview environment for victims, we hope to better serve our victim population which will help us with better victim support, more prosecutable cases, and ultimately a safer community through decreased crime. Finally, the wellness of JPD's staff is of the utmost importance. If we take time to care for, and support, the mental wellbeing of our officers and staff, they in turn are more responsive, more personable, and build better relationships with community members, lending growth to the overall community health and wellbeing.
<b>What impact would your proposal have on the CBJ budget?</b>
There will be an impact on the budget of CBJ. We will require funds up front to refurbish the modular classrooms and turn them into livable housing units, we will require some funds to remodel the interior spaces of the school building to provide for physical security requirements, IT requirements, etc. and then minimal on-going costs, such as custodial services, utilities, general building maintenance, etc.
<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
We are requesting the 3 modular classrooms, if they are in viable condition, and 3000 square feet within the building (or roughly six to eight classrooms[depending on classroom size]). The most efficient use of space, given our security needs, would be to give us the southwestern classroom wing, as this would be the most logical and efficient area for us to secure with the least amount of effort.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
We will need to add restricted access, both interior and exterior, with security camera monitoring. We would also need to add office and / or cubicle space. Most of this can be funded through the High Intensity Drug Trafficking Area grant funds available to JPD. We also have some grant funding that could be allocated toward the victim interview room. Improvements to the modulares would have to be done either as a CIP project, or through potential grant sourcing in the future.
<b>How long do you anticipate you would occupy the building(s)?</b>
Permanently
<b>Describe parking needs associated with your proposed use.</b>
We would require approximately 10 parking spaces on a regular basis, with occasional needs up to 25 spaces.
<b>Will you be requesting CBJ operating funds for your use?</b>
Yes
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
Yes, depends on what space is allotted to us. Most of the funding we will be asking for will be for upfront costs, then minimal on-going utility and maintenance costs.
<b>What other uses would be compatible with your proposed use?</b>
Child Care, medical care, government offices, etc.
<b>What other uses would not be compatible with your proposed use?</b>
Not an animal shelter, no probation, parole, re-entry, rehabilitation type programs.





**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, May 16, 2024 1:36:11 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Juneau Animal Rescue
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9074634893
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Submitter Name
Rick Driscoll
Submitter Phone
9074634893
Submitter Email
<a href="mailto:rick@akjar.org">rick@akjar.org</a>
Proposal Name
Juneau Animal Rescue New Shelter at Floyd Dryden
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Buy
Proposed Use
Animal Shelter that meets national standards for the humane treatment of animals
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Goal 3. The shelter must be designed to most cost efficiently and effectively shelter companion animals. Goal 4. The shelter will improve community wellness and public safety by providing safe and humane state of the art animal control and shelter. Goal 5. A well designed shelter will provide sustainable community services.
What impact would your proposal have on the CBJ budget?
Animal control and sheltering is a core community public service. The current animal shelter does not meet national standards for the safe and humane treatment of animals or the safe and efficient handling

of animals. A well designed shelter will improve the care of animals that leads to faster adoptions, and will make more efficient use of staff time handling animals including safe and efficient transfer of animals into enclosures by Animal Control Officers, safe and efficient movement of animals for enclosure cleaning and transfer to exercise areas, faster and more efficient cleaning of enclosures by using nonporous materials that resist deterioration. The current contract with JAR for the provision of animal control and sheltering is one of the most cost effective public services currently provided by the CBJ. While the cost of operations will likely be about the same, the additional of reasonable facility costs to the CBJ will increase the cost the CBJ, but far less that a direct CBJ build and operation.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

The current animal shelter is approximately 9,000 SF. The 2021 Facility Assessment recommends a new facility of approximately 15,000 SF. However, due to the existing layout of FD, additional existing square footage may be required to offset inefficiencies in the current layout.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

Level of retrofit: The cost of converting the 50 year old building to an animal shelter could exceed the cost of constructing a new facility, or require the loss of significant animal shelter functionality due to the incompatible design of the existing building. As the CBJ has concluded, it would be very difficult to economically convert Floyd Dryden into a municipal office building. Realistically, it could be far more expensive to convert the school into an animal shelter that meets national standards. This would include a near complete gutting of the inside of the building, potentially adding significant new structural components, redesigning some interior walls to allow the individual animal enclosure access to the outside, rebuilding floors and walls to meet standards for cleaning and sanitation, adding a hospital grade air handling system to avoid the spread of airborne disease, new plumbing, and significant interior soundproofing and remodeling to separate the shelter from other tenants/neighbors, etc. The age of the building could require other improvements such as new roofing, windows, siding, electrical, etc.

Who pays?: Because animal control and sheltering is a core municipal community service, the cost of the new facility would be paid for both by private community fundraising through the JAR nonprofit, and the CBJ through a loan or lease for the use of the facility to fulfill a core municipal need. When the CBJ began its contract with JAR (previously the Gastineau Humane Society) in 1986, the facility was almost new (built in 1984). The contract with JAR has never included municipal funds for the use of the shelter building the CBJ requires in the contract. This has saved the CBJ and community millions of dollars over the past 40 years, but hastened the deterioration of the building due to a lack of money for renovations.

**How long do you anticipate you would occupy the building(s)?**

This is a permanent use that is in an economic sense practically irreversible. It would make no economic sense to make the kind of cost renovation required unless JAR and the community (including adjacent residents) make a long-term commitment to using the site as an animal shelter.

An appropriate consideration is that the loss of schools is a hot button topic in Juneau. If Floyd Dryden is partially converted into an animal shelter it would essentially preclude it ever being used as a school again. It may be detrimental to the mission of JAR and the good of the community to make an extreme irreversible new use of Floyd Dryden. Only a public comment process would resolve this issue.

**Describe parking needs associated with your proposed use.**

Currently the JAR facility has approximately 30 parking spaces. It appears that the current parking area will provide more than enough parking. In addition, there needs to be a protected area that allows animal control officers to park and safely transfer animals that are brought to the shelter, some of which may be dangerous.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

In 1986, the CBJ began contracting with JAR to provide community animal control services previously provided by the Police Department specifically as a way to provide the public service at a much lower cost than the municipal government could. The contract is still in effect and has likely had the slowest growth in cost of any municipal service. It would be reasonable for the CBJ to add a large proportion of the direct cost of providing the shelter to the existing contract for services, or provide a loan to JAR paid off annually through the contract. The agreement would specify that JAR will make a permanent commitment to use the facility as an animal shelter, even if JAR dissolves.

**What other uses would be compatible with your proposed use?**

Building a “kennel” in a D-5 residential area is specifically prohibited in Juneau’s zoning code. Animal shelters are almost never built adjacent to human housing. Even with soundproofing, one goal of the new shelter is to improve living conditions for the animals by allowing them fresh air inside, and as much access to the outside as possible. This makes it difficult to mitigate noise. According to the UC Davis Koret Shelter Medicine Program, “... in general we recommend that your shelter not be built directly adjacent to a residential area. If building in an open area, consider the intended use for surrounding land to ensure that you are not building a shelter in an area that will later be surrounded by homes”. It appears that part of the Floyd Dryden site would need to be zoned commercial or industrial. A valid concern is that the families surrounding the school would not universally welcome an animal shelter in a rezoning process.

**What other uses would not be compatible with your proposed use?**

By their nature, animal shelters have issues with noise, potential for some odor, the occasional housing of potentially dangerous animals, and human interactions with dogs exercising or walking. The CBJ community process should determine the extent to which mitigation can make this use acceptable.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Sunday, May 12, 2024 3:58:11 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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<a href="mailto:rachaelj@juneaumakerspace.org">rachaelj@juneaumakerspace.org</a>
Proposal Name
JMS Proposal for Marie Drake/Floyd Dryden
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Floyd Dryden Middle School</li><li>• Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
First Choice - Marie Drake
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>In keeping with our mission statement of providing space, tools, equipment, and classes we would continue to provide the following spaces and associated equipment:</p> <p>Wood shop Ceramics Printmaking Painting and sculpture Electronics lab Audio/visual lab Textile arts</p>

Craft arts Metal arts Makers library Classrooms Assembly and work spaces If we were to occupy this space we would expand our offerings to include a Tool Library and Maker lockers.
<b>Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community</b>
Juneau Makerspace fills the following Assembly priorities and goals: 2 - Economic development 3 - Sustainable budget and organization 4 - Community wellness and public safety 5 - Sustainable community  Benefit to the community: Juneau Makerspace (JMS) is a 501(c)3 nonprofit organization based in Juneau, Alaska. JMS was founded in 2015 with the mission to provide space, tools and equipment to the local community, and to promote creativity, education, exploration, and innovation by its members. We are led by a volunteer board of directors who are committed to expanding community access to spaces and equipment for 'making' and arts education in Juneau.
<b>What impact would your proposal have on the CBJ budget?</b>
Minimal impact to CBJ budget. We are a 501(c)3 non profit community membership organization. Our funding comes from memberships, grants and partnerships with other organizations.
<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
Marie Drake: The space facing JDHS (North side of the building past the multi-purpose room,) utilizing the current physics/shop, music, classroom and storage areas. Floyd Dryden: The current shop, technology, bp lab, classrooms, studios and storage areas. (Northwest corner, North of the gymnasium.) We currently operate out of 7000sq.ft.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
The level of retrofit needed is unknown at this time. However, we would likely phase any retrofit activities around our grant application cycles and grant availability.
<b>How long do you anticipate you would occupy the building(s)?</b>
We would occupy the proposed spaces indefinitely.
<b>Describe parking needs associated with your proposed use.</b>
We would utilize the existing loading bays for temporary loading of materials and equipment by members. Baseline parking spaces needed is 5-7, with the ability to have flex parking as needed for evening events.
<b>Will you be requesting CBJ operating funds for your use?</b>
Yes
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>

<p>We currently do not receive funding from CBJ. However, we would like to propose a reduction in the fair market value for rent similar to the JACC rental rate model.</p>
<p><b>What other uses would be compatible with your proposed use?</b></p>
<p>We would love to partner with interested organizations such as the Juneau Commission on Aging, the Friends of the Library, Community Schools and others to assist in providing a tool library, recreational activities, art making and education opportunities for the community.</p>
<p><b>What other uses would not be compatible with your proposed use?</b></p>
<p>The Makerspace is essentially a variety of workshop spaces. At this time we do not foresee other uses that would be incompatible with our proposed use. We are flexible and open to all.</p>

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Saturday, May 4, 2024 1:19:13 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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Submitter Name
Rhyan Nydam
Submitter Phone
9072094966
Submitter Email
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Proposal Name
Animal Servicing Facilities
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Floyd Dryden
Are you proposing to rent or buy the building(s)?
Buy
Proposed Use
Utilize the class rooms in the right wing for Animal boarding, such as foster care, adoption, and standard boarding while the public is traveling. Utilize the left wing for services such as grooming, play dates, doggy daycare, animal training, veterinary workshops, and utilize space to hold and sell pet supplies. Gym used for pet or adoption seminars, exercise for animals other than dogs (which could utilize the back yard fencing behind the school) , and local events.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Reduce the increasing climb of stray animals throughout the Juneau and Southeast areas. Provide



<p>affordable knowledge and available resources to the public regarding: animal waste management, leash laws throughout the City of Juneau, animal health and wellbeing, and the importance of spay and neuter. All with the intent of reducing waste, reducing annual closures to Parks &amp; Rec facilities due to dog waste, reducing the increased diseases spreading throughout Juneau from dog parks, increasing animal wellbeing (in return, increased wellbeing of the public). Reducing the growing population of stray cats, and the wandering flocks of chickens who enter high-trafficked roads. The list continues. This would be the "one stop shop" for all pet owners in Juneau, with intent to partner with other local businesses and provide a safe location for all pets, regardless of what they require to be happy and fully enriched based on species-by-species management.</p>
<p><b>What impact would your proposal have on the CBJ budget?</b></p>
<p>The parks and rec department spends multiple weeks every year, maintaining the local dog parks. From closures and land maintenance (filling-in dirt holes), to regulating dog bag usage on trails, maintaining picnic areas, and managing pet-themed permits. I anticipate this knowledge and accessibility to the public will reduce the department's budget for these needs by 60% in a 3 year period</p>
<p><b>Would you be willing to pay fair market value for rent/lease?</b></p>
<p>Yes</p>
<p><b>How much space are you proposing to use?</b></p>
<p>Potentially the entire building, and the back-fenced area. Attempt to openly provide space for other pet businesses to utilize the space on a contract basis, and even offer space for farmlife such as our goat and horse communities. In addition to working with JAR and providing an entire wing (or two) to them as an invested donation.</p>
<p><b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b></p>
<p>Most of the building will remain intact. Carpets to be removed, and will need to install sound-cancelling barriers for each classroom. Would utilize each classroom for each individual need, and the main offices as a reception space, checkins, bookkeeping, etc - I would hope to gain investors throughout all of Southeast AK to obtain this goal, as 65% of Juneau owns pets - 9,000 of them are dogs. Plus the serious inbreeding occurring in small southeast villages, and more. There's a need for help and enough members of the public and small businesses have expressed their concerns, I anticipate a large number of investors.</p>
<p><b>How long do you anticipate you would occupy the building(s)?</b></p>
<p>As long as possible! If I am to partner with JAR there is potential of utilizing the building until we are forced to move by unprecedented circumstances</p>
<p><b>Describe parking needs associated with your proposed use.</b></p>
<p>Space for up to 50 people should be plenty (including employees). With this in mind, there is room for additional property to be built where the current parking is.</p>
<p><b>Will you be requesting CBJ operating funds for your use?</b></p>
<p>No</p>
<p><b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b></p>
<p>N/A</p>
<p><b>What other uses would be compatible with your proposed use?</b></p>
<p>Event holding. Not just for pet-themed events, but utilizing the space to do pop-up vendor markets, or create a monthly shopping occurrence (relevant to First Friday &amp; Second Saturday). Thus could bring people to adopt and become more aware of the domestic animal crisis</p>

**What other uses would not be compatible with your proposed use?**

Horses would be difficult. While there's potential to utilize the space for helping with the horse community, there would be no space unless allowed by CBJ to utilize the track, or "rebrand" the track field utilizing natural necessities (grass, dirt, gravel.) . Though the topic of the track field is not included in this proposal, as there's uncertainty if this is included with the Floyd Dryden closure.

Wild animals also would not benefit from this, due to pet safety, state and federal regulations pertaining to wildlife habitat enrichment, permits, and required licenses/certifications. This would not be a zoo, rehab center for injured wildlife, nor would it provide services for roadkill.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, May 17, 2024 11:08:31 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Capital Kennel Club of Juneau
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Proposal Name
CKCoJ Classes, Training, Trials and Practice Space Request
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
1- Marie Drake 2-Floyd Dryden
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>Capital Kennel Club of Juneau is requesting a large space, preferably with direct access to an outside entrance, in order to serve the community of Juneau by providing classes and seminars in responsible dog ownership including, but not limited to: Puppy Kindergarten, Dog Manners, Dog Obedience, Dog Behavior Management, Grooming, and Canine Sports such as: Agility, Nosework and Rally.</p> <p>We are requesting a dedicated space for providing regular classes and practices. Ideally we would have the ability to set up our equipment and not have to remove it after each use due to sharing the space. An attached office/storage area would be useful for storing equipment that is not being used at that time. An</p>

outside entrance would help facilitate flexible use of this space by owners and their dogs in a well-regulated manner managed by the Capital Kennel Club of Juneau board.

We would also like to host Licensed Trials in Nosework, Obedience, Rally and Agility, all of which will attract competitors both locally and from out of town. For this, we will need use of a minimal open space of 40 x 60 feet, or 75 x 90 feet for Agility., or the ability to rent a larger space for trials.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

We fill a need in the community. We are currently providing a community benefit in the form of public dog training classes and activities. Juneau's citizens, visitors, and tourists all share the same sidewalks, paths, and trails with dog owners and their animals. Everyone in our community benefits from well-trained animals and knowledgeable handlers. We endeavor to fill this need in our community for training and promoting responsible dog ownership and would like to expand the services we provide and our outreach to the community. By having a large, affordable, regularly accessible space available to us, we will be able to offer more classes and expand our outreach in the community, including forming a consortium of other dog groups promoting responsible dog ownership and public service programs.

Capital Kennel Club of Juneau (CKCoJ) provides affordable educational and recreational activities for dog owners. We provide instruction and training in effective and responsible dog management and recreational activities from beginning to advanced levels. There is a demand for us to expand our classes and activities and with this request we would be in a position to do that.

**What impact would your proposal have on the CBJ budget?**

Our club would pay a reasonable rent to CBJ, especially for exclusive use of a large space. As a non-profit providing an affordable service to the community using a group of volunteers, we would need price considerations in your charges for space utilization.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

- 1) Minimal size of 40'x60' open space with access to equipment storage, and/or
  - 2) Dedicated "classroom space" of 36'x42' or larger with outside entrance and storage area
- Specifically:
- 1) Multipurpose Room/Gym at Marie Drake (#424)
  - 2) Floyd Dryden- Technology room and attached Shop (#118 A&C) has an outside entrance and storage; in addition we would reserve on an as-needed basis, the FD Gymnasium in order to practice Agility and to host various Licensed Trials.
  - 3) Floyd Dryden – Rms #100 AND #101 together (these have a moveable folding wall between them)
  - 4) Marie Drake Commons #211A

\*If sharing a large space such as the gymnasium with other sport, recreational, users then we would need easily accessible and secure storage for our equipment, some of which is quite heavy to move.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

We only require a large open space. We own our own equipment and floor mats. Immediate access to an outdoor entrance is ideal so that owners and dogs do not have to walk through the rest of the building. With a long-term lease, we would be able to install an appropriate flooring surface.

**How long do you anticipate you would occupy the building(s)?**

Long-term, preferably 3-5+ year lease
<b>Describe parking needs associated with your proposed use.</b>
Generally no more than 5-12 cars for group classes or practices.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
N/A
<b>What other uses would be compatible with your proposed use?</b>
Classes and training practices for Canine Search and Rescue Juneau Animal Rescue: training of rescue dogs and transitional training classes for their new owners Grateful Dogs classes in Canine Good Citizen and other dog management activities Service Dog training and classes
<b>What other uses would not be compatible with your proposed use?</b>
While we are occupying and using the space no other users could be there at the same time.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, April 26, 2024 12:11:15 PM

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None
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Submitter Name
Theresa Reynolds
Submitter Phone
7034156090
Submitter Email
<a href="mailto:theresareynolds13@gmail.com">theresareynolds13@gmail.com</a>
Proposal Name
Community Cooking Classes
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
I am just an interested Juneau resident; I am not submitting this connected with any community organization. I work in Juneau as a dietitian. I would love to see the LifeSkills classroom at Floyd Dryden be utilized for cooking classes. People are interested and if classes were accessible in both schedule and cost, I believe people would attend. I would love to be connected if any community organizations make similar proposals.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
This would support the goal of Community, Wellness, and Public Safety. It would be a resource and activity that Juneau residents could enjoy. Cooking skills improve one's health and increase a person's independence.
What impact would your proposal have on the CBJ budget?

I do not see a significant impact. If cooking classes were offered in partnership with a community organization, funding could be supported by the organization. An accessible fee could be offered for some of the classes to help offset the costs.
<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
The Floyd Dryden Life Skills classroom.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
The classroom would not need to be retrofitted.
<b>How long do you anticipate you would occupy the building(s)?</b>
As long as there is interest.
<b>Describe parking needs associated with your proposed use.</b>
Just the parking lot at Floyd.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
No.
<b>What other uses would be compatible with your proposed use?</b>
While not a commercial kitchen, the classroom could maybe be used as a type of incubator kitchen for chefs. <a href="https://www.afdo.org/wp-content/uploads/2020/11/Guidelines_for_Incubator_Kitchens_acc_updated_2017.pdf">https://www.afdo.org/wp-content/uploads/2020/11/Guidelines_for_Incubator_Kitchens_acc_updated_2017.pdf</a>  Some sort of culinary arts program, like UAA offers, could also be a great resource in Juneau. <a href="https://www.uaa.alaska.edu/academics/community-and-technical-college/departments/culinary-arts/">https://www.uaa.alaska.edu/academics/community-and-technical-college/departments/culinary-arts/</a>

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Monday, May 6, 2024 4:06:24 PM

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9072095787
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Proposal Name
Heather Marlow
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Commercial kitchen (no fried food) with potential for on site concessions to other site occupants, support of an on site food truck/temp bldg, and/or commercial tourism "Alaska Grown" food samplings.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
The commercial kitchen intends to support the FD campus, an undetermined effort at this time, as well as be a kitchen resource for offering "Alaska Grown" food items for sample/sale via an on-site food truck or small temporary building, and is an option for a commercial tour stop to sample and purchase food from the north.
What impact would your proposal have on the CBJ budget?
Sales tax will be generated from a modest sales inventory.



<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
The cooking classroom, maybe it is 1200 sf, and a small area of the surrounding grounds, for a food truck/temp bldg and limited tour van parking.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
Modest retrofitting is anticipated, maybe an exterior door and an exterior vent to the space. I expect that I would pay for it, but the landlord will want some oversight and coordination for their other purposes, it might be better if they do it.
<b>How long do you anticipate you would occupy the building(s)?</b>
5-10 years
<b>Describe parking needs associated with your proposed use.</b>
I expect 1 passenger car (employee space), food truck/temp bldg space maybe 250 sf and 1 or 2 tour van/bus spaces.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
NA
<b>What other uses would be compatible with your proposed use?</b>
School, office, child care, housing, recreation field, library.
<b>What other uses would not be compatible with your proposed use?</b>
Heavy industry and uses without many people involved.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Wednesday, April 24, 2024 2:51:29 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Coogan Alaska LLC
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Submitter Name
Wayne Coogan
Submitter Phone
same
Submitter Email
<a href="mailto:mail@cooganalaska.com">mail@cooganalaska.com</a>
Proposal Name
Coogan Alaska for Housing
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Buy
Proposed Use
Demolish school and use land to build multi-family housing. Demolition and cleanup costs would be offset against purchase price.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Housing.
What impact would your proposal have on the CBJ budget?
Very little to none.
Would you be willing to pay fair market value for rent/lease?
Yes

How much space are you proposing to use?
100%
What level of retrofit would be needed for your proposal? Who would pay for that work?
Demolish
How long do you anticipate you would occupy the building(s)?
N/A
Describe parking needs associated with your proposed use.
Code
Will you be requesting CBJ operating funds for your use?
No
If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?
N/A
What other uses would be compatible with your proposed use?
?
What other uses would not be compatible with your proposed use?
?

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, May 17, 2024 10:28:20 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
CBJ Parks & Recreation Department
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Proposal Name
CBJ Parks & Recreation - Facilities Maintenance Division & Areawide Recreation Programs
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>The Parks &amp; Recreation Department proposes two distinct uses for the Marie Drake building:</p> <p>1) Relocate the Department's Facilities Maintenance Division from the former Douglas School to Marie Drake (ground floor).</p> <p>2) Use the gymnasium for Parks &amp; Recreation programs, including basketball, volleyball, pickleball, and various senior programs.</p> <p>Drawings and cost estimates are available.</p>
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
<p>1. Housing</p> <p>By vacating the former Douglas School and Mt. Jumbo Gym, this proposal would open up an entire city block (0.9 acres) in downtown Douglas for housing.</p>

### 3. Sustainable Budget & Organization

First, Mt. Jumbo Gym requires extensive repairs, including complete replacement of the roof and abatement of mold in storage areas. Completing these repairs would require a significant investment of limited resources for deferred maintenance of CBJ facilities. Relocating programs and activities from Mt. Jumbo Gym to the Marie Drake Gym would eliminate the need for costly repairs, while the larger space at Marie Drake could support expanded programming.

Second, Marie Drake is a more central location for the Facilities Maintenance Division, which maintains CBJ facilities from Thane to Amalga Harbor. By not beginning and ending their days in Douglas, Facilities Maintenance mechanics could save over 20,000 miles of driving annually.

#### What impact would your proposal have on the CBJ budget?

This proposal would have a negligible impact on the operating budget. Some work is required to create shop space, storage for parts and consumables, and offices for staff. Most of this work can be performed in-house.

#### Would you be willing to pay fair market value for rent/lease?

No

#### How much space are you proposing to use?

Approx. 40% of the first floor at Marie Drake would be occupied by the Facilities Maintenance Division, including the office, Commons, and Classrooms 205, 209, 210, and 210A.

The gymnasium and restrooms would be used for Parks & Recreation programs.

#### What level of retrofit would be needed for your proposal? Who would pay for that work?

Estimated cost of improvements is \$921,000, including EPW overhead and contingencies (actual construction costs are estimated at \$415,000). This includes: New double doors would be installed in Corridor C201, between rooms 201 and 202B. New double doors also would be installed in Corridor C204 at Room 211. New exterior double doors would be installed on the north wall of Classroom 210A and Room 211A. The Millennium lock system (CBJ standard) would be installed at these doors, as well as Room 201 and the main entrance. A new interior door would be added between Rooms 210A and 211A. Flooring would be removed to bare concrete in Rooms 210, 210A, and 211A. Exhausts would be added for a welding hood and dust collection system relocated from the current Facilities Maintenance shop in Douglas.

#### How long do you anticipate you would occupy the building(s)?

Indefinitely

#### Describe parking needs associated with your proposed use.

POVs - 15  
CBJ Fleet - 12

#### Will you be requesting CBJ operating funds for your use?

No

#### If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

No additional costs.

#### What other uses would be compatible with your proposed use?

CBJ IT - Marie Drake hosts a large server room with backup power and there is adequate space to relocate IT staff alongside Facilities Maintenance.

Storage - The balance of the first floor and/or the second floor could be used for climate-controlled storage of items currently kept at the former Douglas School and/or Thane Warehouse.

**What other uses would not be compatible with your proposed use?**

Public-facing services would be incompatible due to the lack of parking and utilitarian use of the space by maintenance staff.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Monday, May 20, 2024 11:01:33 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
The Friends of the Marie Drake Planetarium
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907-500-2942
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<a href="mailto:mariedrakeplanetarium@gmail.com">mariedrakeplanetarium@gmail.com</a>
Submitter Name
Rosemary Walling
Submitter Phone
907-723-0692
Submitter Email
<a href="mailto:rosemary@mariedrakeplanetarium.org">rosemary@mariedrakeplanetarium.org</a>
Proposal Name
The Marie Drake Planetarium
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
n/a
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>We, the Friends of the Marie Drake Planetarium, as a 501(c)(3) nonprofit, would continue to operate the planetarium in the Marie Drake Building. The physical facility is owned and maintained by CBJ or by a compatible organization and would house the Digitalium Lambda projection system owned and operated by our nonprofit. In return, we provide free and inexpensive access to shows for the public, community groups, and school groups. Our decades-long tradition has been to provide free shows run by our volunteers and to collaborate with other community groups using the facility.</p> <p>The planetarium with its 30' dome is unique. Our modern projection system enables computer-delivered programming of the night or daytime sky from any time and place on the Earth and places beyond. In "flight mode," we can take an audience to planets in our solar system, to space through and beyond our</p>

galaxy, and along the surface of the Earth, Moon, and Mars using terrain models for both elevation and appearance. The planetarium dome and our projector together offer the only immersive public facility in Juneau and can show some of the fulldome movies seen when visiting larger planetariums in more metropolitan areas. The planetarium can offer science beyond astronomy and space science, including earth science and climate. We can present content, either purchased or locally created, for the cultures and interests of Southeast Alaska. We can operate the planetarium as an intimate space for musical performances such as the recent Juneau Jazz and Classics event. Such events have been an infrequent use of the planetarium. If such requests were to become more frequent, then some additional, external support may be required.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

Our proposal supports the high-level Assembly Goals of economic development and sustainable community. Both involve preparing students for future jobs in Juneau and align with our efforts to educate, inform, and inspire all age groups and education levels with free and inexpensive programming. Modern planetariums offer a vibrant and creative space for more than just astronomy and space science programs. Space and astronomy are often gateway topics for getting young people first interested in STEM related studies and careers. Regardless of the specific topic, students and adults may come to the planetarium for entertainment and yet leave knowing a bit more than when they arrived.

**What impact would your proposal have on the CBJ budget?**

Our proposal would have minimal impact on the CBJ budget. We propose to continue under an arrangement similar to that which we have had with the Juneau School District. They provided basic utilities, internet, janitorial services, and projector insurance. The planetarium is a relatively old facility. If the planetarium were to have additional community use, some additional cleaning and relatively inexpensive upgrades to the room and dome would greatly enhance its appearance.

We are a 100% volunteer organization and operate off of donations from the public with occasional small grants going to specific projects like bus transportation for school field trips, media purchases, and our current Planet/Bird Walk project for Twin Lakes. With no steady revenue source, we find it extremely difficult to pay a formal rent. Instead, we are uniquely positioned to continue to offer free and inexpensive programming to the public and school groups using the planetarium dome and our \$100K projection system. Last year 2300 people of all ages came to our free planetarium events. This year during April through May, our three most popular months for school field trips, we hosted 35 separate field trips at no cost and provided bus transportation for six.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

The planetarium room with access to the main lobby, restrooms and a water fountain.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

We currently use the planetarium as it is.

As stated above, the planetarium is a relatively old facility. If the planetarium were to have additional community use or be able to offer an enhanced experience, some additional cleaning and relatively inexpensive upgrades to the room, such as new carpet, would greatly enhance both its appeal and comfort of use.

**How long do you anticipate you would occupy the building(s)?**

We plan to stay for many years presenting informative and entertaining science programming to the Juneau public and school groups and for assisting or training others for additional use.

**Describe parking needs associated with your proposed use.**



Our traditional times for public events are during the off-peak times of evenings and weekends. Events typically last about an hour. Our current seating capacity is 40, so the number of parking spaces needed is easily accommodated by the existing parking. During other times, we would need a couple of parking spaces for our volunteers involved in training, program development, and custom content creation. Buses bringing daytime school groups do not require parking.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

In the past, we worked independently of financial obligations from JSD with the exception of approximately \$2000 for projector insurance and providing building services such as utilities, internet access, security, and janitorial services. We propose to operate under a similar arrangement with CBJ. If the planetarium use were to grow as more of a community resource, additional operating funds would be part of that conversation.

**What other uses would be compatible with your proposed use?**

We have always sought for the planetarium to be a community resource and welcome a discussion of ideas which would support such use.

**What other uses would not be compatible with your proposed use?**

The planetarium is right off the main entrance. Normal comings and goings do not disturb an event inside the planetarium, but excessively loud noises and voices, during times of planetarium use, would not be desirable.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Wednesday, April 24, 2024 1:48:36 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
AEYC-SEA
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9077239970
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<a href="mailto:bshibler@aecy-sea.org">bshibler@aecy-sea.org</a>
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Blue Shibler
Submitter Phone
9077239970
Submitter Email
<a href="mailto:bshibler@aecy-sea.org">bshibler@aecy-sea.org</a>
Proposal Name
AEYC Family Center - Light
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>AEYC proposes utilizing a portion of MD to continue our program mission of serving families, children, and child care programs in Juneau.</p> <p>We envision the upstairs housing the following:</p> <ul style="list-style-type: none"><li>• AEYC office space</li><li>• Community Diaper Bank</li><li>• Dolly Parton Imagination Library</li><li>• Partnerships for Families and Children</li><li>• Parents as Teachers Program</li><li>• Child Care Apprenticeship Program</li><li>• Playroom for parent groups (used by PAT, BRH, and other public groups)</li><li>• Children's art center</li></ul> <p>A portion of the downstairs would house the following:</p>

<ul style="list-style-type: none"><li>• Child care center (prioritizing CBJ, JSD, BRH, JPD/CCFR employees)</li><li>• Community room designed to support the Juneau Commission on Aging's goals of multi-generational interactions</li></ul>
<b>Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community</b>
This proposal supports two CBJ Assembly goals: Economic Development and Community Wellness. Opening a mid-sized child care facility would address some of Juneau's child care needs.
<b>What impact would your proposal have on the CBJ budget?</b>
Minimal, unless you account for the economic benefits of increased workforce participation from adding child care capacity.
<b>Would you be willing to pay fair market value for rent/lease?</b>
No
<b>How much space are you proposing to use?</b>
Around 16 classrooms plus the large commons area
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
Maybe some paint and flooring. AEYC could pay for some of it. I'm not sure about the need for increased power/internet.
<b>How long do you anticipate you would occupy the building(s)?</b>
3 years, the proposed timeline to complete Phase I of our Family Center project.
<b>Describe parking needs associated with your proposed use.</b>
It would be ideal for the child care center if the gate were removed and a thoroughfare was created for pick-up and drop-off. AEYC might need 15 parking spaces.
<b>Will you be requesting CBJ operating funds for your use?</b>
Yes
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
We won't need an increase, just the current level of support received for administering the child care grant programs.
<b>What other uses would be compatible with your proposed use?</b>
Other offices/CBJ staff who need child care
<b>What other uses would not be compatible with your proposed use?</b>
Anything that would compromise the safety of the children in care.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Wednesday, May 15, 2024 3:39:17 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Friends of the Juneau Public Libraries
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907-586-5249
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Submitter Name
Sandy Harris
Submitter Phone
907-586-3722
Submitter Email
<a href="mailto:sandy20harris@gmail.com">sandy20harris@gmail.com</a>
Proposal Name
The Amazing Bookstore
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Floyd Dryden Middle School</li><li>• Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Both schools have space suitable for our needs. Our first choice would depend on compatibility with other tenants in the building
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
Our used bookstore raises funds for Friends of the Juneau Public Libraries. The store is generally open to the public for retail sales five days a week. When the store is closed volunteers work to sort, price, and stock the shelves with books donated by the community.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
Our bookstore raises funds to benefit the community by supporting the Juneau Public Libraries. We

provided over one million dollars toward the construction of the Mendenhall Valley Public Library, and we provide 30K annually to the libraries for youth and adult programming and professional development. We support the Assembly priority of waste reduction through our extensive recycling program that we run in conjunction with Stuart Ashton of RecycleWorks. We keep tons of books out of Juneau's landfill.

<b>What impact would your proposal have on the CBJ budget?</b>
None
<b>Would you be willing to pay fair market value for rent/lease?</b>
Yes
<b>How much space are you proposing to use?</b>
4,000 to 4,500 sq. ft.
<b>What level of retrofit would be needed for your proposal? Who would pay for that work?</b>
Depending on the space available to us, we may need to remove walls and/or alter the location of interior doors. We will need to have an outside door to the retail space. We will need to install bookshelves. Depending on cost, we can contribute to these renovations.
<b>How long do you anticipate you would occupy the building(s)?</b>
Indefinitely.
<b>Describe parking needs associated with your proposed use.</b>
We will need about 12 parking spaces near the front door of the retail space for customer and volunteer parking when the store is open. On days when the store is closed, we will need at least 8 to 10 parking spaces for volunteers near either the front or back doors.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
N/A
<b>What other uses would be compatible with your proposed use?</b>
Other retail space, office space, residential space, miscellaneous community space.
<b>What other uses would not be compatible with your proposed use?</b>
None currently identified.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, April 26, 2024 2:26:00 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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CCFR CARES Program
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Erin Russell
Submitter Phone
907.586.5322 X 4328
Submitter Email
<a href="mailto:erin.russell@juneau.gov">erin.russell@juneau.gov</a>
Proposal Name
CARES Program Facility
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Marie Drake is our first choice due to location, but it may not be palatable with our clientele. The Floyd Dryden location is a reasonable alternative, but will require additional drive-time for some clients.
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
CCFR's CARES program is comprised of our Sobering Center, Mobile Integrated Health and Mobile Crisis Team Response operating out of two separate facilities. We have determined that there is significant overlap in the mission and duties of our programs and are looking to consolidate our programs both on paper and physically. We are seeking a more central location in which to house our combined operations. If it is not feasible to collocate, we would seek to use a portion of the facility for the Sobering Center only.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use

would bring to the community

In short, collocating our programs into one facility will allow us to do more with less. We will be able to more efficiently and effectively use the resources we have to deliver the services we provide to our vulnerable populations. A combined approach in a facility that is more central to the population we serve will reduce the transport times, allow staff to cross-train and work collaboratively, and ensure we can continue to provide the level care expected by our community.

What impact would your proposal have on the CBJ budget?

CCFR currently houses the MIH program in one of the unmanned stations, so we do not have monthly rent expenses. Moving the program towards the center of the population would likely reduce fuel expenses.

The Sobering Center currently has a lease with St Vincent de Paul for our Sobering Center facility. The monthly rent for that space is \$3,800 per month with a \$500 offset while we await necessary tenant improvements. The lease also allowed for up to \$200,000 to complete the remodel work, of which \$50,000 has been awarded. Recent bids show the proposed project cost to be approximately \$600,000. Without the tenant improvements, the facility is not suitable for long term use. If the Sobering Center were to be in a CBJ facility without rental expenses, the savings would be \$45,600 annually. Severing the lease prior to tenant improvements may result in a one-time savings of \$150,000 unless that money was allocated to a different site.

Would you be willing to pay fair market value for rent/lease?

Yes

How much space are you proposing to use?

The amount of space required by our operations is somewhat flexible, depending on the space available. Ideally, a colocated facility would provide for flexible space for clients and staff as well as adequate parking for a variety of transport vehicles. Ideally, the space would be at least 3300 SF to accommodate all our needs including equipment storage and administrative staff.

The Sobering Center piece requires a minimum 900 SF for operations and must be spacious enough to allow for the maintenance of safe distances when working with inebriated clients. Separate staff and client restrooms are necessary.

What level of retrofit would be needed for your proposal? Who would pay for that work?

Some level of retrofit would likely be required to ensure the safety and security of personnel and clients. The scope of this work would be highly dependent on the actual physical space provided. If we sever our current lease for the Sobering Center, we could examine if those tenant improvement funds could be reallocated to this site.

How long do you anticipate you would occupy the building(s)?

Indefinitely. It is difficult to find a location suitable for the Sobering Center operations. For the sake of our clients and our staff, we would prefer to find a final location and remain there.

Describe parking needs associated with your proposed use.

The parking needs associated with our proposal are primarily CCFR CARES vehicles and staff vehicles. Our clients are typically transported to the site by us, arrive on foot or via the city bus. Covered parking would be preferred but is not critical. Our fleet consists of a primary CARES transport van, a backup CARES transport van, a MIH staff jeep, two ADA transport vans and a Mobile Crisis Team SUV. Staffing can vary by time of day and day of the week ranging from two staff members to ten.

Will you be requesting CBJ operating funds for your use?

Yes

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

We already receive CBJ operating funds and would anticipate lower annual costs by collocating the facilities. In the long term, fuel expenses are expected to go down. In the short term, leasing costs may also be reduced.

**What other uses would not be compatible with your proposed use?**

Our Sobering Center clients are inebriated and often unsheltered. Generally speaking, we do not receive complaints about our operations or our clients as we typically supervise them closely and transport them to/from the facility, but we should be mindful of the types of activities that are adjacent to our program.



**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, May 16, 2024 3:31:17 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
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Submitter Name
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Submitter Phone
907 586 2590
Submitter Email
<a href="mailto:phil@jahc.org">phil@jahc.org</a>
Proposal Name
Juneau Arts & Humanities Council – Construction Relocation
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Marie Drake is our first choice
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>The Juneau Arts &amp; Humanities Council (JAHC) proposes for Marie Drake to be used as a temporary replacement for the Juneau Arts &amp; Culture Center (JACC) facility during construction of the new building, which is estimated to begin in late summer/early fall of 2025, lasting until construction is complete (2-3 years). The Partnership and the JAHC will have a firmer grasp on this timeline in late June, when we will know if we've been included in Senator Murkowski's Congressionally Designated Spending list.</p> <p>In these plans, Marie Drake would be used as an alternative venue to regular rental requests of the JACC Main Hall and gallery space, as well as temporary equipment storage and office space for key JAHC staff during the construction period.</p>

Marie Drake is the only suitable home for JAHc operations during this planned period of transition. The value we provide for the community is flexible and diverse. The loss that Juneau would feel during construction if the JAHc is not able to utilize temporary space would be varied and deep. Many arts & culture organizations and initiatives would be without an affordable space to host events, travel industry utilization of one of the largest downtown venues would suffer, and economic ramifications would be felt for multiple years.

In usage of Marie Drake, the JAHc would utilize the gymnasium and classroom space in a vibrant and active manner. By hosting events and meetings for other organizations we would continue use of this valuable community space in collaborative ways. UAS has recently voiced to us their interest in utilizing the space to address non-local academic conference requests they receive - which the JAHc could potentially help facilitate. This collaboration would further activate downtown Juneau in new ways, bringing new kinds of traffic to a main hub of commerce in Juneau.

The loss of the JACC main hall during construction represents a loss of primary venue for many other local organizations, business, and private events. Juneau Jazz and Classics events, Folk Fest, Áak'w Rock, and Glitz are just a few of the notable and diverse community events that would be without a home if we aren't able to secure a temporary-use venue during construction.

Additionally, this proposal is intended to outline temporary use, which is compatible with other smaller proposals. By having a hard milestone that would mark the end of our occupancy of the space, the City would be able to plan for future utilization of Marie Drake, ensuring continued cultural relevance to our community. We would also welcome a partnership with the Planetarium in order to continue their use of this space in bringing scientific thought astronomy to Juneau.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

This proposed use of Marie Drake would be in multiple Assembly goals:

Community, Wellness, and Public Safety: The JACC facility has continually fostered community in Juneau by providing space for residents to gather, celebrate, and engage in diverse forms of artistic expression. The arts are an important part of any thriving community, and Juneau is no different. The JACC main hall is the primary choice for several annual events in Juneau. Without a reliable backup option during construction, many community initiatives will suffer or cease to exist.

Economic Development: The JAHc has proved itself an integral player in the health of our economy. By hosting and facilitating events and encouraging art education activities, we help to feed the arts economy of Juneau. This aspect of our economy carries much of the weight of the seasonal visitor industry, and is a key player when projecting the future economic health of Juneau.

Sustainable Community: We need to ensure that there is infrastructural support for all of the events and arts programs that make Juneau special. Many groups that organize these initiatives are on a shoestring budget, and can't afford the loss of their primary event venue, even if temporarily. By giving the JAHc a temporary home in Marie Drake, the city will help ensure that so many other organizations are able to maintain operations.

**What impact would your proposal have on the CBJ budget?**

Impact on the CBJ budget would likely be minimal. We currently lease the JACC building, and are able to cover regular utility and upkeep fees. Noting that the Marie Drake space is noticeably larger than the JACC, there may be a slight increase in these costs that we ask for temporary assistance with, especially during winter months. Additional operational funding details are outlined below.

A note on the answer below:

We are currently in a lease agreement with the city for occupancy of the JACC building. We would appreciate the city's grace in extending similar, if not the same rate to our temporary usage of Marie Drake.

**Would you be willing to pay fair market value for rent/lease?**

Yes

**How much space are you proposing to use?**

The Gymnasium, storage/maintenance spaces, and 4-6 classrooms to house artwork, event supplies, administrative offices, and conference space. As mentioned, we would welcome collaborative use of the remaining space with compatible proposals.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

We may pursue minimal retrofitting of the gymnasium to accommodate event lighting and sound systems. These changes would not be invasive. We also may want to implement superficial changes of some classroom space to serve as a temporary gallery in order to continue our annual gallery program. We would work to secure funding from private sources for this work before approaching the City.

**How long do you anticipate you would occupy the building(s)?**

With construction being proposed to begin in summer 2025, we would require occupancy of the building for 2-3 years while construction commences. In collaboration with The Partnership, we will keep the City apprised of timeline details and developments as appropriate.

**Describe parking needs associated with your proposed use.**

We would require large amounts of parking. Staff utilization of space is minimal, however if we are to successfully create a temporary space for events, we would require enough parking space to accommodate normal audience sizes. We know that parking is tight in this area, and are prepared to deal with the ramifications of this.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

As previously described, an increased request of operating funds would be in part due to minor increases in utility and maintenance of the building, due to the difference in size.

We also pay much of our personnel costs with income from event bookings. While these plans outline “band-aid” use of the Marie Drake gymnasium to accommodate events as best we can, there will be an inevitable decrease in rental activity as the facility is less ideal for many clients compared to the current JACC building. Following this, we are anticipating a loss of revenue in rental fees and Lobby Shop income. We are in the process of identifying and pursuing additional funding opportunities to remedy this, although may request additional support following the outcome of these conversations with other parties.

We plan to hold a client survey in coming weeks in order to better forecast the potential loss that this transition represents in this manner. Public and private assistance will be crucial, as all our staff are heavily utilized in the organization and implementation of our community programs, regranting and scholarship processes, and education initiatives.

**What other uses would be compatible with your proposed use?**

We would like to honor the Planetarium’s historic use of the space in Marie Drake, and promote their continued operations within the building. The proximity of our two organizations if this proposal comes to fruition I think would empower both of our programs, and create increased traffic and attendance due to sharing of resources and staffing.

We’d also like to invite Studio A to be housed in the building, as they currently utilize the space on the 2nd floor of the JACC as a sound studio. They are an important partner in running sound for most events in the JACC and Centennial Hall. Due to our limited space needs, our proposal is likely compatible with

other smaller proposals, and open to combination usage of the facility.

**What other uses would not be compatible with your proposed use?**

There is not much we wouldn't be compatible with. The purpose of the JACC building has been to be compatible with most events that would like to utilize the space. Obviously, the setup of the gymnasium in Marie Drake will not have the exact same infrastructure present – lighting, hanging support, etc. The space will obviously not be ideal for some events as a result, but we are confident that we will make due in the interim while construction of the new building is under way.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Sunday, May 12, 2024 3:58:11 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Juneau Makerspace
Organization Phone
907-209-3103
Organization Email
<a href="mailto:info@juneaumakerspace.org">info@juneaumakerspace.org</a>
Submitter Name
rachael juzeler
Submitter Phone
907-209-8599
Submitter Email
<a href="mailto:rachaelj@juneaumakerspace.org">rachaelj@juneaumakerspace.org</a>
Proposal Name
JMS Proposal for Marie Drake/Floyd Dryden
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
First Choice - Marie Drake
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
In keeping with our mission statement of providing space, tools, equipment, and classes we would continue to provide the following spaces and associated equipment: Wood shop Ceramics Printmaking Painting and sculpture Electronics lab Audio/visual lab Textile arts

Craft arts  
 Metal arts  
 Makers library  
 Classrooms  
 Assembly and work spaces  
 If we were to occupy this space we would expand our offerings to include a Tool Library and Maker lockers.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

Juneau Makerspace fills the following Assembly priorities and goals:

- 2 - Economic development
- 3 - Sustainable budget and organization
- 4 - Community wellness and public safety
- 5 - Sustainable community

Benefit to the community:

Juneau Makerspace (JMS) is a 501(c)3 nonprofit organization based in Juneau, Alaska. JMS was founded in 2015 with the mission to provide space, tools and equipment to the local community, and to promote creativity, education, exploration, and innovation by its members. We are led by a volunteer board of directors who are committed to expanding community access to spaces and equipment for 'making' and arts education in Juneau.

**What impact would your proposal have on the CBJ budget?**

Minimal impact to CBJ budget. We are a 501(c)3 non profit community membership organization. Our funding comes from memberships, grants and partnerships with other organizations.

**Would you be willing to pay fair market value for rent/lease?**

Yes

**How much space are you proposing to use?**

Marie Drake: The space facing JDHS (North side of the building past the multi-purpose room,) utilizing the current physics/shop, music, classroom and storage areas.  
 Floyd Dryden: The current shop, technology, bp lab, classrooms, studios and storage areas. (Northwest corner, North of the gymnasium.)  
 We currently operate out of 7000sq.ft.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

The level of retrofit needed is unknown at this time. However, we would likely phase any retrofit activities around our grant application cycles and grant availability.

**How long do you anticipate you would occupy the building(s)?**

We would occupy the proposed spaces indefinitely.

**Describe parking needs associated with your proposed use.**

We would utilize the existing loading bays for temporary loading of materials and equipment by members. Baseline parking spaces needed is 5-7, with the ability to have flex parking as needed for evening events.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

We currently do not receive funding from CBJ. However, we would like to propose a reduction in the fair market value for rent similar to the JACC rental rate model.
<b>What other uses would be compatible with your proposed use?</b>
We would love to partner with interested organizations such as the Juneau Commission on Aging, the Friends of the Library, Community Schools and others to assist in providing a tool library, recreational activities, art making and education opportunities for the community.
<b>What other uses would not be compatible with your proposed use?</b>
The Makerspace is essentially a variety of workshop spaces. At this time we do not foresee other uses that would be incompatible with our proposed use. We are flexible and open to all.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Friday, May 17, 2024 11:08:31 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Capital Kennel Club of Juneau
Organization Phone
907-723-3149
Organization Email
<a href="mailto:webmaster@ckcoj.org">webmaster@ckcoj.org</a>
Submitter Name
Kristy Kissinger-Totten
Submitter Phone
503-705-1160
Submitter Email
<a href="mailto:k.kissingertotten@gmail.com">k.kissingertotten@gmail.com</a>
Proposal Name
CKCoJ Classes, Training, Trials and Practice Space Request
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li><li>Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
1- Marie Drake 2-Floyd Dryden
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>Capital Kennel Club of Juneau is requesting a large space, preferably with direct access to an outside entrance, in order to serve the community of Juneau by providing classes and seminars in responsible dog ownership including, but not limited to: Puppy Kindergarten, Dog Manners, Dog Obedience, Dog Behavior Management, Grooming, and Canine Sports such as: Agility, Nosework and Rally.</p> <p>We are requesting a dedicated space for providing regular classes and practices. Ideally we would have the ability to set up our equipment and not have to remove it after each use due to sharing the space. An attached office/storage area would be useful for storing equipment that is not being used at that time. An</p>



outside entrance would help facilitate flexible use of this space by owners and their dogs in a well-regulated manner managed by the Capital Kennel Club of Juneau board.

We would also like to host Licensed Trials in Nosework, Obedience, Rally and Agility, all of which will attract competitors both locally and from out of town. For this, we will need use of a minimal open space of 40 x 60 feet, or 75 x 90 feet for Agility., or the ability to rent a larger space for trials.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

We fill a need in the community. We are currently providing a community benefit in the form of public dog training classes and activities. Juneau's citizens, visitors, and tourists all share the same sidewalks, paths, and trails with dog owners and their animals. Everyone in our community benefits from well-trained animals and knowledgeable handlers. We endeavor to fill this need in our community for training and promoting responsible dog ownership and would like to expand the services we provide and our outreach to the community. By having a large, affordable, regularly accessible space available to us, we will be able to offer more classes and expand our outreach in the community, including forming a consortium of other dog groups promoting responsible dog ownership and public service programs.

Capital Kennel Club of Juneau (CKCoJ) provides affordable educational and recreational activities for dog owners. We provide instruction and training in effective and responsible dog management and recreational activities from beginning to advanced levels. There is a demand for us to expand our classes and activities and with this request we would be in a position to do that.

**What impact would your proposal have on the CBJ budget?**

Our club would pay a reasonable rent to CBJ, especially for exclusive use of a large space. As a non-profit providing an affordable service to the community using a group of volunteers, we would need price considerations in your charges for space utilization.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

- 1) Minimal size of 40'x60' open space with access to equipment storage, and/or
- 2) Dedicated "classroom space" of 36'x42' or larger with outside entrance and storage area
- Specifically:
- 1) Multipurpose Room/Gym at Marie Drake (#424)
- 2) Floyd Dryden- Technology room and attached Shop (#118 A&C) has an outside entrance and storage; in addition we would reserve on an as-needed basis, the FD Gymnasium in order to practice Agility and to host various Licensed Trials.
- 3) Floyd Dryden – Rms #100 AND #101 together (these have a moveable folding wall between them)
- 4) Marie Drake Commons #211A

\*If sharing a large space such as the gymnasium with other sport, recreational, users then we would need easily accessible and secure storage for our equipment, some of which is quite heavy to move.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

We only require a large open space. We own our own equipment and floor mats. Immediate access to an outdoor entrance is ideal so that owners and dogs do not have to walk through the rest of the building. With a long-term lease, we would be able to install an appropriate flooring surface.

**How long do you anticipate you would occupy the building(s)?**

Long-term, preferably 3-5+ year lease
<b>Describe parking needs associated with your proposed use.</b>
Generally no more than 5-12 cars for group classes or practices.
<b>Will you be requesting CBJ operating funds for your use?</b>
No
<b>If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?</b>
N/A
<b>What other uses would be compatible with your proposed use?</b>
Classes and training practices for Canine Search and Rescue Juneau Animal Rescue: training of rescue dogs and transitional training classes for their new owners Grateful Dogs classes in Canine Good Citizen and other dog management activities Service Dog training and classes
<b>What other uses would not be compatible with your proposed use?</b>
While we are occupying and using the space no other users could be there at the same time.

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Sunday, May 19, 2024 10:05:14 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
Juneau Commission on Aging
Organization Phone
907.586.5278
Organization Email
<a href="mailto:di.cathcart@juneau.gov">di.cathcart@juneau.gov</a>
Submitter Name
Deborah Craig, Chair, Juneau Commission on Aging
Submitter Phone
9072090520
Submitter Email
<a href="mailto:deborahlc11@gmail.com">deborahlc11@gmail.com</a>
Proposal Name
JCOA Office of Aging and Senior Recreation and Wellness Center
Which schools are you proposing to use?
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
If you chose more than one school, which is your first choice and which is second?
Marie Drake - This proposal is intended to serve the entire community year around with an added benefit for downtown, Douglas and North Douglas. The Valley has an array of community oriented facilities that have ample space and good parking (the library, the Fieldhouse, the Swimming Complex, the Wrestling Center, school gyms, etc.)
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
<p>Seniors over age 55 now represent 30% of CBJ’s population (AKDOLWD 2023). The JCOA is proposing establishment of an Office of Aging, housed within the Marie Drake Complex in addition to the Senior Recreation and Wellness Center (see details below) to represent the significant and valuable senior population in Juneau and to work directly with JCOA and the AARP Community Action Team in facilitating Age-Friendly Community Planning. The fully functioning CBJ Office of Aging will be staffed by a fulltime Coordinator whose duties consist of the following:</p> <ol style="list-style-type: none"><li>1. Facilitate the Age-Friendly Community Planning Process for Juneau using the AARP Guidelines and</li></ol>

- coordinating with the AARP Juneau Community Action Team
2. Oversee the promotion of age-friendly housing policies
  3. Oversee the Senior Wellness and Recreation Center (see proposal below) including but not limited to Gym Space and shared spaces with other organizations
  4. Work directly with JCOA regarding planning and priority projects to manifest the goals and objectives of the JCOA.
  5. Work directly with BRH and SEARHC to ensure that all program elements result in a benefit to seniors throughout Juneau via their Wellness Programs
  5. Supervise a Wellness Recreational Coordinator who will work on-site at the Senior Recreation and Wellness Center, as well as with other associated organizations.

\*\*\*\*\*

JCOA further proposes the allocation of space for a Senior Recreation and Wellness Center using space in the current Marie Drake Complex that is identified as the Gym/multi-purpose room, male and female locker rooms, storage, kitchen, and Office of Aging office space on the northern end of the complex. While identified as the Senior Recreation and Wellness Center, we intend to ensure the gym space is multi-purpose, multigenerational, and available to other community groups yet has a primary focus on healthy aging activities that improve the health and well-being of all who are aging in our community. This offers the opportunity for current groups/organizations serving Elders that have limited space in their current location to have a place host their events, education offerings, etc . This space would include:

- \* Multi-Sport Gymnasium for pickleball, group sports, and an indoor walking track with accessibility already available
- \* Multi-purpose fitness room(s) for yoga, Tai chi, dance, or other classes
- \* Activity Space for small group meetings or classes, navigational services for seniors, book clubs, gardening clubs, cooking classes, training;
- \* Game Room(s) for chess, board games, or other activities to stimulate the brain;
- \* Lifelong learning: computer, financial, active aging planning, use of community resources, etc.
- \* Cultural Arts; small music events, art classes, language arts, etc.
- \* Companionship and Quiet Space: where people of all ages can gather to enjoy a cup of coffee, share stories, find solitude, read a book, and enjoy some quiet time.
- \* A place for groups/organizations serving Elders to host their events, education offerings, etc that have limited space in their current location

\*\*\*\*\*

On a larger scale, the JCOA would recommend that the entire Marie Drake Complex be dedicated to a CBJ Community Center with multiple organizations that serve the community co-locating to provide an array of services in a one-stop setting. Please see the Map Proposal sent to all Assembly members from the JCOA.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

1. Housing – C: Office of Aging Coordinator will assist in promoting age-friendly housing that meets the needs of the community regardless of age or ability
2. Economic Development - C: providing an enhancement to the Capitol Civic Center with implementation of the CBJ Community Center
3. Community, Wellness, and Public Safety – A: Ensuring all members of the community are represented in planning activities using the Age-Friendly Community Planning process. B. Ensuring community access to Wellness and indoor recreational activities. C. Enhancing access to Childcare and multigenerational opportunities
4. CBJ's 10-year fiscal plan states that a top priority is to "grow the senior economy". In support of this goal, the JCOA seeks CBJ's assistance in addressing the distinct needs of Juneau seniors to enable healthy aging in the community we call home. The JCOA believes that promoting the well-being and vitality of Juneau's aging population, through the implementation of Juneau's Age-Friendly Planning and a Senior Recreation and Wellness Center will serve all ages and promote 'livability' concepts that emphasize health and well-being. This proposal recognizes the valuable benefit of keeping seniors in Juneau, as well as ensuring that those of us who have lived here most of our lives can continue aging in the community we love. CBJ has engaged in an array of diverse planning activities that have been issue or location-specific but our community would benefit from a long-range, comprehensive plan of action.

AARP's comprehensive livability planning tools under the Age-Friendly Community Planning process have been utilized around the world and are a tried and tested mechanism to move through a planning process efficiently while engaging all age groups. This is an extremely efficient mechanism to ensure a robust process that will result in broad benefits for all.

**What impact would your proposal have on the CBJ budget?**

The JCOA's mandate is to provide recommendations to the CBJ Assembly regarding issues of importance to Seniors. Nothing is more important than remaining healthy as we age and having the ability to remain in our homes and community. That said, the JCOA is also proactive and exciting to seek funding for our proposals from other sources and we have already reached out to local Non Profits to partner. If this proposal is deemed viable, we would assist in facilitating our vision via grant writing, memorandum's of understanding, etc.

Our proposal requests the use of the Marie Drake Complex for the CBJ Community Center (including the Senior Recreation and Wellness Center) and specific to our request, use of the gym, locker rooms, kitchen, storage spaces and offices in the north end of the building. Please See MAP

Our proposal also requests funding for 1FTE – Office of Aging Coordinator (host organization TBD) and .5 FTE – CBJ Community Center Coordinator to be housed within the CBJ Parks and Recreation and in the CBJ Community Complex while working extensively with the JCOA, AEYC and other partners within the complex.

**Would you be willing to pay fair market value for rent/lease?**

No

**How much space are you proposing to use?**

The JCOA is an advisory entity whose previously allocated small budget has been reabsorbed into the CBJ Budget. We would nonetheless be willing to seek funding for the use of this space. We propose use of Boys Locker 402 Storage 423 Girls Locker 412 Multipurpose Room 424 Storage 425 Platform 426 Storage 427 Storage 430, 436. 450, 451, Music 452, Classroom 439 And Shop 438. The JCOA has also conferred with the Planetarium, Maker Space and others who may wish to coordinate use of space.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

Office space for the Office of Aging would be a matter of furnishings rather than retrofitting.

As the desired Senior Recreation and Wellness Center is currently identified as a gym, locker space, offices, kitchen, and storage, very little retrofit is needed. The School District is vacating the building on July 1 at which time, it will be more apparent what is needed to enhance the gym space for recreational activities (walking path, pickleball courts, yoga mats, etc).

**How long do you anticipate you would occupy the building(s)?**

We anticipate occupying the building in perpetuity. Seniors over age 55 now represent a major demographic in Juneau. The dynamic of aging has changed considerably in the last few decades and Juneau seniors reflect that trend. Seniors are healthier and better off (income, insurance, healthcare) than previous generations. Seniors are living longer, healthier lives, and bring an array of "silver dividends" to our community: retirement income, home ownership, and property taxes, and a willingness to volunteer and contribute to the community's rich social, outdoor, and cultural arts opportunities. Many communities are recognizing the benefit of keeping seniors in the community to maintain cultural vibrance and economic stimulation.

CBJ's 10-year fiscal plan states that a top priority is to "grow the senior economy". In support of this goal, the JCOA seeks CBJ's assistance in addressing the distinct needs of Juneau seniors to enable healthy aging in the community we call home. The JCOA believes that promoting the well-being and vitality of Juneau's aging population, through the implementation of Juneau's Age-Friendly Planning will serve all ages and promote 'livability' concepts that emphasize health and wellbeing. This proposal recognizes the valuable benefit of keeping seniors in Juneau, as well as ensuring that those of us who have lived here most of our lives can continue aging in the community we love.

**Describe parking needs associated with your proposed use.**

The 45 spaces allocated to Marie Drake and identified as the current parking options appear to be adequate for our use.

**Will you be requesting CBJ operating funds for your use?**

Yes

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

The CBJ previously allocated \$15,000 per year for clerical support of the Juneau Commission on Aging. Those funds remain available but have not been allocated to an organization for FY24. For FY25, JCOA is requesting adequate funding for an Office of Aging Coordinator (housed in the Senior Recreation and Wellness Center) and responsible for facilitating Age-Friendly Community Planning, assisting in making age-friendly recommendations regarding housing to the CBJ, ensuring proper use of the Senior Recreation and Wellness Center and supporting the JCOA.

Juneau Commission on Aging - Office of Aging  
FY 25 Budget Request  
FTE - Office of Aging Coordinator \$40 per hour \$83,200.00  
Benefits - 30% of Salary \$24,960.00  
.5FTE - Snr Rec & Wellness Center Coordinator \$25 per hr \$26,000.00  
Benefits - 30% of Salary \$7,800.00  
Equipment (Computer, printer, etc) \$3,000.00  
Travel (one Conference) \$4,000.00  
JCOA Materials and Supplies \$5,000.00  
JCOA Events \$10,000.00  
Total Requested \$163,960.00

**What other uses would be compatible with your proposed use?**

JCOA proposes using the entire Marie Drake Complex for a CBJ Community Center to serve the entire community including a Senior Wellness and Recreation Center, the AEYC Child Care Facility, the Planetarium, and with the added benefit of proximity to the Augustus Brown Pool. Additional desirable partners include MakerSpace and the Friends of the Library.

JCOA strongly supports the AEYC Child Care Center which includes facilities uniquely suited to serve the CBJ as a community child care center with the added benefit of multi-generational activities between seniors and children, a well-documented benefit to both age groups and the community at large. AEYC has already agreed to fully furnish this space to ensure it is warmly welcoming to people of all ages and amenable to activities such as Elder/Child Story Time, multigenerational arts and culture activities, etc.

The JCOA strongly supports expanded use of the Planetarium for educational and community activities, as well as embracing Friends of the Library as a welcome addition to a Community Center. MakerSpace would literally be the icing on the CBJ Community Center cake in terms of providing already established services related to carpentry/shop space, cooking and art classes, etc. CBJ's Community Center would be a model for other communities to serve citizens of all ages.

**What other uses would not be compatible with your proposed use?**

It was also suggested that Juneau Animal Rescue would be an appropriate CBJ Community Center partner. While this could be an enhancement to a child care and senior focused center, it is unclear if the noise level generated by an Animal Shelter and their parking needs comports with the other uses contained in this proposal.

Community based shop,  
building, arts and crafts  
space.

Housing the Office of Aging and collaborating with CBJ, SAIL, BRH and SEARHC for a Senior Center focused on recreation (pickle ball!), health and wellness. This space can also be available for children and the entire community.

**PLANETARIUM** continue use, plus use for community cultural events (music, poetry reading), children's events (story time), senior events (yoga and wellness).

**Friends of the Library are also potential partners in the CBJ Community**

Two story childcare,  
classroom and office  
space & commons area  
facilitating  
multigenerational  
gatherings with children,

## Multigeneration Meeting Room