



# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

November 28, 2022 at 12:10 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91849897300> or US: +16699006833 Webinar ID: 918 4989 7300

**A. CALL TO ORDER**

**B. LAND ACKNOWLEDGEMENT**

1. 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**

2. November 7, 2022 - Regular Meeting Minutes

**F. ITEMS FOR ACTION**

3. Transfer of Funds for Gondola Shipping Overages
4. PWFC Input on Assembly Goals for Retreat

**G. INFORMATIONAL ITEMS**

5. Juneau Commission on Aging Presentation on AARP Membership Benefits
6. New City Hall - What's next

**H. CONTRACTS DIVISION ACTIVITY REPORT**

7. November 4, 2022 – November 22, 2022

**I. NEXT MEETING DATE**

8. December 19, 2022 – 12:10 PM

**J. ADJOURNMENT**

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

**PUBLIC WORKS & FACILITIES COMMITTEE  
DRAFT MINUTES – REGULAR MEETING  
Assembly Chambers/Zoom Webinar  
November 7, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 12:20 PM.

Members Present: Chair Bryson, Ms. Triem, Ms. Hale, and Mr. Smith.

Staff Members Present: Katie Koester, Denise Koch, Michele Elfers, Breckan Hendricks, Robert Barr, Brian McGuire, and George Schaaf.

**II. APPROVAL OF MINUTES**

A. August 8, 2022 – Regular Meeting Minutes

No comments or changes, minutes approved.

**III. ITEMS FOR ACTION**

**a. Funds Transfer to Hospital Drive Waterline Capital Improvement Project (CIP)**

Ms. Koester introduced the \$200,000 Funds Transfer Request for the Hospital Drive Waterline Capital Improvement Project. She provided background stating that the Bartlett Regional Hospital Behavioral Health Campus was expanded to be a steel frame building requiring a larger footprint. This caused a large portion of the waterline to be dug up. The waterline would be paid two-thirds from the Water CIP and one-third from the BRH CIP.

Mr. Smith asked for confirmation that the funds being transferred were Water funds being transfer from one Water fund to another. Ms. Koester confirmed the funds are being transferred from one Water CIP to another Water CIP.

Ms. Hale moved that the Public Works and Facilities Committee recommend the transfer of \$200,000 and that be forwarded to the Assembly for approval and asked for unanimous consent.

No objection, motion passed.

**B. Funds Transfer to Cedar Drive Waterline Capital Improvement Project (CIP)**

Ms. Koester introduced the Funds Transfer for the Cedar Drive Waterline Capital Improvement Project. She stated that this was the transfer of funds from one Streets CIP to another Streets CIP (from Meadow Lane to Cedar Drive). Meadow Lane is near completion and CBJ would like to transfer \$320,000 from Meadow Lane to Cedar Drive. During the Cedar Drive project there was more damage to drainage infrastructure than anticipated in addition to supply chain issues and freight increases. Ms. Koester requested a motion to transfer the \$320,000.

Mr. Smith moved that the Public Works and Facilities Committee request the transfer of \$320,000 from the Meadow Lane CIP to the Cedar Lane CIP to the Assembly and asked for unanimous consent.

No objection, motion passed.

**c. Juneau Coordinated Transportation Coalition Grant Recommendation**

Ms. Koester introduced the Community Development Director, Jill Maclean and explained that CBJ would be asking for a request for the PWFC to support a grant recommendation.

Ms. Maclean explained that this was a routine grant for the City and shared that Ms. O’Keefe, the applicant, was available via zoom for questions as well.

Ms. Hale commended SAIL for the work that they do and express her appreciation.

Ms. Hale moved to recommend a resolution supporting the SAIL Replacement ADA Taxi for the FY23 DOT Human Service Grant for the November 22, 2022 Assembly meeting. She asked for unanimous consent.

No objection, motion passed.

**d. Best Interest Finding for Alternative Procurement for Eaglecrest Gondola Installation**

Ms. Koester gave a summary of the Best Interest Finding for Alternative Procurement memo requesting authorization to introduce an ordinance for alternative procurement for the installation of the Gondola. She reminded PWFC members that this is the third request that the PWFC has seen and that alternative procurement per Charter needs to be authorized per Ordinance by the Assembly. Ms. Koester explained the Best Interest Finding requirement shows that the project would be a good candidate for alternative procurement due to the complexity of the project. Ms. Koester highlighted that the installation would include used and new parts reassembled in a new configuration which will require fabrication, and that process benefits from bringing someone on early. In addition, Eaglecrest staff will contribute to the project by building snow roads or providing local knowledge. At this point in the process, it is difficult to know to what extent we can use Eaglecrest labor. Timing is also difficult. CBJ will need to engage a contractor soon to allow time to obtain construction materials and get on their schedule.

Ms. Hale asked Ms. Koester if this would be bid. Ms. Koester explained that this would be a qualifications-based assessment instead of a cost. She noted that we would request a proposal for the committee to determine who would be the best fit. There’s still a robust scoring process and award by the Assembly, but it is not solely based on price.

Mr. Smith moved that the Public Works and Facilities Committee affirm the Eaglecrest Board of Directors recommendations to use the GC/GM alternative procurement for use of alternative procurement for this project and directs staff to develop an ordinance for approval by the full Assembly. He asked for unanimous consent.

No objection, motion passed.

**a. EV Charging stations**

Ms. Koester provided answers to the previous meeting's discussions.

Is a parking master plan not specific to EV Charging in the works? Ms. Koester explained there is no master plan in the works. There are isolated projects, parking studies, and significant work by the Committee on EV charging station planning. There's more planning on EV charging stations, but CBJ is working on procuring a local EV Charging expert to complete the planning.

How would enforcement at the parking lot be accomplished? Ms. Koester explained that staff researched contracting for enforcement, which would be expensive. Staff also talked to the Juneau Police Department (JPD). Community Service Officers could occasionally monitor the Basin Road parking lot, but it would be a low priority.

Parking Lot Hours of Use? Ms. Koester shared that staff met with constituents and decided to change the signage to 8:00 p.m. - 8:00 a.m. for all vehicles and active charging from 8 a.m. – 8:00 p.m.

Mr. Smith asked if there was a way for citizens to submit photos of vehicles parking improperly to assist in enforcing. Ms. Koester explained that JPD does not like taking enforcement actions based on pictures for various reasons, but citizens can call and report issues.

Ms. Hale gave personal insight into the EV community practices on self-management.

**b. Source Control Presentation – Brian McGuire, Utilities Superintendent**

Mr. McGuire explained that his presentation's purpose is to give the PWFC a better idea of what Source Control is and why CBJ is doing it. The Mendenhall Plant capita organic loadings are very high, over twice what is expected for normal domestic wastewater. As loads and volumes increase, energy, materials, and shipping and disposal costs increase. Source Control helps manage these costs. The Program helps to limit non-domestic waste substances placed in the sewer. A Compliance Order by Consent was finalized in 2022 due to exceedances. Source Control protects the sewer infrastructure, public health, and the environment.

Mr. Bryson asked for examples of some of the worst objects we see in the waste system. Mr. McGuire stated that food waste and grease cause the most significant issues.

Mr. McGuire explained that the Industrial Users Survey indicated some likely sources for Mendenhall's issues, such as organic loading from Capitol Disposal Landfill, Alaskan Brewing Company, Bartlett Regional Hospital, and mayor food service facilities. In addition, Fats, Oils, and Grease (FOG) from 138 food service facilities in the collection area.

Mr. McGuire listed the Utility Action Items, including education on FOG, improved communications, a new Pumper Program, a tracking system for FOG cleanings, and a FOG Inspection Program.

Ms. Hale inquired if these initiatives would be performed with existing Wastewater Treatment staff. Mr. McGuire explained that they will not require additional FTEs (Full Time Employees) to be approved.

Mr. Bryson inquired about DEC requirements for food service businesses. Mr. McGuire explained that they are currently looking into the State and local requirements in the permitting process.

Ms. Hale explained that any initial permit for equipment installation does not ensure proper maintenance in future years.

Mr. McGuire continued with his presentation, explaining that precipitation directly correlates with the Flow (MGD). The root cause is infiltration and inflow. With infiltration, the infrastructure has holes, while inflow is a direct route where people route systems right into the sewer instead of the stormwater system. He explained that the challenge is finding the source. Equip the lift stations with instruments to measure flow, temp, and pH to distinguish sewage from stormwater. Utilities will also engage a network of weather stations to match flow increases to rainfall to pinpoint areas.

Mr. Bryson asked for confirmation that the problem areas are typically non-household waste. Mr. McGuire confirmed that it is typically non-household food waste causing the most issues.

Ms. Hale shared her appreciation that Mr. McGuire is starting with education.

**c. Juneau North Douglas Crossing Update**

Ms. Koester explained that the importance of this information item is to ensure the Assembly is aware of the work and public outreach being done on the Juneau North Douglas Crossing update. She also wanted to ensure the Assembly had the opportunity to provide comments. She explained that CBJ has been engaged with DOT, who is the project lead on the Juneau North Douglas Crossing Project. DOWL has provided public outreach such as technical advisory meetings, committee meetings, and stakeholder meetings. Ms. Koester summarized the public outreach on the project and highlighted the listening sessions they have implemented. Listening sessions were held at public locations such as grocery stores, allowing a larger audience of citizens to have the information accessible.

Ms. Koester stated that a North and West Douglas Study is in progress after a need for it was discovered by the project team. Although safety was the number one reason for the crossing, other areas that could benefit include: housing, port development, recreational activities, and access to traditional lands. The purpose of the study is to determine what could be put on Douglas Island, not what should be put there. Ms. Koester hopes to have an update on the study for the PWFC at the January meeting.

Ms. Koester stated that she is working on grant opportunities and programs for the design phase.

**V. Public Participation on Juneau North Douglas Crossing Update**

Mr. Bryson opened up public participation. No participants were identified.

Public Participation was closed.

**VI. PWFC 2022 ASSEMBLY GOALS**

**a. PWFC Milestones for 2022 Assembly Goals**

Ms. Koester reported that there's been some progress in EV Charging stations. In addition to installing charges at five locations this summer, Engineering & Public Works has been engaged with Alaska Energy Authority who is the main vessel for federal funding. CBJ has also officially put in the order for seven electronic busses.

**VII. CONTRACTS DIVISION ACTIVITY REPORT**

- a. September 23, 2022 to November 3, 2022 – No questions

**VIII. NEXT MEETING DATE**

- a. Next Regular Meeting will be November 28, 2022, at 12:10 PM.

**IX. ADJOURNMENT**

The meeting adjourned at 1:10 PM.



# Eaglecrest Ski Area

## MEMORANDUM

**DATE:** November 22, 2022  
**TO:** City and Borough of Juneau Assembly  
**FROM:** Dave Scanlan, Eaglecrest General Manager  
**SUBJECT:** Transfer of Funds for Gondola Shipping Overages

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The transportation of the Eaglecrest Gondola from a remote Austrian village to the parking lot at Eaglecrest was a challenging job to bid and execute. The official quotes had exceeded original projections and additional funding was allocated. The freight was quoted at per truckload rates with the expectation of transloading in Seattle.

As loading began, it became clear that it would be safer for the machinery to travel all the way to Eaglecrest in the Global Shipping containers. We were made aware that this would force some detention fees on the Global containers, but we led to believe that the lack of transloading would offset the bulk of these fees. We were not able to anticipate the steep increase in fuel prices in the spring or the global port congestion that would impact this project. By the time all of the final fees were assessed and fuel surcharges applied, we were over budget by \$261,607.82.

We are requesting the authority to transfer funds that we have remaining in our FY23 Deferred Maintenance CIP account in the amount of \$221,000. These funds combined with the funds available from the initial Gondola funding ordinance will allow us to settle up payment with our freight vendor Lynden Transport and will allow our engineering design team to be paid for the work that has currently been completed on phase one of our engineering and design. Once the loan agreement with Goldbelt for the remaining costs associated with the project is effectuated, this account will be paid back and made whole again.

Due to the nature of shipping surcharges, this cost was always going to be volatile. We owe this amount and need to pay the vendor.

**Recommendation:** Move to introduce a transfer request to the Assembly from Eaglecrest Deferred Maintenance (\$221,000) to the Gondola Capital Improvement Project.



# MEMORANDUM

**DATE:** November 22, 2022  
**TO:** Chair Bryson and Public Works and Facilities Committee  
**FROM:** Katie Koester, Engineering and Public Works Director  
**SUBJECT:** PWFC Input on 2023 Assembly Goals

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The Public Works and Facilities Committee has made progress on Assembly goals, as reflected by the update that was written for the retreat and is included in this packet. Nevertheless, there is more work to be done. Advancing these priorities will require work from the committee and staff and financial resources. The purpose of this memo is to establish what those implementing actions will be for the committee over the course of 2023. This information will help the body understand what is required when reviewing their goals at the upcoming retreat. I welcome discussion and feedback on these items as our work together for the year ahead will be greatly informed by this conversation.

2. *Economic Development – Assure Juneau has a vibrant, diverse local economy*

G. Implementing action: Pursue and plan for West Douglas and Channel Crossing

**2023 PWFC committee work:** Engage the public and prepare the project for a successful grant application for full design including working with ADOT and identifying match.

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

C. Implementing action: Long-term strategic planning for CIPs

**2023 PWFC committee work:** Work through the legislative priorities, 6-year CIP and Annual CIP planning to balance and prioritize everything from regular and major maintenance to facility replacement.

F. Maintain Assembly focus on deferred maintenance including BRH and JSD.

**2023 PWFC committee work:** Work as a committee to advise and prioritize deferred maintenance projects for CBJ facilities. Become familiar with BRH strategic plan and master facilities plan. Work with Juneau School District Facilities Committee and Joint School District Facilities Committee to prioritize major maintenance needs at the school district.



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

A. Develop a zero waste or waste reduction plan.

**2023 PWFC committee work:** Continue work on establishing a municipal composting site, which is then operated through a public private partnership. Engage stakeholders for zero waste planning. Work on site development for an industrial park as a future site for composting and other waste reduction initiatives. Pursue necessary resources for implementation.

B. Develop strategy to measure, track and reduce CBJ energy consumption.

**2023 PWFC committee work:** Support building maintenance efforts to implement energy tracking software.

C. Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045.

**2023 PWFC committee work:** Make policy decisions on EV master planning, pursue opportunities for electrification of fleet and shore side infrastructure.

D. Develop a climate change adaptation plan.

**2023 PWFC committee work:** Analyze how the “Juneau’s Changing Climate & Community Response Report” from the University of Alaska Southeast and the Hazard Plan can inform committee work on climate adaptation. Identify resources needed to hire a consultant to draft a plan.

E. Develop strategy to reduce abandoned/junked vehicles.

**2023 PWFC committee work:** Do work to determine the level of service the Assembly wants to offer and analyze the resources necessary to achieve those goals.

**Recommendation:** Discuss and provide input on PWFC committee work to implement 2023 Assembly goals. Move to approve and forward to Assembly for upcoming retreat.

**Assembly Goals 2022**

Assembly Goals set at  
December 4, 2021 retreat

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

AA*	Implementing Actions	Responsibility	Notes:
A P	Revise and improve Title 49 to facilitate housing	Assembly, Planning Commission, Manager's Office, CDD	<i>Joint meeting to establish priorities, PC/CDD guidance</i>
B P/F	Implement projects & strategies that advance the goals of the Housing Action Plan	Assembly, Manager's Office	<i>Expanded housing tax abatement to include a boroughwide multifamily development option (in addition to downtown and senior specific options). Several large land disposals underway.</i>
C P/F/ O	Continue a robust use of the Affordable Housing Fund and its sustainability	Assembly, Manager's Office	<i>Round two of AHF grants/loans occurring. Assembly finalized all remaining projects from round one.</i>
D P/F	Reduce barriers to downtown housing development	Assembly, Manager's Office, CDD	<i>Parking Code rewrite created No Parking Required Area and reduced parking requirements in downtown Juneau. Alternative Development Overlay District (ADOD) adopted, relaxing dimensional standards in the downtown, if owner opts-in.</i>

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

AA*	Implementing Actions	Responsibility	Notes:
A F/O	Update the Comprehensive Plan	Assembly, Planning Commission, Manager's Office, CDD	<i>Staffing challenges have prevented this project from launching - recruitment remains active.</i>
B O	Adopt and implement strategies developed by the Visitor Industry Task Force to mitigate impacts & increase economic benefits of tourism	Assembly, Manager's Office, Docks & Harbors	<i>Making progress on VITF implementation, most significantly with MOAs with the industry on management priorities and 5 ship limit.</i>
C P/F/ O	Examine options for a tourism governing structure that mitigates impacts & increases economic benefits of tourism	Assembly, Manager's Office, Docks & Harbors	<i>Tourism position created; further dialogue needed on departmental priorities and responsibilities related to visitor infrastructure.</i>
D P/F/ O/S	Implement project strategy for Juneau Economic Plan, including revitalizing downtown, with regular updates	Assembly, Manager's Office	<i>JEP regularly used as guiding document.</i>
E F	Explore financing for the Capital Civic Center	Assembly, Manager's Office, Finance	<i>The organizing group continues to seek federal funding.</i>
F P/F/ S	Support Eaglecrest Summer Operations Task Force & self-sufficiency of Eaglecrest	Assembly, Manager's Office, Eaglecrest	<i>Internationally purchased and coordinated shipping for a used pulse Gondola that has arrived at Eaglecrest. Procurement for construction services to install ongoing.</i>
G P/F	Pursue and plan for West Douglas and Channel Crossing	Assembly, CDD, Planning Commission, Manager's Office	<i>DOTPF PEL and public meetings will wrap up Spring 2023. CBJ contracted with DOWL on sub-area study of potential development in W&amp;N Douglas. CDS request for NEPA for project in US Senate approps bill. Investigating grant application for 100% design this winter. Assembly has appropriated \$675k towards this project.</i>

**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**

AA*	Implementing Actions	Responsibility	Notes:
A P/F	Develop strategy for fund balance and protect restricted budget reserve	Assembly, Manager's Office, Finance	<i>Assembly allocated fund balance to specific projects during the budget process, and included the RBR in 1%.</i>
B P/F	Continue to evaluate sales tax structure including equity and evaluate removing sales tax on food	Assembly, Manager's Office, Finance	<i>Assembly examined this topic extensively; tabled for now</i>

## Assembly Goals 2022

Assembly Goals set at  
December 4, 2021 retreat

C	P	Long term strategic planning for CIPs	Assembly, Manager's Office, EPW	<i>EPW Director made substantial improvements to legislative priority process.</i>
D	P/F	Reduce mil rate as appropriate	Assembly, Manager's Office, Finance	<i>Assembly reduced 0.1 mil from the Manager's FY22 proposed budget.</i>
E	F/O	Allocate resources to implement Assembly goals	Assembly, Manager's Office, Finance	<i>Ongoing</i>
F	F/O	Maintain Assembly focus on deferred maintenance including BRH and JSD.	Assembly, Manager's Office, EPW, all operating departments with facilities	<i>Assembly increased commitment to deferred maintenance in 1% sales tax proposal, voters approved</i>
*Assembly Action to Move Forward: P = Policy Development, F = Funding , S = Support, O = Operational Issue				

**Assembly Goals 2022**

Assembly Goals set at  
December 4, 2021 retreat

**4. Community, Wellness, and Public Safety - Juneau is safe and welcoming for all citizens**

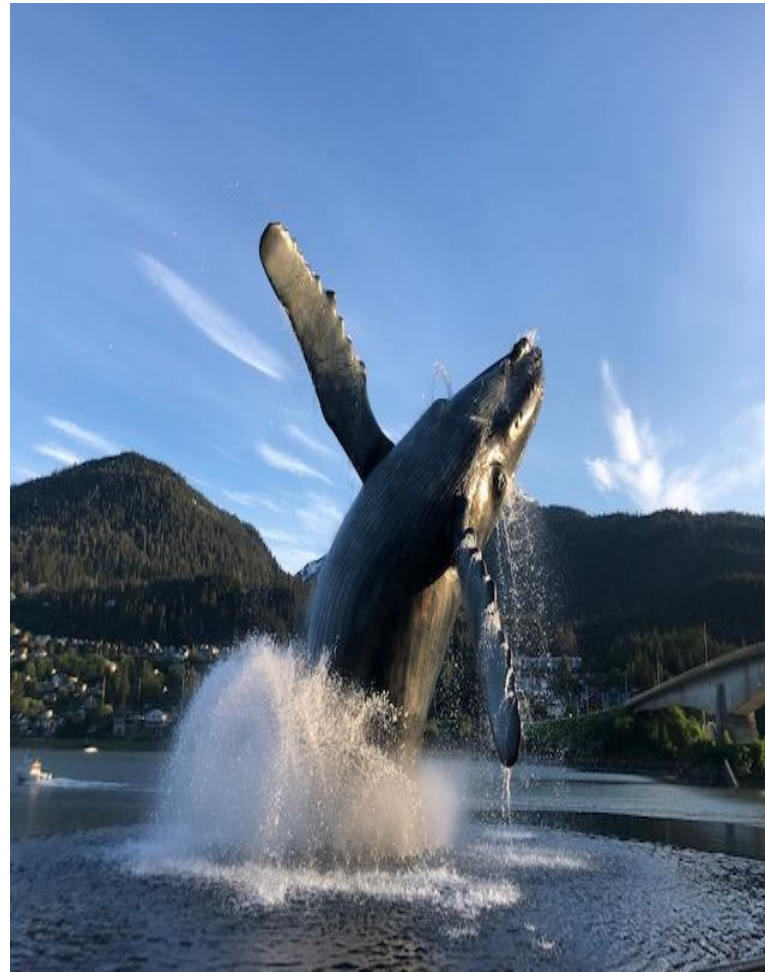
	AA*	Implementing Actions	Responsibility	Notes:
A	P/O/S	Acknowledge and honor Juneau's indigenous culture, place names, naming policy, and recognize Elizabeth Peratrovich Day	Assembly, Manager's Office	<i>Peratrovich Plaza completed and re-named. Assembly adopted a resolution signifying future commitment to numerous Totem Pole installations on the waterfront. Naming policy work not yet begun.</i>
B	P/S	Explore government to government relations with tribes	Assembly, Manager's Office	<i>Manager/Mayor communications increased; in progress</i>
C	P/F/O	Examine social service funding levels and process	Assembly, Manager's Office	<i>Work ongoing through JCF</i>

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

	AA*	Implementing Actions	Responsibility	Notes:
A	P/O	Develop a zero waste or waste reduction plan	Assembly, Manager's Office, EPW, Finance	<i>New Environmental Project Specialist joining CBJ in November, 2022, with extensive experience in zero waste work. CDS request for municipal composting facility introduced in US Senate approps bill.</i>
B	P/O	Develop strategy to measure, track and reduce CBJ energy consumption.	Assembly, Manager's Office, all departments	<i>New Building Maintenance monitoring and tracking software implemented (nb. 5.2.22 PWFC presentation)</i>
C	P/O/F	Implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045	Assembly, Manager's Office, all departments	<i>Staff work underway with vendor for community-wide GHG emissions measurement tool. Installed new EV chargers at 5 locations this summer. Received grants (and placed orders) for 7 new electric transit busses in October. Assembly passed \$2.6M to advance Dock Electrification.</i>
D	P/F	Develop a climate change adaptation plan	Assembly, Manager's Office	<i>Report released: <a href="https://acrc.alaska.edu/docs/juneau-climate-report">https://acrc.alaska.edu/docs/juneau-climate-report</a></i>
E	P/O/F	Develop strategy to reduce abandoned/junked vehicles	Assembly, Manager's Office, EPW, Law, P&R, D&H	<i>Staff meetings ongoing, working through legal, procedural, and operational hurdles to advance this issue. Held one successful junk vehicle round-up.</i>

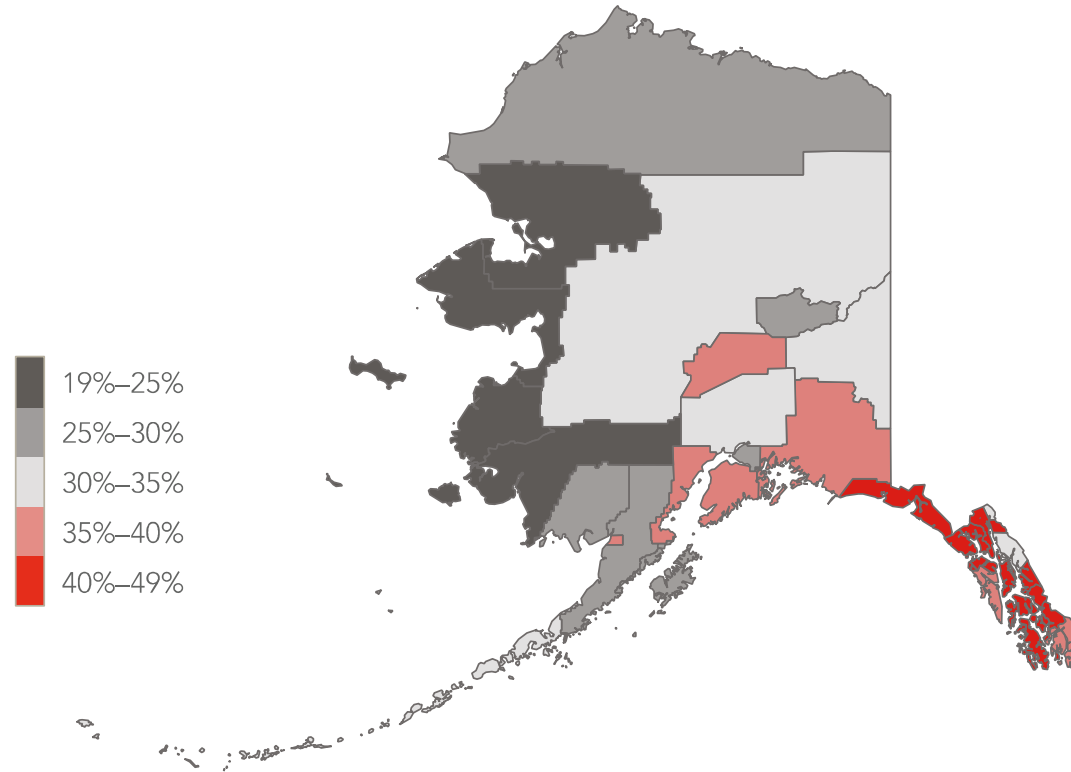
\*Assembly Action to Move Forward: P = Policy Development, F = Funding, S = Support, O = Operational Issue

# Age-Friendly Designation for Juneau



# Demographic Information on Alaskans 50+

Where do people age 50-plus live?  
(%) share by county in 2018



There are 11,494 seniors 50+ living in Juneau and the number is growing.

# What Do Older Adults Want?



77%

Strongly agree with the statement, "I would like to remain in my community as long as possible."

76%

Strongly agree with the statement, "I would like to remain in my current home as long as possible."

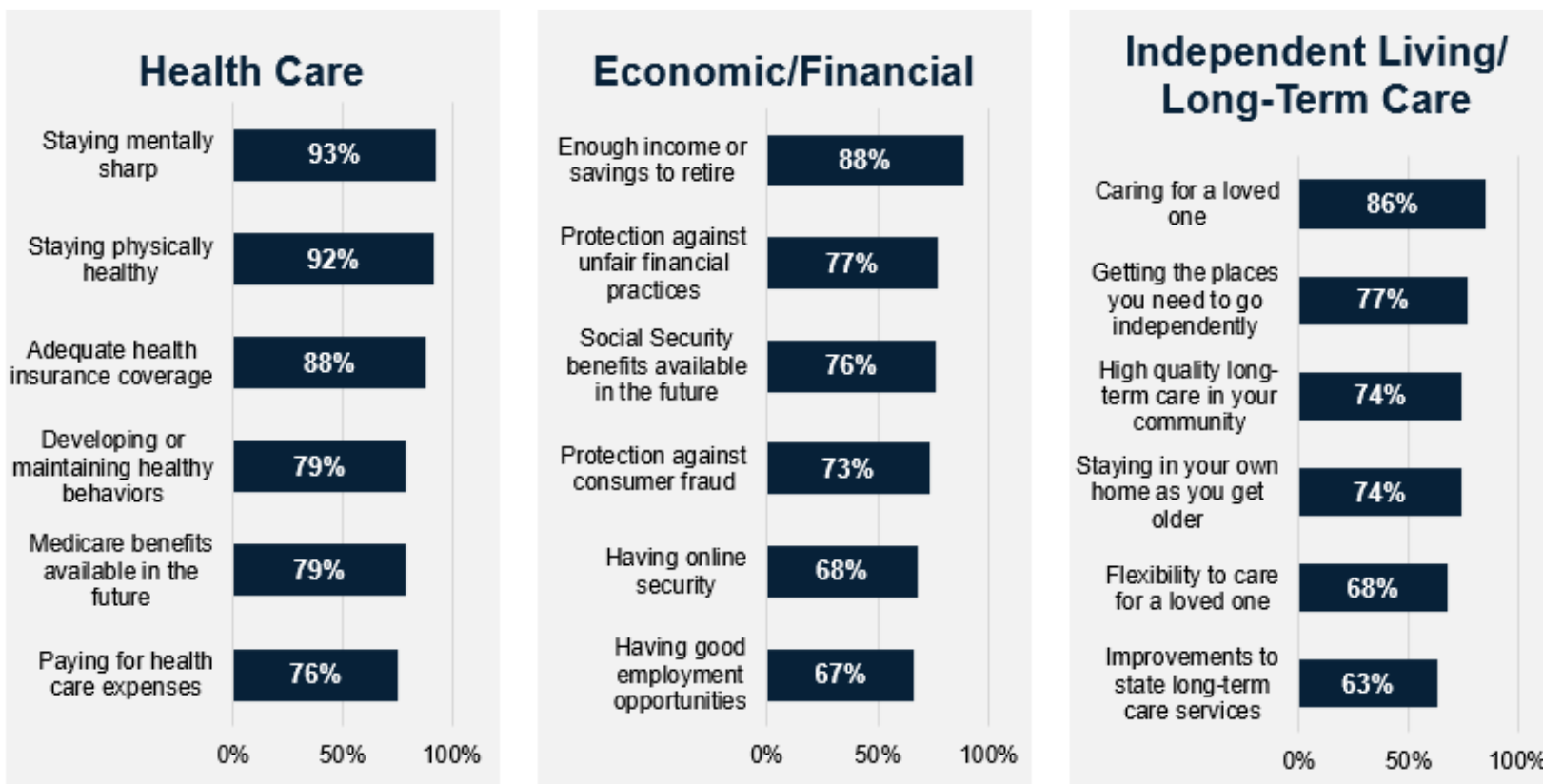
8 of 10  
ADULTS

age 50 and older want to stay where they live



# AARP Alaska Survey of Seniors

## Issues of Importance to Alaska's Adults Age 45+



*"For the following list of issues, please indicate how important each is to you personally."  
% "extremely important" or "very important"*



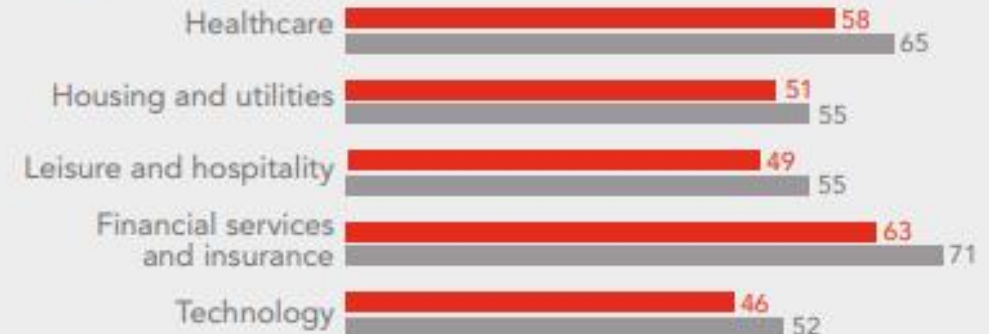
# Alaska Longevity Economy Outlook

50-plus households accounted for 52 cents of every dollar spent in Alaska in 2018—this will grow to 58 cents (58%) by 2050



50-plus share of every dollar spent, for select categories

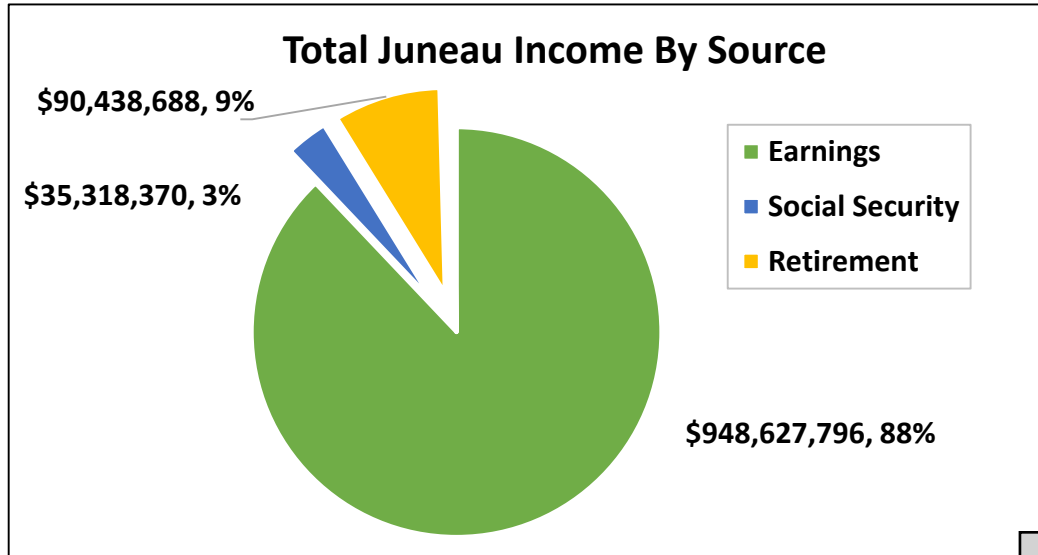
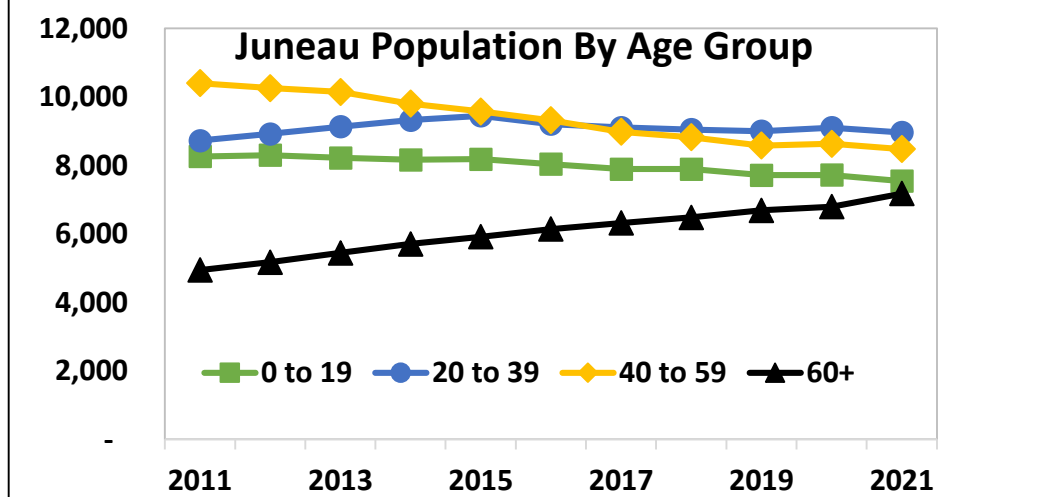
(%) ■ 2018 ■ 2050



[www.aarp.org/content/dam/aarp/research/surveys\\_statistics/econ/2020/longevity-economy-outlook-alaska.doi.10.26419-2Fint.00044.002.pdf](http://www.aarp.org/content/dam/aarp/research/surveys_statistics/econ/2020/longevity-economy-outlook-alaska.doi.10.26419-2Fint.00044.002.pdf)

# Juneau's Senior Economy

- Juneau's Senior population (60+) has steadily grown 39% (3.3% annually) between 2012 and 2021
  - Only Juneau age group that is growing
  - Alaska Dept of Labor expects this to continue through at least 2030
- Juneau sees \$126 million (12% of Borough income) in Social Security and Retirement Benefits in 2020
  - Supplemental Security and Public Assistance are tiny and not included in Social Security (US Census Bureau)
- 26% of Juneauites ages 60 and over volunteer once a week or more
  - 46% of this age group volunteers once a month or more (2020 Juneau Senior Survey)



Short 3 minute video describing a livable community

**AARP**

# What is a Livable Community?

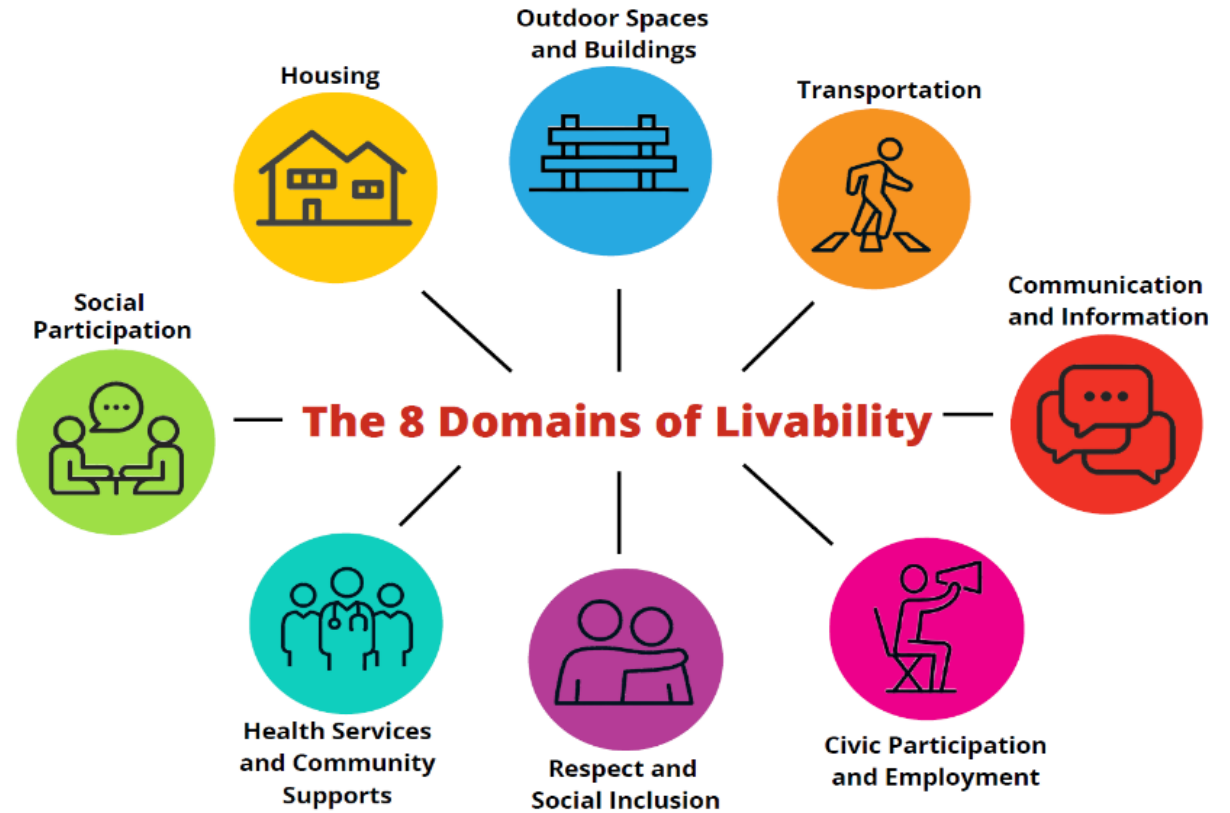
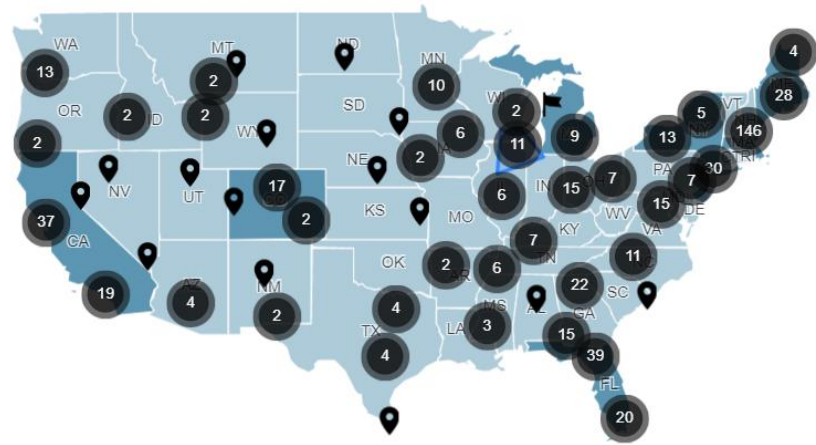


Watch this video —  
and learn more at  
***AARP.org/Livable***

[www.aarp.org/livable-communities/featured-videos/](http://www.aarp.org/livable-communities/featured-videos/)

# The AARP Network of Age-Friendly States and Communities

Section G, Item 5.

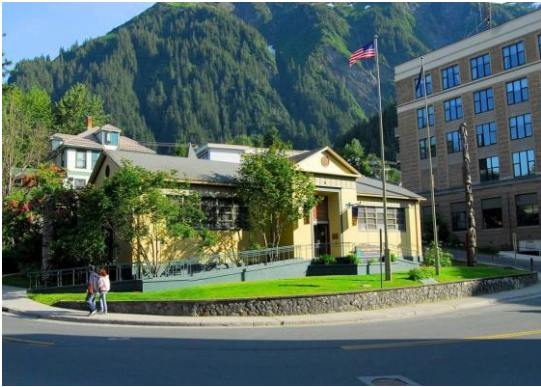


# The 8 domains of livability are linked to CBJ 2022 priorities

- Outdoor Spaces and Buildings, working with Parks & Rec: Priorities 2.D., 2.E., 2.F.
- Transportation, New transit center, Capital AKCess
- Housing, Highest Assembly priority, 1.B., 1.C., 1.D.
- Social Participation, 4.A., 4.B., 4.C.
- Respect and Social Inclusion, 4.A., 4.B., 4.C.
- Work and Civic Engagement, Priority 2.
- Communication and Information
- Community and Health Services, 3.F.

# Age-Friendly in Juneau

**Juneau has volunteer, social, civic and work opportunities.**



**Juneau has safe and accessible public spaces.**



**Juneau has access to health care services.**

**Juneau has ways to remain mobile once driving is no longer an option.**



**Juneau is focused on housing that is affordable, accessible and varied in type.**

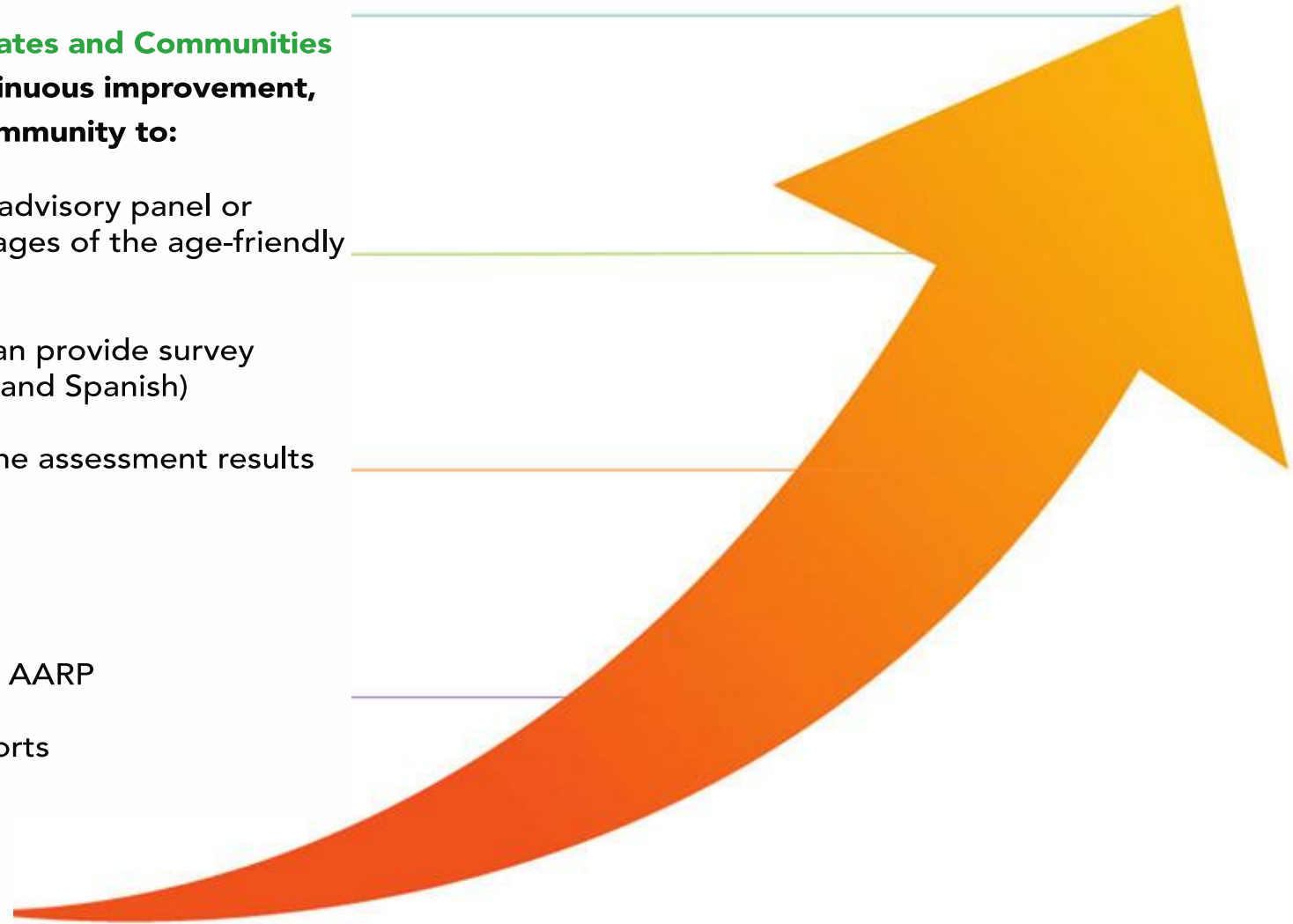
# Additional Juneau Age-Friendly Examples

- Accessible Buses (Capitol City Transit/Capital-AKcess)
- Concerts/Events at the Whale
- First Friday Gallery Walk
- Community Gardens
- Parks and Trails (e.g. Twin Lakes, Savikko Park and Treadwell Trails)
- Augustus Brown and Dimond Park Pools
- Pickleball
- Fresh Aire Markets

# The Age-Friendly Process and Program Cycle

Members of the **AARP Network of Age-Friendly States and Communities** commit to an assessment process and cycle of continuous improvement, the steps of which typically require the member community to:

1. Establish a way — such as through a commission, advisory panel or focus groups — to include older residents in all stages of the age-friendly planning and implementation process
2. Conduct a community needs assessment (AARP can provide survey examples, templates and an online tool in English and Spanish)
3. Develop an action and evaluation plan based on the assessment results
4. Submit the plan for review by AARP
5. Implement and work toward the goals of the plan
6. Share solutions, successes and best practices with AARP
7. Assess the plan's impact and submit progress reports
8. *Repeat!*







Go for a walk



Cross the streets



Ride a bike



Be entertained



... and make their city,  
town or neighborhood  
a lifelong home.



Get around without a car



Live safely and  
comfortably



Work or volunteer



Find the services they need



Buy healthy food

# What does “age-friendly” look like in other communities?

# Input on Making Juneau More Age-Friendly

**We will be asking community members for ideas--**

- How can we make Juneau more friendly for seniors and people of all ages?
- How can we work together to make improvements that matter to seniors including:
  - Social events
  - Parks and outdoors areas
  - Opportunities to volunteer and make positive changes in our community
  - Housing
  - Transportation
  - Access to medical care and other health services
  - Respect and Inclusion for seniors and everyone



If you build a community great for  
**older adults** you build a  
community great for **everyone**

# Resources

**Who makes it happen?** A local volunteer committee made up of members of the Juneau Commission on Aging, the Juneau AARP Community Action Team, and other interested volunteers from across the community.

**How much does it cost?** It doesn't cost anything to join and there is no annual or membership fee. The only costs may be a small stipend to the Commission on Aging to support local efforts of the Juneau Livable Communities Committee.

**What resources are available?** AARP has many online resources and newsletters and online forums on webinars enable information sharing across the vast network of Age Friendly Communities and States. Experts in transportation, housing, healthcare, outdoor spaces and other livability domains are available as consultants.

**What has happened to date?** We have gathered support letters from local organizations including SAIL, Catholic Community Services, Bartlett Hospital, Alzheimer's Resource of Alaska, Juneau Rotary, and many individuals and local physicians.

**What are we requesting?** Membership in the Network requires an Assembly Resolution to support application to become an Age Friendly Community.



# Additional information

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## Juneau Commission on Aging

Emily Kane, JCOA Chair [DrEmilyKane@gmail.com](mailto:DrEmilyKane@gmail.com)

907-723-5599

## AARP Juneau Community Action Team

Linda Kruger, AARP Lead [lindalaska2003@gmail.com](mailto:lindalaska2003@gmail.com)

907-957-0335

## AARP Alaska

3601 C Street #1420

Website: [www.aarp.org/ak](http://www.aarp.org/ak)

Twitter: [@AARPAAlaska](https://twitter.com/AARPAAlaska)

Facebook: [Facebook.com/aarpak](https://www.facebook.com/aarpak)



# MEMORANDUM

**DATE:** November 22, 2022  
**TO:** Chair Bryson and Public Works and Facilities Committee  
**FROM:** Katie Koester, Engineering and Public Works Director  
**SUBJECT:** New City Hall – what’s next?

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As we all know, a bond proposition for \$35M failed the October 2022 municipal ballot by 246 votes (2.7%). Not bad for a public facility that is mostly office space for bureaucrats (never an easy sell). From a facilities standpoint, CBJ still faces the dilemma of needing to sink millions into a City Hall that is not serving the needs of the community (as evidenced by the fact that over half the downtown workforce work out of rented space at a cost of \$820,000 a year and growing). Nevertheless, progress has been made in ruling out locations and determining many of the factors that are important to the public in a City Hall (parking, long life span, and sustainability – to name a few).

It is fair to take a step back, a deep breath, and some time to analyze the next steps. The purpose of this memo is to host a conversation about potential next steps without any particular sense of urgency. The Assembly appropriated \$6.3M to (new) City Hall. One option is to consider phasing improvements to the existing facility and get an accurate cost estimate for the timing of additional funds that are needed. An RFP is out now for a professional facilities assessment of City Hall, among other municipal buildings. Another, or parallel option, is to ask the public what was missing and what they would like to see changed in a proposed project. Armed with that information, the Assembly can make an accurate assessment of whether or not it is worth tweaking the proposal and going back to the voters.

**For example, ask the public:**

Was the cost too high? Inflation will have a very real impact on today’s cost estimates tomorrow, but costs could be cut by eliminating underground parking and other potential measures.

Is it in the wrong location? Dozens of locations were analyzed – but is there a better location out there? It is our duty to investigate all potential location options and put them through the decision making matrix.

Did the design miss the mark? We have received feedback that the big box, while cost efficient, is not architecturally appealing. The level of design is VERY conceptual with many details to work out, maybe we need to work through more design with the public.

Other thoughts on what to ask...

Renovation of City Hall or building new will require the public to have a better understanding of current conditions. Staff could offer site visits and a video tour of behind the scenes City Hall and the spaces employees work in. Parking comes up again and again as a concern; however there are more than 1,500 parking spots in the Aak’w Village district. A deeper dive into parking will help the Assembly and public understand how the parking needs of a new facility will be met. Furthermore, many don’t know CBJ

rents most of its office space and that could be turned into valuable housing. Outreach and education can take many forms, polling, listening sessions at strategic locations around town and a citizen committee to inform and advise the project.

Recommendation: Informational only. Discuss and provide input.

# MEMORANDUM



TO: Katie Koester  
Engineering & Public Works Director

FROM: Caleb Comas  
Contract Administrator

Date: November 22, 2022

SUBJECT: Contracts Division Activity  
November 4, 2022 to November 22, 2022

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

BE23-123	Teal Street Reconstruction	Bids due 12/01/22. Engineer Estimate \$1.8M-\$2.0M
BE23-120	Cedar Drive Pavement Drainage & Utilities Improvements	Bids due 12/06/22. Engineer Estimate \$1.2M-\$1.5M
DH23-010	Statter Harbor Phase IIIC – Restrooms and Covered Shelter	NTP issued to Dawson Construction, LLC on 11/9/22 for \$1,578,494.
BE23-024	Savikko Park Improvements	2 Bids received on 11/02/22, Award in progress to Admiralty Construction for \$923,310.
BE23-163	Kaxdigoowu Héen (Riverbend) School Water Damage Repair Phase II	1 Bids received on 11/15/22, Award in progress to Carver Construction for \$853,788.
BE23-125	Tongass Blvd Reconstruction, Phase II	Bids due 12/09/22. Engineer Estimate \$1.5M - \$1.8M.
BE23-022	Melvin Park Lighting Upgrade	Bids due 01/11/23, Engineer Estimate \$700,000-\$800,000.
BE23-176	Perseverance Trail Pedestrian Bridges	Bids due 12/14/22. Engineer Estimate \$110,000.

## **Current RFPs – Alternative Procurement**

RFP E23-156b	Construction Manager at Risk (CMAR) for the BRH ED Addition & Renovation	Awarded to Dawson Construction, contract negotiations in progress.
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## **Current RFPs – Services**

RFP E23-129	BRH Parking Garage Study	NTP sent to NorthWind Architects, LLC, on 11/22/22 for \$70,046.74
RFP E23-157	Design Services for the MWWTP Dried Biosolids Crusher System & Building Modifications	NTP sent to GV Jones & Associates, on 11/22/2022 for \$10,400.
RFP E23-034	JPD Drug Enforcement Addition Design	NorthWind Architects, LLC, was the sole proposer, contract negotiations in progress.
RFP E23-152	Marine Park Planning and Schematic Design Services	Awarded to Coffman Engineers, contract negotiations in progress.
RFP E23-136	Contract Administration and Inspection Services for Harris Street Reconstruction	Awarded to Wilson Engineering, contract negotiations in progress.
RFP E23-203	Contract Administration and Inspection Services for Teal Street Reconstruction	Proposals due 1/13/23
RFP E23-204	Contract Administration and Inspection Services for Savikko Fields Improvement	Proposals due 12/20/22
RFP E23-188	CBJ Facilities Condition Assessment	Proposals due 12/2/22



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

AM 2 to RFP E22-310	Design for JNU Ramp & RON	NTP issued to DOWL on 11/14/22 for \$53,761.
AM 6 to RFP E20-232	WW Process Engineer for Controls, Instrumentation and SCADA Upgrades at the MWWTP	NTP issued to GV Jones & Associates on 11/14/22 for \$44,000.
AM 1 to RFP E22-278	Construction Manager at Risk (CMAR) for the MWWTP SCADA Upgrades	NTP issued to Dawson on 11/4/22 for \$26,500.
AM 2 to RFP E22-250	Contract Administration and Inspection Services for Teal Street Reconstruction	NTP issued to Homeshore Engineering on 11/4/22 for \$25,920.

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

CO 2 to BE20-268	Gruening Park Lift Station Stand Alone Lift Station	Bonding letter issued on 11/17/22, \$85,337.66.
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**Term Contracts for Small Civil & Utility Construction Services (>\$20,000)**

PA 3 to RFP E22-308(N)	Karl Reishus Blvd Pullout Installation	North40 Construction for \$41,935. Pending Notice to Proceed.
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**Term Contracts for General Construction Services (>\$20,000)**

PA 4 to RFP E22-308(A)	Parks & Recreation Services – Dimond Shop Yard Clearing and Step Demo	NTP issued to Admiralty Construction, on 11/22/22 for \$25,000.
PA 4 to RFP E22-308(A)	Parks & Recreation Services – Dimond Ballfield 1 Re-Grading & Resurfacing	NTP issued to Admiralty Construction, on 11/22/22 for \$25,000.
PA 7 to RFP E22-205(ACC)	DPAC ADA Lift Installation	Alaska Commercial Contractors for \$37,588. Pending Notice to Proceed.

MR E20-139 – Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals. Contracts are in progress and underway.

Key for Abbreviations and Acronyms

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