



JOINT ASSEMBLY/JSD FACILITIES COMMITTEE AGENDA

March 21, 2025 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/87158300522> or 1-253-215-8782 Webinar ID: 871 5830 0522

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & 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. January 22, 2025 - Regular Meeting

F. AGENDA TOPICS

2. Potential JSD Project for Bond

3. Dzantik'i Heeni (DH) Playground Project

G. NEXT MEETING DATE

4. TBD

H. ADJOURNMENT

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

JOINT ASSEMBLY/JSD FACILITIES COMMITTEE MINUTES - **DRAFT**

January 22, 2025 at 12:00 PM

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C. ROLL CALL

Members Present: Chair Woll; Mayor Weldon; Mr. Steininger; Ms. Adkison; Ms. Sorensen; Mr. Muldoon (present via Zoom); Ms. Cioni-Haywood

City & Borough of Juneau Staff Members Present: Denise Koch, EPW Director; Nate Rumsey, EPW Deputy Director; Jeanne Rynne, City Architect; Breckan Hendricks, EPW Admin Officer; Robert Barr, Deputy City Manager; Katie Koester, City Manager (present via Zoom), Kevin Allen, Tech.

School District Staff Present: Frank Hauser, Superintendent; Kristine Germain, Director of Operations.

D. APPROVAL OF AGENDA - No changes or comments

E. APPROVAL OF MINUTES

1. September 26, 2023 - Regular Minutes - Approved with no changes

F. ACTION ITEMS

2. Dzantik'i Heeni Playground Project

Director Koch explained the history behind the Dzantik'i Heeni Playground Project. She stated that Engineering and Public Works had discussions with the school district about options for what is achievable with the budget, which were brought forth for the Committee to discuss today.

Chair Woll commented that she is glad the school district requested this meeting, and asked the Committee if they had any questions.

Ms. Adkison noticed that a couple of the options did not include ADA sidewalk. She asked if there was a legal requirement to have ADA sidewalk or what barriers they could run into with that.

Ms. Rynne, Chief Architect, responded that the intent is that the playground itself will be accessible, and there are other ways to achieve that, but the sidewalk is the best option in terms of longevity and maintenance.

Mayor Weldon inquired if the project could be phased so they can potentially add more funding in the future.

Director Koch pointed out that they wanted to provide an option that could get them to a playground that children would be playing on with Option A, but Sections B and C are phased options that make sense if there is an intention to allocate future funds to build out the playground.

Mr. Muldoon stated one issue he struggled with was that two options did not reach ADA compliance, and the only option that did, did not reach the definition of playground. He was in support of a playground being built there, but was nervous about phasing it out.

Ms. Sorensen noted that most of the options didn't include site prep and were mostly rehabs of existing structures. She explained that Option B mainly covers site prep, an ADA-compliant sidewalk, and a base for a potential playground. However, it doesn't meet the definition of a playground and would be dangerous in the winter, as it would remain uncovered, leaving children to play near the road. She pointed out that some square footage comparables exclude site prep, so the cost of the playground isn't as high compared to others, making it more reasonable. She recommended revisiting the numbers for better comparison and emphasized that, from a City perspective, the playground would offer significant community value for the area.

Ms. Adkison asked if there was any intention to seek other community support to be built into a phased plan.

Superintendent Hauser responded that he had conversations with groups providing support for playground construction, and in his conversations with the Rotary Club, he believes there would be interest in potentially helping and support, but nothing firm yet.

Mayor Weldon inquired how this would work with DEED (Department of Education & Early Development).

Superintendent Hauser answered that his understanding is that this would be a capital project for funding that would come through to build the playground, and because it has a community focus as well, he does not believe it will have an impact on the Department of Education funding as far as the local contribution.

Mayor Weldon noted that there are two playgrounds in the Lemon Creek area right now, and both of them are getting money from Parks and Rec this year.

Chair Woll asked about the realistic timeline for the playground.

Director Koch responded that initially, the timeframe was to have the playground built at the beginning of the next school year, but now they are looking at the beginning of the 2026-2027 school year.

Mr. Muldoon inquired what the Borough envisions for District involvement in the process.

Director Koch answered that they would continue to work with the school district, and there is Assembly involvement in terms of the allocation and final decisions in terms of the budget, but they would be deeply involved in continuing conversations regarding the design within an established budget.

Chair Woll added that she believes they are here today to figure that out, as the Assembly has not had a conversation about this project yet, and they are trying to figure out what forward movement looks like, and that will include both JSD and the Borough.

Ms. Sorensen wondered if the playground would go forward as a City project, if it would be different once it becomes a school playground, and if the money spent would be considered contributions to the JSD.

Ms. Adkison responded that they probably do not know, as regulation change is broad, sweeping, and seems to take everything, but if that is allowed to stand, she thinks they may have issues initially but does not know if they will stand.

Superintendent Hauser voiced that they do not know. He pointed out that they have not seen a final draft of what the possible proposed regulation could look like.

Mayor Weldon expressed that she understood Ms. Sorensen's concern. She hoped that since they have already spent money on design, that CBJ is already planning on the project. She noted that she is not against a playground, but does not see the City being able to come up with \$2 million with consideration to the recent need for funding for flood and Eaglecrest projects. However, she can see a possible path forward with some sort of Parks & Recreation bond that could possibly include Eaglecrest and the JSD Dzantik'i' Heeni playground.

Ms. Adkison stated it seems there's a large desire to see a playground at Dzantik'i Heeni, and it is tough looking at the abbreviated versions, as none of them are quite satisfying. She understood concerns about a phased approach with the potential regulation coming from DEED, but based on that regulation change, there are going to be a lot of problems if it passes. She noted that if they start planning for that to pass, they will find themselves in a lot of trouble, so they should move forward hoping that it does not pass. She agreed there are a lot of budget constraints this year, but she would love to see the full project happen, so maybe in the future, with community support, they can build a phased approach that will include multiple sources of funds and something they can all agree to.

Ms. Sorensen voiced that she was at Mendenhall River (Elementary School) when CBJ Risk Management determined the bulk of the playground equipment there was too risky, but today every piece of equipment there has been purchased through giftwrap sales by PTO, so her view of piecemealing a playground together is dim. She said that her experience with the City having a commitment to playgrounds for students is also warped, so she urged that they try to put something more substantial than a large piece of plastic equipment and something that can be covered for safety. She expressed that this is important, as they have a broad age range in that building and need to have more than what any of the options have.

Chair Woll asked about looking at options in between the \$500,000 to \$1.8 million range.

Director Koch responded that if they were directed by the Committee to look at designs between that range, that is doable, and they could come back and present on those options.

Mr. Steininger echoed the concerns on availability of money and DEED regulations. He asked Superintendent Hauser, in thinking about the two paths of the DEED regulations and this project being something that has to fit within the cap, how the project gets prioritized within their budget and how it would fit within other needs they have.

Superintendent Hauser responded that if the DEED regulation passed and had an impact on this project, it would have a broader implication on a lot of the non-instructional support that the Juneau School District receives for things considered outside of the capital, so those would become part of the decision on what they fund from a District perspective, and what programs or staff are they cutting. He noted that is a concerning conversation, which is why the DEED regulation is so concerning to districts across the state that receive non-instructional funding outside of local contribution. He said if it does not pass, there is still a cost associated with it that has to come from somewhere, but they also do not know what public education funding will look like in the future. He added that it is a concern that this school does not have a playground or have access to a safe space to play.

Mr. Muldoon shared that he previously served on the Parks and Rec Special Committee for the Master Plan for 2019, and 11% of the residents lived in Lemon Creek and sought increased accessible recreational opportunities. The Assembly asked the residents to wait a little bit, as they could not afford it, but the Borough's Project Manager for the Master Plan said they were trying to provide accessible recreation to everyone, and they have not accomplished that. He appreciated that times are tough and money is tight, but that will always be the situation, and opportunities like this to build in Lemon Creek and for a school park is not going to come back to them. He added there is a sense of timeliness, and he supported something happening within the next two to three years with this.

Ms. Cioni-Haywood expressed that she sits as the Site Council Rep for Montessori, and they have preschool through 8th grade. She said there is concern about safety for the play area for Montessori with the current setup.

Chair Woll stated that she hopes there is a path forward that achieves their goal of ensuring their kids have equitable access to the same things as others and recognize that the original cost of this project is likely not something the Assembly can afford right now. She suggested sending a few options to the Assembly for them to discuss what they are willing to pull from the budget.

Ms. Adkison moved to direct Staff to draft more options between the \$575,000 and \$1.8 million project cost with projects that more completely include the goals they have discussed today and that are ADA compliant. Motion passed.

G. INFORMATION ITEMS

3. N/A

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Ms. Sorensen thanked the City for meeting with them today.

Mr. Muldoon asked what the Borough is seeing as the next steps needed for the District for scheduling purposes.

Chair Woll proposed that when Staff prepares more information, they bring it back to the School Board, who can then provide comments on those options, and then it can be forwarded on to the Full Assembly.

Director Koch confirmed that once Staff prepares additional options, they will go to the School Board for comments on the options, and they will then send those to the Assembly for further discussion and decision making.

Mr. Muldoon asked for clarification that if they follow that timeline, they would not be able to meet deadlines for any construction beginning this fall 2025.

Director Koch answered yes.

Ms. Cioni-Haywood gave thanks for the flexibility and consideration for looking at other options. She noted that she knows they will not meet the deadline for the start of the next school year, but asked for consideration for something to happen mid-school year next year.

Director Koch expressed they will take that under consideration, but they do have a construction season in Alaska, and doing construction for fall and winter is challenging and more expensive.

Chair Woll added that from her perspective, ideally the Assembly will make this decision during the regular budget process and hopes they can be on that timeline.

I. NEXT MEETING DATE

4. N/A – Bond questions for next fall.

J. ADJOURNMENT – 12:56pm

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

Section F, Item 2.

DATE: March 21, 2025

TO: Christine Woll, Chair
Joint Assembly / JSD Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Kristy Germain, Juneau School District

SUBJECT: Potential JSD Projects for Bond

The FY2026 JSD six-year CIP is attached with additional information and comments as presented to the March 11, 2025 Juneau Board of Education meeting in the report of the Director of Operations regarding a possible CBJ Bond. The presentation and discussion at the March 11, 2025 meeting included the projects listed in the CIP and bond areas recommended by CBJ Engineering as Roofs, Heating and Ventilation, and Safety and Security. The School Board did not take specific action but authorized me to provide the document for the March 21, 2025 Joint Assembly / JSD Facilities Committee. The School Board discussed that each of the project areas could be \$5M bonds on their own or may be combined to varying sizes of bond packages. This memo provides additional information related to potential projects as estimated costs continue to be gathered.

Quoted from the CBJ Finance meeting, February 5, 2025:

“2. Juneau School District (JSD) Capital Improvement Projects The FY2026 JSD six-year CIP is attached – hot off the press from the 2026 CIP presentation at Public Works & Facilities Committee (PWFC).

“The moratorium on new projects for school debt bond reimbursement ends on July 1, 2025. We heard at the Legislative breakfast that it is unlikely legislation to delay that date will pass this session. I have not found easily available information on what a restart to the program will look like, however exploring project eligibility would be part of the work of the Joint Assembly/School Board Facilities Committee. The Capital Grant program and Debt Reimbursement are governed under the same set of [statutes and regulations](#) and can offer guidance. The Capital Grant program receives millions of dollars of submissions from school districts a year. They are scored and the top projects are funded by the Legislature; you will recall we received funding for school roof replacement projects under this program. JSD submits a list of projects to DEED annually.

“If the Assembly would like to pursue a school bond this year, I recommend giving guidance to the Joint Assembly/School Board Facilities committee to develop a list of maintenance projects that would meet the program eligibility requirements and a target number (\$10M, for example).”

The February 5, 2025 Assembly Finance Committee meeting directed the possible bond packages to be developed at \$5M, \$10M, and \$15M.

Roofs – CBJ Engineering has prepared a Proposed Roof Bond Package October 2025. The roof project for JDHS has been included in both our DEED CIP and the CBJ Departmental CIP. Roofs for Sít' Eetí Shaanáx - Glacier Valley and Sayeik Gastineau schools are the next priorities.

Heating and Ventilation – JSD and CBJ have received a grant through the Alaska Municipal League from the Renewing America's Schools program of the Department of Energy. Our project is currently funded for the audit phase and the future construction funding phase is not guaranteed. Juneau School District HVAC controls for five schools were included in this grant: JDHS, HBV, GV, KHE, and TMMS. Our CIP list includes HVAC control upgrades for all schools, including those in the grant.

Safety and Security – In January 2025, JSD completed a comprehensive, in-person school Security Assessment with the Senior Risk Control Consultant at Alliant Insurance Services. Recommendations from this assessment include physical improvements like security cameras and modifications of entrances at schools that do not currently have double doors to greet visitors before allowing entrance to the secure school spaces. Specific projects may include: security cameras and comprehensive software; entry security for GV, MRCS, JDHS; phone/ intercom system alignment districtwide; Access Controls linked to the camera software, playground safety surfacing and fencing; upgrading of the Access Controls for the School District to be compatible with the camera system; Verkada is the CBJ standard.

A rough order of magnitude for safety and security projects could be in the range of \$2M to \$5M depending on the coverage package for school sites regarding surveillance cameras. Verkada Estimate March 2025 for security cameras and access control is linked and attached. A phone/intercom system alignment estimate is forthcoming. Entrance security estimates are also forthcoming.

Attachments:

FY2026 JSD six-year CIP

FY2026 JSD six-year CIP with additional comments related to bond

Proposed Roof Bond Package October 2025

Verkada estimate March 2025

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Juneau School DistrictDate: 12/16/2024Compiled by: Kristy Germain and Mark IbiasPhone number: 907-523-1740

Note: Round the estimated project cost to the nearest thousand

Priority	Project	FY26	FY27	FY28	FY29	FY30	Future
<i>EXAMPLE #1</i>	<i>Aurora Harbor Rebuild Phase III</i>	<i>\$1,500,000</i>					
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
2	JSD Districtwide Security and Safety Upgrades (Legislative)	\$2,000,000					
3	RAS's HVAC Controls Matching funds: JDHS, HBV, GV, KHE, & TMMS		25% matching	25% matching			
4	JDHS Chef Lab Renovation	\$629,000					
5	JDHS Boiler Room Renovation and Dualsource Upgrade (DEED)		\$3,542,000				
6	Kaxdigoowu Heen Boiler and Valve Replacement, Room Renovation		\$872,000				
7	Glacier Valley and Dzantik'i Heeni Boiler Room(s) Renovation			\$1,198,000			
8	JDHS Partial Roof Replacement (DEED CIP)			\$1,450,000			
9	Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS				\$4,000,000		
10	MRCS Restrooms Renovation and Classroom & Hallway carpet (DEED CIP)				\$2,500,000		
11	Dzantik'i Heeni Gym Floor and Bleacher Replacement				\$2,412,000		
Totals:		\$3,629,000	\$5,414,000	\$3,648,000	\$9,912,000	\$1,000,000	\$0

CBJ Finance is looking at a JSD Facilities Bond at \$5, \$10, \$15 million								
Roofs	\$2-5 Million	JDHS partial (DEED CIP and CBJ CIP); GV; awaiting further priority ranking recommendation						
HVAC	\$2-5 Million	JDHS (DEED CIO and CBJ CIP); KHE; GV; DH C; HVAC controls						
Safety and Security	\$2 -5 Million	Security Cameras and comprehensive software ; entry security for GV, MRCS, JDHS; phone/ intercom system; Access Controls linked to camera software, playground safety surfacing and fencing;						
Priority	Project	FY26	FY27	FY28	FY29	FY30	Future	
<i>EXAMPLE #1</i>	<i>Aurora Harbor Rebuild Phase III</i>	<i>\$1,500,000</i>						
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000		1% sales tax through FY28
2	JSD Districtwide Security and Safety Upgrades (Legislative)	\$2,000,000						Security
3	RAS's HVAC Controls Matching funds: JDHS, HBV, GV, KHE, & TMMS		25% matching	25% matching				HVAC
4	JDHS Chef Lab Renovation	\$629,000						
5	JDHS Boiler Room Renovation and Dualsource Upgrade (DEED)		\$3,542,000					HVAC
6	Kaxdigoowu Heen Boiler and Valve Replacement, Room Renovation		\$872,000					HVAC
7	Glacier Valley and Dzantik'i Heeni Boiler Room(s) Renovation			\$1,198,000				HVAC
8	JDHS Partial Roof Replacement (DEED CIP)			\$1,450,000				Roof
9	Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS				\$4,000,000			HVAC
10	MRCS Restrooms Renovation and Classroom & Hallway carpet (DEED CIP)				\$2,500,000			
11	Dzantik'i Heeni Gym Floor and Bleacher Replacement				\$2,412,000			

JSD Deferred Maintenance Planning List					
Phase	Description of Current DM Project	Additional Information			
23	JDHS Auditorium Lighting upgrade	Controls updated, look into overall Auditorium lighting upgrade			
25	DHMS Generator Replacement and T-stat Controls	Project underway			
26	Renew America's Schools Grant Match	5% in Audit phase of grant project, 25% in construction phase of grant project. 5 schools: JDHS, HBV, GV, KHE, & TMMS			
27	Fire Marshal Inspection Modifications	\$100,000 designated in DM, including: MRCS Fire Panel and Exit Signs, JDHS Exit Lights.			
28	Phone/Intercom System Replacement	Included in Security upgrade CIP			
Description of DM Project	Additional Information	Priority Noted			
Emergent Needs Projects	hold \$500,000 annually	1,2,3,4,5		\$500,000	
Security camera upgrade districtwide	Included in Legislative and CBJ CIPs for \$2,000,000 request.	1, 2, 4, 5		\$2,000,000	
Districtwide Classroom painting rotation	Set up annual summer classroom painting rotation - ideal to have each done within five years.	3,4,7			
Districtwide Covered Playground repairs	Replace wall panels, upgrade lighting to LED, pressure wash roofs and structure, paint.	3,4,7			
Playground fencing districtwide	Assessment of project scope needed to upgrade fencing at many elementary school playgrounds.	1,2,3,6			
Playground safety surfacing districtwide		1,3			
MRCS Lunch room double doors to hall	Lunchroom relocated for FY25. Exterior door crash bar added per Fire Marshal. Hallway double doors to would improve flow of student traffic.	1,4	planning with DM funds		
Roof assesment districtwide	Gastineau, DH, KHE roofs done recently. JDHS on CBJ and DEED CIPs, need full assessment to plan projects and phases.	3	planning with DM or Roof funds		
GV roof	Leaking to playground and RALLY door walkway creates ice.	1, 3			
Dualsource / Backup heating system for JD, TM	Assessment needed	3, 4, 5, 6			
DH flooring upgrades - classrooms and hallways	This includes science classrooms to hard surface.	4			
Parking lot and exterior light upgrade to photocell	Removal of computer scheduling would decrease need for staff Overtime and reautomate parking lot lights to sunset/sunrise.	1.2.6			
GV parking lot lights	Increase lighting for safe visibility and convert to LED	1.2.7			
DH parking lot lights	Increase lighting for safe visibility and convert to LED	1.2.7			
KHE Parking lights	Increase lighting for safe visibility and convert to LED	1.2.7			
AB stair and deck replacement at back	Replacement of warped, rotted, rusted materials	1.2.7			
JDHS Greenhouse - assessment, replace, or remove	Assessment needed to determine if repair or removal is best option	3, 4, 6, 7			
JDHS exterior pressure wash and paint		3, 7			
GV exterior pressure wash and paint		3, 7			
JDHS AC unit in server room replacement		3,4,5			
DH paving of loading area behind school	This is main access for Maintenance and Custodial vehicles to storage area.	5			
TMMS Pave drive to kitchen area	For Food Service and plowing needs.	5			
AB pave parking and drop off area					
KHE upper parking lot paving					
GV Storage built off Covered area	To be upgraded - roof and panels				
GV Gym lighting upgrade	Partial repairs completed, need full LED conversion	4,5,6			
MRCS Resurface drain pad on playground by covered area		1,3			
Priority Criteria established by School Board:					
1. Safety;					
2. Security;					
3. Protection of structure (fix a roof before entire roof or walls need replacement to avoid higher costs later);					
4. Impact on learning environment (student spaces); i.e. Classrooms, gyms, commons					
5. Impact on working environment (non-student spaces); i.e. Office space, custodial & mechanical spaces, district office					
6. Environmental sustainability; and,					
7. Aesthetics.					

Proposed Roof Bond Package October 2025

Listed in Order of Priority	Type	Warranty Expiration	Area of roof SF	Scope of Work	TPC/SF Escalated 5%/yr to Summer 2026 (FY27)	TPC Escalated 5%/yr to Summer 2026 (FY27)
JDHS Partial Reroof	EPDM	2018	10,000	Roof between Aux. Gym & Main Gym, over band rooms, hallway, and locker rooms. Full demo and replacement, add fall protection.	\$61	\$606,375
Glacier Valley	EPDM	2006	55,000	Main School Building, full demo and replacement, add fall protection	\$61	\$3,335,063
Sayeik Gastineau	EPDM	2023	17,300	Alternate 2 areas that were not reroofed in FY21 under BE21-189: Gym, Commons, Library, Entry, Mech. Penthouse; remove and reinstall FP at gym, provide FP at other Alt. 2 roof areas.	\$61	\$1,049,029
Rounded:						\$4,990,466 \$5,000,000

TPC = Total Project Cost

Security Cameras	1 (each)	100 cameras for a phased project	225 cameras total project scope
Hardware	\$1,239	\$123,900	\$278,775
Software Licenses, 5 years	\$899	\$89,900	\$202,275
Software Licenses, 10 years	\$1,799	\$1,799,000	\$404,775
Hardware + Software Licenses 10 years	\$3,038	\$303,800	\$683,550
Installation Estimate			\$624,018
Camera HW+SW+Installation		Subtotal	\$1,307,568
Access Control Hardware			\$97,083
Access Control Licences, 10 years			\$180,000
Access Control HW+SW		Subtotal	\$277,083
Guest Management			\$138,141
Front Door Intercom with 10 year Licenses			\$150,291
Verkada Alarms w/ Advanced Video Monitoring with 10 year Licenses			\$179,037
Total Project respresented for these items			\$2,052,120
Note: JSD currently has 189 cameras			



DATE: March 21, 2025

TO: Christine Woll, Chair
Joint Assembly/School Board Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Dzantik'i Heeni (DH) Playground Scope Options: \$575K-\$1.8M

At the January 22, 2025, Joint Assembly/School Board Facilities Committee Meeting¹, staff was directed to explore possible options for the proposed playground at Dzantik'i Heeni School ranging between \$575K-\$1.8M for total project costs. \$1.8M was the total project cost based on 65% complete design documents prepared by Corvus Design. \$575,000 was the total project cost proposed at the December 2, 2024, PWFC meeting.² To date, the project has only been funded for design at \$75,000. These options were presented to the JSD Board of Education Facilities Committee on February 11, 2025.

Dividing the difference between \$1.8M and \$575K equally, staff established target total project budgets of \$880K, \$1.2M, and \$1.5M. Corresponding construction targets (\$590K, \$880K, and \$1.07M) were derived by dividing by 1.4, the standard factor used to address the total project costs based on the construction amount. Attachment A provides a summary table and graphic depictions of each option.

- All options include a concrete slab with safety surfacing in varying amounts. No option includes a concrete slab without safety surfacing.
- All options include an ADA compliant sidewalk.
- There are no new fence panels or gates in any of the options; all existing fencing remains.

The options vary in total square footage of concrete with safety surfacing and in amount and type of play equipment provided. Within this price range, the \$1.2M option provides the most complete playground for K-5 and Pre-K. The \$880K and \$1.5M options provide some equipment plus a complete slab and safety surfaced area ready to receive future play equipment at a later date. The \$880K option has only K-5 play equipment, whereas the \$1.2 and \$1.5M options include both K-5 and Pre-K play equipment.

Additionally, staff was asked to compile the square footage of play areas at other schools throughout the District. This information is summarized in Attachment B.

Attachments:

- A: DH Playground Options 250321
B: JSD Playground Comparison 250321

¹ <https://mccmeetings.blob.core.usgovcloudapi.net/juneauak-pubu/MEET-Minutes-ad6b194c95ea4c2bace550edd87f5da3.pdf>

² <https://mccmeetings.blob.core.usgovcloudapi.net/juneauak-pubu/MEET-Packet-23bf0a759f20493d9a7b10799cb8a667.pdf>

Dzantik'i Heeni Playground - Scope/Cost Options

Prepared by CBJ Engineering, February 2025

			TARGET BUDGETS BETWEEN \$575K - \$1.8M		
			\$880K TPC/\$590K CC	\$1.2M TPC/\$880K CC	\$1.5M TPC/\$1.07M CC
			K-5 Structure Only	K-5 & Pre-K Structures, Spinner, Dome, Music, Communication Board & Soccer	K-5 & Pre-K Structures, Dome, Music, Communication Board & Soccer
Grade K-5 (5-12 yrs) area					
1	Concrete slab & Safety Surfacing	Composite Structure Area	X	X	X
2		Swing area			X
3	Equipment	Play Composite Structure	X	X	X
4		Spinner		X	
5		Swings			
Grade Pre-K (2-5 yrs) area					
1	Concrete Slab & Safety Surfacing	Composite Structure Area	X	X	X
2		Swing area			X
3	Equipment	Play Composite Structure		X	X
4		Swings			
General Elements/Multi-Grade					
1	Concrete ADA Side Walk		X	X	X
2	Cozy Dome			X	X
3	Communication Board			X	X
4	Music Elements			X	X
5	Dirt Work to Rotate Soccer Field			X	X
Construction Cost (Target Construction Cost +/-)			\$630K (+40K)	\$834K (+\$4K)	\$1.05M (-\$20K)

Key: "X" item is included in option.

TPC: Total Project Cost

CC: Construction Cost

\$880K TPC/\$590K CC Option: K-5 Structure Only

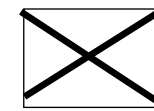
Install grade K-5 composite play structure & safety surfacing in all areas except both Pre-K and K-5 swing areas.

1. ADA sidewalk.
2. K-5 Composite Play Structure and safety surfacing.
3. Safety surfacing for future Pre-K Structure.
4. All existing fencing remains. No new gates nor fence panels.

CC Estimation: **\$630K CC (+40K)**

CC- Construction Cost, TPC - Total Project Cost.

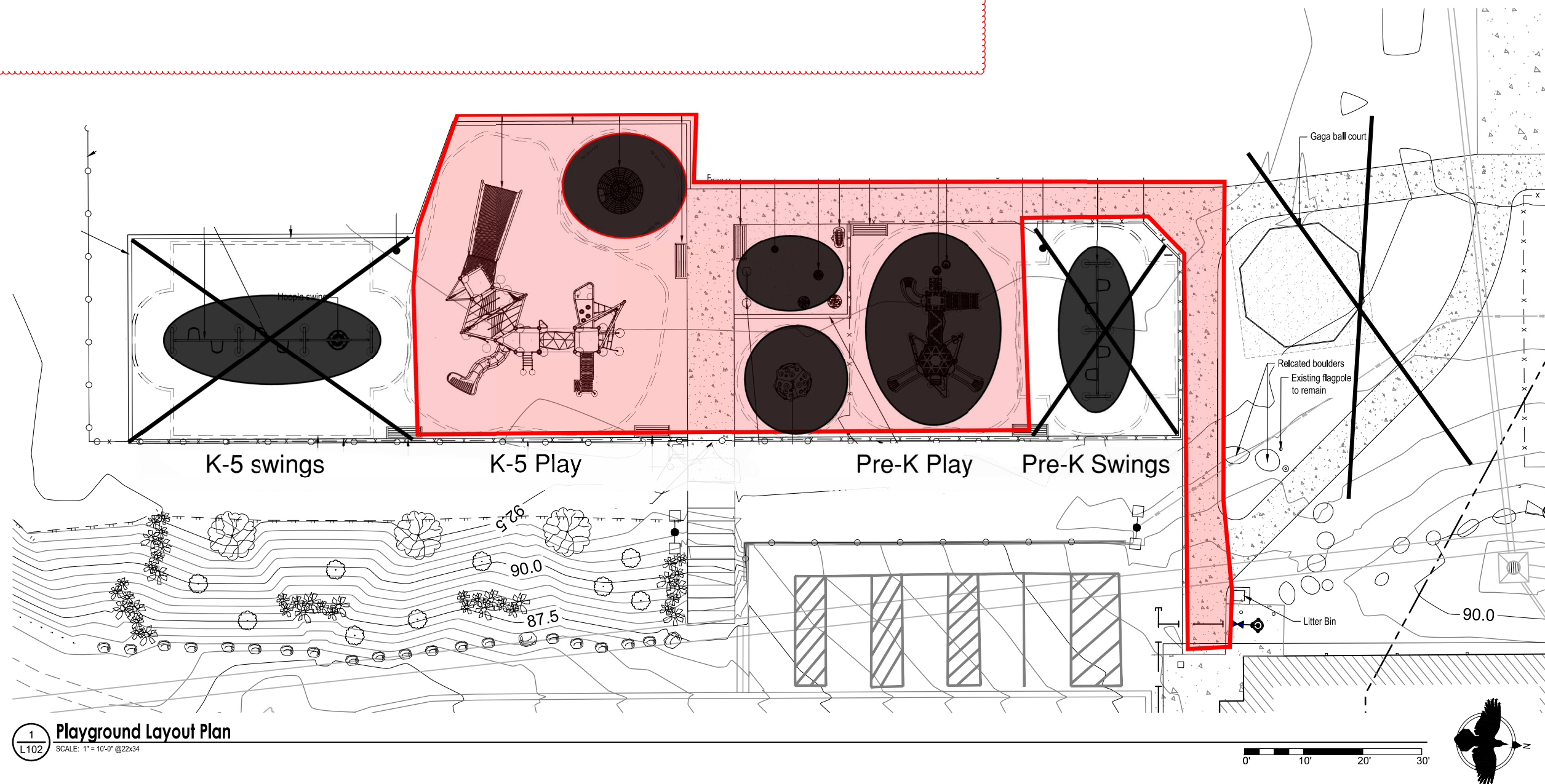
LEGEND:



No concrete slab nor safety surfacing.



Future equipment location.



\$1.2M TPC/\$830K CC Option: K-5 & Pre-K Structures, Spinner, Dome, Music & Communication Board

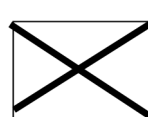
Install grade Pre-K & K-5 composite play structure, spinner, dome, music, and safety surfacing all areas except both swing areas.

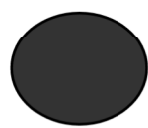
1. ADA sidewalk.
2. K-5 Composite Play Structure, Spinner and safety surfacing.
3. Pre-K Composite Play Structure, and safety surfacing.
4. Multi-use(Pre-K to 5) Cozy Dome, Music Equipment, and Communication Board.
5. Clearing & Grubbing to **rotate soccer field**.
6. All existing fencing remains. No new gates nor fence panels.

CC Estimation: \$834K (+\$4K)

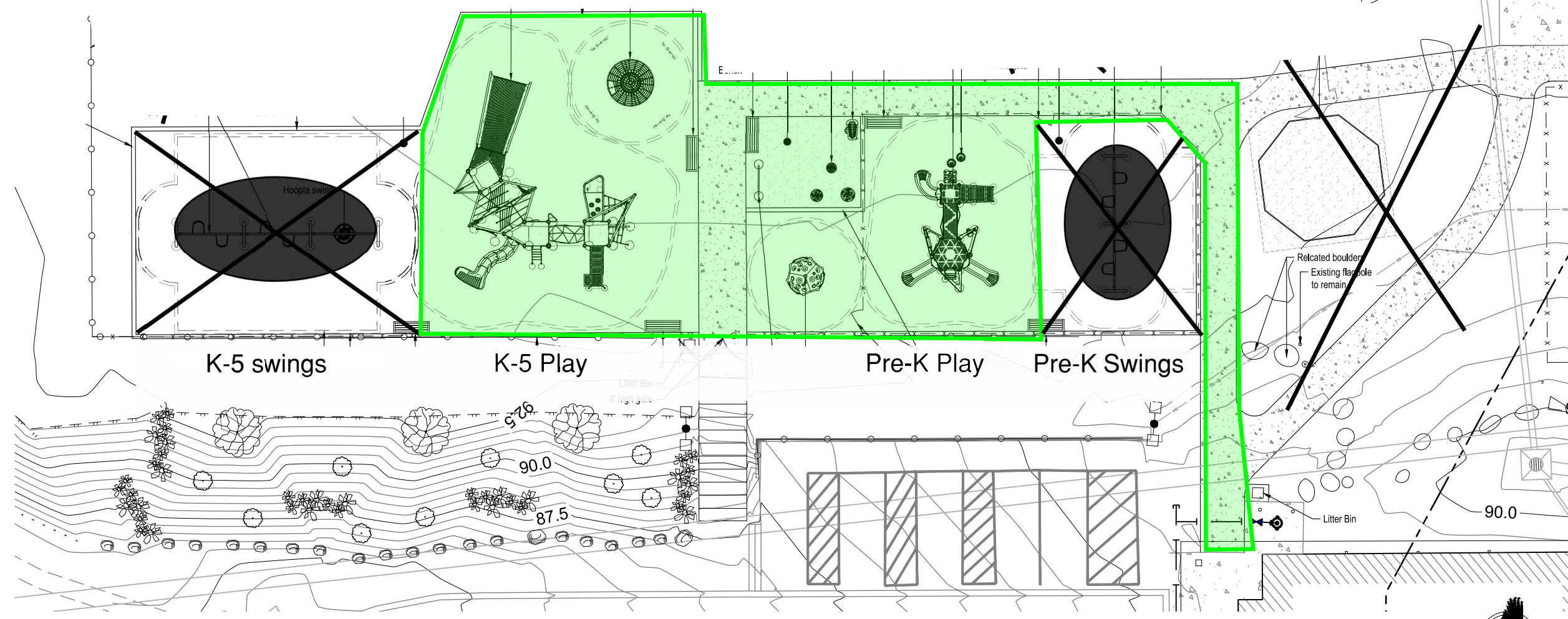
CC- Construction Cost, TPC - Total Project Cost.

LEGEND:

 No concrete slab nor safety surfacing.

 Future equipment location.

Cleaning & Grubbing in northwest corner of field to rotate soccer field.



1
L102
Playground Layout Plan
SCALE: 1"= 10'-0" @22x34

SEAL:

65% DESIGN

PROJECT NUMBER: BE25-188
CITY AND BOROUGH OF JUNEAU
DZANTIKI' HEENI
PLAYGROUND
JUNEAU, ALASKA

1"=ACTUAL
If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 11/07/2024
DRAWN BY: BL
CHECKED BY: CM
DELIVERABLE: 65%

PLAYGROUND LAYOUT PLAN
SHEET #:

L10
16

\$1.5M TPC/\$1.07M CC Option: K-5 & Pre-K Structure, Dome, & Music

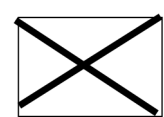
Install grade Pre-K & K-5 composite play structures, dome, music, communication board and safety surfacing all areas.

- 1. ADA sidewalk.
- 2. K-5 Composite Play Structure and safety surfacing.
- 3. Pre-K Composite Play Structure, and safety surfacing.
- 4. Safety surfacing at future Pre-K and K-5 Swing area.
- 5. Multi-use(Pre-K to 5) Cozy Dome, Music Equipment and Communication Board.
- 6. Clearing & grubbing to **rotate soccer field**.
- 7. All existing fencing remains. No new gates nor fence panels.

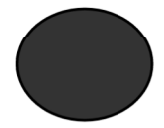
CC Estimation: **\$1.05M (-\$20K)**

CC- Construction Cost, TPC - Total Project Cost.

LEGEND:

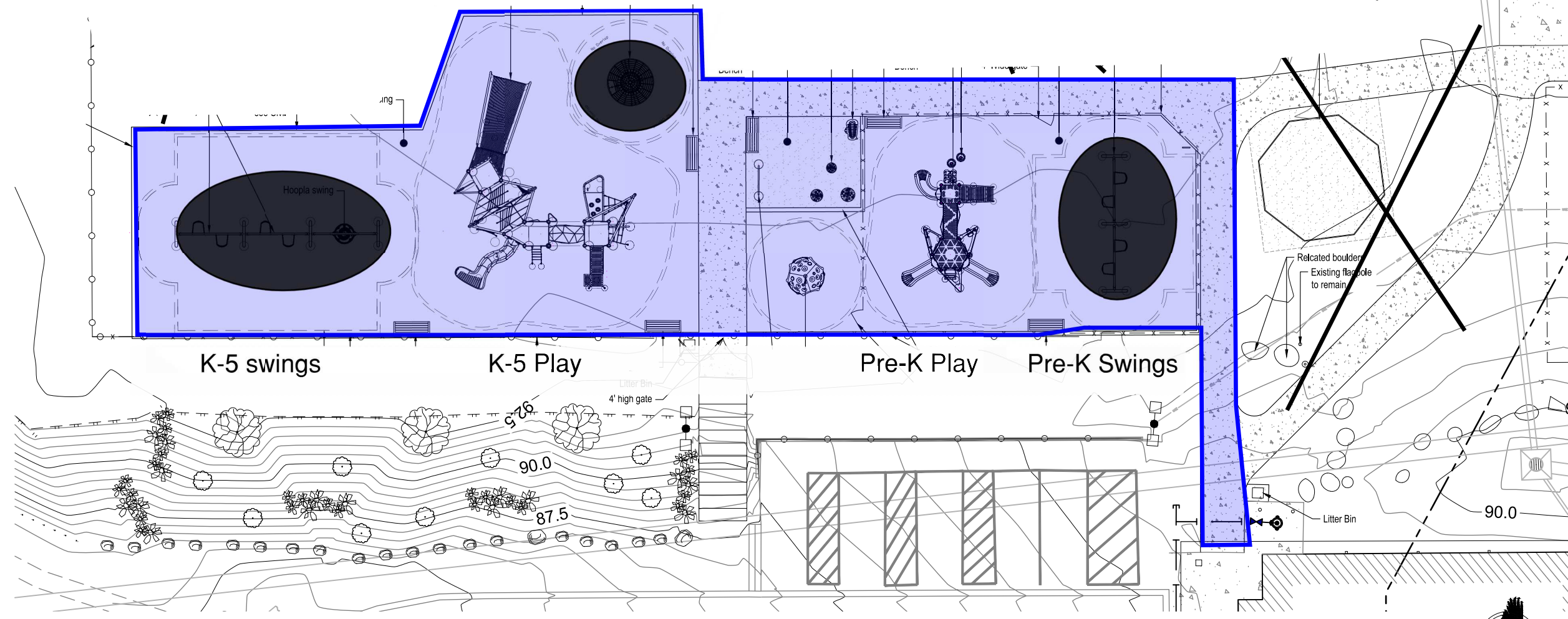


No concrete slab nor safety surfacing.



Future equipment location.

Cleaning & Grubbing in northwest corner of field to rotate soccer field.



1
L102
Playground Layout Plan
SCALE: 1" = 10'-0" @ 22x34



Section F, Item 3.

Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage - 907.222.2859
2506-B Fairbanks St. 99503
Juneau - 907.988.9000
119 Seward St. 99801
AECC #1195



SEAL:

65% DESIGN

PROJECT NUMBER: BE25-188
CITY AND BOROUGH OF JUNEAU
DZANTIKI' HEENI
PLAYGROUND
JUNEAU, ALASKA

1" ACTUAL
If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 11/07/2024
DRAWN BY: BL
CHECKED BY: CM
DELIVERABLE: 65%

PLAYGROUND
LAYOUT PLAN
SHEET #:

L10 17

Drawing: J:\CBL-24-05 DH Playground\2 - CAD\Corvus-Sheets.dwg last saved on 11/7/2024 4:57 PM was plotted by Bradley Little on 11/7/2024 5:20 PM

Juneau School District - Playgrounds

School	Total Play Area	Field Space	Covered Play Area	Pre-K Area	K-5 Play Equipment Area	Safety-surfaced Area for Future Equip.	Uncovered Basketball Courts	School Student Capacity	School Pre-K Student Enrollment
Auke Bay Elementary School	80,800	60,650	4,800	800	10,850	-	3,700	424	18
Dzantik'i Heeni Schools (Existing)	80,400	74,300	6,100	0	0	-	0	634*	12
Dzantik'i Heeni Schools (\$880 TPC Option))	80,400	72,500	6,100	0	1,800	2,300	0	634	12
Dzantik'i Heeni Schools (\$1.2M TPC Option)	80,400	70,200	6,100	1,000	3,100	0	0	634	12
Dzantik'i Heeni Schools (\$1.5M TPC Option)	80,400	70,800	6,100	1,000	2,500	3,200	0	634	12
Harborview Elementary School	70,800	43,800	5,000	8,800	13,200	-	0	578	12
Kaxdigoowu Heeni (Riverbend)	90,000	60,200	8,800	10,000	8,700	-	2,300	499	20
Mendenhall River Community School	129,100	110,050	5,000	3,000	11,050	-	0	503	41
Sayeik Gastineau Community School	57,300	34,600	4,200	2,100	11,000	-	5,400	386	25
Sit' Eeti Shaanax - Glacier Valley School	167,900	136,550	7,300	13,700	7,150	-	3,200	453	39

Notes:

- 1 Gaga ball courts included in K-5 Play equipment area
- 2 Field space includes all sports fields and open space.
- 3 Amounts are Square Foot (SF)
- 4 All SF amounts are scaled from CBJ site plans unless otherwise noted.
- 5 Field Space is Total Play Area - other designated areas.
- 6 School Student Capacities from February 2016 JSD Comprehensive Facility Plan.
- 7 Pre-K Enrollment provide by JSD in February 2025
- * Includes Middle School students.



Board of Education
10014 Crazy Horse Drive
Juneau, AK 99801-8529
(907) 523-1702

MEMORANDUM

DATE: March 13, 2025

TO: CBJ Assembly
FROM: JSD Board of Education
SUBJECT: Dzantik'i Heeni playground

The Juneau School District Board of Education (hereafter 'Board') appreciates the opportunity to provide input on the CBJ Engineering Department's playground options for the Dzantik'i Heeni campus.

The Board has observed CBJ's scoping and planning process since fall 2024 and the Board's Facilities Committee has fielded several presentations from staff this year during the following meetings:

1. January 14, 2025 Facilities Committee meeting. The committee reviewed three "re-scoped" design proposals per CBJ's PWFC directive. The committee was concerned with the lack of ADA compliance for sidewalks and lack of safety surfacing and fencing across all proposals.
2. January 22, 2025 Joint CBJ/JSD Facilities meeting. Following discussion, the assembly directed CBJ Engineering to provide additional options at three price points: \$880,000/\$1,200,000/\$1,500,000
3. February 11, 2025 Facilities Committee meeting. Committee members still had questions about structures, safety, and compliance with ADA and Alaska School Construction Standards for playground structures.
4. March 4, 2025 Facilities Committee meeting. The committee discussed compliance with the Alaska School Design & Construction Standards, 2022 (Available at: <https://education.alaska.gov/facilities/publications/ConstructionStandards2022.pdf>) and the Americans with Disabilities Act/U.S. Access Board.

After reviewing the materials provided during the referenced meetings, and all above referenced documents, the Board has multiple concerns with the proposals, including:

- i. Insufficiency to meet standards of a "playground" per the Alaska School Design & Construction Standards 2022. Specifically, 0138 Baseline 1, 4, 6, 7, 8, and 9. These concerns include the availability of age-appropriate play equipment (i.e., swing sets) and comprehensive safety measures (i.e., fencing).
- ii. Insufficiency to meet guidelines from the U.S. Access Board's "Guide to the ADA Accessibility Standards" and "A Summary of Accessibility Guidelines for Play Areas" (2007).

Specifically, guidelines under Equivalent Facilitation, Phasing in Play Areas, and Ground Level Requirements Based on Elevated Play Components.

iii. Insufficiency to meet standards and requirements of the American with Disabilities Act. Specifically, the height/width/ramp/access/surface requirements and sidewalks.

Thank you for your consideration of these items. We hope this process can move forward expeditiously to ensure the students at the Dzantik'i Heeni campus and the surrounding community have access to a playground.

The Juneau School District Board of Education