



JOINT ASSEMBLY/JSD FACILITIES COMMITTEE AGENDA

January 22, 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. September 26, 2023 - Regular Minutes

F. ACTION ITEMS

2. Dzantik'i Heeni Playground Project

G. INFORMATION ITEMS

3. N/A

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

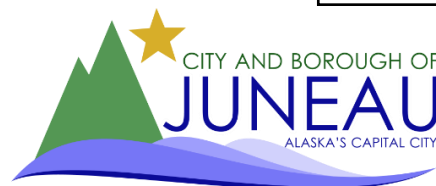
I. NEXT MEETING DATE

4. N/A

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.gov.

JOINT ASSEMBLY/JSD FACILITIES COMMITTEE MINUTES - DRAFT



September 26, 2023 at 12:00 PM

City Hall Conference Room 224/Zoom Webinar

Zoom Link: <https://juneau.zoom.us/j/81449931245> or 1-253-215-8782 Webinar ID: 814 4993 1245

A. CALL TO ORDER – 12:00 p.m.

B. LAND ACKNOWLEDGEMENT – Read by Ms. Woll

C. ROLL CALL

Members Present: Chair Hale; Ms. Woll; Ms. Sorensen; Mr. Holst; Ms. Gladyszewski; Mr. Muldoon (present via zoom); Mayor Weldon (joined at 12:02p.m.)

City & Borough of Juneau Staff Members Present: Katie Koester, EPW Director; Denise Koch, EPW Deputy Director; Beth McEwen, City Clerk;

School District Staff Present: Frank Hauser, Superintendent; Cassie Olin, Administrative Services Director;

D. APPROVAL OF AGENDA – No Changes.

E. APPROVAL OF MINUTES – Approved (*minor typos shared with the secretary for correction*)

1. August 03, 2023 - Regular Meeting

F. INFORMATION ITEMS

2. Summary of August 3, 2023, meeting and 2023 committee work

- a. Year in Review: 2023 Goals & Committee Work for Joint Assembly/School Facilities Committee

Ms. Koester directed members to page 5 of the packet and explained that the memo summarized the committee's work over the past year, reflecting on the goals set at the beginning of the year. This serves as a starting point for the 2024 committee.

3. Presentation by JYW/ Ericson & Associates on proposed updates to 2017 Draft JSD Facilities Master Plan

Mr. Wall from Jensen Yorba Wall (JYW) provided a high-level overview of the 2017 Draft JSD Facilities Master Plan, which had been previously provided by JYW. They explained that in September 2023, they were tasked with evaluating how this plan could be updated and developed into an adoptable Comprehensive Facilities Master Plan. JYW reviewed the 2017 document, identified still-valid data, and highlighted key points. They updated some information in a revised Executive Summary, which was included in the packet and serves as a roadmap for the rest of the document.

In 2017, school enrollment was projected to decline, and facilities were under capacity. However, following the pandemic, enrollments decreased more than anticipated, leaving schools at even lower capacity than initially projected. Mr. Wall notes that enrollment data was largely derived from Erickson & Associates. Mr. Wall explained that JYW compared the initial projections to actual outcomes and observed a continued decline in enrollment.

Mr. Wall explained that they were asked whether there were any anticipated variables not previously considered, such as the arrival of the icebreaker, that could impact future enrollment. They shared that, at present, there are no obvious factors likely to reverse the enrollment decline in the near future.

Mr. Erickson of Erickson & Associates explained that they have provided short-term enrollment forecasts for the JSD over the past 10 years. These forecasts primarily help estimate foundation program revenues for the district, which are dependent on the following year's enrollment. He noted that their

forecasting accuracy has improved over time, emphasizing that short-term forecasts are generally more reliable than long-term ones.

Mr. Erickson shared that in 2016, when the 2017 forecast was made, they projected a decline of approximately 83 students by 2022. However, the actual decline from 2016 to 2022 was 491 students. The actual 2022 enrollment was 4,204 students. Looking ahead to the next 7 years, they project a further decline to 3,767 students, a loss of over 400 students. Mr. Erickson highlighted broader demographic trends contributing to this decline, including a decreasing working-age population and lower fertility rates, trends that are affecting many communities across Alaska and the United States.

Mr. Wall moved on to the next section of the report, 'Project Funding vs. Operational Expenditures.' Mr. Wall explained that it was discovered that operating expenditures were already exceeding above the revenues from the State, which seems consistent with what we are seeing now. He explained that it had been identified that we had already exceeded the size of facilities for the students based on operational costs.

Mr. Holst and Mr. Muldoon discussed fund balances, budget/staff cuts, and possible implied savings.

Chair Hale clarified for the group that Section 4, Projected Funding vs. Operational Expenditures, does not refer to the JSD fund balance or implied savings. She shared that one takeaway was that the State has been underfunding education for a very long time.

Discussion occurred on the 2017 Facility Educational Assessment Summary (Section 5).

Chair Hale shared her desire to populate the Joint Assembly JSD Facilities matrix with the data from the 2017 report so that it could be handed off to the next committee members.

Ms. Gladziszewski recommended the group pass along the Joint Assembly JSD Facilities matrix and the 2017 report to the next committee.

Mr. Wall highlighted that in Section 8, 'Design Capacity,' no analysis was done for admin, which appears to have been missed.

Mr. Wall directed members to the Conclusion section in the JYW Updated Executive Overview and expanded on the bulleted possible future steps (page 13 of the packet).

Group discussion occurred on how to move forward with the report.

Ms. Gladziszewski shared support for the inclusion of childcare in future discussions.

Chair Hale recommended that they hire an independent contractor to support the committee and staff in moving forward.

Chair Hale clarified that the School Board, not the Assembly, makes the decision to close a school.

G. ITEMS FOR ACTION

4. Next steps towards completion and adoption of Facility Master Plan

Ms. Gladziszewski recommended to the group that they forward the memo from the 9/26/2023 with the Joint JSDFC evaluation matrix in addition to page 55 of the 2017 Draft JSD Facilities Master Plan (page 55) with the goal of combining them.

Chair Hale requested that the Joint Assembly JSDFC forward the whole report rather than just the matrix from the 2017 report.

Ms. Hale asked if there was value in populating the matrix rather than handing over the two separate documents.

Ms. Koester explained that one option would involve merging both matrices with new categories based on the documents, likely with assistance from JYW. This approach would result in a longer memo. The second option would involve populating some of the matrix, which would require additional consultant support and assistance from the JSD. In both cases, the goal would be to generate one succinct document.

Ms. Koester asked the committee whether it would be valuable to populate the matrix at this stage, or if the conversation is still theoretical, focusing on defining the categories and key considerations. She noted that if the committee is still in the process of determining the categories and what should be considered, it would involve a larger workload, and the committee may not want to task staff with that at this time.

Ms. Gladyszewski moved to forward the memo from the 9/26/2023 meeting, along with the Joint JSDFC evaluation matrix, and asked the next committee to consider both the memo and the matrix, beginning on page 55 of the 2017 Draft JSD Facilities Master Plan. She suggested that they move forward with merging the two documents.

Ms. Hale objected.

A vote was called. Ms. Gladyszewski voted yes, Ms. Woll voted yes, Mr. Holst voted yes, Ms. Sorensen voted no, Mayor Weldon voted yes, and Chair Hale voted no. The motion passed.

Ms. Woll moved to forward to the next committee the recommendation that when the Assembly discusses the Capital Improvement Program (CIP), Legislative Priorities, and Debt Capacity, the Joint Assembly JSDFC should help inform the Assembly. There were no objections. The motion passed.

Mayor Weldon moved that the next committee look into childcare spaces in the schools. There were no objections. The motion passed.

5. Draft Matrix Key (V9.26.2023)

H. COMMITTEE MEMBER COMMENTS

I. ADJOURNMENT – 1:28PM

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DATE: January 22, 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: Scope Reduction Analysis for Dzantik'i Heeni (DH) Playground

At the December 2, 2024, PWFC meeting¹, Juneau School District (JSD) submitted a transfer request of \$1.7 million to construct a new playground to serve the Pre-K and K-5 student programs now located at Dzantik'i Heeni. The estimated construction cost at 65% completion of design documents is \$1.3M, with a total project cost of \$1.8 million. The playground, as initially designed, would accommodate the expected enrollment of 80 K-5 students and 30 Pre-K students. The proposed playground location is at the corner of the existing dirt playfield, closest to the school building and parking.

At the 12/2/24 PWFC meeting, the committee directed staff to reduce the project scope working within a base CBJ contribution of \$500,000. Committee members discussed JSD seeking additional support through its budget or community contribution. This would augment the \$75,000 appropriated in CIP S02-106 Dzantik'i Heeni Playground Design, requiring a fund transfer of \$500,000. Assuming JSD does not include the playground in its budget or seek outside community support, a total project cost of \$575,000 allows for a maximum construction cost of \$375,000. This ensures that all associated project costs such as design fees, permitting, project administration, construction contingency, etc. are accounted for.

Options considered that fit within a \$375,000 construction amount are described below. Please see Attachment 1 for a summary table and associated drawings for each option.²:

Option A: \$367K – Provide a K-5 play area only with one piece of play equipment and safety surfacing. The composite play structure specified will accommodate 63 K-5 students. The play structure is comprised of two slides, a bridge element, and four climbing components. This option reduces the originally designed K-5 footprint by 50% and excludes the ADA sidewalk access to the playground. This option provides no playground for the Pre-K students.

Option A plus Alternate 2: \$393K (ADA sidewalk) - Combining Option A (\$367K) with Alternate 2 (see below): ADA Sidewalk (\$26K) would yield a total construction cost of \$393K, a total project cost of \$593K, requiring a fund transfer of \$518K. This option provides a completed K-5 accessible play area, reduced by 50%. This option does not preclude the ability to expand the play area with adjacent play areas later.

¹ <https://mccmeetings.blob.core.usgovcloudapi.net/juneauak-pubu/MEET-Packet-23bf0a759f20493d9a7b10799cb8a667.pdf>

² All cost estimates were extrapolated from the 10/29/24 cost estimate prepared by Corvus Design.

Option B: \$280K – Provide a concrete slab only at the K-5 and Pre-K play areas and an sidewalk. The slab would include a curb to accommodate future safety surfacing. No play equipment is included with this option.

Option B is a viable option only if the additional funding required for full build out is imminently available. Otherwise, a concrete slab alone provides little benefit and interferes with the use of the existing ball field. There is already a covered concrete play shed on site that provides a hard surface play area.

Option C: \$367K – This option achieves a concrete slab for both the PreK and K-5 areas but play surfacing only at 50% of the K-5 play area, no ADA sidewalk, and no play structure. This options progresses the reduced K-5 play area further as with surfacing, it is ready to receive future play equipment. However, providing a slab only at the Pre-K area and half of the K-5 area creates a similar condition as Option B.

CBJ Engineering consulted the playground equipment vendor, Northwest Playground Equipment, about the possibility of volunteers installing the composite play structure at a future date. The manufacturer advised against this due to the size and complexity of the structure, volunteer safety, an extended duration for installation, certification of the installation, and potential liability issues for the owner.

Alternate 2 for the ADA sidewalk could also be added to Option C, requiring a transfer of \$518K.

In the event that competitive bids are received, the following alternates could be considered.

- Additive Alternate 1: \$176K - K-5 Composite Play Structure
- Additive Alternate 2: \$26K – ADA Sidewalk
- Additive Alternate 3: \$72K – Remove (1) backstop, replace limited fencing, new gate

All options above include use of the existing fencing in its current location. We plan to use a purchasing cooperative to purchase the one piece of play equipment (Option A) for both cost savings and potentially expedited delivery. The combination of equipment lead time and lack of secured construction funding required at time of bid make the potential to complete the project by the start of the 2025-26 school year unlikely. None of the options above meet the design criteria for providing a complete playground for the Pre-K or the K-5 programs.

Dzantik'i Heeni Playground - Options for Reducing Cost

Prepared by CBJ Engineering, January 2025

		Option A	Option B	Option C	Additive Alternates		
		Play Area, K-5, 1 Structure	Concrete Slab Only @ Pre-K & K-5 Play Areas.	Concrete Slab @ Pre-K and K-5 Areas, Safety Surfacing @ K-5 Play Area.	1	2	3
		\$367K	\$280K	\$367K	\$176	\$26K	\$72K
Grade K-5 (5-12 yrs) area							
1	Concrete Slab & Curb	* (50% of area only)	*	*			
2	Safety Surfacing	* (50% of area only)		*			
3	Composite Play Structure	*			*		
4	Swings						
5	Cone Spinner						
Grade Pre-K (2-5 years) area							
1	Concrete Slab & Curb		*	*			
2	Safety Surfacing						
3	Composite Play Structure						
4	Swings						
5	Cozy Dome						
General Elements							
1	Concrete ADA Side Walk		*			*	
2	New Fencing East side						*
3	Site Furnishings (Benches Etc.)						
4	Communication board						
5	Music Elements						
6	Leveling field for soccer at west end						

Key: * item is included in option.

See page 4 for Alternate descriptions.

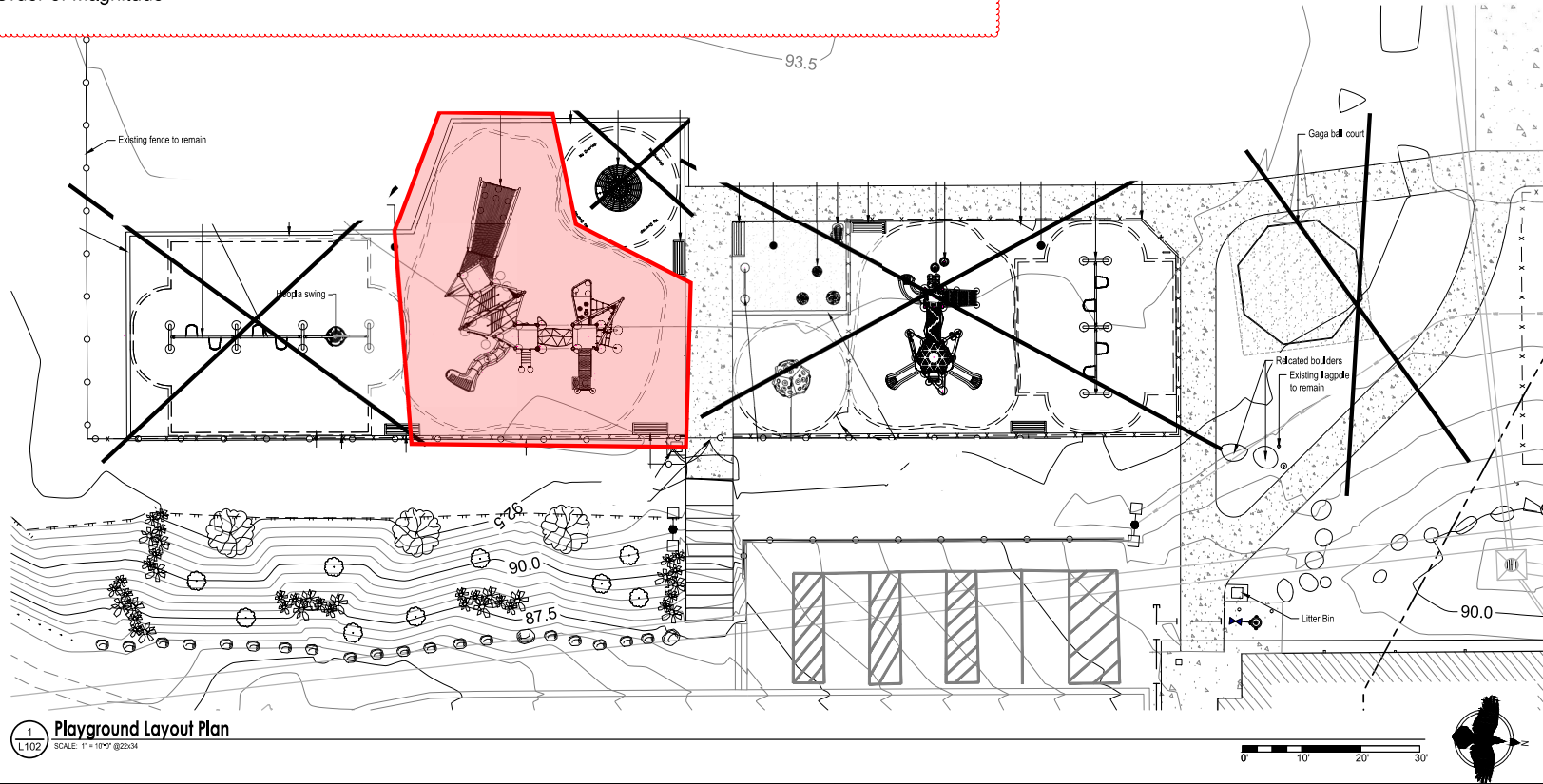
Option A: K-5 Structure Only

Install grade K-5 composite play structure & safety surfacing in its fall zone, reduce overall footprint of grade K-5 playground by 50%.

1. No ADA sidewalk.
2. Cost includes installing equipment at current design location, could move play area closer to building.
3. All existing fencing remains. No new gates nor fence panels.
4. Eliminates K-5 play equipment (swings and spinner) except for the composite play structure.

ROM* \$367K

*Rough Order of Magnitude



SEAL:

65% DESIGN

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

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

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

PLAYGROUND
LAYOUT PLAN
SHEET #:
L102

©CORVUS DESIGN. ALL RIGHTS RESERVED.

Drawing: U:\CB\24-05 DH Playground2 - CAD\CorvusSheets.dwg. Not saved on 11/7/2024 4:57 PM was plotted by Brandy Little on 11/7/2024 5:20 PM

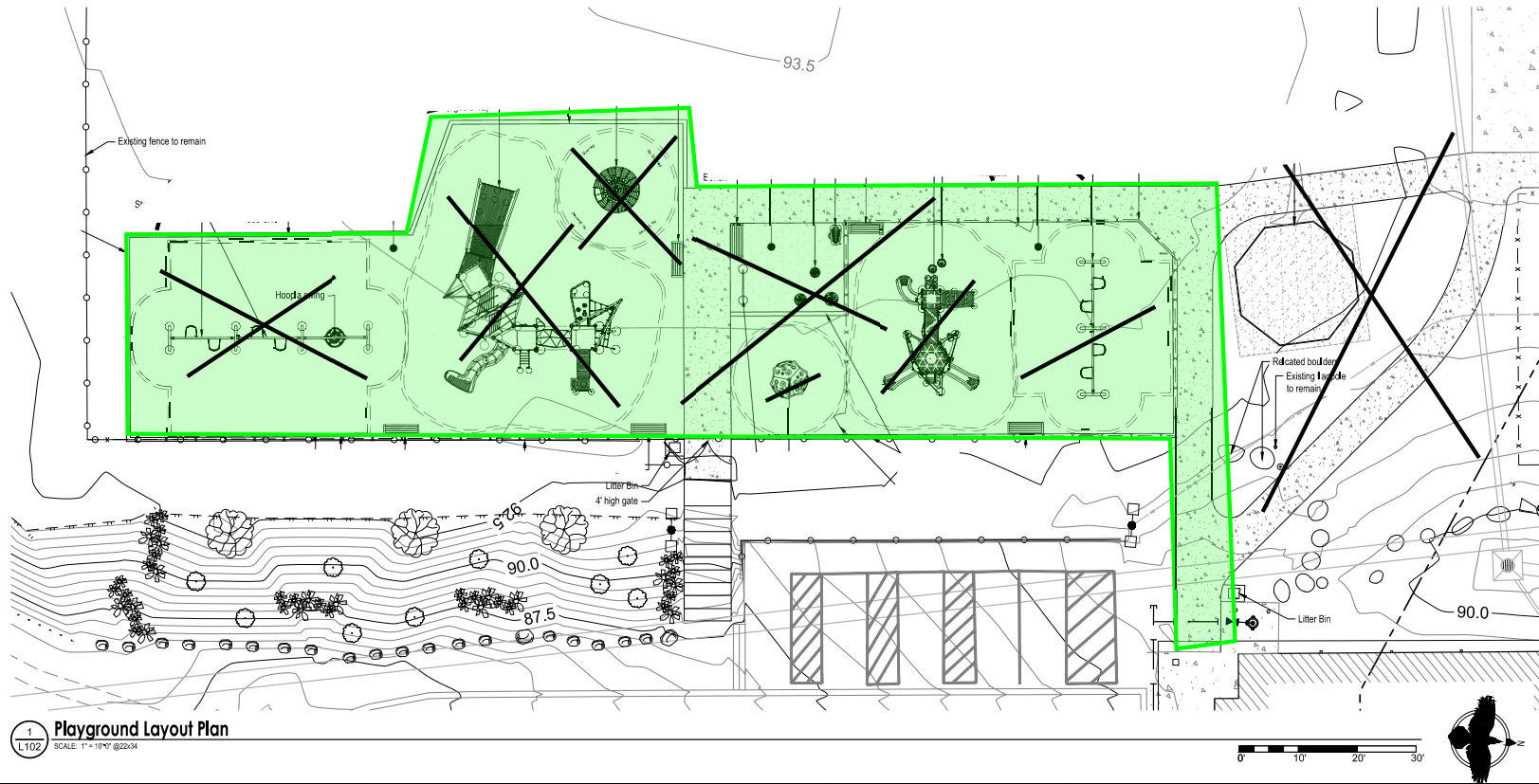
Option B: Concrete Slab Only @ Pre-K & K-5 Play Areas.

Provide dirt work, concrete slab & curb for entire area of Pre-K and K-5 and ADA path to play area.

1. No equipment provided.
2. No safety surfacing provided.
3. All existing fencing remains. No new gates nor fence panels.

ROM* **\$280K**

*Rough Order of Magnitude



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

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

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

PLAYGROUND
LAYOUT PLAN
SHEET #:
L102

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Drawing: U:\CB\24-05 DH Playground2 - CAD\CorvusSheets.dwg, last saved on 11/7/2024 4:57 PM, was plotted by Brady Little on 11/7/2024 5:20 PM

Option C: Concrete Slab @ Pre-K and K-5 Areas and Safety Surfacing @ K-5 playground.

Provide dirt work, concrete slab & curb for entire area and safety surfacing for 5–12-year-old play equipment area.

1. No equipment provided.
2. No ADA sidewalk provided
3. All existing fencing remains. No new gates nor fence panels.

ROM* \$367K

* Rough Order of Magnitude

Additive Alternate 1:

Provide 5–12-year-old play composite play structure.
ROM* \$176K

Additive Alternate 2:

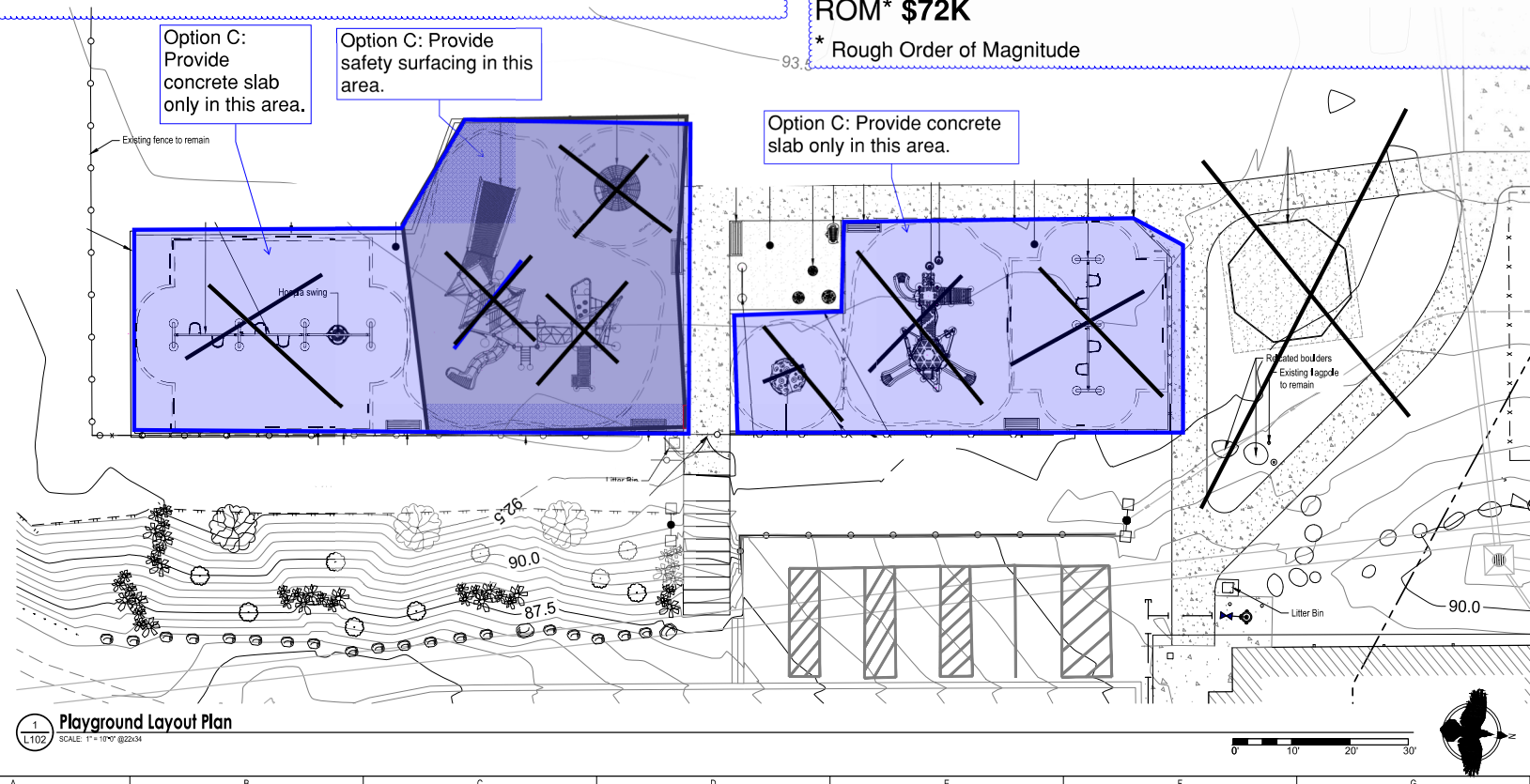
Provide ADA concrete sidewalk to new play area.
ROM* \$26K

Additive Alternate 3:

Fencing. Remove 1 backstop and replace fencing @ plan east.

ROM* \$72K

* Rough Order of Magnitude



SEAL:
65% DESIGN

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

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

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

PLAYGROUND
LAYOUT PLAN
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L102

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