



SPECIAL ASSEMBLY MEETING 2022-23 AGENDA

September 26, 2022 at 6:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

Immediately followed by Assembly Committee of the Whole Worksession

Submitted By:

Robert Barr, Deputy City Manager

- A. CALL TO ORDER
- B. LAND ACKNOWLEDGEMENT
- C. ROLL CALL
- D. SPECIAL ORDER OF BUSINESS

1. **Instruction for Public Participation**

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278. For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.org.

E. **PUBLIC PARTICIPATION**

F. **CONSENT AGENDA**

- i. **Public Requests for Consent Agenda Changes, Other than Ordinances for Introduction**
- ii. **Assembly Requests for Consent Agenda Changes**
- iii. **Assembly Action**

2. **Ordinance 2021-08(b)(am)(AU) An Ordinance Appropriating \$7,127,047 to the Manager to Fund the City and Borough of Juneau and Bartlett Regional Hospital's Fiscal Year 2022 Public Employees' Retirement System (PERS) Contribution; Funding Provided by the Alaska Department of Administration.**

This ordinance would appropriate \$7,127,047 for the State of Alaska's FY2022 8.11% PERS benefit rate paid on-behalf of the CBJ and BRH, distributed as follows:

City and Borough of Juneau	\$3,498,144
Bartlett Regional Hospital	\$3,628,903

Funding is provided by the Alaska Department of Administration, authorized by passage of HB69 during the 2021 legislative session.

This is a housekeeping ordinance to properly account for these on-behalf contributions to the state-managed retirement fund and has no impact on the CBJ or BRH's finances.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

3. Ordinance 2021-08(b)(am)(AV) An Ordinance Appropriating \$28,226,000 to and Deappropriating \$2,495,600 from the Manager for the City and Borough of Juneau's Fiscal Year 2022 Operating Costs; Funding Provided by Various Sources.

This ordinance appropriates \$28,226,000 and deappropriates \$2,495,600 for the City and Borough of Juneau's FY2022 operating costs. The following departments and funds require supplemental budget authority in FY2022:

Airport: this ordinance appropriates \$383,000 of Federal CARES Act funding for required repairs and maintenance upgrades at the Airport.

Docks: \$335,000 of Docks funds provides for extraordinary costs associated with hiring seasonal part-time limited staff required to meet unfunded, new Coast Guard security regulations pertaining to dual identification verification.

Hospital: \$2,000 of supplemental authority is needed to support increased labor costs due to staffing shortages and inflationary pressure on materials and commodities; funding provided by Hospital funds.

Risk Management: this ordinance appropriates \$1,452,000 of Risk Management funds for health and property insurance claims that exceeded budget estimates.

Pandemic Response Fund: this ordinance provides budget authority to transfer federal ARPA funds for the replacement of lost State Marine Passenger Fee revenue and the Local Government Lost Revenue Relief Grant to the General Fund. This ordinance also appropriates nearly \$1 million for CBJ's FY2022 COVID-related costs, funded by FEMA revenue.

This ordinance appropriates the remaining authority of \$7,123,300 and deappropriates \$2,495,600 for housekeeping items, including aligning budget to actual transfers, the liquidation of the Waste Management and Library Minor Contribution funds, and the repayment of a refunded port bond with bond proceeds.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

G. PUBLIC HEARING

4. Ordinance 2022-49 An Ordinance Authorizing the Manager to Convey Approximately One Acre of City and Borough of Juneau Property Located Near 3145 Fritz Cove Road to Chelsy and Brian Maller at Fair Market Value.

The CBJ Lands Office has received an application from Chelsy and Brian Maller, the owners of property located near 3145 Fritz Cove Road. The Maller property is an undeveloped lot that is adjacent to the City property being requested.

The Lands Housing and Economic Development Committee reviewed this proposed CBJ land disposal at the meeting on January 24, 2022, and passed a motion of support. The Planning Commission reviewed this proposed disposal of the CBJ property at its meeting on April 12, 2022, and recommended that the Assembly approve the sale to the applicants. The SRRC reviewed this application at the September 13, 2022, meeting and provided a recommendation in favor. Fair market value of the CBJ property has been determined by appraisal to be \$2.53 per square foot, for a total value of \$110,000.00.

The City Manager recommends the Assembly adopt this ordinance.

5. Ordinance 2022-51 An Ordinance Authorizing an Alternative Procurement Method Related to the Emergency Department Addition and Renovation at Bartlett Regional Hospital.

This ordinance authorizes the Manager to competitively solicit proposals and enter into an alternative procurement method for preconstruction services and construction of the Emergency Room Addition and Renovation project at Bartlett Regional Hospital. The ordinance has provisions that allow the project to continue in the design stage while Bartlett Regional Hospital awaits a certificate of need decision from the State. General Contractor/Construction Manager is a qualifications based procurement method that allows the contractor to be involved in the design process to limit risk and cost for complicated projects such as the Emergency Room in which the facility needs to remain operational during construction.

The Bartlett Board of Directors recommended use of GC/CM method for this project at its May 26, 2022, meeting. The Public Works and Facilities Committee recommended use of the GC/CM for this project at its June 6, 2022, meeting.

The Lands, Housing, and Economic Development Committee is scheduled to review this ordinance at 5:00 pm, just prior to this meeting.

6. Ordinance 2022-06(b)(R) An Ordinance Appropriating \$12,253.50 to the Manager for a Grant to the Glory Hall; Funding Provided by the Affordable Housing Fund.

This grant would fund the cost of property taxes for the property owned by The Glory Hall at 241-247 South Franklin Street. As the program has transitioned its services to the Teal Street facility, there has been some discussion about whether the South Franklin Street building is eligible to retain its exemption status from municipal property tax.

The grant will come from the Affordable Housing Fund and property taxes in the exact same amount will be paid into the General Fund. The Manager proposed this grant to avoid an unnecessary debate. CBJ staff will work with The Glory Hall staff this fall to clarify the issue.

The Assembly Finance Committee reviewed this request at the September 7, 2022 meeting.

The City Manager recommends the Assembly adopt this ordinance.

7. Ordinance 2022-06(b)(S) An Ordinance Appropriating \$128,200 to the Manager for a Grant to the Alaska Development Corporation for Medical Respite Care; Funding Provided by General Funds and Hospital Funds.

Prior to the pandemic, CBJ and Bartlett Regional Hospital shared the cost of medical respite for individuals experiencing homelessness. During the pandemic, the cost of this care was reimbursed by FEMA; however, medical respite is no longer eligible for reimbursement effective July 1. This ordinance would appropriate \$128,200 for medical respite care in FY23, to be funded equally by CBJ and Bartlett. Current medical respite costs exceed pre-pandemic levels due to quarantine and isolation for COVID-positive patients; however, program spending will be reduced in the coming months to align with the historical cost of providing this care. A portion of these costs may be funded by the Healthy and Equitable Communities Grant, upon approval by the Alaska Department of Health.

The City Manager recommends the Assembly adopt this ordinance.

8. Ordinance 2022-06(b)(T) An Ordinance Transferring up to \$500,000 from CIP P44-089 Deferred Building Maintenance to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

This request would provide funding for the Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades CIP to replace the heating plant system at the Glacier Fire Station and the emergency generators at both Glacier and the Downtown Fire Stations. The original project estimate has increased as a result of inflation, supply chain issues, and other economic factors. The ordinance was prepared to transfer an amount up to \$500,000; however, bids came in lower than this estimate, only requiring a transfer of \$250,000 to complete project work. The proposed transfer is reallocating funds from the Deferred Building Maintenance CIP, an ongoing project that will retain sufficient funding to cover remaining project work.

The City Manager recommends the Assembly adopt this ordinance.

H. NEW BUSINESS

9. Bid BE22-108 Glacier Fire Station Mechanical & Electrical Upgrades & Juneau Fire Station Generator Replacement

This project consists of a significant renovation of mechanical and electrical systems at the Glacier Fire Station that are past their useful life, installation of Owner Furnished generators at both the Glacier Fire Station and the Juneau Fire Station, and associated architectural, civil, and hazmat work.

Bids for this project were opened on September 15, 2022. The bid protest period expired at 4:30 p.m on September 16, 2022. Results of the bid opening can be found in the bid letter on page 20 of this packet.

The City Manager recommends award of this project to Dawson Construction, LLC, for the total amount bid of \$1,890,700.

I. SUPPLEMENTAL MATERIALS

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.

Presented by: The Manager
Introduced: September 26, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-08(b)(am)(AU)

An Ordinance Appropriating \$7,127,047 to the Manager to Fund the City and Borough of Juneau and Bartlett Regional Hospital's Fiscal Year 2022 Public Employees' Retirement System (PERS) Contribution; Funding Provided by the Alaska Department of Administration.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$7,127,047 to fund the City and Borough of Juneau and Bartlett Regional Hospital's fiscal year 2022 Public Employees' Retirement System contribution, distributed as follows:

Bartlett Regional Hospital

Bartlett Regional Hospital	<u>\$ 3,628,903</u>
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City & Borough of Juneau

General Fund:

Finance	\$ 263,047
Community Development	132,810
General Engineering	132,720
Libraries	122,488
Information Technology	89,506
Manager's Office	84,522
Law	76,938
Human Resources	42,518
Parks and Landscape	61,566
Clerk's Office	16,939
RecycleWorks	7,528
Arboretum	6,788
Mayor & Assembly	19
Total General Fund	<u>\$ 1,037,389</u>

Special Revenue Funds:

Police	\$ 704,041
Capital City Fire	423,209
Capital Transit	231,261

Parks and Recreation	160,159
Streets	130,505
Eaglecrest Ski Area	44,607
Lands & Resources	<u>13,857</u>
Total Special Revenue Funds	<u>\$ 1,707,639</u>
Enterprise Funds:	
Wastewater	\$ 193,037
Airport	179,699
Harbors	86,952
Water	82,995
Docks	<u>64,400</u>
Total Enterprise Funds	<u>\$ 607,083</u>
Internal Service Funds:	
Facilities Maintenance	\$ 73,699
Public Works Fleet	40,201
Self-Insurance	<u>32,133</u>
Total Internal Service Funds	<u>\$ 146,033</u>
Total City & Borough of Juneau	<u>\$ 3,498,144</u>
<u>Total Appropriation</u>	<u>\$ 7,127,047</u>

Section 3. Source of Funds

Alaska Department of Administration	\$ 7,127,047
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 26, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-08(b)(am)(AV)

An Ordinance Appropriating \$28,226,000 to and Deappropriating \$2,495,600 from the Manager for the City and Borough of Juneau's Fiscal Year 2022 Operating Costs; Funding Provided by Various Sources.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$28,226,000 for the City and Borough of Juneau's fiscal year 2022 operating costs, distributed as follows:

Special Revenue Funds:	
Pandemic Response Fund	\$18,930,800
Library Minor Contributions Fund	<u>38,800</u>
Total Special Revenue Funds	<u>\$18,969,600</u>
Enterprise Funds:	
Airport	\$ 383,000
Docks	335,000
Bartlett Regional Hospital	<u>2,000</u>
Total Enterprise Funds	<u>\$ 720,000</u>
Internal Service Funds:	
Risk Management	<u>\$ 1,452,000</u>
Total Internal Service Funds	<u>\$ 1,452,000</u>
Debt Service Fund:	<u>\$ 7,084,400</u>
<u>Total Appropriation</u>	<u>\$28,226,000</u>

Section 3. Deappropriation. There is deappropriated from the Manager the sum of \$2,495,600 for the City and Borough of Juneau’s fiscal year 2022 operating costs, distributed as follows:

General Fund	(\$ 1,771,800)
Waste Management Fund	(579,100)
Port Development Fund	<u>(144,700)</u>
Total Deappropriation	<u>(\$ 2,495,600)</u>

Section 4. Source of Funds

Federal Revenue	\$19,313,800
Bond Refunding Proceeds	7,084,400
Risk Management Funds	1,452,000
Docks Funds	335,000
Library Minor Contributions Funds	38,800
Hospital Funds	2,000
Port Development Funds	(144,700)
Waste Management Funds	(579,100)
General Funds	<u>(1,771,800)</u>
Total Source of Funds	<u>\$25,730,400</u>

Section 5. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 09/12/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-49

An Ordinance Authorizing the Manager to Convey Approximately One Acre of City and Borough of Juneau Property Located near 3145 Fritz Cove Road to Chelsy and Brian Maller at Fair Market Value.

WHEREAS, Chelsy and Brian Maller (“applicants”) are owners of certain real property located near 3145 Fritz Cove Road with the legal description of USS 3262, Lot 57; and

WHEREAS, the applicants request additional land so they can construct a less steep driveway to put a home at higher elevation; and

WHEREAS, the City and Borough of Juneau (CBJ) owns real property adjacent to USS 3262, Lot 57, described as USS 3817, Lot 1 Juneau Recording District, First Judicial District, State of Alaska (“Lot 1”); and

WHEREAS, the applicants have requested to purchase one acre of Lot 1, which is approximately 416 acres and located adjacent to the applicants’ property; and

WHEREAS, the Lands Committee reviewed this proposed CBJ land disposal at its meeting on January 24, 2022, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property to the applicants; and

WHEREAS, the Planning Commission reviewed this proposed disposal of the CBJ Property at its meeting on April 12, 2022, and recommended that the Assembly approve the sale of a portion of Lot 1 to the applicants; and

WHEREAS, the Manager has determined the fair market value of the CBJ Property to be \$2.53 per square foot, for a total value of \$110,000.00.

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

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

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of a fraction of Lot 1, USS 3817, Juneau Recording District, First Judicial District, State of Alaska, constituting 1 acre, more or less, as shown on the attached Exhibit A.

1
2 **Section 3. Purchase Price.** The purchase price of the property shall be the fair
3 market value, which has been determined by the Manager to be \$2.53 per square foot.

4 **Section 4. Other Terms and Conditions.**

5 A. The applicants are responsible for all surveying, platting, closing costs, and
6 recording fees.

7 B. The Manager may include such other terms and conditions as may be in the public
8 interest and in accordance with CBJC Title 53.

9 **Section 5. Effective Date.** This ordinance shall be effective 30 days after its adoption.

10 Adopted this _____ day of _____, 2022.

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12 _____
13 Beth A. Weldon, Mayor

14 Attest:

15 _____
16 Elizabeth J. McEwen, Municipal Clerk
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Presented by: The Manager
Presented: 09/12/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-51

An Ordinance Authorizing an Alternative Procurement Method Related to the Emergency Department Addition and Renovation at Bartlett Regional Hospital.

WHEREAS, the Bartlett Regional Hospital (BRH) Emergency Department is a critical facility for the health and welfare of the citizens of the City and Borough of Juneau (CBJ); and

WHEREAS, the new addition and renovation will provide an airborne infection isolation space and additional negative-pressure exam rooms necessary for treatment and containment of illnesses caused by airborne diseases; and

WHEREAS, minimal disruption to Emergency Department operations during construction of the addition and renovation is critical; and

WHEREAS, the Construction Manager at Risk (CMAR), a form of General Contractor/Construction Manager (GC/CM), procurement method supports early involvement in the design phase through Preconstruction Consulting Services by a General Contractor, thereby mitigating risks to disruption of Emergency Department operations during construction, developing compliance measures with Infection Control Risk Assessment requirements during construction, developing phasing plans for construction, and providing real time cost estimating and value engineering services; and

WHEREAS, the project design plans are at a point in which a construction company joining the project would add substantial value to help guide the completion of the design, develop phasing plans and recommend sequence of construction operations to minimize disruption to Emergency Department operations during construction while maintaining a dust-free healthcare environment; and

WHEREAS, an alternative procurement approach, such as CMAR can address many of these risks because it allows the design team to anticipate and address issues that arise by close collaboration with the construction team and is ideally suited for projects with high complexity and many unknowns; and

WHEREAS, a purpose of the CBJ's purchasing process is to provide for a fair and equitable method of procuring services and improvements while maximizing the value of public funds and benefit to the community; and

1 WHEREAS, CBJ Charter Section 9.14(b)(6) requires public improvements be procured by
2 competitive bid except that the Assembly—by ordinance—may adopt an alternative
3 procurement method upon the City Manager finding it would be in the best interest of the City
and Borough to do so based on cost, timing, and other relevant criteria; and

4 WHEREAS, A.S. 18.07.031 prohibits a person from making an expenditure of more than
5 \$1,500,000 for the alteration of the bed capacity of a health care facility without a certificate of
need issued by the State of Alaska; and

6 WHEREAS, at this time, the State of Alaska has neither issued a certificate of need nor
7 issued a determination that a certificate of need is not required for this project; and

8 WHEREAS, the Assembly has appropriated \$12,450,000 into the BRH Emergency
9 Department Addition Capital Improvement Project; and

10 WHEREAS, CBJ and BRH personnel estimate that they will not expend more than
11 \$1,493,000 on the BRH Emergency Department addition and renovation until a certificate of
need is obtained or the State of Alaska determines a certificate of need is not required; and

12 WHEREAS, CBJ Charter 9.13(a)-(b) invalidates payments made in excess of appropriation
13 authority and all employees who knowingly authorize or make such payments shall be jointly
and severally liable to the CBJ for the full amount; and

14 WHEREAS, a supplemental appropriation will be presented for the Assembly's
15 consideration when the contract negotiations mature and after a certificate of need is obtained
or determined not to be needed.

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

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

19 **Section 2. Conflicts with Chapter CBJC 53.50.** To the extent the alternative
20 procurement authorized pursuant to this ordinance conflicts with provisions in CBJC 53.50,
this ordinance controls.

21 **Section 3. Maximum Dollar Amount.** The alternative procurement authorized
22 pursuant to this ordinance shall not exceed \$15,000,000. The source of funds is the BRH
Emergency Department Addition Capital Improvement Project.

23 **Section 4. Methodology: Construction Manager at Risk (CMAR).** With a CMAR
24 procurement method, a construction management company assumes the risk for construction of
the Emergency Department Addition and Renovation, within a negotiated Guaranteed
25 Maximum Price as a general contractor, and provides consultation to the CBJ regarding
construction during and after design of the Emergency Department Addition and Renovation
project.

Section 5. Best Interest Finding. The Assembly concurs with the City Manager's best interest finding. A CMAR alternative procurement is in the best interest of the City and Borough of Juneau and the public for the BRH Emergency Department Addition and Renovation. This finding is premised upon the following:

- (a) As the only Emergency Department serving the community of the City and Borough of Juneau, minimal disruption to the operations of the Emergency Department during construction is critical to the health and welfare of the citizens of Juneau; and
- (b) The phasing of the addition and renovation of the existing Emergency Department is complex, requiring separation of construction activities and Emergency Department operations to maintain a clean and healthy environment for Emergency Department operations; and
- (c) The CMAR approach can mitigate many of the risks because it allows the design team to anticipate and address issues that arise by close collaboration with the construction team to minimize the disruption to Emergency Department operations and by maintaining a clean and healthy environment throughout construction.

Section 6. Criteria for Selection of a Construction Manager at Risk Procurement. The procurement shall include qualifications-based selection criteria designed to provide the CBJ with the best value, including the following terms:

- 1. Firm history and qualifications
- 2. Experience with similar projects
- 3. Personnel proposed
- 4. Safety record
- 5. Project understanding and approach
- 6. Quality control program
- 7. Preconstruction service fees

Section 7. Approval Process. The City Manager is authorized to competitively solicit proposals, rate the proposals consistent with the criteria prescribed by this ordinance, and present a recommended CMAR company proposal to the Assembly for approval. The City Manager would then be authorized to negotiate and contract with the CMAR company approved by the Assembly.

Section 8. Limitation of Appropriation Authority. Personnel employed by the CBJ, including BRH staff, are prohibited from expending more than \$1,500,000 related to the BRH Emergency Department addition and renovation until a certificate of need is obtained or the State of Alaska determines a certificate of need is not required. The existing and future appropriation authority for the Emergency Department Addition and Renovation project is limited to \$1,500,000 until a certificate of need is obtained or the State of Alaska determines a certificate of need is not required.

Section 9. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 12, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$12,253.50 to the Manager for a Grant to The Glory Hall; Funding Provided by the Affordable Housing Fund.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$12,253.50 for a grant to The Glory Hall.

Section 3. Source of Funds

Affordable Housing Fund	\$12,253.50
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth A. McEwen, Municipal Clerk

Presented by: The Manager
 Introduced: September 12, 2022
 Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$128,200 to the Manager for a Grant to the Alaska Development Corporation for Medical Respite Care; Funding Provided by General Funds and Hospital Funds.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$128,200 for a grant to the Alaska Development Corporation for medical respite care.

Section 3. Source of Funds

General Funds	\$64,100
Hospital Funds	\$64,100

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2022.

 Beth A. Weldon, Mayor

Attest:

 Elizabeth A. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 12, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Transferring up to \$500,000 from CIP P44-089 Deferred Building Maintenance to CIP F21-041 Downtown and Glacier Fire Stations Mechanical and Electrical Upgrades.

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

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

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that up to \$250,000 be transferred:

From: CIP

P44-089	Deferred Building Maintenance	(\$ 250,000)
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To: CIP

F21-041	Downtown/Glacier Fire Stations Mechanical/Electric Upgrades	\$ 250,000
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Section 3. Source of Funds.

General Sales Tax	\$ 250,000
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Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Rorie Watt
City and Borough Manager

FROM: Caleb Comas *CC*
Contract Administrator

SUBJ: BID RESULTS:
Glacier Fire Station M/E Upgrades &
Juneau Fire Station Generator Replacement
Contract No. BE22-108

DATE: September 22, 2022

FILE: 2182

Bids were opened for the subject project on September 15, 2022. The bid protest period expired at 4:30 p.m. on September 16, 2022. Results of the bid opening are as follows:

BIDDERS	TOTAL BID
<i>Dawson Construction, LLC</i>	<i>\$1,890,700</i>
Alaska Electric, LLC	\$1,970,640
Island Contractors, Inc.	\$2,079,000
Cornerstone General Contractors, Inc.	\$2,429,264
<i>Engineer's Estimate</i>	<i>\$1.5M to \$2M</i>

Project Manager: Steve Tada

This project consists of a significant renovation of mechanical and electrical systems at the Glacier fire Station that are past their useful life, installation of Owner Furnished generators at both the Glacier Fire Station and the Juneau Fire Station, and associated architectural, civil, and hazmat work.

Funding Source: GO Bond, Sales Tax, Temporary Sales Tax, and General Fund

Total Current Project Funds: \$2,225,000

Pending Appropriation: \$250,000, Ordinance 2022-06(b)(T)

CIP No. F21-041

Construction Encumbrance: \$1,890,700

Construction Contingency: \$189,070

Consultant Design: \$462,900

Consultant Contract Administration/Inspection: \$93,399

CBJ Administrative costs: \$146,250

Project Contingency: \$189,070

Staff recommends award of this project to Dawson Construction, LLC, for the total amount bid of \$1,890,700.

Approved: _____

Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____