



REGULAR ASSEMBLY MEETING 2022-22

AGENDA

September 12, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

Meeting No. 2022-22 <https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Agenda/Manager's Report Submitted By:

Duncan Rorie Watt, City Manager

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

1. Special Recognition: Legislative Citation - Mila Cosgrove

2. 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. APPROVAL OF MINUTES
- F. MANAGER'S REQUEST FOR AGENDA CHANGES
- G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- H. CONSENT AGENDA

Public Request for Consent Agenda Changes

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

3. Ordinance 2022-42 An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Higher Density Housing.

The Housing Action Plan and Juneau Economic Development Plan identify property tax abatement as an incentive to encourage new housing development. Building on an existing provision for downtown housing, this ordinance proposes to expand tax abatement for qualifying new housing developments borough-wide. Only housing developments on a single lot that remain under common ownership would qualify. This incentive is intended to help address Juneau's shortage of adequate and affordable housing, which the Assembly identified as a high priority in its 2022 Goals.

This tax abatement would sunset on October 1, 2032, which will induce a future review to determine if the program is accomplishing its aims as designed.

The Assembly Finance Committee discussed this topic at the July 7, August 3, and September 7, 2022 meetings.

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

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 of a portion of Lot 1 to the applicants. 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 introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

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 consistent with CBJ charter and Alaska Statute. 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 where the department needs to remain operational during construction.

The Bartlett Board of Directors approved the use of GC/CM for this project at its May 26, 2022 meeting.

The Public Works and Facilities Committee approved use of GC/CM for this project at its June 6, 2022 meeting.

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

6. Ordinance 2022-06(b)(P) An Ordinance Appropriating \$700,000 to the Manager for a Pre-Development Loan for Gastineau Lodge Apartments, LLC; Funding Provided by the Affordable Housing Fund.

This ordinance would appropriate funding from the Affordable Housing Fund for a pre-development loan for the Gastineau Lodge Apartments project, a 72-unit apartment building in Downtown Juneau. Phased loan disbursement will mitigate CBJ's risk, and liens against the property and building materials further secure the loan. CBJ's support of this project is intended to help

address Juneau's shortage of adequate and affordable housing, which the Assembly identified as a high priority in its 2022 Goals.

The Assembly Finance Committee reviewed this request at the August 3 and September 7, 2022 meetings.

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

7. 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.

The Glory Hall's former shelter on South Franklin St does not qualify for CBJ's non-profit exemption in 2022 because it was vacant and not being used for the organization's exempt purpose on January 1, 2022. As a result, property taxes cannot be exempted for 2022, and must be paid by the Glory Hall. This is an unanticipated financial burden for the Glory Hall. This grant would, in effect, acknowledge the intended non-profit purpose of the South Franklin building even though it did not meet the strict legal criteria to be exempted.

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

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

8. 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 introduce this ordinance and set it for public hearing at the next regular Assembly meeting.

9. 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 up to \$500,000 in 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 project estimate has increased as a result of inflation, supply chain issues, and other economic factors. 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 Public Works and Facilities Committee will review this request at the September 26, 2022 meeting.

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

J. Resolutions

K. Bid Awards

10. Bid Award for BRH CT/MRI Upgrades

This project consists of the work required to facilitate the replacement of three medical imaging modalities including two CT scanners and one MRI.

Bids were opened for this project on August 17, 2022. The bid protest period expired at 4:30 p.m. on August 18, 2022. Results of the bid opening are in the bid letter included on page 35 of this packet.

The City Manager recommends award of this project to Cornerstone General Contractors, Inc. for the total amount bid of \$2,329,698.

11. Bid Award for JNU Access Road/Float Pond Improvements

The base bid consists of revetment of the armored slopes along the Float Plane Pond at Juneau International Airport, resurfacing of the seaplane base access road and replacement of gangway abutments including varying quantities of mobilization, and related work. Additive Alternate A generally consists of the installation of Hot Mix Asphalt Pavement on a portion of the Seaplane Base Access Road. Additive Alternate B work generally consists of the installation of Hot Mix Asphalt Pavement on a portion of the Seaplane Base Access Road and the raising and resetting of existing gangways and gangway abutments.

Bids were opened for this project on August 17, 2022. The bid protest period expired at 4:30 p.m. on August 18, 2022. The Airport Board approved recommendation to award on August 18, 2022. Results of the bid opening can be found on the bid letter on page 36 of this packet

The City Manager recommends award of this project to SECON for the total bid amount of \$2,272,463.

12. CMAR Selection Recommendation for the MWWTP SCADA

Pending the outcome of the protest period (in accordance with 53.50.062), staff recommends award of this project to DAWSON. In accordance with 2022-35 which authorizes an Alternative Procurement method, the Manager shall present the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm. If the Assembly accepts the proposal, the initial contract for pre-construction services will be for \$75,000. All successive amendments will be brought to the Assembly for approval.

L. Transfers

M. City/State Project Review

N. PUBLIC HEARING

13. Ordinance 2021-36 An Ordinance Amending the Land Use Code Relating to the Downtown Juneau Alternative Development Overlay District.

In 2017, the Assembly established an Alternative Development Overlay District for downtown Juneau and associated interim regulations. Since then, the Community Development Department and the Planning Commission have worked on drafting permanent regulations. This ordinance would establish the permanent regulations for downtown residential properties, which would modify existing lot size, lot width, vegetative cover, structure heights, and setbacks. These proposed regulations would create options for residential development that are more consistent with the current neighborhoods.

The Systemic Racism Review Committee reviewed this ordinance at the June 14, 2022 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

14. Ordinance 2022-22 An Ordinance Amending the City and Borough of Juneau Code Related to the Aquatic Board of Directors.

Over the last two years, the Aquatics Board has had vacancies, which contributed to meetings being cancelled for lack of quorum. The Aquatics Board recommended changes to its membership requirements, so it can continue to provide effective oversight of the pool facilities. The Assembly Human Resources Committee reviewed this topic on August 1, 2022 and recommended the Assembly reduce the membership from nine to seven and allow up to three members to be from a local aquatic organization. Assemblymember Triem has also proposed an amendment to remove the current code requirement that inserts the Aquatics Board into the hiring process for the Aquatics Manager. The Systemic Racism Review Committee discussed this ordinance at their August 30, 2022, and September 6, 2022 meetings. After significant discussion, the SRRC moved that it believes there are larger issues with respect to diversity on boards and commissions that merit further review but did not flag this specific piece of legislation.

The City Manager recommends the Assembly adopt this ordinance.

15. Ordinance 2022-30 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Catholic Community Services Property Located near 1800 Glacier Highway, from D-10 to Light Commercial.

At their regular meeting on April 12, 2022 the Planning Commission recommended that the Assembly approve a rezone of 2.6 acres from D10 (residential) to Light Commercial (LC). The property is across Old Glacier Highway from Wickersham Drive, and is recognizable by current operations of the Bridge Adult Day Care and AKcess paratransit service. The Planning Commission based their recommendation on Assembly decisions that found LC to conform to the 2013 Comprehensive Plan of Medium Density Residential (MDR) in AME2021 0001 (North Douglas Highway, Comprehensive Plan map L) and AME2013 0006 (Atlin Drive, Comprehensive Plan map G).

The Systemic Racism Review Committee reviewed this ordinance at its July 12, 2022 meeting and forwarded it to the Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

16. Ordinance 2022-36 An Ordinance Amending the Sales Tax Code to Exempt Veteran Organizations.

Juneau's Sales Tax Code exempts sales by non-profit organizations and to non-profit organizations from the imposition of sales tax. That exemption is limited to organizations with 501(c)(3) and 501(c)(4) designations from the Internal Revenue Service. However, veterans' service organizations, such as the

American Legion, are separately designated by the IRS as non-profit organizations under 501(c)(19). This ordinance extends the non-profit sales tax exemption to eligible 501(c)(19) veterans' service organizations.

This ordinance was introduced at the request of the Mayor.

The Assembly Finance Committee reviewed this request at the August 3, 2022 meeting and forwarded it to the full Assembly for public hearing. The Systemic Racism Review Committee reviewed this request at the July 12, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

17. Ordinance 2022-41 An Ordinance Authorizing the Manager to Execute a Lease with the Juneau Arts and Humanities Council for Use of the Juneau Arts and Culture Center Building.

The State of Alaska conveyed the former Armory Building and property to the City and Borough of Juneau in 2006. In 2007, the City began leasing the building now known as the Juneau Arts and Culture Center (JACC) to the Juneau Arts and Humanities Council (JAHC) to rent and manage the performance and exhibit space for community arts and cultural events. This ordinance will authorize the JAHC to continue to lease and operate the JACC for the benefit of the community by providing arts and cultural opportunities for Juneau and the surrounding Southeast communities. In identifying the JAHC's nonprofit status and the public service it provides, the Assembly has leased the JACC to the JAHC at less than fair market value in accordance with CBJC 53.09.270. The Lands, Housing and Economic Development Committee reviewed this lease request at its June 27 meeting and provided a motion of support to continue to lease this property to the JAHC for the lease rate of \$500.00 per month for the first three years and \$1,000.00 per month for the last two years.

The Systemic Racism Review Committee reviewed this ordinance at its August 2, 2022 meeting and forwarded it to the Assembly for public hearing.

The Manager recommends the Assembly adopt this ordinance.

18. Ordinance 2022-06(b)(F) An Ordinance Appropriating \$9,563 to the Manager for the Statter Harbor Phase IIIC Capital Improvement Project; Grant Funding Provided by the Alaska Department of Fish and Game.

Docks and Harbors has been awarded an additional \$9,563 in Clean Vessel Act grant funding from the Alaska Department of Fish and Game to construct, manage, and maintain sewage pumpout stations in Statter Harbor. This award increases the grant appropriated under Ordinance 2019-06(AF). A local match requirement of \$3,188 will be provided by previously-appropriated funds from the Statter Harbor Phase IIIC CIP (H51-108).

The Docks and Harbors Board approved this request at the July 28, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 2, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

19. Ordinance 2022-06(b)(G) An Ordinance Appropriating \$5,000,000 to the Manager for the North State Office Building Parking Capital Improvement Project; Grant Funding Provided by the Alaska Department of Commerce, Community, and Economic Development.

CBJ has been awarded a \$5 million designated legislative grant through the Alaska Department of Commerce, Community and Economic Development. This grant provides partial funding for the planning, design, and construction of additional parking levels above the North State Office Building

Parking Garage. Additional project funding will be provided by temporary 1% sales tax, if extended by voters during the October election. This project is #10 on CBJ's FY23 Legislative Priority List.

The Public Works and Facilities Committee reviewed this request at the August 8, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 2, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

20. Ordinance 2022-06(b)(H) An Ordinance Appropriating \$292,000 to the Manager for the Eagle Valley Center Capital Improvement Project; Grant Funding Provided by the Rasmuson Foundation.

The Rasmuson Foundation has awarded CBJ a \$292,000 grant to renovate the Eagle Valley Center. This grant funding will supplement the 2020 voter-approved general obligation bond funding for energy efficiency improvements. With the grant funding, the project work will include a new, more efficient exterior building shell, new windows and doors, electric boiler and hot water system, electrical upgrades, a potable water filtration system for a well, rot removal, and site drainage improvements.

The Public Works and Facilities Committee reviewed this request at the August 8, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 2, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

21. Ordinance 2022-06(b)(J) An Ordinance Transferring \$116,600 from the Manager's Office to Engineering and Public Works for Grant Writing and Consulting.

This ordinance would transfer \$116,600 from the Manager's Office to Engineering and Public Works for grant writing and consulting. The grant writer position was created in FY22 and funded by Ordinance 2021-08(b)(am)(H) in an effort to identify, prioritize, and pursue funding opportunities available to the city from an unprecedented level of federal stimulus infused into the economy. Establishing the grant writer position in Engineering and Public Works facilitates collaboration and partnership between grant writing and likely infrastructure grant recipients within CBJ (such as Transit, Streets, etc.). The grant writer position will be partially funded by CIPs, making available additional funding for grant consulting from Blank Rome LLP.

The Public Works and Facilities Committee reviewed this request at the August 8, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 2, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

22. Ordinance 2022-06(b)(K) An Ordinance Appropriating \$100,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by General Funds.

This ordinance would appropriate \$100,000 to begin the redevelopment process of Telephone Hill, upon conveyance from the State Department of Natural Resources to CBJ. An additional \$2 million in project funding will be provided by temporary 1% sales tax, if extended by voters during the October election. This project is #9 on CBJ's FY23 Legislative Priority List.

These funds will be used to initiate and complete a public planning process on how the City and Borough should plan to redevelop and use the property. This process will naturally be inclusive and will contemplate a variety of options for using the property in the best interests of the public. Consideration of long-term needs of the Capitol campus and opportunities for significant housing development will be part of this process.

At the August 29, 2022 meeting the Lands, Housing, and Economic Development Committee passed a motion of support for adopting this ordinance. The Systemic Racism Review Committee reviewed this ordinance at its meeting on August 30 and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

23. Ordinance 2022-06(b)(L) An Ordinance Appropriating \$187,442 to the Manager for the Design Phase of the Gate 5 Passenger Boarding Bridge Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$187,442 in Airport Improvement Program grant funding for the Gate 5 Passenger Boarding Bridge CIP. This funding would provide for the design phase of the acquisition and installation of a new passenger boarding bridge. The local match requirement will be provided by previously appropriated 1% sales tax funds in the Gate 5 Passenger Boarding Bridge CIP.

The Airport Board reviewed this request at the August 11, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 30, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

24. Ordinance 2022-06(b)(M) An Ordinance Appropriating \$2,017,881 to the Manager for the Design Phase of the Ramp Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$2,017,881 in Airport Improvement Program grant funding for the Ramp Improvements CIP. This funding would provide for the design phase of the rehabilitation of large air carrier and air taxi ramps. The local match requirement will be provided by previously-appropriated 1% sales tax funds in the Ramp Improvements CIP.

The Airport Board reviewed this request at the August 18, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 30, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

25. Ordinance 2022-06(b)(N) An Ordinance Appropriating \$2,254,418 to the Manager for the Construction Phase of the Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

This ordinance would appropriate \$2,254,418 in Airport Improvement Program grant funding for the Float Pond Improvements CIP. This funding would provide for the construction of and raising of the existing roadbed, introducing a drainage ditch, armoring the pond bank with rock, and reconstructing fourteen floatplane dock headwalls. The local match requirement will be provided by previously appropriated 1% sales tax funds in the Float Pond Improvements CIP.

The Airport Board reviewed this request at the August 18, 2022 meeting. The Public Works and Facilities Committee reviewed this request at the June 6, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 30, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

26. Ordinance 2022-06(b)(O) An Ordinance Appropriating \$2,400,000 to the Manager for the Purchase of the Family Practice Building at 10301 Glacier Highway; Funding Provided by Hospital Funds.

Bartlett Regional Hospital desires to acquire the Family Practice property near Industrial Boulevard to ensure the hospital has space to expand into as the demand for medical care increases. This property currently houses multiple established medical practices, and it would provide convenient access to medical care for people that live in the Mendenhall Valley. The hospital would like to eventually provide easy access to specialty care practitioners.

This request was reviewed by the Lands, Housing and Economic Development Committee at the March 7, 2022 meeting. This request was reviewed by the Hospital Board at the February 22, 2022 meeting. The Hospital Board recommended the purchase of the building at the August 23, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 30, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

27. Ordinance 2022-06(b)(Q) An Ordinance Appropriating \$1,185,900 to the Manager for the Hospital CT/MRI Replacement Capital Improvement Project; Funding Provided by Hospital Funds.

This ordinance would appropriate \$1,185,900 of hospital funds for the replacement and installation of one MRI and two CT scanners at Bartlett Regional Hospital. The existing apparatus has reached end of useful life and upgrades to the HVAC, electrical, and magnetic shielding are required for installation of the new equipment. This funding will supplement the original project appropriation of \$2,300,000 in order to award the bid, which came in 65%-75% above the architect's estimate.

The hospital Board reviewed this request at the August 23, 2022 meeting and the Hospital Finance Committee will review this request at the September 9, 2022 meeting. The Systemic Racism Review Committee reviewed this request at the August 30, 2022 meeting and forwarded it to the full Assembly for public hearing.

The City Manager recommends the Assembly adopt this ordinance.

O. UNFINISHED BUSINESS

P. NEW BUSINESS

28. Moline Investment Management Request to Purchase City Property Located at Pederson Hill

In June 2022, the City Manager received an application from Moline Investment Management to purchase City property. The city property included in this application is located northwest of Karl Reishus Boulevard and is located adjacent to what is commonly known as Pederson Hill Phase 1 development. The application states that the proposed project will develop the property for multifamily housing utilizing tax credits to provide housing to residents at 60% AMI and below for 15 or 30 years. In order for the property to be conveyed by the City, the property must first be rezoned and subdivided by the applicant.

The LHED Committee reviewed this request at the August 8, 2022 meeting and provided a motion of support for disposing of this property to Moline Investment Management for fair market value.

The Manager recommends the Assembly pass a motion of support to work with Moline Investment Management as the original proposer in accordance with City Code 53.09.260.

29. Tlingit Haida Regional Housing Authority Request to Acquire City Property Located at Pederson Hill for Less Than Fair Market Value

In August 2022, the City Manager received an application from Tlingit Haida Regional Housing Authority (Housing Authority) to acquire City property for less than fair market value. The Housing Authority requests that the Assembly consider the less than fair market value disposal of City property for the public purpose of developing City property to provide housing for "low-income tribal citizens" and "moderate

income Juneau residents” under CBJ code section 53.09.270. The property being requested is an 11.5 acre property that is commonly known as the future Phase 1B and 1C of the Pederson Hill Subdivision.

The LHED Committee reviewed this application at the August 29, 2022 meeting and provided a motion and forwarded it to both the Committee of the Whole and the Full Assembly in accordance with CBJ code section 53.09.270 – Disposals for Public Use.

The Manager recommends the Assembly pass a motion of support to work with the Housing Authority towards the disposal of City property in accordance with CBJ code section 53.09.270.

30. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are four property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

Q. STAFF REPORTS

R. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Presiding Officer Reports

S. ASSEMBLY COMMENTS & QUESTIONS

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

U. EXECUTIVE SESSION

31. Executive Session: Attorney and Manager Compensation

V. SUPPLEMENTAL MATERIALS

W. 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.

HONORING

MILA COSGROVE

The members of the Thirty-Second Alaska State Legislature honor Mila Cosgrove and celebrate her retirement after two decades of diligent and dedicated public service.

Mila Cosgrove came from an extensive private sector career in human resources to the State of Alaska. Her State service included work as Director of the Division of Personnel, beginning in 2004. She then served the City and Borough of Juneau (CBJ) for over fifteen years, starting as Personnel Director then moving to direct the Human Resources and Risk Management (HRRM) Department. After several years, the city-owned Bartlett Regional Hospital (BRH) needed help, so Cosgrove decided she could handle two HRRM departments at once and became the joint HRRM director for the CBJ and BRH before spending five and a half years as Deputy City Manager until her retirement in 2021.

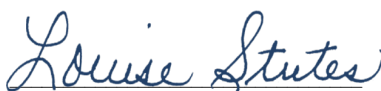
Throughout her tenure, Mila had an unyielding focus on people. A firm believer that the number one asset of any organization is its people, she never let it leave the forefront of public managers' minds. Thanks in major part to her efforts, the city and the hospital kept focus on the fact that people are what determine overall success or failure. Mila developed numerous programs and policies that instilled the values of personal and professional development into the city's workplace culture.

Among her key accomplishments was CBJ's Supervisory Academy, a five-day class covering everything from performance management and coaching to common employment law issues. It quickly became a required course for all supervisors, from seasoned department heads to those leading a team for the first time in their careers. Another such program is the city's leadership development program, to which aspiring leaders must apply. Those selected enroll in a series of classes lasting more than a year. The work dives deeply into a dozen different leadership skills and culminates in a capstone project.

In the year and a half before her retirement, Mila served as Incident Commander for CBJ's Emergency Operations Center (EOC), responding to the COVID-19 pandemic. While Mila was usually first to credit the community for Juneau faring comparatively well through the pandemic, her relentless work was also key. Mila's calm, consistent, and exquisitely competent leadership of the EOC was indispensable. Few human resources professionals dream of emergency pandemic management as their career capstone, but no one could have guessed that from observing Mila's work. Her depth of experience and expertise, combined with her leadership skills, saved lives.

Cosgrove brought together vast amounts of disparate information and synthesized it to brief the public, advise policy makers, and direct emergency operations. Her abilities were the culmination of an entire career's worth of professional development and diligence.

The members of the Thirty-Second Alaska State Legislature join Mila Cosgrove's friends, family, and colleagues in thanking her for her years of service and wishing her the best in her retirement.


LOUISE STUTES
SPEAKER OF THE HOUSE


PETER MICCICHE
PRESIDENT OF THE SENATE


SEN. JESSE KIEHL
SPONSOR


REP. SARA HANNAN
CO-SPONSOR


REP. ANDI STORY
CO-SPONSOR

Date: May 11, 2022

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-42

An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Higher Density Housing.

WHEREAS, A.S. 29.45.050(m) gives municipalities the option of providing tax exemptions for economic development property and requires a statement that if this ordinance is adopted, it may be repealed by the voters through referendum; and

WHEREAS, the Housing Action Plan and Juneau Economic Development Plan identify tax abatement incentives to encourage development of workforce, senior, and downtown housing; and

WHEREAS, an Assembly goal is to develop more housing in the community, which can be incentivized with a broader tax abatement program.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.10.023 Property tax incentives for economic development property, is amended to read:

69.10.023 Property tax incentives for economic development property.

(a) *Purpose.* This section authorizes property tax exemptions for the following on a property that meets the definition of economic development property in A.S. 29.45.050(m):

- 1
- 2 (1) Assisted living for senior citizens: At least 15 new residential units on one lot of
- 3 assisted living for senior citizens. The term residential units includes the assisted
- 4 living residential units for senior citizens and only those building spaces that are
- 5 necessary and incidental to the assisted living of senior citizens that qualify for
- 6 inclusion in the exemption like common space, support space, and shared facilities.
- 7 A residential unit qualifies for the exemption even if a non-senior citizen resides in
- 8 the unit with a senior citizen. The property is located entirely within the urban
- 9 service area as defined by Title 49. An assisted living for senior citizens tax
- 10 exemption runs with the land for the duration of the exemption so long as all of the
- 11 tax exempt residential units remain under a single common ownership. The tax
- 12 abatement terminates on the following January 1 for any residential unit sold,
- 13 during the prior year, to an individual owner that terminates the common unit
- 14 ownership.
- 15
- 16 (2) Downtown multifamily: At least four new residential units on one lot in the
- 17 Downtown Juneau Residential Tax Abatement Map, dated January 20, 2021. Such
- 18 units must not be used as short-term rentals during the property tax abatement
- 19 period. A downtown multifamily tax exemption runs with the land for the duration
- 20 of the exemption so long as all of the tax exempt residential units remain under a
- 21 single common ownership. The tax abatement terminates on the following January
- 22 1 for any residential unit sold, during the prior year, to an individual owner that
- 23 terminates the common unit ownership. No new downtown multifamily tax
- 24 exemption applications may be accepted or granted after October 1, 2032.
- 25

(3) High-density Residential: At least four new residential units on one lot and the residential development meets or exceeds 75% of the maximum density for the lot as allowed by Title 49. Such units must not be used as short-term rentals during the property tax abatement period. The property is located entirely within the urban service area as defined by Title 49. A high density tax exemption runs with the land for the duration of the exemption so long as all of the tax exempt residential units remain under a single common ownership. The tax abatement terminates on the following January 1 for any residential unit sold, during the prior year, to an individual owner that terminates the common unit ownership. No new high-density tax exemption applications may be accepted or granted after October 1, 2032.

(b) *Reserved.*

(c) *Exclusions.* Repair and rehabilitation property as defined in CBJC 69.10.025 for which an exemption application has been filed or granted is not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this section shall automatically terminate any existing CBJC 69.10.025 application or designation for the property.

(d) *Application.* An application for an exemption under this section shall be made in writing to the assessor's office prior to issuance of a building permit for the residential units. Applications made after issuance of a building permit for the residential units shall not be accepted, or rejected if accepted. The application shall at a minimum contain the following:

(1) *Name.* The name of the applicant;

(2) *Address.* The legal description and street address of the property for which the application is made;

- (3) *New residential units.* Drawings of the residential units that the applicant will construct, including a floor plan that includes approximate square footages;
- (4) *Existing structures.* Drawings showing the square footage of all existing structures and structures to be constructed on the property;
- (5) *Increase in residential units.* Plans showing the construction will increase the total number of residential units on the property;
- (6) *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this section;
- (7) *Economic development property justification.* A narrative describing how the application qualifies as economic development property consistent with A.S. 29.45.050(m);
- (8) *Other information.* Other information as may be required by the assessor; and
- (9) *Application requirements specific to the Downtown Juneau Residential Tax Abatement.* In an application for CBJC 69.10.023(a)(2), the property owner must agree not to rent any new residential units as short-term rentals while receiving the tax abatement. A property owner who breaches this provision forfeits the remaining property tax abatement and must reimburse the City and Borough of Juneau for the property tax abatement received since first granted plus interest at the legal maximum rate of interest allowed by state law. If the property owner does not reimburse the City and Borough within 30 calendar days of notice being mailed or served, a lien shall be recorded against the property with the new residential units.

1
2 (e) *Provisional approval.* The assessor shall provisionally approve an application for tax
3 exemption if:

- 4 (1) The applicant submitted a complete application; and
5 (2) The applicant acknowledges it must
6 (i) Construct not less than the required residential units in accordance with the
7 plans and drawings submitted with its application; and
8 (ii) Increase the total number of residential units on the property in order to
9 receive final approval under this section.
10

11 (f) *Final approval of exemption.* The assessor shall finally approve an application for tax
12 exemption if:

- 13 (1) The applicant has completed construction of residential units in accordance with
14 the plans and drawings submitted with its application and a Certificate of
15 Occupancy has been issued pursuant to Title 19 for each structure that contains a
16 residential unit described in the application; and
17 (2) The total number of residential units on the property has increased.
18

19 (g) *Magnitude of exemption.* Consistent with this subsection, the total potential exemption
20 shall not reduce the amount of taxes below the amount levied on other property for the school
21 district's required local contribution under A.S. 14.17.410(b)(2). The taxes eligible for exemption
22 under this section are those attributable only to the newly constructed residential units
23 exclusive of previously existing residential units (whether remodeled or not), all non-residential
24 improvements, and land. Except as provided by subsection (m), the magnitude of exemption
25 shall be determined on a spatial basis as follows: the square footage of the newly constructed
residential units shall be divided by the square footage of all structures on the property, then

multiplied by the assessed value of all improvements on the property and by the mill rate applicable to the property.

(h) *Duration of tax exemption.* Tax exemptions approved under this section shall be for a period of 12 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

(i) *Recording of exemption.* The assessor shall memorialize the terms of an exemption granted under this section in a memorandum recorded in the Juneau Recording District and kept on file in the assessor's office.

(j) *Termination of exemption upon reduction in number of residential units.* An exemption granted under this section shall terminate immediately if and when the number of residential units on the property is less than the number existing at the time of final approval of the application under this section. An exemption granted under this section does not terminate if the property or residential unit is sold and the new owner continues to comply with this section.

(k) *Appeal.* Any decision of the assessor under this section may be appealed to the assembly in accordance with CBJC 01.50.

(l) *Annual compliance and status report.* Not later than March 31 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor a report with the following information:

- (1) *Occupancy.* A statement of occupancy and vacancy of the residential units for the prior 12 months;
- (2) *Residential units remain as described.* A certification that the newly constructed residential units described in the application continue to exist and have not been converted to a non-residential use;

(3) *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and

(4) *Additional information.* Any additional information requested by the assessor.

(m) *Late-file penalty.* The failure for the owner to file the annual compliance and status report by March 31 shall result in ten percent reduction of the taxes exempted in the prior year.

(n) *Definitions.* In this section, the following definitions apply:

Assisted living means a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services.

New residential unit means new construction and a condemned or uninhabitable existing dwelling unit that is renovated to current code for a residential dwelling unit according to CBJC Title 19.

Previously exempt property means real or personal property exempt under CBJC Title 69 in the prior calendar year but taxable in the next calendar year.

Residential unit means a dwelling unit as defined by CBJC 49.80.120 and is either owner-occupied or only leased for periods of at least one month.

Senior citizen means a person who is:

(1) Sixty-five years or older; or

(2) At least 60 years of age and the widow or widower of a senior citizen who qualified for an exemption under AS 29.45.030(e) and CBJC 69.10.020(1)(A)(i) and (ii).

Short term rental means a dwelling unit that is rented, leased, or otherwise advertised for occupancy for a period of less than 30 days.

Widow or widower means a person whose spouse has died and who has not remarried.

Section 3. 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

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.

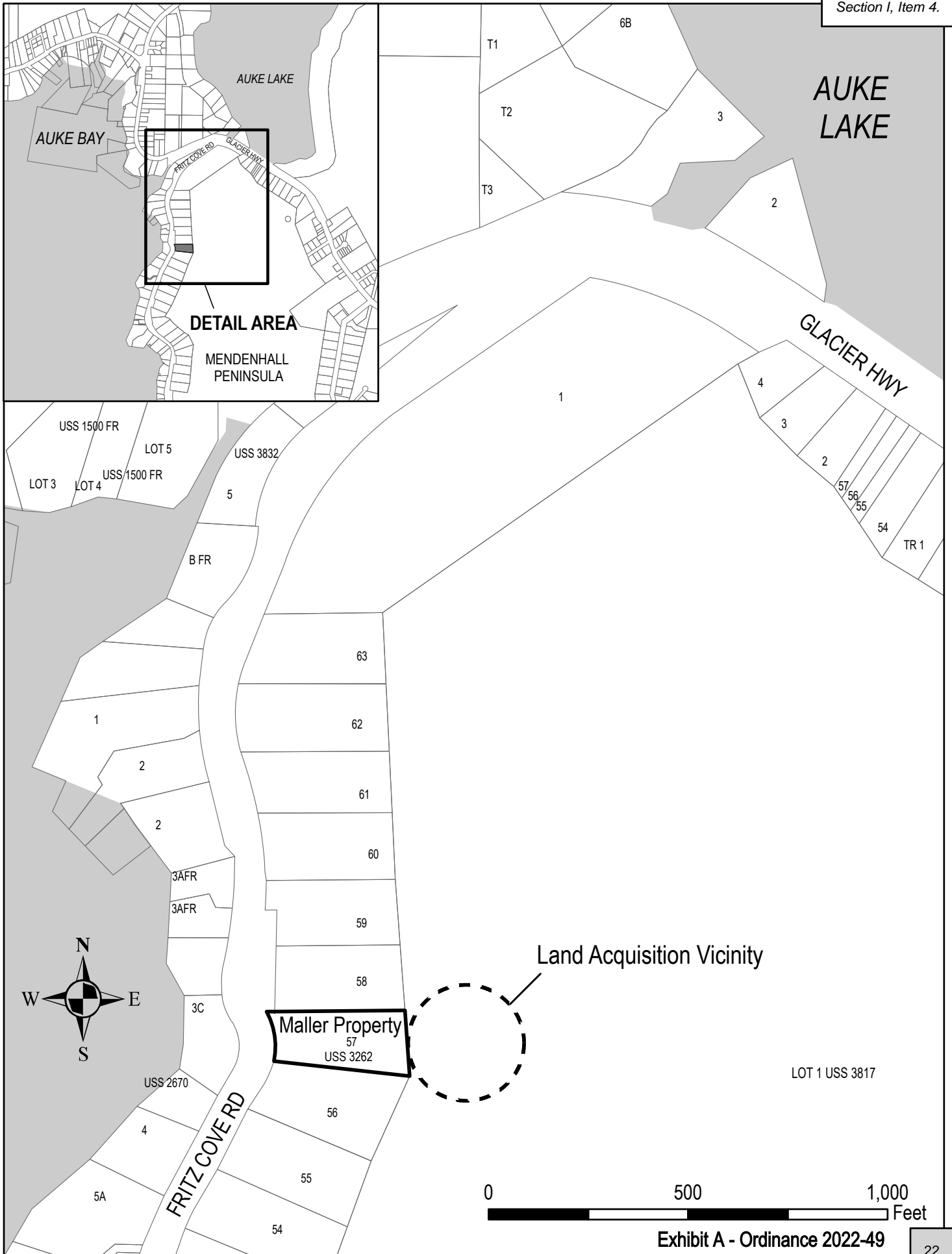
9 **Section 5. Effective Date.** This ordinance shall be effective 30 days after its adoption.

10 Adopted this _____ day of _____, 2022.

11
12 _____
13 Beth A. Weldon, Mayor

14 Attest:

15 _____
16 Elizabeth J. McEwen, Municipal Clerk
17
18
19
20
21
22
23
24
25



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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$700,000 to the Manager for a Pre-Development Loan to the Gastineau Lodge Apartments, LLC; Funding Provided by the Affordable Housing Fund.

WHEREAS, during the 2021 Affordable Housing Fund solicitation, the City and Borough of Juneau (CBJ) received a proposal from a private development group for a pre-development loan of \$700,000 for a 72-unit apartment building in Downtown Juneau; and

WHEREAS, the scoring team (including a banker and a developer) supported a loan to the private development group only if the loan was collateralized; and

WHEREAS, the developer (Gastineau Lodge Apartments, LLC, a partnership between Verde Infrastructure Partners, LLC and Douglas Trucano) has proposed that CBJ accept the property as collateral for the loan, it is three separate buildable lots, each about 5,000 square feet, for a total of 14,995 square feet of property that is zoned Mixed Use – the CBJ zoning district with the fewest development restrictions; and

WHEREAS, the assessor has the property valued at \$134,100 and a recently provided appraisal has the property valued at \$795,000. Given these very different values, if CBJ accepts the land as collateral for a \$700,000 loan, then CBJ needs confidence in the appraisal; and

WHEREAS, given the high demand for housing and the potential reward for the community if this housing project is fully developed, the following appropriation terms and conditions are in the best interest of the community.

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 seven hundred thousand dollars (\$700,000) for a loan to Gastineau Lodge Apartments, LLC.

Section 3. Source of Funds.

Affordable Housing Fund	\$700,000
-------------------------	-----------

Section 4. Loan Purpose and Terms. The Manager is authorized to negotiate a financing agreement with the following essential terms, in addition to other reasonably necessary contractual and financing provisions deemed necessary by the Manager to protect the City and Borough of Juneau:

- (a) **Intent.** Housing, especially workforce housing in downtown Juneau, is in high demand. The purpose of this loan is to provide an injection of capital, secured by liens, to jumpstart the development of a 72-unit apartment building in downtown Juneau. Given the disparity between the assessed value (\$134,000) and the developer's appraised valuation (\$795,000) and the risks of pre-construction loans, a phased loan disbursement with benchmarks and private match is reasonable.
- (b) **Borrower.** The developer and borrower is Gastineau Lodge Apartments, LLC, represented by Steven Soenksen and Douglas Trucano.
- (c) **Real Property ("Property").** This appropriation is for a 72-unit apartment building on the following real property:

Lots 12, 13, and 14 in Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, First Judicial District, State of Alaska, as recorded April 22, 1913 in the “Trustee’s Deed Book,” Page 684, in the District Recorder’s Office Juneau, Alaska.

- (d) **Payment Term.** The term of a loan shall not exceed five years.
- (e) **Interest Rate and Calculation.** The balance of a loan shall bear interest at the rate estimated by the finance director to be the average rate the City and Borough of Juneau earned or will earn on its certificates of deposit over the applicable period with interest computed on an annual basis; principal and interest on the balance shall be repaid to the City and Borough of Juneau.
- (f) **Loan amounts.** A total of \$700,000 is available as follows:
- (1) **Pre-permitting loan.** A loan of up to \$350,000 is available for new invoiced expenditures for design, permitting, mobilization and ordering of long-lead retaining wall materials that are reasonably necessary for the 72-unit apartment development.
- (2) **Post-permitting loan.** An additional loan of up to \$350,000 is available—after grading, drainage, and all necessary permits have been received from the City and Borough of Juneau departments (i.e. Community Development, Engineering and Public Works, etc.) as determined by the Manager—for fifty percent (50%) of invoiced work that improves the property (i.e. utilities, grading, drainage, retaining walls, etc.); the remaining fifty percent (50%) must be provided by the private developer as match.

- 1
- 2 (g) **Security.** The Borrower and real property owner must agree that in exchange for the
- 3 City and Borough of Juneau providing the loans, the City and Borough of Juneau is
- 4 authorized to secure each loan with a lien against the real property. In addition, the
- 5 Borrower must agree to authorize the City and Borough of Juneau to secure each loan
- 6 with liens on any materials purchased with the loaned money; the City and Borough of
- 7 Juneau must release the materials liens either upon the Borrower completing
- 8 repayment or upon permanently installing the materials onto or into the Property.
- 9
- 10 (h) **Additional Loan Terms.** The Manager may add additional terms consistent with the
- 11 intent of this ordinance.
- 12

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

14 Adopted this _____ day of _____, 2022.

15

16

17 _____
Beth A. Weldon, Mayor

18 Attest:

19 _____
20 Elizabeth J. McEwen, Municipal Clerk

21

22

23

24

25

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
-------------------------	-------------

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 \$500,000 be transferred:

From: CIP

P44-089	Deferred Building Maintenance	(\$ 500,000)
---------	-------------------------------	--------------

To: CIP

F21-041	Downtown/Glacier Fire Stations Mechanical/Electric Upgrades	\$ 500,000
---------	--	------------

Section 3. Source of Funds.

General Sales Tax	\$ 500,000
-------------------	------------

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:
Bartlett Regional Hospital
MRI & CT Replacement
Contract No. BE23-042

DATE: September 8, 2022

FILE: 2152

Bids were opened for the subject project on August 17, 2022. The bid protest period expired at 4:30 p.m. on August 18, 2022. Results of the bid opening are as follows:

Bidders	Base Bid	Alternate No. 1	Total Bid
Cornerstone General Contractors, Inc.	\$2,259,494	\$70,204	\$2,329,698
Carver Construction, LLC	\$2,233,700	\$119,943	\$2,353,643
<i>Architect's Estimate</i>	<i>\$1,315,843</i>	<i>\$95,896</i>	<i>\$1,411,739</i>

Project Manager: Rusty Shivers

This project consists of the work required to facilitate the replacement of three (3) medical imaging modalities including two (2) CT scanners and one (1) MRI. This works includes the addition of new chiller to cool the equipment, equipment screen, replacement of interior finishes as necessary, and the necessary infrastructure to support a temporary MRI trailer during construction operations.

Funding Source: BRH Fund
Total Current Project Funds: \$2,300,000
Pending Appropriation: \$1,185,900, Ordinance 2022-06(b)(Q)
CIP No. B55-084
Construction Encumbrance: \$2,329,698
Construction Contingency: \$233,000
Consultant Design: \$292,164
Consultant Contract Administration/Inspection: \$178,591
CBJ Administrative costs: \$103,023
Project Contingency: \$349,500

Staff recommends award of this project to Cornerstone General Contractors, Inc., for the total amount bid of \$2,329,698.

Approved: _____
Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____

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:
JNU Rehabilitate Access Road
Contract No. BE22-127

DATE: September 8, 2022

FILE: 2196

Bids were opened for the subject project on August 17, 2022. The bid protest period expired at 4:30 p.m. on August 18, 2022. The JNU Board approved recommendation to award on August 18, 2022. Results of the bid opening are as follows:

Bidders	Base Bid	Alternate A	Alternate B	Total Bid
SECON	\$1,144,495	\$595,000	\$532,968	\$2,272,463
Island Contractors, Inc.	\$1,103,920	\$679,200	\$597,200	\$2,380,320
Dawson Construction, LLC	\$1,247,401	\$618,827	\$525,244	\$2,391,472
<i>Engineer's Estimate</i>	<i>\$1,103,875</i>	<i>\$571,800</i>	<i>\$552,310</i>	<i>\$2,203,405</i>

Project Manager: Mike Greene

The Base Bid consists of revetment of the armored slopes along the Float Plane Pond at Juneau International Airport, resurfacing of the seaplane base access road and replacement of gangway abutments including varying quantities of mobilization, and related work. Additive Alternate A generally consists of the installation of Hot Mix Asphalt Pavement on a portion of the Seaplane Base Access Road including varying quantities of mobilization, and related work. Additive Alternate B WORK generally consists of the installation of Hot Mix Asphalt Pavement on a portion of the Seaplane Base Access Road and the raising and resetting of existing gangways and gangway abutments, including varying quantities of mobilization, and related work.

Funding Source: AIP Grant, Temporary Sales Tax, and Airport CIP Revolving Funds
Total Current Project Funds: \$204,600
Pending Appropriation: \$2,254,418 of AIP Grant Funds, Ordinance 2022-06(b)(N)
CIP No. B55-084
Construction Encumbrance: \$2,272,463
Construction Contingency: \$228,000
Consultant Design: \$39,680
Consultant Contract Administration/Inspection: \$39,570
CBJ Administrative costs: \$6,000

Staff recommends award of this project to SECON for the total bid amount of \$2,272,463.

Approved: _____
Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Rorie Watt
City and Borough Manager

DATE: September 9, 2022

FROM: Caleb Comas *CC*
Contract Administrator

FILE: 2074

SUBJ: RFP RESULTS: Notice of Intent to Award
Construction Manager at Risk for the
MWWTP SCADA Upgrades
Contract No. E22-278

Two proposals were received for the subject project on August 31, 2022. The protest period will end at 4:30 pm on September 12, 2022. The scores assigned to each proposal by the selection committee are as follows:

Selection Committee Members											
Proposer	A		B		C		D		E		Total Rank
	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	
Dawson	700	1	525	2	785	1	680	1	645	2	7
Cornerstone	645	2	685	1	780	2	645	2	665	1	8

Project Manager: Abner Miller

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Mendenhall Wastewater Treatment Plant SCADA Upgrades project. This Alternative Procurement method was authorized by the Assembly with Ordinance 2022-35.

The initial contract will be for pre-construction services, the selected Proposer's proposed fee for pre-construction services is \$75,000. Construction services will be negotiated at a future date.

Funding Source: Sales Tax
Total Project Funds: \$3,650,000
CIP No. U76-124
Pre-Construction Encumbrance: \$75,000
Consultant Design: \$546,000

Pending the outcome of the protest period (in accordance with 53.50.062), staff recommends award of this project to DAWSON. In accordance with 2022-35 which authorizes an Alternative Procurement method, the Manager shall present the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm. If the Assembly accepts the proposal, the initial contract for pre-construction services will be for \$75,000. All successive amendments will be brought to the Assembly for approval.

Approved: _____
Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____



August 31, 2022

City and Borough of Juneau, Purchasing Division
155 South Seward Street
Juneau, AK 99801

ALASKA

907.780.1500 TEL

P.O. Box 35825 (99803)
8401 Airport Blvd.
Juneau, AK 99801

www.dawson.com

Re: Request for Proposal (RFP) for CMAR Services for MWWTP SCADA Upgrades

Dear City and Borough of Juneau (CBJ) and Selection Committee,

As members of the Juneau community, we recognize and appreciate the needs this wastewater treatment plant upgrade will serve. We understand your need for a Construction Manager who will be a reliable, collaborative partner with CBJ throughout each step of the construction process.

Successful delivery of this project requires a true partner who understands the complexities of working within operational treatment plants, as well as someone with deep connections in Juneau. You also need a partner who can guide you through the preconstruction process, providing reliable cost control, constructability advice and deliver the best value for CBJ. Dawson is the best qualified firm to build your facility based on the following factors:

- ✓ **Treatment Plant Expertise:** Dawson has built or renovated 13 water/wastewater treatment plants, most of which were operating during construction. Our proposed Construction Manager and Superintendent have over 70 years of combined experience in Alaska, and have completed over \$70M in water/wastewater projects. Dawson has more water/wastewater treatment plant work experience in Southeast Alaska than any other proposer.
- ✓ **Experience in Juneau:** Dawson has partnered with the City & Borough of Juneau on 53 projects over the past 30+ years, ranging in size from \$2K to over \$20M. We value this relationship and take exceptional pride in building for the community where our people live and work. We have completed more projects in Juneau than any other proposer.
- ✓ **No Disruptions:** Dawson has an office, multiple yards, equipment, and a crew based in Juneau. We are keenly aware of the added complexities that come with working in operating wastewater treatment facilities. We are knowledgeable about strategies to avoid disruptions and will draw upon this experience to eliminate disruptions. Dawson just completed the Hoonah Sanitation Facility SBR Upgrade project and the Mendenhall WWTP Biosolids Dryer Facility.
- ✓ **Partners:** CMAR and best value contracts make up over 65% of our projects. We understand the partnering and collaboration necessary to make these projects successful, and have a pool of lessons learned and cost savings ideas common on treatment projects. We will guide you through the pre-construction process to provide advice, cost and schedule predictability, and a final product that delivers the best value for CBJ.

Thank you for reviewing Dawson's qualification package, good for 90 calendar days, for your project. We acknowledge receipt of addenda one, two, and three. If you have any questions, please contact me directly at 360.312.6578 or cmcgraw@dawson.com. We look forward to the opportunity to discuss the project further with you.

Sincerely,



Chad McGraw
Construction Manager
Dawson Construction

DAWSON HISTORY AND QUALIFICATIONS

HISTORY, PHILOSOPHY AND SERVICES

Dawson Construction, LLC, an **Alaskan company founded in Southeast Alaska in 1967**, is a **full-service general contractor serving Alaska** and Northwest Washington. We have distinguished ourselves in the construction industry through **providing exceptional value** in a professional, proactive and enjoyable manner. Over 65% of our work is private negotiated and alternate-delivery like yours. **WE ARE CBJ'S PARTNER**. We approach your project not as an estimator, but a partner who will help guide decisions during construction to align with your budget and schedule. We are a true general contractor with the **most talented workforce of SE Alaska living in Juneau** and incorporate the latest knowledge and cutting-edge practices into our work.



LOCAL OFFICE, REGIONAL PRACTICE

Dawson has a **local Juneau office, one full-service construction yard and several lay down yards**. We use these sites for staging, prefabrication and storing supplies and materials until they are needed onsite. As seen in the photo below, **our Juneau office is just over a mile from the MWWTP SCADA project site**. As a result of working primarily in remote regions with limited resources, our team is **experts on planning, logistics and problem solving**. We live, shop and play here; therefore, we have a vested interest in making Juneau the best that it can be.

GENERAL INFORMATION

FIRM STRUCTURE

Limited Liability Company (LLC)

Formerly Incorporated; name conversion to LLC in 2016.

DAWSON OFFICES

Juneau Office/Yard

P.O. Box 35825 (99803)

8401 Airport Boulevard

Juneau, AK 99801

T: 907.780.1500

Ketchikan Office/Yard

P.O. Box 7858

3930 Tongass Avenue

Ketchikan, AK 99901

T: 907.247.1111

Bellingham Office

P.O. Box 30920 (98228)

405 32nd Street, Suite 110

Bellingham, WA 98225

T: 360.756.1000

PRINCIPAL

Kendall Nielsen

Project Executive

PRIMARY CONTACT

Chad McGraw

Construction Manager



With over **55 years of working in Juneau**, we have developed relationships with local subcontractors and suppliers who provide us the best pricing and deliver high quality results. Our proposed subcontractors are Juneau-based. **Dawson is local**. We are intimately familiar with the building conditions in Juneau and have a local labor pool, which deliver high quality work at the best value. Dawson has **54 craft workers that live and work in Juneau**, allowing us to frequently self-perform concrete, enclosure, framing and mechanical, plumbing and process piping scopes.

What this means to CBJ: **lower labor costs, less travel, less housing/per diem and more money staying here in Juneau.**

Dawson has completed 78 projects in Juneau in the last 5 years.

GROSS REVENUE, BONDING CAPACITIES, SINGLE PROJECT LIMIT
Dawson's average gross revenue totals for the past five fiscal years is \$139M per year. Our total bonding capacity and single project limits are \$200M aggregate and \$75M single project limit. Dawson's available bonding capacity is \$90M.

PROVEN IN-HOUSE MECHANICAL PROCESS PIPING AND EQUIPMENT ADMINISTRATORS

Our proposed superintendent, Jim Rogers, has **45+ years of mechanical and plumbing experience** and is our go-to superintendent for projects with complex process piping requirements in SE Alaska. At Dawson, Jim has completed 9 process-type treatment plants, including the Mendenhall WWTP in 2018, and is the perfect person to lead your project.

CONSTRUCTION MANAGER AND KEY PERSONNEL

Dawson's team has a vested interest in the MWWTP SCADA UPGRADES project and the benefits it will provide the Juneau community and for generations to come. We understand the importance of having engaged, committed and knowledgeable partners at the table. Dawson's team will be led by Construction Manager, Chad McGraw, along with Jim Rogers, Superintendent. Chad and Jim bring a combined 70 years of experience, and will be active participants throughout all project phases. **All team members are available per the project requirements and schedule.**

Resumes with client references and project history can be found in the Appendix.

BY THE NUMBERS:

\$500M+

IN CMAR & ALTERNATE DELIVERY
PROJECTS LAST 5 YEARS

\$70M

WATER/WASTEWATER PROJECTS

13

WATER/WASTEWATER PROJECTS

53

PROJECTS PARTNERED WITH CBJ



Dawson

CONSTRUCTION MANAGER

Chad McGraw

SUPERINTENDENT

Jim Rogers

Chad McGraw

Construction Manager

- ✓ 25 years experience building in Southeast AK.
- ✓ Will lead the team through pre-construction to find cost savings through value engineering and ensure we meet project goals and milestones.
- ✓ Will lead project execution through closeout and warranty.
- ✓ Entire career spent working in and around Juneau as a Southeast AK native.
- ✓ Recently completed successful early turnover of Hoonah and Sitka Wastewater Treatment Plants.

Jim Rogers

Superintendent

- ✓ 45 years experience building in Southeast AK.
- ✓ In-house MEP expert and holds his AK Journeyman Plumber and AK Mechanical Administrators licenses.
- ✓ Will assist during pre-construction to develop detailed estimates on MEP scopes and perform design constructability reviews.
- ✓ Led process piping work at the MWWTP project three years ago for CBJ.
- ✓ Will be the primary onsite contact and leader of our self-perform crews and subcontractors for all trades during construction.

EXPERIENCE AND RE

HOONAH SANITATION FACILITIES WWTP PROJECT HOONAH, AK



SCOPE OF WORK

New 7,500 sf Pre-Engineered Metal Building housing a new Sequence Batch Reactor for processing wastewater. The new building is connected to the existing 3,500 sf wastewater treatment facility.

Chad McGraw: Project Manager

CHANGE ORDERS: 2 (ADDED SCOPE)

DELIVERY: CMAR CONTRACT

UNIQUE CHARACTERISTICS

- ✓ Project was \$1.4M over available funding so Dawson presented value engineering ideas to bring project within available funding limit in less than 30 days.
- ✓ Finished civil and structural design early to get long lead items released and all items made the last AML barge of the year.
- ✓ Self-performed over 20,000 man hours. We were able to incorporate over \$300,000 in added scope due to the overall GMP savings, in addition to returning over \$229,000 to the Owner at project completion.

FINAL COST: \$10,715,00

INITIAL BID: \$12,230,956.22

AWARDED COST: \$10,944,039

SAVINGS TO OWNER: \$229,000

ONSITE: 6/15/2020

COMPLETION: 10/1/2021

DELIVERY: ON TIME

KEY SUBCONTRACTORS

Chatham Electric, Inside Passage Mechanical Contractors, **Evoqua Water Technologies**

OWNER REFERENCE

CITY OF HOONAH

Dennis H. Gray, Jr., City Administrator
907.957.2948

dgray@cityofhoonah.org

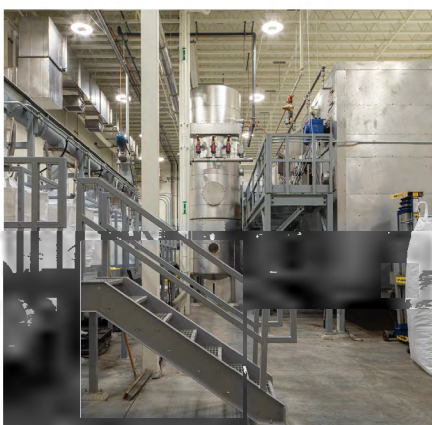
CONSULTANT REFERENCE

GV JONES

Greg Jones, Principal
907.346.4123

greg@gvjones.com

MENDENHALL WASTEWATER TREATMENT PLANT BIOSOLIDS DRYER FACILITY JUNEAU, AK



SCOPE OF WORK

New Biosolids Dryer Facility including demolition of existing pre-engineered metal building and reconstruction on the existing foundation footings for a new CMU with metal siding building, installation of a new Belt Filter Press and biosolids dryer equipment, and coordination and installation of all process pipe and equipment.

Jim Rogers: Superintendent

CHANGE ORDERS: 9

Relocation of polymer feed system to be closer to new sludge press for proper optimization. Thermal fluid heater combustion air, a coordination between owner selected equipment manufacturer and mechanical engineer, eventually required adding a large roof vent, this delayed the dryer equipment optimization and final commissioning. Excavation and disposal of petroleum contaminated soils.

DELIVERY: LUMP SUM

UNIQUE CHARACTERISTICS

- ✓ Oversaw startup, testing and commissioning of the new facility within the fully operational wastewater treatment plant.
- ✓ Self-performed process piping (among other scopes) under Jim's leadership.

FINAL COST: \$16,947,665

INITIAL BID: \$16,040,000

ONSITE: 10/2/2017

COMPLETION: 10/23/2018

DELIVERY: ON TIME

All contracted components installed per schedule; however, owner-procured equipment delayed functionality and overall performance of facility requiring additional modifications beyond substantial completion.

KEY SUBCONTRACTORS

Chatham Electric, Harri Plumbing & Heating, Veolia Water Technologies

OWNER REFERENCE

CITY & BOROUGH OF JUNEAU

Randall Brown, WWTP Superintendent
907.586.0393

randall.brown@juneau.org

CONSULTANT REFERENCE

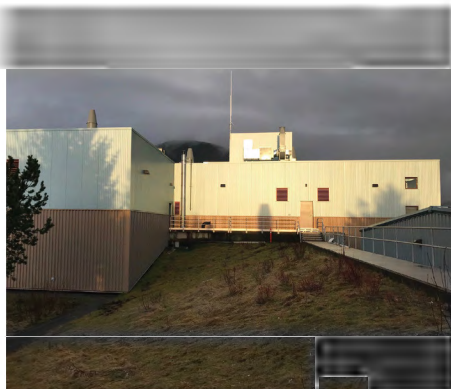
JENSEN YORBA WALL

Dan Fabrello, Architect
907.586.1070

dan@jensenyorbawall.com

EXPERIENCE AND RE

SITKA WASTEWATER TREATMENT PLANT REHABILITATION SITKA, AK



SCOPE OF WORK

Rehabilitation, renovation, and replacement of portions of the existing building and the building systems of the Sitka WWTP and required significant selective demolition, including, but not limited to, hazardous materials abatement and removal, demolition and replacement of; the perimeter walls of the plant and clarifier building.

Chad McGraw: Project Manager

CHANGE ORDERS: 3

Value Engineering

DELIVERY: LUMP SUM

UNIQUE CHARACTERISTICS

- ✓ Project required all existing equipment, including MCC's, to remain fully operational 24/7 as plant operations could not be affected.
- ✓ All new equipment and feeders were installed and commissioned prior to removing existing equipment.

FINAL COST: \$7,390,612.53

INITIAL BID: \$7,432,799.52

ONSITE: 2/28/2020

COMPLETION: 9/10/2021

DELIVERY: ON TIME

KEY SUBCONTRACTORS

Chatham Electric, Schmolck Mechanical Contractors

OWNER REFERENCE

CITY & BOROUGH OF SITKA
Kelli Cropper, Project Manager
907.738.0461
kelli.cropper@cityofsitka.org

CONSULTANT REFERENCE

MCG EXPLORE DESIGN
Garrett Burtner, Architect
907.317.5059
gburtner@exploredesign.com

SITKA UV DISINFECTION FACILITY SITKA, AK



SCOPE OF WORK

New 5,400 sf water treatment plant and installation of owner-furnished UV disinfection equipment. Includes site development of a green-field site, a new metal building with basement, installation of owner-furnished UV disinfection equipment, fluoride system, standby generator and ancillary systems.

Chad McGraw: Project Manager

CHANGE ORDER: 8, added scope

DELIVERY: LUMP SUM

UNIQUE CHARACTERISTICS

- ✓ Provides additional microbial and disinfection controls required by the Environmental Protection Agency's Enhanced Surface Water Treatment Rules.
- ✓ Facility has capacity to treat 6 million gallons of water per day.

FINAL COST: \$5,786,753.84

INITIAL BID: \$5,496,207.00

ONSITE: 8/12/2014

COMPLETION: 5/1/2016

DELIVERY: 3 months ahead of schedule

KEY SUBCONTRACTORS

Sitka Electric, Schmolck Mechanical Contractors

OWNER REFERENCE

CITY & BOROUGH OF SITKA
Michael Harmon, Director Public Works
907.747.1804
michael.harmon@cityofsitka.org

CONSULTANT REFERENCE

CRW ENGINEERING GROUP
Rebecca Venot, Engineer
907.646.5673
rvenot@crweng.com

ADDITIONAL INFO

DAWSON'S BONDING AGENT

Bonding Agent letter can be found in the Appendix.

HUB International

Chad Epple

12100 NE 195th Street, Suite 200

Bothell, WA 98401

T: 425.489.4500

GENERAL CONTRACTING LICENSES AND NUMBERS

Alaska

Business License: 1036873

Contractor License: 111528

Washington

Business License: 601-838-502

Contractor License: DAWSOCL848CS

DAWSON'S INSURANCE AGENT

HUB International

Josh Tyndell

12100 NE 195th St., Suite 200

Bothell, WA 98041

T: 425.489.4500

DAWSON'S INSURANCE MEETS/ EXCEEDS COVERAGE LIMITS LISTED

OSHA REPORTABLE ACCIDENT RATE:

	2022	2021	2020
REPORTABLE ACCIDENT RATE	1.48	3.65	2.01
INSURANCE MULTIPLIER	0.98	0.98	0.76

OSHA REPORTABLE ACCIDENT RATE ON PROJECTS MANAGED BY PROPOSED TEAM:

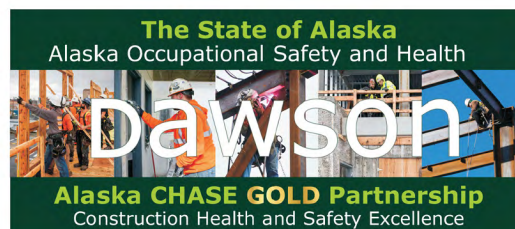
	2022	2021	2020
CHAD MCGRAW	0	0	0
JIM ROGERS	0	0	0

SAFETY RECORD

Safety is one of Dawson's core values and nothing more than **ZERO accidents** is acceptable. We believe **safety supersedes** schedule, cost or circumstance. Every accident is preventable and everyone goes home safe. This belief is realized through pre-planning, training, consistent onsite PPE, providing proper equipment and commitment by the whole organization.

Dawson has one of the lowest EMRs in Alaska and is **one of three general**

*In the last 5 years, there have been **ZERO OSHA citations** to Dawson or subcontractors on our jobsites.*



contractors in the State of Alaska who qualify for the AKOSH Construction Health and Safety Excellence (CHASE) Gold Partnership. This partnership demonstrates our continued commitment to safety on all of our job sites and the success of our safety management programs.

SAFETY PROGRAM

We are keenly aware of the planning and communication required to ensure safety for our workers and neighboring streets and businesses. Safety management is led by our onsite Superintendent and supported by our Corporate Safety Officer, Brian Murphy, who is a Certified Safety Professional (CSP). A site-specific safety plan identifying the anticipated hazards and necessary controls is developed prior to construction.

During construction, daily safety briefings and weekly meetings are held to ensure current hazards are communicated and controls are in place to protect workers and the public. At the weekly safety meetings, Dawson crews perform Pre-Task Assessments (PTAs) to document job-site conditions, identify hazards and verify required safety measures are in place before work is started.

FINANCIAL CAPABILITIES AND ACCOUNTING PRINCIPLES

Dawson has a conservative philosophy with regard to retained earnings, giving us a strong balance sheet. **Audited financials have been included via password protected PDF documents.** See Appendix for contact information.

*Dawson has **never been assessed liquidated damages** on a project, and has **never had any claims against our Performance and Payment Bonds** on a project.*

LEGAL CONCERNS

- ✓ There have been no actions taken by any regulatory agency against or involving any work performed by Dawson or its agents or employees.
- ✓ We pride ourselves in being a lousy customer for our attorneys.

CMAR PROCESS

More than half of our work is negotiated alternative delivery projects like yours. Dawson’s commitment to the City and Borough of Juneau (CBJ) is to be **a reliable and collaborative partner** throughout the design and construction of MWWTP SCADA Upgrades. Our role is to bring increased predictability of costs, schedule and quality to the project. The primary objectives of preconstruction will:

- ✓ Ensure total project costs remain within budget by developing a project cost model and providing feedback that helps drive design decisions.
- ✓ Ensure the project is completed within the prescribed time by developing and implementing a schedule that optimizes the use of preconstruction time and construction.
- ✓ Develop a Subcontracting Plan that encourages competition and promotes participation of qualified contractors.
- ✓ Provide interdisciplinary coordination and constructability reviews to enhance function, quality and life cycle benefits.

The scope for preconstruction services will be tailored to meet the needs of CBJ. At any time during the process, Dawson will respond to the request of CBJ to dive deeper or pull back. The preconstruction work plan is a starting point to help define the following:

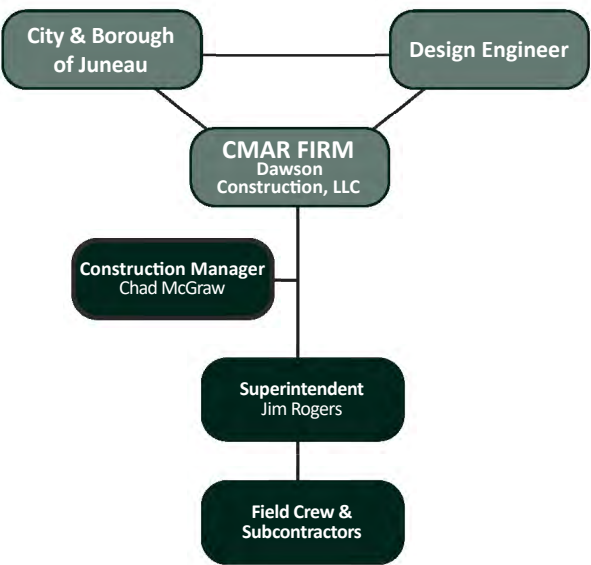
- ✓ Provide the scope of services and deliverables during design.
- ✓ Determine the workflow between CBJ and Dawson.
- ✓ The basis for establishing the budget and schedule for preconstruction.

PRECONSTRUCTION STAFFING PLAN

The following primary staff members will provide preconstruction services:

- ✓ **Chad McGraw, Construction Manager**, will attend design review, progress and milestone meetings throughout preconstruction. He will provide daily management and oversight of the preconstruction team. He is always available to the CBJ should any need arise. Chad will manage Dawson preconstruction activities and is the primary point of contact for CBJ. He will manage the cost estimating, value engineering and scheduling and will remain a part of the team during construction.
- ✓ **Jim Rogers, Superintendent**, will lead all disciplines. He will attend design review and progress/milestone meetings throughout preconstruction. Jim will lead/coordinate mechanical and electrical pricing and constructability, and handle subcontractor bid package preparation and subcontractor coordination. Jim holds his mechanical administrators license and led the Mendenhall Wastewater Treatment Plant Project 3 years ago, so he is familiar with your facility, staff and operations.

RELATIONSHIP ORGANIZATION CHART



PROJECT UNDERS

DAWSON PROJECTS AT
TREATMENT PLANTS (TP)

- ✓ Hoonah Sanitation Facility SBR
- ✓ Juneau MWWTP Biosolids Dryer Facility
- ✓ Juneau MWWTP Roof Replacement
- ✓ Cordova Water Treatment System LT2 Upgrades
- ✓ Sitka UV Disinfection Facility
- ✓ Kensington Mine TTF SEEP Water TP
- ✓ Petersburg Water Treatment Plant Upgrade Ph 2
- ✓ Petersburg Water TP Upgrade Ph 1
- ✓ Sitka Waste Water TP Upgrade
- ✓ Sitka Water Corrosion Control FAC
- ✓ Klawock Wastewater TP
- ✓ Thorne Bay Wastewater Plant
- ✓ Ketchikan Wastewater Treatment Facility EPA#C-020053-04

“Chad McGraw, you are a procurement wizard. I will say it again: this man is a procurement wizard. Building in Covid times is HARD and we encountered some tough situations, from crushing cost escalations to contaminated soils to unsuitable soils to mind boggling materials lead times, and through it all, you had an unflappable attitude and a steady resolve. You and Nate had to deliver not so great news on more than one occasion, but you also managed to have a steady supply of rabbits to pull out of your hat, but it’s not because you’re lucky: it’s because you’re talented. Dawson, we could say that we’d work with you over and over again, and we will, because Phase II starts at 7am Monday morning! ”

-Katrina Hoffman, President/CEO
Prince William Sound Science Center,
for the Prince William Sound Science
Center Project

Dawson has completed 13 projects at water/wastewater treatment facilities in Alaska that required ADEC approval to construct and operate, the most recent project completed in 2021, the Hoonah Sanitation Facilities WWTP.

We have also completed projects at wastewater treatment facilities in Sitka, Petersburg, Klawock, Thorne Bay, Juneau, Ketchikan, and Wrangell. We are one of the most experienced contractors in water/wasterwater treatment plant construction in Alaska, and the most experienced in Southeast Alaska.

Dawson has completed more water/wastewater projects in SE Alaska than any other contractor. We understand the specialized requirements, unique systems and, especially, the operational challenges of this type of construction project in Southeast Alaska.

CMAR VALUE TO PROJECT

Dawson will bring a much higher level of cost control and predictability from the start. We will be CBJ’s advocate and have your best interest in mind at all times. Dawson will carry the burden of managing and coordinating the project. We will reduce CBJ’s overall risk by helping ensure complete and accurate construction documents are prepared, cost estimating to ensure the project design and established budget align, and we will bring constructability and overall value to CBJ with our significant value engineering (VE) experience.

CHALLENGES IDENTIFIED WITH POTENTIAL IMPACT OF
PROJECT COMPLETION

Material procurement and delivery will drive the project schedule. There are significant components of the project that carry extremely long lead times. We have identified several items in the below table that will need to be released very early in the project in order to meet the project constraints.

LONG LEAD ITEM	PROCUREMENT SCHEDULE
SBR PROCESS CONTROLS	6 MONTHS AFTER APPROVALS
PLC COMMUNICATION MODULES	6 MONTHS AFTER APPROVALS
PLC POWER SUPPLY	6 MONTHS AFTER APPROVALS
UPS	6 MONTHS AFTER APPROVALS
ACTUATED BUTTERFLY VALVES	10 MONTHS AFTER APPROVALS

There are other items that carry lead times, but these will be the main driver of the project schedule. The approximate value of these early procurement items is \$750,000.

One challenge we will face will be shutdowns to install new work. This requires a contingency plan in place to back up the system. Other questions we will explore include: Can the new work be installed while the old system is running? Can the new work be run through simulations to pre-test and commission the system?

When a shutdown is unavoidable, we discuss and plan every aspect of the work with plant staff and the design team to minimize the disruption. Temporary power supplies and controls may be necessary. All the materials and equipment needed during a shutdown are confirmed to be onsite and accounted for. The timing of the work is scheduled so it occurs during slow times or when demand allows it. When possible, the new work is pre-assembled and tested, to further shorten the duration of a shutdown. We understand that maintaining operations at the plant is of utmost importance. Any disruptions to the facility may impact the entire community of Juneau and is unacceptable.

PROJECT UNDERS

During our recent Hoonah Sanitation Facilities project, we were required to keep the existing WWTP in operation throughout construction. In addition, once the new SBR facility was complete, we temporarily routed the existing influent to the new SBR basin for treatment while we renovated the existing facility. This required significant coordination with the Owner and Design team to finalize the temporary piping plan as well as the temporary controls needed.

"The City of Hoonah constructed a \$10.4M sequencing batch reactor wastewater treatment facility, which was completed in September 2021. Dawson completed the project on time and under budget, which allowed the City to install a back up generator system that was initially removed from the project scope due to cost constraints. Dawson personnel, from the Project Management to the construction crews were detail oriented and easy to work with on this highly complex project that required maintaining sewage treatment through construction. The City of Hoonah wholeheartedly recommends Dawson Construction for any large civil projects and especially those involving wastewater treatment."

-Dennis H Gray, Jr., City Administrator

City of Hoonah,
for the Hoonah Sanitation Facilities WWTP Project

DAWSON'S CMAR APPROACH TO SOLVING CHALLENGES WITH CBJ AND TEAM

The benefits of the CMAR process is that it is designed to reduce many of the issues often experienced in other delivery methods. With CMAR delivery, there is a much higher level of cost control, the CMAR is an advocate for the Owner's best interest, and the Owner's risk is reduced. Communication is crucial to resolving issues and reducing conflicts related to project changes. Changes can be generated in various ways such as a response to an RFI, a field directive, an ASI, a differing site condition, or weather amongst others. Regardless of the source or cause, if it is considered to have a potential effect on the project's cost or time, the client should be notified as early as possible (put it on the COP Log). The Owner should have the earliest possible opportunity to react and determine how to proceed in order to minimize any potential impacts to the project.

"No Surprises" Change Order Management steps are as follows:

- ✓ Anticipate risk and work to mitigate early.
- ✓ Discuss COPs in weekly intervals and prompt approval.
- ✓ Provide notice per the Changes Clause and the Claims and Disputes Clause of the contract.
- ✓ Compile all approved COPs monthly and follow the Change Order process.
- ✓ Develop the COP and submit to the client per the contract requirements.
- ✓ Work to mitigate cost and schedule impacts with whole team.

SPECIAL SERVICES AND BENEFITS OF DAWSON

Dawson has completed dozens of significant projects in the last 5 years that involved extreme coordination with the Owner, including construction within occupied facilities. Key items we anticipate on this project include:

- ✓ **Engage suppliers early in the project** and check their submittals to ensure quality and accuracy.
- ✓ **SBR Process Control system-** Superintendent Jim Rogers will work closely with the vendor as design is finalized, and onsite installation personnel, to confirm accuracy of installation per plan and start up without delays.
- ✓ **New SCADA system** requires considerable coordination with the SBR vendor and the existing facility systems. Early collaboration with the systems integrator to be actively engaged in the completion of the design process, working closely with the design team and Dawson to ensure the SBR controls and new SCADA system function as needed.
- ✓ **Engage the Commissioning Agent at the outset of the project** and schedule regular commissioning meetings attended by the owner, design team, Dawson, and key subcontractors. These meetings serve as an opportunity to discuss issues at hand which could impact the Building Commissioning and review progress on completion of the pre-commissioning processes.

APPROACH TO TRANSPARENT, OPEN BOOK PRICING

Open book pricing relies on transparency and collaboration from the beginning of the preconstruction phase. CBJ will have a complete outline of fees and resources that we believe are required to manage this project. Our Construction estimates are based on the actual cost of work— meaning labor, materials, expenses, and equipment rates that are detailed within the proposal.

PROJECT UNDERS

CBJ will have a complete view of all trade packages and can review the comprehensive budget. Dawson will work with the owner and designer to find cost saving measures throughout the project. Additionally, the team can look to make additions or enhancements to the project. This process results in a transparent cost proposal and provides the owner with a comprehensive and final estimate. Once construction begins, Dawson will provide monthly job cost accounting and summary reports along with our monthly pay estimates. This will allow the owner to remain fully informed throughout construction.

PRICE PROPOSAL

Pre-Construction Phase Services Price Proposal does not include the system integraters estimate of pre-construction costs. **Refer to form included in Appendix and attachment following.**

- ✓ **General Conditions of the Contract.** We have provided the rates associated with the General Conditions.
- ✓ **Bonds and Insurance.** Performance and Payment Bonds will be billed at 0.7% of the Contract Value. Liability Insurance will be billed at 1.00% of the contract value.
- ✓ **Labor Burden.** Labor Rates are shown in the table to the right. Overtime will be billed at time-and-a-half.
- ✓ **Overhead.** 6% fixed fee will be charged to the cost of the work for Profit and Overhead.

ROLE	HOURLY RATE
Construction Manager	\$140
Project Manager	\$110
Project Engineer	\$85
Project Administrator	\$65
Superintendent	\$130
Carpenter	\$98
Laborer	\$90

Profit Margin included in overhead above.
Labor rates shown in the table to the right.

IT Systems will be billed at a rate of 0.60% of the Contract Value.
Project Safety & Quality will be billed at a rate of 0.40% of the Contract Value.

CONTINGENCIES, ALLOWANCES AND OPTIONS

Dawson will work with CBJ to establish the size and allocation of Contingencies, Allowances and Options.

- ✓ Allowances are used early in design to manage the undefined. As design progresses, more definition is added and certainty in cost increases; the allowance is converted to an actual estimated cost (budget).
- ✓ Estimate Contingency is used to manage the unknowns during design. Dawson will estimate the true cost of work as we understand it, and use the design contingency for the unpredictable (i.e., cost escalation, ambiguities, development of design, etc.). This contingency will not carry forward into construction. Recommended range 5-7%.
- ✓ CMAR Contingency is used during construction to cover potential buyout errors, scope gaps, trade coordination issues, overtime, or schedule acceleration, or other issues that may be within the contractor’s control. Recommended range 5-7%.
- ✓ Bid Alternates are used to allow the owner to add scope or quality. This is another tool that allows the owner to maximize scope within budget.

VALUE ENGINEERING AND ANALYSIS

Value Engineering (VE) is an ongoing process throughout preconstruction. VE ideas will be logged, estimated to a Rough Order of Magnitude (ROM) and determined by the project team if they are to be incorporated into the design. In addition to ongoing VE efforts, Dawson will lead formal VE reviews at 65% and 95%.

CONSTRUCTABILITY REVIEWS

Constructability reviews are an ongoing process with the intent to minimize trade coordination and construction issues during construction.

RISK MANAGEMENT PROCESS: BUILDING QUALITY INTO DESIGN

- ✓ Sequencing and phasing
 - ✓ Site utilization
 - ✓ Coordination and interface points between trades
 - ✓ Building envelope review
 - ✓ Mechanical and electrical systems
- ✓ Verify specified materials/systems match the skillset of available labor
 - ✓ Design discipline coordination
 - ✓ Grading and drainage
 - ✓ Feasibility reviews

PROJECT UNDERSTANDING

Dawson’s “Quality Control Gate” process ensures a high quality design, resulting in less risk during construction. We have developed this process to ensure all members of the CMAR team are on the same page. We evaluate every potential option and/or material, and choose the design that will deliver the best value for CBJ.

PROACTIVELY IDENTIFYING AREAS OF RISK

Successful projects are a result of creating such an effective risk management strategy that the known risks become opportunities when proactively managed. The major risks we see on this project relate to maintaining seamless operations during construction for the existing facility, material procurement, cost escalation, and unforeseen conditions.

PRECONSTRUCTION SCHEDULE

The CPM will include the preconstruction schedule and will be developed with input from CBJ and design team and will be managed by Dawson and updated and distributed at regular intervals.

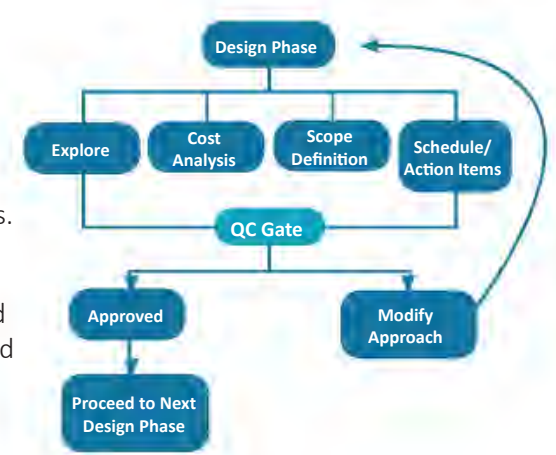
CONSTRUCTION SCHEDULE

The Critical Path Method schedule will be created during preconstruction and as noted above will include preconstruction activities. The schedule will be updated, and progress reported monthly throughout the project.

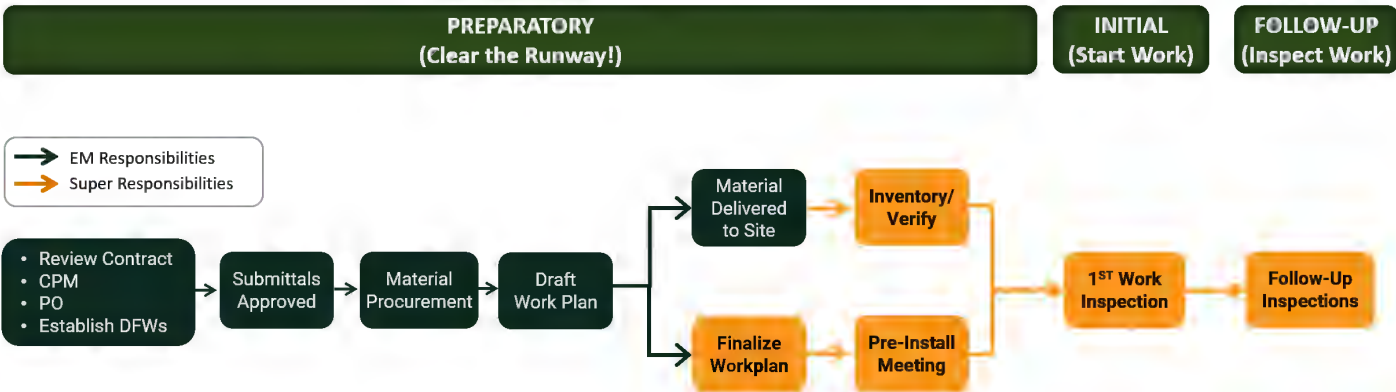
The schedule is a dynamic document and will be refined as design is updated, as subcontractor and supplier input is received, and construction progresses. **Refer to Appendix for Sample Schedule from a similar project for reference.**

QUALITY ASSURANCE/QUALITY CONTROL PROGRAM

Quality Assurance and Quality Control (QA/QC) will be integral with the constructability reviews. Dawson’s QA/QC program for construction is modeled after the U.S. Corps of Engineers QA/QC three phase program: initial, preparatory and follow-up phase as illustrated below. Three phases of QC will be applied to each Definable Feature of Work.



Quality Program Workflow



POTENTIAL SUBCONTRACTORS

- ✓ **SYSTEMS INTEGRATOR: RMC Engineering Services** 125 Mill Street #15, Juneau, AK 99801
Past Partnerships: Juneau Biosolids, Prince William Sound Science Center, Sitka Critical Water Supply (ongoing)
- ✓ **ELECTRICAL SUBCONTRACTOR: Chatham Electric** 2457 Brandy Lane, Juneau, AK 99801
Past Partnerships: Hoonah WWTP, Sitka WWTP, Juneau Biosolids and 16 partner projects since 2016
- ✓ **MECHANICAL SUBCONTRACTOR: Inside Passage Mechanical Contractors** 3000 Vintage Boulevard, Juneau, AK 99801
Past Partnerships: Hoonah WWTP and 22 partner projects since 2017

LOCAL JUNEAU PROPOSER REQUIREMENTS PER SECTION 7.0

Dawson meets CBJ’s Purchasing Ordinance 53.50, Section 53.50.010.

TABLE OF CONTENTS

- ✓ **Resumes**
- ✓ **Bonding Letter**
- ✓ **Audited Financial Statements**
- ✓ **Price Proposal**
 - Proposed CMAR's Pre-Construction Services Fee**
 - System Integrator's Price Proposal**
- ✓ **Sample Schedule from Similar Project**



CHAD MCGRAW
CONSTRUCTION
MANAGER

**25 YEARS EXPERIENCE IN
PROJECT MANAGEMENT**

EDUCATION/CERTIFICATIONS

University of Alaska, B.B.A.
Business Administration
Juneau, AK

REFERENCES

Hoonah SBR Project
Dennis Gray
City of Hoonah
T: 907.957.2948

Sitka UV Facility
Rebecca Venot
CRW Engineering
T: 907.646.5673

Sitka WWTP Upgrade
Garrett Burtner
McG Explore Design
T: 907.317.5059

QUALIFICATIONS

Chad brings **extensive knowledge of work in Southeast Alaska** and has relationships with local subcontractors and labor force. His expertise in logistics and early procurement of materials and equipment leads to cost savings and schedule certainty of his projects. During preconstruction, Chad is an expert at brining value to his projects by emphasizing a realistic front end budget with no surprises. This approach is accomplished by identifying materials and methods which provide savings, without reducing scope. His communication skills provide a solid foundation for team building and collaborative work, ensuring all team members understand the client’s goals.

Chad manages CMAR projects as an Estimator Manager. This means he not only works through the estimating portion of the project but also manages both pre-construction and construction. Chad has completed \$36 Million in Water/Wastewater projects and **\$58 Million in CMAR projects** over the last seven years. **See Relevant Projects page for project experience.**

BY THE NUMBERS:

25

YEARS OF PROJECT MANAGEMENT EXPERIENCE

\$36M

WATER/WASTEWATER PROJECTS IN LAST SEVEN YEARS

\$58M

CMAR PROJECTS IN THE LAST SEVEN YEARS

*“Dawson performed exceptionally well on this challenging project. Dawson’s staff included: Chad McGraw/Project Manager, and Jim Rogers/Mechanical Administrator... I recommend Dawson to any party seeking a capable general contractor that can perform in challenging conditions. Both projects provide critical infrastructure to the community of Kake. **Dawson faced multiple challenges: a remote site, transportation limited to barge and aircraft, handling of contaminated soils, bedrock excavation, installation of pipelines under a road and through an active marine facility, and a limited local labor force. Dawson’s proactive attitude helped keep the project on schedule and in budget. As noted above, I recommend Dawson Construction to any party seeking an outstanding contractor.**”*

--Karl Reiche, Alaska Energy Authority (AEA),
for the Kake Bulk Fuel and Rural Power System project



JIM ROGERS
SUPERINTENDENT

**33 YEARS AS
SUPERINTENDENT**

CERTIFICATIONS
Journeyman Plumber
License (AK and WA)

Alaska Mechanical
Administrator License

REFERENCES
John Kleinegger
Ketchikan Public Utilities
T: 307.228.2441

Joe Swain
Sitka Water & Wastewater
Department
T: 907.747.1895

Greg Jones
GV Jones and Associates
T: 907.346.4123

QUALIFICATIONS

Jim Rogers has over 45 years of mechanical and plumbing experience, and is our **go-to superintendent for projects with complex process piping requirements in Southeast Alaska**. At Dawson, Jim has completed 9 treatment plants in addition to dozens of projects involving process piping, water intake, and other complex mechanical systems. He is able to identify potential risks to the work and schedule before they negatively impact the project, provide mitigation recommendations and keep production on track. Jim has worked on over \$36 Million in Water/Wastewater projects and **\$87.4 Million in CMAR projects** over the last seven years. **See Relevant Projects page for project experience.**

BY THE NUMBERS:

45

YEARS OF MECHANICAL AND PLUMBING EXPERIENCE

\$36M

WATER/WASTEWATER PROJECTS IN LAST 7 YEARS

\$87.4M

CMAR PROJECTS IN LAST SEVEN YEARS

"Jim Rogers and the Dawson team demonstrated expert organizational strength alongside outstanding foresight in the execution of this complex two million dollar demolition and replacement project... During the process Jim Rogers, Dawson's Superintendent, demonstrated exemplary knowledge and skill especially pertaining to pre-planning and reconciling existing conditions against the design plan. His aptitude for creative problem-solving helped to navigate the project through unforeseen issues and minimized costly delays. Jim's unique understanding of complex systems coupled with his detail conscious nature helped with the coordination and planning of MEP systems setting the project up for success once construction got underway."

--Steve Merkel, SEARHC
for the Mt. Edgecumbe Hospital ER Replacement Project

RESUME: RELEVANT PROJECTS**RELEVANT PROJECTS CHAD WAS ASSOCIATED WITH:**

PROJECT	YEAR	COST	CMAR & ALTERNATE DELIVERY	TREATMENT PLANT
Prince William Sound Science Center Seawater Pumpouse - Cordova, AK	2022	\$5M	✓	
Seward Animal Shelter- Seward, AK	2022	\$1.8M	✓	
Prince William Sound Science Center- Design/Build - Cordova, AK	2022	\$16.2M	✓	
Central Peninsula Hospital PH VI OB Cath Lab - Soldotna, AK	2021	\$27M		
City and Borough of Sitka WWTP Upgrades - Sitka, AK	2021	\$7.6M		✓
City of Hoonah Sanitations Facility - Hoonah, AK	2021	\$10.9M	✓	✓
Yakutat Health Center - Yakutat, AK	2020	\$14M	✓	
Kake Bulk Fuel & Rural Power Systems- Kake, AK	2018	\$6.7M	✓	
Sitka UV Disinfection Facility - Sitka, AK	2016	\$5.8M		✓
Metal Building Systems Two-Point Chlorination Facility - Ketchikan, AK	2015	\$104,230		✓

RELEVANT PROJECTS JIM WAS ASSOCIATED WITH:

PROJECT	YEAR	COST	CMAR & ALTERNATE DELIVERY	TREATMENT PLANT
City of Hoonah Sanitations Facility - Hoonah, AK	2021	\$10.9M	✓	✓
Solomon Gulch Hatchery Pumping/Degassing System - Valdez, AK	2019	\$871,086	✓	
Kake Bulk Fuel & Rural Power Systems- Kake, AK	2018	\$6.7M	✓	
MWWTP Biosolids Dryer Facility - Juneau, AK	2018	\$16.9M	✓	✓
SEARHC Mt. Edgecumbe ER Replacement - Sitka, AK	2018	\$2.2M	✓	
Cordova Water Treatment System LT2 Upgrades - Cordova, AK	2016	\$2.5M		✓
Ketchikan Shipyard Improvements - Ketchikan, AK	2015	\$45M	✓	
Sitka UV Disinfection Facility - Sitka, AK	2015	\$5.8M		✓
USCG Fast Response Cutter Homeport Upgrades - Ketchikan, AK	2015	\$15M	✓	
Whitman Lake Hydroelectric Project - Ketchikan, AK	2014	\$18.2M	✓	



HUB International Limited

PO Box 3018
Bothell, WA 98041
P: (425) 489-4500
F: (425) 485-8489
www.hubinternational.com

August 16, 2022

Attn: Caleb Comas
City & Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Dawson Construction, LLC
MWWTP SCADA Upgrades
Projected Value \$9,000,000

Dear Caleb:

This letter serves to confirm that Travelers Casualty and Surety Company of America handles the bonding needs of Dawson Construction, LLC and their affiliate.

Please be advised that Dawson Construction, LLC and their affiliate have been pre-qualified by Travelers Casualty and Surety Company of America for performance and payment bonds in excess of [REDACTED] single bonding capacity and [REDACTED] of aggregate bonding capacity. It is understood, of course, that any arrangement for performance bonds is a matter between Travelers Casualty and Surety Company of America and their subsidiaries and we assume no liability to the third parties or to you if for any reason we do not execute said bonds.

We do not hesitate in our strong recommendation of Dawson Construction, LLC and their affiliate, their ability, and professionalism. Should you have any questions, please feel free to contact me at (425) 489-4500.

Sincerely,

HUB International Northwest, LLC

Theresa A. Lamb

Theresa A. Lamb

For password on audited financial statements PDF for the past 3 years please contact Todd Rawls, CFO at 360.201.4514.

Uploaded files are titled as follows:

Dawson Construction LLC_2019-2018 FS.pdf

Dawson Construction LLC_2021-2020 FS.pdf

00 42 13 - PRICE PROPOSAL FORM— PRE-CONSTRUCTION PHASE SERVICES

CONSTRUCTION MANAGER AT RISK (CMAR) PROJECT

MWWTP SCADA UPGRADES
Contract ID: RFP MR E22-278

ARTICLE 1 – PRICE PROPOSAL RECIPIENT

- 1.01 This Price Proposal is submitted to:
- City and Borough of Juneau (CBJ)
ENGINEERING DEPARTMENT
Marine View Center – 3rd Floor
230 South Franklin Street
Juneau, Alaska 99801
- 1.02 The undersigned Proposer proposes and agrees, if this Price Proposal is accepted and OWNER awards the CMAR contract to Proposer, to enter into the CMAR contract with OWNER in the form included in the RFP Documents, to perform all Work as specified or indicated in the RFP Documents for the prices and within the times indicated in this Price Proposal and in accordance with the other terms and conditions of the RFP Documents.

ARTICLE 2 – PROPOSER’S ACKNOWLEDGEMENTS

- 2.01 Proposer accepts all of the terms and conditions of the Request for Proposals, including without limitation those dealing with the disposition of Price Proposal security. This Price Proposal will remain subject to acceptance for 30 days after the Price Proposal opening, or for such longer period of time that Proposer may agree to in writing upon request of OWNER.

ARTICLE 3 – PROPOSER’S REPRESENTATIONS

- 3.01 In submitting this Price Proposal, Proposer represents that:
- A. Proposer has examined and carefully studied the RFP Documents, and any data and reference items identified in the RFP Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>One</u>	<u>August 9, 2022</u>
<u>Two</u>	<u>August 25, 2022</u>
<u>Three</u>	<u>August 30, 2022</u>
<u>N/A</u>	<u>N/A</u>

- B. Proposer has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Proposer is familiar with and understands all applicable requirements of federal, state, and local laws, ordinances and regulations now in force, including safety, environmental,

MWWTP SCADA UPGRADES
Contract ID: RFP MR E22-278

00 42 13 - PRICE PROPOSAL FORM— PRE-CONSTRUCTION PHASE SERVICES

immigration, and security enactments, or which may be subsequently enacted that may affect cost, progress, and performance of the Work.

- D. Proposer has considered the information known to Proposer itself, and to members of Proposer's CMAR team; information commonly known to design professionals, CMAR firms, and contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the RFP Documents; and the Site-related reports and drawings (if any) identified in the RFP Documents or otherwise made available to Proposer, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the project design; (3) the means, methods, techniques, sequences, and procedures of construction to be employed by Proposer; and (4) Proposer's safety precautions and programs.
- E. Proposer agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the preparation of its Proposal for performance of the Work at the prices stated and within the times required, and in accordance with the other terms and conditions of the RFP Documents.
- F. Proposer is aware of and understands the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the RFP Documents.
- G. Proposer has given OWNER written notice of all conflicts, errors, ambiguities, and discrepancies that Proposer has discovered in the RFP Documents, and confirms that the written response from OWNER is acceptable to Proposer.
- H. The RFP Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- I. The submission of this Price Proposal constitutes an accurate representation by Proposer that Proposer has complied with every requirement of this Article, and that without exception the Price Proposal and all prices in the Price Proposal are premised upon performing and furnishing the Work required by the RFP Documents.

ARTICLE 4 – PROPOSER'S CERTIFICATION**4.01 Proposer certifies that:**

- A. This Price Proposal is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false Price Proposal;
- C. Proposer has not solicited or induced any individual or entity to refrain from submitting a Price Proposal; and
- D. Proposer has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

00 42 13 - PRICE PROPOSAL FORM— PRE-CONSTRUCTION PHASE SERVICES

- 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the proposal process to the detriment of OWNER, (b) to establish prices at artificial non-competitive levels, or (c) to deprive OWNER of the benefits of free and open competition;
- 3. “collusive practice” means a scheme or arrangement between two or more Proposers, with or without the knowledge of OWNER, a purpose of which is to establish prices at artificial, non-competitive levels; and
- 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the proposal process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF PRICE PROPOSAL

5.01 Proposer will complete the Work in accordance with the Contract Documents for the following price:

Work	Compensation Method	Amount
Construction Manager services in the Pre-Construction phase	Lump Sum (Stipulated Price)	\$ 45,000

00 42 13 - PRICE PROPOSAL FORM— PRE-CONSTRUCTION PHASE SERVICES Fee

ARTICLE 6 – PRICE PROPOSAL SUBMITTAL

PROPOSER:

Dawson Construction, LLC

By: 
Signature: _____

Printed name: Kendall Nielsen, President

(If Proposer is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
Signature: N/A

Printed name: N/A

Title: N/A

Submittal Date: August 31, 2022

Address for giving notices: 405 32nd St.
Suite 110
Bellingham, WA 98225

Telephone Number: 360-756-1000

Fax Number: 360-756-1001

Contact Name and e-mail address: Chad McGraw
cmcgraw@dawson.com

Proposer's License No.: Business License No. 1036873 and Contractors License No. 111528

**CONSENT RESOLUTION OF
THE MANAGER OF
DAWSON CONSTRUCTION, LLC**

The undersigned, being the sole Manager of Dawson Construction, LLC, a Washington limited liability company (the "Company"), hereby unanimously consents, in lieu of notice and meeting, to the following resolution:

RESOLVED, that Peter Dawson, Kendall Nielsen, Todd Rawls, Jeremy Carroll, Ryan Binning, Chris Gilberto or Brian Murphy are each hereby authorized and appointed to execute any and all contract bid documents, including but not limited to bid proposals, contracts, bid and performance bonds, and any other documents obligating the Company for the performance of construction contracts in the states of Alaska and Washington on behalf of Dawson Construction, LLC.



Pete Dawson, Manager

May 25, 2021
Date



RMC Engineering Services, LLC
Vince McElmurry
PO Box 240005
Douglas, AK 99824-5534
vince@rmces.com

August 31, 2022

Attn: Bidding Contractors

Subject: RFP #MR E22-278 - Construction Manager at Risk (CMAR) for the MWWTP SCADA Upgrades

Contractors:

RMC Engineering Services LLC appreciates the opportunity to assist you on the design of the proposed MWWTP upgrades. It is our understanding the design will consist of the working with the owner, design team, and contractor to bring the 65% drawings to bid ready documents. Additionally, it is our understanding RMC will provide system integrator and control systems engineering to help develop a plan to migrate the existing controls to a modern control system.

RMC’s scope of control engineering services for phase 1.

- Participate in progress meetings
- Assist with project execution and management plan
- Review of control system drawings at 65% and 95%
- Assist with preparing construction schedule
- Assist with preliminary construction plan
- Assist with outlining risk management workshop
- Assist with developing GMP pricing
- Participate in workshops to reconcile GMPs

The services will be performed on a lump sum basis.

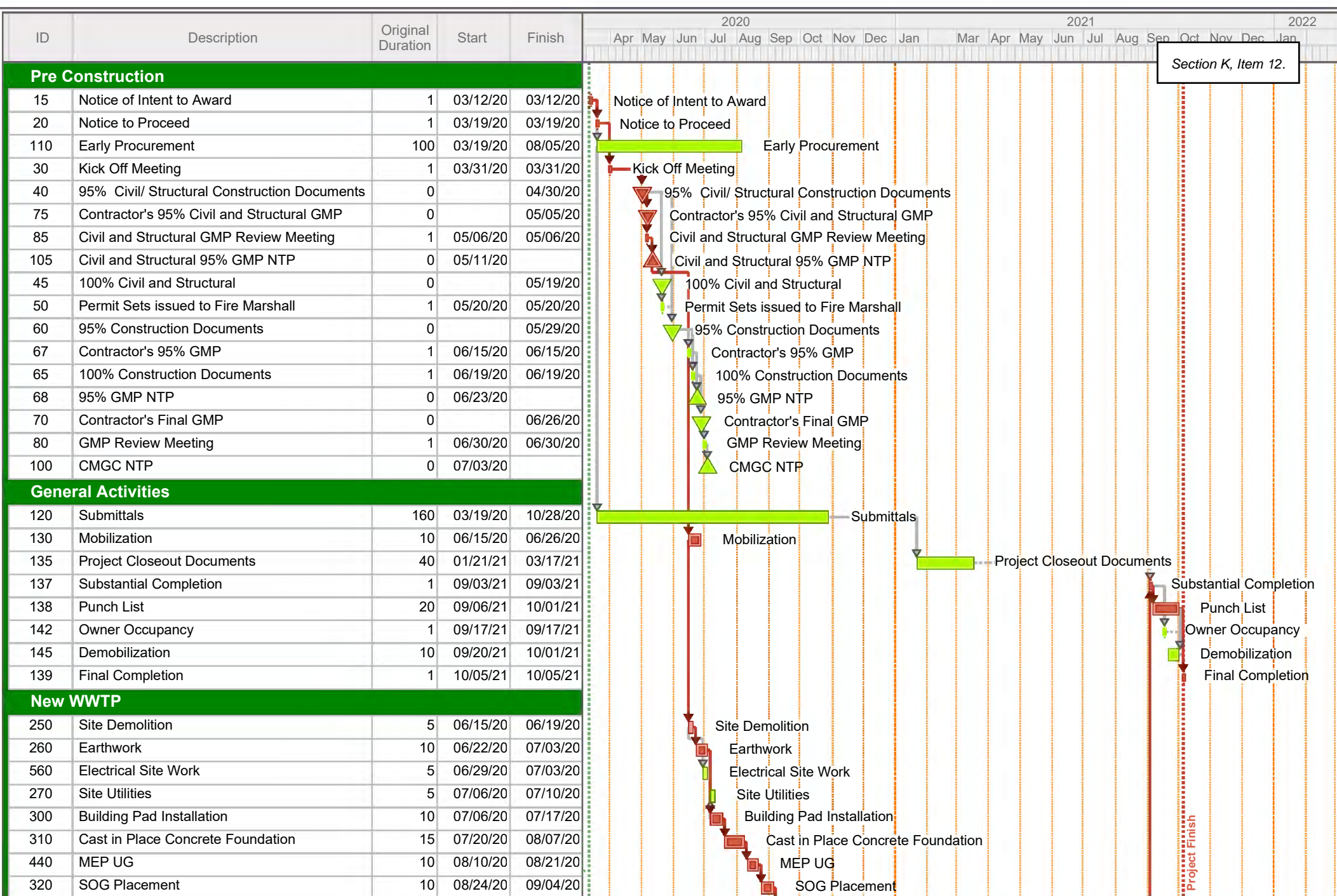
We look forward to working with you.

The cost for the above scope of work: **\$30,000.⁰⁰**

Billing Rates

Principal Engineer	\$ 165/hr
Drafter	\$ 120/hr

Sincerely,
Vince McElmurry
Vince McElmurry
RMC Engineering, President



Start Date: 03/12/20
 Finish Date: 10/05/21
 Data Date: 03/02/20
 Run Date: 06/14/20

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Presented by: The Manager
Presented: 06/13/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-36

**An Ordinance Amending the Land Use Code Relating to the Downtown
Juneau Alternative Development Overlay District.**

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Repeal and Reenactment of Article. Article XII of Chapter 49.70 Alternative Development Overlay District, is repealed and reenacted as follows:

ARTICLE XII. ALTERNATIVE DEVELOPMENT OVERLAY DISTRICT

**DIVISION 1. - DOWNTOWN JUNEAU ALTERNATIVE DEVELOPMENT OVERLAY
DISTRICT**

49.70.1200 Purpose.

The purpose of this article is to establish optional alternative dimensional standards for residential development that are consistent with the built environment in established neighborhoods, reduce the number of nonconforming situations, and support public health, safety and welfare.

49.70.1210 Applicability.

- (a) This article applies to property within the Downtown Juneau Alternative Development Overlay District (ADOD) boundary as shown on the map entitled Ord. 2021-36 Appendix A.
- (b) Participation in the Downtown Juneau ADOD to facilitate conforming residential development is optional.
- (c) Property subject to or permitted by this article is limited to residential uses only.
- (d) This article specifically modifies certain dimensional standards. Unless noted in this section, all remaining requirements of the underlying zoning district apply.
- (e) This article does not modify permissible uses or the processes outlined in 49.15 Article II.
- (f) When a landowner chooses to develop according to Downtown Juneau ADOD standards, the development must conform to all the standards outlined in 49.70.1230 and 49.70.1240.
- (g) Downtown Juneau ADOD standards may be applied to a new subdivision within the ADOD boundary.
- (h) Existing nonconforming lots and structures may be further developed following Downtown Juneau ADOD standards. Expansion of nonconforming structures must meet either the Downtown Juneau ADOD standards or the underlying zoning standards. The two standards cannot be combined.

49.70.1220 Downtown Juneau Alternative Development Overlay District procedure.

- (a) An applicant affirms their participation in the Downtown Juneau Alternative Development Overlay District by submitting an alternative development permit application with their development permit application, and any other applications that may be required.

(b) The processes will be governed by corresponding permit type in accordance with Chapter 49.15.

49.70.1230 Downtown Juneau Alternative Development Overlay District Standards.

The following dimensional standards apply to lots within the Downtown Juneau ADOD boundary regardless of their underlying zoning district designation.

(a) Lot size.

- (1) Minimum lot size is 3,000 square feet.
- (2) Minimum lot size for a duplex is 4,500 square feet.
- (3) Minimum lot size for a common wall structure is 3,000 square feet.

(b) Lot width.

- (1) Minimum lot width is 25 feet.

(c) Minimum vegetative cover is 15 percent.

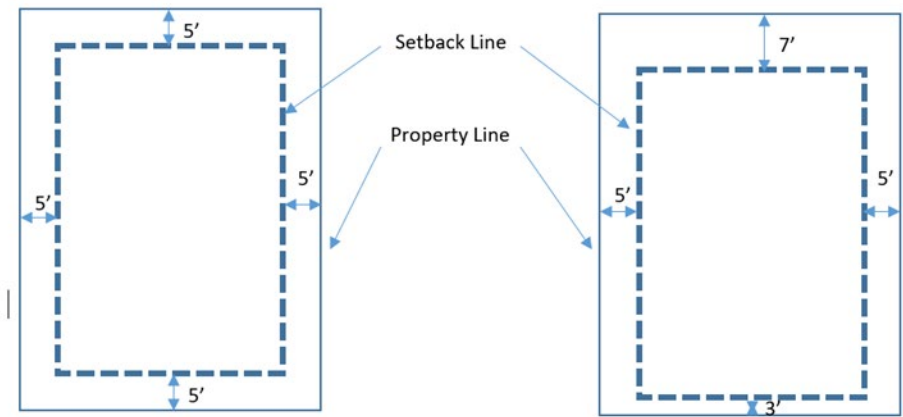
(d) Structure height.

- (1) Maximum height for primary uses is 35 feet.
- (2) Maximum height for accessory uses is 25 feet.

(e) Setbacks.

- (1) Setbacks will be measured from the structure closest to the lot line.
- (2) The minimum setback for any lot line is three feet.
- (3) Cumulative setback amount:
 - (A) The sum of all setbacks must equal at least 20 feet.
 - (B) If lot size is less than required in this section, the required setback sum may be reduced proportionally. In no case shall the required setback sum for the lot be less than 12 feet and in no case shall any setback be less than three feet.

Examples



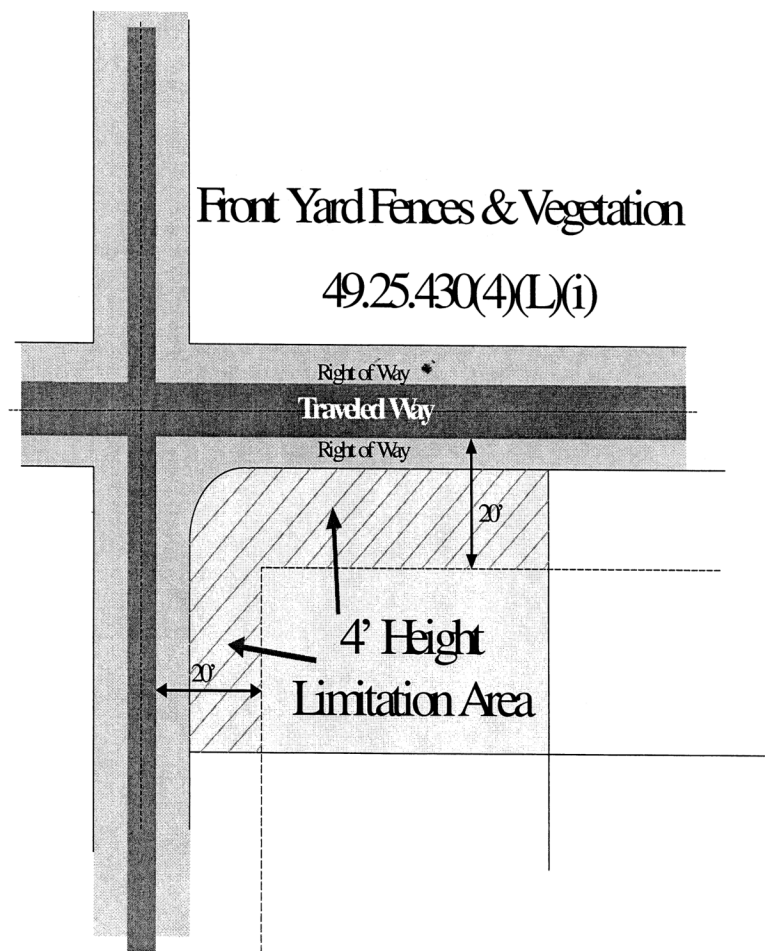
§1230 Fig. 1

§1230 Fig. 2

49.70.1240 Yard Setback Exceptions.

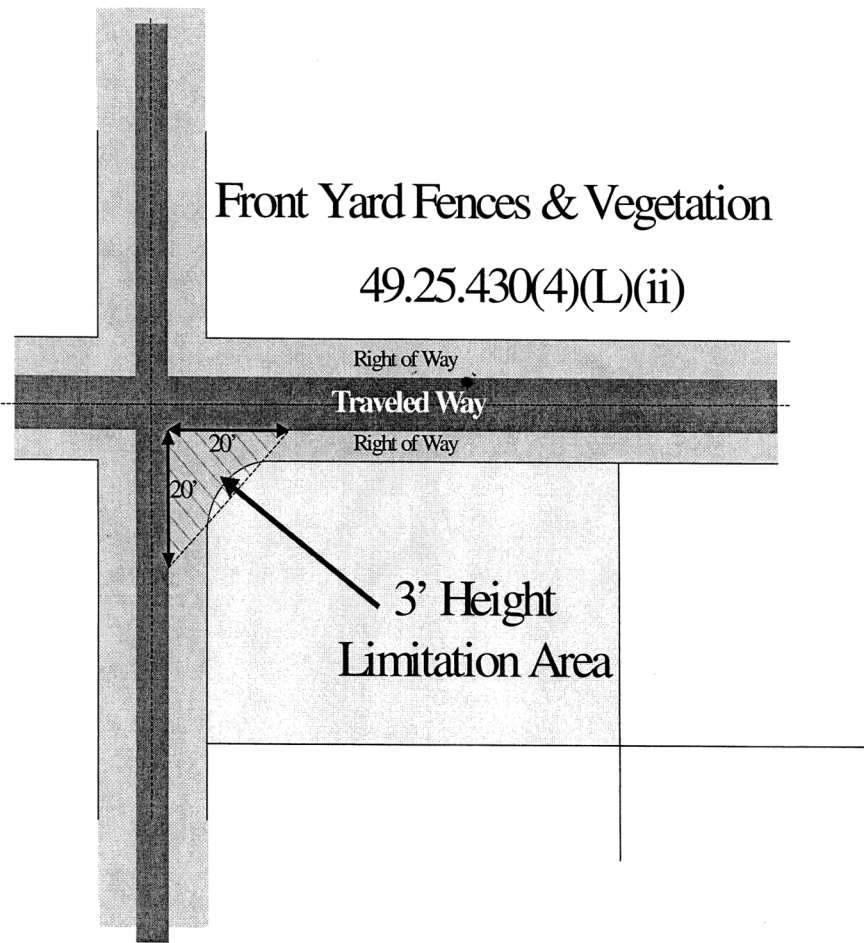
- (a) Purpose. This section clarifies the setback exceptions that apply in the Downtown Juneau Alternative Development Overlay District. Exempted elements do not count toward the setback total.
- (b) Exception categories.
- (1) Architectural features and roof eaves may project into a required yard, but not closer than two feet from the side or rear lot lines.
 - (2) Access structures, such as stairways, ramps, and landings with or without roofs, may extend to the lot line abutting a public right-of-way provided the structure does not exceed five feet in internal width exclusive of support structure.
 - (3) A parking deck is exempt from the setback requirements of this chapter.
 - (4) Fences and vegetation. For this section, a "traveled way" is defined as the edge of the roadway shoulder or the curb closest to property.

- (A) The maximum height of a sight obscuring fence or vegetation shall not exceed four feet within 20 feet of the edge of the traveled way. Trees are allowed within 20 feet of the edge of the traveled way provided they do not obscure view from a height of four feet to a height of eight feet above the ground;



- (B) On corner lots the maximum height of a sight-obscuring fence or vegetation located within 20 feet of a street intersection shall not exceed three feet. The area in which sight-obscuring fences and vegetation is restricted shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 20 feet, then connecting the points. In this

area, vegetation shall be maintained to a maximum height of three feet. Trees are allowed in this area provided the trees do not obscure view from a height of three to eight feet above the ground.



(5) Energy efficiency. Energy efficiency improvements that do not increase interior square footage, such as exterior insulation, may project up to eight inches into a required yard. An energy efficiency improvement may not be approved under this section if it projects into the right-of-way or across a property line.

Section 3. Amendment of Section. CBJC 49.80.120 Definitions, is amended by adding a new definition in alphabetical order to read:

49.80.120 Definitions.

...

Parking deck is an unenclosed structure on which motor vehicles may be parked. The access to the deck must be at street grade. The deck may have a non-sight-obscuring safety rail.

...

Section 4. Amendment of Section. CBJC 49.85.100 Fees for Land Use Action; Generally, is amended to read:

49.85.100 Generally.

Processing fees are established for each development, platting, and other land use action in accordance with the following schedule:

...

(10) Variances and alternative development permits.

(A) Administrative variance, \$120.00;

(B) Non-administrative variance, \$400.00;

~~(C) Alternative development permit, \$400.00.~~

...

Section 5. 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: HRC
Presented: 08/29/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-22

An Ordinance Amending the City and Borough of Juneau Code Related to the Aquatic Board of Directors.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 67.10.010 Board of directors, is amended to read:

67.10.010 Board of directors.

(a) The aquatics board shall consist of seven ~~nine~~ voting members appointed by the assembly to serve without compensation for staggered three-year terms. Members of the board shall serve at the pleasure of the assembly. Terms shall commence on July 1. Appointments to fill vacancies shall be for the unexpired term. In the event a seat has six months or less remaining to the unexpired term, the assembly, at its discretion, may choose to appoint the member to the remainder of the current term as well as to the full term immediately following the expiration date of the unexpired term. No board member who has served for three consecutive terms or nine years shall again be eligible for appointment until one full year has intervened, provided, however, that this restriction shall not apply if there are no other qualified applicants at the time reappointment is considered by the assembly.

(b) One board member shall be from and represent the Juneau School District. One board member shall be from any local aquatics organization that rents a pool facility. To the extent possible, appointments to the remaining seven seats on the aquatics board shall include persons having skills relevant to matters concerning the aquatics facilities. No more than three ~~two~~ members of the aquatics board shall be a member or employee of any local aquatics organization, or the immediate family member of any member or employee of any local aquatics organization.

(c) The parks and recreation department director may participate in any board proceedings like a member but shall not have the power to vote and shall not be counted in determining whether a quorum of the board is present.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.
Adopted this _____ day of _____, 2022.

Attest:

Beth A. Weldon, Mayor

Elizabeth J. McEwen, Municipal Clerk

Ord 2022-22 Amendment _____ (via Assemblymember Triem)

Motion: I move to amend Ordinance 2022-22 as follows to remove the Aquatics Board from the hiring process of the Aquatics Manager:

1. Insert a new Section 3 and renumber existing Section 3 as Section 4:

“Section 3. Amendment of Section. CBJC 67.10.020 is amended to read:

67.10.020 General powers.

- (a) Subject to state laws and City and Borough ordinances, the aquatics board shall make policy decisions and generally direct the operation and maintenance of the municipally-owned aquatics facilities according to the best interests of the public and in a sound business manner. The aquatics board:
- (1) Shall be responsible for generally directing the operation, maintenance, development and marketing of the municipally owned and operated aquatics facilities, except as otherwise provided by the assembly by resolution.
- (2) Shall prescribe the terms under which persons and groups may use the aquatics facilities under the board's management and establish and enforce standards of operation.
- (3) May adopt regulations pursuant to CBJ 01.60 necessary for the administration of the aquatics facilities under the board's management.
- (4) Shall facilitate and receive citizen input on the management and operations of the aquatics program.
- (b) Shall ensure all legal services for the aquatics board and aquatics facilities are provided by or under the supervision of the municipal attorney.
- (c) Shall annually provide to the assembly a written review of the aquatics program. The review shall include public usage, financial trends, facility maintenance needs, capital needs, and the efficiency of the program operation.
- (d) Shall annually provide a personnel evaluation to the parks and recreation department director of the aquatics manager's performance in supporting the board and implementing board direction. The aquatics manager personnel evaluation and the board's deliberation of it shall be confidential unless the aquatics manager requests a public discussion.
- ~~(e) Shall participate in the selection process for the hiring of the aquatics manager. In the event the board does not support the hiring recommendation of the parks and recreation department director, the board chair shall timely notify the city manager. The city manager shall then make the hiring decision.~~

Section 4 ~~Section 3.~~ Effective Date. This ordinance shall be effective 30 days after its adoption.”

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Presented by: The Manager
Presented: 07/11/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-30

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Catholic Community Services Property Located near 1800 Glacier Highway, from D-10 to Light Commercial.

WHEREAS, the 2.6 acre area of the proposed rezone to Light Commercial zoning, is currently zoned as D-10; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential; and

WHEREAS, the proposed rezone substantially conforms to the Medium Density Residential designation; and

WHEREAS, the proposed rezone has been determined compatible with nearby D-5 and D-10 lots; and

WHEREAS, the proposed rezone provides for Medium Density Residential, and commercial uses that are compatible with residential uses.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The Official Zoning Map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of the following property

Beginning at corner number 1, U.S.S. 667, thence east 217.73 feet to a point intersecting the west boundary of the Glacier Highway right-of-way, thence northwest along said right-of-way 559.82 feet to an unmonumented point along the Glacier Highway right-of-way, thence west 115.53 feet to the monumented northeast corner of A.T.S. 389, thence southeast at a bearing of S 12° 34' E 236.12 feet to a monumented corner of U.S.S. 667 Fraction, thence southeast at a bearing of S 45° 40' E 308.88 to the point of beginning.

all located near 1801, 1803 and 1805 Glacier Highway, Juneau, Alaska, and depicted in Exhibit A from D-10 to Light Commercial (LC).

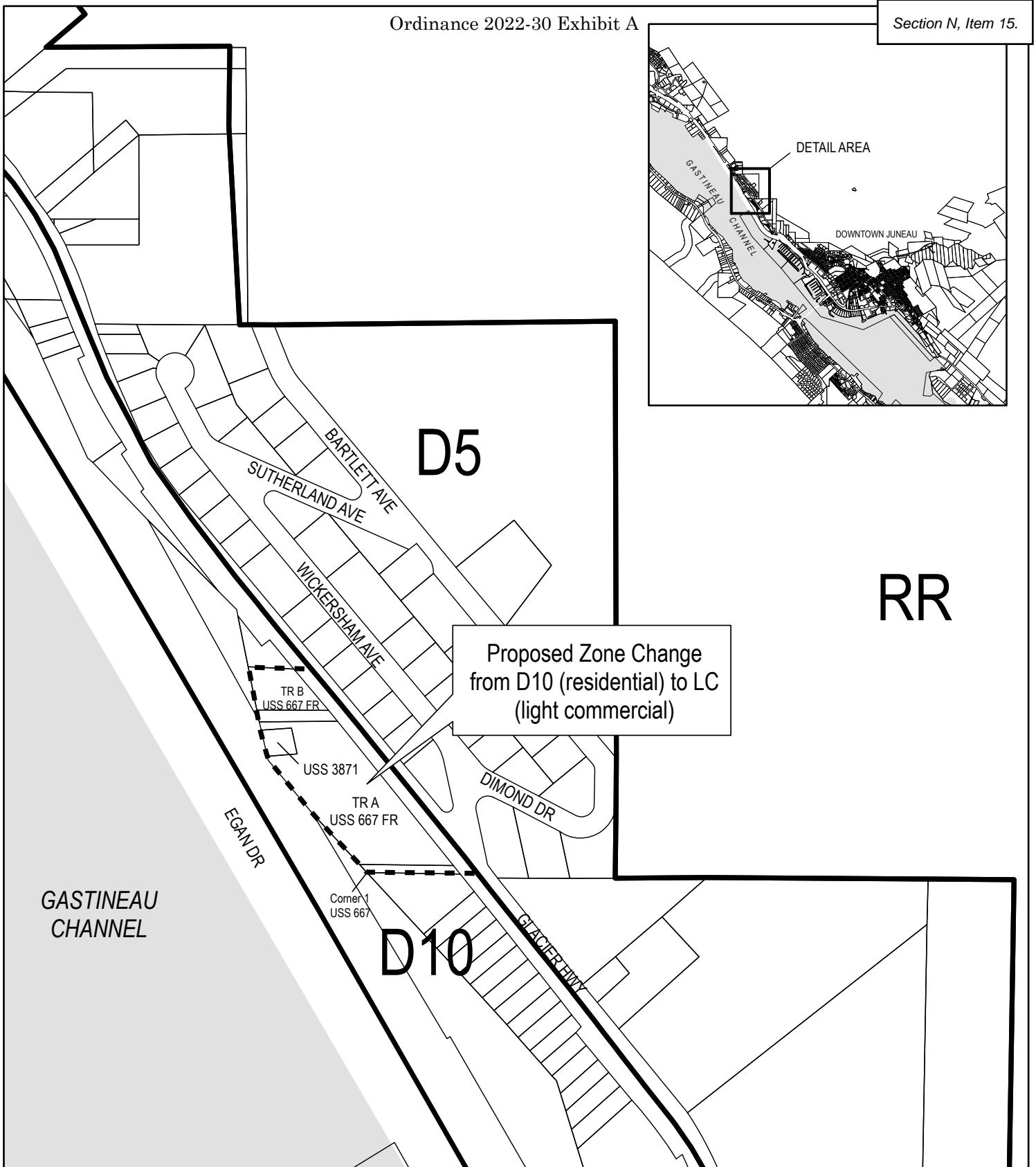
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



AME20210010

Zone Change for
USS 3871 & USS 667 FR
from D10 (residential) to LC (light commercial)

0 125 250 500 Feet



Presented by: Mayor Weldon
Presented: 07/11/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-36

An Ordinance Amending the Sales Tax Code to Exempt Veteran Organizations.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 69.05.040 Exemptions, is amended to read:

69.05.040 Exemptions.

The tax levied under this chapter shall not apply to the following transactions:

...

(12) Sales, services and rentals to a buyer, or made by a seller, organized and administered solely by an organization that has a current 501(c)(3), ~~or 501(c)(4)~~, or 501(c)(19) exemption ruling from the Internal Revenue Service and an exemption certificate from the manager, provided this exemption applies to sellers only if the income from the sale is exempt from federal income taxation. This exemption does not apply to the sale of pull-tab games.

...

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2022.

Attest:

Beth A. Weldon, Mayor

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 08/01/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-41

An Ordinance Authorizing the Manager to Execute a Lease with the Juneau Arts and Humanities Council for Use of the Juneau Arts and Culture Center Building.

WHEREAS, in 2006, the State of Alaska conveyed to the City and Borough of Juneau (CBJ) the property known as the National Guard Armory, to be used for public purposes; and

WHEREAS, on October 12, 2007, a lease agreement was executed between the City and Borough of Juneau and the Juneau Arts and Humanities Council (JAHC) for the use of the former Armory building, renamed the Juneau Arts and Culture Center (JACC); and

WHEREAS, the purpose of leasing the JACC to the JAHC was to alleviate a chronic need for performance and exhibit space by allowing the JAHC to manage the building as a community arts facility; and

WHEREAS, since that time, the JAHC has used and managed the JACC for the JAHC's nonprofit public purposes and to rent the space for community arts and cultural uses; and

WHEREAS, in identifying the JAHC's nonprofit status and the public service it provides, the CBJ has leased the JACC to the JAHC at less than fair market value; and

WHEREAS, it is the intent of the CBJ that the JAHC continue to operate the JACC for the benefit of the community by providing arts and cultural opportunities for Juneau and the surrounding Southeast communities; and

WHEREAS, the Lands, Housing, and Economic Development Committee (LHED Committee) reviewed this lease request and provided a motion of support to continue to lease this property to the JAHC for the lease rate of \$500.00 per month for the first three years and \$1,000.00 per month for the last two years.

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 Lease. The Manager is authorized to negotiate and execute a lease agreement with the Juneau Arts and Humanities Council for the property described as:

Lot A of Trust Land Survey 2007-01, Juneau Subport Subdivision, according to the official Survey Plat No. 2007-29, recorded May 15, 2007, in the Juneau Recording District, First Judicial District, State of Alaska.

and generally depicted on the map attached as Exhibit A.

Section 3. Minimum Essential Terms and Conditions.

A. The initial term of the lease shall be five years, ending in 2027. The JAHC may renew the lease for two additional five-year terms, for a maximum of 15 years, subject to written approval by the City and Borough of Juneau. The option to renew must be exercised by providing written notice to the CBJ no later than three months prior to the expiration of the underlying lease term.

B. The lease payment shall be in an amount equal to \$500.00 per month for the first three years, then \$1,000.00 per month for the last two years. The LHED Committee shall set the rate for any lease extensions after the initial five-year term. The JAHC shall be responsible for all utilities, landscaping, snow plowing, and any real property tax required by law.

C. The leased premises may be used for the JAHC’s nonprofit public purpose to provide arts and cultural opportunities to the community. The JAHC may charge user fees for rental of the space at a rate approved by the CBJ. The JAHC shall be responsible for collecting and remitting sales tax to the extent required by law.

D. The JAHC may sublease the premises upon written consent and approval of the sublease document by the CBJ. All subleases must comply with CBJ Code, and shall be for the purpose of furthering the JAHC’s mission statement to provide arts and cultural opportunities or to otherwise enhance or increase the arts and cultural experience provided at the JACC. Rental fees for subleases shall be in accordance with CBJ Title 53, shall be held in trust by the JAHC for the City and Borough of Juneau, and shall be remitted to the CBJ on an annual basis. However, the JAHC may retain actual expenses incurred by the JAHC in managing the subleases as provided for by the lease agreement. It is the intent of the CBJ, subject to and conditional upon appropriation for that purpose, that sublease rental fees submitted to the CBJ be used to fund deferred maintenance costs for the JACC.

E. The lease agreement, and any sublease approved by the CBJ, must require the lessee (or sublessee) to be bound by and comply with the use restrictions contained in the Real Property Purchase Agreement and Quitclaim Deed by which the CBJ obtained ownership of the property.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Section 4. 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: August 1, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$9,563 to the Manager for the Statter Harbor Phase IIIC Capital Improvement Project; Grant Funding Provided by the Alaska Department of Fish and Game.

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 \$9,563 for the Statter Harbor Phase IIIC Capital Improvement Project (H51-108).

Section 3. Source of Funds

Alaska Department of Fish and Game \$9,563

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: August 1, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$5,000,000 to the Manager for the North State Office Building Parking Capital Improvement Project; Grant Funding Provided by the Alaska Department of Commerce, Community, and Economic Development.

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 \$5,000,000 for the North State Office Building Parking Capital Improvement Project (D12-101).

Section 3. Source of Funds

Alaska Department of Commerce, Community, and Economic Development	\$5,000,000
---	-------------

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: August 1, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$292,000 to the Manager for the Eagle Valley Center Capital Improvement Project; Grant Funding Provided by the Rasmuson Foundation.

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

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

Section 2. Appropriation. There is appropriated to the Manager the sum of \$292,000 for the Eagle Valley Center Capital Improvement Project (P46-115).

Section 3. Source of Funds

Rasmuson Foundation	\$292,000
---------------------	-----------

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: August 1, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Transferring \$116,600 from the Manager's Office to Engineering and Public Works for Grant Writing and Consulting.

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 \$116,600 be transferred from the Manager’s Office to Engineering and Public Works for grant writing and consulting.

Section 3. Source of Funds

Manager’s Office	(\$116,600)
Engineering and Public Works	\$116,600

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$100,000 to the Manager for the Telephone Hill Redevelopment Capital Improvement Project; Funding Provided by General 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 \$100,000 for the Telephone Hill Redevelopment Capital Improvement Project (D14-098).

Section 3. Source of Funds

General Funds	\$100,000
---------------	-----------

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$187,442 to the Manager for the Design Phase of the Gate 5 Passenger Boarding Bridge Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

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 \$187,442 for the design phase of the Gate 5 Passenger Boarding Bridge Capital Improvement Project (A50-107).

Section 3. Source of Funds

Federal Aviation Administration	\$187,442
---------------------------------	-----------

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$2,017,881 to the Manager for the Design Phase of the Ramp Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

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 \$2,017,881 for the design phase of the Ramp Improvements Capital Improvement Project (A50-104).

Section 3. Source of Funds

Federal Aviation Administration	\$2,017,881
---------------------------------	-------------

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$2,254,418 to the Manager for the Construction Phase of the Float Pond Improvements Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant.

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 \$2,254,418 for the construction phase of the Float Pond Improvements Capital Improvement Project (A50-092).

Section 3. Source of Funds

Federal Aviation Administration	\$2,254,418
---------------------------------	-------------

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$2,400,000 to the Manager for the Purchase of the Family Practice Building at 10301 Glacier Highway; Funding Provided by 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 \$2,400,000 for the purchase of the Family Practice building at 10301 Glacier Highway.

Section 3. Source of Funds

Hospital Funds	\$2,400,000
----------------	-------------

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: August 29, 2022
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

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

An Ordinance Appropriating \$1,185,900 to the Manager for the Hospital CT/MRI Replacement Capital Improvement Project; Funding Provided by 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 \$1,185,900 for the Hospital CT/MRI Replacement Capital Improvement Project (B55-084).

Section 3. Source of Funds

Hospital Funds	\$ 1,185,900
----------------	--------------

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

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Michelle Hale, Chair of the Assembly Lands, Housing, and Economic Development Committee

FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*

SUBJECT: Moline Investment Management Request to Purchase City Property Located at Pederson Hill

DATE: August 3, 2022

In early July, the Lands and Resources Division received an application to purchase city property from Moline Investment Management. The city property included in this application is located northwest of Karl Reishus Boulevard and is located adjacent to what is commonly known as Pederson Hill Phase 1 development. The property in the application is not included in Phase 1, and the Assembly has not provided any specific direction to the Manager for developing this area as part of the current Pederson Hill development. The area has been considered by the Assembly as a future phase of development once Pederson Hill Phase 1 is complete.

Prior to submitting the completed application, Charlie Moline met with CDD and Lands staff in order to discuss the disposal process, the applicant's goals, zoning, and development constraints. It was determined at that meeting that in order to complete this project the applicant would also need to apply for, and receive, a rezone because the property is currently zoned D10SF and the proposal is for D10 development. The application states that the proposed project will develop the property for multifamily housing utilizing tax credits to provide housing to residents at 60% AMI and below for 15-20 years.

53.09.260 - Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by

competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

The next step in the process is for this application to be forwarded to the Assembly as New Business to make a determination under 53.09.260. In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support to negotiate for disposal of City property to Moline Investment Management for the purpose of utilizing tax credits to provide housing to residents 60% AMI and below of 15-20 years.

Attachments:

- 1. 53.09.260 - Negotiated sales, leases, and exchanges
- 2. Property Application and map

* * * * *

53.09.260 - Negotiated sales, leases, and exchanges.

(a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Michelle Hale, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: THRHA Request to Acquire City Property located at Pederson Hill
DATE: August 4 2022

The August 8, 2022 LHED Committee meeting packet included a Red Folder Item, a letter from Jacqueline Kus.een Pata, the President & CEO of Tlingit Haida Regional Housing Authority (THRHA). The letter requested that the Assembly consider the less than fair market value disposal of City property for the public purpose of developing City property to provide housing for "low-income tribal citizens" and "moderate income Juneau residents" under City code section 53.09.270.

The property that the THRHA is requesting consists of a roughly 11.5 acre parcel. This parcel has an approved preliminary plat that is known as Phase 1B and 1C of Pederson Hill. The preliminary plat shows 69 lots in total. The application states that THRHA anticipates construction of roads and utilities would begin in 2023, with construction of homes beginning in 2024.

The City recently had the property appraised and the value has been determined to be \$635,000. That being said, the City has already invested time and money into the preliminary plat and design for the next two phases. Prior to developing Karl Reishus Blvd. the value of the City property with no access was estimated at \$10,000 per acre. The THRHA did not specify the requested purchase price, just that the request is for less than fair market value. THRHA further indicated it was asking for the property at no cost.

53.09.270 - Disposals for public use.

(b)Disposal to nongovernmental agency. The sale, lease, or other disposal of City and Borough land or resources may be made to a

private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough.

After the LHED Committee review on August 29, this application will be brought to the full Assembly as a New Business item in order to determine if this proposal should be considered. If the Assembly chooses to proceed with this application, the City Manager will draft a Purchase and Sales Agreement and the City Attorney will draft an Ordinance for assembly introduction and public hearing.

Staff requests that the LHED Committee provide a motion and forward this application to the Full Assembly in accordance with 53.09.270 - Disposals for Public Use.

Attachment:

1. August 5th, 2022 Jacqueline Kus.een Pate, President & CEO of Tlingit Haida Regional Housing Authority (THRHA) letter of interest to purchase Pederson Hill lots.
2. Preliminary Plat and Map
3. Appraisal Summary

August 5, 2022

Mr. Dan Bleidorn
Division of Lands and Resources Manager
City and Borough of Juneau
Dan.Bleidorn@juneau.org

Re: Letter of interest to purchase Pederson Hill lots

Dear Dan,

Tlingit Haida Regional Housing Authority (THRHA), a 501(C)(3) nonprofit corporation, is requesting to partner with the City and Borough of Juneau to develop Phase 1B and 1C of the Pederson Hill subdivision. As a nonprofit corporation, we are making our request under the CBJ code for a negotiated sale or for disposal for a public purpose.

In 1995, THRHA and the CBJ negotiated the sale/purchase of the 50-unit S'it'tuwan Subdivision in the valley. The majority of those lots are still providing low-income families with homes today either as a rental or as a homeownership unit. We are interested in negotiating a similar agreement for the Pederson Hill Subdivision. However, for this project we plan to develop a mixed income homeownership subdivision. Our request is to develop phase 1B first, and then phase 1C.

THRHA plans to build homes on these lots and sell 50% to low-income tribal citizens and the other 50% will be available to moderate income Juneau residents for purchase. We have successfully executed similar sales outside of Juneau in the smaller communities over the last two years. We will use grant funds to build the low-income homes and provide down payment assistance. We will use other unrestricted funding to build the moderate-income homes.

We have partnered with our mortgage lending subsidiary, Haa Yakaawu Financial Corporation (HYFC) under our Success Starts With Me program to qualify low-income families for mortgage loans. HYFC provides financial education and one on one counseling to these families. As a Community Development Financial Institution (CDFI), HYFC is able to create unique loan packages to meet the needs of each family. The package may include a first and second mortgage, forgivable down payment assistance, extended loan terms, and we have had success offering a sweat equity option. Staff also work with other agencies to qualify the family for additional mortgage assistance. Our target population is 60%-120% MFI.

THRHA's current funding requires an environmental review to be conducted before any ground disturbing activity can begin. We anticipate that the construction of roads and utilities would begin in 2023 for 1B. Construction of the homes would begin in 2024 with the first families moving in during 2025. The development of 1C would begin after the completion of 1B.

THRHA would be the general contractor and has a construction crew that would build the homes. Work such as electrical and plumbing will be subcontracted. Other carpentry work may be subcontracted as well depending on our other projects. Our crews consist mostly of tribal citizens and include those in our apprenticeship program. The homes will be moderate in size, 1200-1400 sqft. We anticipate the purchase price

to be around \$450,000, but as stated above we are usually able to reduce the amount of the mortgage below the purchase price.

Regarding the properties designated as parks/open space, THRHA is interested in keeping them as such, and would look for additional funding to create a park and or playground. We would be interested in working with the CBJ to maintain any parks or playgrounds in the neighborhood.

THRHA is currently working on a HUD grant application to provide funding for this project and will be applying for the CBJ's upcoming CDBG grant for infrastructure.

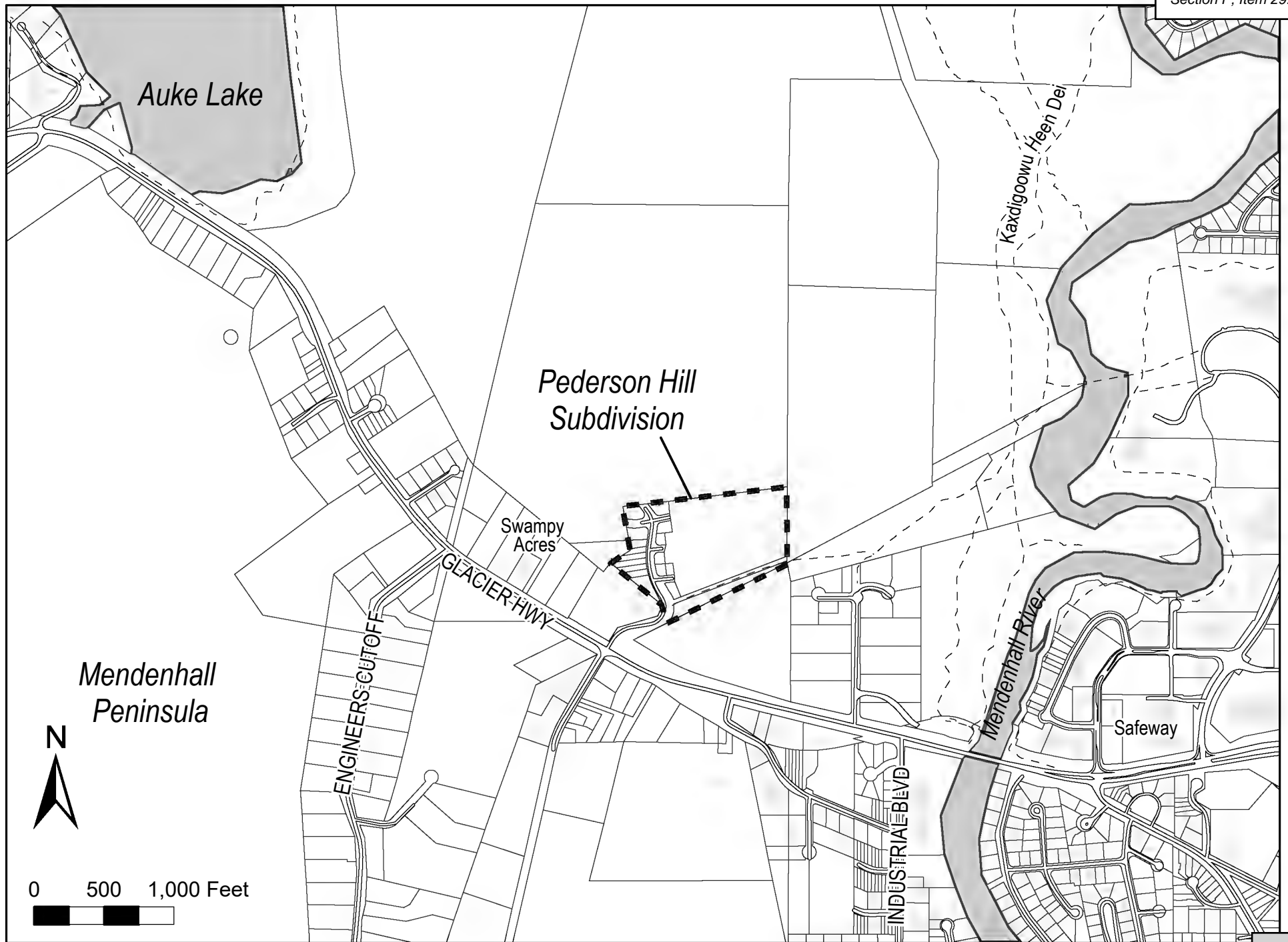
While other contractors are building market rate housing to address Juneau's housing crisis, THRHA can create quality housing opportunities for low-income residents. THRHA is a recognized leader in quality, energy efficient construction. THRHA has achieved 6-star ratings in all 24 homes it has built over the past two years and incorporates features such as energy heel trusses (allowing more attic insulation), EV chargers, heat pumps, hybrid hot water heaters and even heat pump dryers as standard features.

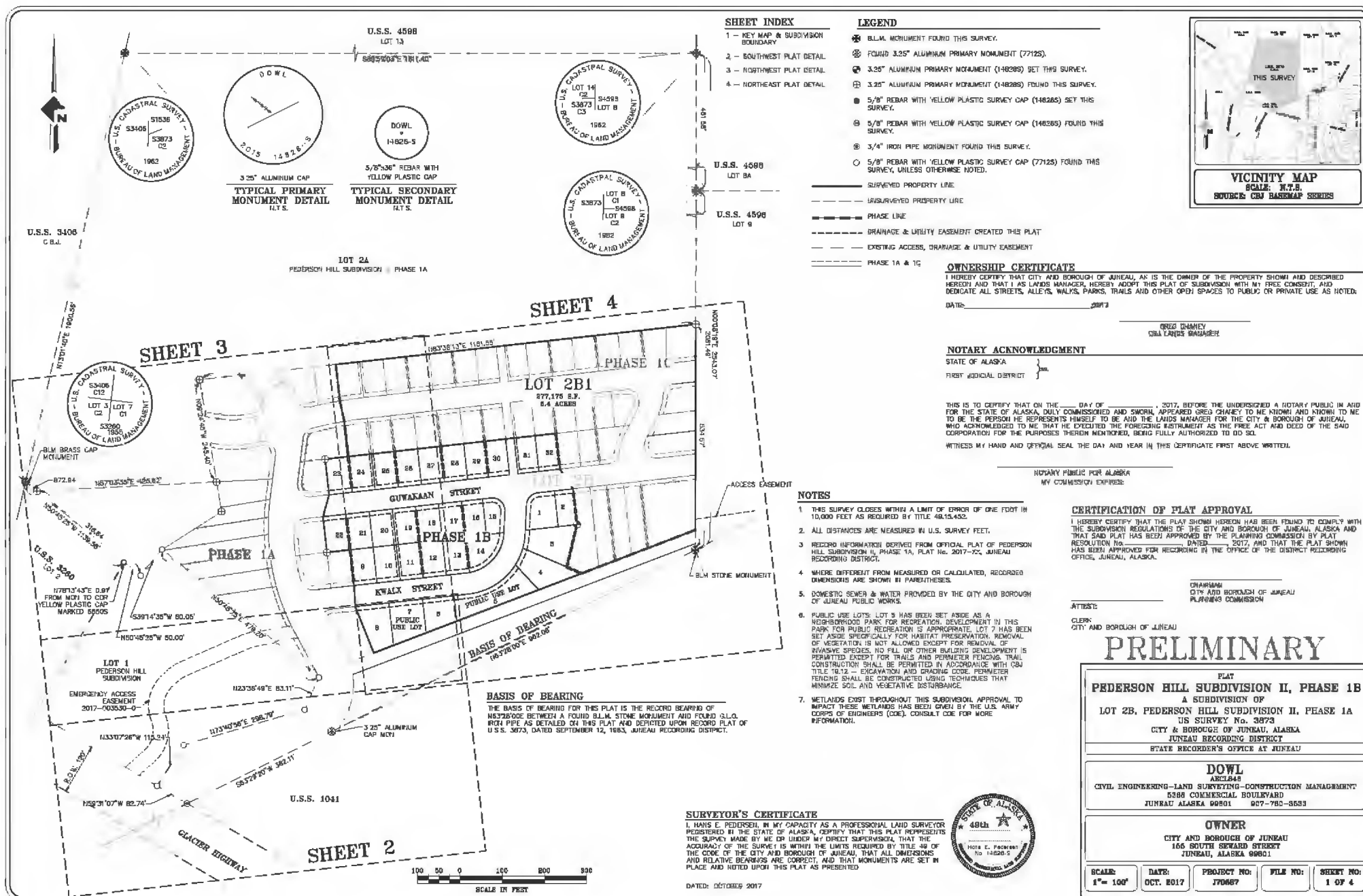
Thank you for considering our request. We look forward to another successful partnership with the CBJ to create more affordable housing in Juneau.

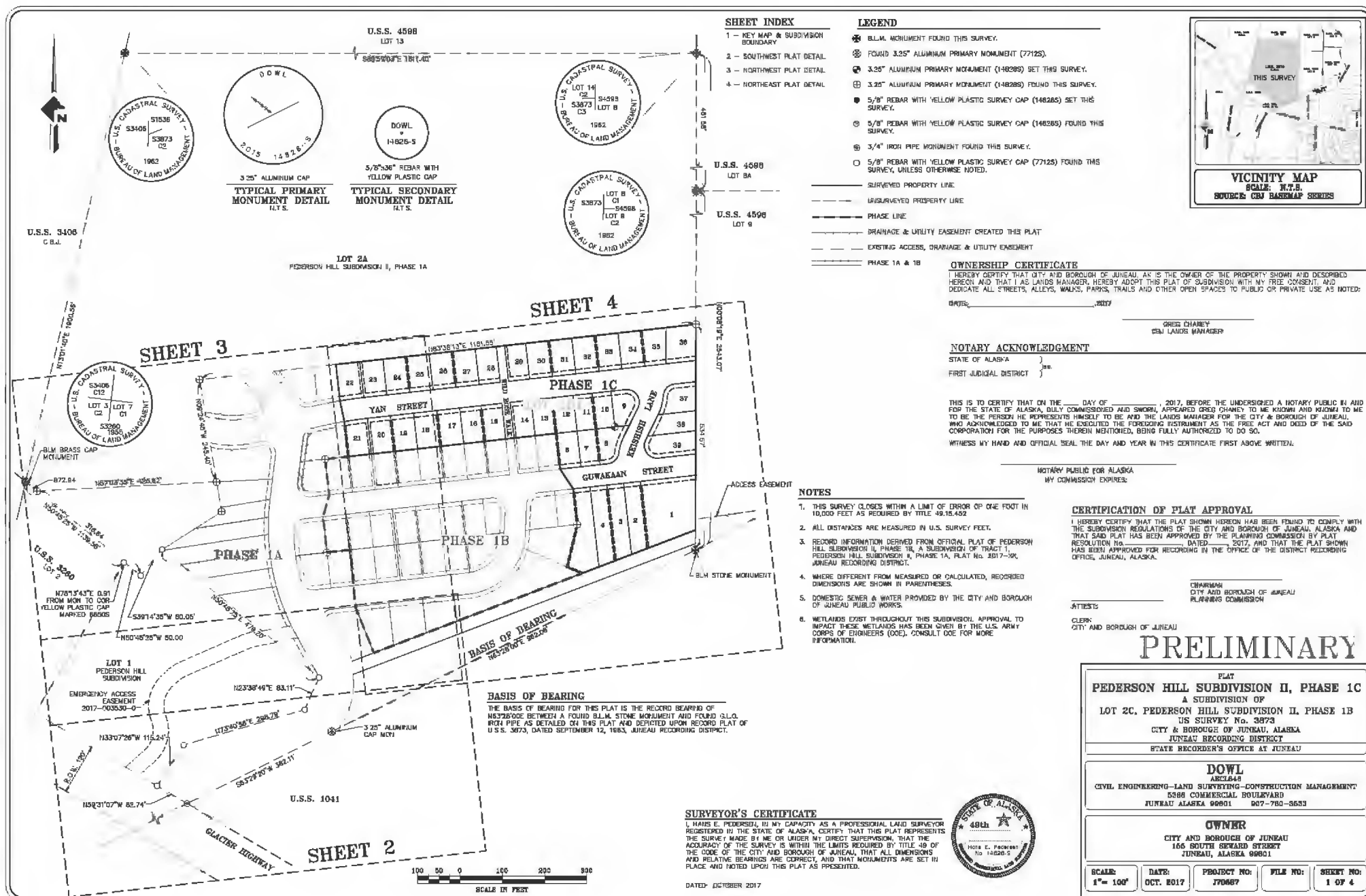
Sincerely,



Jacqueline Kus.een Pata
President & CEO







REAL ESTATE APPRAISAL
Of
Pederson Hill



Pederson Hill Lot 2B, Juneau
AK, 99801

As of
April 28, 2022

Prepared For
Ms. Roxie Duckworth
City and Borough of Juneau Lands
155 S. Seward St
Juneau, AK, 99801

CBJ Purchase order **114664**

Prepared by
RAMSEY APPRAISAL RESOURCE
Roger Ramsey, AK-APRG570

File Name:
22-016

RAMSEY APPRAISAL RESOURCE

10615 Horizon Drive
Juneau,
AK, 99801

9077232936
Fax:
rogerramsey@mac.com

July 13, 2022

Ms. Roxie Duckworth
City and Borough of Juneau Lands
155 S. Seward St
Juneau, AK 99801

Re: Appraisal Report, Real Estate Appraisal
Pederson Hill
Pederson Hill Lot 2B, Juneau,
AK, 99801

File Name: 22-016

Dear Ms. Duckworth:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject is piece of raw vacant land approximately 11.5 acres in size. It is zoned D10 SF, which is a unique zoning district, and the only land zoned this way is the land which the city owns and has developed or is developing immediately proximate to the subject. No large tracts of D10 SF land have been sold to private developers.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

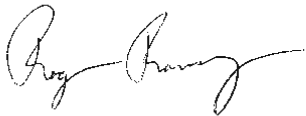
Current As Is Market Value:

The “As Is” market value of the Fee Simple estate of the property, as of April 28, 2022, is

Six Hundred Thirty Five Thousand Dollars (\$635,000)

The market exposure time preceding April 28, 2022 would have been 12 months and the estimated marketing period as of April 28, 2022 is 12 months.

Respectfully submitted,
Ramsey Appraisal Resource



Roger Ramsey
AK-APRG570

2022 7th Late File List to Assembly

Late File Senior & Disabled Veteran Exemption List:

Name	Parcel Number	Property Address
YOUNG SHIMABAKURO	5B2401010011	3828 KIOWA DR
IGNACIO TORIBIO T	5B2101030600	2895 MENDENHALL LOOP RD SP60
EVERETT BOSTER	5B2501690110	8423 DECOY BLVD
LUIS ALFREDO AGUIRRE	5B2101290550	9950 STEPHEN RICHARDS DR SP 55

To Assembly,

Why I have been not applied
for Senior Citizen's Property Tax
Exemption.

I was not sure of my
eligibility for Exemption.

Name: YoungRan Ji. Shimabukuro
(Property and Mailing) Address: 3828 Kiowa Dr.
Juneau, AK 99801
TEL: Home: (907) 523-3050
Cell: (907) 957-7657

Hi, My name is Ignacio Toribio. I didn't file for tax exemp for property because I wasn't aware of it. I was living on a ~~house~~ home before I moved to my new one more than a year now, but now that I know I file for next year.

Ignacio Toribio 8-16-22

Received
AUG 16 2022
CBJ-Assessors Office

Office of the Assessor
155 S Seward Street
Juneau AK 99801

August 25, 2022

RE: CJB Senior Citizen / Disabled Veteran Real Property Exemption

To whom it may concern:

Enclosed with this letter you will find the Application for CJB Senior Citizen / Disabled Veteran Real Property Exemption.

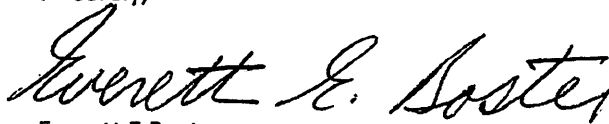
I am submitting the application after the March 31 deadline, because I was unaware that I was eligible for the exemption. I found out about the exemption when speaking with a friend on August 24 - who mentioned it to me.

Had I realized I was eligible for the exemption I most definitely would have turned my application in prior to the March 31 deadline.

Please contact me with any questions you may have.

Your consideration in allowing this exemption is appreciated.

Sincerely,

A handwritten signature in black ink that reads "Everett E. Boster". The signature is written in a cursive style with a large, stylized 'E' at the beginning.

Everett E Boster
907-723-1510
Eboster4@gmail.com

To: City and Borough of
Juneau.

From: Luis A. Aguirre.

I knew this is not the right
Time for Apply for Senior tax
exemp. but I did not until
my friends told me. Luis go and
apply and am doing it.

Sorry for the inconvenience
but your support for my future
is very great.

God bless you.

Luis Aguirre

P.O. Box 35343, Juneau
AK. 99803

Assessor's Office

AUG 29 2022