



JOINT ASSEMBLY/JSD FACILITIES COMMITTEE AGENDA

April 20, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

Joint Assembly/JSD Facilities Committee Worksession

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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. March 31, 2026 - Regular Meeting

F. AGENDA TOPICS

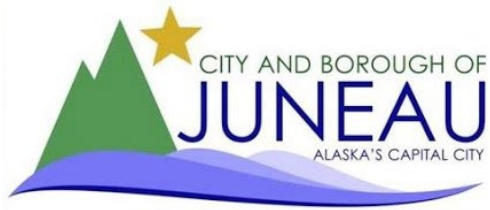
1. Approved JSD Facilities Bond, \$10M & \$15M April 2026
2. Mendenhall River Community School Bank Armoring - Financing
3. JSD Facilities Master Plan - Update

G. NEXT MEETING DATE

1. TBD

H. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



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- A. **CALL TO ORDER** - Chair Neil Steininger called the meeting to order
- B. **LAND ACKNOWLEDGEMENT** - School Board President Haywood read the Land Acknowledgement

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

- C. **ROLL CALL** - A quorum was confirmed.

Attendance noted as follows:

Members Present In-Person: Assembly Member & Chair Neil Steininger; Assembly Member Nano Brooks; Assembly Member Paul Kelly; JSD Director Kristy Germain; JSD School Board President Britteny Haywood; JSD Member Steve Whitney

Members Present Online: Mayor Beth Weldon (Zoom); JSD Member Elizabeth Siddon (Zoom)

CBJ Staff Present: EPW Director Denise Koch; EPW Deputy Director Nate Rumsey; City Architect Liam Knecht; EPW Admin Officer Rose Evans

School District Staff Present: Frank Hauser, Superintendent

- D. **APPROVAL OF AGENDA** – The agenda was approved with no changes.
- E. **APPROVAL OF MINUTES**

- 1. May 6, 2025 - Regular Meeting - Approved with no changes

- F. **AGENDA TOPICS**

- 1. JSD Maintenance Funding Overview

Director Germain reviewed the memo and Deferred Maintenance Planning List included in the packet. She explained that the district receives \$1 million annually from the voter-approved 1% sales tax for deferred maintenance projects and works with CBJ Engineering & Public Works and the City Architect to prioritize those projects. She also reported that

JSD passed its December 2025 preventive maintenance review and continues to use work orders, renewal and replacement schedules, and CIP planning to identify and prioritize facility needs.

Discussion focused on roof conditions, snow-load monitoring, and how projects are prioritized. Staff said current roof priorities include portions of Juneau-Douglas High School, Glacier Valley, and Sayeik Gastineau, and that a district-wide roof assessment is being pursued to better evaluate remaining roof life and possible warranty extensions. In response to questions about winter roof failures, staff said the district is monitoring snow loads and clearing roofs before they reach structural thresholds, and repairs are underway at Glacier Valley and Mendenhall River Community Schools.

Committee members also asked about state major maintenance funding, reimbursement for earlier completed roof projects, and the district's ability to maintain a facilities reserve. Staff said the most recent state-funded project was the Sayeik Gastineau roof and that recent JSD DEED major maintenance requests have ranked well below the projects typically funded. Staff agreed to follow up on how reimbursement for earlier completed roof projects would be credited.

In response to a question from the Chair, Director Germain agreed it was fair to say the annual \$1 million deferred maintenance allocation is the district's primary maintenance funding source outside of direct Assembly appropriations or a potential bond, and that emergent needs often consume those funds before longer-term investments can be made.

2. School Bond Project Lists - For Action

Director Germain reviewed the bond memo and explained the packet picked up where the 2025 discussion ended, using the prior \$10 million concept as a starting point. The updated list retained the main categories of roofs, heating and ventilation, and safety and security, added a general 5% escalation to summer 2026, and included notes showing where project status has changed since last year.

Staff noted that district phones had already been purchased, the Juneau-Douglas High School boiler replacement is being completed in phases through deferred maintenance, and the Renew America's Schools grant is presently funding the audit phase for HVAC controls in five schools, with future construction funding not guaranteed. Director Koch also noted that the proposed FY27 CIP includes \$2 million for school safety and security updates.

Committee discussion centered on whether a future bond package should include projects already funded or underway, how reimbursement would work for previously completed work, how much flexibility should be written into any ballot language, and what procedural steps would still be needed from the School Board and Assembly.

Superintendent Hauser said an updated list could be brought to the School Board at an April meeting for review.

Instead of forwarding a recommendation at this meeting, members identified additional information they wanted brought back for further review, including updated maximum cost estimates for roof work, clearer funding-source and reimbursement information, energy-audit and HVAC-efficiency information, an updated School Board recommendation, and a revised six-year CIP priority list showing needs that would remain if bond-funded items were removed. Chair Steininger said a future recommendation should focus on projects not already funded and on items that would require voter approval. No action was taken on the bond list at this meeting.

3. Discussion on Juneau School District Facilities Assessment

Chair Steininger explained the final agenda item was intended to determine whether staff should prepare additional information on updating the prior school facilities assessment. Director Koch and City Architect Liam Knecht reported that the prior assessment contract, completed about ten years ago, was approximately \$100,000 and took about one year from contract award to final deliverable. Staff cautioned that a new assessment could now fall in the \$200,000 to \$300,000 range and that prior data could not simply be reused.

Mayor Weldon clarified that the committee was not being asked to commission the assessment at this meeting, only to request a cost and timeline estimate. Mr. Kelly then moved to direct staff to bring back to this committee a cost estimate on producing an updated assessment that the committee could review at its next meeting and asked for unanimous consent. Motion passed without objection.

Following the motion, Ms. Siddon asked for clarification that the action did not commit either body to proceeding with the assessment. Chair Steininger confirmed the committee would still need a fuller discussion about whether the study is worth the cost, how it would be funded, and what each body's intended use of the assessment would be. Ms. Siddon also asked that the future agenda continue to track questions related to Mendenhall River riverbank mitigation and other previously assigned joint facilities topics.

G. NEXT MEETING DATE

1. TBD - CBJ Staff will send a survey to determine member availability for a future meeting, likely in April, so the committee can revisit the bond list and other pending joint facilities items.

H. SUPPLEMENTAL MATERIALS

1. School Facilities Report Including School Capacity Report (available online)

I. ADJOURNMENT – 1:09 PM

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

DATE: April 15, 2026

TO: Neil Steininger, Chair
Joint Assembly / JSD Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Kristy Germain, Juneau School District

SUBJECT: Bond Project List

The Juneau Board of Education met on Tuesday, April 14, 2026 and approved, without objection, the following motion:

“I move that the Juneau Board of Education adopt the Facilities Bond project lists in the amounts of \$10 million and \$15 million, and the updated CIP version that does not include the bond projects, and forward to CBJ.”

The documents are [linked here](#), and copied below, including: \$10M Bond List, \$15M Bond List, and Updated CIP that does not include the bond projects.

The full greensheet information from the April 14, 2026 Juneau Board of Education meeting, action item 8.6 is [linked here](#).

10M Option (3 roofs, security, boilers, without HVAC controls) 2026 added notes in bold						
Funding requested through DEED CIP Y/N	Funding requested through CBJ CIP Y/N	Confirmed funding Y/N	Category	Project	New Column TPC Escalated 5%/yr to Summer 2027 (FY28)	Additional information and/or project description March 2026 notes added in bold for Joint Assembly / School Facilities Committee materials.
Y	Y	N	Roof	JDHS Partial Reroof	\$ 636,300.00	Roof between Aux. Gym & Main Gym, over band rooms, hallway, and locker rooms. Full demo and replacement, add fall protection.
N	N	N	Roof	Glacier Valley Reroof	\$ 3,501,750.00	Main School Building, full demo and replacement, add fall protection. Warranty expiration in 2006.
N	N	N	Roof	Sayeik: Gastineau Partial Reroof	\$ 1,102,500.00	Alternate 2 areas that were not reroofed in FY21 under BE21-189: Gym, Commons, Library, Entry, Mech. Penthouse: remove and reinstall FP at gym, provide FP at other Alt. 2 roof areas.
CBJ requested of Legislative	Y	N (CBJ "unscheduled")	Safety and Security	JSD Districtwide Security and Safety Upgrades	\$ 2,205,000.00	Security cameras district-wide on common viewing platform, entry security, Access Controls linked to security cameras, playground safety surfacing and fencing.
Y	Y	N, Phase 3 Construction not funded	Heating & Ventilation	JDHS Boiler Phase 3 Construction	\$ 1,424,000.00	JDHS has two boilers, which are at the end of their life expectancy. Parts are difficult to procure. Lack of energy efficiency is a concern as we use 55 gallons an hour operating these boilers. Deferred Maintenance funds are replacing the two boilers only. Additional funds are needed for full scope of project. JDHS Boiler Project Phase 2 to be completed Summer 2026 with Deferred Maintenance funds. Phase 3 design to be completed with Deferred Maintenance funds. Phase 3 Construction not yet funded. CBJ PM provided a cost estimate of 1.424M.
N	Y	N	Heating & Ventilation	KHE Boiler and Valve Replacement, Room Renovation	\$ 961,800.00	Funding to replace KHE's three boilers that are original to the building, 1997. Replacement will achieve improved energy efficiency.
N	Y	N	Heating & Ventilation	GV and DH Boiler Room (s) Renovation	\$ 1,320,900.00	Funding to replace boilers at Glacier Valley and Dzantik'i Heeni schools.
Total (Rounded)					\$ 11,152,250.00	

15M Option (3 roofs, security, boilers, with HVAC controls) 2026 added notes in bold						Additional information and/or project description March 2026 notes added in bold for Joint Assembly / School Facilities Committee materials.	
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N	Y	N	Heating & Ventilation	KHE Boiler and Valve Replacement, Room Renovation	\$ 961,800.00	Funding to replace KHE's three boilers that are original to the building, 1997. Replacement will achieve improved energy efficiency.	
N	Y	N	Heating & Ventilation	GV and DH Boiler Room (s) Renovation	\$ 1,320,900.00	Funding to replace boilers at Glacier Valley and Dzantik'i Heeni schools.	
Subtotal (Rounded)					\$ 11,182,250.00		
N	Y	N	Heating & Ventilation	HVAC Controls for 4 Schools not included in Renew America's Schools Grant Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS.	\$ 4,620,000.00	CBJ's recent project at Floyd Dryden is similar, TPC \$1.1M: The scope of the project was to essentially recommission the whole HVAC system. Provide direct digital control (DDC) for HVAC and lighting control upgrades. The work also includes, but is not limited to, addition of fire alarm fan shutdown, control valve replacements, balance valve replacements, and associated commissioning, testing, adjusting, and balancing.	
Total (Rounded)					\$ 15,772,250.00		
		N	OPTIONS from CIP not already included in this list	Interior and Exterior Light Controls (2M) MRCS Flooring and Security Entrance (1.5M + 1.5M) JDHS Chef Lab renovation and ventilation (1M) DH Gym Floor and Bleachers (2.412M)			

Dept. CIP w/o bond items

Priority	DRAFT Project	FY 27	FY28	FY29	FY30	FY31	FY32	Notes for discussion
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
2	Interior and Exterior Light Controls (Districtwide)		\$2,000,000					HBV and JDHS controls require ebay purchases
3	MRCS Flooring and Security Entrance (DEED CIP)		\$1,500,000	\$1,500,000				Hallway and Classroom flooring pulling away at some walls and seams.
4	JDHS Chef Lab renovation and ventilation			\$1,000,000				Ventilation upgrades needed, redesign would support Culinary program of CTE and commercial kitchen.
5	DH Gym Floor and Bleachers					\$2,412,000		Recommended priority, patches are not holding. Bleachers have to be removed to replace floor so projects should be done together.
6	Elementary Covered Playground repair							Seven schools, pressure wash, paint, roof panel replacement needed in some areas. Cost estimate needed.
7	JDHS Greenhouse repair							Protection of the structure and repair before more costly/extensive repair is needed. Greenhouse is in use by science classes. Updated cost estimate needed; previous estimate was \$200,000.
8	Playground fencing and safety surfacing improvements (Districtwide)							Fencing repairs, replacement, and additional playground fencing in areas. Assessment of fall protection, pea gravel or recycled tire material, and improvements. Cost estimate needed.
9	Pave parking and drop-off areas at KHE & AB							Cost estimate needed.

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Juneau School District

Date: _____

Compiled by: Kristy Germain and Mark Ibias

Phone number: 907-523-1740

Note: Round the estimated project cost to the nearest thousand

Priority	Project	FY27	FY28	FY29	FY30	FY31	FY32
<i>EXAMPLE #1</i>	<i>Aurora Harbor Rebuild Phase III</i>	<i>\$1,500,000</i>					
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
2	JSD Districtwide Security and Safety Upgrades (Legislative)	\$2,000,000					
3	RAS's HVAC Controls Matching funds: JD, HBV, SES:GV, KHE, & TM	25% matching	25% matching				
4	Interior and Exterior Light Controls (Districtwide)		\$2,000,000				
5	JDHS Boiler Room Renovation Phase 3 (DEED CIP)		\$1,750,000				
6	Structure Repair & Roof Replacement Phase 1-4: JDHS, SES:GV, SA:GA		\$2,500,000	\$1,500,000	\$1,500,000		
7	MRCs Classroom & Hallway Flooring and Security Entrance Phase 1 and 2 (DEED CIP)		\$1,500,000	\$1,500,000			
8	JDHS Chef Lab Renovation (DEED)			\$1,000,000			
9	Kaxdigoowu Heen Boiler and Valve Replacement, Room Renovation			\$1,500,000			
10	SES:GV and DH Campus Boiler Room(s) Renovation			\$1,750,000			
11	Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCs				\$4,000,000		
12	Dzantik'i Heeni Gym Floor and Bleacher Replacement					\$2,412,000	
13							
14							
15							
Totals:		\$3,000,000	\$8,750,000	\$8,250,000	\$6,500,000	\$3,412,000	\$1,000,000

10M Option 2 (3 roofs, security, boilers, not HVAC controls) 2026 added notes in bold							
DEED CIP Y/N	CBJ CIP Y/N	Category	Project	Cost Estimate	TPC Escalated 5%/yr to Summer 2026 (FY27)	New Column TPC Escalated 5%/yr to Summer 2027 (FY28)	Additional information and/or project description March 2026 notes added in bold for Joint Assembly / School Facilities Committee materials.
Y	Y	Roof	JDHS Partial Reroof	\$576,056	\$606,000	\$636,300	Roof between Aux. Gym & Main Gym, over band rooms, hallway, and locker rooms. Full demo and replacement, add fall protection.
N	N	Roof	Glacier Valley Reroof	\$3,168,310	\$3,335,000	\$3,501,750	Main School Building, full demo and replacement, add fall protection. Warranty expiration in 2006.
N	N	Roof	Sayeik: Gastineau Partial Reroof	\$996,578	\$1,050,000	\$1,102,500	Alternate 2 areas that were not reroofed in FY21 under BE21-189: Gym, Commons, Library, Entry, Mech. Penthouse: remove and reinstall FP at gym, provide FP at other Alt. 2 roof areas.
Legislative	Y	Safety and Security	JSD Districtwide Security and Safety Upgrades	\$2,000,000	\$2,100,000	\$2,205,000	Security cameras district-wide on common viewing platform, entry security, phone/intercom system (already purchased phones), Access Controls linked to security cameras, playground safety surfacing and fencing.
Y	Y	Heating & Ventilation	JDHS Boiler Room Renovation and Dualsource Upgrade	\$1,000,000	\$1,050,000	\$1,102,500	JDHS has two boilers, which are at the end of their life expectancy. Parts are difficult to procure. Lack of energy efficiency is a concern as we use 55 gallons an hour operating these boilers. Deferred Maintenance funds are replacing the two boilers only. Additional funds are needed for full scope of project. JDHS Boiler Project Phase 2 to be completed Summer 2026 with Deferred Maintenance funds.
N	Y	Heating & Ventilation	KHE Boiler and Valve Replacement, Room Renovation	\$872,000	\$916,000	\$961,800	Funding to replace KHE's three boilers that are original to the building, 1997. Replacement will achieve improved energy efficiency.
N	Y	Heating & Ventilation	GV and DH Boiler Room(s) Renovation	\$1,198,000	\$1,258,000	\$1,320,900	Funding to replace boilers at Glacier Valley and Dzantik'i Heeni schools.
				Total (Rounded)	\$10,315,000	\$10,830,750	
N	Y	Heating & Ventilation	HVAC Controls for 4 Schools not included in Renew America's Schools Grant Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS.		\$4,400,000	\$4,620,000	CBJ's recent project at Floyd Dryden is similar, TPC \$1.1M: The scope of the project was to essentially recommission the whole HVAC system. Provide direct digital control (DDC) for HVAC and lighting control upgrades. The work also includes, but is not limited to, addition of fire alarm fan shutdown, control valve replacements, balance valve replacements, and associated commissioning, testing, adjusting, and balancing.
				Total (Rounded)	\$14,715,000	\$15,450,750	

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				Total (Rounded)	\$ 11,152,250.00	

15M Option (3 roofs, security, boilers, with HVAC controls) 2026 added notes in bold						
Funding requested through DEED CIP Y/N	Funding requested through CBJ CIP Y/N	Confirmed funding Y/N	Category	Project	New Column TPC Escalated 5%/yr to Summer 2027 (FY28)	Additional information and/or project description March 2026 notes added in bold for Joint Assembly / School Facilities Committee materials.
Y	Y	N	Roof	JDHS Partial Reroof	\$ 636,300.00	Roof between Aux. Gym & Main Gym, over band rooms, hallway, and locker rooms. Full demo and replacement, add fall protection.
N	N	N	Roof	Glacier Valley Reroof	\$ 3,501,750.00	Main School Building, full demo and replacement, add fall protection. Warranty expiration in 2006.
N	N	N	Roof	Sayeik: Gastineau Partial Reroof	\$ 1,102,500.00	Alternate 2 areas that were not reroofed in FY21 under BE21-189: Gym, Commons, Library, Entry, Mech. Penthouse: remove and reinstall FP at gym, provide FP at other Alt. 2 roof areas.
CBJ requested of Legislative	Y	N (CBJ "unscheduled")	Safety and Security	JSD Districtwide Security and Safety Upgrades	\$ 2,205,000.00	Security cameras district-wide on common viewing platform, entry security, Access Controls linked to security cameras, playground safety surfacing and fencing.
Y	Y	N, Phase 3 Construction not funded	Heating & Ventilation	JDHS Boiler Phase 3 Construction	\$ 1,424,000.00	JDHS has two boilers, which are at the end of their life expectancy. Parts are difficult to procure. Lack of energy efficiency is a concern as we use 55 gallons an hour operating these boilers. Deferred Maintenance funds are replacing the two boilers only. Additional funds are needed for full scope of project. JDHS Boiler Project Phase 2 to be completed Summer 2026 with Deferred Maintenance funds. Phase 3 design to be completed with Deferred Maintenance funds. Phase 3 Construction not yet funded. CBJ PM provided a cost estimate of 1.424M.
N	Y	N	Heating & Ventilation	KHE Boiler and Valve Replacement, Room Renovation	\$ 961,800.00	Funding to replace KHE's three boilers that are original to the building, 1997. Replacement will achieve improved energy efficiency.
N	Y	N	Heating & Ventilation	GV and DH Boiler Room (s) Renovation	\$ 1,320,900.00	Funding to replace boilers at Glacier Valley and Dzantik'i Heeni schools.
				Subtotal (Rounded)	\$ 11,152,250.00	
N	Y	N	Heating & Ventilation	HVAC Controls for 4 Schools not included in Renew America's Schools Grant Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS.	\$ 4,620,000.00	CBJ's recent project at Floyd Dryden is similar, TPC \$1.1M: The scope of the project was to essentially recommission the whole HVAC system. Provide direct digital control (DDC) for HVAC and lighting control upgrades. The work also includes, but is not limited to, addition of fire alarm fan shutdown, control valve replacements, balance valve replacements, and associated commissioning, testing, adjusting, and balancing.
				Total (Rounded)	\$ 15,772,250.00	
		N	OPTIONS from CIP not already included in this list	Interior and Exterior Light Controls (2M) MRCS Flooring and Security Entrance (1.5M + 1.5M) JDHS Chef Lab renovation and ventilation (1M) DH Gym Floor and Bleachers (2.412M)		

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Juneau School District

Date: _____

Compiled by: Kristy Germain and Mark Ibias

Phone number: 907-523-1740

Note: Round the estimated project cost to the nearest thousand

Priority	Project	FY27	FY28	FY29	FY30	FY31	FY32
<i>EXAMPLE #1</i>	<i>Aurora Harbor Rebuild Phase III</i>	<i>\$1,500,000</i>					
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
2	JSD Districtwide Security and Safety Upgrades (Legislative)	\$2,000,000					
3	RAS's HVAC Controls Matching funds: JD, HBV, SES:GV, KHE, & TM	25% matching	25% matching				
4	Interior and Exterior Light Controls (Districtwide)		\$2,000,000				
5	JDHS Boiler Room Renovation Phase 3 (DEED CIP)		\$1,750,000				
6	Structure Repair & Roof Replacement Phase 1-4: JDHS, SES:GV, SA:GA		\$2,500,000	\$1,500,000	\$1,500,000		
7	MRCS Classroom & Hallway Flooring and Security Entrance Phase 1 and 2 (DEED CIP)		\$1,500,000	\$1,500,000			
8	JDHS Chef Lab Renovation (DEED)			\$1,000,000			
9	Kaxdigoowu Heen Boiler and Valve Replacement, Room Renovation			\$1,500,000			
10	SES:GV and DH Campus Boiler Room(s) Renovation			\$1,750,000			
11	Districtwide HVAC and Boiler Controls Upgrade: GA, DH, AB, MRCS				\$4,000,000		
12	Dzantik'i Heeni Gym Floor and Bleacher Replacement					\$2,412,000	
13							
14							
15							
Totals:		\$3,000,000	\$8,750,000	\$8,250,000	\$6,500,000	\$3,412,000	\$1,000,000

DRAFT								
Priority	Project	FY 27	FY28	FY29	FY30	FY31	FY32	Notes for discussion
1	JSD Annual Deferred Maintenance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
2	Interior and Exterior Light Controls (Districtwide)		\$2,000,000					HBV and JDHS controls require ebay purchases
3	MRCS Flooring and Security Entrance (DEED CIP)		\$1,500,000	\$1,500,000				Hallway and Classroom flooring pulling away at some wals and seams.
4	JDHS Chef Lab renovation and ventilation			\$1,000,000				Ventilation upgrades needed, redesign would support Culinary program of CTE and commercial kitchen.
5	DH Gym Floor and Bleachers					\$2,412,000		Recommended priority, patches are not holding. Bleachers have to be removed to replace floor so projects should be done together.
6	Elementary Covered Playground repair							Seven schools, pressure wash, paint, roof panel replacement needed in some areas. Cost estimate needed.
7	JDHS Greenhouse repair							Protection of the structure and repair before more costly/extensive repair is needed. Greenhouse is in use by science classes. Updated cost estimate needed; previous estimate was \$200,000.
8	Playground fencing and safety surfacing improvements (Districtwide)							Fencing repairs, replacement, and additional playground fencing in areas. Assessment of fall protection, pea gravel or recycled tire material, and improvements. Cost estimate needed.
9	Pave parking and drop-off areas at KHE & AB							Cost estimate needed.

CITY AND BOROUGH OF JUNEAU SCHOOL DISTRICT
BOARD AGENDA ITEM

 INFORMATION

DEPARTMENT: Operations 8.6

 X ACTION

TITLE: Approval of City and Borough of Juneau School District Bond List - Final

STRATEGIC INITIATIVE:

Juneau School District Strategic Plan Core Values of Safety & Well-Being, Environmental Stewardship, and Preparation.

BACKGROUND:

[Juneau School District Facilities Bond List April 2026 10M, 15M and CIP](#) documents are linked as prepared by Director Germain, Facilities and Maintenance Supervisor Mark Ibias with CBJ Chief Architect Liam Knecht and discussed in the March 31, 2026 Joint Facilities Committee and April 7, 2026 JSD Facilities Committee meetings. The FY2027 JSD six-year CIP is also included in the document linked above. The tabs include: the bond list as presented on 3.31.26, 10M from 4.7.26 Facilities Committee, 15M from 4.7.26 Facilities Committee, the CIP as submitted in December 2025, and the draft updated CIP that removes the bond listed projects. Notes and new information are included in bold and/or notes columns.

JSD was tasked with the following items before the next Joint CBJ/JSD Facilities Committee meeting on April 20, 2026:

- \$10 Million Bond List
- \$15 Million Bond List
- Capital Improvement Projects (CIP) to CBJ without bond list projects

The April 7, 2026 JSD Facilities Committee discussed including the JDHS Boiler project Phase 3 Construction in the 10M and 15M bond lists. The 15M list includes the addition of HVAC controls in the four schools that are not included in the Renew America's Schools grant: SGCS, DH, AB, and MRCS. The additional projects that have been included in our CIP but not in the bond list are: Interior and Exterior Light Controls (2M); MRCS Flooring and Security Entrance (1.5M + 1.5M); JDHS Chef Lab renovation and ventilation (1M); and DH Gym Floor and Bleachers (2.412M). Potential projects to be added to the updated CIP are shown in the last tab and include: covered playground repairs, playground fencing and safety surface repairs, the JDHS greenhouse, paving parking and drop-off areas at KHE and AB. Cost estimates have not been gathered for these additional projects at this time.

The bond list categories are roofs, heating and ventilation, and safety and security.

Roofs – The roof project for JDHS has been included in both our DEED CIP and the CBJ Departmental CIP. Roofs for Sít' Eetí Shaanáx - Glacier Valley and Sayeik Gastineau schools are the next priorities. The insurance work at SES-GV and MRCS roof structure supports due to winter 2025-2026 snowloads is separate of these potential bond projects.

Heating and Ventilation – JSD and CBJ have received a federal grant through the Alaska Municipal League from the Renewing America's Schools program of the Department of Energy. Our project is

currently funded for the audit phase, the energy audit was completed February 2026, and the future construction funding phase is not guaranteed. Juneau School District HVAC controls for five schools were included in this grant: JDHS, HBV, GV, KHE, and TMMS. Our CIP list includes HVAC control upgrades for all schools, including those in the grant. As part of this grant, an energy audit was conducted of these schools February 23- 28, 2026. Informal conversation indicated HVAC controls and updating to LED lighting as main recommendations from the Energy Auditor. HVAC controls for the four schools not included in the grant, (SGCS, DH, AB, and MRCS) are listed in the 15M bond.

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

CURRENT ISSUE BEFORE THE BOARD:

The issue before the Board is to recommend to CBJ a School District Facilities Bond project lists at the amounts of \$10 million and \$15 million and to update the CIP with a version that does not include projects from the bond lists.

RECOMMENDATION:

It is the recommendation of the Administration that the Juneau Board of Education select 10M and 15M bond lists and an updated CIP version that does not include the bond list projects.

PROS/CONS:

The JSD Departmental Capital Improvement Plan (CIP) 6-Year Priorities included over \$18,000,000 in projects not including the \$1,000,000 annual voter-approved Deferred Maintenance amount. We also have an extensive [planning list of deferred maintenance projects](#). Additional funding sources will be necessary to accomplish these school facility projects.

BUDGET IMPLICATIONS:

These would be CBJ bonds, not JSD funds.

NEXT STEPS:

Once adopted, these bond lists and CIP without the bond projects will be forwarded to CBJ for the April 20, 2026 Joint CBJ/JSD Facilities Committee (Project Team) meeting.

MOTION:

I move that the Juneau Board of Education adopt the Facilities Bond project lists in the amounts of \$10 million and \$15 million, and the updated CIP version that does not include the bond projects, and forward to CBJ.



City and Borough of Juneau
Engineering & Public Works Department
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-0800, FAX: 586-4565

DATE: April 20, 2026

TO: Neil Steininger, Chair
Joint Assembly / JSD Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Nate Rumsey, Deputy Director, Engineering & Public Works

SUBJECT: MRCS – Funding and Oversight for Riverbank Armoring

In the spring of 2025, the Juneau School District (JSD) notified Engineering and Public Works (EPW) of erosion of the riverbank adjacent to the perimeter fencing of the Mendenhall River Community School (MRCS) grounds. Upon inspection, EPW worked with JSD to prevent further erosion and develop a two-pronged corrective approach:

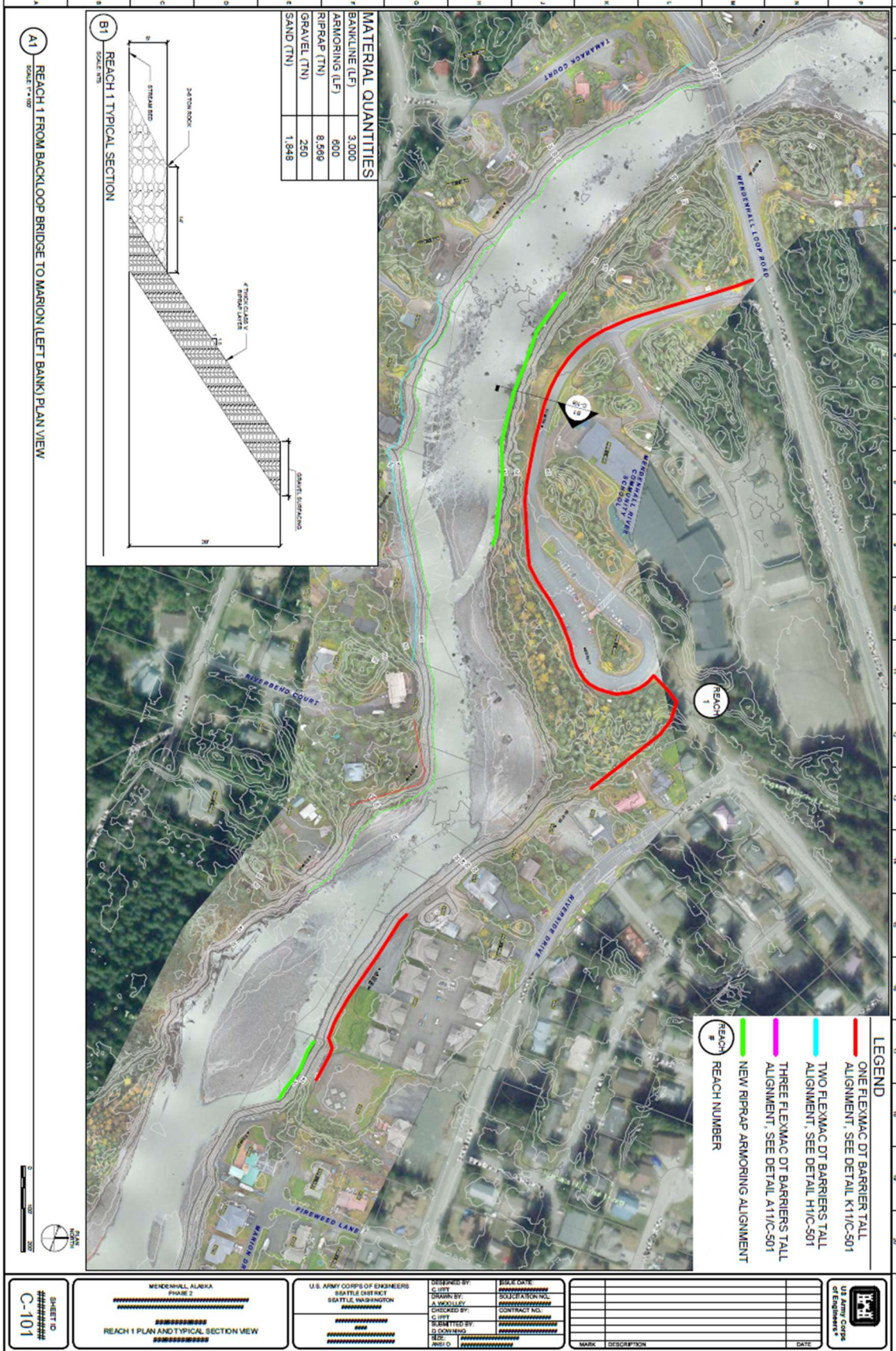
1. In May 2025, a contractor was hired to selectively cut trees (and leave stumps) from vulnerable portions of the riverbank to provide short-term stability in advance of the 2025 Glacial Lake Outburst Flood (GLOF).

This effort was effective, and although some additional erosion occurred, it will be repaired with a subsequent armoring project.

2. A design consultant was hired in July 2025 to design and obtain all required permits for a riverbank armoring project to be completed in the spring and summer of 2026 (in advance of a likely 2026 GLOF). The value of the design and permitting contract is \$136,750, which is funded from the JSD Deferred Maintenance CIP (S02-105).

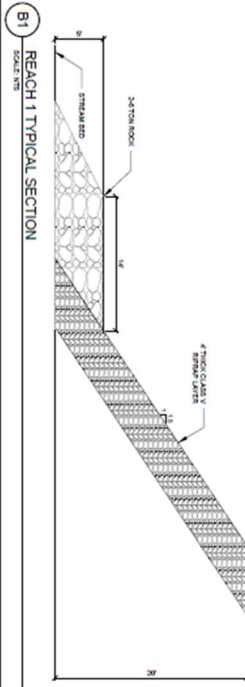
The design is complete and permitting is nearly complete. All required permits will be in place before armoring commences.

In October 2025, the U.S. Army Corps of Engineers (USACE) signed a Cooperative Agreement with CBJ to fund and install riverbank armoring and HESCO barriers along the planned HESCO Phase 2 project at no direct cost to CBJ. USACE awarded a contract to Sealaska in February 2026 to complete this work, including the planned armoring adjacent to MRCS, by July 15, 2026 (see attached USACE drawing highlighting the area to be armored). The value of the MRCS riverbank armoring work is estimated at \$500,000. USACE and Sealaska mobilized in early March and are currently on schedule for on-time completion.



MATERIAL QUANTITIES

BANKLINE (LF)	3,000
ARMORINGS (LF)	600
RIPPRAP (TN)	8,688
GRAVEL (TN)	250
SAND (TN)	1,348



A1 REACH 1 FROM BACKLOOP BRIDGE TO MARION (LEFT BANK) PLAN VIEW

SCALE: 1"=100'

- LEGEND**
- ONE FLEMMAC DT BARRIER TALL ALIGNMENT, SEE DETAIL K11/C-501
 - TWO FLEMMAC DT BARRIERS TALL ALIGNMENT, SEE DETAIL H1/C-501
 - THREE FLEMMAC DT BARRIERS TALL ALIGNMENT, SEE DETAIL A11/C-501
 - NEW RIPRAP ARMORING ALIGNMENT
 - REACH # REACH NUMBER

MENDELLVILLE, ALASKA PHASE 2 REACH 1 PLAN AND TYPICAL SECTION VIEW SHEET ID: C-101	U.S. ARMY CORPS OF ENGINEERS SEATTLE DISTRICT SEATTLE, WASHINGTON	DESIGNED BY: [REDACTED] DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] SUBMITTED BY: [REDACTED] DATE: [REDACTED] REV: [REDACTED]	PROJECT NAME: [REDACTED] SOURCE/FUNCTION: [REDACTED] CONTRACT NO.: [REDACTED]	MARK DESCRIPTION DATE	
	U.S. ARMY CORPS OF ENGINEERS 3901 15th Avenue SW Seattle, WA 98148-3209 TEL: (206) 462-1000 FAX: (206) 462-1001 WWW: www.usace.army.mil				



City and Borough of Juneau
Engineering & Public Works Department
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-0800, FAX: 586-4565

DATE: April 20, 2026

TO: Neil Steininger, Chair
Joint Assembly / JSD Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Liam Knecht, City Architect, Engineering & Public Work

SUBJECT: Juneau School District Facility Master Plan – Draft Summary of Findings

In 2017, CBJ and Juneau School District (JSD) awarded a contract to a team of consultants to develop a JSD Facility Master Plan. The team of consultants included an Architectural firm providing project management and facility master planning; an International Architectural firm providing educational planning and educational facility master planning; a management and operations consultant providing funding projections, operations and capital improvement project consulting. This work was split into two phases. Phase 1 would provide research and information to form the basis of the facility master plan, slated to be completed in a subsequent phase of work (Phase 2). The deliverable from Phase 1 of that contract - a draft summary of the team's findings - was provided in the March 31st, 2026 Joint Assembly/JSD Facilities Committee meeting and is linked here:

[JSD Facility Master Plan - Draft Summary of Findings.pdf](#)

On March 31st, 2026 the Joint Assembly/JSD Facilities Committee requested an updated estimate to perform a similar deliverable. The following is a high-level summary of the anticipated tasks and estimated costs to provide a similar kind of research and information to form the basis of a JSD facility master plan in a subsequent phase of work:

Estimated Costs for Phase 1: \$ 190K

Phase 1:

- Task 1: Enrollment, Funding, and Program Impact
- Task 2: Operational Cost and Efficiency Strategies
- Task 3: Capital Project Prioritization
- Task 4: Capacity & Attendance Area Alignment
- Task 5: Summary of Findings & Next Steps for Master Plan

Phase 2:

Task 6-7: To be determined after Tasks 1-5 (development of the facility master plan based on Phase 1 findings)