ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

July 13, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/91849897300 or 1-669-900-6833 Webinar ID: 918 4989 7300

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. June 1, 2026 PWFC Meeting

F. AGENDA TOPICS

1. Pyrolysis - Resolution of Support for $1.3M in forgivable DEC $ - For Action
2. FEMA Grant Appropriaton 2024 GLOF - For Action
3. D&H Briefing on New Bathrooms Along the Seawalk - Informational

   - Presentation can be found online in Civic Plus

G. CONTRACTS DIVISION ACTIVITY REPORT

1. May 22, 2026 to July 1, 2026

H. NEXT MEETING DATE

1. August 3, 2026 at 12:00 PM, Zoom & Assembly Chambers

I. ADJOURNMENT

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

city.clerk@juneau.gov.

ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

June 5, 2026 at 12:00 PM

DRAFT - Assembly Chambers/Zoom Webinar

Assembly Public Works and Facilities Committee Worksession

https://juneau.zoom.us/j/91849897300 or 1-669-900-6833 Webinar ID: 918 4989 7300

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

Members Present In-Person: Chair Ella Adkison; Neil Steininger; Nano Brooks

Members Present Online: Alicia Hughes-Skandijs

CBJ Staff Present: EPW Director Denise Koch; EPW Deputy Director Nate Rumsey; Administrative Officer II Rose Evans; Utilities Superintendent Brian McGuire; Parks and Rec Director Mark Wheeler, Finance Director Angie Flick, Utilities Engineer Alan Steffert, Architect Steve Tada, Utilities P&T Plant Manager Chad Gubala, Contracts Administrator Stevie Gawryluk, Chief CIP Engineer John Bohan, Visitor Industry Director Alexandra Pierce, and Deputy Municipal Clerk Di Cathcart.

Other assembly members present: Paul Kelly

D. APPROVAL OF AGENDA - The agenda was approved.

E. APPROVAL OF MINUTES

1. March 16, 2026 PWFC Minutes - Draft - Approved with no changes

F. AGENDA TOPICS

1. Funds Transfer Request from Power Upgrades for Electric Buses CIP (D71-091) to Bus Barn CIP (D71-095) - For Action

   [No audio – first six minutes of audio missing – notes used to complete summary below] This action was a housekeeping action to correct an error made in the FY25 CIP. Mr. Steininger moved that the Public Works and Facilities Committee forward a transfer to the

Full Assembly for approval for the transfer of $756,000 from the Power Upgrades for Electric Buses to Bus Barn Improvements in the amount of $100,000.

The Committee passed a motion to move this transfer request to the Assembly.

2. Funds Transfer Request from Marine Park to Taku Upland Improvements CIP (H51-116) and Waterfront Museum CIP (D23-060) to Waterfront Seawalk CIP (H51-113) - For Action

[No audio – first six minutes of audio missing – notes used to complete summary below] The Assembly previously directed staff to pause work on the Waterfront CIP. Therefore, the Marine Passenger fees are being directed to the next highest priority. Mr. Brooks moved that the Public Works and Facilities Committee forward a transfer to the Full Assembly for approval for the transfer of $1,298,824 - $798,824 from the Marine Park to Taku Uplands Improvements/Archipelago and $500,000 from the Waterfront Museum to the Waterfront Seawalk.

The Committee passed a motion to move this transfer request to the Assembly.

3. Funds Transfer Request from the Contaminated Sites Reporting CIP (D24-049) to the Waste Transfer Station (D12-113) and Savikko Park Contamination Remediation (P41-116) - For Action

Director Koch explained this CIP was set up when there was PFAS contamination found associated with the Hagevig Fire Training Center to address some of the monitoring requirements to match Alaska Department of Environmental Conservations requirements. She noted this is several years old, and a lot of this work has happened. Alaska DEC has not had other requirements for them recently requiring them to spend more money. She said the Parks and Recreation Department found some contamination at Savikko Park, so they are requesting to close out this CIP and move it to help with the contamination issue there. She noted there is a request for $99,003 of that to go to the Waste Transfer Station CIP, which was identified as an important legislative capital priority and Assembly goal.

Mr. Brooks commented it says once the assessment stage is complete, CBJ would be eligible to apply for assistance with the cleanup stage. He asked when they thought that assessment stage would be complete.

Mr. Wheeler responded the Brownsfield Program is divided into several stages, with the first being assessment, and after they complete the assessment they are eligible to apply for cleanup funding. He said DEC received EPA funding to do an assessment of the perimeter of the tank they found contamination within to see if it exists beyond the tank, which they plan to do this summer. He added after that is done, they will apply to the EPA directly for an assessment grant again to remove the tank and see if there is anything beneath it. He expressed their goal is to not use CBJ funds, but it is nice to have it as a resource if needed for a match or any additional work that may be required.

Mr. Brooks inquired if the goal would be to assess each tank in the area through this program or is it just for this specific scenario.

Mr. Wheeler answered just this specific scenario.

Ms. Hughes-Skandijs commented she was a little nervous about have CCFR cover the future costs if something comes up. She asked when was the last time they did any active monitoring for the original project.

Director Koch responded it had been around two years since they have been required by DEC take some actions. She agreed there is always the potential DEC could ask for some actions relative to monitoring., If that happens, those costs would be integrated as part of the fire department's operating budget. She clarified that CCFR was part of the internal conversation they had about this proposed change, so they are aware of it.

Ms. Hughes-Skandijs asked what the current Waste Transfer CIP balance is.

Director Koch answered she was pretty sure the proposal is $250,000 in the CIP. She noted they worked with Jacobs to flesh out both capital and operational costs for a waste transfer station, which are generally anywhere from $14 million to $20 million, with design cost generally 10% of that, so this transfer is not enough for them to start design. It would just be an initial deposit.

Mr. Steininger moved that the Public Works and Facilities Committee forward a transfer to the Full Assembly for approval for the transfer of $199,003 from the Contaminated Sites Reporting to Savikko Park Contamination Remediation in the amount of $100,000 and the Waste Transfer Station in the amount of $99,0003.

Ms. Hughes-Skandijs objected.

Ms. Hughes-Skandijs moved an amendment to the motion to eliminate the transfer of the $99,003 to Waste Transfer Station CIP (D12-113) and just have $100,000 transferred to Savikko Park Contamination Remediation. She asked for unanimous consent.

Mr. Steininger objected, as he felt they needed to be putting money into the Waste Transfer Station and their varying funding sources for dealing with solid waste in Juneau.

Chair Adkison also objected. She voiced that she heard the concerns, but felt if there are funding needs down the line for this, they can tackle that when the time comes. She stated the waste transfer station timeline is a little scary, so she wanted to see more money go into that project.

Ms. Hughes-Skandijs expressed she was very supportive of them taking control of their waste destiny and the waste transfer station, but she felt the potential monitoring on the fire station did not sound like an operating cost and more capital in nature.

Mr. Brooks objected to ask a question – He asked if this would be pulling everything remaining out of the CIP.

Director Koch answered yes, it would close out that CIP.

The amendment failed 3-1.

The original motion passed and the transfer moved to the full Assembly for approval.

4. Funds Transfer Request from Lemon Creek Park CIP (P46-110) and Capital School Park Reconstruction CIP (P41-100) to Parks & Playground Maint CIP (P41-108) - For Action

   Director Koch explained these projects are finished but still have a small amount of money in them, so they are trying to find an open and relevant CIP. They are two parks projects, so they are proposing to move them into a Parks & Playground Maintenance CIP.

   Mr. Brooks moved that the Public Works and Facilities Committee request a transfer of $25,957 from CIP (P46-110) and $1,929 from CIP (P41-100) to CIP (P41-108) to the Full Assembly. He asked for unanimous consent.

   The motion passed.

5. Funds Transfer Request from Bridge Repairs CIP (R72-172) to Parks & Recreation Deferred Bldg Mnt. (P44-091) - For Action

   Director Koch stated this CIP did not name a particular bridge project and contains a relatively small amount of money compared to the cost of a bridge. She noted there has not been any action in the CIP in a while. She voiced that Deferred Building Maintenance is an item that has been a priority for the Assembly over the last few years, so they are proposing closing the Bridge Repairs CIP and moving the funds to a more active CIP, with more draw down that is an Assembly priority.

   Ms. Hughes-Skandijs asked if this is the sort of thing that Streets would be using or what type of bridge it would be used for.

   Director Koch answered these funds would be used for relatively minor repairs for bridges, like maybe a pothole or putting timber down to augment stability.

Mr. Steininger moved that the Public Works and Facilities Committee recommend to the Full Assembly for adoption a transfer of $106,884 from Bridge Repairs to Parks & Recreation Deferred Building Maintenance.

Mr. Brooks objected. He said that amount did not seem like it could address a huge immediate issue, but for a large bridge issue, that is a design cost at 10%, so there may be a need in having that available for a potential bridge issues or larger projects that might come up.

The motion passed 3-1.

6. Funds Transfer Request from Juneau Renewable Energy Strategy Implementation CIP (D12-083) to Waste Transfer Station CIP (D12-113) - For Action

Director Koch stated this funds transfer is following the similar concept of trying to look at CIPs that have not had action in a while and trying to keep them with a similar theme. She mentioned the Juneau Renewable Energy Strategy Implementation CIP contains $41,181, and was used in the past to do a greenhouse gas emission inventory report that they finalized in August 2023, and the company that did the work for them offered to do minor updates for subsequent price of $10,000 per year at the time. However, the original company was then bought out, and the new company was not interested in continuing that work for that cost. She explained they are proposing to transfer that money to add more to the Waste Transfer Station CIP.

Ms. Hughes-Skandijs asked if they looked at any other types of projects to use that money on, as it has a broad number of things it could be applied to.

Director Koch responded that the Juneau Renewable Energy Strategy and the goals of the Assembly at that time infiltrated into several areas of how CBJ does its business, but she did not have a particular other project in mind that would fit.

Mr. Steininger moved that the Public Works and Facilities Committee forward to the Full Assembly for approval a transfer of $41,181 from the Juneau Renewable Energy Strategy to Wast Transfer Station CIPs.

The motion passed.

7. Utilities Summer 2026 Operations and CIP Update

Director Koch provided an update on their drinking water and wastewater utilities. She was impressed by the work staff did during the breaks, mostly inevitably happening on the weekends and after hours. She talked about the Salmon Creek AEL&P planned shutdown, and stated utility staff has been working with AEL&P and planning this for months, as well as having discussions with large volume water users. She noted they plan to wrap up this year's portion of that by the end of June. She updated the Committee on the capital projects for the drinking water side, which include the Last Chance Basin Project, Cope Park Pump Station Project, and Salmon Creek Filtration Plant Clear Well Water Main Connection. She talked about the impact from snowpocalypse, spring work preparing to receive wastewater from cruise ships, work done for HESCO barrier installation, and continuing to fill vacancies and find operators. She gave updates on capital projects on the wastewater utility side, including Bio Solids Crusher, Vactor Receiving Station at the JD Wastewater Treatment Plant, Kiowa Drive Sewer replacement, Biosolids Disposal Hydrolysis, and road reconstruction projects with water and utility works.

Chair Adkison mentioned she saw a scary and vague sentence on the water utility side about impacts on staff persisting and only being managed temporarily. She asked where they were with staffing and what the reasons were if there are problems.

Director Koch responded they have their own CBJ employees who have to operate the wastewater treatment plants, drinking water plants, collections system, and distribution system, and they have historically had a lot of vacancy in the utility. She added the utility frequently lapses a lot of money as well due to personnel cost. The vacancy was highlighted in the drinking water section because that section is smaller than the wastewater team, and they have more wastewater treatment operators for their treatment plants than operators for their drinking water plant at Salmon Creek. She added that when they have things like breaks and leaks, they are understaffed and people are having to work a lot of overtime. She noted they have also had concerns about pay and employees leaving for other jobs. She asked HR to do a version of a pay study for some of those staff members, as drinking water is very critical and they need staff to do that work.

Chair Adkison commented they have had a lot of high snow events in the last handful of years and there is concern that could persist in the future. She inquired if there has been any thought put into how to help manage that stress on their water utilities.

Director Koch responded that every natural disaster seems to have a little bit of its own flavor they cannot fully plan for, but they learn during each disaster and now have their own staff and various contractors in town who have experience in shoveling out all of their hydrants. She added they also have the option to purchase additional equipment to help with digging out, but hiring laborers intermittently is sometimes cheaper than getting really expensive pieces of equipment that is used infrequently.

G. CONTRACTS DIVISION ACTIVITY REPORT

1. February 21, 2026 to May 22, 2026

H. NEXT MEETING DATE

1. July 13, 2026

I. 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.

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

DATE: 7/13/2026

TO: Ella Adkison, Chair
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Brian McGuire, Utilities Superintendent
Alan Steffert, Utilities Engineer

SUBJECT: State Revolving Fund (SRF) Pyrolysis Loan - Action Requested

The Pyrolysis project aimed at addressing high shipping costs of biosolids disposal is currently in the preliminary stages of design. In June of 2026, the design RFP was awarded to Tetra Tech, and the design phase has begun.

The CBJ Utility was previously allocated grant money from the ADEC SRF emerging contaminants program that is fully forgivable and may be used for the design and construction phases of a pyrolysis unit at the Mendenhall Treatment Plant. The SRF program has now indicated that there is an opportunity to apply for additional $1,306,000 in fully forgivable funds that will bring the loan to a total of $4,184,000. The original loan of $2.878M + additional $1.306M= $4.184M. This additional funding is very helpful but still not expected to fully cover the costs of construction and consignment of the pyrolysis unit integration into the current solids handling process. SRF funds come with AIS (American Iron and Steel) and BABA (Build America, Buy America Act) requirements that may complicate completion of this project. Regardless, it is prudent to apply for and secure SRF loan funding, since SRF loan allocations and CBJ appropriations can be reversed without consequence if AIS/BABA conditions prove to be overly restrictive.

Action Requested

Staff requests this resolution be forwarded to the full Assembly for adoption, authorizing the application for a $4,100,000 SRF loan for the pyrolysis unit at the Mendenhall Treatment Plant.

CITY AND BOROUGH OF JUNEAU

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

DATE: July 13, 2026

TO: Ella Adkison, Chair
Public Works and Facilities Committee

FROM: John Bohan Chief CIP Engineer

SUBJECT: FEMA Response and Repairs Grant Awards

CBJ was awarded $526,602 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood. This ordinance appropriates the FEMA funding and deappropriates Restricted Budget Reserve funds that were previously appropriated in FY2025 for the 2024 glacier lake outburst flood response.

The requested budget actions are as follows:

Appropriate:			
To: Capital Budget			
	D14-105	HESCO Barriers Additional Phases	$ 127,192
	R72-176	Pavement Management	102,281
	R72-180	2024 Flood Stormwater System Repairs	50,500
			$ 279,973
To: Operating Budget			
		General Engineering	$ 246,629
Deappropriate:			
From: Capital Budget			
	R72-180	2024 Flood Stormwater System Repairs	($ 152,781)
From: Operating Budget			
		General Engineering	($ 150,000)

Action Requested

Staff requests the above appropriations ($526,602) and deappropriations ($302,781) be forwarded to the full Assembly for approval.

MEMORANDUM

TO: Denise Koch
Engineering & Public Works Director

FROM: Stevie Gawryluk
Contract Administrator

Date: July 1, 2026

SUBJECT: Procurement Division – Construction Contracts Activity
May 22, 2026 to July 1, 2026

Current Bids – Construction Projects >$50,000

BE26-132	3rd Street & Harris St. Stairs, Boardwalk, & Utilities Upgrade	Engineer estimate: $5,750,000 - $6,250,000 Bids due: July 8, 2026
BE27-025	Burns Building Renovations	Engineer estimate: $4,850,000 - $6,200,000 Bids due: July 13, 2026
BE26-123	JDWWTP Clarifier Building Upgrades	Engineer estimate: $600,000 - $700,000 Bids due: July 28, 2026

Current RFPs – Alternative Procurement

	None	

Current RFPs – Services

RFP E27-032	Juneau School District Roof & Covered Play Areas Condition Assessment	Two proposals received: Cornerstone and Northwind Architects. Selection in progress.
RFP E26-274	Telephone Hill Site Developer RFP	One proposal received: Leland Consulting. Contract in negotiations.
RFP E26-222	MWTTP Campus Structural Corrosion & Life Safety Assessment	Two proposals were received. RESEPEC selected. Contract in negotiations.
RFP E26-239	Design Services MWWTP Pyrolysis	Two proposals were received. Tetra Tech, Inc. selected. Contract in negotiations.
RFP E26-254	Telephone Hill Site Demolition	Paused until further notice.

Other Projects – Professional Services – Contracts, Amendments & MRs >$20,000

	None	

Construction Change Orders (>$20,000)

	None	

Term Contracts for Small Civil & Utility Construction Services (>$20,000)

	None	

Term Contracts for CBJ Material Sources Construction Services (>$20,000)

	None	

Term Contracts for Downtown Stair Repair Services (>$20,000)

	None	

Term Contracts for General Construction Services (>$20,000)

	None	

Term Contracts for Painting Work (>$20,000)

	None	

Term Contracts for Electrical Work (>$20,000)

	None	

Term contract for Professional Services (>20,000)

	None	

Key for Abbreviations and Acronyms

Am Amendment to PA or Professional Services Contract	**PA** Project Agreement - to either term contracts or utility agreements
CA&I Contract Administration & Inspection	**RFP** Request for Proposals, solicitation for professional services
CO Change Order to construction contract or RFQ	**RFQ** Request for Quotes (for construction projects <$50K)
MR Modification Request – for exceptions to competitive procurement procedures	**RSA** Reimbursable Services Agreement
NTE Not-to-exceed	**SA** Supplemental Agreement
NTP Notice to Proceed	**UA** Utility Agreement