



## ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

August 3, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

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<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. July 13, 2026

**F. AGENDA TOPICS**

1. GLOF\_Volunteer Info  
[Supplemental material will be posted in Civic Plus prior to meeting]
2. GLOF\_FEMA Grant Award Appropriation - For Action
3. GLOF\_THRHA Grant Award Appropriation - For Action
4. SRF Loan for Underground Utility Pipe Replacement - For Action
5. Funds Transfer from Starlite Court Improvements CIP (R72-181) to Downtown 10th, F & W 8th Streets Reconstruction Project CIP (R72-169) - For Action
6. Funds Transfer from Dimond Park Fieldhouse Bank Armoring CIP (P41-114) to Adair Kennedy Park CIP (P41-106) - For Action

**G. CONTRACTS DIVISION ACTIVITY REPORT**

1. July 1, 2026 - July 24, 2026

**H. NEXT MEETING DATE**

1. August 31, 2026

**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](mailto:city.clerk@juneau.gov).



## ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

July 13, 2026 at 12:00 PM

**DRAFT** - 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 - Read by Mr. Brooks.

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 Absent: Alicia Hughes-Skandijs

CBJ Staff Present: Administrative Officer II Rose Evans; Chief CIP Engineer John Bohan, CBJ Port Director Carl Uchtyl; Mayor Beth Weldon; Utilities Superintendent Brian McGuire; Parks and Rec Director Mark Wheeler; Utilities Engineer Alan Steffert; Contracts Administrator Stevie Gawryluk

Other assembly members present: Paul Kelly; Maureen Hall

### D. APPROVAL OF AGENDA - The agenda was approved.

### E. APPROVAL OF MINUTES

1. June 5, 2026 PWFC Meeting Minutes - Draft - Approved with no changes.

### F. AGENDA TOPICS

1. Pyrolysis - Resolution of Support for \$1.3M in forgivable DEC \$ - For Action

Mr. Bohan explained there was a memo from Brian McGuire, Utilities Superintendent, and Utility Engineer Alan Steffert regarding ADEC offering them an additional \$1.3 million of forgivable funding for the pyrolysis project. He said they wanted to add that in a resolution of support an authorization to apply for the loan to the existing pyrolysis loan that have in action. He requested they forward that to the Assembly.

Mr. Steininger moved the Public Works and Facilities Committee forward to the Full Assembly for adoption a resolution to authorize the application for a \$4.1 million state revolving fund loan for the pyrolysis unit. He asked for unanimous consent.

The motion passed.

2. FEMA Grant Appropriation 2024 GLOF - For Action

Mr. Bohan explained FEMA awarded them \$527,000 for flood mitigation from the 2024 GLOF, which include some bank armoring, pavement repairs to View Drive, and storm drainage improvements. He said the funds would be appropriated into the budget and they would move some of the funding originally allocated back to the General Fund and other reserves it came from. He requested they move the appropriations and de-appropriations to the Full Assembly.

Mr. Brooks asked if that was the total FEMA payout for the previous year request.

Mr. Bohan answered that is what they were awarded for the 2024 GLOF.

Mr. Brooks moved the Public Works and Facilities Committee forward to the Full Assembly for approval of the appropriations of \$526, 602 and the de-appropriation of \$302,781. He asked for unanimous consent.

The motion passed.

3. D&H Briefing on New Bathrooms Along the Seawalk - Informational

- Presentation can be found online in Civic Plus

Mr. Bohan introduced Mr. Uchytel to provide an update on the Seawalk and proposed new restrooms.

Mr. Uchytel stated he wanted to make sure Docks and Harbors is not getting ahead of the Assembly and other members of the public on updates with the Seawalk. He said they have had a public meeting and are scheduled to meet with the Visitor Industry Taskforce and give them an update, which was funded with FY27 Marine Passenger Fee fund money. He went over the project team and project status to date. He voiced that this project is to build bathrooms along the Seawalk, and he showed some pictures and renderings for the project. He mentioned that Phase 1 was the downtown waterfront improvements that was completed in 2021, and Phase 2 is the bathrooms and a waiting area. He noted they had a public meeting on April 7th, and there was some concerns about where the Lone Sailor statue was to be located, and the Pioneers of Alaska agreed to move it to another location. He added that at the Archipelago property, there is a dirt lot in private ownership, which has been rebranded to Finn's Alaska, with the idea of of a 55-foot building with a 4D theater experience in it. He shared they wanted to wait to see the feel and vibe after this big development before developing the rest of the uplands next to the restrooms. He showed pictures of the design and overall footprint. He stated if Finn's

Alaska can be run year-round, it would be smart to also try to provide a facility that can be used by nonprofits year-round, and they want to be able to advertise construction in August so they contractor can get in and at least get the foundations poured and steel erected over the winter.

Mr. Steininger thanked Mr. Uchytel for the presentation and update. He asked if the Peratrovich Plaza had enough space to add a couple vendors, as he assumes most of those vendors there now will move back to Marine Park when the two food stalls are there.

Mr. Uchytel answered Docks and Harbors position is to always minimize the amount of commercial presence along the Seawalk, and they try to discourage private use in that manner along the Seawalk. He said they respect the existing established businesses, and Docks and Harbors does not want to be perceived in competition with those businesses as a general rule.

Mayor Weldon voiced her concerns were this wiping out the parking they just put in there and if Docks and Harbors was going to do the security on this, as they do not want it to end like the downtown transit center that was taken over.

Mr. Uchytel responded they are very aware that everybody needs bathrooms and nobody wants to manage bathrooms, but Docks and Harbors is willing to take that on as public service. He did not think the use they anticipate would be a problem in the summer. He added he wanted to try to keep the family bathroom open year-round so people walking dogs along the Seawalk have a place to use the restroom, and they will be as smart as they can in working with the design team to build in things to dissuade bad behavior or have a way to unlock it through a text so they know who is going in. In regard to the parking lot, where the bathrooms will go is outside of the parking area, so no parking will be affected by the location of the proposed bathrooms.

Mr. Brooks asked if someone was using it as a venue space, would there be a way for the public to still access the bathrooms without going through the common space.

Mr. Uchytel responded that the waiting area is on one side and the bathrooms on the other, and they can close off the family bathroom in the top left corner, still have an event in the meeting room, and still have access to the other stalls, and they are looking at ways to do that.

Chair Adkison thanked them for the update.

#### **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**

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

DATE: August 3, 2026  
TO: Ella Adkison, Chair  
Public Works and Facilities Committee  
THROUGH: Denise Koch, Director, Engineering and Public Works  
FROM: John Bohan, Chief CIP Engineer  
SUBJECT: FEMA Response and Repairs Grant Awards – Action Requested

CBJ was awarded \$427,990 in Federal Emergency Management Agency (FEMA) funding for response and repair costs related to the August 2024 glacier lake outburst flood (GLOF). These funds are for the repairs to riverbank armoring protecting the Mendenhall Wastewater Treatment Plant and for reimbursing "Emergency Protective Measures" - staff overtime incurred responding to the GLOF.

The requested appropriations are as follows:

To: CIP U76-132 Wastewater Flooding Repairs \$ 406,000

To: Operating Budget \$ 21,990

Consisting of:

General Fund:

|                       |                  |
|-----------------------|------------------|
| Police                | \$ 9,704         |
| Streets               | 3,431            |
| Parks and Landscape   | 2,707            |
| Engineering           | 2,016            |
| Community Development | 739              |
| Youth Services        | 555              |
| Manager's Office      | 312              |
| Recreation            | 78               |
| Total General Fund    | <u>\$ 19,542</u> |

Enterprise Funds:

|                        |                 |
|------------------------|-----------------|
| Wastewater             | \$ 1,179        |
| Water                  | 332             |
| Total Enterprise Funds | <u>\$ 1,511</u> |

Internal Service Funds:

|                              |               |
|------------------------------|---------------|
| Fleet Maintenance            | \$ 937        |
| Total Internal Service Funds | <u>\$ 937</u> |

**Action Requested**

Staff requests the above appropriations (\$427,990) be forwarded to the full Assembly for approval.

Presented by: The Manager  
Introduced: August 17, 2026  
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(AR)

**An Ordinance Appropriating \$427,990 to the Manager for 2024 Glacier Lake Outburst Flood Response and Repairs; Funding Provided by the United States Federal Emergency Management Agency (FEMA).**

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 \$427,990 for 2024 glacier lake outburst flood response and repairs, allocated as follows:

To: Capital Budget

|         |                             |            |
|---------|-----------------------------|------------|
| U76-132 | Wastewater Flooding Repairs | \$ 406,000 |
|---------|-----------------------------|------------|

To: Operating Budget

|                       |  |                  |
|-----------------------|--|------------------|
| General Fund:         |  |                  |
| Police                |  | \$ 9,704         |
| Streets               |  | 3,431            |
| Parks and Landscape   |  | 2,707            |
| Engineering           |  | 2,016            |
| Community Development |  | 739              |
| Youth Services        |  | 555              |
| Manager’s Office      |  | 312              |
| Recreation            |  | 78               |
| Total General Fund    |  | <u>\$ 19,542</u> |

|                        |  |                 |
|------------------------|--|-----------------|
| Enterprise Funds:      |  |                 |
| Wastewater             |  | \$ 1,179        |
| Water                  |  | 332             |
| Total Enterprise Funds |  | <u>\$ 1,511</u> |

|                              |  |               |
|------------------------------|--|---------------|
| Internal Service Funds:      |  |               |
| Fleet Maintenance            |  | \$ 937        |
| Total Internal Service Funds |  | <u>\$ 937</u> |

|                        |  |                  |
|------------------------|--|------------------|
| Total Operating Budget |  | <u>\$ 21,990</u> |
|------------------------|--|------------------|

**Section 3. Source of Funds**

United States Federal Emergency Management Agency (FEMA) \$ 427,990

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk



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

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DATE: August 3, 2026

TO: Ella Adkison, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

SUBJECT: THRHA HUD ICDBG – IT \$582k Grant Appropriation Request – Action Requested

The Tlingit-Haida Regional Housing Authority (THRHA) obtained a grant from the U.S. Department of Housing and Urban Development (HUD) Indian Community Development Block Grant – Imminent Threat Program (ICDBG-IT). THRHA received \$600,000 to repair bank armoring on the Mendenhall River that has been damaged by the Glacial Lake Outburst Flooding (GLOF). THRHA will provide \$582,000 to CBJ to repair areas of damaged riverbank armoring.

**Action Requested**

Staff requests that the Public Works and Facilities Committee forward an appropriation ordinance for the \$582,000 for Mendenhall Riverbank armoring repairs, to the full Assembly for approval.

Presented by: The Manager  
Introduced: August 17, 2026  
Drafted by: Finance

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2026-01(b)(F)**

**An Ordinance Appropriating \$582,000 to the Manager for the HESCO Barriers Additional Phases Capital Improvement Project; Grant Funding Provided by Tlingit Haida Regional Housing Authority.**

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 \$582,000 for the HESCO Barriers Additional Phases Capital Improvement Project (D14-105).

**Section 3. Source of Funds**

|                                          |            |
|------------------------------------------|------------|
| Tlingit Haida Regional Housing Authority | \$ 582,000 |
|------------------------------------------|------------|

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Breckan L. Hendricks, Municipal Clerk



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

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DATE: 8/3/2026

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) Loan for Underground Utility Pipe Replacements - Action Requested

ADOT&PF (DOT) intends to reconstruct several State-owned streets in the downtown Juneau area in the next two to five years. This provides CBJ a window of opportunity to replace our aged Wastewater and Drinking Water infrastructure under those roads. CBJ will partner with the State to replace utility infrastructure as part of their Downtown Streets (S. Franklin to Thane) reconstruction project. CBJ will also replace its underground utilities on Glacier Hwy between Ross Way and Salmon Creek as a city construction project before the State's road reconstruction project gets underway.

Both Projects are in the design phase. CBJ requests support for using SRF Program to fund the design of CBJ Utility upgrades. The Utilities' most recent Rate Studies included capacity to service loans for capital projects, and the use of SRF funds aligns with the strategy approved in the most recent Utility rate increase. SRF funds carry a 2% interest rate, which is lower than commercially available rates.

Additionally, using SRF financing is the most appropriate funding strategy for these projects because they are being delivered in conjunction with State projects already subject to federal funding requirements, including Build America, Buy America (BABA), American Iron and Steel (AIS), and other federal contracting provisions. This subjects any funding source we use to the same federal requirements. CBJ can use its enterprise capital for projects that aren't a good fit for or are ineligible for SRF funding. The amounts being requested at this time are as follows

Downtown Streets Reconstruction (S. Franklin to Thane):

1. Drinking Water Utility: \$500,000.
2. Wastewater Utility: \$500,000.

Glacier Hwy Reconstruction (Ross Way to Salmon Creek):

1. Drinking Water Utility: \$500,000.
2. Wastewater Utility: \$250,000.

### **Action Requested**

Staff requests that this resolution be forwarded to the full Assembly for adoption, authorizing an SRF loan application for a total of \$1,750,000 to replace aging utility infrastructure associated with the DOT Downtown Streets Reconstruction and the Glacier Hwy Reconstruction.



DATE: August 3, 2026

TO: Ella Adkison, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

SUBJECT: Funds Transfer from Starlite Court Improvements CIP (R72-181) to Downtown 10<sup>th</sup>, F & W 8<sup>th</sup> Streets Reconstruction Project CIP (R72-169) - For Action

Work is completed on the Starlite Court Improvements project (CIP R72-181), and the CIP can be closed. Staff are requesting to transfer the remaining \$103K to the Downtown 10<sup>th</sup>, F and W 8<sup>th</sup> Streets Reconstruction project (CIP R72-169), which is currently under construction.

The 10<sup>th</sup>, F and W 8<sup>th</sup> Streets project is nearing completion, with paving expected in September. Many unforeseen surprises (of road reconstruction in a very old neighborhood) are being encountered requiring extra work (costs) to remedy, which is currently taxing the contingency remaining on the project. Currently, the known extra work is estimated at about \$120k, leaving less than \$20k contingency to complete the project, with the potential for more unknowns to surface prior to paving. The additional \$103k transfer from the Starlite CIP will provide breathing room to complete the project. Upon completion and closeout, the remaining unexpended funds would be requested to be transferred the next Streets CIP priority in need of additional funding.

(Note: \$400k was transferred out of the 10<sup>th</sup>, F and 8<sup>th</sup> Street project in November, 2025 to provide funds for the emergency project at Blackerby Subdivision to repair the failing waterline. The intent was to provide funding for Blackerby to prevent a potential catastrophic water main failure and optimistically retaining adequate contingency to finish F and 8<sup>th</sup> Streets. The first phase of the Blackerby project is currently under construction with paving scheduled for October.)

**Action Requested**

Staff requests that the Public Works and Facilities Committee forward the transfer of \$103,000 from Starlite Court Improvements, CIP R72-181, to 10<sup>th</sup>, F and W 8<sup>th</sup> Streets Reconstruction project, CIP R72-169, to the full Assembly for approval.



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

DATE: August 3, 2026

TO: Ella Adkison, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Director Engineering and Public Works

FROM: John Bohan, Chief CIP Engineer

SUBJECT: Funds Transfer from Dimond Park Fieldhouse Bank Armoring CIP (P41-114) to Adair Kennedy Park CIP (P41-106) - For Action

CBJ is ready to close out the Dimond Park Fieldhouse Bank Armoring CIP (P41-114) project. Staff requests the remaining \$200k be transferred to the Adair Kennedy Park CIP (CIP P41-106) to provide additional funding for the football field, soccer field, and track lighting project.

The Adair Kennedy lighting project will replace the existing lighting system and wood poles at the Adair Kennedy Park football/soccer field and track with new LED lights and poles. (The baseball/softball fields are completed.) The project is in early stages of design, and the preliminary project cost estimates range from \$1.3 million to \$1.9 million depending on the lighting manufacturer, lighting configurations, and required pole foundations. The additional \$200k will bring the project funding up to \$1.5 million.

**Action Requested**

Staff requests that the Public Works and Facilities Committee forward the transfer of \$200,000 from the Dimond Park Fieldhouse Bank Armoring CIP, P41-114, to the Adair Kennedy Park CIP, P41-106, to the full Assembly for approval.

# MEMORANDUM



TO: Denise Koch  
Engineering & Public Works Director

FROM: Stevie Gawryluk ✍  
Contract Administrator

Date: July 24, 2026

SUBJECT: Procurement Division – Construction Contracts Activity  
July 1, 2026 to July 24, 2026

## ***Current Bids – Construction Projects >\$50,000***

|          |                                                                |                                                                                                                                                                                               |
|----------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BE26-132 | 3rd Street & Harris St. Stairs, Boardwalk, & Utilities Upgrade | One bid received and awarded: Admiralty Construction.                                                                                                                                         |
| BE27-025 | Burns Building Renovations                                     | Five bids received: Carver Construction, Cornerstone General Contractors, Dawson Construction, Island Contractors, McG.<br><br>Apparent Lowest Bidder: Carver Construction<br>\$ 4,416,700.92 |
| BE26-123 | JDWWTP Clarifier Building Upgrades                             | Engineer estimate: \$600,000 - \$700,000<br>Bids due: August 4, 2026                                                                                                                          |

## ***Current RFPs – Services***

|                |                                                                       |                                                                                                |
|----------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| RFP<br>E27-057 | Design Services for 9 <sup>th</sup> and Indian Street Reconstruction  | Proposals due August 14, 2026.                                                                 |
| RFP<br>E27-044 | Dimond Park Field House Humidity and Condition Report                 | Proposals due August 4, 2026.                                                                  |
| RFP<br>E27-032 | Juneau School District Roof & Covered Play Areas Condition Assessment | Two proposals received: Cornerstone and Northwind Architects. Awarded to NorthWind Architects. |
| RFP<br>E26-274 | Telephone Hill Site Developer RFP                                     | One proposal received: Leland Consulting. Contract executed.                                   |
| RFP<br>E26-222 | MWTP Campus Structural Corrosion & Life Safety Assessment             | Two proposals were received. RESEPEC selected. Contract in negotiations.                       |
| RFP<br>E26-239 | Design Services MWWTP Pyrolysis                                       | Two proposals were received. Tetra Tech, Inc. selected. Contract in negotiations.              |
| RFP<br>E26-254 | Telephone Hill Site Demolition                                        | Paused until further notice.                                                                   |

## ***Key for Abbreviations and Acronyms***

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