



JUNEAU COMMISSION ON AGING WORKGROUP SUBCOMMITTEE AGENDA

December 10, 2024 at 3:00 PM

Zoom Webinar

<https://juneau.zoom.us/j/82442177751?pwd=Y4xxvhXb6L2fFmL2IDkWD9aTw9H1wn.1>

Or Call In: 1-253-215-8782 Meeting ID: 824 4217 7751 Passcode: 111520

Please note, this Zoom link is different from Regular JCOA meeting Zoom link

A. CALL TO ORDER/ROLL CALL

Present:

Absent:

Others Present:

B. APPROVAL OF AGENDA

C. AGENDA TOPICS

1. Standing JCOA Agenda Topics - Main Projects/Subcommittee Updates

1. Alphabet Group Charter & Updates on Potential Senior Center Space – Chair Craig
2. Memo's Related to Use of Marie Drake Complex from 12/2 Public Works & Facilities Committee Meeting

D. NEXT MEETING DATES - at 3pm via Zoom (check top of agenda for correct Zoom link)

December 17, 2024- JCOA Regular Meeting

January 14, 2025 - JCOA Working Group Meeting

January 21, 2025 - JCOA Regular Meeting

E. SUPPLEMENTAL MATERIALS

F. 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.gov.

Project Charter

(draft) 11/18/2024

Stakeholders:

AARP - Juneau Community Action Team
JCOA - Juneau Commission on Aging
CCS – South East Senior Services
JAHC - Juneau Arts and Humanities Council
BRH - Bartlett Regional Hospital
CBJ Parks and Recreation

Our Team's Objective/SMART GOAL

Opportunity: Juneau's senior/elder community is growing quickly, and we urgently need a welcoming senior community center to support our senior/elders with programs that promote good health, social connection, and overall well-being. We CAN create a vibrant hub where seniors/elders can participate and access resources tailored to their needs, helping them stay active and engaged in our community.

The primary objective of this charter is to generate a proposal that will secure an existing space/property for conversion to our proposed "CBJ - Senior Community Center".

Once approved, this facility will create a safe, accessible, and welcoming environment for seniors/elders AND their families.

Moreover, the proposed "CBJ SCC" will provide essential health information and wellness programs/services to enhance quality of life for all.

Finally, this project charter is intended to be a "live" document and will be edited and amended as needed to adjust for existing conditions or optimized lay-out.

Smart Goal (observable and measurable!): By the end of 2025, the CBJ Senior Community Center will strive to serve at least **100** individuals per month, serving all age groups while focused on age **50** and older, provide access to a minimum of **5** weekly programs focused on health wellness, social engagement and educational opportunities. The center will achieve a **90%** satisfaction rate among participants, as measured through quarterly surveys, ensuring it meets the diverse needs of Juneau's senior/elder population while fostering a vibrant, supportive community.

(**note:** 30% of Juneau's population is aged 50 or older)

Expected Benefits	Section C, Item 1. Community Based Health and Wellness for all Juneau seniors/elders and their families. Encourage intergenerational programs and volunteering. Promote physical and mental wellbeing for <i>all generations</i> with an emphasis on seniors/elders. • <i>Provide</i> a space for social engagement and reduce isolation. • <i>Offer</i> health and other educational resources and programs that focus on the Age Friendly evidence based “4-M’s” - Mentation, Mobility, Medications and (what) Matters. • <i>Encourage</i> intergenerational programs and volunteering. • <i>Mitigate</i> social isolation and its effects on senior/elder health. • <i>Create</i> a hub for senior/elder services, healthcare, and community programs. • <i>Foster</i> a sense of belonging and community for aging populations. Another key goal is to propagate a sense of community and support, reducing isolation while promoting active and healthy aging. Additionally, this proposed space will serve as a hub for resources and activities tailored to meet the diverse needs our local senior/elder population.
Projected Costs	The following are potential and ongoing operation costs: • Monthly utilities (heat, electric, etc) • Purchase of new equipment for the facility • Ongoing janitorial maintenance • Parking (accessible and convenient) • Building permits and construction (if needed) • Exterior lighting and signage • Security • Office administration for the future CBJ SCC
Potential Partners/Endorsements	AARP – Juneau Community Action Team JCOA - Juneau Commission on Aging CCS – South East Senior Services JAHc - Juneau Arts and Humanities Council BRH - Patient and Family Advisory Council CBJ Parks and Recreation SAIL – Aging and Disability Resource Center
Scope	Develop a detailed, ubiquitous proposal attributable to any (reasonable) space/property opportunity for COMMUNITY review and approval.

Risks, Constraints, and Assumptions	Risk #1: Lack of community support	Section C, Item 1.
	Mitigation: Develop a media plan to garner community support from entities such as the Chamber of Commerce, Lion's Club and others.	
	Risk #2: Unable to locate a suitable location.	
	Mitigation: Reach out to local government agencies and community organizations to identify and secure viable property options early in the planning process.	
	Constraints: Meeting deadlines timely with volunteer stakeholders.	
	Assumptions: Community Support, Fund Raising	

Project Schedule

KEY MILESTONES	START	FINISH
Form Project Team and Conduct Preliminary Review	11/01/24	11/15/2024
Project Charter	11/07/24	12/01/2025
Proposal for Community Review (leverage earlier provided verbiage)	11/12/24	01/01/2025
Roadshow! (see above community entities)	01/15/25	03/15/2025

In the summer of 2024, the City and Borough of Juneau accepted proposals from the community for use of space that became available with the closure of two of Juneau's middle schools. JCOA recognized this unique opportunity and partnered with several other community organizations and proposed use of the Marie Drake Complex as a CBJ Senior Community Center.

The following information was used as a foundation for this proposal and prepared in response to CBJ Questioning Strategies for use of space. This information is also attributable to the current effort to develop a Senior Community Center. In the interim, it has been discovered that the Marie Drake Complex requires significant asbestos mitigation which has resulted in the CBJ putting use of the facility temporarily on hold.

While the Marie Drake Complex may not be available, a core group continued to pursue the development of a CBJ Senior Community Center by developing a Charter to help guide this community process.

In an effort to ensure an understanding of the history of this effort and the original proposal, the following sections of the JCOA Proposal for Use of the Marie Drake Complex is provided.

JCOA PROPOSAL TO THE CBJ FOR USE OF THE MARIE DRAKE COMPLEX SUBMITTED MAY 2024

Proposed Use:

Seniors over age 55 now represent 30% of CBJ's population (AKDOLWD 2023). The JCOA is proposing establishment of an Office of Aging, housed within the Marie Drake Complex in addition to the Senior Recreation and Wellness Center (see details below) to represent the significant and valuable senior population in Juneau and to work directly with JCOA and the AARP Community Action Team in facilitating Age-Friendly Community Planning. The fully functioning CBJ Office of Aging will be staffed by a fulltime Coordinator whose duties consist of the following:

1. Facilitate the Age-Friendly Community Planning Process for Juneau using the AARP Guidelines and coordinating with the AARP Juneau Community Action Team
2. Oversee the promotion of age-friendly housing policies
3. Oversee the Senior Wellness and Recreation Center (see proposal below) including but not limited to Gym Space and shared spaces with other organizations
4. Work directly with JCOA regarding planning and priority projects to manifest the goals and objectives of the JCOA.
5. Work directly with BRH and SEARHC to ensure that all program elements result in a benefit to seniors throughout Juneau via their Wellness Programs
5. Supervise a Wellness Recreational Coordinator who will work on-site at the Senior Recreation and Wellness Center, as well as with other associated organizations.

JCOA further proposes the allocation of space for a Senior Recreation and Wellness Center using space in the current Marie Drake Complex that is identified as the Gym/multi-purpose room, locker rooms, storage, kitchen, and Office of Aging office space on the northern end of the complex. While identified as the Senior Recreation and Wellness Center, we intend to ensure the gym space is multi-purpose, multigenerational, and available to other community groups yet has a primary focus on healthy aging activities that improve the health and well-being of all who are aging in our community. This offers the opportunity for current groups/organizations serving Elders to have a place host their events, education offerings, etc. that have limited space in their current location. This space would include:

- * Multi-Sport Gymnasium for pickleball, group sports, and an indoor walking track with accessibility already available
- * Multi-purpose fitness room(s) for yoga, Tai chi, dance, or other classes

- * Activity Space for small group meetings or classes, navigational services for seniors, clubs, gardening clubs, cooking classes, training;
- * Game Room(s) for chess, board games, or other activities to stimulate the brain;
- * Lifelong learning: computer, financial, active aging planning, use of community resources, etc.
- * Cultural Arts; small music events, art classes, language arts, etc.
- * Companionship and Quiet Space: where people of all ages can gather to enjoy a cup of coffee, share stories, find solitude, read a book, and enjoy some quiet time.
- * A place for groups/organizations serving Elders to host their events, education offerings, etc. that have limited space in their current location

On a larger scale, the JCOA would recommend that the entire Marie Drake Complex be dedicated to a CBJ Senior Community Center with multiple organizations that serve the community co-locating to provide an array of services in a one-stop setting.

What other uses would be compatible with your proposed use?

JCOA proposes using the entire Marie Drake Complex for a CBJ Senior Community Center to serve the entire community including a Senior Wellness and Recreation Center, the AEYC Child Care Facility, the Planetarium, and with the added benefit of proximity to the Augustus Brown Pool. Additional desirable partners include Makerspace and the Friends of the Library.

JCOA strongly supports the AEYC Child Care Center which includes facilities uniquely suited to serve the CBJ as a community child care center with the added benefit of multi-generational activities between seniors and children, a well-documented benefit to both age groups and the community at large. AEYC has already agreed to fully furnish this space to ensure it is warmly welcoming to people of all ages and amenable to activities such as Elder/Child Story Time, multigenerational arts and culture activities, etc.

The JCOA strongly supports expanded use of the Planetarium for educational and community activities, as well as embracing Friends of the Library as a welcome addition to a Community Center. Makerspace would literally be the icing on the Community Center cake in terms of providing already established services related to carpentry/shop space, cooking and art classes, etc. CBJ's Community Center would be a model for other communities to serve citizens of all ages.



DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair
Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Proposed Uses for Marie Drake and Floyd Dryden

Since the August 5, 2024, COW meeting, staff have been meeting with the proposers, in priority as ranked by the Assembly, for Floyd Dryden and Marie Drake. The meetings had two objectives: 1) to confirm tenant improvement and site usage needs so that corresponding cost estimates could be prepared, and 2) to solicit feedback from proposers regarding program compatibility with the other proposed users at each facility.

As part of bringing the newly acquired facilities into the maintenance program, CBJ Facilities Maintenance engaged Nortech, a certified asbestos abatement firm, to verify whether components of the HVAC system at Marie Drake contained asbestos. Nortech confirmed several components contained asbestos and would require abatement in order for CBJ Facilities Maintenance to safely perform routine maintenance of the system. CBJ had Nortech assess areas of the building where potential tenant improvements were planned and also requested that baseline air monitoring be done throughout the building. **Multiple air monitoring samples of the unoccupied building were taken while the HVAC systems was running; all samples showed no asbestos present in the air.** However, asbestos was identified in components of the HVAC system and the interstitial spaces (above ceilings). Building records indicate presence of asbestos in drywall tape and in the mastic used for the original carpet installation.

The following memos and attachments will detail the results of these efforts and recommend options for further exploration.

Attachments:

- #1 – Proposed Uses for Marie Drake Facility Summary Memo
- #2 – Proposed Uses for Floyd Dryden Facility Summary Memo
- #3 – Marie Drake Parking Site Plans: A. Option 1, B. Option 2, C. Option 3



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

DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair
Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Proposed Uses for Marie Drake Facility Summary

On-site walk-throughs were held with the organizations that ranked highest for Marie Drake, which included CBJ Parks & Rec, CBJ Facilities Maintenance Shop & Offices, Friends of the Planetarium, AEYC-SEA (Southeast Alaska Association for the Education of Young Children) Childcare, Friends of the Library Amazing Bookstore, CCFR CARES, and the Capital Kennel Club. Outcomes of note are that AEYC-SEA has withdrawn their request for office space and is interested in space for childcare only. AEYC-SEA has also informed us that they may not be able to obtain a childcare license from the State Department of Health if CCFR Cares is located in the same facility. Additionally, the Friends of the Library Amazing Bookstore has withdrawn their space request as they desired a Valley location. The next ranked proposer was JCOA (Juneau Commission on Aging), but they were interested in the gym, locker rooms, and adjacent spaces that were already spoken for by higher-ranking proposals. Consequently, 7,600 SF are currently unallocated. Staff have prepared tenant improvement cost estimates for converting these classrooms to office space to give a complete estimate for converting the entire building to a non-school use. The projected net impact on the available parking at Marie Drake (40 stalls) is a shortfall of 74 stalls.

Marie Drake ACM (asbestos-containing material) Investigation

Two site investigations were conducted by Nortech in August and September of 2024. Material and dust samples were taken, and air monitoring was performed. Key recommendations from Nortech's assessment are summarized in the table below:

Minimum Abatement Required to Maintain Classroom Wing in Unoccupied Status	
Clean Mechanical Rooms 110, 223A, 323B	High levels of ACM dust detected here.
Clean Occupied Spaces of Basement (100 level)	High levels of ACM dust detected here.
Additional Abatement Required Prior to Occupancy of Classroom Wing	
Abate ACM Duct Tape in Mechanical Rooms 110, 223A, 323B	
Clean HVAC Ducts on all floors	
Clean Occupied Spaces on Ground Floor (200 level) and Top Floor (300 level)	Low levels of ACM dust detected here.
Clean Interstitial Ceiling Spaces at all floors	Low levels of ACM dust detected here.
Replace filter wall at Mechanical Room 110	
Repair any damaged HVAC Ducts	

Note: The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.

The estimated total project cost to maintain the classroom wing in unoccupied status is \$40,000 and is estimated to take three (3) months. This would keep the pipes from freezing and prevent mold growth. The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit and can continue with its current limited occupancy.

The estimated total project cost for the minimum abatement required before occupancy is \$2.8 million, and it is estimated to take nine to ten (9-10) months to complete abatement specifications, bidding, and construction. This is exclusive of any tenant improvements required for other uses.

Tenant improvements from the current proposers total \$3.3M. Including the \$2.8M required for abatement prior to occupancy yields a total project cost of \$6M and a parking deficit of 74 stalls. If the unallocated upper floor is converted to office space at some point in the future, tenant improvements for that work are estimated at \$1.1M, with a need for 40 parking stalls, generating a grand total project cost of \$7.2M and 114 stall parking deficit.

Impacts to Future Use of Marie Drake

The interim plan for CBJ employees dislocated from the Municipal Way Building due to construction and lease expiration had been to relocate them to the upper floor of Marie Drake. Given the timeline for abatement, excluding any tenant improvements, other options are being pursued. The District Office building and Docks and Harbor Facilities at Auke Lake are being used for the relocation of these employees.

Next Steps

Given the abatement costs, it seems prudent to consider the level and type of investment CBJ wants to invest into this facility built in 1966. Staff have provided rough order of magnitude (ROM) cost estimates for some options outlined below. The options yield different levels of results but are intended to provide information at a high level. It would be possible to identify other options or sub-options that would be more appropriate, based on the ultimate goal for the facility.

Staff considered four options for the Marie Drake site:

Option 1: Demolish the entire building and replace with grade level parking. This could provide 212 additional parking spaces. (See Attachment #3A.)

Option 2: Demolish the Classroom wing and backfill with grade level parking, retain the Gym and Planetarium Wing. The majority of the Gym and Planetarium wing were abated in 2012. A new mechanical heating plant and electrical systems would be required as the existing support space would be demolished in this scenario (currently located in the basement of the classroom wing). This could provide 93 additional parking spaces. (See Attachment #3B.)

Option 3: Demolish 80% of the Classroom wing, retaining the portion that contains the heating plant, electrical service room, and main IT room. This version also retains the Gym and Planetarium wing. It provides space for Building Maintenance in the building. This assumes minimal renovation of the remaining 20% of classroom space and associated abatement. Improvements to the mechanical and electrical systems would also be required to serve the remaining portion of the Classroom wing. This could provide 70 additional parking spaces. (See Attachment #3C.)

Option 4: Gut the entire building to structure and renovate. This option assumes the existing structure is sound and will not require upgrades.

Please see the chart below for a summary of the options.

Marie Drake Options**Options for Retaining Existing Building**

Option	Description	Total Project Cost	Timeline for Completion ³	#Net Stalls/(Deficit)
A	Minimum Abatement ¹ Required to Maintain Classroom Wing in Unoccupied Status ²	\$40,000	3 mo.	-
B	Minimum Abatement Required to Enable HVAC System to be Maintained	\$2,800,000	9-10 mo.	-
C	Estimated Cost of Tenant Improvements requested by proposers ⁵	\$3,280,000	9-12 mo. ⁴	(74)
D	Future 3rd Floor Tenant Improvements to convert to office space ⁵	\$1,135,000	9-12 mo.	(40)
Subtotal Tenant Improvement Costs:		\$7,215,000		(114)

Options - Demolition and Parking

Option	Description	Building Demo/Construction	Parking Cost	Total Project Cost	Timeline for Completion ³	# Stalls Added
1	Demo entire Building and replace with Parking	\$6,180,000	\$3,051,000	\$9,200,000	10-12 mo.	212
2	Demo Classroom Wing, backfill with Parking, retain Gym and Planetarium Wing	\$6,492,000	\$1,471,000	\$8,000,000	14-16 mo.	93
3	Demo 80% Classroom Wing, backfill with Parking, retain Boiler Room/IT hub at Basement, Gym and Planetarium Wing	\$8,960,000	\$1,273,000	\$10,200,000	16-18 mo.	70
4	Gut Building to Structure and Renovate.	\$75,700,000	\$0	\$75,700,000	18-24 mo.	0

Notes

- 1 Does not include required abatement to make unforeseen repairs.
- 2 Note: Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.
- 3 Estimated timeline once direction is given.
- 4 Work would have to occur after Option B is completed. Bid documents could be prepared while Option B is underway and potentially shorten time to complete work by six months.
- 5 Includes ACM abatement costs associated with tenant improvements.

Action Requested:

Staff recommends Option 3. In addition to retaining the Gym and Planetarium, it also provides space for Building Maintenance, which could then vacate Mt. Jumbo Gym for other uses. It also retains the CBJ and JSD IT hub, which would be costly to relocate as well as difficult to find space for.

Request that PWFC provide guidance on the preferred option and forward it to the COW for further discussion.