



## ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

June 2, 2025 at 12:10 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. April 21, 2025 - Regular Meeting

**F. AGENDA TOPICS**

1. Funds Transfer Request to the Marine Park CIP (P41-105) from the Waterfront Seawalk CIP (H51-113) - Action Requested
2. Michael Baker International (MBI) Juneau International Airport (JIA) Master Plan Update Presentation - Information Only
3. Juneau Douglas North Crossing (JDNC) Project Update – Information Only

**G. PWFC 2025 ASSEMBLY GOALS**

1. PWFC Milestones for 2025 Assembly Goals - 6.02.2025

**H. CONTRACTS DIVISION ACTIVITY REPORT**

1. April 11, 2025 to May 20, 2025

**I. NEXT MEETING DATE**

1. July 14, 2025 at 12:10PM

**J. 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 MINUTES - DRAFT



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## C. ROLL CALL

**Members Present In-Person:** Mr. Smith (acting Chair), Ms. Hall, Mr. Kelly

**Members Present Via Zoom:** Chair Hughes-Skandijs

**CBJ Staff Present:** EPW Director Denise Koch, EPW Deputy Director Nate Rumsey, Harbormaster Matthew Creswell, Environmental Project Specialist Dianna Robinson, Grants Manager Ashley Heimbigner, Attorney Sherri Layne (Zoom), Streets & Fleet Superintendent Scott Gray (Zoom), City Architect Jeanne Rynne (Zoom), Architect Lisa EaganLagerquist (Zoom), Facilities Maintenance Supervisor Nate Abbott (Zoom), Administrative Officer Breckan Hendricks, and Meeting Clerk Kevin Allen.

## D. APPROVAL OF AGENDA

## E. APPROVAL OF MINUTES

1. March 17, 2025 - Regular Meeting - Approved with no changes.

## F. AGENDA TOPICS

2. Funds Transfer to On-route Charging (D71-091) from Valley Transit Center (D71-089) - Action Requested

Director Koch explained that they are requesting to transfer the \$25,880 left over from the construction of the Valley Transit Center (D71-089) to Power Upgrades for Electric Buses (D71-091) to upgrade the charging infrastructure for the seven new buses.

Mr. Kelly moved that the Public Works and Facilities Committee forward the transfer of \$25,880 from D71-089 to D71-091 to the Full Assembly for approval. He asked for unanimous consent.

The motion passed.

3. Funds Transfer to Zero Waste Program CIP (D12-103) and Closure of RecycleWorks Consolidated Facility CIP (D77-001) - Action Requested

Director Koch explained that there is an old CIP for the construction of the Household Hazardous Waste Building (D77-001) that was completed a while ago, which has unused funds. She recommended allocating those funds over to the Zero Waste CIP (D12-103), noting the significant progress being made in solid waste planning and emphasizing that Zero Waste is a priority of the Assembly.

Ms. Hall moved that the Public Works and Facilities Committee forward to the Full Assembly for Approval the transfer of the remaining of balance of \$219,806.59 from CIP D77-001 to CIP D12-103. She asked for unanimous consent.

The motion passed.

4. Funds Transfer Request of \$75,000 from P&R Deferred Maintenance CIP (P44-091) to DT/Glacier Mech/Elect Upgrades CIP (F21-041) - Action Requested

Director Koch explained that there is an existing CIP for mechanical and electrical upgrades at the Downtown and Glacier Fire Stations. During the course of this work, it was discovered that the vehicle exhaust system was not functioning properly, creating a safety risk for staff. Although the exhaust system qualifies as a mechanical upgrade, it was not originally included in the scope of the CIP. While some construction funds remain, they are insufficient to cover the cost of addressing the exhaust system. Therefore, she is requesting a transfer of \$75,000 from the Parks and Recreation Deferred Maintenance CIP (P44-091) to the Downtown Glacier Mechanical and Electrical Upgrade CIP (F21-041). She noted that this request was made in consultation with Chief Etheridge of Capital City Fire and Rescue and Nate Abbott from Parks and Recreation.

Mr. Kelly said this sounds like an urgent issue that could affect the health and safety of staff. He asked if there is anything they are doing to mitigate this for staff now or if they are currently using the facility.

Director Koch answered that she is confident that Chief Etheridge is taking his staff's safety into account, but she does not know exactly what those steps are. She will follow up and get back to them.

Ms. Hall moved Public Works and Facilities Committee forward to the Full Assembly for approval the transfer of \$75,000 from CIP P44-091 to CIP F21-041. She asked for unanimous consent.

The motion passed.

5. Water CIP Closeouts and Transfers to Fund Construction of Cope Park Pump Station (W75-070) - Action Requested

Director Koch explained that they are in the process of closing out completed water project CIPs and reallocating the remaining balances to other active projects. Specifically, they are requesting to transfer \$933,000 to the Cope Park Water Pump Station CIP (W75-070), which is a major and high-cost project requiring additional funding.

Mr. Kelly moved that the Public Works and Facilities Committee transfer the listed transfers on page 10 of the packet to the CIP W75-070 and be forwarded to the Full Assembly. He asked for unanimous consent.

The motion passed.

6. Lone Sailor Memorial Statue - Action Requested

Director Koch explained that they discussed this at the last PWFC Meeting, where a request was made to refer this topic to the Historical Resources Advisory Committee (HRAC). She said this was discussed at that Committee and a letter was sent from the Chair. She reminded the Committee that no final location has been determined, but there is a desire to place that statue on the waterfront.

Mr. Kelly asked if the Historic Resources Advisory Committee discussed any of the historical context, especially between the Navy and any indigenous groups that have historically lived in the Juneau area or southeast Alaska.

Director Koch responded that she did not attend that meeting herself, but the minutes did not reflect that sort of discussion specific to the how indigenous groups would feel about that statue.

Ms. Hughes-Skandijs voiced that the lack of that discussion at the Committee really highlights another instance of an extremely limited idea of what history means to them. She voiced it is hard to see on the schematic where the desired location is, but she would not want it to end up in the Peratrovich Plaza.

Matthew Creswell, with Docks & Harbors, responded that there has not been a final location set. He said there is the large deck over in the Peratrovich Plaza that would be ideal, but there is a lot of real estate along the seawalk for them to put it; however, they did not want it placed where it would interfere with flow of pedestrians along the seawalk.

Chair Smith asked who will make the final determination of where the statue will be located.

Director Koch answered that her understanding is that there would be a resolution authorizing the installation and maintenance of the statue, but the Assembly can provide direction where they would like the statue placed or who they would like to run point on that project. She noted that so far, Docks & Harbors has been more involved in this project than Engineering and Public Works.

Mr. Creswell added that they have been working with Pioneers and the Navy League, and working it from a few different angles, but once they are given the blessing from the Assembly to go forward, that will allow them to start raising funds and determine the best placement. He noted that they can return to the Assembly for exact placement once they have the preferred alternatives and other locations identified if that is the will of the Assembly.

Chair Smith stated that it says the statue is mobile and could be moved. He asked how much it would cost to do that once it is in, and if they would be paying for it.

Mr. Creswell answered that he would not consider the statue mobile, but it is able to be moved.

Ms. Hall voiced she is uncertain where this goes from here, if it goes to the Full Assembly or if they need to hash this out more. She said this is a project that they should communicate with the Alaska Native Community on to make sure their voices are being considered on the placement. She expressed they want to support the Pioneers and the Navy League, but they also need to be sensitive to the community's consideration. She asked how that could best be addressed.

Mr. Kelly agreed. He commented that he has family who served in the Navy that would be honored to see this statue, but they need to take historical context into consideration. He recommended having this sent to the Systemic Racism Review Committee (SRRRC) before going to the Full Assembly.

Ms. Hughes-Skandijs said maybe they could give the direction for a resolution, then maybe the resolution could go to SRRRC before it is in the packet, but she does not know the comfort level of the Committee on that.

Chair Smith agreed that some outreach or coordination by the Pioneers or Navy League with some of our indigenous organizations would be appropriate and would lead us to making sure they do not cause a mess, but he was not sure if they need to send it to SRRRC and send it through a lot more bureaucracy. He suggested adding some language to the resolution directing the manager to ensure that we do some holistic outreach and come to a good place on it. He added that the placement of the statue should be by policy direction and not the Assembly.

Ms. Hughes-Skandijs agreed and said they do not want to be the bureaucracy goose chase for this project, but if they are going to pull the City Manager off what she is doing to coordinate some kind of outreach, these groups need to feel very passionate about this project. She stated that maybe it is better to make the Pioneers and Navy League do some of that work.

Chair Smith agreed.

Mr. Kelly moved that they introduce a resolution authorizing the installation of the Lone Sailor Statue along the CBJ Waterfront at the time funding becomes available for a statue, and authorize the City Manager into a Memorandum Agreement with the Pioneers of Alaska for installation and maintenance of the statue, and that when this resolution is forwarded to the Full Assembly, accompanying support from local tribal organizations be included in the packet. He asked for unanimous consent.

Ms. Hughes-Skandijs asked Mr. Kelly if he is saying that it needs to have some sort of support. She asked him to restate that part of the motion.

Mr. Kelly clarified that he thought there are tribal organizations that he would like to see their perspectives on this proposal before the Assembly votes to approve it. He said a letter with context would be helpful in our own deliberations when this goes before the Full Assembly.

Ms. Hughes-Skandijs objected. She said they are just trying to find a clear path out, but she does not want to cause a major stumbling block if there is no reason for it. She added they are all on the same page of wanting to be sensitive to the history. She expressed she does not want to delay this overly, but wondered if they just let it sit in Committee and Docks & Harbors could reach out and do that work, and when it is done, they can move on with a resolution before making the Manager's Office get involved.

Mr. Kelly expressed that he would be comfortable with Docks & Harbors and the Pioneers receiving these letters through any organization, as long as the information is accurate and authorized by someone with historical knowledge and a vested interest in the matter. He clarified that he is not specifically directing the Manager's Office to provide this information but emphasized that he would like to have it before making a decision.

Chair Smith expressed his concern is that if Pioneers of Alaska talks with the appropriate tribal entities and agrees on a location, he does not want to make them write a letter of support.

(The Committee had a brief at ease)

Chair Smith said they are all aligned on what they want to do and will see the resolution again at the Full Assembly, where they could make some tweaks. He suggested having more broad language and staff can work with the proposers about figuring out a happy pathway that they will see again in a resolution.

Mr. Kelly withdrew his motion.

Mr. Kelly moved that the Public Works and Facilities Committee introduce a resolution authorizing the installation of the Lone Sailor Statue along the CBJ Waterfront at the time the funding becomes available for a statue and authorize the City Manager to enter into a Memorandum of Agreement with the Pioneers of Alaska for installation and maintenance of the statue after there has been appropriate consultation with local indigenous organization or tribal entities. He asked for unanimous consent.

Ms. Hughes-Skandijs objected for a potential amendment. She voiced that Mr. Kelly's motion is fine, but recommended adding "enter into an MOU with Pioneers of Alaska for installation and maintenance of the statue after the Pioneers of Alaska have had appropriate consultation with the relevant groups", just to make it clear who should take the next steps.

No objection to the amendment.

The motion passed as amended.

7. Mendenhall River Drainage Outfall Culverts Update (Check Valves) - Information Only

Director Koch expressed this is a discussion of work they have already done, as well as what they are doing going forward. She said it has to do with concerns about the management of water through the

stormwater drainage system during GLOFs. She talked about a memo they received on August 5, 2024, stating that CBJ installed one-way valves on eight culverts in July of 2024 so water would flow out to the river and not into the community. She said they are continuing the work of investigating the existing culverts from the stormwater drainage system to the river and identified an additional seven culverts that they plan to install one-way valves on between the Dimond Park and Brotherhood Bridge area.

Chair Smith asked if they felt that this installation would prevent damage from coming in that direction.

Director Koch answered yes, that is the intent. She noted that when they finished the one-way valve project in July 2024, in advance of the 2024 GLOF, they checked the one-way valves after the GLOF to see how they performed, and all of them were intact and operated as intended.

Mr. Kelly shared that he clarified with staff after they had the open house, where members were saying they saw water coming out of the storm drains, that was not a result of a failure of the check valves, but water that had gotten into the storm drain system during the flood from the street.

Director Koch confirmed that is correct. She stated that check valves were still present and they are confident that they operated as intended. They do know that water in the 2024 GLOF jumped the banks at Killewich and got into the streets, which is how they believe the water got into the storm drainage system.

8. Juneau Douglas North Crossing (JDNC) Project Update - Information Only

Director Koch explained that this is an informational item, but they like to keep it before this Committee because, with the exception of the recent GLOFs, the second crossing has been the Assembly's number one capital project on the legislative priorities list. She reminded them that CBJ is a huge proponent of this project and they are collaborating with the State Department of Transportation. She expressed that they are coming to the end of the PEL process and moving forward with finalizing the level 2 PEL (Planning and Environmental Linkages), and the Salmon Creek alignment will remain in the PEL. She noted that the Mendenhall Peninsula was removed as one of the alignments in the PEL process due to a high cost. There will be a final public open house on the PEL process on May 15th, from 5 p.m. to 7 p.m.

Mr. Kelly asked how confident they can be in this timeline considering they have not received input from FERC (Federal Energy Regulatory Commission). He also inquired if there is a possibility of getting input from them later that will delay this process or they will still be able to proceed if they do not receive any input at all.

Director Koch responded that they do not anticipate that FERC will hold up this PEL process. She explained that they had previously been on hold during the PEL process because they were hoping to get information from FERC, but when they realized they were not going to that information in a timely manner, the project team decided to move forward with wrapping up the PEL including the Salmon Creek option. The next step will be NEPA (National Environmental Policy Act), and they are hoping FERC will give them information that they can integrate into the NEPA process with respect to the Salmon Creek alignment.

Chair Smith asked what the expected share is that the federal government would cover and what would have to be covered by us, someone else's money, or the State of Alaska.

Director Koch voiced that she is not going to answer that right now, as there is so much flux concerning grants and there is a lot of uncertainty, so she would hate to speculate on what grants may be available in the future, and what the local community cost share would be.

9. CBJ Grant Strategy Update – Q3 FY2025 - Information Only

Director Koch stated they are in a period of tremendous uncertainty, and the number of grants that they are aware of, have been awarded, or have been applying for has been a really aggressive effort, but the

landscape is changing with the change in presidential administrations. She said she is unsure what the future will hold, but they have an excellent grants manager.

Ms. Hughes-Skandijs thanked staff and gave deep appreciation for the aggressive nature for the grants.

**G. PWFC 2025 ASSEMBLY GOALS**

10. PWFC Milestones

**H. CONTRACTS DIVISION ACTIVITY REPORT**

11. March 13, 2025, to April 11, 2025

Director Koch noted that they have their standard update from the contracts administrator. She shared that they put a bid out for the Mendenhall Wastewater Treatment Plant sequential batch reactor, but no bids were submitted, and they are continuing to have conversations with local contractors to understand why. She stated they have a couple of contracts related to the Dzantik'i Heeni Middle School Fire and necessary follow up work.

Mr. Kelly commented that having just this one committee today gave him the ability to devote more time in getting prepared for the agenda topics. He said there is an advantage to having multiple committees over and done with in one day, but he wondered if they could replicate this one meeting a day in the future so they can devote more time and thoroughness to each agenda topic.

**I. NEXT MEETING DATE**

12. May 5, 2025 at 12:10PM

**J. ADJOURNMENT**

The April 21, 2025 PWFC Meeting was adjourned at 1:07 p.m.

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



**Office of the City Manager**

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[Alexandra.Pierce@juneau.gov](mailto:Alexandra.Pierce@juneau.gov)

TO: Alicia Hughes-Skandijs Chair  
 Public Works and Facilities Committee

FROM: Alexandra Pierce, Visitor Industry Director

DATE: June 2, 2025

RE: Funds Transfer Request to the Marine Park CIP (P41-105) from the Waterfront Seawalk CIP (H51-113) – Action Requested

Staff requests the transfer of \$3,500,000 to the Marine Park Improvements CIP (P41-105). The additional funding will cover the remaining balance needed for project costs.

The funds are requested to be transferred from the following CIP:

- H51-113 Waterfront Seawalk CIP. Transfer amount \$3,500,000. The Seawalk is a general CIP fund for waterfront operations and Marine Park is technically part of the Seawalk. The FY2026 budget includes an additional \$3,000,000 for Seawalk construction.

The original project budget for Marine Park was a rough estimate developed prior to design. Due to the location and nature of the project, construction will be costly. The \$2.5 million line item in the FY2026 Marine Passenger Fee budget was a result of a miscommunication between CBJ staff. The budgeted number should have been \$6 million.

When combined with the existing CIP, the total Marine Park project cost will be \$10.25 million.

Item	Amount
Marine Park Improvements CIP (P41-105) Budget as of 5/01/2025	\$4,250,000
Transfer to Marine Park Improvements CIP (P41-105) from Waterfront Seawalk CIP (H51-113)	\$3,500,000
Marine Passenger Fee Budget (FY2026)	\$2,500,000
<b>Total Marine Park Project Cost (including existing CIP)</b>	<b>\$10,250,000</b>

The Seawalk project is still sufficiently funded to get through design on both the Franklin to A.J. and Aak’w Landing to Gold Creek alignments.

***Action Requested***

Staff requests a transfer of \$3,500,000 to the Marine Park CIP (P41-105) from the Waterfront Seawalk CIP (H51-113) be forwarded to the full Assembly for approval.



# Juneau International Airport Master Plan Update



City and Borough of Juneau Assembly

June 2, 2025



# Agenda

- Welcome and Introductions
- Master Planning Process
- Schedule
- Work Completed
- Public Involvement
  - Website
  - Technical Advisory Committee
  - Public Open House
  - CBJ Assembly
- Work Underway/Work Remaining
  - Aeronautical Survey
  - Airport Layout Plan Drawing Set/  
Exhibit "A" Property Inventory Map Update
- Questions





# Master Planning Process

Juneau International Airport



# What is a Master Plan?

- Projection of the Airport's ultimate growth over a 20-year timeframe
- Plan for the ultimate development of physical facilities
- Development guide, including timing and costs, that considers adjacent land uses and environmental issues
- Step-by-step description of the logic used in formulating the plan
- Display of the plan in graphical and written form
- Positions the Airport to compete for FAA funding

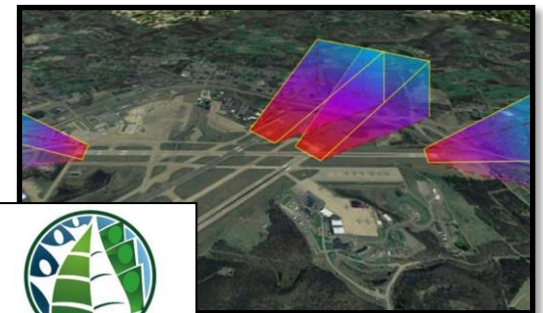
# Major Objectives

- Optimize the operational efficiency, effectiveness, capability and safety of the airport
- Enhance the economic and social value of the airport
- Meet the long-range aviation needs of the community
- Ensure that current and future airport plans are environmentally compatible and in harmony with local and regional plans and objectives
- Provide planning options that are consistent with these project goals
- Comply with FAA planning guidance and current Advisory Circulars.



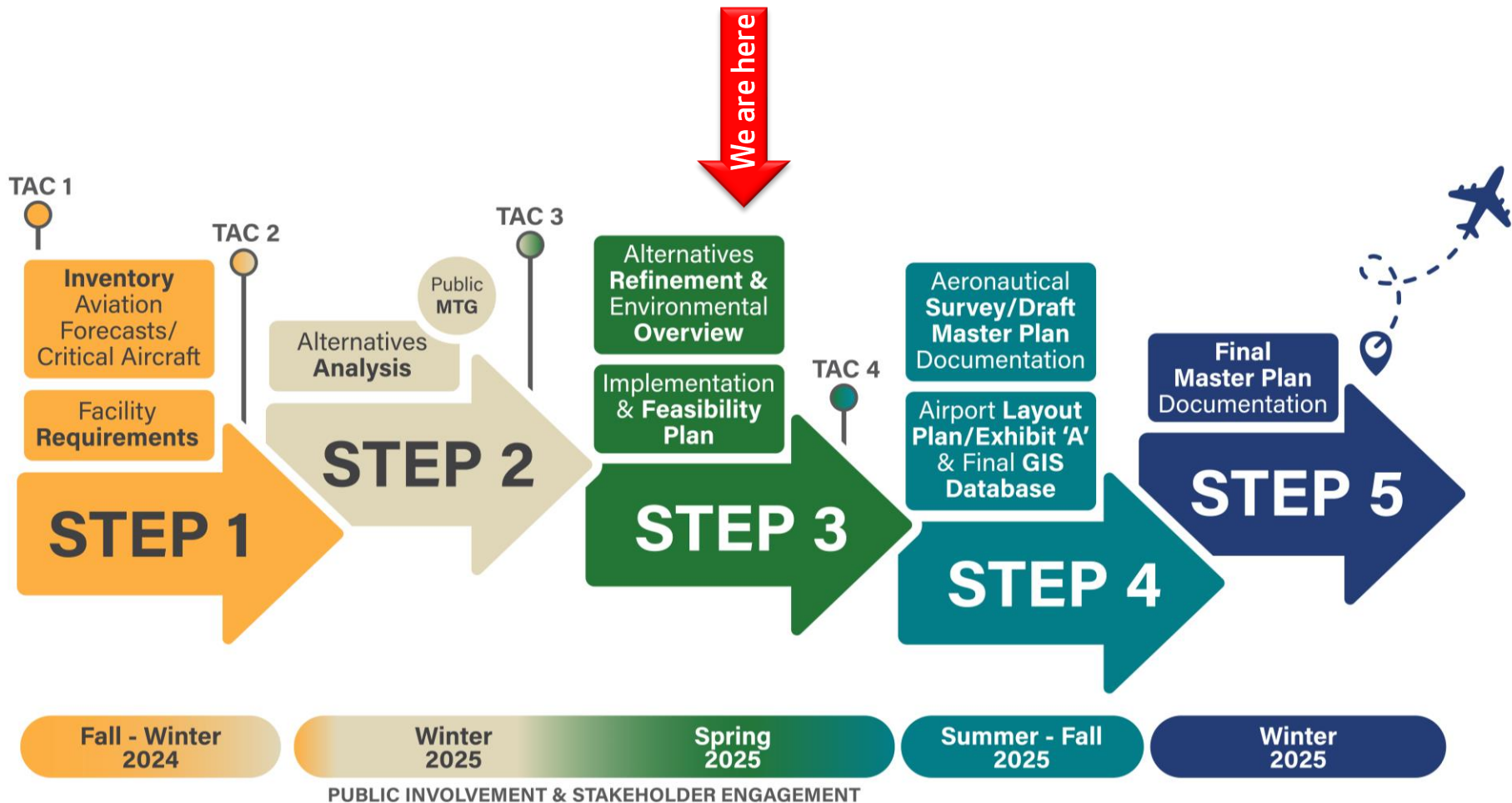
# Airport Master Planning Issues

- Recommendations from previous planning efforts
- Changes since previous master plan
- Changes in FAA Airport Design guidance
- Aerial survey and mapping in accordance with FAA's Airports Geographic Information System
- Airspace and land use compatibility
- Optimize land utilization
- Maximize revenue opportunities
- Sustainable solutions for the future





# Master Planning Process





# Work Completed

## Juneau International Airport

# Overview of Airport Facility

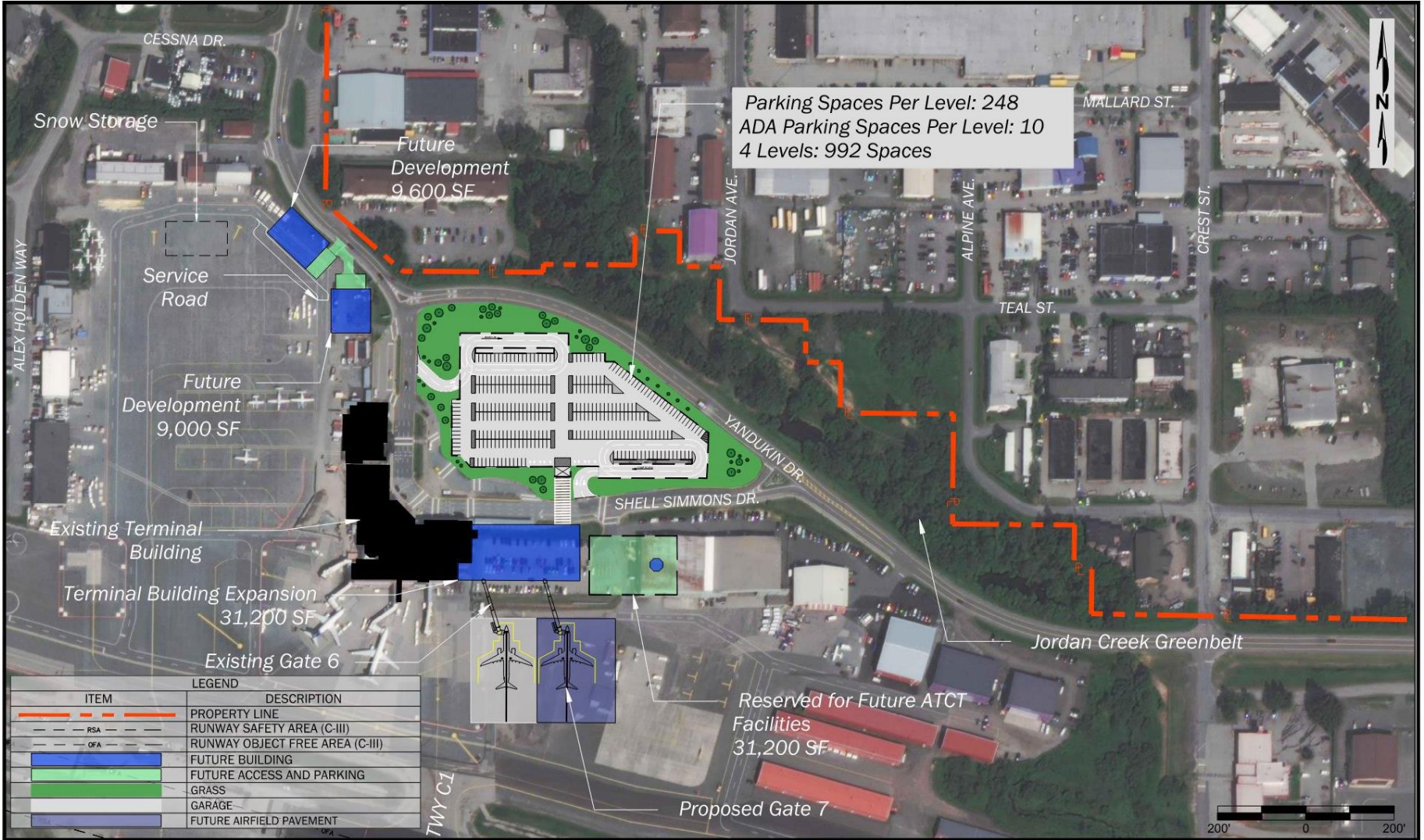
- Non-hub commercial service airport
  - 662 acres
- Runways capable of handling commercial and float plane aircraft
  - Runway 8-26 – 8,857' x 150'
  - Runway 8W-26W – 4,000 x 150'
- Airport Traffic Control Tower
- Non-precision instrument approaches
- Cargo/ground handling, fueling, Fixed Base Operator and aircraft maintenance services
- Air cargo service to meet logistics and distribution needs
- General aviation facilities



# Airfield Development



# Terminal Area Development



# Northeast Development Area



# Northwest Development Area





# Public Involvement Process

## Juneau International Airport

# Public Involvement

- **Technical Advisory Committee**
  - Diverse group of key stakeholders
  - Review meetings at key milestones
  - Role: Provide advisory input related to aviation, community, planning and legal issues
  
- **Public Open House Meeting**
- **Project Status Briefings**
  - Airport Board
  - City/Borough of Juneau
  - Local Organizations



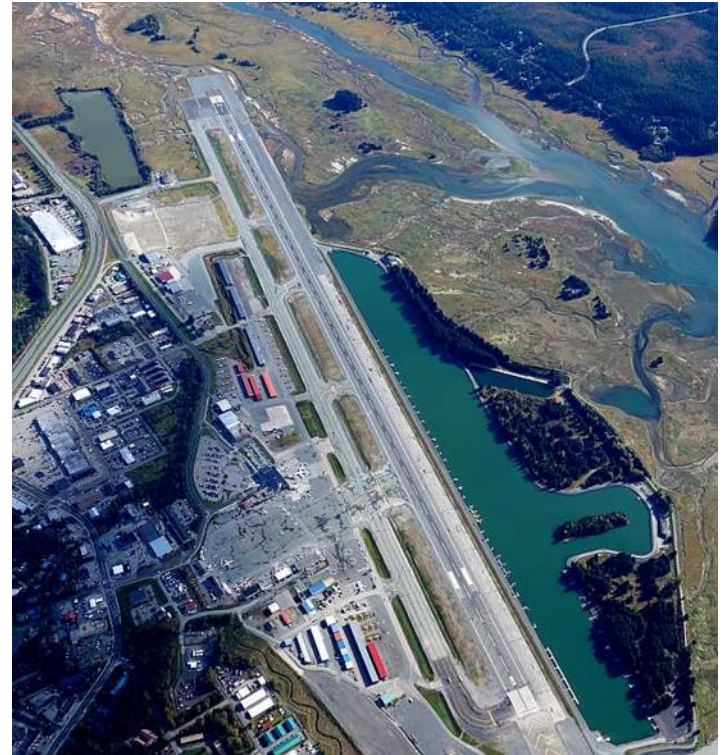


# Remaining Work

## Juneau International Airport

# Working Papers

- Working Paper 4
  - Alternative Refinement
  - Environmental Overview
- Working Paper 5
  - Implementation Plan
- Final Technical Report





# ALP/Exhibit “A” Update

- **Aeronautical Survey and Mapping**
  - June 2025 – Dictated by Weather Conditions
  - Required by FAA to maintain updated Airport Geographic Information System (AGIS)
- **Airport Layout Plan Drawing Set Update**
- **Exhibit “A” Property Inventory Map Update**
- **ALP is approved by the FAA**



# Your thoughts . . .





DATE: June 2, 2025

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities Committee

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Bridget LaPenter, P.E., Chief General Engineering

SUBJECT: Juneau Douglas North Crossing (JDNC) Project Update – Information Only

Below is an update on the Juneau Douglas North Crossing (JDNC) project, which continues forward progress.

JDNC Planning and Environmental Linkages (PEL) Study

The Alaska Department of Transportation and Public Facilities (DOT&PF), in collaboration with its consultant DOWL, released the Draft Final Planning and Environmental Linkages (PEL) Study to the public on May 7, 2025. A public open house was subsequently held on May 15, 2025, at the Juneau Arts and Culture Center, drawing over 150 attendees. The event provided an opportunity for the public to review key elements of the study. Comment cards were made available, and more than 60 pages of feedback were collected.

The public comment period is currently open, with June 9, 2025, identified as the tentative closing date. Upon conclusion of the comment period, all feedback will be reviewed and incorporated into the Final PEL document.

JDNC National Environmental Policy Act (NEPA) Process and Project Design

On May 13, 2025, the City and Borough of Juneau (CBJ) and DOT&PF signed a Memorandum of Agreement (MOA) outlining their respective roles and responsibilities related to the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. As part of the grant transfer process, both CBJ and DOT&PF are required to submit formal letters acknowledging the transfer. CBJ has submitted its letter to the Federal Highway Administration (FHWA), and DOT&PF is in the process of finalizing its grant acceptance letter, which will be sent to FHWA shortly.

Although recent administrative changes and resource constraints within FHWA raised concerns about timely access to awarded funds, recent communications with the Alaska FHWA office have been encouraging, and we remain optimistic about receiving the necessary support.

CBJ staff continue to proactively explore future funding strategies. On May 23, 2025, staff met with representatives from the Pacific NorthWest Economic Region Foundation (PNWER) to discuss opportunities for enhanced regional collaboration and potential construction funding sources.

### Looking Ahead: Key Upcoming Milestones

- June 9, 2025 – Close of the public comment period
- Early July 2025 – Final PEL Study anticipated for release, inclusive of public feedback
- Late Summer 2025 – Pending ratification of the RAISE grant agreement, DOT&PF will issue a Request for Proposals (RFP) for NEPA contractor services. CBJ will hold a 50% share in the final selection process.

# PWFC Action Items to Advance 2025 Assembly Goals

Approved at the 2/3/2025 Regular Assembly Meeting

PWFC Report Date: 6/02/2025

## 1. Housing - Assure adequate and affordable housing for all CBJ residents

	Implementing Actions	PWFC Committee Work:	Notes:
D	Continue planning and implementation of (re) development of Telephone Hill, Pederson Hill, 2nd/Franklin, and CBJ land recently re-zoned to encourage density.		<p>2.12.24 COW - Assembly provided direction on next planning steps. Staff to work on variations of Option C.</p> <p>8.5.24 Memo on tonight's COW.A</p> <p>12.2024- A Request for Information (RFI) began advertising in December 2024 to seek further information on development feasibility on Telephone Hill. The purpose of the RFI was to solicit qualified developers to determine potential incentives that could be offered from the CBJ to encourage and support the development of high-density, mixed-income housing in Downtown Juneau.</p> <p>2.19.2025 CBJ received a response to the RFI.</p>

## 2. Economic Development - Assure Juneau has a vibrant, diverse local economy

	Implementing Actions	PWFC Committee Work:	Notes:
C.	Complete design and build community support for West Douglas and Channel Crossing. Apply for construction funding and appropriate and/or bond for the local match.	<i>Engage the public and prepare the project for a successful grant application for full design including working with ADOT and identifying match.</i>	<p>2.16.24 - CBJ returned MOA with comments to DOT.</p> <p>3.7.24 DOT and DOWL held technical and stakeholder meeting on PEL. 3.11.24 DOWL presented Level 2 Screening results to PWFC. 4.11.24 DOWL and DOT extended the stakeholder comment period to this date per stakeholder request. 9.4.24 DOT issued an update to the Advisory Committees addressing concerns regarding the Salmon Creek alternative. 2.24.25 DOT/DOWL to hold the 7th and final PEL meeting on March 4. 3.17.25 PEL Level 2 Final Screening Scoring released. Mendenhall Peninsula alternative has been dismissed due to cost.</p> <p>DOT&amp;PF/DOWL accepting comments. 4.15.25 Draft Final PEL document to be released on or about May 8th, 2025. Final Public Open House to be held in May 15th, 2025 (5p-7p). Comment period closes on or about June 7, 2025. PEL Study to be Finalized June 2025. 6.2.25 PEL public comment period closes June 9, 2025 barring an extension. PEL Open House held May 15, 2025. JDNC RAISE Grant MOA has been signed by all parties and submitted to FHWA. Expecting RFP for NEPA and Design to be advertised late Summer or as soon as possible after RAISE grant agreement is ratified.</p>

## PWFC Action Items to Advance 2025 Assembly Goals

### 3. Sustainable Budget and Organization - Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community

	Implementing Actions	PWFC Committee Work:	Notes:
F	Maintain Assembly focus on regular operational maintenance. Develop strategy for addressing deferred vs capital needs for all CBJ facilities.	<i>Do committee work so that Assembly can increase funding for deferred maintenance.</i>	<i>11.4.22. Assembly increased commitment to deferred maintenance in 1% that passed in October.</i>

### 5. Sustainable Community - Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

	Implementing Actions	PWFC Committee Work:	Notes:
A	Implement a zero waste or waste reduction plan, including development of the Zero Waste Subdivision.	Evaluate Juneau's Solid Waste situation holistically. Establish framework for stakeholder engagement. Define goals for composting and level of municipal involvement.	2.12.24 - COW authorizes EPW to spend funds from Zero Waste CIP to do a high-level study of future muni. waste disposal options. 2.22.24 - Staff held a solid waste Q&A session at the Mend. Library. 2.20.24 - EPA issued a final NEPA Finding of No Significant Interest (FONSI) for the \$2.5M development of a compost site. There are other application steps but CBJ believes that we may get authorization from EPA to access the CDS in Spring 2024. 3.7.24 - Staff held a solid waste Q&A session at the DT Library. 4.15.24 EPW includes a memo along with a JCOS letter of support in PWFC packet to authorize high-level study. 7.15.24 PWFC provides guidance on procurement method for compost operator. 8.5.24 PWFC provided draft results of Waste Characterization. Also, Jacobs was selected to conduct a Solid Waste Disposal Options Study. 1.27.25 PWFC - EPW provided Solid Waste Presentation with results of final Waste Characterization Study. 3.17.25 Final Draft of the Juneau Solid Waste Disposal Facility Feasibility and Capital Costs – Technical Memo presented to PWFC with presentation from the author, Jacobs Engineering Group
B	Identify and prioritize the most cost-effective energy efficiency and electrification upgrades in CBJ facilities.	Support and follow efforts of Facilities Maintenance to implement an Energy Management and Information System (EMIS)	8.28.23. Update from Building Maintenance. 3.5.2024. CBJ applied for EPA grant funding for electric boiler at MWWTP. 4.25.24 Transit applying for Low or No Emission grant for 6 more electric buses and associated charging infrastructure. This would expand the fleet. The next round of diesel buses won't be eligible for replacement until 2028. 6.3.2024 Request authorization for FTA grant. 7.15.24 PWFC notified that Capital Transit won a ~\$12M Bus & Bus Facilities grant for 6 new electric buses and associated charging infrastructure. 2.24.25 PWFC - Electric Bus Update

## PWFC Action Items to Advance 2025 Assembly Goals

C	Identify the next major step or investment towards achieving the goal of reliance on 80% of renewable energy sources by 2045.	<p>Do committee work on Green House Gas (GHG) Emissions data collection/ measuring initiative to ensure a useful metric the Assembly can support.</p> <p>Define CBJ's role in providing EV charging infrastructure and electricity to the community. Support efforts to continue building the EV charging network to provide convenient and affordable EV charging for the public and to lay the groundwork for applying for grants.</p>	<p>12.18.2023 JCOS requested funding to complete GHG reports for 2022 and 2023. 4.10.24 Working on contract. 5.28.2024 - Staff submitted a Clean Ports grant application for the Port of Juneau Municipal Shore Power Project on behalf of D&amp;H.;</p> <p>January 2025 CBJ was awarded a USDOT Charging &amp; Fueling Infrastructure grant for EV charging in January 2025; CBJ was notified a week later that this funding is indefinitely paused, and we do not have a signed funding agreement with USDOT.</p> <p>February 2025 Update: CBJ is a partner with AELP and Renewable Juneau for a DOE/NREL Energy Transitions Initiative Partnership Project (ETIPP) to look at switching multifamily electric resistance baseboard heating with more efficient heat pumps.</p>
D	Continue developing GLOF and other natural disaster mitigation, resilience, and response strategies with partner agencies.	Continue committee work on GLOF (Glacial Lake Outburst Flood) and other natural disaster mitigation strategies, focusing on enhancing resilience and response efforts in collaboration with partner agencies. Review progress and assess strategies to protect Juneau's infrastructure and communities from natural disasters	<p><a href="https://juneau.org/manager/flood-response">https://juneau.org/manager/flood-response</a> : 1.03.2025 New HESCO Barrier Phase I webpage went live: <a href="https://juneau.org/engineering-public-works/hesco-barrier-phase-1">https://juneau.org/engineering-public-works/hesco-barrier-phase-1</a> ; 1.27.2025 PWFC - EPW Grant Manager provided a presentation to the PWFC on Flood Response Funding Strategy, Efforts &amp; Updates. <a href="https://juneau-ak.municodemeetings.com/">https://juneau-ak.municodemeetings.com/</a> ; 2.24.2025 PWFC - SRF Loan Application; 3.12.2025 <i>Climate Smart Communities Initiative (CSCI) application in progress for technical assistance to create a climate resilience plan in collaboration with AML and T&amp;H.</i> 4.21.25 Grant update given to PWFC.</p> <p><b>5.08.2025: CBJ published the Mendenhall River Flood Fighting maps</b> (<a href="https://juneau.org/engineering-public-works/flood-inundation-maps">https://juneau.org/engineering-public-works/flood-inundation-maps</a>) which model predicted inundation for 8FT – 20FT flood levels, with and without HESCO barriers for the 16FT – 20FT levels. Maps are guiding additional mitigation and response strategies.</p> <p><b>5.12.2025: CBJ Assembly approved extending the continuous HESCO barrier along CBJ property to Kaxdigoowu Heen Elementary (Phase 1A).</b> Additional modeling is underway for Phase 1A and Phase 1B which would extend the barriers to the Brotherhood Bridge at Egan Drive. <b>5.22.2025: CBJ &amp; Tlingit &amp; Haida announced series of Community Preparedness and Sandbag Distribution events.</b></p>
E	Develop strategy to reduce abandoned/junked vehicles	Do committee work to support the Assembly in increasing funding for junk vehicle disposal, including possible incentives.	<p>11.6.23. At the 10/24/2023 Assembly Reorganization Meeting, Draft Ordinance 2023-38 Introduced "An Ordinance Amending the Traffic Code Relating to Impounds of Vehicles"</p> <p>This will ease the burden on JPD and allow impound in place. 4.15.24 Skookum memo in PWFC packet.</p> <p><b>3.03.2025</b> COW - Ordinance 2025-07 "An Ordinance Amending the Procedures and Requirements Related to Abandoned, Junked, Wrecked, and Impounded Vehicles" introduced</p>

# MEMORANDUM



TO: Denise Koch  
Engineering & Public Works Director

FROM: Greg Smith  
Contract Administrator

Date: May 20, 2025

SUBJECT: Contracts Division Activity  
April 11, 2025 to May 20, 2025

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

BE25-128	Wildflower Court Sidewalk Replacement	Engineers Estimate - \$200,000 to \$250,000 Bid awarded to Admiralty Construction. \$285,250.00
BE25-271	MWWTP SBR Fall Protection Replacement	Engineers Estimate - \$165,000. Bids due April 9, 2025. No bids were submitted. Project priority under consideration for re-bid.
BE25-158	Hank Harmon Public Range Improvements	Engineers Estimate – \$953,410. Bids were opened 3/27/2025. Four responsive bids were received; Island Contractors, Inc, Tideline Construction, LLC, North40 Construction Corp, and Admiralty Construction, Inc. <b>Island Contractors, Inc</b> , is the low bidder; \$810,908. NTP sent 4/14/2025
DH25-023	Statter Harbor Improvements Phase III(D) Upland Improvements	Engineers Estimate – \$3,023,220 Low bid \$2,517,287.00 Dawson Construction Assembly approved 05/19/2025. Contract signatures in progress.
DH25-022	Aurora Harbor Rebuild – Phase IV	Engineers estimate - \$9,000,000.00 to \$10,000,000.00. Bids were opened March 25, 2025. Two bids received, Western Marine Construction, Inc and Trucano Construction Company. <b>Western Marine Construction</b> is the low bidder; Total bid award \$7,589,700. NTP sent 4/11/2025.
DH25-021	Taku Harbor Improvements	Engineers Estimate - \$1,280,400, Bids due 5/28/2025.
DH25-049	Statter Harbor Office Re-roof	Engineers Estimate - \$318,000.00, Bids due 06/04/2025.
BE25-260	Mountainside Dr. Drainage Improvements	Engineers Estimate - \$134,100.00, Bids due 06/11/2025.
BE25-034	Mendenhall Wastewater Treatment Plant – Dried Biosolids Crusher System and Building Modifications	Notice of Intent to Award issued April 10, 2025, to Dawson Construction LLC. \$1,645,415.00
BE25-044	Juneau International Airport Riverbank Stabilization	Bids received on April 9, 2025. Four (4) bids received. Lowest responsive bidder Island Contractors - \$256,765.00. Document submittals in progress.

### **Current RFPs – Alternative Procurement**

RFP E24-318	BRH Emergency Department CMAR	Two proposals received, Dawson Construction, LLC and Cornerstone General Contractors. Cornerstone General Contractors selected. Assembly award approved May 19, 2025.
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### **Current RFPs – Services**

RFP E25-339	Design Services for Dudley Street Phase II	Proposals due 06/04/2025.
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RFP E25-181	Utilities Permitting Assistance	Awarded to DOWL, March 5, 2025. Contract negotiations in progress.
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**Other Projects – Professional Services – Contracts, Amendments & MRs >\$20,000**

	None	
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**Construction Change Orders (>\$20,000)**

	None	
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**Term Contracts for Small Civil & Utility Construction Services (>\$20,000)**

	None	
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**Term Contracts for CBJ Material Sources Construction Services (>\$20,000)**

	None	
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**Term Contracts for Downtown Stair Repair Services (>\$20,000)**

	None	
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**Term Contracts for General Construction Services (>\$20,000)**

	None	
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**Term Contracts for Painting Work (>\$20,000)**

	None	
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**Term Contracts for Electrical Work (>\$20,000)**

	None	
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**Term contract for Professional Services (>20,000)**

	None	
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MR E24-021 – Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals.

**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