

**ASSEMBLY STANDING COMMITTEE
PUBLIC WORKS AND FACILITIES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 11, 2022 12:10 PM

Assembly Chambers & Zoom Webinar

To participate via zoom please use this link: <https://juneau.zoom.us/j/91849897300> Or
iPhone one-tap: US: +16699006833, 91849897300# or +12532158782, 91849897300# Or
Telephone: Dial (for higher quality, dial a number based on your current location): US:1
253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 Or +1 312 626
6799 Webinar ID: 918 4989 7300 This is a work session, no public testimony will be
taken.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. March 7, 2022 - Regular Meeting

IV. ITEMS FOR ACTION

V. INFORMATION ITEMS

A. Junk Vehicle Round Up

B. Valley Transit Center Update

C. Parking Management Fund Balance

D. Appropriating Ordinances:

- Augustus Brown Pool - \$3M
- Affordable Housing Fund - \$5M
- Information Technology - \$1.5M
- JPD Radio Upgrades - \$500K
- Lemon Creek Multi Modal Path - \$1M
- New City Hall 9or renovation) - \$6.3M
- North Douglas Channel Crossing - \$250K
- Teal Street Center (United Human Services) - \$1.3M

VI. PWFC 2022 Assembly Goals

A. PWFC Milestones for 2022 Assembly Goals

- JCOS Update

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. March 3 2022 to April 6, 2022

VIII. NEXT MEETING DATE

A. May 2, 2022 - 12:10 PM

IX. 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.org

**PUBLIC WORKS & FACILITIES COMMITTEE
MINUTES – REGULAR MEETING
Assembly Chambers/Zoom Webinar
March 7, 2022**

I. CALL TO ORDER

The meeting was called to order at 12:15 PM.

Members Present: Mr. Bryson, Ms. Triem, Ms. Woll, and Mr. Smith arrived at 12:11 pm. Ms. Weldon was also in attendance.

Staff Members Present: Katie Koester, Denise Koch, City Clerk Beth McEwen, Deputy Clerk Di Cathcart, Manager Rorie Watt, Cristian Crabtree, Caleb Comas, and Janet Sanbei, Alan Steffert, Dan Bleidorn, Jill Maclean, Jeff Rogers, Joseph Meyers, Airport, Keri Antsen, Michele Elfers, Nate Abbott, Robert Barr and Sherri Layne.

II. APPROVAL OF MINUTES

A. February 14, 2022 – Regular Virtual Meeting

No objection, minutes passed.

III. PUBLIC PARTICIPATION

None.

IV. ITEMS FOR ACTION

A. New City Hall Site Selection

Ms. Koester stated she is aware of the higher cost of building the new building reflected in this report, but it does show more accurate actual costs and increases which have occurred over the past 2 years. She turned the time over to NorthWind Architects to present the analysis.

Ms. Meilani Shijvens, Rain Coast Data, presented the economic impact analysis for building either of the conceptual designs of the two preferred sites at 450 Whittier Street and on top of the Downtown Transit Center. She indicated since 2018 costs nationally have increased more than 30%. Her presentation explained the costs of creating parking at each location. She stated since the State has lost 741 jobs over the last 6 years, it may be possible to coordinate with the State to create combined parking in the Whittier Street area. She stated the addition on top of the Downtown Transit Center would cost \$43.3 million, and the 450 Whittier Street would cost \$38.2 million. She mentioned that downtown workers spend approximately \$4,000 per year at local downtown businesses.

Mr. Sean Boily stated the construction costs for the Downtown Transit Center will be approximately \$30,200,000. Originally, there was the feeling it would be cheaper to build on top of a structure which already has a foundation. But when building on a current structure, which needs to remain operational during the entire project. There will also be shear structure improvements required in order build on this site. He stated an insulated space above cold space has significant code regulations to meet which include fire separation, fire insulation, sprinkler system, dry pipe installation, and insulation of the floor and a new 6-story elevator.

This all adds up in comparison to building a foundation for a new building...it is more expensive to build on this site over a site which begins on the ground. Including the contingency and the administration costs of construction, this building comes to the \$43.3 million. The 450 Whittier St. site has a construction cost of \$28,400,000. He applied the same percentage to the 450 Whittier St. construction site for contingency and administration for a total of \$38.2 million. He said Commercial Buildings of similar construction are coming in at approximately \$1,000/sq. ft. He cautioned the Committee to not anticipate the cost climate going down.

Committee members were concerned about the numbers when originally presented, and the numbers which are being seen at this time. They also are aware that the other projects not chosen would also increase proportionally. Other concerns included housing options available in Downtown and whether Staff has been able to determine if this is what the owners of leased space would provide when vacated. Staff indicated they have reached out to at least one building owner. That owner indicated they would build whatever the market demands at the time. Another concern included parking options, especially at the Whittier site. The Architect indicated it all depends on which site is chosen. Underground parking is suggested for the Whittier site, but will only provide 1/3 of the required parking needed. It is possible to work with the State to share parking at this location.

Ms. Triem motioned the Public Works & Facilities Committee recommend 450 Whittier St. to the Committee of the Whole for discussion and approval to go forward. She would also like to include a preference for underground parking at the 450 Whittier St. location.

Mr. Smith objected to the motion for purposes of discussion. He feels each of the sites has pros and cons. He doesn't have a preference for either.

Ms. Woll stated she is not ready to agree with this motion. She would prefer sending both options to the Committee of the Whole.

Ms. Triem withdrew her motion.

Ms. Triem moved the Public Works & Facilities Committee forward Site Selection to the COW without a preferred alternative.

No objection, motion passed.

B. Draft FY2023 Six Year Capital Improvement Program

Ms. Koester gave a brief explanation of the full CIP and its purpose. She stated Staff is looking to have this forwarded to the Finance Committee for inclusion in the Budget. She stated that staff added an additional determination which is sustainability. She stated the location for the projects was also added in order to help Members know where projects are throughout the City.

Committee members were concerned about the estimates within the book. They understand costs are increasing so quickly, but they want to be sure the funds listed are close to what is actually needed. Another question included how does Staff determine how much will be received from particular funding sources. Staff indicated these revenue amounts are given to them from the Finance Office, based on the projected revenue for the next fiscal year.

Ms. Triem would like to add an amendment for 2 projects under general sales tax, \$300,000 in Lighting at Sigoowu Ye Park and \$75,000 for planning behind Jackie Renninger Skate Park.

Mr. Bryson would like to also add an amendment to the Affordable Housing Fund. He would like to add one or 2 pending list items.

Ms. Triem moved Public Works & Facilities Committee forward the CIP to the full Assembly for introduction and inclusion into the FY23 Budget Process, and asked for unanimous consent.

No objections, motion passed.

V. INFORMATION ITEMS

A. Capital Recycling and Disposal – March 2022 Update

Mr. James Denson, Area Environmental Protection Manager, Waste Management, gave a brief presentation and safety report regarding the Juneau Landfill. Public coming to the landfill are required to wear PPE. Spacing between patrons will be increased. Additional signage will be added to clearly state what products go where. They have added an additional person to the staff to work with eliminating birds in the landfill. The landfill is still working diligently to bring odors under control. The sooner the public informs the landfill of odors the better and quicker things can be brought under control. The number to call for reporting odors is 907-780-7801. Additional wells will be drilled this summer. Possibly building a public drop off area.

Discussion included whether Waste Management feels the odors are improving and the estimated life span of the landfill. Is it possible to turn the Methane into power?

Waste Management feels odors are getting under control, there is still more to be done and is being worked on. The lifespan is approximately 23-27 years. It is possible to turn Methane into power, but the current quality and content is not large enough. Getting rid of the odor is the prime focus and at cross connection for creating power.

B. Direction on Bond Funded Upgrades to HVAC systems at Fire Stations

Ms. Koester stated that when Staff requested the bond in 2020, one of the projects listed was the Juneau and Glacier Fire Station HVAC Upgrades. The intention of that funding, approximately \$2M was to design both systems and replace one system. Both systems need replacing. It was also the intent to use ground-source heat pump. Since full design has been completed, estimates are coming in much higher. In order to complete the installation of an electric boiler at Glacier Fire Station, the CIP will need an additional \$800,000. The most cost effective solution at this time is to move forward with an electric boiler at the Glacier Station. It is also part of the request to move forward with an electric generator for the Juneau Station. There is FEMA funding available to purchase the generator but not enough to purchase and install the generator. The funding being requested will allow for the installation of the electric boiler at the Glacier Station and install the generator at the Juneau Station. At this time, for now, the best solution is to abandon the ground-source heat pump. It could be purchased and installed at some point in the future.

Discussion included a question regarding whether or not the electric boiler was always part of the ground-source heat pump, or if this is instead of. Discussion also included the clarification of the understanding that increased construction costs being so high to install the ground-source heat pumps, even over time they would not save the City money.

Ms. Koester indicated it is necessary to have the electric boiler in order to install the ground-source heat pump. She also indicated this is to create redundancy incase the ground-source heat pump is not pulling enough heat, the electric boiler will work in conjunction with the heat

pumps. She also affirmed the understanding of the costs for installing ground-source heat pumps.

VI. UPDATE on PWFC ACTION ITEMS to ADVANCE 2021 ASSEMBLY GOALS

A. PWFC Milestones for 2022 Assembly Goals

Ms. Koester stated there are a couple of updates she asked the Committee to note that Staff was working on a grant for greenhouse gas emissions metric tool. That grant was unsuccessful. Staff is working on getting a scope of work that will fit within the available budget. That project is still moving forward. She would like to bring some options forward in the near future regarding junk vehicles and the process for disposing of those.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. January 10, 2022 to March 2, 2022

Mr. Smith asked what the future of the Treadwell Arena Roof project is since it came in over bid.

Mr. Comas stated Staff is planning on rebidding this project sometime between mid-November and mid-January. Construction will happen the following summer.

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be April 11, 2022 – 12:10 PM

IX. ADJOURNMENT

The meeting adjourned at 1:24 PM.



MEMORANDUM

DATE: April 6, 2022
TO: Chair Bryson and Public Works and Facilities Committee
FROM: Katie Koester, Engineering and Public Works Director
SUBJECT: Expansion of CBJ Recycleworks Junk Vehicle Program - Update

At the November 29, 2021, Public Works & Facilities Committee (PWFC) meeting, staff provided an overview of the current Recycleworks Junk Vehicle program and usage data from the past five years. Ideas were discussed on ways to expand this program to capture more vehicles while not jeopardizing the current program success, exceeding the capacity of CBJ's contractor (Channel Construction, Skookum Recycling), or adding excessive cost to the program.

Staff is proposing to expand the current program in two ways:

1. A targeted junk vehicle "round up" will be held to coincide with the Litter Free spring cleanup. During this round up, the first 50 residents to register for the program will get free towing of the vehicle to the recycle site. The vehicles must meet the requirements of the CBJ Recycleworks program (i.e. vehicle must have been registered in Juneau and be free of garbage) to qualify. Vehicles will then be towed between April 30 - May 7. The cost of the program will be \$23,000, which works out to \$460 per vehicle.
2. An amendment to the current contract is being negotiated to accept large vehicles such as passenger vans and motor homes, which are currently exempt from the program. The new amendment will allow most residentially-owned large vehicles to come through the program, and will specify pricing based on categories/class of vehicles ranging from \$400 - \$3350 per vehicle. Commercially-used vehicles will continue to be ineligible to come through the Recycleworks program.

It is likely the cost of the April "round up" can be absorbed into the current (FY 22) program budget and would not require an additional appropriation. Cost implications for the acceptance of large vehicles depend on how many are brought into the program and the final negotiated price. It is estimated that between 8-10 large vehicles would come through the program each year based on the number of calls and inquiries received in the past few years. An additional \$50k has been added to the FY23 budget to account for this program expansion.

Abandoned Vehicles Update:

As previously discussed, the CBJ Recycleworks junk vehicle program is a voluntary program available to residents of Juneau; this program does not address abandoned or lived in vehicles which carry different legal requirements. CBJ Law is working with the Administration on legislation to help with some of the issues that slow down the process of dealing with abandoned vehicles, which should help address the larger problem of abandoned and junk vehicles facing the community. Staff will provide a more detailed update to PWFC as this progresses, likely in May or June of this year.



DATE: April 11, 2021

TO: Wade Bryson, Chair Public Works and Facilities Committee

THROUGH: Katie Koester, Director of Engineering and Public Works

FROM: Denise Koch, Deputy Director of Engineering and Public Works & Alec Venechuk, VTC Project Engineer

SUBJECT: Valley Transit Center (VTC) Update

The purpose of this memo is to update the Assembly on the Valley Transit Center (VTC) completion progress as well as efforts to align operations (i.e. bus routes and timing) to incorporate the new VTC.

Valley Transit Center – General Construction

Admiralty Construction began work on the VTC in September 2021. VTC is located along the Mendenhall Mall Road between Asiana Garden and Glacier Auto Parts/NAPA. The work includes constructing a driver break room and restroom, a public restroom, bus shelters for passengers, a substantial parking lot for park and ride, bicycle lockers, and electrical vehicle charging stations.

The completion of the VTC has been impacted by labor and supply chain issues that have plagued the overall construction industry. The VTC is expected to be complete in summer 2022, with the exception of the bus shelters. The bus shelters arrival is delayed due to manufacturing and supply chain issues and won't arrive in Juneau until fall 2022. The VTC will be usable during the period between the opening of the VTC and the arrival of the shelters.

Valley Transit Center – Electric Bus Charging Infrastructure

CBJ's Capital Transit operates a fleet of 18 buses (17 diesel Gillig brand buses + 1 Proterra electric bus). There is one charger in the Bus Barn that is used to charge the single electric bus. CBJ plans to further electrify the bus fleet primarily using grant funding from the Federal Transit Administration (FTA). As a rural transit system, Capital Transit cannot receive grants directly from FTA. Instead FTA grants pass through the Alaska Department of Transportation & Public Facilities (ADOT&PF) to Capital Transit. FTA approved a 5339 grant for Capital Transit to purchase 7 (seven) additional electric buses and additional charging infrastructure at the bus barn. That grant is currently being processed by ADOT&PF for award to Capital Transit.

Building out bus charging infrastructure is critical to achieving the goal of further bus fleet electrification. CBJ won't purchase more electric buses until we have more infrastructure to charge them. In March 2022, FTA approved a \$1.4 million dollar grant to purchase and install two on-route electric bus charging stations at the VTC. There is \$450,000 in the FY23 Capital Improvement Program (CIP) budget for the required match for this FTA grant. ADOT&PF has not yet accepted the FTA grant.

In preparation for an electrified transit fleet, it will be more cost effective for contractors to do the in-ground trenching and electrical work before the VTC is completed and paved. CBJ will, therefore, use the grant match funds in our budget for electric bus charging infrastructure to cover most of the in-ground work. However, the FTA grant will still be needed to purchase the two pantographs and other above-ground infrastructure in order to complete the VTC bus charging infrastructure project.

Bus Route Adjustments

Capital Transit hired a transit contractor (Trillium Solutions, Inc.) to propose modifications to the bus routing to have the VTC replace the Nugget Mall stop as the Valley bus transfer location as well as to add a new stop near the social services campus (i.e. near St. Vincent's and the Glory Hall). Changes made to incorporate these new stops into the system using existing resources require changes that will impact other portions of the bus system. Capital Transit also is working with contractors (HDR Engineering, Inc. and Rain Coast Data) to design and administer a survey to solicit feedback on various bus route alternatives. We are actively seeking feedback from the bus riding public. HDR rode various bus routes on April 7 & 8 at different times of day to make bus riders aware of the survey and to ask them to participate. Capital Transit staff will also ride some bus routes to distribute surveys. We placed advertisements for the survey on buses and bus stops. We also issued a Public Service Announcement and placed a notice on CBJ social media. So far, 326 people have filled out surveys. It is also available at the following link: <https://www.surveymonkey.com/r/CapitalTransit>. There is a link to the survey on the Capital Transit home page (<https://juneaucapitaltransit.org/>).

Capital Transit will also hold two in-person Open Houses to discuss alternatives for the bus schedule that will be implemented once the VTC is complete.

Open House #1 –

April 13, 2022 from 5 p.m. – 7 p.m. at the Mendenhall Mall Annex– The Huddle's Mendenhall Conference Room

Open House #2 –

April 14, 2022 from 11:30 a.m. – 1:30 p.m. Downtown Library/Large Meeting room



TO: Wade Bryson, Chair
Assembly Public Works & Facilities Committee

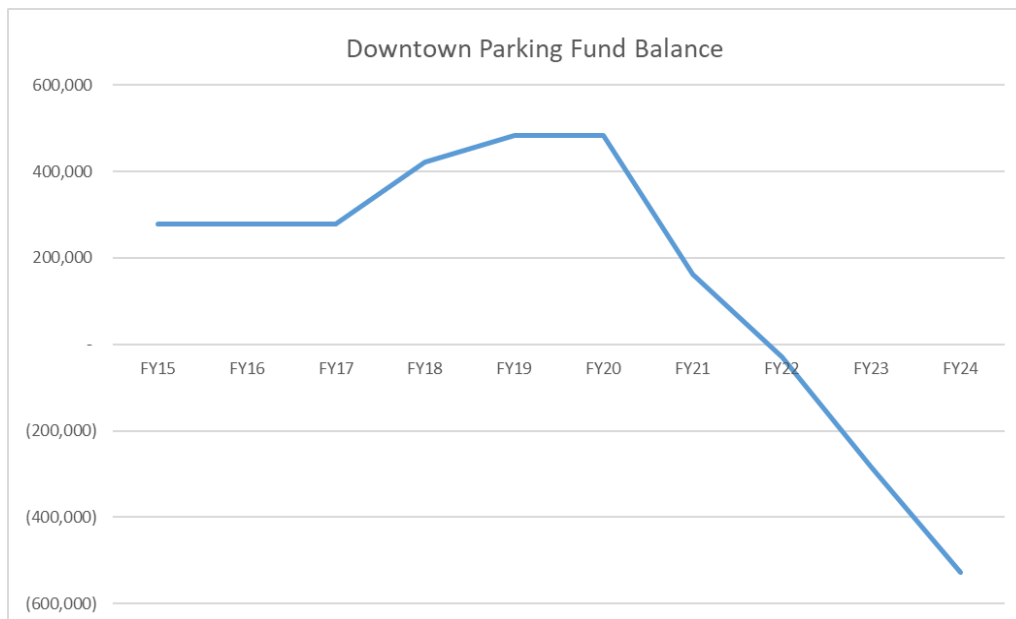
FROM: George Schaaf, Parks & Recreation Director

DATE: April 8, 2022

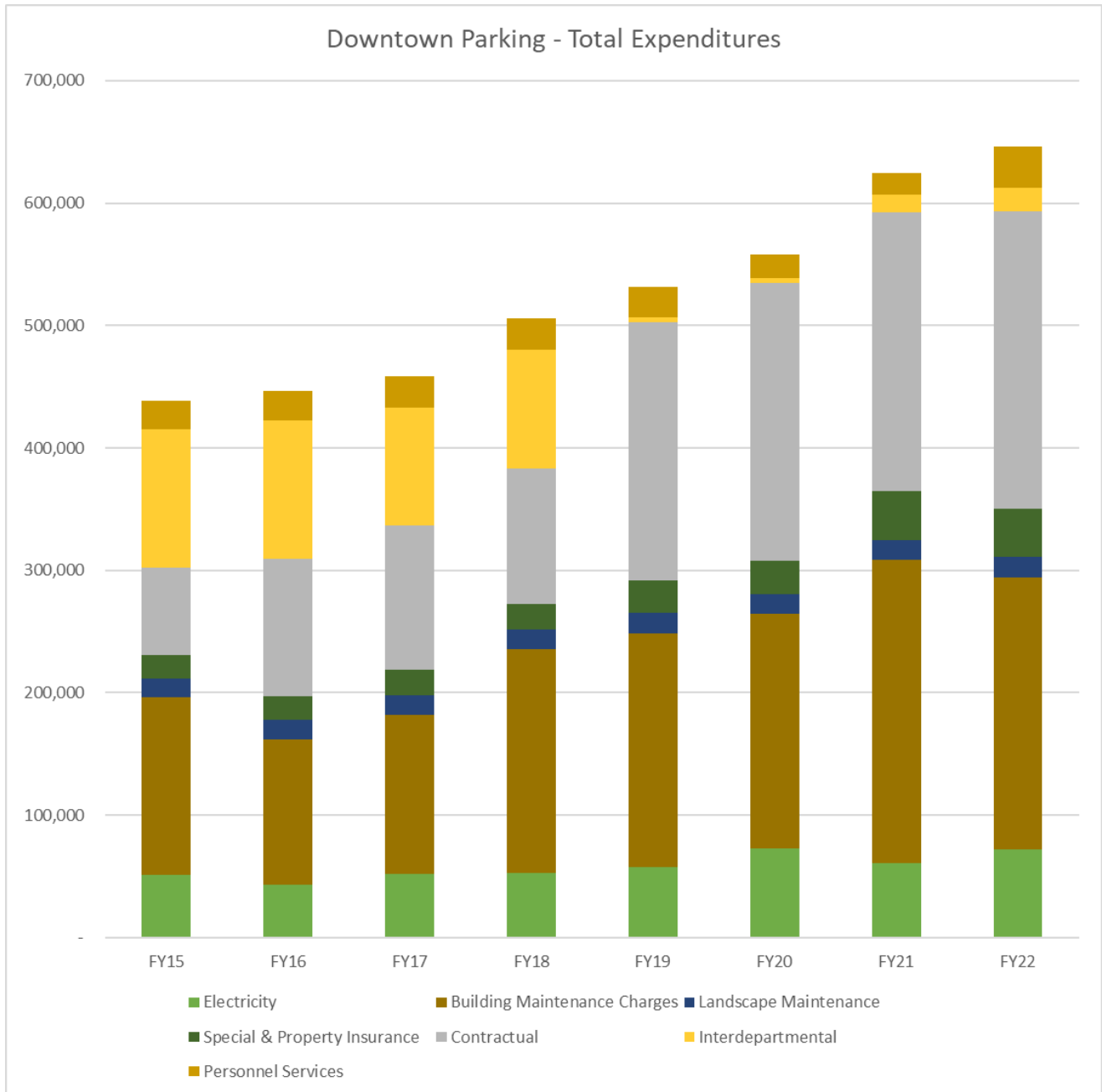
RE: Downtown Parking Management Fund Balance

The Parks & Recreation Department is responsible for the operation and maintenance of municipal parking facilities (CBJ 03.10.040). The Downtown Parking Management Fund is used to pay for maintenance and operation of parking facilities, including the Downtown Transit Center (DTC) and Marine Parking Garage (MPG). Since FY16, the Assembly has provided about \$100,000 in General Fund support to supplement revenues generated by parking permits and other fees.

The fund's balance was relatively stable until 2020, when permit sales and enforcement were suspended for 12 months due to the COVID-19 pandemic. Due to this lost revenue and increased costs, the fund balance is projected to have \$28,300 deficit by the end of FY22. If nothing is done, this deficit will grow to \$527,488 by FY24:



The main factors driving the decline in fund balance are (1) increased costs and (2) decreased revenues. The cost of operating parking facilities increased about 33% between FY15 and FY22 (\$254,000 per year) largely due to unavoidable increases in utilities, insurance, Facilities Maintenance charges, and contractual services. This chart illustrates the increased expenditures in significant areas, excluding minor costs:

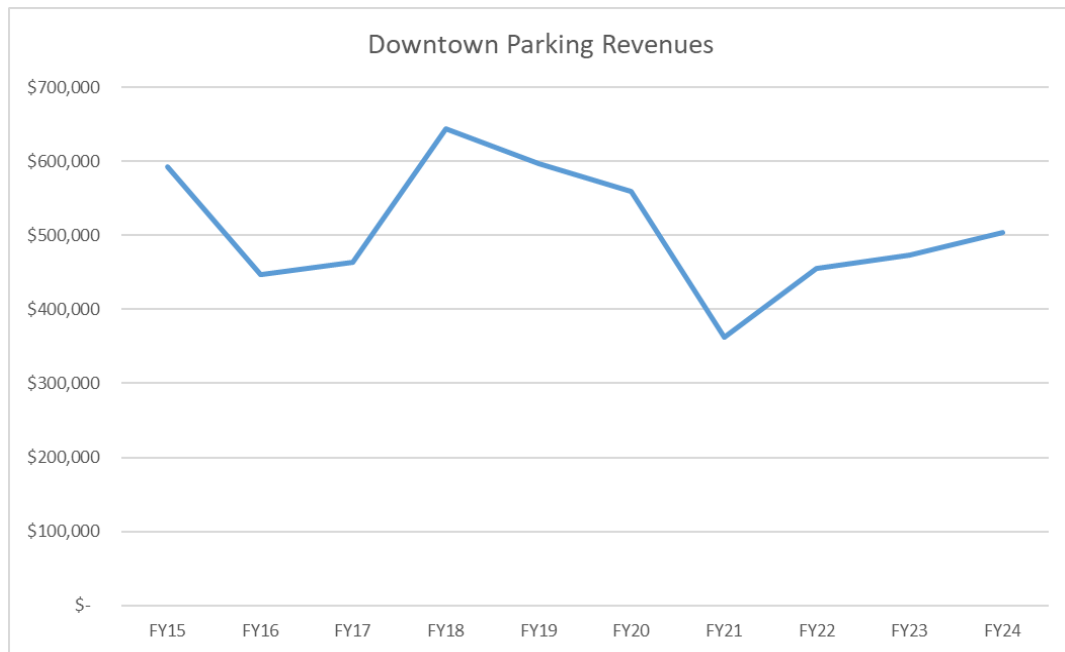


The following line items experienced the most significant increases since 2015:

Electricity	\$21,227 (+29%)
Facilities Maintenance	\$77,243 (+35%)
Insurance	\$20,696 (+52%)
Contractual Services*	\$170,830 (+71%)
<i>*Includes Janitorial, Enforcement, Security, and Subport Lease</i>	

Contractual services increased steeply in FY19 due to lease payments to Develop Juneau, LLC for use of the Subport parking area. These payments total \$66,000 per year and are largely offset by revenue received from the State of Alaska for employee parking. The fund balance was also impacted by a \$50,000 transfer in FY21 to install security cameras at DTC (in progress).

While costs have increased, revenues have remained relatively flat since 2015, except for a significant decline in FY20 due to the COVID-19 pandemic:



Significantly, the price of off-street parking in downtown Juneau has remained unchanged since 2011, and is far below comparable markets in Juneau and across the region:

	Monthly
CBJ - Statter Harbor	\$100 - \$150
Anchorage (EasyPark)	\$105 - \$125
Spokane, WA	\$300
Tacoma, WA	\$55 - \$164
Boise, ID	\$100 - \$175

Recommendations

1. Provide a one-time supplemental appropriation of \$300,000 in FY22 to offset revenue that was lost while parking permit sales and enforcement were suspended during the first 12 months of the pandemic.
2. Flatten the existing pricing structure and incrementally increase permit fees to catch up with increased costs and inflation, while still remaining below comparable markets. (Fees for parking permits are established by the City Manager pursuant to CBJ 03.05.050.)

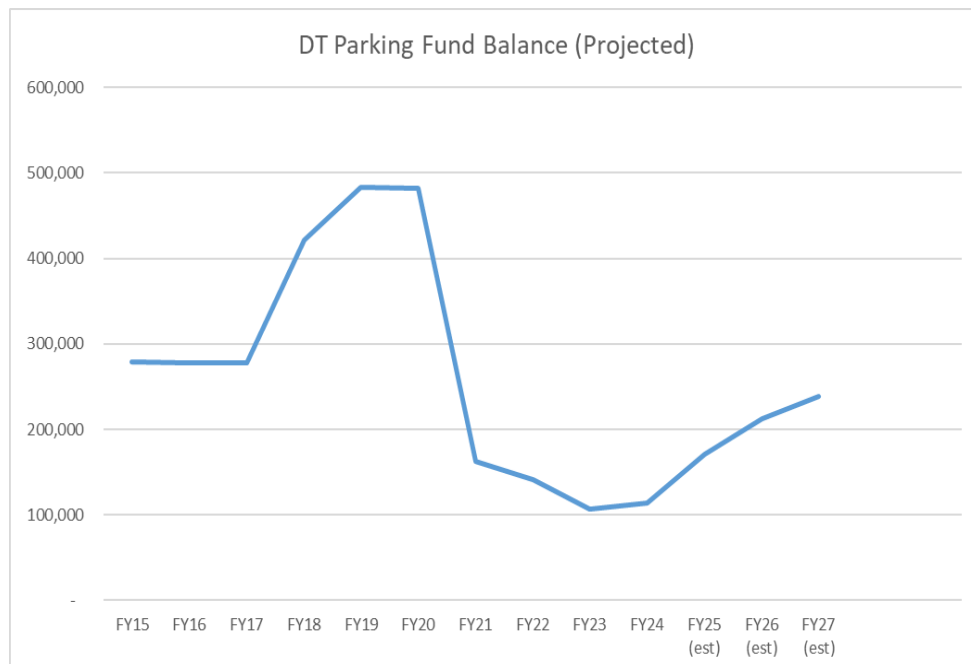
	Monthly Permit		Annual Permit	
	DTC	MPG	DTC	MPG
<i>Current</i>	\$61.90	\$47.62	\$666.67	\$523.81
FY23	\$70 (+8%)	\$70 (+40%)	\$770 (+15%)	\$770 (+47%)
FY24	\$77 (+10%)	\$77 (+10%)	\$847 (+10%)	\$847 (+10%)
FY25	\$85 (+10%)	\$85 (+10%)	\$935 (+10%)	\$935 (+10%)
FY26	\$90 (+10%)	\$90 (+10%)	\$990 (+10%)	\$990 (+10%)

Note: Increasing MPG permit fees would have a significant budgetary impact for CBJ departments that provide employee parking at that facility.

3. The Parks & Recreation Department is continuing to evaluate the feasibility of outsourcing parking operations to improve customer service and reduce staff workload, as recommended by the 2015 Parking Management Study.

Summary

The one-time supplemental funding and incremental price adjustments outlined above should stabilize the Downtown Parking Management Fund in order to avoid deficits through FY26 and beyond:





Parks & Recreation Off-Street Parking

Public Works & Facilities Committee

April 11, 2022



Off-Street Parking Management

03.10.040 - Parks and recreation department.



The parks and recreation department shall be responsible for:

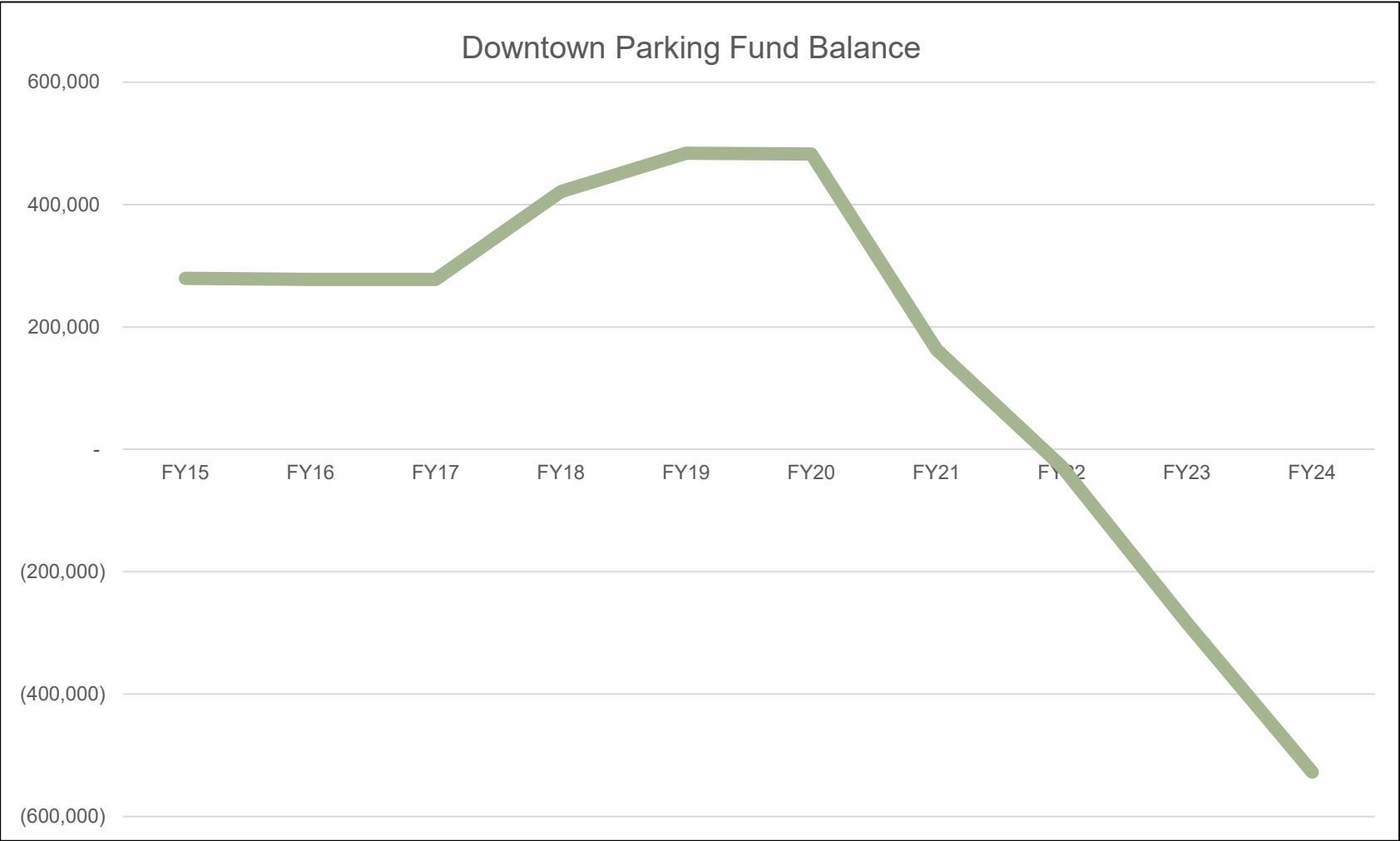
- (1) The supervision and operation of recreation programs and for the maintenance and operation of parks and recreation facilities;
- (2) The maintenance and operation of Centennial Hall, municipal parking lots, the Youth Center, public cemeteries, and other facilities as assigned in writing by the manager;
- (3) Maintenance of all municipal buildings which are not the responsibility of another department or a board of directors.

(CBJ Code 1970, § 03.10.035; Serial No. 71-40, § 3(C), 1971; Serial No. 75-07, § 3, 1975; Serial No. 78-6, § 2, 1978; Serial No. 78-19, § 2, 1978; Serial No. 85-83, § 5, 1985; Serial No. 93-03, § 5, 1993; Serial No. 2006-06, § 2, 4-3-2006; [Serial No. 2013-06\(b\), § 2, 2-24-2014, eff. 3-26-2014](#).)

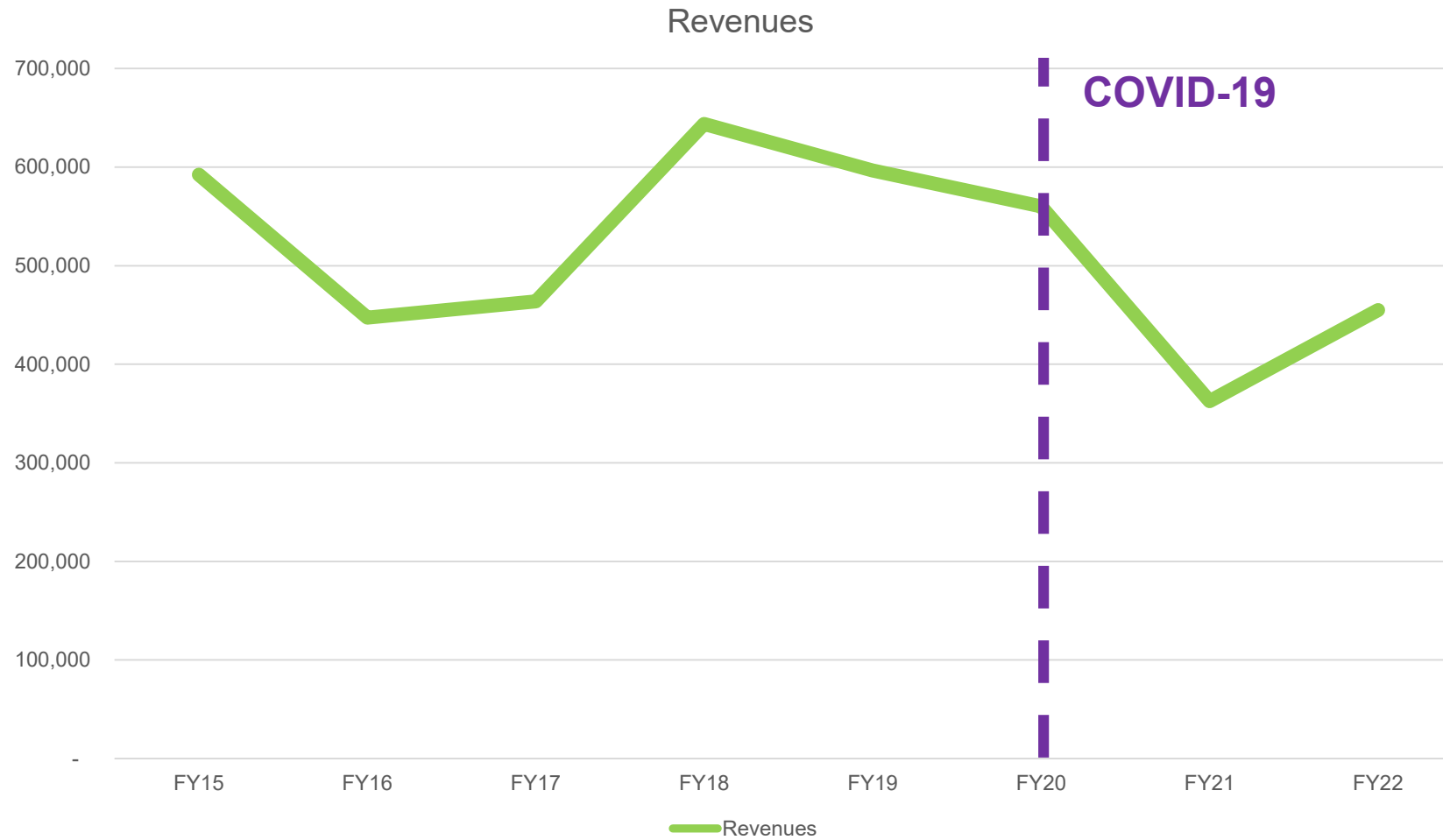
Cross reference— Recreation, parks and community centers, CBJ Code tit. 67.



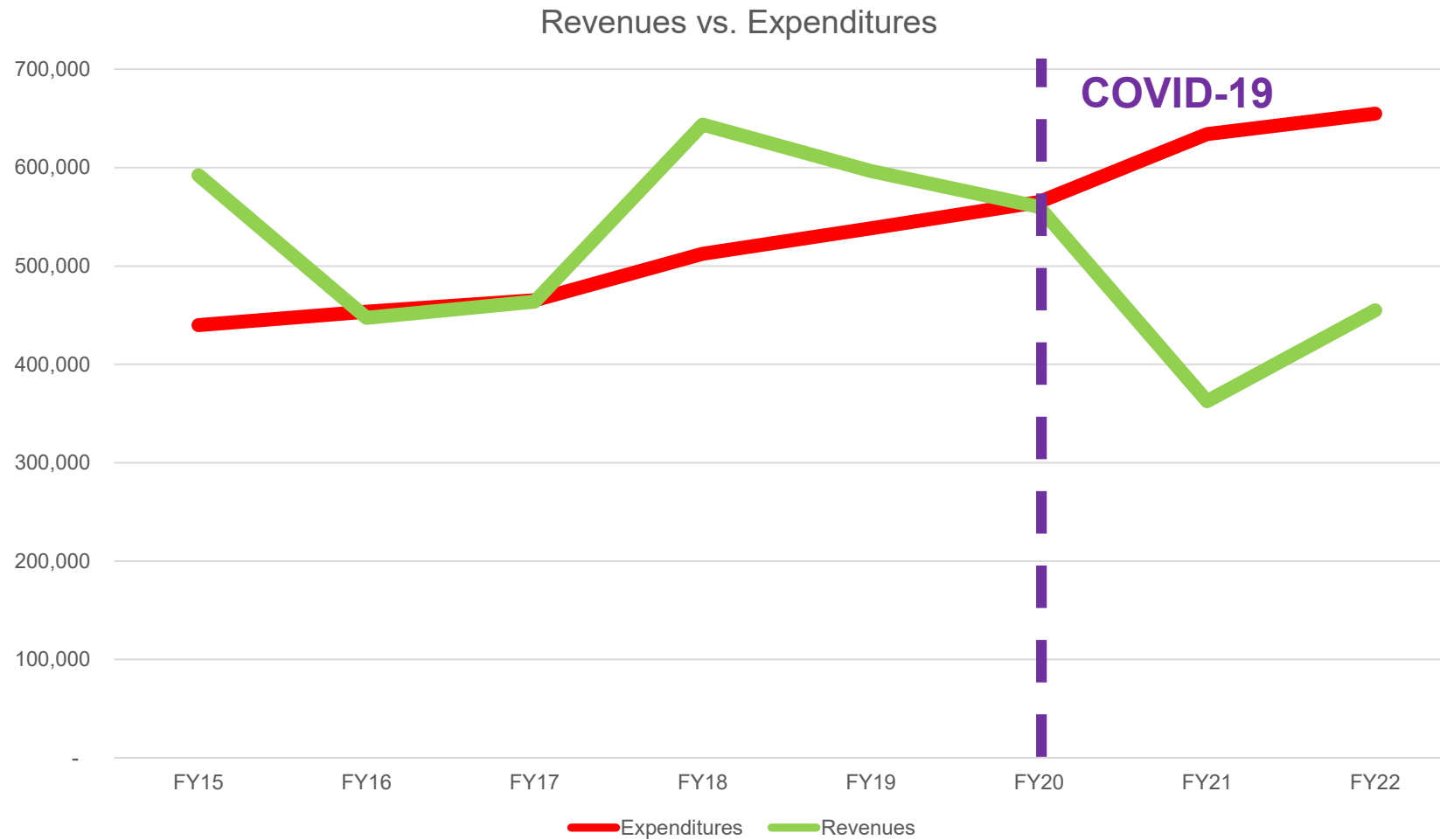
Downtown Parking Management Fund

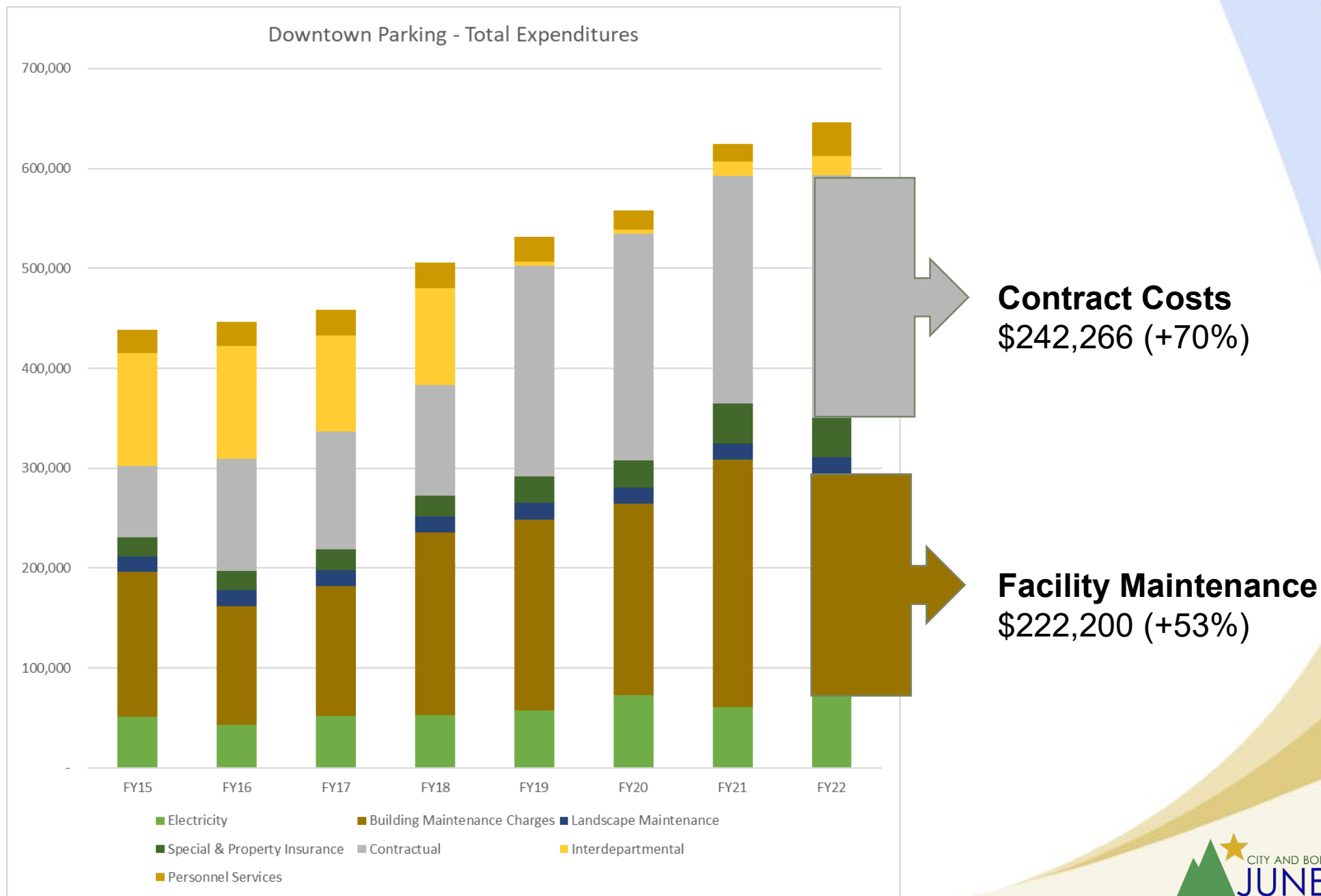


Downtown Parking Revenues



Downtown Parking Revenues





Current Parking Fees

Facility	Type	FY22	
Marine Parking Garage	Annual	\$550.00	<i>Since 2011</i>
	Monthly	\$50.00	<i>Since 2011</i>
	Hourly Parking	\$0.75	<i>Since 2014</i>
	Library Parking	Free	<i>Since 2011</i>
Downtown Transit Center	Annual	\$700.00	<i>Since 2011</i>
	Monthly	\$65.00	<i>Since 2011</i>
Whittier Street Lot	Annual	\$550.00	
	Monthly	\$50.00	
Shoppers Lot	Hourly Parking	\$0.75	<i>Since 2011</i>
North Franklin Lot	Hourly Parking	\$0.75	<i>Since 2011</i>

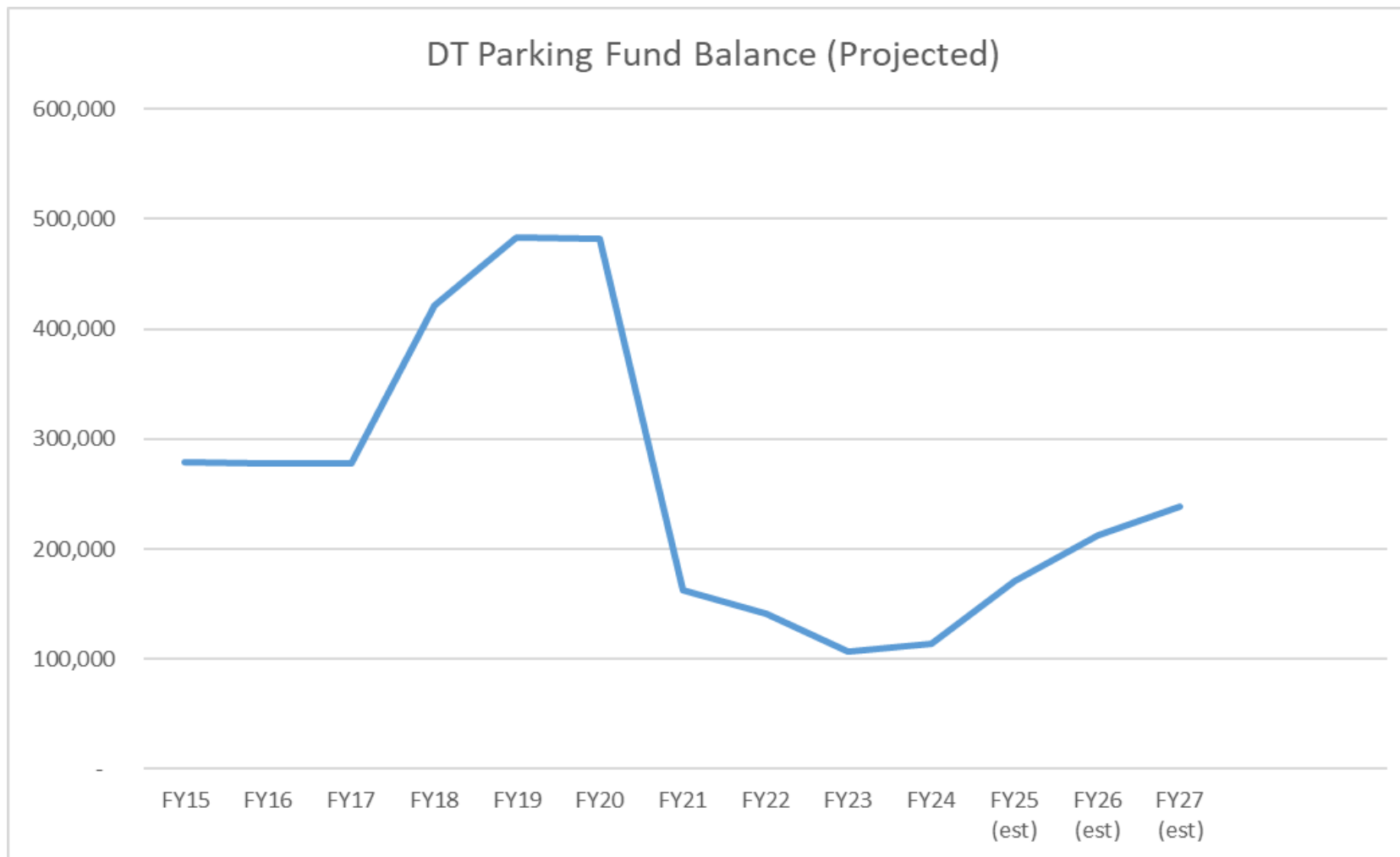
FY23 Parking Fees

Facility	Type	FY22	FY23	% Change
Marine Parking Garage	Annual	\$550.00	\$770.00	+47%
	Monthly	\$50.00	\$70.00	+40%
	Hourly Parking	\$0.75	\$0.75	-
	Library Parking	Free	Free	-
Downtown Transit Center	Annual	\$700.00	\$770.00	+15%
	Monthly	\$65.00	\$70.00	+8%
Whittier Street Lot	Annual	\$550.00	\$770.00	+47%
	Monthly	\$50.00	\$70.00	+40%
Shoppers Lot	Hourly Parking	\$0.75	\$0.75	-
North Franklin Lot	Hourly Parking	\$0.75	\$0.75	-

Off-Street Market Comparison

	Monthly Cost	vs. Juneau
Anchorage	\$105 to \$125	50% to 70% <i>higher</i>
Spokane, Wash.	\$300	80% <i>higher</i>
Tacoma, Wash.	\$55 to \$164	10% to 70% <i>higher</i>
Boise, Idaho	\$100 to \$175	50% to 70% <i>higher</i>
CBJ – Statter Harbor	\$100 to \$150	50% to 70% <i>higher</i>

Downtown Parking Management Fund





City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Chair Bryson and Assembly PWFC
FROM: Rorie Watt, City Manager
RE: Fund Balance Appropriating Ordinances

DATE: April 8, 2022

Eight appropriating Ordinances for a variety of municipal priorities were forwarded from the Finance Committee to the Assembly for Action. Those Ordinances were introduced on 4/4 and are set for public hearing on 4/25.

Link for the 3/12 AFC is here:

<https://packet.cbjak.org/MeetingView.aspx?MeetingID=1686&MinutesMeetingID=2003&doctype=Agenda>

This meeting packet has a variety of documents, including information about Assembly goals, Assembly legislative priorities, two prior 1% sales tax extensions and the current municipal fund balance.

As noted in the cover memo and discussed at the Finance Committee, the CBJ has a large fund balance that is available for one-time costs and is facing a dynamic budget process with high inflation and a difficult to predict economy.

As these Ordinances are already set for Public Hearing, no action is necessary by the PWFC at this time. They are available as discussion topics, at the will of the Committee. The Appropriating Ordinances are:

Augustus Brown Pool - \$3M
Affordable Housing Fund - \$5M
Information Technology - \$1.5M
JPD Radio Upgrades - \$500K
Lemon Creek Multi Modal Path - \$1M
New City Hall (or renovation) – \$6.3M
North Douglas Channel Crossing - \$250K
Teal Street Center (United Human Services) – \$1.3M

PWFC Action Items to Advance 2022 Assembly Goals 4.11.2022 Progress Report

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

Implementing Action Item	PWFC Action	4.11.22 Progress Report
<u>3c. Long term strategic planning for CIPs</u>	Committee work to engage in Big Picture Capital Project Planning; build on Legislative Priority List process.	4.11.22 Review of 8 appropriating ordinances as part of big picture capital project planning.
<u>3f. Maintain Assembly focus on deferred maintenance including BRH and JSD;</u>	Do committee work so that Assembly can increase funding for deferred maintenance.	2.14.22 overview of maintenance spending. \$5M in deferred maintenance request passed by Assembly.

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

Implementing Action	PWFC Action	
<u>5a. Develop a zero waste or waste reduction plan</u>	Establish framework for stakeholder engagement; Define goals for composting and level of municipal involvement	4.11.22 JCOS is collecting feedback on task force organization to inform stakeholder engagement portion of zero waste planning efforts in preparation for project launch with passage of CIP (July 2022).
<u>5b. Develop strategy to measure, track and reduce CBJ energy consumption.</u>	Support and follow efforts of Facilities Maintenance to implement an Energy Management and Information System (EMIS)	4.11.22 Building Maintenance scheduled to present to PWFC at 5.2.22 meeting.
<u>5c. Implement projects and strategies that advance the goal of reliance on 80% renewable energy sources by 2045</u>	Do committee work on Green House Gas (GHG) Emissions data collection/ measuring initiative to ensure a useful metric the Assembly can support	4.11.22 Staff working on sole source contract with Dynamhex that would estimate community wide GHG emissions and have a GHG planning component.
	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.	
<u>5d. Develop climate change adaptation plan</u>	Review "Juneau's Changing Environment: Predictions and Responses to Climate Change."	
<u>5e. Develop strategy to reduce abandoned/junked vehicles.</u>	Do committee work to support the Assembly in increasing funding for junk vehicle disposal, including possible incentives.	4.11.22 Junk vehicle round up scheduled for end of April.



MEMORANDUM

TO: Katie Koester
Engineering & Public Works Director

FROM: Caleb Comas
Contract Administrator

Date: April 7, 2022

SUBJECT: Contracts Division Activity
March 3, 2022, to April 6, 2022

Current Bids – Construction Projects >\$50,000

BE22-033	Carrol Way & Martin Way Stairs Replacement	Bids due 03/25/2022 – No Bids Received
BE22-185	BRH Water and Sewer Upgrades	NTP issued to Admiralty Construction for \$670,170 on 03/18/2022
BE22-050	Robbie Road, Ling Court and Laurie Lane Reconstruction	NTP issued to Coogan Construction for \$898,346 on 03/04/2022
BE22-163	Dzantik'i Heeni Middle School Roofing Replacement	NTP issued to Earhart Roofing for \$1,650,000 on 04/01/2022
DH22-024	Statter Harbor D Float Repairs	Award in progress to Duwamish Services for \$279,700
BE22-217	Misty Lane Reconstruction	NTP issued to North40 Construction Corp. for \$792,515 on 03/15/2022
BE22-208	BRH Chiller No. 2 Replacement	NTP issued to Schmolck Mechanical for \$365,689 on 03/18/2022
BE22-230	Spruce Lane Reconstruction	NTP issued to Coogan Construction for \$517,235 on 03/25/2022
BE22-234	Savikko Fields 3 & 4 Grass Turf Installation	NTP issued to Admiralty Construction for \$432,125 on 04/06/2022
BE22-252	Riverbend Elementary School Water Damage Repair	Award in progress to Carver Construction for \$1,032,768
BE22-232	West Third and Dixon St. Reconstruction	Award in progress to Admiralty Construction for \$612,185
BE22-236	CBJ Ballot Processing Center	NTP issued to Carver Construction for \$231,193 on 03/24/2022

Current RFPs – Services

RFP E22-250	CA&I for Meadow Ln Improvements	NTP issued to Homeshore Engineering on 03/17/22, \$20,000
RFP E22-256	Inspection Services for Six Water Storage Tanks	Fee negotiations in progress with Taku Engineering. Estimated \$125,000
RFP E22-259	CA&I for Misty Lane Reconstruction	NTP issued to proHNS, LLC on 3/31/22, \$10,000
RFP E22-258	CA&I for Spruce Lane Reconstruction	Negotiations in progress with Wilson Engineering
RFP E22-034	JNU Airport Parking Lot Improvements Design & CA	NTP issued to DOWL on 03/03/22, \$127,239

MR22-255	Design Services for Melvin Park Field No.1 Lighting	NTP issued to RMC Engineering Services on 2/16/22, \$11,000
RFP E22-288	CA&I for W. Third & Dixon Street Reconstruction	Proposals received on 4/5/22, Proposal evaluations in progress. Estimated \$50,000
RFP E22-276	Douglas Area Utilities Evaluation and Project Scoping	Proposals due 4/21/22. Estimated \$100,000
RFP E22-256	Term Contract for Material Sources Construction Services	Proposals due 4/21/22.

Construction Change Orders (>\$20,000)

CO 6 to BE21-149	BRH Behavioral Health Facility	Bonding Letter issued on 4/4/22, \$39,871.33
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Other Projects – Professional Services – Contracts, Amendments & MR's >\$20,000

Am 1 to PA 1 to E20-139	Riverbend Floor Covering Assessment and Water Damage Repair Design & CA	NTP issued to MRV Architects on 3/3/22, \$39,855
PA 3 to E20-139	Emergency Lemon A Generator Replacement, MR 22-285	NTP issued to RMC on 04/01/22, \$116,640
Am 10 to E19-267	Cope Park PRV Upgrades	NTP issued to RMC on 03/21/22, \$160,942
PA 9 to E20-139	JNU Bagwell Gas Detection & Alarm	NTP issued to RESPEC on 03/10/22, \$42,855
AM 9 to RFP E20-116	Park Planning and Design – Eagles Edge Park Improvements	NTP issued to PDC Engineers on 04/01/22, \$38,339

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

PA 2 to E22-205(C)	GFS Dorm Window Replacement	NTP issued to Carver Construction on 3/31/22, \$21,713.
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Term Contracts for Small Civil & Utility Construction Services (>\$20,000)

PA 12 to E19-192	Lee Smith Dr. Drainage Improvements	NTP issued to ENCO Alaska on 03/30/22, \$41,500
PA 11 to E19-192	Downtown Stanchion Installation	NTP issued to ENCO Alaska on 03/21/22, \$25,275

Term Contracts for Plumbing Services (>\$20,000)

PA 4 to E21-234	Augustus Brown Pool Boiler Retube	NTP issued to Harri Plumbing on 03/23/22, \$26,030
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Utility Agreements (>\$20,000)

UA 18 to E17-037	Carrol & Martin Ways Under Stair Utility	NTP issued to AEL&P on 03/17/22, \$54,548
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MR E20-139 – Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals. Contracts are in progress and underway.

Key for Abbreviations and Acronyms

Am Amendment to PA or Professional Services Contract

Contracts Division Activity
March 3, 2022, to April 6, 2022

CA&I	Contract Administration & Inspection
CO	Change Order to construction contract or RFQ
MR	Modification Request – for exceptions to competitive procurement procedures
NTE	Not-to-exceed
NTP	Notice to Proceed
PA	Project Agreement - to either term contracts or utility agreements
RFP	Request for Proposals, solicitation for professional services
RFQ	Request for Quotes (for construction projects <\$50,000)
RSA	Reimbursable Services Agreement
SA	Supplemental Agreement ⁸