

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

February 14, 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
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+1 669 900 6833 or +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

I. CALL TO ORDER

II. PUBLIC PARTICIPATION

III. APPROVAL OF MINUTES

- A. January 24, 2021 - Regular Meeting

IV. ITEMS FOR ACTION

- A. New City Hall Site Selection Update
- B. Fund Balance Usage - Deferred Maintenance
- C. Rivertcourt Way Mendenhall River Bank Stabilization CBJ Parcel Participation
- D. Spruce Lane Transfer Request
- E. Glacier Fire Station Generator Replacement Transfer Request

V. INFORMATION ITEMS

- A. Trails and Park Project Priorities
- B. Greenhouse Gas Emissions and Planning Update

VI. PWFC 2022 Assembly Goals

- A. PWFC Milestones for 2022 Goals

VII. CONTRACTS DIVISION ACTIVITY REPORT

- A. January 20, 2022 to February 9, 2022

VIII. NEXT MEETING DATE

- A. March 7, 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
DRAFT MINUTES – REGULAR MEETING
Zoom Webinar
January 24, 2022**

I. CALL TO ORDER

The meeting was called to order at 12:10 PM.

Members Present: Chair Bryson, Ms. Triem, Ms. Woll, and Mr. Smith. Mayor Weldon was also in attendance.

Staff Members Present: Katie Koester, John Bohan, Janet Sanbei, Jeanne Rynne, Rich Ross, Di Cathcart.

II. APPROVAL OF MINUTES

A. December 20, 2021 – Regular Meeting

No comments, minutes approved.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

Chair Bryson removed Public Participation from the agenda.

IV. ITEMS FOR ACTION

A. BRH Behavioral Health Facility \$4M Appropriation Request

Ms. Koester stated the new BRH Behavioral Health Facility is request an additional appropriation of \$4.0 million for the BRH internal reserves in order to complete this facility. She reminded the Committee that in March 2021 the hospital requested additional funding and scope for the new facility to accommodate an additional floor. This was due to the inability to purchase adjacent land, and the need for more space. Increased construction costs have also escalated over this timeframe bringing the price of the additional construction to the current request.

Ms. Triem moved a request for the Committee to forward the appropriation request of \$4.0 million to be funded from BRH reserves to the full Assembly for approval, and asked for unanimous consent.

No objection. Motion passed.

B. BRH Emergency Department Addition and Renovation Recommendation for Appropriation Request

Ms. Koester explained the request is for \$325,000 from BRH internal reserves to complete the design of this project. BRH has bonds of \$12 million to construct the project. Earlier in the year BRH asked the Assembly to appropriate \$425,000 from the BRH internal reserves to begin design.

Ms. Woll moved the Public Works and Facilities Committee forward the appropriation request of \$325,000 to the full Assembly for approval, and asked for unanimous consent.

No objection. Motion passed.

C. Streets CIPs Transfers and Closeouts

Ms. Koester explained the department will occasionally go through completed projects and move that funding to projects that are lacking enough funds. She stated the memo includes projects which are complete and have a fund balance that the Department would like to move to other projects which are low on funds.

Discussion included an explanation as to how a project may have a fund balance when the project is complete.

Mr. Bohan explained it is often difficult to estimate the budget of a project exactly. The Department works through the project details as carefully as possible leaning toward the high side of a project. There are times when an estimate may be lower than actual costs, based on extenuating circumstances that arise during construction.

Mr. Smith motioned the Committee forward the attached Streets CIP transfers and closeouts, totaling \$1.4 million be forwarded to the full Assembly for approval and asked for unanimous consent.

No objections. Motion passed.

D. Wastewater CIPs Transfer and Closeout

Ms. Koester gave a brief explanation stating the City has been working with AKDOT to move the Gruening Park Pump Station and Generator Shed along Glacier Hwy. to a property AKDOT purchased for this purpose. She explained initially the City thought funding for this project would come through an ADEC loan. The City would like to avoid using this loan for the project. In order to do this, the City would like to close a few projects and transfer those funds to the Gruening Park Pump Station project.

Mr. Smith moved the Committee forward the Wastewater CIP transfer and Closeout, totaling \$496,725 to the full assembly for approval and asked for unanimous consent.

No objections, motion passed.

E. Hospital Water and Sewer Improvements Transfer

Ms. Koester stated at the time the Hospital decided to expand the Behavioral Health Facility, this change required a wider foundation due to the additional floor. The wider foundation required rerouting the water and wastewater piping. Because of this rerouting, it was determined by the Water and Wastewater Division the water and sewer mains need to be replaced. In September there was a request to transfer \$200,000 in water funds to replace the water main. Ms. Koester then referred further explanation of the request to Mr. Bohan for explanation.

Mr. Bohan stated the request for \$120,000 from the Water Fund to complete replacement of the water main. The original \$200,000 was an initial amount to get the work underway. This was right at the beginning of cost and materials escalations, which has required the additional funding. This is a “best guess” for completing this portion of the work. The remainder of the funding \$600,000 is what is required to complete the sewer main work on the hospital campus. It just makes the best sense to do it at the same time the water is being replaced.

Ms. Woll moved the Public Works & Facilities Committee forward to the full Assembly for approval the transfer and closeout totaling \$720,000 contained in this memo and asked for unanimous consent.

No objection. Motion passed.

V. INFORMATION ITEMS

Mr. Bryson asked to add Item D., Future Grant Possibilities.

A. Electric Bus Update

Ms. Koester explained the current electric bus is not giving the City the expected distance anticipated. The Department is looking at adding in-route charging stations to extend the bus’s distance during use.

Mr. Smith thanked Staff for being willing to work on this new technology and being willing to use it.

Other discussion included whether staff was aware of temperature affecting the distance use of the buses. The response came back that battery efficiency definitely goes down as the temperature drops.

B. New City Hall Site Selection Update

Ms. Koester presented the top four sites determined by public participation in the October 2021 survey (stating pros and cons of each location). Additional analysis was completed on the sites in order give the Assembly enough information to make a final site selection. She provided the Committee with the next steps required to keep the project on track to choose a preferred alternative.

The Committee made a few comments regarding parking and asked general questions related to the matrix and its use for decision making. Statements about being sure the Assembly is aware of the comments made at the New City Hall meeting.

Ms. Koester stated the comments from the public will be forwarded to the Assembly.

C. Draft FY2023 CIP Resolution

Ms. Koester indicated the Draft CIP list is a list of “Need to take care of what we have list,” which is similar to what has been presented in the past.

Mr. Bohan explained the CIP List will be presented to the Planning Commission at the second meeting in February. He will include this as part of the schedule for the next meeting.

Discussion included whether the current CIP includes the additional costs at the pool and the Centennial Hall Upgrades which were put on hold.

Ms. Koester indicated there is no additional funding for the Pool in this CIP. She stated the Department is redoing the scope of the project to include only the most important issues, which at this time is the boiler system. There is \$2.8 M of funding for Centennial Hall in this CIP. This reflects what was approved by the voters 4.5 years ago. What the funding is for, is something the Assembly will decide.

D. Update on Future Grant Opportunities

Ms. Koester stated Staff are working on a grant strategy for applying for some of the opportunities. These opportunities are tremendous. She stated the Legislative priorities is very important toward grant opportunities.

Discussion included the opportunity for hiring a grant writer, whether as a staff member or an outside consultant.

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

A. 2022 Assembly Goal Update

Ms. Koester gave a brief explanation of the table included in the packet. She indicated the list is made up of projects which had action to them already and have work still to come, and new projects the Assembly indicated are important goals for them.

Discussion included what should be spent to keep facilities upgraded and what is actually being spent. Also, does staff feel the City has sufficient information in order to move forward with the use of electric vehicles? The emissions tool will help the Assembly plan better for the future. Breaking down the Assembly goals has been useful in helping them keep their goals moving forward.

Ms. Koester stated JCOS has been asking the Assembly to work toward an analysis of Greenhouse gasses in the Juneau area. The need is great, but steps forward in these goals will move the community in the right direction.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. December 17, 2021 to January 19, 2022

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be February 14, 2022 – 12:10 PM

IX. ADJOURNMENT

The meeting adjourned at 1:10 PM.



MEMORANDUM

DATE: February 14, 2022

TO: Chair Bryson and Public Works and Facilities Committee

FROM: Katie Koester, Engineering and Public Works Director

SUBJECT: New City Hall Site Selection Update

The purpose of this memo is to ask for a recommendation from the PWFC on the two top sites for further study and economic analysis. At the January 24, 2022, PWFC meeting, the committee reviewed the top 4 sites proposed for city hallⁱ. Since then, a public forum was held on January 26th and the Planning Commission was updated on the project February 8th.ⁱⁱ New information presented today is an analysis of the spending impact of downtown CBJ employees requested at the public forum.

Staff Recommendation:

Staff recommends selecting the Downtown Transit Center and 450 Whittier as the top two sites to explore further. The pros and cons of the sites have been discussed at multiple PWFC meetings.ⁱⁱⁱ To summarize:

Old Walmart Building: As much as everyone wants to see the vacant Walmart building repurposed, the type and size of building are not a good fit for city hall and would be more expensive to bring up to code than building new. Furthermore, the land is not for sale and does not achieve the goal of getting out of leasing property. In 50 years when the lease expires, would the City be right back at the drawing board?

The Importance of Being Downtown: Many have voiced the concern that for the vibrancy of the capital city, City Hall needs to be located in the center of government and economic activity.

Status Quo is Throwing Money Away: Sinking \$11.5M into a 70 year old facility that does not meet the needs of the City, and does not save rent down the road, is not a wise use of taxpayer dollars.

Next Steps:

February 14 PWFC - staff report on feedback from public forum and request for PWFC to prioritize two of the four sites for further analysis and development.

February 22 Planning Commission – Staff report on top two sites; collect input from Commission for Assembly review of site selection.

March 7 PWFC and COW - Concept drawings, economic analyses and input from Planning Commission will be provided on the two selected sites in order to make an informed decision on a single site.

Requested Action: Make a recommendation for two sites to move to the next phase of site selection.

ⁱ Status Quo (renovate current facilities); Walmart Building; 450 Whittier/ Public Safety Lot; Downtown Transportation Center

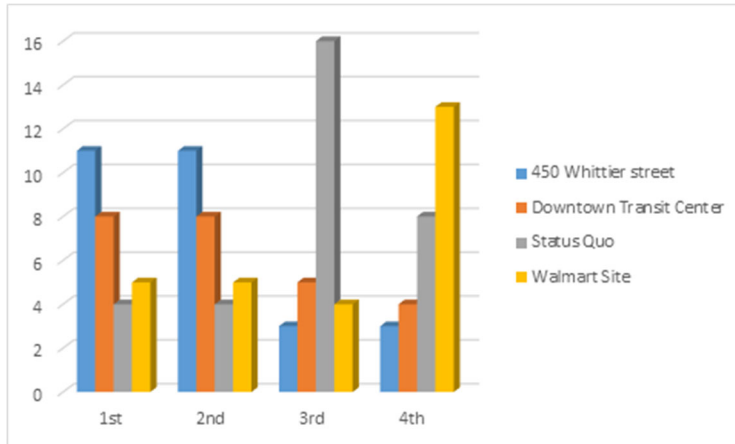
ⁱⁱ Summary of comments from January 26th public forum attached

ⁱⁱⁱ 1.24.22 Presentation on Preliminary Site Analysis for top 4 sites attached

Summary of City Hall Site Selection January 26th Public Forum

A public forum on city hall site selection was held January 26th from 6-7:30. Forty-seven people attended, excluding panelists. The meeting was an hour long presentation where staff answered the questions below as they were received through chat. There was additional public testimony and chat questions/comments after the presentation.

The presentation ended with a straw poll asking participants to rank their 1st, 2nd, 3rd and 4th choice. The first and second choice was 450 Whittier, with DTC as a second. However, it is important to note this was a small sample size.



Public testimony included:

Concern regarding moving City Hall away from the downtown area was mentioned by several participants. The Downtown Business Association stated based on a study and adjusting for inflation and the Juneau location, the cost would be \$7,000 annually.

Another concern was to be sure the City maintains a strong presence for keeping the Capital in Juneau. Moving city offices outside of downtown may give fodder to moving the Capital to another location.

Angie Nolan – Walmart Representative stated the land lease doesn't start until June 2025 so annual lease payment of \$271,000 wouldn't start until then. The land may be available for sale. The City may contact her regarding this. People have shared other potential uses with her: Lemon Creek Fire Station, Child Care Facility, expansion of some of the Hospital Facilities, leasing portions of the building to other businesses. If the land were purchased, it could be subdivided and sold for other uses such as housing or new businesses. The discussion is not over. She would love to answer questions. The possibility of purchasing the land is out there. She does not have an estimated value of the land. Even if the City leases the land the owner would still pay property taxes.

Written questions, answers and comments below

C: Considering the fact that the majority of the public voted for the city hall being in Lemon Creek and realizing that the Walmart building is a bad idea shouldn't the first place to consider putting City Hall be put there? How about across from Western Auto? The police station and the city shop have both been moved to Lemon creek. A MAJOR consideration should be the downtown parking problem would be solved by moving City Hall out of downtown.

Q: The Comprehensive Plan used to require that city hall be kept downtown. Does it still have that requirement?

A: There is no mandate for city hall being downtown, but there are multiple plans that talk about downtown as the center of government and strategies for keeping it vibrant, which is in line with a city hall downtown.

Q: Why is a parking garage needed for the Whittier site and it appears no additional parking is planned for the transit center site?

A: Parking would need to be evaluated for all 3 downtown sites (DTC, 450 Whittier and status quo), and is still a problem with the status quo option. Parking was mentioned as an advantage for 450 Whittier because a floor of parking could be built underneath and/or shared parking with centennial hall.

C: Walmart is part of Lemon creek it should be added to the Lemon Creek number

A: This question referenced the fact that 32% of the people who chose to recommend a site in the survey selected Walmart and 20% selected Lemon Creek. It was explained that people were allowed to selected more than one site option, so the numbers could not be added.

Q: Does the old WalMart building test fit include all City Hall Functions "fit" into the existing building (i.e. from all five of the current City Hall Function locations)?

A: Architect showed a slide that reflected how the space needs would occupy 1/3 of the vacant building

Q: Building on top of the transit center will be logistically challenging with no laydown area or room for additional equipment vs the other sites. Is this taken into the cost considerations?

A: Yes. This build has multiple challenges that were considered in the rough order of magnitude cost estimate.

C: I don't mean to be rude but I think separating Lemon creek from people selecting Walmart is manipulation or the numbers. The city could look at buying the parking lot since the building is on leased land. The parking lot is twice as big as needed. I can see that 450 Wittier is already selected.

Q: Could the Walmart site be purchased instead of leased? I am worried that appearance was so low on the list by participants who took the survey. We live in such a beautiful area and we have a lot of awful looking buildings but I assume we can be assured whatever is built will be something that fits our area.

A: The lot is currently not for sale, but based on assessed value and commercial sales in the area, an estimate on value is \$10M.

C: Another study by Donovan Rypkema, President and CEO, a Washington, D.C.-based consulting firm, says public buildings boost a downtown's economy. City Government offices can be a boon. "A downtown worker will spend between \$2,500 and \$3,500 a year in the downtown economy,"

Place Economics <https://www.placeeconomics.com/>

Question comment from Duff Mitchell. A Downtown Business Association Board Member

A: Those impacts will be considered in the economic analysis

Q: Is there a cost developed for adding parking to the transit center site?

A: Very rough numbers put two floors of parking at DTC at \$9.6M

Q: I meant to go with the proposed new offices

A: Parking options will continue to be flushed out as site selection proceeds.

Q: When considering the Walmart site, was there any discussion about the potential of expanding the scope to include other City uses that are not in those 5 downtown sites? i.e. Mt Jumbo, Thane Warehouse, etc...?

A: Alternative uses have been brought up by the public and seller (childcare, office space, fire station) however expanding the space that would need to be renovated would significantly grow the cost of the project, and potentially expand city services which is a larger conversation.

Q: Have you considered converting the old city hall into the city museum? A: No

Q: Downtown parking is a major concern. The Planning Commission is asking the Assembly to look at eliminating most required parking for future development. Thus any parking increases in downtown will fall on all citizens. Where is CBJ looking at putting new parking if not another garage?

A: Parking garages are the most likely solution to downtown parking. Surface parking is just too valuable for development. This includes looking at additional floors of parking at DTC and renovations to the North State Office Building parking garage.

C: Top choices should have one listed as none of above.

A: This is in response to the poll that asked people to rank their preferred sites. It was explained that status quo is the do nothing option.

Q: Anecdotally I know that if people have to park more than 50-100 feet from their destination, they perceive this to be a “long” distance. Proximity of the city hall to downtown is similarly an important metric for a vibrant downtown. How are you taking this economic impact into consideration?

A: An economic impact analysis will be performed on the top two sites that will take those variables into consideration.

C: JEDC did a study of winter business travel and most persons coming in winter stay downtown and are there for government business. Government (City, State, Tribal) is major driver of economy for downtown. We don’t want tourism to take over in summer and for downtown be vacant in winter.

Q: If CBJ Leases the Walmart Bldg, how does that remove it from Property Tax Rolls? Doesn't the owner still pay property tax on it?

A: The building would be removed from property tax rolls, but the underlying property would still be taxed (estimated loss of tax revenue is just under \$100,000 annually)

Email:

Received 1/31/22 – Jeannette Pursell stated she preferred the Walmart location because of the ample parking, central location, opportunity to incorporate a recreation center, close to police station, would increase economic opportunities in the area.

New City Hall

Preliminary Site Analysis

1/24/2022



Preliminary Analysis

- Status Quo
- Downtown Transit Center
- 450 Whittier (Public Safety Lot)
- Walmart building

Status Quo Location

PRO

- Least expensive in short term (11.2M)
- Lots of feedback against a New City Hall (for different reasons)
- Always consider the status quo option

CON

- A lot to sink into a 70 year old facility
- Does not consolidate City services
- Does not improve parking



Municipal Building: Projected Repairs/System Replacement Timeline

2024	2029	2034
EXTERIOR REPAIR PACKAGE Exterior Painting, Mural Repair, Window Replacement, Marquee Repairs & Fall Protection \$1,074,000	ROOF REPLACEMENT Replacement of main roof, Installation of Fall Protection \$1,016,000	
INTERIOR FINISH UPGRADES Carpet Replacement, Stair Tread Replacement, Interior Painting \$755,000	MECHANICAL, ELECTRICAL, & PLUMBING UPGRADES Upgrade existing Ventilation and Heating System, install Ventilation where lacking (50% of building), replace Domestic Water and Waste Water Piping, Upgrade Electrical ³ \$4,429,000	MAJOR TENANT IMPROVEMENT Reconfigure space to reflect current use, upgrade all restrooms ³ \$3,778,000
LED LIGHTING + SECURITY CAMERAS \$94,000		
2024	2029	2034
\$1,923,000	\$5,445,000	\$3,778,000

GRAND TOTAL

\$11,146,000

Notes

1. Estimated costs reflect total project costs.
2. Construction costs have been escalated from November 2021 to June of the year planned at 3%/yr.
3. Estimate does not include cost for temporarily relocating staff/departments during construction.

Downtown Transit Center (DTC)

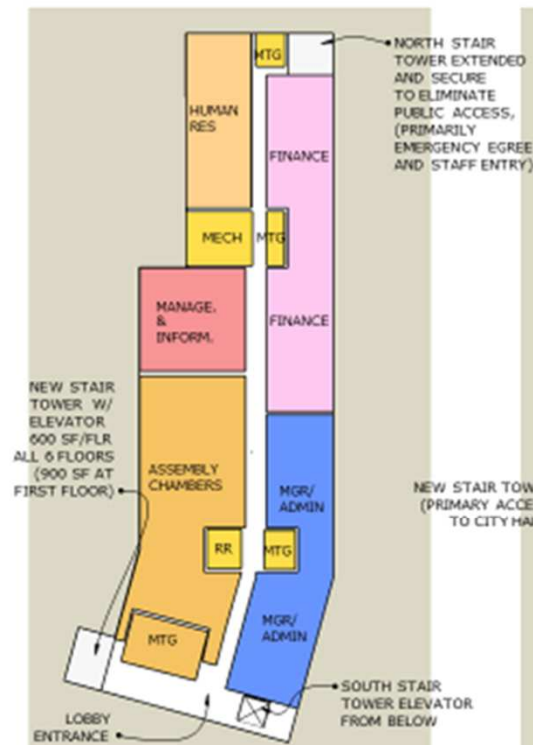
PRO

- Least expensive option by a few million (because foundation work done with garage)
- Work has already been done to bring this concept to next phase
- Does not take up other valuable real-estate for downtown development
- Remains in downtown core
- Dedicated parking easy

CON

- No street access
- Displaces existing parking; No net growth in parking
- Challenge to retrofit concrete structure with utilities





5TH FLOOR OFFICE PROGRAM

21,700 SF

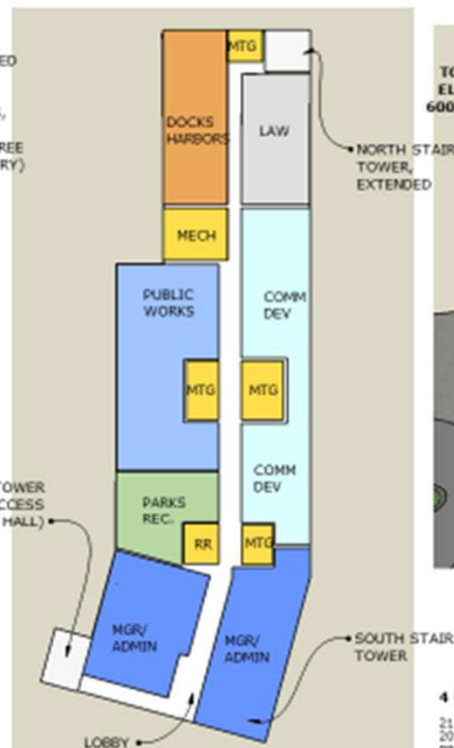
MANAGER AND ADMIN SERVICES	4,410 SF
MANAGEMENT AND INFORMATION SYSTEMS	2,080 SF
COMMUNITY DEVELOPMENT	3,705 SF

DOCKS AND HARBORS	1,180 SF
FINANCE	4,950 SF
HUMAN RESOURCES	1,800 SF

PARKS AND RECREATION	1,350 SF
PUBLIC WORKS	3,325 SF
LAW	1,700 SF

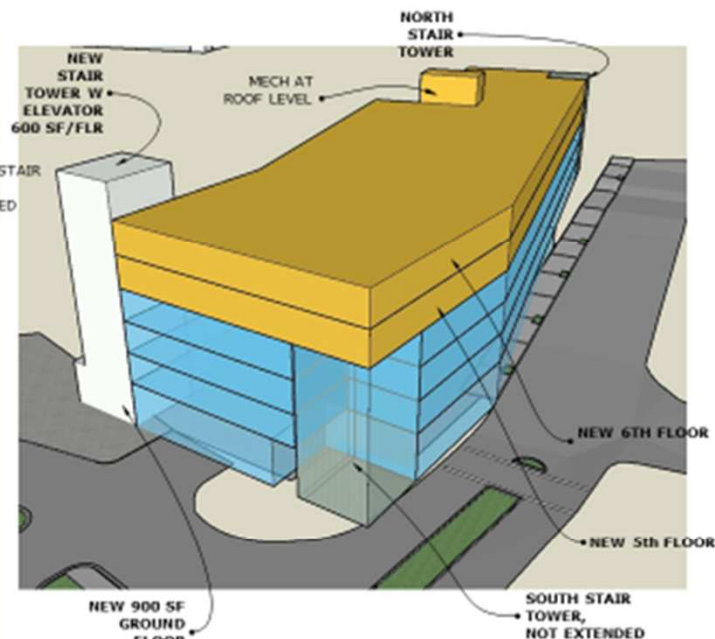
46,100 SF GROSS ADDED OFFICE AREA
21,562 SF
209 CURRENT TOTAL PARKING SPACES
PROPOSED MINIMAL OR NO CHANGE
EXIST. PARKING LEVELS 1-4 NO CHANGE

OTHER	9,261 SF
CIRCULATION	



6TH FLOOR OFFICE PROGRAM

21,700 SF



4 LEVELS OF EXISTING PARKING

21,562 SF
209 CURRENT TOTAL PARKING SPACES
PROPOSED MINIMAL OR NO CHANGE

CITY HALL PLANNING

PROGRAM - 2 FLOOR ADDITION ABOVE CURRENT 4TH FLOOR PARKING LEVEL

10-16-18





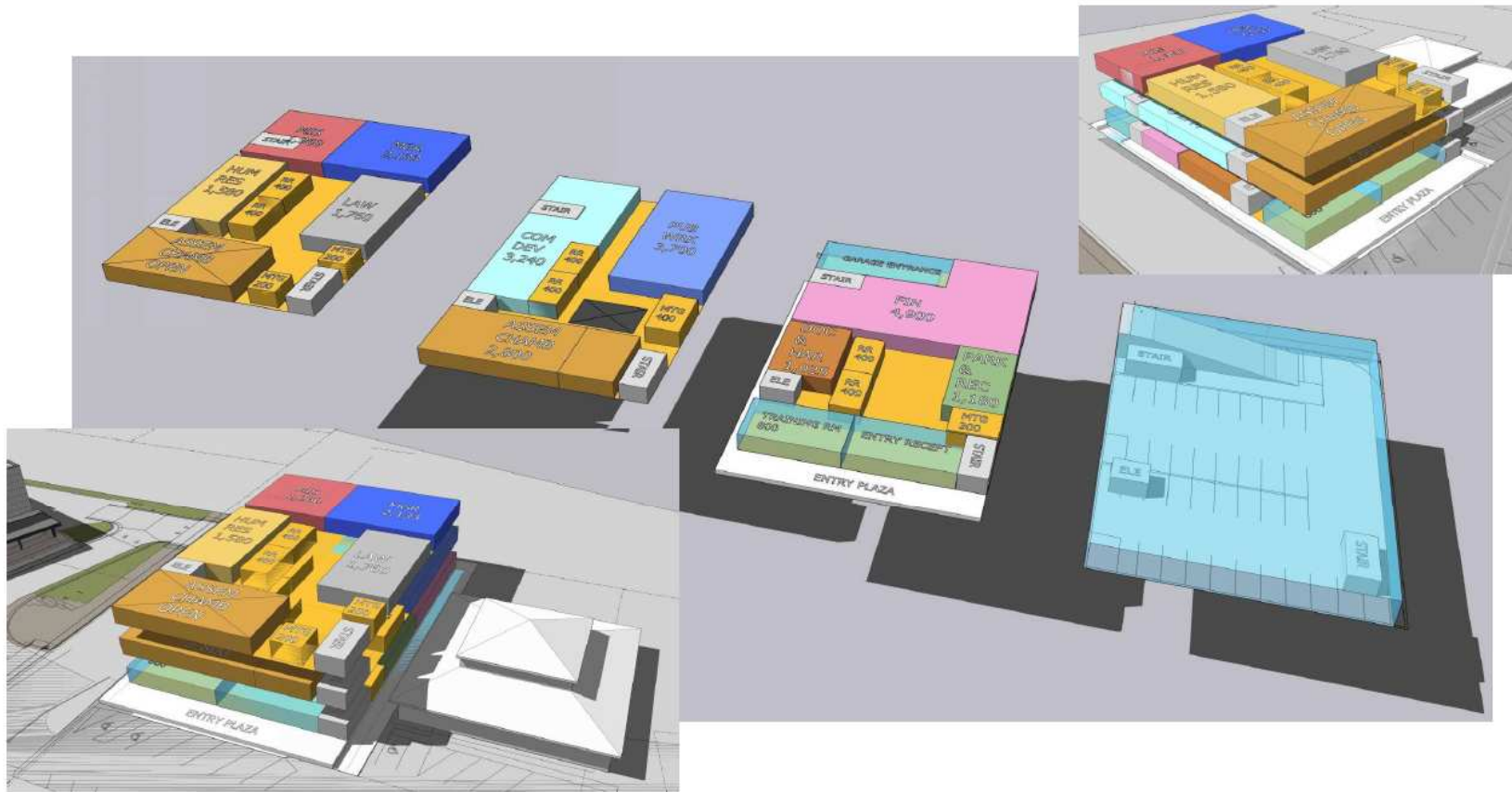
450 Whittier

PRO

- CBJ owns the lot (and several surrounding lots)
- Development of Aak'w Village District: Tribe offices, Centennial Hall, Federal building.
- Opportunity for maximal use of parking
 - Underground/ shared parking
 - Option to supplant displaced parking at DTC

CON

- Would be a great location for future housing development
- Outside of Downtown Core
- Cost: \$33.5 + parking expansion (less than a million more than the DTC)



■ MANAGER AND ADMIN SERVICES 4,410 SF	■ DOCKS AND HARBORS 1,180 SF	■ PARKS AND RECREATION 1,350 SF	■ OTHER 9,261 SF
■ MANAGEMENT AND INFORMATION SYSTEMS 2,080 SF	■ FINANCE 4,950 SF	■ PUBLIC WORKS 3,325 SF	■ CIRCULATION
■ COMMUNITY DEVELOPMENT 3,705 SF	■ HUMAN RESOURCES 1,800 SF	■ LAW 1,700 SF	

CITY HALL PLANNING
Development at the 450 Whittier Site

NorthWind Architects + SRS Architecture



Former Walmart



PRO

- Lots of public support for reuse of facility
- Central Location between population centers
- Opportunity for additional uses (122,000 square feet and 10 acre lot)
- Tons of parking

CON

- Building has sat vacant for years, unknown condition
- Difficult to bring to LEED standards
- Land Lease \$271,000/yr 50 years (land not currently for sale)
- Good location for other/large retail development
- Challenge to bring up to current codes required by change in use
- Twice the SF needed

Next Steps

- Ongoing: For 4 sites, refine cost estimates, answer questions
- January 26: Public Meeting on list of sites
- February 14:
 - Staff report on Public Meeting feedback; Analysis of DT employee spending
 - PWFC prioritizes sites to 2
- February 22 Planning Commission: review 2 sites and collect feedback
- March 7 PWFC and COW review economic analysis and select single site
- March – April: Conceptual work on preferred alternative
- Early April: Public Meeting on preferred alternative
- April/May: PWFC and Assembly – report on public feedback, presentation of preferred alternative
- July: Introduce ordinance for ballot proposition

Questions?

CBJ Downtown Employee Spot Survey Results

February 14, 2022



Survey Details

- Spot survey of downtown CBJ employees was conducted Feb 7-9th, 2022
- 92% of CBJ downtown employees participated in the survey (151 of 164)
- 99% confidence level, 3% margin of error
- Survey administered by Rain Coast Data as a sub-contractor to NorthWind Architects as part of the New City Hall analysis

Potential City Hall Workers

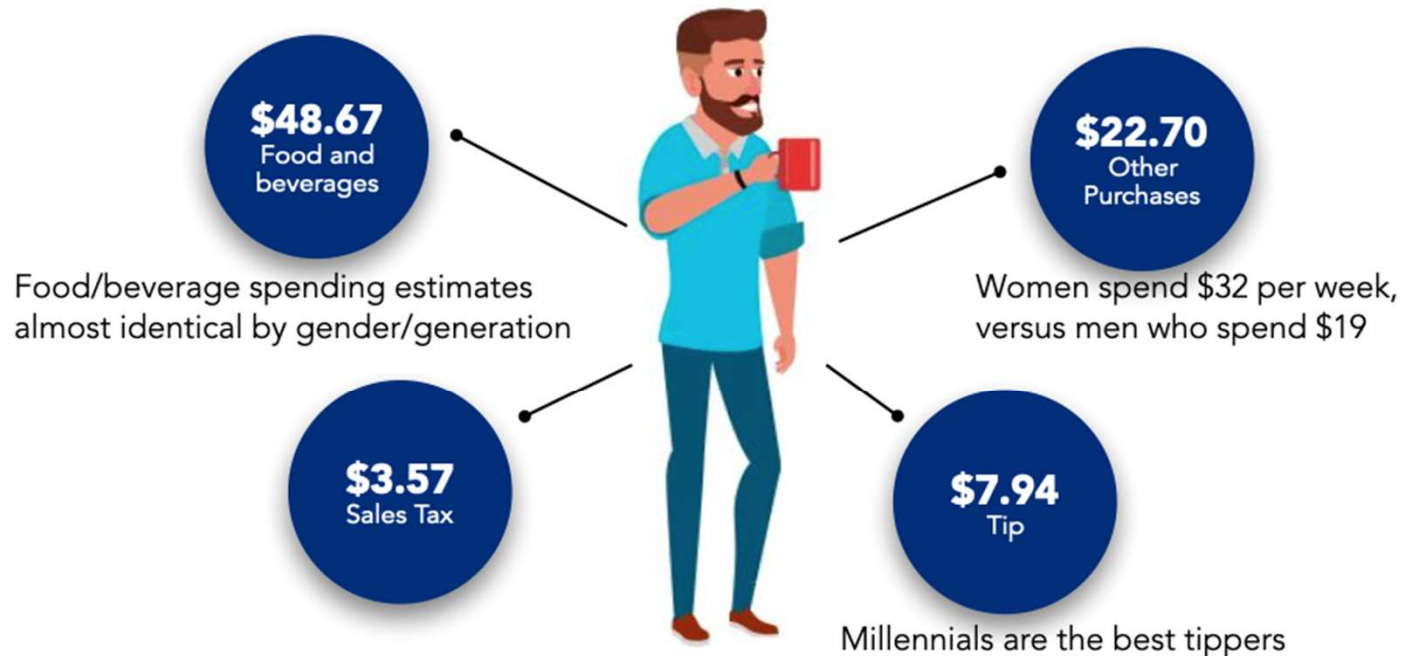
	Current Office Space	Current Employees
	Sealaska Plaza	10
	Municipal Way Building	33
	Seadrome Building	6
	Marine View Building	50
	Existing City Hall	65
	Total	164 staff

Annual spending by CBJ workers in downtown Juneau during workday

■ **\$706,782**

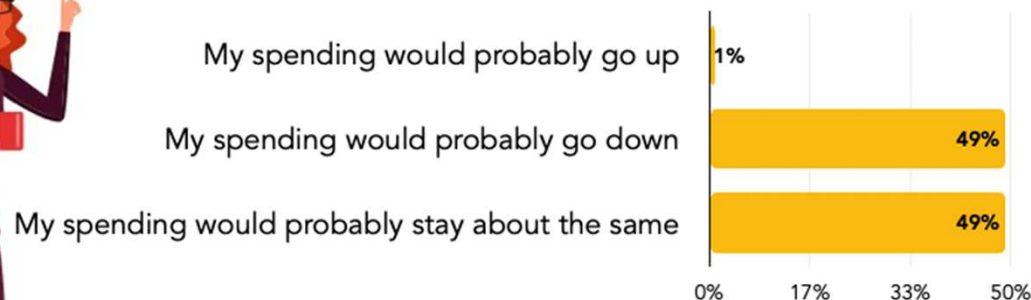
- Annual spending by 164 workers (includes tax and tip)
- CBJ workers were asked to make estimates regarding their non-pandemic work week expenditures.

CBJ worker average weekly downtown spending associated with workday



= \$82.88 weekly per person

If your job were moved to a location without pedestrian access to food, beverages, and shopping options during the day, how do you think your spending might change?



CBJ workers who said their spending would probably stay about the same tend to spend significantly less than those who say their spending will go down.

Based on an analysis of current spending and projected spending habits, CBJ workers will likely spend **47% less** on average in workday related spending if moved away from downtown

Projected spending decrease by CBJ workers if no pedestrian access to food, coffee, shops

- **-47.17%** Or an annual decrease of **-\$333,406**
- 30-year impact of moving City Hall to area with no pedestrian shopping/food access
 - **-\$13.5 million** - total change in Juneau 30-year spending
 - **-\$28.7 million** - total change in **downtown** Juneau 30-year spending
 - Assumes 2% annual inflation

30-year impact of moving City Hall to area with no pedestrian shopping/food access

Year	Less spending in Juneau	Less spending in downtown Juneau	% change
1	-\$333,406	-\$706,782.00	
2	-\$340,074.49	-\$720,917.64	2%
3	-\$346,875.98	-\$735,335.99	2%
4	-\$353,813.50	-\$750,042.71	2%
5	-\$360,889.77	-\$765,043.57	2%
6	-\$368,107.56	-\$780,344.44	2%
7	-\$375,469.71	-\$795,951.33	2%
8	-\$382,979.11	-\$811,870.35	2%
9	-\$390,638.69	-\$828,107.76	2%
10	-\$398,451.46	-\$844,669.92	2%
11	-\$406,420.49	-\$861,563.31	2%
12	-\$414,548.90	-\$878,794.58	2%
13	-\$422,839.88	-\$896,370.47	2%
14	-\$431,296.68	-\$914,297.88	2%
15	-\$439,922.61	-\$932,583.84	2%
16	-\$448,721.06	-\$951,235.52	2%
17	-\$457,695.49	-\$970,260.23	2%
18	-\$466,849.40	-\$989,665.43	2%
19	-\$476,186.38	-\$1,009,458.74	2%
20	-\$485,710.11	-\$1,029,647.91	2%
21	-\$495,424.31	-\$1,050,240.87	2%
22	-\$505,332.80	-\$1,071,245.69	2%
23	-\$515,439.46	-\$1,092,670.60	2%
24	-\$525,748.24	-\$1,114,524.02	2%
25	-\$536,263.21	-\$1,136,814.50	2%
26	-\$546,988.47	-\$1,159,550.79	2%
27	-\$557,928.24	-\$1,182,741.80	2%
28	-\$569,086.81	-\$1,206,396.64	2%
29	-\$580,468.54	-\$1,230,524.57	2%
30	-\$592,077.92	-\$1,255,135.06	2%
Total	-\$13,525,656	-\$28,672,788	

CBJ Sales Tax Paid in Connection to Work Location

- Taxes generated downtown annually by CBJ workers during workweek downtown = **\$30,430**
- Change in taxes collected if no pedestrian shopping available - annually for CBJ workers = **-\$14,354**
- 30-year sales tax impact of moving City Hall to area with no pedestrian shopping/food access = **-\$582,346**
- Assumes 2% annual inflation

30-year sales tax impact of moving City Hall to area with no pedestrian shopping/food access

Year	Reduced sales tax benefit	% change
1	-\$14,354.79	
2	-\$14,641.89	2%
3	-\$14,934.73	2%
4	-\$15,233.42	2%
5	-\$15,538.09	2%
6	-\$15,848.85	2%
7	-\$16,165.83	2%
8	-\$16,489.15	2%
9	-\$16,818.93	2%
10	-\$17,155.31	2%
11	-\$17,498.41	2%
12	-\$17,848.38	2%
13	-\$18,205.35	2%
14	-\$18,569.46	2%
15	-\$18,940.85	2%
16	-\$19,319.66	2%
17	-\$19,706.06	2%
18	-\$20,100.18	2%
19	-\$20,502.18	2%
20	-\$20,912.22	2%
21	-\$21,330.47	2%
22	-\$21,757.08	2%
23	-\$22,192.22	2%
24	-\$22,636.06	2%
25	-\$23,088.79	2%
26	-\$23,550.56	2%
27	-\$24,021.57	2%
28	-\$24,502.00	2%
29	-\$24,992.04	2%
30	-\$25,491.88	2%
Total	-\$582,346	



MEMORANDUM

DATE: February 14, 2022

TO: Chair Bryson and Public Works and Facilities Committee

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: Fund Balance Usage/ Deferred Maintenance

The purpose of this memo is to dig into the [Fund Balance Usage memo](#) City Manager Watt presented to you at the February 2, 2022, Finance Committee Meeting. Specifically, the recommendation to inject deferred maintenance with \$5M of fund balance (\$2M for JSD and \$3M for CBJ). This intent is two-fold – to bring our maintenance spending up to the minimum recommended industry standards and to supplement major deferred maintenance projects that are coming in higher than originally estimated due to current market escalation. This memo covers how much CBJ spends on maintenance, the industry standard, and what we would do with the \$5M appropriation. A decision needs to be made soon for JSD to keep projects on schedule.

Maintenance

The industry standard is to spend 2%-6% of replacement value of facilities on preventive maintenance.¹ This includes all types of maintenance.² A 5-year look back of preventive maintenance spending (operating expenditures) on JSD and General Fund Facilities shows that we are at approximately 50% of the recommended minimum. With preventive and deferred maintenance spending combined (operating and capital), we just meet the 2% minimum. Investing more in preventive maintenance would decrease the amount of deferred maintenance, although an infusion is needed to mitigate the backlog of deferred maintenance.

	CBJ (GF) Facilities		JSD Facilities	
Current Replacement Value (CRV)	322,313,404		334,537,413	
5 year average (operating expenditures)	2,712,480	0.8%	3,668,391	1.1%
5 year average (operating and capital expenditures)	8,033,480	2.5%	5,768,391	2%
Industry standard (2%-6% replacement value)	6,446,268	2%	6,690,748	2%
	12,892,536	4%	13,381,497	4%
	19,338,804	6%	20,072,245	6%

¹ NAFSA (National Association of State Facilities Administrators). (2021, February). *Preventive Maintenance and Deferred Maintenance: Deferred Maintenance: What It Is, Why it Matters, and How to Fix It*, p. 9.
https://cdn.ymaws.com/www.nasfa.net/resource/resmgr/deferred_maintenance_2021/Deferred_Maint_Report_-_Feb_.pdf

²

Operating Budget (Bldg Maintenance)	Preventative Maintenance	Routine maintenance to keep assets running and prevent costly and unplanned downtime/repairs.
	Reactive Maintenance	Repairs completed after failure.
Capital Budget (CIP)	Deferred Maintenance	Necessary repairs that are too large to absorb in operating budget and have been put on hold.
CIP/ Bond Funding	Major Maintenance (named projects)	Repair or replacement to return a facility to its intended use, prevent further damage or make sure in compliance with changes in code/laws.

What would CBJ Facilities spend an infusion of deferred maintenance on?

The needs are many, including escalations in costs due to supply chain issues and strains on the labor market. We are responding where we can by strategically issuing orders so contractors can supply materials before price increases and canceling bids that come in too high (AB pool is an example of that). However, there remains a lot of work to be done.

CBJ Facilities \$3M:

The immediate need in deferred maintenance spending here is to address bids coming in over original estimates.

Downtown and Glacier Fire Station Mechanical and Electrical Upgrades

This CIP was funded at \$2.1M. For example, we are at 75% design for HVAC and electrical system upgrades at Glacier Valley and Downtown Fire stations and looking at needing anywhere from \$575,000 to \$1.4M, depending on the type of system – electric boiler replacement with or without ground source heat pumps, to complete just the Glacier Fire Station project. Staff will be bringing you a report at the March 7 PWFC asking for direction from the body.

Treadwell Arena, Douglas Fire Station/Library, and Consolidated Public Works HVAC Controls Upgrades

The HVAC controls upgrades were funded out of the CBJ Deferred Maintenance CIP and intended to be bid as a package to maximize economy of scale for a total of \$560,000. Material escalation has increased the construction estimate to \$811,300 for a total project cost of \$1.2 million. The project is currently on hold until FY23 Deferred Maintenance funds become available so that we can bid all three projects as one package. Currently there are only sufficient funds to bid two of the projects.

With deferred maintenance funds available as a funding option, we would be able to have more productive conversations.

JSD \$2M:DHMS Roof

We are currently scheduled to open bids for Dzantik'i Heeni Middle School (DHMS) roof, which was funded as part of the bond package in 2020 that funded \$5M for school roofs. The Riverbend roof came in over original estimates, eroding available bond funding. Bids opened February 8 for the DHMS project. The apparent low bid came in just under the architect's estimate, yet higher than was estimated at time of the bond origination. Consequently we anticipate needing an additional \$1.124M to be able to award DHMS at the March 14th Assembly meeting and keep the project on schedule.

Riverbend Elementary School – Moisture Content of Concrete Slab

Unknown: \$200,000-\$400,000

Before the flooding in early January of 2022 at Riverbend Elementary, CBJ Engineering was investigating the failure of the flooring (bubbling, moisture transfer) and determined the moisture barrier between the ground was improperly installed below the concrete floor slab. Testing in late December showed the relative humidity (RH) of the slab ranging from 85% - 98%. The recommended solution is to apply a two-part epoxy sealer to the slab prior to the installation of new floor covering. Because of the flood damage, insurance will cover the cost of the new floor covering, but not the installation of the epoxy sealer as the moisture issue with the slab was not caused by the flooding. CBJ is working with JSD to expedite a bid package to replace the floor covering this summer when school is out of session.

Recommendation:

Move to introduce an ordinance at the February 28th Assembly meeting to fund \$5M in deferred maintenance (\$2M for JSD; \$3M for CBJ).



Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: February 14, 2022

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: John Bohan, Chief Engineer

SUBJECT: Rivercourt Way Mendenhall River Bank Stabilization CBJ Parcel Participation

The CBJ's riverfront property on Rivercourt Way is being eroded away by the Mendenhall River. The undeveloped property contains the CBJ storm drainage outfall pipe for the surrounding roadways. The bank erosion has exposed and undercut the drainage pipe. Adjacent residential lots upstream and downstream of the CBJ property have lost significant amounts of their properties to erosion, placing their homes at risk and in danger of being undermined. The neighbors reached out to proHNS, a local engineering consultant, to design and permit the bank protection. proHNS has successfully organized, designed, permitted and managed a construction project for a group of riverfront homes upstream from this group who experienced similar severe bank erosion issues.

The CBJ, as a property owner experiencing property erosion damage and being sandwiched in the middle of the other effected properties, was asked to join with the other neighbors to participate in the bank armoring project which would construct a contiguous belt of rock armoring along the eroding section of riverbank. Piecemeal riverbank armoring does not work, and should be continuous to provide proper protection.

All participants are billed for proHNS design and permitting services in a prorated manner. The CBJ is not running this project (it would not be a CBJ project) and are just participating as a good neighbor protecting their (and neighboring) property.

The final design has been completed and prepared for construction. The CBJ's prorated share of the construction costs would be approximately \$80k.

Each participating property is required to obtain permits individually from the resource agencies to complete the work. These permit applications are prepared by proHNS to the extent practical. Alaska Department of Natural Resources (DNR) requires an easement for work within state controlled land (the Mendenhall River) and a material sale permit (for the riverbank material removed to place the rock armoring – you cannot stabilize over the ground/riverbank that exists, per DNR) and charges fees for both the easement and a royalty for the removed riverbank material. Permit applications are in progress.

It is anticipated the neighborhood will select a contractor and negotiate a price for the construction of the riverbank armoring as a single project. Each lot, including CBJ, would be responsible for their prorated share.

Staff proposes to utilize the Areawide Drainage CIP to cover the costs of the construction project, estimated around \$80k. The Areawide Drainage CIP would be used to repair the damage to the storm drainage outfall anyway, and while it has many outstanding priorities, they are scalable and work can continue. Participating in the riverbank armoring project will protect valuable CBJ property and drainage infrastructure from washing into the eroding river and is the right thing to do as a good neighbor.

Action Requested

Staff requests the Committee approve the CBJ’s participation in the riverbank armoring project and the use of the Areawide Drainage CIP as the funding source.

CBJ Rivercourt Way Storm drain outfall



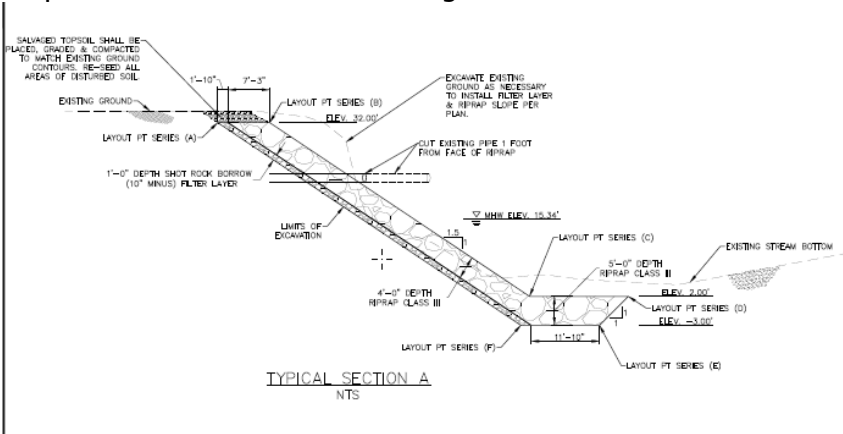
Location Map



House next door at 9399 Rivercourt Way



Proposed Riverbank Rock Armoring





Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: February 14, 2022

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: John Bohan, Chief Engineer

SUBJECT: Spruce Lane CIP Funds Transfer

Staff requests the transfer of \$120,000 of water and wastewater funding to the Spruce Lane reconstruction project. During design, additional water and wastewater infrastructure repairs were identified. Additionally the project estimate has increased due to the supply chain issues, freight cost increases, and other economic factors that have contributed to the significant cost escalations recently impacting construction projects.

The details of the \$120,000 transfer request to R72-157 Spruce Lane Reconstruction CIP are as follows:

- \$60,000 of sewer funding would come from the U76-121 Collection Systems Improvements.
- \$60,000 of water funding would come from W75-061 Douglas Highway Water - David to I St.

Both of the above CIPs retain sufficient funding to continue the remaining work currently in progress.

Action Requested

Staff requests the above Transfers, totaling \$120,000, be forwarded to the full Assembly for approval.



DATE: February 14, 2022

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Glacier Fire Station Generator Replacement Transfer Request

Background In FY20, CIP F21-040 was established in the amount of \$100,000 for the Hagevig Fire Training Center (HFTC) Improvements, funded from sales tax. The purpose of the funds were to expand the propane fire training capabilities to allow training to continue with reduced impact on the neighbors and environment, as rezoning and growth around the training center did not allow the level of smoke generation that occurred previously. No expenditures have been charged to this CIP since its inception.

The burn pit is old, requiring replacement of the concrete and the propane system. Additionally, relocation of the burn pit is now being considered with potential future upgrades of the HFTC. Consequently CCFR believes it is not practical to upgrade the burn pit at this time.

The generator at Glacier Fire Station (Station 3) is over 40 years old and has been under constant repair and is unreliable. There have been times when the generator has malfunctioned during power outages and staff have had to manually open the garage doors, a two-person operation, to respond to calls. Replacing the generator to improve response time to calls is a higher priority than upgrading the burn pit at the HFTC at this time.

Replacement of the generator at Station 3 is included in the scope of work for CIP F21-041 Downtown and Glacier Mechanical and Electrical upgrades to support a new electric boiler, in addition to its current performance demands. This CIP was funded in the amount of \$2.1 million. Due to material escalation and supply chain issues, the construction estimates for the mechanical and electrical work at both stations is coming in higher than originally estimated. This transfer will help bridge this gap.

Action Requested

Staff requests the transfer and closeout of F21-040 in the amount of \$100,000 to F21-041 be forwarded to the full Assembly for approval.

Transfer from:

F21-040	Hagevig Fire Training Center Improvements	\$ 100,000	No expenditures since inception in FY20.
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Transfer To:

F21-041	Downtown and Glacier Fire Station Mechanical and Electrical Upgrades	\$100,000	Anticipated bid spring 2022
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Trails and Park Project Priorities



“Essential Partners in a Healthy Community”

Trail Priorities

Perseverance

One Trail Mix crew dedicated for the season to the trail, approximately \$250,000 with material costs. Also, working to find grant funding for additional work. Work may include:

Landslide and Avalanche Clean up
3-5 Bridge or Abutment Replacements
Trailhead and Trail Relocation
Blasting at Horn
Drainage
Tread Work



“Essential Partners in a Healthy Community”

Trails Priorities

Montana Creek

Master Plan Public Process Underway
Immediate Need for Parking for Winter Activities.

Look at creating parking along road further up, leave gate open year round daytime and closed at night.

Upon master plan completion (summer) we will begin looking for grant funding with community partners for trails and plan implementation.



"Essential Partners in a Healthy Community"

Trail Priorities

Outer Point

Ongoing work is needed on the trail to manage beaver activity. Bridge and elevated boardwalk replacement, drainage work and tread work are needed as well.

A “beaver deceiver” aka pond leveler device was installed last summer to help manage the pond water level and adjacent trail flooding.

CBJ Parks and Recreation with help from Southeast Alaska Watershed Coalition, installed a pond leveler device to mitigate flooding on the adjacent trail.



Beaver ponds support a wide variety of fish, animals, birds and plants.

Here at the Outer Point pond, there are kingfishers, mallards and deer that make their living in or around the pond. Ponds like these can support salmon fry, sticklebacks, rough skinned newts and other amphibians.

Part of the human attraction to this trail is the opportunity to see birds and other wildlife.

Please do not breach the dam. Beavers, attracted to the sound and sensation of moving water, usually make repairs within 24 hours.

Please call 364-2800 for more information.



“Essential Partners in a Healthy Community”



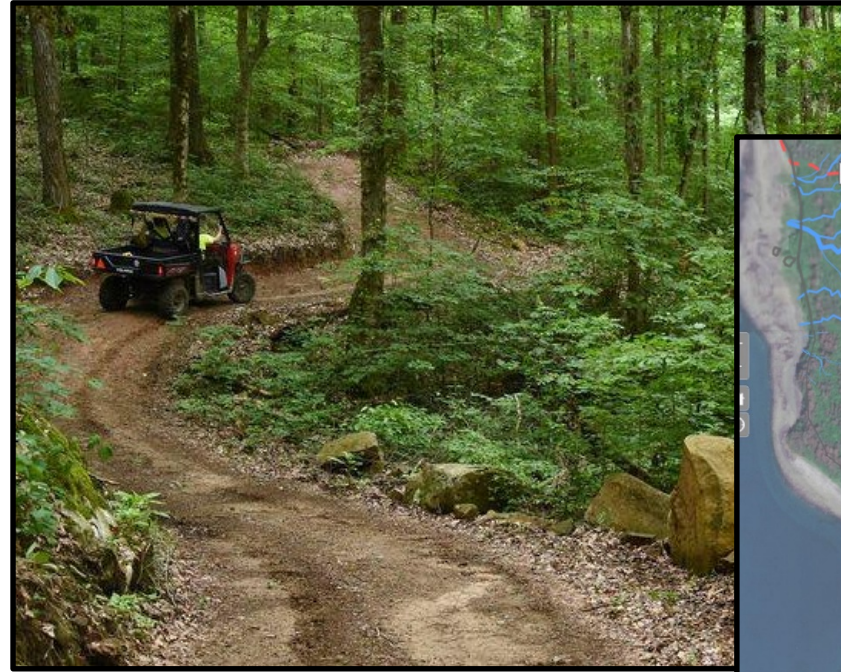
Trail Priorities

Off – Road Vehicles

P&R is partnering with Juneau Off-Road Association to evaluate the creation of an Off Road Vehicle Park at the 35 mile site.

The park would be operated and managed under an agreement between JORA and CBJ similar to the Hank Harmon Public Range or the Community Gardens.

A public meeting was held last week to gather initial feedback, ideas and answer questions. More information about the project can be found here: <https://juneau.org/parks-recreation>



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Trail Priorities

Mt. Jumbo Trailhead and trail access, Kaxdigoowu Heen Dei Trail and the Trails Plan

Mt. Jumbo

\$265,000 grant funding from Federal Access to Lands Program supporting the relocation of the trailhead to Savikko Park and improvement of trail up to Treadwell Ditch.

Kaxdigoowu Heen Dei Trail

\$2.4M grant funding from the Transportation Alternatives Program to DOT for trail work including riprap for the Dimond Park Pedestrian Bridge abutments, Montana Creek pedestrian bridge replacement.

Trails Plan

An update to the 1993 Trails Plan is underway with USFS, DNR, Trail Mix and CBJ. A draft plan will be ready for public review this summer. The final plan will lay out community trail priorities developed through agency work and public input.

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Park Priorities

Ongoing Bond Projects

Capitol Park

Under construction now to be completed summer 2022. \$550,000 donated to the project by the Capitol Fund, JCF.

Savikko Park

In design, construction 2022-2023, includes access improvements into park, drainage and lighting improvements, and playground repair.

Hank Harmon Public Range

CBJ is applying for ADFG Hunter Access grant funds for safety improvements to the range to complement the bond funding currently.

Eagle Valley Center Energy Efficiency Improvements

In design currently, CBJ applied for add'l funding through the Rasmuson Foundation for energy efficiency, ADA access and drainage upgrades.

Treadwell Roof Replacement – In design

Melvin Park Lighting Replacement – In design

Savikko Outfield Turf – In design to install grass in the outfield as Savikko Park (CIP funds, not bond)

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Parks Priorities

Playground Projects

Eagle's Edge, Lemon Creek

Subdivision HOA donated park land and \$100,000 to upgrade this park. Public outreach and design this winter/spring.



S'it'tuwan, Steelhead and Sigoowu Ye –
Mini-parks that need ADA upgrades and equipment replacement



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Park Priorities

Seawalk/Marine Park

Summer/Fall 2022 begin public outreach and master planning on Marine Park and surrounding Seawalk

Ongoing planning on other seawalk sections such as Subport area and Franklin Dock to AJ Dock



“Essential Partners in a Healthy Community”

Parks Priorities

Pipeline Skate Park

History of bad behavior, safety issues and crime at this park. Building renovation project needed to improve sitelines and safety for users.

Large undeveloped park area behind building can be considered for park development, this area is the most underserved park area in Juneau.



“Essential Partners in a Healthy Community”



DATE: February 14, 2022

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

SUBJECT: Greenhouse Gas Emissions and Planning Update

The purpose of this memo is to update the Assembly on progress made toward tracking Greenhouse Gases in Juneau.

Background

The Assembly established a goal to implement projects and strategies that advance the goal of reliance on 80% of renewable energy sources by 2045. We need a tool that will help us assess and measure progress toward this goal as well as to help evaluate the climate impact of different energy investments. At the September PWFC meeting, the committee approved the use of \$40,000 to work on this project.

The Juneau Commission on Sustainability (JCOS) is deeply committed to this effort. JCOS identified a startup company, Dynamhex, that developed climate accounting software to accomplish these goals and connected them with CBJ Engineering & Public Works. Dynamhex was looking for a municipal partner to build a carbon footprint and planning platform as part of a U.S. Department of Energy/National Renewable Energy Laboratory grant. If Dynamhex received the grant, they would provide an estimated carbon footprint for CBJ owned assets as well as private residences and businesses. It would be a tool that would provide both a current carbon footprint as well as help to evaluate the carbon impacts of different choices (i.e. more electric vehicles, switching a heat source for a building, etc.). It would be available on the web and be accessible to all residents.¹ CBJ would receive this service with some in kind work to provide data but without cost. After the term of the grant, CBJ would pay a subscription charge of approximately \$20,000 per year if we liked the software and wanted to continue using it.

Director Koester submitted a letter of intent in support of the Dynamhex Carbon Footprint Demonstration project on November 30, 2021. Dynamhex has proceeded to the final round for the grant. We hope to have a final answer on whether the grant will be awarded within the next few weeks.

¹ For more information visit: [Dynamhex - Carbon Emissions Management & Climate Accounting Software \(dynamhx.io\)](https://dynamhex.io) and <https://www.youtube.com/watch?v=Y83RkogG3Fw>

PWFC Action Items to Advance 2022 Assembly Goals 2.14.2022 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	2.14.22 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.	2.14.22 discussion of fund balance usage
<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 and consideration of \$5M in deferred maintenance request

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	2.14.22 \$100K funding included in draft CIP
<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)	2.14.22 Update scheduled for April from Building Maintenance
<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 Emissions data collection/measuring initiative to ensure a useful metric the Assembly can support	2.14.22 project update in packet on grant partnership for GHG study
	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.	



MEMORANDUM

TO: Katie Koester
Engineering & Public Works Director

FROM: Caleb Comas
Contract Administrator

Date: February 10, 2022

SUBJECT: Contracts Division Activity
January 20, 2022, to February 9, 2022

Current Bids – Construction Projects >\$50,000

BE21-117	Calhoun Avenue Reconstruction	Award in progress to North40 Construction, \$1,885,217.
BE22-164	Riverbend Elementary School Roofing Replacement	NTP issued to Dawson Construction on 2/7/22, \$2,394,770.
BE22-188	Meadow Lane Improvements	Award in progress to Coogan Construction for \$2,088,347. Estimate \$2,160,052.
BE22-196	Bartlett Regional Hospital Hospitalists' Sleeping Quarters Renovation	Canceled due to the low bid exceeding the estimate and funding.
BE22-033	Carrol Way & Martin Way Stairs Replacement	Estimate \$150,000 to \$250,000. Bids due 2/17/22.
BE22-185	BRH Water and Sewer Upgrades	Estimate \$500,000 to \$650,000. Bids due 2/15/22.
BE22-050	Robbie Road, Ling Court and Laurie Lane Reconstruction	Award in progress to Coogan Construction for \$898,346. Estimate \$830,374.
BE22-163	Dzantik'i Heeni Middle School Roofing Replacement	Award in progress to Earhart Roofing for \$1,650,000. Estimate \$1,740,000.
BE22-222	Treadwell Arena Roof Replacement	Estimate \$900,000 to \$1,000,000. Bids due 2/16/22.
DH22-024	Statter Harbor D Float Repairs	Estimate \$75,000 to \$99,000. Bids due 2/22/22.
BE22-217	Misty Lane Reconstruction	Estimate \$650,000 to \$750,000. Bids due 3/1/22.
BE22-208	BRH Chiller No. 2 Replacement	Estimate \$150,000 to \$250,000. Bids due 3/2/22.
BE22-230	Spruce Lane Reconstruction	Estimate \$400,000 to \$500,000. Bids due 3/3/22.

Current RFPs – Services

RFP E22-231	CA&I for Calhoun Avenue Reconstruction	One proposal received on 2/7/22. Contract negotiations in progress.
RFP E22-238	CA&I for Robbie Rd, Ling Ct, and Laurie Ln Reconstruction	Proposals due 2/10/22.
RFP E22-250	CA&I for Meadow Ln Improvements	Proposals due 2/24/22.

Contracts Division Activity
January 20, 2022, to February 9, 2022

Page 2

Other Projects – Professional Services – Contracts, Amendments & MR's >\$20,000

Am 9 to E19-267	Emergency & Maintenance Services for Public Works SCADA – Salmon Creek Filtration Plant VFP Replacement	NTP issued to RMC Engineering on 2/8/22, \$21,240.64.
Am 1 to E22-056	Design & CA for BRH Emergency Department Addition & Renovation – MRI & CT Room Design	NTP issued to Architects Alaska on 2/3/22, \$465,255.
Am 1 to E21-191	CA&I for Goodwin Rd Reconstruction	NTP issued to ProHNS on 2/2/22, \$44,550.
Am 1 to E22-131	Design for W. 3 rd & Dixon St Reconstruction	NTP issued to DOWL on 1/25/22, \$47,030.

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
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