

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

November 29, 2021 12:10 PM

Assembly Chambers & Zoom Webinar

To participate via Zoom please use this link: <https://juneau.zoom.us/j/91849897300> or
call 1-253-215-8782 and enter Webinar ID: 918 4989 7300

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. September 20, 2021 - Regular Meeting

B. November 1, 2021 - Regular Meeting

III. PUBLIC PARTICIPATION

The Committee will follow COVID protocols in accordance with CDC guidelines, CBJ ordinances & resolutions, and COVID mitigation strategies at the time of the meeting. Committee members will be meeting in person, to the extent possible. In-person public participation will be limited on a first come, first served basis. Masks are required for anyone in the room. Attendees in excess of that number will be requested to participate via Zoom webinar.

Testimony time will be limited by the Committee Chair based on the number of participants. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.org.

When attending the zoom webinar to speak on an item up for public comment, please hit the 'raise hand' button if participating via a computer/tablet; if participating by phone press *9 on your phone; this will place a 'raised hand' icon next to your phone number and will add you to the queue.

IV. ITEMS FOR ACTION

A. PWFC Input on Assembly Goals

B. Capital Project Big Picture Planning: AB pool and Centennial Hall

V. INFORMATION ITEMS

A. Waste Management Quarterly Report to PWFC: Verbal Report

B. New City Hall Survey Results - to be provided as supplemental materials at or before the meeting

C. Construction Inflation and Volatility

D. Expansion of CBJ RecycleWorks Junk Vehicle Program

VI. UPDATE ON PWFC ACTION ITEMS TO ADVANCE 2021 ASSEMBLY GOALS

- A. 11.29.21 Update on PWFC Action Items for 2021 Assembly Goals**

VII. CONTRACTS DIVISION ACTIVITY REPORT

- A. Contracts Division Activity Report 10/29/21-11/23/21**

VIII. NEXT MEETING DATE

- A. Next Meeting - December 20, 2021 - 12:10 PM**

IX. SUPPLEMENTAL MATERIALS

- A. RED FOLDER - CBJ City Hall Survey Report & Public Comments**

X. 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
September 20, 2021**

I. CALL TO ORDER

The meeting was called to order at 12:01 PM.

Members Present: Ms. Hale, Ms. Hughes-Skandjis and Paul Voelckers, Planning Commission Liaison. Assembly Member Loren Jones was also in attendance.

Staff Members Present: Katie Koester, Denise Koch, Dan Bleidorn, George Schaaf, Robert Barr, Greg Smith, John Bohan, Janet Sanbei, Caleb Comas, Jeanne Rynne, Alexandra Pierce, Erich Schaal, Lori Sowa, Nate Abbott, and Rorie Watt.

II. APPROVAL OF MINUTES

A. August 30, 2021 – Regular Meeting

No objection, minutes passed.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. \$200,000 Transfer for Hospital Water Main Replacement

Ms. Koester explained the purpose of this item on the agenda. She stated that because the BRH Behavioral Health Facility was made larger with the added third floor, the foundation will also be larger. This requires us to open the ground more which will be close to the water main for both the BRH campus and as a secondary backup main from the Salmon Creek filter plant to Lemon Creek. Staff feels this is a good time to do replacement work while the ground is open and so close to the main.

Ms. Hughes-Skandjis moved the Public Works and Facilities Committee forward the request to Transfer \$200,000 from Douglas Highway Water System CIP W75-061 to the Salmon Creek Water Filter Plant Bartlett Regional Connection Improvement CIP R72-141 asked for unanimous consent.

No objection, motion passed.

B. \$150,000 Transfer to Capital Avenue Reconstruction for Contaminated Soil Disposal

Ms. Koester explained the contaminated soils from Capital Avenue have extremely high levels of lead and mercury. Which requires the need to ship to soil out of state for cleaning. This requires additional funds to mitigate the soil cleanup.

Ms. Hale commented thanked staff for looking carefully at where the funding would come from in order to take care of this issue. She understands Area Wide Drainage is not the ideal fund for this transfer, but understands the need to fund this work.

Mr. Jones stated Capitol Avenue has many issues concerning ownership of the land. It has gone through legal means, but he asked if it was possible to ask AEL&P to help cover the costs of cleaning this soil.

Staff indicated the soil needs to be removed as soon as possible. The questions regarding who is responsible will be asked going forward. The investigation is going forward. It is also known the principle of contaminated soil is that whoever created the contamination owns the problem...even if they sell the property. Once the soil is pulled from the ground, it cannot be put back. This means we need to take care of the soil immediately to get it out of the way while we work on other issues.

Ms. Hughes-Skandjis moved the Committee forward to the Assembly for approval of the transfer of \$150,000 from Areawide Drainage CIP (CIP72-136) to the Capital Avenue Reconstruction CIP and asked for unanimous consent.

No objection, motion passed.

C. Proposed Passenger Fee Projects

Ms. Koester gave a brief explanation of the memo included in the packet, stating the \$12M in ARPA funding is to assist communities who have been affected by the loss of cruise ship passengers over the past 2 seasons. This is a proposal for allocation of those funds. She then turned further information and explanation over to Manager Watt for further discussion.

Mr. Watt recommended the Committee forward the ordinance to the Finance Committee on September 29, 2021, and to the Special Meeting on Wednesday, September 29, 2021, beforehand for introduction, so the transfer can go to public hearing more quickly and get the funds into the community this winter. These funds are less restrictive than regular Passenger Fee funds. He would like to be sure the City use the funds in the most useful way in conjunction with the best use of Marine Passenger Fees.

Additional discussion ensued.

Ms. Hughes-Skandjis moved the Committee move to introduce an ordinance at the next Special Assembly Meeting on September 29, 2021, and forward that ordinance the ordinance and proposal to the Finance Committee on September 29, 2021, as well.

No objection, motion passed.

D. Green House Gas Date Update and Renewable Energy Pathway Model

Ms. Koester gave a brief explanation of the memo included in the packet, explaining this was a request from the JCOS committee.

Ms. Hale asked Steve Behnke, JCOS Committee member to give a brief explanation on how this model can assist the City with meeting the Assembly goal for reducing greenhouse gases.

Mr. Behnke stated the study will be a plan and a tool for multiple purposes. He stated that currently through the Biden Administration there are existing and potential opportunities for Federal Funding. This study would be a very good tool for helping the City be ready for applying for these funding opportunities as they become available. The study could also be used by other Juneau businesses to help them apply for similar funding. He feels a consultant will be the best method for obtaining the model.

Discussion ensued.

Ms. Hughes-Skandijs moved the Committee forward a recommendation to the Full Assembly to fund a contract up to \$40,000 to develop this model.

No objection, motion passed.

V. INFORMATION ITEMS

A. Streets & Utility Projects Delayed by Material Supply Issues

Ms. Koester explained this is more of a situational awareness issue, but she felt it was important to bring it to the attention of the Committee. She informed them that several projects have been slowed or put on hold for the time being because of items being delayed due to the COVID19 pandemic and its impacts on manufacturers and shipping of goods and supplies.

The Committee thanked her for the information, stating some of them have also been impacted in their businesses in the same manner.

B. Draft Engineering and Public Works Annual Sustainability Report

Ms. Koester gave a brief explanation on the draft of the report and its purpose. She stated the report is a first attempt to try and answer some questions from the public and Assembly Members on how the City is going about trying to meet their sustainability goals. She stated there are so many factors involved in trying to come up with a measurable model. This is the reason the report is a "draft". She asked the Committee to provide feedback on this report so she can refine the information they would like to see. She would like to have a final report available by the end of October.

Committee members thanked her for the time Staff has put into getting this information together. They look forward to the final report, which can then be used to help direct Staff in changing direction in order to meet the sustainability goal set by the Assembly.

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

A. Goal Update Table

Ms. Koester updated the Committee on what the Engineering & Public Works Department has been working on since the last meeting.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. August 26, 2021 to September 15, 2021

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be November 1, 2021 – 12:00 Noon

IX. ADJOURNMENT

The meeting adjourned at 12:47 PM.

**PUBLIC WORKS & FACILITIES COMMITTEE
DRAFT MINUTES – REGULAR MEETING
Assembly Chambers/Zoom Webinar
November 1, 2021**

I. CALL TO ORDER

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

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

Staff Members Present: Katie Koester, Denise Koch, Robert Barr, Greg Smith, John Bohan, Janet Sanbei, Caleb Comas, Jeanne Rynne, Lori Sowa, Jill Maclean, Dan Bleidorn, Nate Abbott, Irene Gallion, and George Schaaf.

II. APPROVAL OF MINUTES

A. September 20, 2021 – Regular Meeting

As no members were here for this meeting, the minutes were tabled.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. Juneau Coordinated Human Services Transportation (JCTC) Capital Projects

Ms. Koester stated the JCTC would like to request funding for the purchase of vehicles to assist in providing rides for individuals with disabilities. She turned the time over to Joseph Meyers, an employee with CDD for further explanation of the request.

Mr. Meyers gave a brief presentation stating the JCTC is tasked with prioritizing funding requests for submission to the SFY22 Alaska Department of Transportation and Public Facilities (ADOT&PF) Coordinated Transportation Grant funding requests. The Coalition received two funding requests, both from SAIL, 1) Lift equipped taxi purchase; 2) taxi voucher program. He stated JCTC members and representatives of interested agencies feel these are important transportation services. Both projects are strongly endorsed by JCTC member agencies in attendance at the meeting. This request will be an addendum to the JCTC 2015 plan. ADOT&PF has informed JCTC that a new plan will need to be adopted by July 1st 2022.

Ms. Triem moved to recommend a resolution supporting both SAIL transportation projects with priority to the lift-equipped taxi to the full Assembly and asked for unanimous consent.

No objections, motion passed.

B. Legislative Capital Priority List Process

Ms. Koester gave a brief explanation of the process, asking the Committee for ideas on improving the process. She stated that Municipalities submit a list of projects each year to for consideration. Each project to be considered is submitted via a form with an explanation of the work to be completed. She stated these projects are generally projects that are not on the CIP list. The motion request is to approve a schedule table that is on page 4 of the Legislative Priorities Booklet, page 25 of the packet.

One concern expressed was the purpose of going through the exercise when we are pretty sure we won't get any funding.

Ms. Koester stated it is difficult for the Assembly to be able to get projects on a list without going through a process allowing constituents to give feedback on the list. She determined it was best for the Assembly to know what projects are being considered, and how their constituents feel in order to be sure priority projects are at the top of the list.

Ms. Woll moved the Public Works & Facilities Committee approve the FY2023 Legislative Priorities Schedule, and asked for unanimous consent.

No objections, motion passed.

C. ADOT Project Refund Appropriation, CIP Closeout and Funds Transfer

Ms. Koester briefly explained ADOT refunded \$341,000 from the Industrial Blvd. project, which was the remaining amount of the required 25% State match. Engineering would like to appropriate these funds to three projects as stated in the memo.

Ms. Triem moved the Public Works & Facilities Committee forward an appropriation request to the full Assembly to accept the return of the \$341,000 from ADOT and forward a transfer request to the full Assembly for the remaining funds in the Industrial Blvd. Match CIP, approximately \$92,000 and asked for unanimous consent.

No objections, motion passed.

V. INFORMATION ITEMS

A. \$50,000 Composting Pilot Program

Ms. Koester gave an update on the recommendation forwarded to the Assembly to pilot a program for community composting. She stated this program has three parts...trial use of cardboard; trial use of food waste from public facilities; and further study on a suitable site/facility for composting with some type of private/public partnership. She further stated this request will be using the remaining funds from the Recycle Works consolidated Facility CIP, to advance the project. Since this CIP already exists, Staff will get to work.

Members wanted to be sure we were using the expertise of those within the community will be consulted and the City is not unintentionally competing with private businesses. There were also questions as to whether or not this funding is to get the City to a goal of establishing a process and facility for composting.

B. Centennial Hall Renovations Update

Ms. Koester gave a brief update as to the needs identified for the bond which was approved. The design has gone forward. The project to be completed is the renovation of the ballroom. This project will take up the entire amount of the funding approved by the voters.

Members communicated concerns for being sure the Department is including Travel Juneau and the Arts and Humanities Council be involved in these decisions.

Ms. Koester assured the Committee these organizations have been included in this decision.

C. Goodwin Road Reconstruction Update

Ms. Koester gave a brief update as to the Goodwin Road Reconstruction winter issues. The project has not been completed as contracted, and will be responsible for all winter maintenance. Staff is working closing with the contractor to provide notice to the residents in that area. Staff is making sure the Contractor has someone available 24/7 for calls and complaints for maintenance. Staff will also be monitoring the situation very closely.

Members were concerned about the consequences the contractor has for not completing the project timely and also how many residences will be affected.

Mr. Bohan stated the contract allows for liquidated damages, and also the added expense of taking care of the road over the winter, or adhering to the punishments within the confines of the contract up to and including default and termination of the contract. He believes there is approximately 7 residences on the street.

D. Verbal Update – Junk Vehicle Cleanup at River Road

Ms. Koester gave a brief update regarding this work. 103 cars have been removed through the Bid the Assembly awarded. As of October 7, there are 162 vehicles remaining. That includes 24 personal vehicles, 7 buses, and 5 box trucks, with a fair amount of vehicle tires and parts. Once all of the invoices are tabulated, Ms. Layne will go before the court and ask for a judgement.

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

A. Goal Update Table

Ms. Koester stated the CIP this year will include a sustainable/green component on the project. She also indicated the Sustainability Report is published on the Public Works website. Building Maintenance presented to JCOS on Energy Star tracking for City Facilities. And also, the update on composting received today. She stated another update will be coming at the next meeting. Waste Management will also be presenting at the next meeting.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. September 16, 2021 to October 28, 2021

Ms. Triem had a few questions.

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be November 29, 2021 – 12:10 PM

IX. ADJOURNMENT

The meeting adjourned at 1:11 PM.



MEMORANDUM

DATE: November 24, 2021

TO: Chair Bryson and Public Works and Facilities Committee

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: PWFC Input on 2022 Assembly Goals

The purpose of this memo is provide Public Works and Facilities Committee input for the 2022 Assembly Goals in advance of the Assembly retreat December 4. There are currently six goals under the purview of PWFC and/or the Department that the committee has worked on over the last year.

The Committee spent a lot of time on a recommendation to amend Assembly goal 5.d to refer specifically to a *zero waste* or *waste reduction* plan. In addition to this change, I recommend separating abandoned and junk vehicles as a distinct goal since it will take significant time and resources to tackle. The list of goals needs to be manageable and I am a fan of crossing things off a list. To that end, I recommend eliminating the goal 3f. "Examine life cycle costs of CBJ facilities, including City Hall." CBJ Engineering and Building Maintenance incorporates life cycle analysis in projects where it makes sense. However, if the Assembly would like to keep goal 3f., additional context – such as whether or not to prioritize sustainability over cost – would be helpful to staff and advocates.

Goal number 5b. "Make a long term plan to achieve reliance on 80% renewable energy sources by 2045" is worth committee discussion on whether or not to prioritize action items that advance the 80% renewable goal over the development of a plan. While a plan that prioritizes implementation strategies has immense value, steps have been taken, such as support for a Green House Gas emissions inventory, Dock Electrification, and Alaska Heatsmart that advance the 80% renewable goal. Direction to staff and advisory bodies to prioritize actionable items will help clarify the Assembly's intentions. Juneau Renewable Energy Strategy (JRES) does include recommendations for implementation actions, though it distinguishes JRES from Juneau Climate Action Plan and highlights the need for additional planning.

Recommendation: Discuss PWFC Assembly Goals and provide input to share with Assembly at Annual Retreat in the form of a memo from the Chair.

Recommended Changes:

(Strike through deletes text and bold underline is new text)

- 3a. Maintain Assembly focus on deferred maintenance including BRH and JSD;
- ~~3f. Examine life cycle costs of CBJ facilities including city hall. (or provide additional direction)~~
- 5a. Develop strategy to measure, track and reduce CBJ energy consumption.
- 5b. Implement projects and strategies that advance the goal of** ~~Make a long term plan to achieve~~ reliance on 80% renewable energy sources by 2045.
- 5c. Develop climate change adaptation plan
- 5d. Develop a **Zero Waste or Waste Reduction Plan** ~~solid waste strategy including plans to increase recycling and deal with abandoned/junked vehicles.~~
- 5e. Develop a strategy to reduce abandoned/junked vehicles.**



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 Public Works and Facilities Committee

DATE: November 23, 2021

FROM: Rorie Watt, City Manager

RE: Capital Projects – Big Picture Planning

I recommend that the Assembly take a little bit of time to consider strategic approaches to consideration of capital project funding. There are several concurrent processes that are overlapping, each of which provides the Assembly decision-making opportunities. They include:

- A. Management of General Fund Balance, the Assembly has some opportunity to use fund balance as one one-time funding for capital projects. Fund balance (not including the \$16M restricted budget reserve as defined by Assembly Resolution) is in excess of \$20M.
- B. Allocation of ARPA funds, ~\$12M. Replacement CPV funds from the State are largely unrestricted, the Assembly has decided to treat them as General Fund, and introduced an appropriation Ordinance of \$5.5M at the 12/13 Assembly meeting.
- C. 6-Year CIP – Provides necessary maintenance funding for roads, utilities, roofs, buildings for most departments, parks facilities, etc. Process for FY23 is about to commence.
- D. 1% Sales Tax – During the October 2022 municipal election, the Assembly has the opportunity to propose to extend 1% of the Sales Tax, traditionally proposed for a five year period. If approved, 1% for five years would collect in excess of \$50M.
- E. Management of Municipal Debt Capacity – CBJ is in a very good position with regard to debt. Historic borrowing is coming off of the books and by independent analysis, CBJ can prudently take on significant borrowing for capital improvements without increasing our traditional mil levy rate for debt. Such borrowing could be managed to advance Assembly goals and to allow CBJ citizens to enjoy the benefits of those improvements sooner.

None of this is to imply that we do not face economic and budgetary headwinds. Upcoming operating budgets face difficult trends in the forms of inflation, increased fuel, employee and commodity costs as well as escalating insurance premiums. Ongoing operational costs should be met with enduring revenue sources. This memorandum primarily contemplates the use of one-time fund balance to meet deferred or new capital needs that either advance community goals and/or reduce operating or maintenance costs or fund unanticipated cost increases that have resulted from a COVID19 disrupted supply chain. I have asked Director Koester to prepare a preliminary report of anticipated increases in project costs for ongoing projects, this will be reported to PWFC. At this time, two projects face obvious issues.

Augustus Brown Pool: Delaying renovation of the August Brown Pool has substantially increased costs due to inflation, supply chain problems, current lack of competition. In May of 2020, I recommended that the Assembly pause that project (pandemic and economic uncertainty, concern for evolving air handling standards). We did, however, expend funds and replaced the failing roof.

In 2016, CBJ commissioned a condition survey from JYW Architects which determined that renovation needs would cost \$5.15M and the Assembly subsequently included the project in the ballot information for 1% Sales Tax extension in 2017 for \$5M of funding. The project was delayed to the end of the sales tax funding cycle and the roof repair was split out, increasing costs due to having multiple construction projects and several years of inflationary increases. Unfortunately cost estimates have risen, and completing the contemplated scope of work would require an additional \$2.5M.

Timing Notes: The ABP project is out to bid, with a bid opening on 12/7. The bid is structured with alternates to allow the Assembly to award, with or without major project components. In bid processes, contractors are only required to hold prices for a limited period of time, though protocol is to let them know as soon as possible so that they can lock in material and subcontractor pricing. With the direction of the Committee, we will introduce an appropriation Ordinance on 12/13 with Public Hearing set for January 10th. If the Assembly wished to discuss this project funding or a bigger picture financial discussion, it should choose AFC on 12/1 or 1/5 or the COW on 12/20.

Centennial Hall: Design and bid process for the renovations to Centennial Hall are proceeding, and again costs are escalating. Seismic bracing, a project betterment has been identified as an additional improvement. In order to proceed with the contemplated project scope an additional \$500K is requested.

For both the ABP and Centennial Hall projects, the Assembly can decide to provide further funding, or direct that improvements be scaled to meet the abilities of the project budgets. I recommend that the Assembly take a supportive stance in providing additional funding to the projects. When we renovate a municipal facility, it is most efficient to get the job done, give the facility its due. Building maintenance needs will always proceed apace, incomplete renovations will place more pressure and costs on the maintenance budgets.

Recommendation:

The Assembly should begin to make incremental decisions to expend accumulated fund balance on key community priorities while keeping a focus on the bigger financial pictures. Several necessary steps include:

In the short run: Consider allocating an additional \$2.5M to the ABP and \$500,000 to the Centennial Hall Renovation projects. Provide recommendation(s) to the Assembly and/or Finance Committee.

In the medium term: The Assembly Finance Committee should have a big picture conversation about how to manage fund balance with regard to capital projects. One obvious concept is to consider allocation of a significant portion towards the City Hall project, which ultimately will reduce operating costs.

When appropriate: Discuss with the Finance Committee the level of fund balance that should be maintained to buffer against revenue volatility and uncertainty, cash flow needs.

After the Budget: Set aside time for consideration of large projects that may be funded by unrestricted fund balance, a 1% Sales Tax extension, and/or new general obligation debt.



MEMORANDUM

DATE: November 24, 2021
TO: Chair Bryson and Public Works and Facilities Committee
FROM: Caleb Comas, Contract Administrator
THROUGH: Katie Koester, Engineering & Public Works Director
SUBJECT: Construction Inflation and Volatility

The economic environment caused by the COVID-19 pandemic has acutely impacted the construction industry. Beyond the oft-reported increases in the Consumer and Producer Price indices, some construction materials have seen alarming rates of inflation that has contributed to the tumult in the construction market. For example, recently the cost of lumber has increased by 80%, plywood 44%, particle board 60%, iron and steel scrap 45%, and asphalt by 34%, and conversely, some other materials have continued inflating near the target inflation rate. COVID-era materials inflation show a decisive overall increase, but the sharp differences between specific material increases prevents accurate cost forecasting; the materials market is wholly inflating, yet completely volatile and unpredictable.

Nationwide, the cost inflation of construction projects has lagged the inflation of materials and labor, likely due to contractors' willingness, so far, to absorb cost increases in order to win bid awards, and due to the difficulty of pricing in a volatile market. However, with no end in sight for our unique economic conditions, we can expect bid inflation to eventually reflect underlying construction cost inflation.

The CBJ has already experienced significant increases in the cost of our construction projects. For the last two decades the average low bid we received was just under 100% of the engineer's estimate (Chart 1), and today the average low bid is approaching 120% (Chart 2) of the engineer's estimate – estimates that already attempt to account for inflation. Similar to the materials cost increases, our local bid inflation doesn't paint a clean picture of predictable cost increases. The average variance of low bids from estimates has seen a 45% increase this calendar year over last (Chart 3). Estimates are becoming much less reliable than they used to be, even when viewed independently from inflation issues. Moving forward, we should expect bids to continue to rise, and estimating to remain unreliable.

To continue providing services at the high standard that the citizens of Juneau are accustomed to, the Assembly needs an understanding of the current market conditions and the impacts that construction-specific inflation and volatility have when planning and budgeting for projects, awarding contracts, responding to requests for appropriations, and adopting the CIP.

Chart 1.

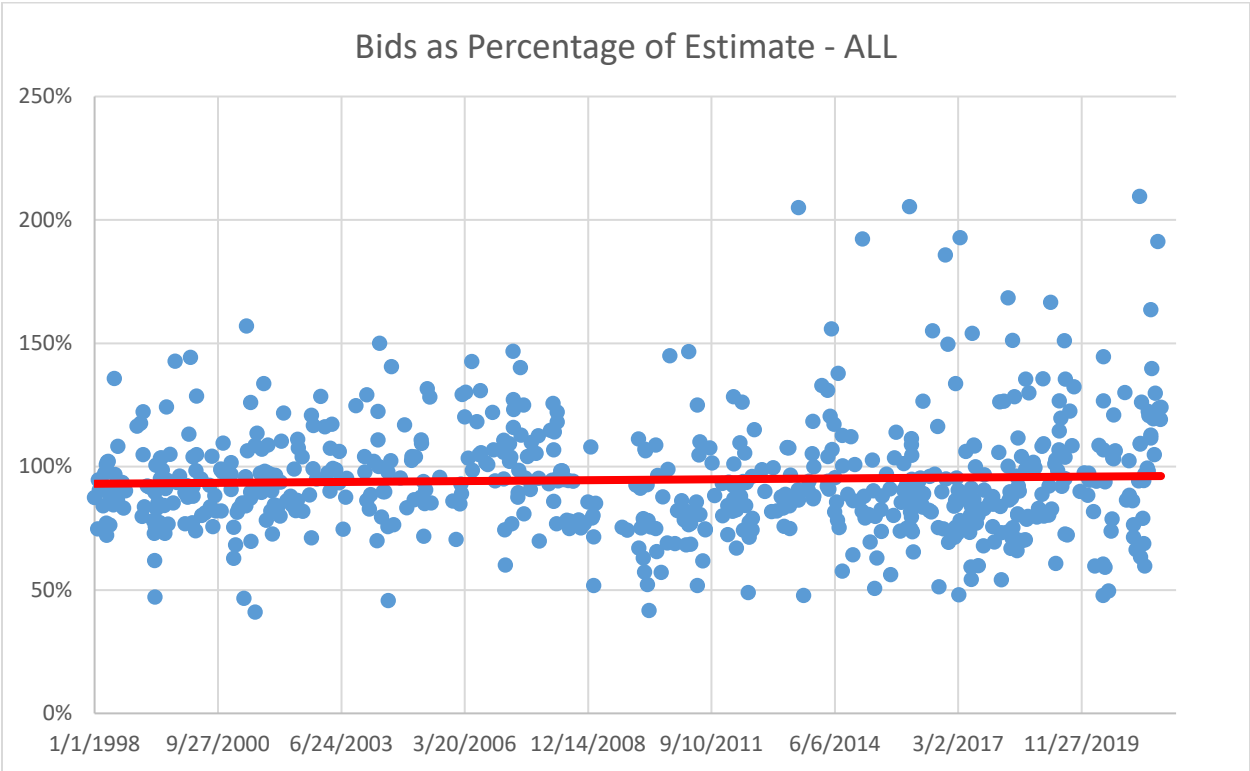


Chart 2.

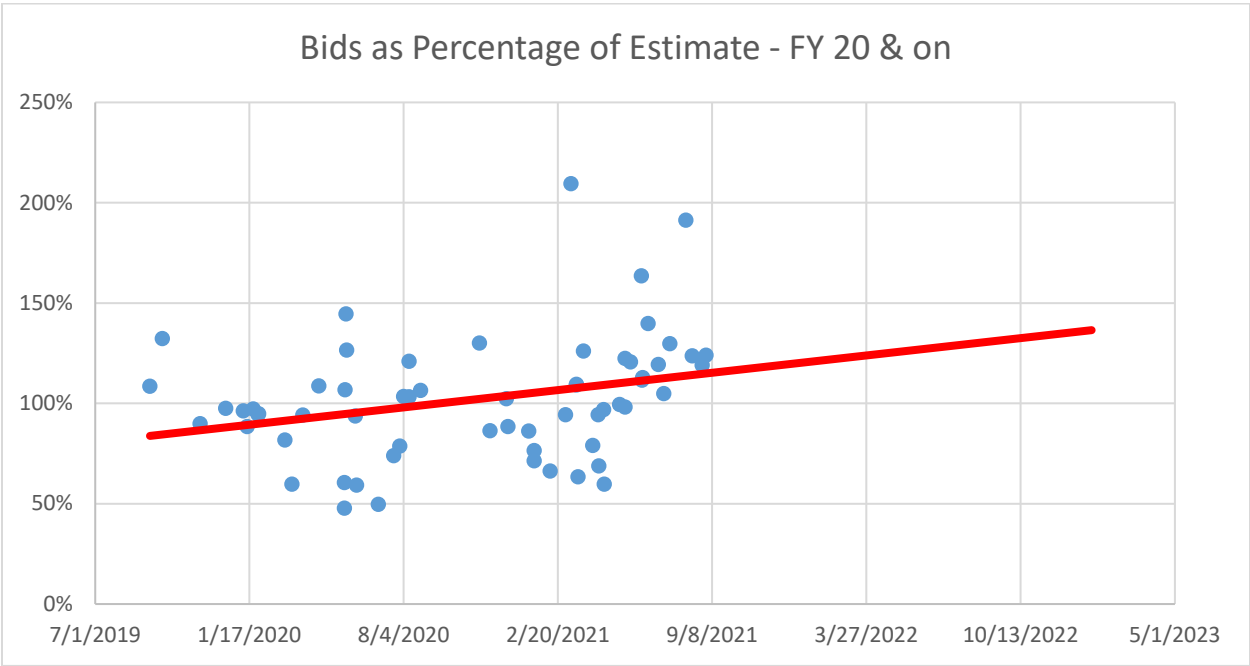
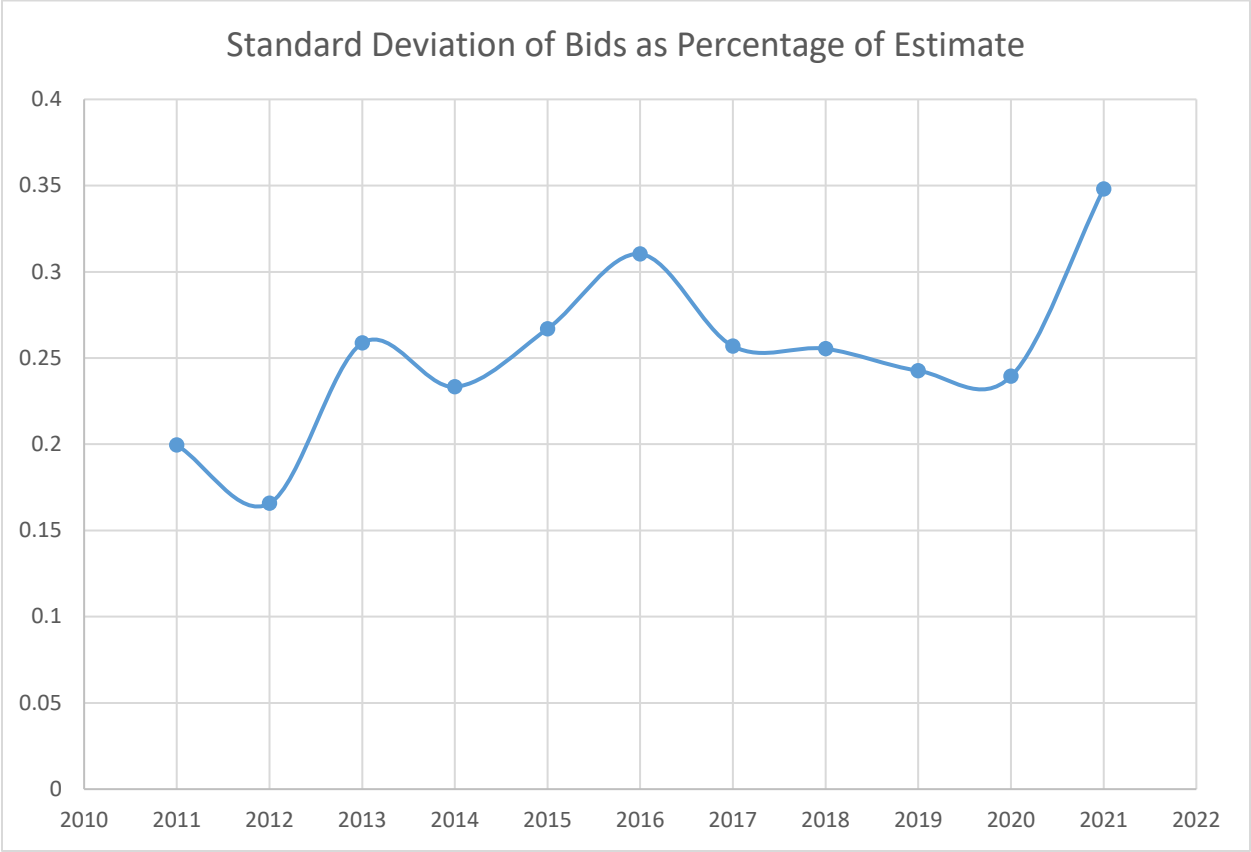


Chart 3.





MEMORANDUM

DATE: November 24, 2021

TO: Chair Bryson and Public Works and Facilities Committee

FROM: Lori Sowa, PE, Utilities Engineer

THROUGH: Katie Koester, Engineering & Public Works Director

SUBJECT: Expansion of CBJ RecycleWorks Junk Vehicle Program

The colloquial term “junk vehicles” is commonly used to describe a number of different classifications of vehicles, each of which carries a set of legal and logistical challenges for the community. To tackle this issue, it is important to start with some definitions and descriptions of our current CBJ programs. This memo does not address lived-in vehicles as these vehicles carry a different set of legal implications that are outside of the scope of this discussion.

CBJ RecycleWorks Junk Vehicle Program

For the past several years, CBJ has operated a Junk Vehicle program that accepts vehicles for disposal at no cost to the user. The vehicle must have been registered in Juneau, and residents are required to sign an owner responsibility form when the vehicle is dropped off to Skookum Recycling, the current CBJ contractor operating the program. Program usage has grown significantly in the past five years.

CBJ RecycleWorks Program Use FY17-FY21

	Cost	Vehicles
FY17	\$51,300.00	350
FY18	\$96,004.10	392
FY19	\$213,394.74	607
FY20	\$264,336.03	731
FY21	\$298,213.57	820

This program functions through the *voluntary* action of residents choosing to dispose of their vehicles, thereby avoiding any public notice periods or legal obligations to auction vehicles that are needed with abandoned vehicles. The current CBJ contract with Skookum Recycling allows residents to bring in a variety of vehicle types (less than 10,000 lbs) and pays for the processing and disposal on a per vehicle basis.

Vehicles Abandoned on CBJ (Public) Property

Several CBJ departments, including Docks and Harbors, Parks and Recreation, and Streets, regularly find vehicles abandoned on public property within their jurisdiction. Historical practice for these departments has been to call in the Juneau Police Department for tagging and removal of vehicles; however the JPD is often limited in their ability to remove vehicles from CBJ property promptly because their impound lot is full. This means many abandoned vehicles will stay in parking lots (harbors, parks, trailheads) or parked along streets in the right-of-way for several weeks to a year or more.

Recently, Docks and Harbors has worked with CBJ Law to determine a process to legally deal with abandoned or junk vehicles on their own. Alaska statute AS 28.11.020 provides a definition for “junk” and “abandoned” vehicles. Based upon the classification, the statute lays out the owner notice, waiting period, and auction requirements needed before the vehicle can be disposed of. Docks and Harbors process follows the state and local regulations and is now being used to dispose of vehicles abandoned on harbors property. The program requires staff time for development and administration, as well as payment of costs for vehicle cleaning, towing, and disposal estimated at \$1,500 per vehicle.

Expansion of the CBJ RecycleWorks Junk Vehicle Program

The goal of the CBJ Junk Vehicle program is to provide residents with an easy way to dispose of vehicles to prevent them from becoming abandoned. Once a vehicle is abandoned, it poses a more significant burden on the community, both financially and otherwise. The CBJ junk vehicle program is well used by residents as evidenced by the significant and increasing number of vehicles brought in to the program each year. Based on the number of vehicles already brought in through the program from July through September, it is likely the program will collect a thousand vehicles in FY22.

Several ideas have been proposed to try to increase the number of vehicles collected through the program, including providing monetary incentives to residents for bringing in vehicles, paying for towing costs for residents to get vehicles to the disposal site, and performing annual targeted junk vehicle “roundups”. While each of these ideas may have the potential to increase the number of vehicles brought into the program, they also bring logistical and financial implications as well as potential unintended consequences to current program function that must be considered prior to implementation. For example, paying for towing costs in FY 21 would have increased program costs by approximately \$125k (assuming \$150 in towing costs per vehicle). A targeted junk vehicle roundup could cause a capacity issue with the current contractor if completed over a short timeframe.

Selective expansion of the program, such as amending the current contract to allow residents to dispose of vehicles larger than 10,000 lbs (such as passenger vans) and need-based vouchers for towing vehicles, could expand the number of vehicles accepted by the program for a more modest increase in program costs and administrative effort.

Junk and Abandoned Vehicle Working Group

Abandoned vehicles in Juneau are a complex issue. While an effective junk vehicle program such as the CBJ RecycleWorks Junk Vehicle program is a key strategy for preventing vehicles from becoming abandoned, it is important to recognize this program will never prevent all vehicles from becoming abandoned.

A working group comprised of representatives from departments who deal with abandoned vehicles, CBJ RecycleWorks, JPD and CBJ Law has formed with the goal of providing clear legal guidance on how to classify and address abandoned vehicles in different settings. The group will share strategies and develop recommendations for improvements to programs.

Action Requested

Discuss and provide recommendations on expansion of the Junk Vehicle program, including Assembly appetite to increase program costs.

11.29.21 Update on PWFC Action Items for 2021 Assembly Goals

Assembly Goal	Action Item	11.29.21 Progress Report
<u>3a. Maintain Assembly focus on deferred maintenance including BRH and JSD;</u> Responsibility: Assembly, Manager's Office, E&PW, all operating departments with facilities Notes: Short-term	1. Bond package funds many maintenance projects, including JSD	4.12.21: Memo presented to PWFC from Building Maintenance on ongoing efforts to promote this goal and potential next steps.
	2. BRH deferred maintenance efforts supported by Assembly with annual appropriation and staff	3.12.21: CBJ Engineering has ten active BRH projects
	3. Communicate through the CIP process how energy efficiency and costs savings over the life of the project are taken into consideration as project criteria	11.01.21: CIP project request distributed to staff with new 'sustainability' category to identify how projects include a green/sustainable component.
<u>3f. Examine life cycle costs of CBJ facilities including city hall.</u> Responsibility: Assembly, Manager's Office, E&PW Notes: Short term	1. Update internal working document on deferred maintenance for CBJ facilities (excluding BRH and JSD) and present to committee	4.12.21: Memo presented to PWFC from Building Maintenance on ongoing efforts to promote this goal and potential next steps.

Assembly Goal	Action Item	11.29.21 Progress Report
<u>5a. Develop strategy to measure, track and reduce CBJ energy consumption.</u> Responsibility: Assembly, Manager's Office, E&PW Notes: Short term	1. Measure/track: Develop a dashboard using procurement data on how much fuel/ electricity CBJ uses 2. Analyze past energy consumption and track future consumption of one or two facilities that are scheduled for energy efficiency improvements with the recently passed bond package to be able to demonstrate the savings and impact	11.01.21: EPW Annual Sustainability Report with annual CBJ wide energy use data, project and department highlights published on EPW webpage 11.01.21: Building Maintenance presented to JCOS on Energy Star data tracking and methodology for tracking CBJ facilities on 10.27.21
<u>5b. Make a long term plan to achieve reliance on 80% renewable energy sources by 2045</u> Responsibility: Assembly, Manager's Office, E&PW Notes: Short term	1. Task JCOS with developing a strategy to examine community wide energy use and report back to the committee with a request for proposal for some level of technical assistance	11.29.21 PWFC support of developing Energy Pathways modeling tool. JRES Implementation CIP identified as funding source and Deputy Director Koch assigned to staff project.
<u>5c. Develop climate change adaptation plan</u> Responsibility: Assembly, Manager's Office Notes: Short term	1. Have committee review revisions to the <u>2007 Juneau Climate Change Report</u> due out spring of 2021 that identifies climate hazards, impact of hazards and mitigation measures. Task JCOS with community outreach and education on report	7.19.21: Updated timeline and working title. Presentation to PWFC anticipated in late summer/fall, working title of draft is "Juneau's Changing Environment: Predictions and Responses to Climate Change"
<u>5d. Develop solid waste strategy including plans to increase recycling and deal with abandoned/junked vehicles.</u> Responsibility: Assembly, Manager's Office, E&PW, JPD Notes: Long term	1. Propose amending Assembly goal 5.d to refer specifically to a zero waste or waste reduction plan at upcoming Assembly retreat (08.09.21 recommendations to Assembly)	11.29.21: PWFC discuss and forward proposed edits to Assembly goals.



MEMORANDUM

TO: Katie Koester
Engineering & Public Works Director

FROM: Caleb Comas
Contract Administrator

Date: November 24, 2021

SUBJECT: Contracts Division Activity
October 29, 2021, to November 23, 2021

Current Bids – Construction Projects >\$50,000

BE22-109	DPAC Deck Safety Flooring Installation	Estimate: \$100,000 to \$250,000. Two bids received on 11/9/21. Award in progress to Rainbow Builders for \$240,495.
BE20-188	Augustus Brown Pool Renovation	Base Bid Estimate: \$3,300,000. Bids are due on 12/7/21.
BE22-171	Bartlett Regional Hospital Campus Door Upgrades 2021	Estimate: \$500,000 to \$700,000. Bids are due on 12/9/21.
BE21-117	Calhoun Avenue Reconstruction, Phase I	Estimate: \$1,250,000 to \$1,750,000. Bids are due on 12/14/21.
BE22-164	Riverbend Elementary School Roofing Replacement	Estimate: \$2,500,000 to \$2,900,000. Bids are due on 12/14/21.

Current RFP's – Services

RFP E22-056	Design and CA for BRH Emergency Dept. Addition & Renovation	Four proposals received, awarded to Architects Alaska, fee negotiations in progress.
RFP E22-167	Design and Survey Services for Misty Lane	NTP issued to proHNS on 10/29/21, \$27,200 for surveying and scoping.
RFP E22-084	CA&I for the Capital Transit Valley Transfer Station	NTP issued to Wilson Engineering on 10/29/21, \$267,209.
RFP E22-161	Design Services for Spruce Lane Reconstruction	One proposal received on 11/2/21. NTP issued to PDC Engineers on 11/11/21, \$8,800 for surveying.
RFP E22-166	Site Analysis and Conceptual Design for New City Hall	Two proposals received on 11/2/21. Contract negotiations in progress with NorthWind Architects.
RFP E22-175	Design Services for Downtown Transit Center Parking Garage Security Camera	One proposal received on 11/16/21. Contract negotiations in progress with RESPEC.
RFP E22-191	Design Services for Melvin Park Field No. 1 Lighting	Proposals are due on 11/6/21.

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

Am 1 to E22-141	Design Services for Savikko Park Improvements	NTP issued to PND on 11/5/21, \$32,998.
Am 1 to E22-062	CA&I for the Gurening Park Lift Station	NTP issued to Wilson Engineering on 11/11/21, \$120,099.
Am 4 to E20-232	WW Process Engineer for Controls, Instrumentation and SCADA Upgrades at the Mendenhall Wastewater Treatment Plant	NTP issued to GV Jones on 11/17/21, \$330,000 per MR22-177.
Am 8 to E19-267	Emergency and Maintenance Services for the Public Works Utilities, Water and Wastewater Treatment SCADA	NTP issued to RMC Engineering on 11/18/21, \$40,044.79.

Contracts Division Activity
October 29, 2021, to November 23, 2021

Page 2

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

PA 13 E19-122(ACC)	BRH JMC Stairs and Sidewalk Replacement	NTP issued to Alaska Commercial Contractors on 11/11/21, \$44,545.
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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
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



CBJ NEW CITY HALL SURVEY

November 2021

PREPARED FOR:

City & Borough of Juneau

TABLE OF CONTENTS

Executive Summary..... 1

Methodology..... 3

Survey Results 4

 Use of City Hall.....4

 Priorities For a New City Hall.....5

 Support for New City Hall Development 10

 Support for CBJ Staff Telecommuting 11

 Respondent Characteristics..... 12

Appendix A 13

Executive Summary

City and Borough of Juneau (CBJ) offices are currently spread across five facilities downtown with annual rental costs of about \$750,000. CBJ leadership is weighing options for a new City Hall with the aim of reducing long-term operating costs and improving service to the public.

Through an online survey, CBJ solicited public input on priorities for City Hall. CBJ contracted with McKinley Research Group (formerly McDowell Group) to help design and analyze the survey, which was fielded by CBJ October 15 through November 15 using Survey Monkey. A total of 1,326 responses were analyzed in aggregate and by area of residence.

Key Findings

About three-fourths (74%) of respondents said they are supportive or strongly supportive of developing a new City Hall

instead of continuing to rent office space, while 18% said they are opposed or strongly opposed, and 9% don't know.

- Support was highest among residents of Downtown/Thane (79%) and exceeded 70% in all areas.

Respondents placed a high value on parking for the public and staff, with 73% rating it high priority.

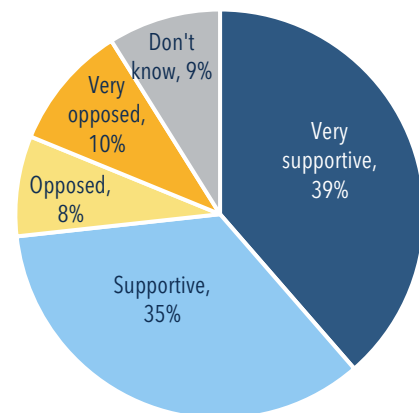
- Only 17% rated as high priority a location near other businesses or public buildings.

The highest construction priority was design for a long service life, with 73% of respondents rating it high priority, followed by **high energy efficiency**, deemed high priority by 65%.

- Only 10% of respondents rated new construction as high priority.

Respondents did not place a high priority on visual appeal: 15% rated architectural and visual appeal as high priority, and 24% rated a "prominent location" as high priority.

How supportive are you of CBJ developing a new City Hall versus continuing to rent office space?



Top location suggestions were the old Walmart building (32%) and “Downtown” (27%).

When specific downtown locations are considered (parking garage and Bill Ray Center), 36% support a downtown location.

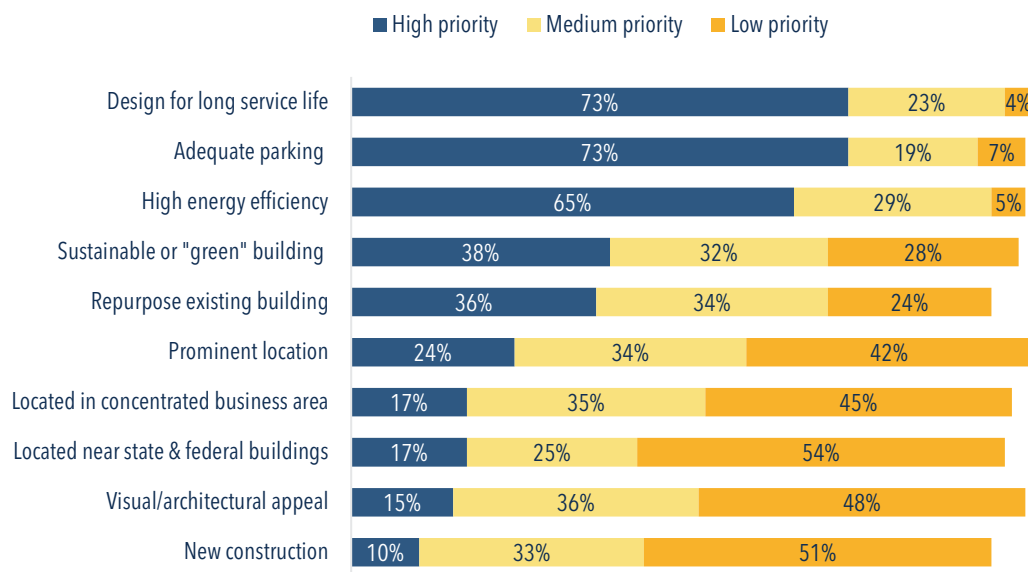
- Lemon Creek was suggested by 20% of respondents, and the Valley by 14%.
- Location preferences tended to match respondents’ area of residence.

Most respondents said they used City Hall in the past five years.

- Top purposes were for interacting with city departments (58%) and attending public meetings (51%).
- Sixteen percent of respondents said they had not used City Hall in the last five years.

The chart below summarizes respondents’ prioritization of 10 attributes of a new City Hall.

When considering location and costs of a new City Hall, how should CBJ prioritize...



Note: Rows do not add to 100% due to “Don’t know” responses.

A separate document includes all responses to the open-response question, “Do you have any additional comments about a New City Hall building for CBJ?”

Methodology

An online survey was designed by McKinley Research Group staff in close coordination with CBJ staff. CBJ fielded the survey using Survey Monkey between October 15 and November 15 with a publicly available web link. The survey was incentivized with a drawing for three \$100 Visa gift cards. A total of 1,336 surveys were completed. The survey instrument can be found in the Appendix.

Because the online survey represents a self-selected sample rather than a random sample, results should not be considered statistically representative of Juneau's adult population, rather the opinions of those who responded. A margin of error is not applicable to this type of open survey. Because participation was not random, it is also not appropriate to weight the results to match population characteristics.

It should be noted that 17% of respondents reported that they worked for CBJ. Any significant differences in responses by CBJ employees compared to residents as a whole are noted. We also note meaningful differences in responses among residents by geographic area, using four areas of residence: Downtown/Thane, West Juneau/Douglas, Mendenhall Valley/Out-the-road, and the Salmon Creek/Lemon Creek/Switzer Creek area.

A separate document contains all responses to the open-response question, "Do you have any additional comments about a New City Hall building for CBJ?"

The survey opened with the following note:

Dear Juneau Resident:

The City and Borough of Juneau is considering development of a New City Hall and is requesting your input. Currently, CBJ offices are spread out among five facilities downtown, with annual rental costs of about \$750,000. The cost of a new facility depends on many factors, including if it is purpose built or a remodel. A new city hall with an efficient layout that reflects modern office work could shrink the footprint and lower long-term operating costs. For a frame of reference, what CBJ pays in rent annually would finance a \$12 million 30-year bond.

CBJ is requesting public input on your priorities for City Hall to help with site selection and budgeting, or if City offices should remain in the current locations. Please take a few moments to fill out the survey and share your thoughts.

Once you complete this survey, you have the option of entering a drawing to win one of three \$100 VISA gift cards.

We know you are busy; by filling out this short five-minute survey, you are making a difference - thank you.

Survey Results

Use of City Hall

The most frequently cited uses of City Hall in the last five years were interacting with departments and attending public meetings. Responses varied by area, with Downtown/Thane residents reporting the highest usage for all purposes.

- More than half of respondents said they used City Hall to interact with departments (58%) and to attend public meetings (51%).
 - In all four geographical areas, more than half of residents reported interacting with departments.
- Almost half of respondents (46%) reported using City Hall to pay bills.
- More than one-third of respondents (37%) reported using City Hall for voting, including two-thirds (67%) of Downtown/Thane residents.
- Sixteen percent of respondents said they had not used City Hall in the last five years.

Table 1. For what purposes have you used City Hall over the last five years? (%)

	Total n=1,322	Downtown/ Thane n=244	W. Juneau/ Douglas n=296	Valley/ Out The Road n=634	Salmon/ Lemon/ Switzer Ck n=127
Interact with departments	58	70	59	53	55
Public meetings	51	68	55	43	49
Pay bills	46	57	51	39	45
Voting	37	67	46	22	28
Work for CBJ downtown	10	11	12	10	6
Work for CBJ in other location	7	5	4	9	6
Have not used City Hall	16	5	12	21	20

Priorities For a New City Hall

Respondents were asked how CBJ should prioritize various attributes and values of a new City Hall, including location, construction, and visual characteristics.

Location Priorities

Adequate parking was by far the highest priority of the three location considerations offered, with nearly three-fourths (73%) of respondents rating it high priority. Only 17% of respondents rated as high priority a location near other businesses or public buildings.

Table 2. When considering the location of a new City Hall, how should CBJ prioritize ... (%)

n=1,302	High Priority	Medium Priority	Low Priority	Don't Know
Adequate parking for public and staff	73	19	7	1
Located in area with concentration of other businesses	17	35	45	2
Location close to state and federal buildings	17	25	54	4

While respondents from all areas placed a high priority on adequate parking, other priorities varied by area, with Downtown/Thane residents most likely to prioritize a location close to other businesses or public buildings.

- More than two-thirds of Downtown/Thane residents prioritized a location in an area with a concentration of businesses (70%) and close to state and federal buildings (69%).
- Residents of the Valley and out the road, along with those in the Salmon/Lemon/Switzer Creeks area, were least likely to prioritize a location near other businesses (46% and 40%, respectively) or close to state and federal buildings (30% for both areas).

**Table 3. LOCATION Considerations: Summary by Area (%)
High plus Medium Priority**

n=1,302	Downtown/ Thane n=244	W. Juneau/ Douglas n=296	Valley/ Out The Road n=634	Salmon/ Lemon/ Switzer Ck n=127
Adequate parking for public and staff	86	93	95	91
Located in an area with a concentration of other businesses	70	59	46	40
Location close to state and federal buildings	69	48	30	30

Specific Location Suggestions

Two-thirds (67%) of respondents said they had a suggestion for where City Hall should be located, while one-third (33%) did not. Those who responded affirmatively were asked to specify their suggested location.

- The top suggestion was the old Walmart building, with about one-third (32%) of respondents. “Downtown” was next, with 27%.
 - Including those who named other downtown locations (parking garage and Bill Ray Center), the downtown total is 36%.
- One-fifth (20%) of respondents suggested Lemon Creek, and 14% suggested the Valley.
- Responses varied significantly by area, with respondents tending to prefer locations in or near where they live.
 - Walmart was suggested by 43% of Salmon/Lemon/Switzer Creeks area respondents and 38% of Valley/out the road respondents, but only 17% of Downtown/Thane respondents.
 - More than half (54%) of Downtown/Thane residents suggested downtown, as did 42% of respondents from Douglas. By contrast, only 11% of those from the Valley and out the road, and 20% of those from the Salmon/Lemon/Switzer Creek area suggested downtown.
- Respondents who work for CBJ were less likely to suggest Walmart than respondents who use City Hall and are not employed by CBJ (20% versus 29%), and more likely to suggest downtown (40% versus 31%).

**Table 4. Do you have a specific suggestion for where City Hall should be located?
If yes, please specify. (%)**

	Total n=1,326	Downtown/ Thane n=244	W. Juneau/ Douglas n=298	Valley/ Out The Road n=635	Salmon/ Lemon/ Switzer Ck n=128
Yes	67	70	65	65	77
Walmart	32	17	26	38	43
Downtown	27	54	42	11	20
Lemon Creek	20	10	12	27	22
Valley	14	6	5	23	10
Downtown parking garage	5	6	5	4	4
Bill Ray Center	4	10	4	2	5
Other	14	11	17	13	14
No opinion	33	30	35	35	23

Note: Some respondents provided multiple suggestions.

Construction Priorities

Before asking respondents to prioritize five construction options, the survey noted: “Factors such as long lifespan, high energy efficiency, and new construction require increased initial expense but can reduce operating and replacement costs.”

- The highest construction priority was design for a long service life, with 73% of respondents rating it high priority, followed by high energy efficiency, deemed high priority by 65%.
- Sustainable or “green” construction was high priority for 38% of respondents, and 36% said using an existing building was high priority.
 - Respondents who work for CBJ were more likely to rate as high priority sustainable construction (50%) and less likely to rate as high priority using an existing building (17%).
- Only 10% of respondents rated new construction as high priority.

Table 5. When considering the costs of a new City Hall, how much of a priority should CBJ place on ... (%)

n=1,302	High Priority	Medium Priority	Low Priority	Don't Know
Designed for a long service life	73	23	4	1
High energy efficiency	65	29	5	1
Sustainable or green building techniques	38	32	28	2
Repurpose/remodel existing building	36	34	24	6
New construction	10	33	51	6

Construction priorities were relatively consistent among respondents from all areas.

- When combining high priority and medium priority responses, more than 90% of respondents from all four areas valued design for a long service life and high energy efficiency.
- Residents of Downtown/Thane were most likely to place high or medium priority on sustainable building techniques (84%), while residents of the Valley/out the road were least likely, but still supportive at 64%.

Table 6. CONSTRUCTION Considerations: Summary by Area (%)
High plus Medium Priority

	Downtown/ Thane n=243	W. Juneau/ Douglas n=294	Valley/ Out The Road n=625	Salmon/ Lemon/ Switzer Ck n=123
Designed for a long service life	97	95	96	93
High energy efficiency	97	93	94	93
Sustainable or green building techniques	84	75	64	69
Repurpose/remodel existing building	70	69	71	71
New construction	44	43	41	48

Visual Attributes

Before asking respondents to prioritize two visual/aesthetic attributes, the survey noted: “Some communities have City Halls that are important centerpieces or built in a prominent location. Other communities have utilitarian buildings that are designed more for the practical needs of a physical office space.”

- Only 15% of respondents said CBJ should place a high priority on architectural and visual appeal of a new City Hall.
- About one-fourth (24%) rated a “prominent location” as high priority.
- Nearly half of respondents rated these attributes low priority.

Table 7. When considering the costs of a new City Hall, how much of a priority should CBJ put into ... (%)

n=1,310	High Priority	Medium Priority	Low Priority
Architectural and visual appeal	15	36	48
Building is in a prominent location	24	34	42

Prioritization of visual attributes varied significantly by area.

- 75% of Downtown/Thane respondents rated architectural and visual appeal as high or medium priority, compared to 42% of those from the Valley and out the road.
- 73% of Downtown/Thane respondents rated a prominent location as high or medium priority, compared to 52% of Valley/out the road respondents.
- Responses from the other areas were in between these values.

**Table 8. VISUAL Considerations: Summary by Area (%)
High plus Medium Priority**

	Downtown/ Thane n=242	W. Juneau/ Douglas n=297	Valley/ Out The Road n=630	Salmon/ Lemon/ Switzer Ck n=124
Architectural and visual appeal	75	52	42	53
Building is in a prominent location	73	59	52	54

Support for New City Hall Development

Overall, 74% of survey respondents said they are supportive (35%) or very supportive (39%) of development of a new City Hall to replace the current rental arrangement.

- 18% of respondents said they are opposed (8%) or very opposed (10%) to development of a new City Hall.
- Responses did not vary significantly by area, with more than 70% support from all areas.
- The strongest support came from Downtown/Thane, with 79% either supportive (33%) or very supportive (46%).
- Respondents who work for CBJ were more likely to support development of a new City Hall, with 91% supportive or very supportive, compared to 77% of respondents who use City Hall and are not CBJ employees.

Table 9. How supportive are you of CBJ developing a new City Hall versus continuing to rent office space? (%)

	Total n=1,316	Downtown/ Thane n=243	W. Juneau/ Douglas n=298	Valley/ Out The Road n=632	Salmon/ Lemon/ Switzer Ck n=127
Supportive NET	74	79	72	73	78
Very supportive	39	46	37	37	43
Supportive	35	33	35	36	35
Opposed NET	18	11	21	18	19
Opposed	8	6	9	9	6
Very opposed	10	5	12	9	13
Don't know	9	11	8	9	2

Support for CBJ Staff Telecommuting

Before asking respondents about their support for CBJ staff telecommuting, the survey noted: "Working from home has become much more common in recent years and offers potential savings by reducing office space. While telecommuting is preferred by some employees, it means they are available by email, video conference, and phone but not to the public in person."

- More than half (61%) of respondents said they are supportive (39%) or very supportive (23%) of increasing the number of CBJ employees working from home.
- While support did not vary significantly between areas, the strongest support came from Downtown/Thane.
- The strongest opposition came from the Salmon/Lemon/Switzer Creeks area, with 34% either opposed (24%) or strongly opposed (20%) to increased CBJ staff telecommuting.
- Respondents who work for CBJ were more likely to support increased CBJ telecommuting, with 74% supportive or very supportive, compared to 61% of respondents who use City Hall and are not CBJ employees.

Table 10. How do you feel about increasing the number of CBJ employees working from home? (%)

	Total n=1314	Downtown/ Thane n=241	W. Juneau/ Douglas n=297	Valley/ Out The Road n=633	Salmon/ Lemon/ Switzer Ck n=127
Supportive NET	61	68	60	61	58
Very supportive	23	27	19	24	22
Supportive	39	41	41	37	36
Opposed NET	30	23	30	31	34
Opposed	21	19	23	20	24
Very opposed	9	4	8	11	10
Don't know	9	10	11	8	8

Respondent Characteristics

Area of Residence

Respondents were asked to select one of six areas of Juneau as their area of residence. For clarity and simplicity, these have been collapsed into four areas for reporting. "West Mendenhall Valley/out the road" was combined with "East Mendenhall Valley," and "West Juneau/Douglas" was combined with "North Douglas."

In comparison to the general population, survey respondents were less likely to live in the Valley/out the road or Salmon Creek/Lemon Creek/Switzer Creek; they were more likely to live in West Juneau/Douglas or Downtown/Thane.

Table 11. In which area of the City and Borough do you live? (%)

	Respondents n=1,316	CBJ population
Mendenhall Valley/Out the road	48	56
W. Juneau/Douglas	23	18
Downtown/Thane	19	11
Salmon Creek/Lemon Creek/Switzer Creek	10	15

Age

As is increasingly typical with surveys, older residents were more likely to respond than younger residents. Analysis of responses by age did not reveal significant variation by age. The mean age of respondents was 55 years.

Table 12. Age (%)

	Total n=1,220	CBJ age 20+ population
<35 years	10	26
35-44 years	18	19
45-54 years	20	17
55-64 years	23	19
65+ years	29	19

Appendix A

See attached survey instrument.

CBJ New City Hall Opinion Survey

[Landing Page Text]

Dear Juneau Resident:

The City and Borough of Juneau is considering development of a New City Hall and is requesting your input. Currently, CBJ offices are spread out among five facilities downtown, with annual rental costs of about \$750,000. The cost of a new facility depends on many factors, including if it is purpose built or a remodel. A new city hall with an efficient layout that reflects modern office work could shrink the footprint and lower long-term operating costs. For a frame of reference, what CBJ pays in rent annually would finance a \$12 million 30-year bond.

CBJ is requesting public input on your priorities for City Hall to help with site selection and budgeting, or if City offices should remain in the current locations. Please take a few moments to fill out the survey and share your thoughts.

Once you complete this survey, you have the option of entering a drawing to win one of three \$100 VISA gift cards.

We know you are busy; by filling out this short five-minute survey, you are making a difference – thank you.

1. For what purpose(s) have you used City Hall over the last five years? Check all that apply.

- 01 ☐ Voting
- 02 ☐ Public meetings
- 03 ☐ Pay bills
- 04 ☐ Interact with departments
- 05 ☐ Work for CBJ downtown
- 06 ☐ Work for CBJ in other location
- 07 ☐ I have not used City Hall in the last five years

2. When considering the location of a New City Hall, how should CBJ prioritize the following considerations?

[Randomize]	High Priority	Medium Priority	Low Priority	Don't know
a. Located close to State and Federal Buildings	01 ☐	02 ☐	03 ☐	04 ☐
b. Located in an area with a concentration of other businesses	01 ☐	02 ☐	03 ☐	04 ☐
c. Adequate parking for public and staff	01 ☐	02 ☐	03 ☐	04 ☐

3. Do you have a specific suggestion for a location where City Hall should be located? (Either an area of town, a specific location, or specific building) 01 ☐ No/don't know
-

4. Factors such as long lifespan, high energy efficiency, and new construction require increased initial expense but can reduce operating and replacement costs. When considering the costs of a New City Hall, how much of a priority should CBJ place on the following elements?

[Randomize]	High Priority	Medium Priority	Low Priority	Don't know
a. Designed for a long service life	01 ☐	02 ☐	03 ☐	04 ☐
b. High energy efficiency	01 ☐	02 ☐	03 ☐	04 ☐
c. New construction (efficient & purpose built)	01 ☐	02 ☐	03 ☐	04 ☐
d. Sustainable or green building techniques	01 ☐	02 ☐	03 ☐	04 ☐

5. Some communities have City Halls that are important centerpieces, or built in a prominent location. Other communities have utilitarian buildings that are designed more for the practical needs of physical office space. How much of a priority should CBJ put into each of the following design elements?

[Randomize]	High Priority	Medium Priority	Low Priority	Don't know
a. The buildings has architectural and visual appeal	01 ☐	02 ☐	03 ☐	04 ☐
b. The building is in a prominent location	01 ☐	02 ☐	03 ☐	04 ☐

6. How supportive are you of CBJ developing a New City Hall versus continuing to rent office space?

01 ☐ Very supportive 02 ☐ Supportive 03 ☐ Opposed 04 ☐ Very opposed 05 ☐ Don't know

7. Working from home has become much more common in recent years and offers potential savings by reducing office space. While telecommuting is preferred by some employees, it means they are available by e-mail, video conference, and phone but not to the public in person. How do you feel about increasing the number of CBJ employees working from home?

01 ☐ Very supportive 02 ☐ Supportive 03 ☐ Opposed 04 ☐ Very opposed 05 ☐ Don't know

8. In which area of the City and Borough do you live?

01 ☐ Downtown/Thane

02 ☐ Douglas/West Juneau

03 ☐ North Douglas

04 ☐ East Mendenhall Valley

05 ☐ Salmon Creek/Lemon Creek/Switzer Creek

06 ☐ West. Mendenhall Valley/out the road

07 ☐ Other _____

9. What year were you born? _____

10. Do you have any additional comments about a New City Hall building for CBJ?

Thank you for taking time to share your ideas with the City and Borough on the City Hall Project!

If you would like to enter to win one of three to \$100 Visa gift cards please provide your first name and email address below.

Your name and email address will not appear with your responses and will remain confidential.

Name: _____

Email Address: _____

☐ Please check this box to have your email added to the New City Hall Mailing List

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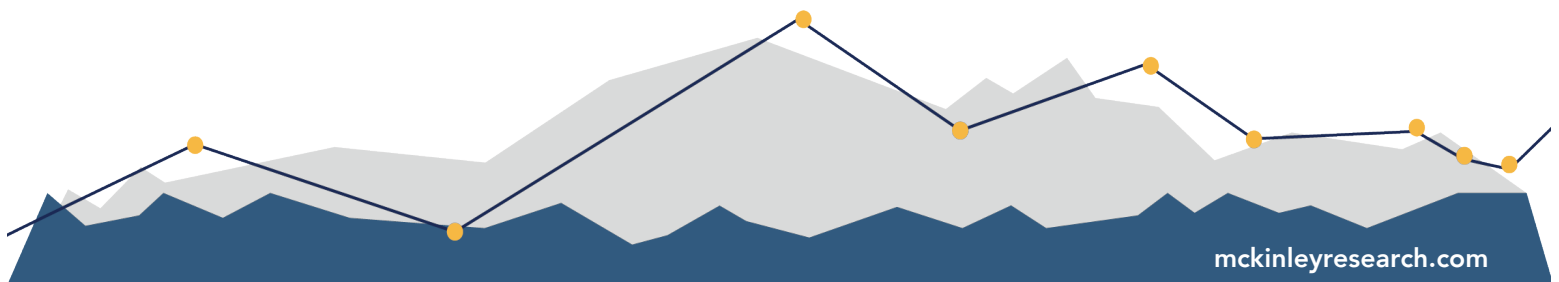


CBJ New City Hall Survey Open Comments

PREPARED FOR:

City and Borough of Juneau

November 2021





CBJ New City Hall Survey Open Comments

PREPARED FOR:

Client Name

Month and Year

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New City Hall Survey Open Comments

Participants in the online CBJ New City Hall were given the opportunity to provide specific locations they would like to see a New City Hall and any additional comments they had regarding New City Hall. Due to the volume of comments, they are being provided under separate cover from the survey results. Comments have been cleaned lightly for spelling and punctuation but are otherwise verbatim.

Do you have a specific suggestion for a location where City Hall should be located? If yes, please specify:

- I do think it should stay downtown with other government offices.
- Stay downtown, Vintage Park area, or by Pavitts in the Valley. Both of those areas are becoming an outlining hub to city activities.
- The vacant Walmart building, if available for purchase and renovation at a decent price. Centrally located. Great parking.
- It's essential it stay downtown, which is the heart of commerce for Juneau.
- The vacant Walmart facility...
- 1108 F St (Bill Ray Center), either remodel, or tear down and build new construction.
- 410 Whittier
- 6525 Glacier Hwy (old Walmart building)
- A building already available that has space to grow and plenty of parking—old Walmart building!
- A centrally located place that is easily accessible to the public, especially the elderly, those with disabilities and young children.
- Above new parking garage
- Above the downtown parking garage
- Above the DTC.
- Above the parking garage that is adjacent to the transit center.
- Accessible to the best transit service
- Across from Fred Meyer
- Across from museum on Whittier
- Add a floor. Stay where it is.
- Again, someplace with parking
- Along the bus route
- An area that is easy for the public to access with adequate parking year-round.
- An area where most or all city offices can be combined and with free parking.
- Anywhere but downtown
- Anywhere except downtown.
- Anywhere is better than that "shack" you are in and build A new building would be ideal
- Area around the Bill Ray Center with a drive through
- As close to town and Egan Drive as possible and on the bus route
- ATOP MAIN STREET PARKING GARAGE OR ON TELEPHONE HILL SOMEWHERE
- Auke Bay

- Before the Whale. Next to Coast Guard building.
- Between 10th and 12th street
- Between downtown and the valley, probably the Lemon Creek area. Another good area would be the airport area.
- Between Juneau Town and the Valley
- Between lemon Creek and the Mendenhall River
- Between Salmon Creek and Fred Meyer
- Bill Ray Building
- Bill Ray building
- Bill Ray center
- Bill Ray center
- Bill Ray Center is prime location, large parking across the street, can be remodeled and built on. Plus, it was sold very cheap fairly recently and should be pursued.
- Bill Ray Center near bridge and federal building
- Bill Ray Center property
- Bill Ray Center, Old Wal/Kmart building, Top of Downtown Parking Garage, Malaspina State Ferryboat,
- Bill Ray Center, or on top of the parking garage.
- Bill Ray Center, Public Safety building site, Malispina beached next to the seawalk
- Bill Ray Center; Teal Street area; Lemon Creek
- Bill Ray center?
- Billy Ray Center
- Build above the parking garage
- Build it at the CBJ gravel pit behind Home Depot.
- Build on top of centennial hall and/ or the JAHc with a skybridge.
- But the Walmart building, should be big enough for all your staff, ample parking for everyone and centrally located.
- Buy a building near as possible to current city hall.
- Buy the airport mini mall all that land!
- Buy the Walmart Building
- Buy the Walmart building. Has lots of parking.
- Buy Walmart and remodel it to fit our needs. Sustainable?
- by the bus barn and water/meter shop on Barrett ave
- By the old sub port... not sure if possible, though
- By the police station? Former Walmart/Kmart. It's being wasted.
- Campus to provide good access to all Depts, and for easy expansion. Closer to valley population centers
- Can they do a high rise on top of the Main Street parking garage? Kick NOAA out of there space? Buy the Seadrome lot and rebuild?
- Can't we revamp and use the old Wal-Mart location?
- central area between downtown and valley (or at least out of downtown)
- Central Juneau
- Central location - Walmart building
- Central to the population, for example Lemon creek not downtown with no parking
- central, lemon creek or valley would be great

- centralized with respect to population and away from historic city center, would old Walmart building work?
- Centrally Located between valley and downtown
- Centrally located for town and Valley residents and near bus route
- Centrally located in Lemon Creek would be convenient as long as there is parking.
- Centrally located, Lemon Creek.
- Cheap real estate should be priority. I like the idea of moving city hall and saving money in the long run.
- City hall needs to be located in the downtown core. This is what keeps cities vital.
- City hall should be downtown
- City hall should be part of a remodeled Centennial Hall/JACC facility
- City Hall should remain where it is.
- Civic Buildings are anchors to a built community. City hall represents our community to ourselves and others.
- Close or in Downtown
- Close to a bus stop with more parking. The Kmart/Walmart building is unoccupied.
- Close to downtown
- Closed Walmart/Kmart building.
- Combine high schools to the valley TMHS location. Use JDHS building for city offices, etc, and turn the auditorium there into a performing arts stage.
- Combine with tm (saving major \$ from not laying for two for everything) and city buy jd to help fund the additions to tmhs, and then have their offices there. Consolidated under one roof.
- Conduct another feasibility study with the old Walmart facility
- Consider buying an existing building if possible.
- Consider renting a new space, maybe prices will be lowering as more people work from home
- Consolidate to one high school (TMHS) and convert JDHS as a City Hall/Community Center
- Convert the downtown high school after combining all students to the valley location
- Could the old Walmart building be re-purposed for a new City Hall? I know it's not DT but has adequate space and parking to combine multiple city departments.
- Cruise ship docks.
- Current location
- Current location
- Current location
- Current location or Bill Ray Center
- Definitely downtown. On top of the Main Street garage would be ideal.
- Definitely near downtown. City employees patronize local businesses to keep DT vibrant.
- Demo City Hall and build a new one, maybe buy muni way building.
- Demolish and rebuild on the current location
- Demolish the JAHG and build there extending up toward Willoughby. Place parking underneath. It is essential for the well-being of downtown that city hall remain downtown.
- Dimond Park, move the CBJ landscape facility to the back near the Field House, not sure if site large enough but should be explored. 2nd option is the Walmart building.
- DNR building
- Do not believe it needs to be downtown.
- Do not kill downtown Juneau. Leave offices downtown.
- Do not move or build

- [illegible]

- [illegible]

- Downtown
- Downtown
- Downtown
- Downtown -- someplace that provides for consolidation of CBJ depts.
- Downtown - accessible, seat of government
- Downtown - DTC / Telephone Hill
- Downtown area
- Downtown area
- Downtown area
- Downtown area but not past the Hospital. City Hall in the Rock Dump Area would work..
- Downtown area helps keep downtown vital - and it's close to State and Fed offices, BUT what about the Kmart building??? Space and parking...
- Downtown area, Bill Ray center JDHS area to Thane
- Downtown because it's the heart of Juneau
- Downtown close to Legislators & citizens & tourist
- Downtown core
- Downtown district, or possibly the old Walmart building (partially sublet?)
- Downtown for sure
- Downtown in a better location with more access.
- Downtown is an easy answer, but the Lemon Creek area may be better.
- Downtown Juneau
- Downtown Juneau
- Downtown Juneau
- Downtown Juneau- it's part of our city core, both employees, programs, and just capital city central vibe
- Downtown Juneau, options near the rock dump, near the hospital.
- downtown library or surplus school in valley
- Downtown near state buildings and Capitol complex. How about the old Bill Ray center?
- Downtown on the garage
- Downtown on top of the parking garage, like the library.
- Downtown or close to downtown if parking permits
- Downtown or lemon creek
- Downtown or Willoughby District or Flats.
- Downtown preferable but not sure that's highest priority if we can't find a good space. Willoughby area?
- Downtown seems to be the most logical place to have it, with all of the other departments of government.
- Downtown to maintain a visible, viable presence as the state capital. No room to write more.
- Downtown transit center addition
- Downtown with their tourist problem
- Downtown! In off season this draws people to town, including in evenings. This is important to fall/winter downtown viability.
- Downtown (possible Bill Ray Ctr) or Lemon Creek
- downtown, area now the parking lot for centennial and state workers, Franklin & 1st old hotel site
- Downtown, centrally located on bus lines for equitable access

- Downtown, if possible.
- Downtown, in a new or remodeled building that is much larger and up to code.
- Downtown, in a renovated version of the existing complex
- Downtown, interested in learning more about top of parking garage
- Downtown, or at least on the transit system.
- Downtown, perhaps adjacent to or above NCL proposed building or On current site after demo of existing bldg.
- Downtown, please.
- Downtown, somewhere.
- Downtown, where it currently is
- Downtown, Willoughby district or flats area
- Downtown, Willoughby District, or old UAS building on 10th street
- Downtown.
- Downtown.
- Downtown. Consider occupying the Marie Drake building and purchasing / renovating Bill Ray Center or old Walmart-Kmart building for current MD students.
- Downtown. I like the idea floated of building in atop the parking garage.
- Downtown. If for no other reason than a City Hall should always be in the main part of town (downtown).
- Downtown. if new space, perhaps Zach Gordon and adjacent parking lot
- Downtown. Keep the city core viable
- Downtown. On top of parking garage or Willoughby
- Downtown. Our downtown should be a vital, vibrant, city center and seat of government
- Downtown. Tear down existing structure or build on top of transit center parking garage.
- Downtown. Within walking distance to everything else.
- Downtown/Willoughby area.
- Downtown, like the drop boxes at Foodland and Super Bear;
- Eaglecrest
- Easy access away from all the in-town traffic
- Either Lemon Creek or the valley.
- Exactly where it is
- Exactly where it is now.
- Explore colocation with CBJ-owned facilities if also cost-effective.
- Federal building parking lot. Just build up with lower-level parking garage.
- Former K-Mart/Walmart shell. IMHO, this has plenty of parking, room for expansion.
- Former Wal Mart
- Former Walmart - be between downtown and valley. Put something PERMANET at an important intersection and an anchor for Lemon Creek.
- former Walmart bldg
- Former Walmart building
- Former WalMart building. If not there, then Valley or Lemon Creek so that it's centrally located
- Generically, away from/out of high value property that is or could be used by the private sector, generating tax revenue. Specifically, some under-utilized location like the old Walmart Kmart building.
- gross 20th century, thane, rock dump.
- Gross theater downtown

- Halfway between Mendenhall Valley & Town/Douglas - somewhere in the Lemon and Switzer Creek area.
- High School (don't need two), Lemon Creek (businesses, population-get Walmart bldg!), Valley (same as LC)
- How about the Bill Ray Center?
- How about the old K-Mart place?
- I am not convinced that a new CBJ city hall is needed at all
- I appreciate it downtown. City Hall seems like an obvious indicator of the "city center" and it seems bad for commerce and stability to change that.
- I Do not support a new building
- I feel the city hall should be located in the Middle of the community that it serves.
- I guess I like it downtown. However, I understand that cost, convenience, and accessibility can be competing concerns.
- I know that the old Walmart building has been discounted in the past but would like it relooked at.
- I like having it downtown. But understand that can cause problems with parking.
- I like the downtown parking garage idea. Or a new building where the public safety building was, to create a campus with Centennial Hall, ZG.
- I live in North Douglas so downtown is convenient for me.
- I prefer City Hall to be downtown
- I think a location downtown is important to the vitality of downtown and businesses there
- I think downtown is the best location.
- I think in our historic downtown area to help keep it vibrant.
- I think it makes for a stronger downtown area if we have our municipal offices there.
- I think it should be downtown. Perhaps the old public safety building? Somewhere in that Centennial Hall conglomerate?
- I think it should be located near the police station in the Lemon Creek area.
- I think it should remain downtown.
- I think it should stay in the downtown area. I would not like to see it moved between Town and the Valley, as the police station was moved to Lemon Creek, where it is difficult to get to.
- I think that it's vital to make sure whatever location you choose is easily accessible to people who utilize or rely on public transportation.
- I think the CBJ building should still be located somewhere in the downtown area
- I use vacant buildings. Walmart building for example.
- Ideally it should be equally accessible to both town/Douglas AND Valley. If it can't, then it should be where the MOST free parking is available. That would NOT be downtown Juneau.
- If feasible from a \$ perspective, top of DTC seems to make the most sense from a parking + proximity perspective
- If it is possible to re-purpose an existing building, ideally one already owned by CBJ, that is more important than choosing a location as the first criterion.
- If land is available, then a more central position like near the Lemon Creek Police Facility. That would only be a little further for Douglas residents yet be advantageous to the valley and beyond.

- If we can relocate it to area between downtown and the population in the valley could be very good. I know the old Walmart building is available. I know they have been approached on this.
- If we must have a new City Hall, locate it in the Valley at Thunder Mtn. High School's underutilized space.
- in "the flats" area specifically where the old Bill Ray Center building is located currently.
- In a place convenient to most residents.
- In an existing building - anywhere in Juneau.
- In an existing building downtown
- In Costco area,
- In Lemon Creek or in the Mendenhall valley
- In lemon creek or valley. Not downtown
- In Mendenhall Valley
- In the old Walmart building
- In the old Walmart Building.
- In the Valley
- In the valley
- In the Valley next to the new glory hole
- In the valley or Auke Bay
- In the valley or lemon creek where the majority of the population lives and plenty of available parking
- In the valley, closer to the population center
- In the valley, where over 60% of the population live.
- In the Valley-not downtown
- is the old Walmart building/ property a possibility?
- It feels like city hall should be in the heart of any city.
- It is not necessary for a City Hall to be located in downtown
- It should be centrally located away from downtown where it is too busy during the tourist season. Lemon Creek area would be best if possible.
- It should be centrally located. Around the Walmart area
- It should be in town.
- It should not be built. You have limited businesses in Juneau and now you want to spend more money?
- It should not be on top of the parking garage. A valley location to include the Walmart building should be considered.
- It should remain in the downtown area
- It should stay downtown
- It should stay where it is right now. We don't have the budget for most anything and this would only worsen that issue. Do not build a new CBJ building
- It should stay where it is.
- It would be nice have it in the Valley.
- It's good where it's at
- JDHS
- JDHS
- JDHS building, then consolidate schools at tmhs

- JDHS school and combine the two high schools in the valley where everybody lives, like the original plan .
- JDHS//retrofit to LEED Platinum
- Juneau Douglas High School makes the most sense
- k mart
- Keep City Hall Downtown
- Keep downtown vibrant.
- Keep existing, owned buildings and buy others for less money
- Keep in downtown area; That's what a downtown is for.
- Keep it downtown.
- Keep it in a downtown location.
- Keep it where it is...
- keep location
- Keep the main city offices downtown but build or buy a satellite campus in the valley.
- Kmart building
- K-Mart facility.
- Kmart/Walmart bldg. Lemon creek area or Valley area would be more centrally located than downtown
- Large open area by Safeway
- Least expensive available place.
- Leave it where it is.
- Leave it where it is. No reason to spend \$
- Leave it where it is. Now is not the time for multimillion dollar pet projects.
- Lemmon Creek area to cut down on driving time for the majority of Juneau's population (living in the Valley and beyond.)
- Lemon cr. Old Walmart building.
- Lemon Creek
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- LEMON CREEK
- Lemon Creek
- Lemon Creek
- Lemon creek
- Lemon Creek
- Lemon Creek
- Lemon Creek - Old Walmart or near police station
- Lemon Creek - revitalize this part of town and be located between valley and downtown
- Lemon Creek (Centrally Located)
- Lemon creek, western auto site, maybe wall mart,
- Lemon Creek / Switzer Creek area
- Lemon Creek area
- Lemon Creek area
- Lemon Creek area
- Lemon creek area
- Lemon Creek area
- Lemon Creek area
- Lemon Creek area
- Lemon creek area
- Lemon Creek Area - Central to town and Valley
- Lemon Creek area (centralized to all Juneau) behind Costco.
- Lemon Creek area, maybe near the public works building on old glacier hwy
- Lemon Creek area for mid-city location
- Lemon creek area so it's central
- Lemon Creek area, or other area between town and valley.
- Lemon Creek area, possibly old Walmart building
- Lemon Creek area. Always Drive, next to the JPD would be ideal.
- Lemon Creek Centrally located to everyone
- Lemon Creek close to the landfill
- Lemon Creek for same reason police are there. -- more central to population
- Lemon creek is centrally located and would allow sale of city hall to recover funds for new building
- Lemon Creek old Wall Mart Building
- Lemon Creek old Walmart location
- Lemon Creek or Airport areas
- Lemon Creek or Mendenhall Valley
- Lemon Creek or Mendenhall Valley
- Lemon Creek or Mendenhall Valley - CBJ is not just for downtown people!
- Lemon Creek or Mendenhall Valley where there is parking, and the majority of the population lives
- Lemon Creek or preferably the Valley (the lot next to Safeway would be excellent)
- Lemon Creek or the Mendenhall Valley
- Lemon Creek or the Valley
- lemon creek or the valley
- Lemon Creek or The Valley
- Lemon Creek or the valley

- Lemon Creek or the Valley would both be better, more central locations.
- Lemon Creek or the valley. The old K-Mart/Walmart area seems well suited.
- Lemon Creek or Valley
- Lemon Creek or Valley
- Lemon creek or Valley
- Lemon Creek or Valley
- Lemon Creek or Valley
- Lemon Creek or Valley
- Lemon Creek or Valley
- Lemon creek or valley
- Lemon creek Walmart building
- Lemon creek where the Walmart building sits vacant.
- lemon creek would be more centralized
- Lemon Creek, (the old Walmart maybe?)
- Lemon creek, 1/2 way point for valley and town
- Lemon creek, central location for ALL and it seems we have a large building (Walmart) that has parking and space.
- Lemon Creek, in order to create a workday consumer base and contribute to amenities in an underserved neighborhood.
- Lemon Creek, middle ground between town & valley.
- Lemon Creek, old Kmart
- Lemon Creek, old Walmart property
- Lemon creek, valley.
- Lemon creek, Walmart bldg
- Lemon Creek. I still believe the Walmart property is a viable option
- Lemon Creek. Near JPD.
- Lemon Creek. Central to both valley and downtown and the vacant previous Walmart would be a good option. Ample parking
- Lemon Creek. Purchase the Walmart building and consolidate as many departments as possible.
- Lemon creek.... The old hazmat site
- Lena point or Auke bay near university
- Like the idea of building on top of the parking garage. No brainer!
- Locate on Willoughby Avenue, near Federal Building. Build tall building at Bill Ray Center site.
- Located on bus lines. Consider the empty Walmart bldg. central to both downtown and Valley.
- Lot between Safeway and the post office in the valley
- Lower valley
- Main street parking garage by the transit center
- Main Street Parking Garage. Capitol should not relocate there.
- Make JDHS city hall, allocate grades 7-12 to other schools
- Marie Drake or other existing city owned structure. Or maybe Lemon Creek near the Streets Dept.
- Marine View
- Marine View Bldg. city is already there and there's parking & close to the parking garage for additional spots.

- Maybe Bill Ray Center?
- Maybe more central so people don't have to go all the way downtown? Plus, town can get difficult with parking. Perhaps even by dipac could be a nice contraction area? Plus, it's not ALL the way downtown?
- Maybe the old Key Bank building?
- Mendenhall Mall
- Mendenhall mall area
- Mendenhall Valley
- Mendenhall valley
- Mendenhall Valley
- Mendenhall Valley
- Mendenhall Valley business area.
- Mendenhall Valley north of Fred Meyer
- middle of downtown
- Midway between valley and town for ease of access
- Montana creek 35 (with a view like no other) acres between skaters cabin road and Montana creek rd , Sidney property, west glacier development
- More central location in regards to population. Lemon Creek or airport area.
- More central to our town's total population, like the City shop is now.
- More centralized. Many citizens live in the valley. City Hall is convenient for Douglas & downtown only. Locate in the Walmart - Nugget Mall area, etc. Middle ground.
- more centrally located out of downtown
- More online. Times are changing. Need more online and more workers working from home. We don't need all this office space like before.
- Move cruise ships out of downtown and out of channel (beyond Thane or Auke Bay). Give CBJ and Arts Center the seasonal storefronts area.
- Move into the Walmart Building. Lot of parking and plenty of room for offices.
- Moving it out of downtown will facilitate the tourist ghettoization of downtown.
- My biggest concern is the mail in voting this commie city is pushing. We have other priorities to concentrate on before we even think about relocating city hall.
- Near Centennial Hall/JACC
- Near Centennial, Lemon Creek, one of the malls
- Near current location
- Near JPD or Kmart area. Outside of the tourist zone, closer to the population served.
- Near Public Works, Streets and Fleet Maintenance, 7100 Glacier Hwy - Very convenient for all.
- Near the city police department building. Centrally located, available parking, easy to get to.
- Near the Valley
- Nearby to downtown, possibly on the site of the Bill Ray Center.
- New building on top of Downtown Parking Garage (new one)
- New building put on old Coast Guard empty lot, next to Tracy's Crab Shack
- New city hall not needed
- Next to Safeway in the Valley or near the Valley Library
- Next to Safeway or Home Depot
- Next to the Glory Hall
- next to the Glory hole in the valley or use the downtown transit center. it is already owned by the city.

- Next to the Police Station
- no need to relocate
- No new construction. Existing commercial space. Bill Ray plus PDF building; old Walmart site. Absolutely no infringement on residential housing.
- No- the City should not be going into debt further.
- No to a new building
- No, because I do not agree the CBJ should build
- North of town, closer to the Valley and Lemon Creek where the people reside.
- Not downtown
- Not downtown
- Not downtown, lessen the congestion downtown.
- Not in advance new building.
- Not in downtown
- Not in the downtown core area
- NOT in the downtown core area, in the Mendenhall Valley or Lemon Creek would be best.
- NOT in the valley! It's a nightmare trying to get through the valley with all of the school traffic.
- Not in the valley, potentially in lemon creek or downtown
- Not in valley. Keep it downtown if possible
- Not sure if the ground is useable and certainly the building needs to be demolished, however the old Walmart property seems feasible. A multi-story building with parking for staff/public??
- Nowhere
- Nowhere
- Nugget or Mendenhall mall areas
- Ok'd Walmart
- Old abandoned wall mart bldg central location. Good parking. Community garden could be there too.
- Old Gastineau Appts lot, or the Old Walmart lot.
- Old Kmart
- Old Kmart
- Old Kmart building
- Old K-mart building
- Old Kmart building
- Old Kmart/Walmart building in Lemon creek
- Old public safety building
- Old UAS Bill Ray Building area, current location - new building, Centennial Hall - second floor and area, Telephone Hill
- Old Walmart
- Old Walmart be able to get all of the city depts. Their
- Old Wal Mart Building or buy the Nugget Mall
- Old Walmart site, located between town and valley, close to Egan off/ on ramp
- Old Walmart Building
- Old Walmart/K-Mart location in Switzer Creek location.
- Old Walmart
- Old Walmart
- Old Walmart
- Old Walmart

- Old Wal-Mart
- Old Walmart
- Old Walmart
- Old Walmart
- Old Walmart
- Old Walmart
- Old Walmart, all city offices
- Old Walmart bldg (or part of it)
- Old Walmart building
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- Old Wal-Mart building
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- Old Walmart building
- Old Walmart building - central location, good parking, on bus line
- Old Walmart building as centrally located and plenty of parking
- Old Walmart building is a central location with ample parking.
- Old Walmart building that is for sale
- Old Walmart building, central location and plenty of parking
- Old Walmart Building.
- Old Walmart building. Anywhere except downtown.
- Old Walmart Building. big enough to renovate for many departments. There is plenty of parking that City Hall and other city offices don't currently have. Central location.
- Old Walmart building. Central! Room for daycare. Room for conferences and training. Parking!
- Old Walmart building. Has space, parking and located in the center of Juneau where it's easier for all citizens
- Old Walmart in Lemon Creek
- Old Walmart location/building

- Old Walmart or a portion of one of the two malls
- Old Walmart or JDHS
- Old Walmart or other Lemon Creek sites.
- Old Walmart property
- Old Walmart. Central location with tons of parking
- Old Walmart. Perfect halfway between downtown and valley. Lots of parking.
- Old Walmart/Kmart building
- Old Walmart/Kmart building. and/or at the new bridge crossing to Douglas,
- Old Walmart: Lots of parking, central to all areas of town, large facility
- On the site of the old Bill Ray building
- On top of Main Street parking garage or Willoughby Ave
- On top of new parking garage
- On top of parking garage
- On top of parking garage
- On top of the downtown parking center
- On top of the downtown parking garage on main Street.
- On top of the Downtown Transportation Center Parking Garage
- On top of the Main Street Garage
- On Top of the Main Street parking garage
- On top of the new parking garage
- Out of downtown
- Out of downtown
- Out of downtown and closer to more residents. More people live in the valley than town. Town is too congested, and parking is poor.
- Out of downtown, lemon creek, old Walmart etc just out of downtown
- Out of downtown, relieve the downtown parking problem, build it in the lemon creek or valley areas
- Out of the downtown core area
- outside immediate core downtown
- Over by the whale sculpture; telephone hill; the rock dump; subport area; by Foodland, or by JPD.
- Parking and use buildings already in existence and on bus route
- Parking garage.
- Part of Walmart building
- Past lemon creek
- Perhaps add another floor to the State building? Or, buy the JACC cause we already have sentential hall!!
- Please keep city hall downtown! Perhaps there is space the state could vacate with expanded telework?
- Please keep location downtown if possible. The support to small business is very important! Employees provide year-round interaction with restaurants and shops.
- Priority location is Lemon Creek along the Highway zone so that it is midway between town and Valley. I am a fan of leaving them in current locations.
- Redesign the Seward Street buildings and build up to maximize land use
- Refurbish downtown public library into offices or is up old university bldg near senior housing in flats

- Remain downtown
- Remodel of the old Walmart Building to serve as both City Hall and a community center. Perhaps build on the north end of the parking lot .
- Remodel or reconstruct on current city hall space,
- Remodel the existing location
- Remodel Walmart building. Or put it 1/2 way between Downtown and the Valley.
- Reno the Walmart building. Plenty of parking for visitors and staff.
- Renovate the old Walmart building! House all offices in one location.
- Renovate, build up, update the old Walmart building, it has easy access, adequate parking that can also accommodate parking garage, make building multi-story,
- Rent temporary space for current city hall employees. Then tear down current City Hall, rebuild 4 story City Hall for all employees
- Repurpose exist asset: consider consolidating high schools, repurposing JDHS; Mount Jumbo building in Douglas; other underutilized facilities in valley or lemon creek
- Right in the middle of dredge pond
- Right where it is now is perfect.
- Right where it is. We don't have much land, so build upwardly
- RIGHT WHERE YOU CROOKS ARE NOW
- Roof of the DTC building or old Walmart building.
- Salmon Creek in former Walmart Building
- Should be downtown.
- Should be somewhere in the downtown area, maybe in the Willoughby area
- should help revitalize/maintain good access for the public. The old Walmart site is good.
- Should not be located in a high tourist area. Lemon creek by the police station where I was supposed to go or out the road, airport, valley
- Should remain downtown. Bill Ray Center? Or maybe Walmart?
- Shutdown downtown library to use as city hall. (you could then rent one place for library but still save 70K month)
- some place in the Valley. Downtown is way too crowded and no place to park.
- Somewhere between Fred Meyer and downtown
- Somewhere cheaper than it is now without taking on new debt.
- Somewhere downtown NOT in the Valley
- Somewhere in the valley or Lemon Creek where there are more options for real estate and parking.
- Somewhere in the valley. Perhaps near Safeway or renovate part of the nugget mall area.
- Somewhere outside of downtown where parking is more readily available.
- Somewhere where there can be a large enough assembly room.
- Sounds like old Walmart not an option
- SPAM Can and move those folks to the SOB?? Elks building??
- Split the old Kmart/Walmart building or maybe the unused offices in the AMHS?
- St. Ann's building; one of the buildings near the JAHC
- Stay downtown; remodel or rebuild on same site.
- Stay where it is
- Stay where it's at
- Staying in the downtown area seems reasonable
- Still downtown, or maybe near centennial hall

- Subport area or JAHC
- Switzer or old Walmart bldg.
- Switzer @ old Walmart property.
- Telephone Hill
- Telephone Hill
- Telephone Hill - Downtown
- Telephone Hill/Definitely downtown
- The "Walmart" building should be repurposed.
- The 2nd High School or old Walmart building.
- The big lot near the downtown USCG base.
- The Bill Ray Center is certainly a possibility.
- The Bill Ray Center is empty and has lots of parking
- The building should be located out of the town core where it is congested most of the time with limited parking at best.
- The building should not be built. There is no way the city could build a building for 12 million.
- The Comprehensive Plan specifies that city hall should be downtown
- The DIPAC Hatchery complex.
- The former UAS building near the laundry mat. On a bus line.
- The Gastineau Bldg or over the Downtown Parking garage
- The KMART/Walmart building
- The Lemon Creek area as close to the dump as possible.
- The Lemon Creek area, it's halfway between the population centers of downtown and the valley and more accessible to the citizens. Parking downtown is a problem.
- The Marie Drake building area
- The new building on Teal Street
- The new JACC, State PFD building, State DEC building
- The old Bill Ray building at Glacier Ave and 11th?
- The old Kmart building
- The old Kmart Bldg. It's in between valley and town with loads of parking.
- The old Kmart building
- The old Kmart building in Lemon Creek
- The old Kmart Building in Lemon Creek area
- The old Kmart building would be a good location
- The old Kmart facility
- The old Kmart/Walmart building in Lemon Creek.
- The old Wal- Mart
- The old Wal Mart Building, it is centrally located and all CBJ departments can be in one location.
- The old Walmart
- The old Walmart
- The old Walmart (K-mart) center seeing as how the CBJ approved that piece of junk!
- The old Walmart building
- The old Walmart building
- The old Wal-Mart building
- The old Walmart building
- The old Walmart building

- The old Walmart building
- The old Walmart building in Lemon Creek
- The old Walmart building in Lemon Creek seems like it would be a good spot
- The old Walmart building is in a central location. I'm sure it would require significant renovation but there's lots of room no parking.
- The old Walmart building off of Glacier Highway.
- The old Walmart building or a location between Vanderbilt and the airport
- The old Walmart building would be a great location, it's centrally located and close to JPD.
- The old Walmart building, and it could be cohoused with other CBJ services
- The old Walmart building.
- The old Wal-Mart building. Anywhere but NOT Downtown! Takes up too much parking. Tourist do not use City Hall.
- The old Walmart building. Centrally located, ample parking, even loading docks.
- The old Walmart building... lots of parking and it's empty.
- The old Walmart on old Glacier Hwy
- The old Walmart property
- The old Walmart store. They have lots of parking and a large, empty building for sale.
- The old Walmart!
- The old Walmart.
- The place with the most affordable lot. Probably valley. (not downtown)
- The Rock dump
- The Safeway area, Juneau Valley Wall Mart building, Lemon Creek
- The unused land next to coast guard is close to downtown but enough parking
- the unused Walmart building
- The vacant former big box store in Lemon Creek area.
- The vacant Walmart building
- The valley has more area for a large building and parking area
- The Valley or Lemon Creek is centrally located to most of Juneau.
- The Walmart bldg
- The Walmart Bldg. which is between the new JPD bldg. and the new Public Works Streets new bldg just past DOT on the old hwy. Plenty of parking and space if expansion is required.
- The Walmart building
- The Walmart building
- The Walmart building- and build a rec center- have tennis and things for kids to do
- The Walmart Building - plenty of parking and space to grow.
- the Walmart building in Lemon creek; centrally located
- The Walmart building is large, centrally located and has more than adequate parking
- The Walmart Building. Plenty of parking, located halfway between downtown and the Valley, plenty of square footage.
- There is a lot next to the Police station, stick to the Lemon Creek/Switzer Creek Area.
- TMHS
- To ease parking, it might make sense to have some departments off the main campus. Public works, docks n harbors, assembly meeting room. Etc.
- Too bad the area around the sub port isn't available. Just outside the downtown area would be nice. Or lemon Creek.

- top of dt parking garage for downtown location; alternative idea - Kmart bldg would be centrally located for constituents
- Top of parking garage
- Top of parking garage across from Merchants Wharf. Or in old Walmart area. Or beside JPD.
- town
- Town
- Turn JDHS into a combined city hall and performing arts center. Condense back to 1 high school
- Use the Walmart area
- Utilize owned property that is underutilized like Thunder Mt high school near highest population
- Utilize the Advisory Committee, CBJ Staff and public to get suggestions
- Valley
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- Valley
- Valley because there is not enough parking downtown area.
- Valley High School
- Valley location
- Valley location with ample parking
- Valley near Safeway, or TMHS ON CBJ owned land if possible.
- Valley next to the population easily accessible
- Valley or Lemon Creek
- Valley or Lemon Creek
- Valley or Lemon Creek
- Valley or lemon creek
- Valley or Lemon Creek - more Juneau residents live in those areas.
- Valley or Lemon Creek area
- Valley or Lemon Creek area
- Valley or Lemon creek. parking to hard downtown
- Valley or Lemon/Switzer creek areas
- Valley where there would be ample parking and easy access by bus
- Valley with more public parking
- Valley would be convenient for more of the Juneau population

- Valley would be nice, schools, daycares, shopping, homes, mental health care facilities are mostly in the valley
- Valley would be preferable. The majority of residents live there, and there is adequate lots available for such a building.
- Valley, downtown is too congested as it is with poor parking availability
- Valley/Lemon Creek
- vintage park
- With population decline, make JDHS city hall/arts & athletic community ctr
- Wal Mart building
- Wal Mart building to consolidate all 5 offices in one building.
- Walkable close to public parking and on bus line
- Walking distance from population center for easier access
- Wall Mart Building
- Walmart
- Walmart Building
- Walmart locations
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart
- Walmart (eminent domain)
- Walmart Bldg
- Walmart bldg. CBJ needs another fire dept. in lemon creek which can be incorporated into this bldg.
- Walmart building
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- Wal-Mart building
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- Walmart building
- Walmart building
- Walmart building
- Walmart building area, centrally located
- Walmart Building in Lemon Creek
- Walmart building in Lemon Creek.
- Walmart building is only \$9 million, and it's Huge with Plenty of parking.
- Walmart building, central, easy access, lots of parking
- Walmart building, its the centroid of the population of Juneau and has its own exit...
- Walmart building, put all city offices there.
- Walmart Building, Vintage Business Park, Mall Space
- Walmart building. As far as the building "sinking" as many have said it is doing, the City must have approved it to be built so they should utilize it for themselves.
- Walmart Building?
- Walmart eyesore
- Walmart facility
- Walmart is obviously logical.... blindingly obvious.
- Walmart Lemon Creek by the exit
- Walmart location
- Walmart location. It's central, on the bus line, and close to the police and fire halls.
- Walmart site
- Walmart/Kmart building at Switzer creek.
- Walmart? What about the Valley?
- Walmart???
- Walmart... modify the building to work. Centrally located.
- Waterfront downtown
- Waterfront
- We can't afford anything at the moment.
- We do not need a new city hall
- West Juneau
- what about next to the Juneau police building if adequate land available
- what about using the old K-Mart/Walmart building? It is already built, sits empty and is in between the two population centers.
- Where customers can park, where it is now, it's hard to find adequate parking so it's discouraging people from going to meetings and events.
- Where it currently is
- Where it is
- Where it is now
- Where it is now is perfect - except parking options could be better
- Where it is now. No new building, shrink CBJ government to fit.

- where it is seems fine
- Where it is. This city can't afford another building.
- Where the Public Safety Building was (currently a parking lot)
- where the Zach Gordon youth center and where the old public safety building was
- Where you have enough land to supply parking. Look at new lots near airport being developed. Great location
- Willoughby area
- Willoughby district or downtown
- Willoughby district, valley library, Empty lot next to Safeway?
- with electronic communications, at the location that cost the least. Next to the Glory Hall
- With work becoming a hybrid of office and home, perhaps something central, such as Lemon Creek
- Work from home
- Yes, please keep it downtown!
- Yes, you should allow the majority of employees to teleworking and maintain only the minimum of public facing staff which would eliminate the need for so many offices
- You should consider the Valley or Lemon Creek and leave downtown to the state, the feds, and the tourists.
- You should like at using one of the many empty buildings around town. It's ridiculous to spend tax payer dollars on something new when there are many vacant places available

Do you have any additional comments about a New City Hall building for CBJ?

- I feel strongly that the City Hall should stay within the downtown area, not only for its anchoring affect, but also because keeping it in this location helps downtown businesses (visited by employees, plus brings people into the downtown for City Hall business that might not otherwise come to the downtown).
- City hall should be the place for gatherings, meetings and to house the offices of the officials. It should allow them to commute to work walking and driving into an area that helps them keep a pulse on what the city finds important. Info structure, economic growth or decline, traffic into and out of the city/tourism. The location and its workers need to be more important than the structure itself. If it's moved or rebuilt remember its purpose- and fill the office spaces with the people that make decisions. Pencil pushers work from home, the voices of the office need to be in the office every day to see the coming and going if the environment we live in.
- I didn't realize what a rickety warren the current city hall is until I had to go pick up keys from P&R. Holy cow! Lousy parking, had to wander through the whole place - every office crammed next to one another. Took me back to the 60s! How do people with disabilities navigate that place? Time to get out of the renting business.
- Juneau is the capital city, and it is important we stay the capital city. Our mayor and assembly members should be able to network and connect with state and federal representatives.
- Use the old Walmart building. Good parking good location.
- Parking for employee and public use should be the highest priority regarding New City Hall logistics, considering "old" City Hall parking is horrendous.
- Locate in a place that has good access and will by virtue of employee and patron access build/keep our community identity centered and surrounding facilities and businesses active.
- Recycle building when available and appropriate.

- We absolutely should NOT spend hard earned money building an architectural masterpiece. We need a functional space that is accessible to all.
- My suggested location would be above the new parking garage and/or attached to Telephone Hill. PLEASE INCLUDE MORE PARKING!!!
- It's a logical move since we already pay \$750,000 on rent, we should put that money to something CBJ owns. Plus our City Hall is prettyyyy ugly and needs a lot of maintenance. It's a prime location downtown we could make a lot of money selling it.
- I hope existing leased space can be converted to additional housing. If the existing city hall is demolished, the land should be dedicated to a low profile (maximum of three floors) apartment or condo building.
- We don't need another building that will NOT be properly maintained.
- I like its structure with lots of windows. Prefer adding a third floor and elevator. Consider making parking spots available for city business in both parking garages.
- Don't let [name redacted] have any input. He likes to spend too much money that is not his!
- Juneau is a very spread-out community. While I don't believe that it's critical which part of town the building is in, access via public transit is a very good idea.
- The question regarding working from home was difficult because of two reasons: a) type of employee, and b) supervision tools available when employees work from home.
- It would be really nice to have most of the city offices combined into a central location like the Lemon Creek area and with parking.
- Physical location outside of downtown Juneau most important.
- You need a new building!
- A drive through for payments anytime of the day; similar to AEL&P with landscaping.
- The old Walmart property.
- It makes sense to move ahead given the current rental expense and need for repairs to existing buildings.
- We the people have greater needs than to waste our efforts and finances on this. It's shameful.
- Aloha we are the Capital of Alaska. Need a permanent beautiful building that includes Alaska Native Art on the outside!
- I would like for us to be both egalitarian and utilitarian about these decisions. Let us not build a new building to increase the depth and conglomeration of bureaucracy.
- It should be located near the center of community population. Looking long term, it should not be located downtown. Management personnel can adequately attend legislature meetings, if provided convenient reserved parking space. Downtown space should focus on accommodation legislators and the tourism industry. The new city building should be located to facilitate easy access to future employees and the residents and business at large. Close to the Egan Drive grade separated intersection at Walmart building would be ideal, particularly, if connected to a North Douglas crossing of the Gastineau Channel. Moving City offices out of the downtown area would provide relief to businesses and state government offices located in the area. It would also reduce traffic and parking demand in support of businesses supporting state government and tourism. It would be the GREEN thing to do.
- I think new construction would be a divisive decision. If there is a building in a more central location to be repurposed that would be ideal.
- Please keep it in the downtown area
- Bill Ray Center is the one you want, plus the huge parking lot across the street. Have Dawson sell it and remodel it all in one transaction--due an old school "build to suit" like they do down south. Add

roof, HVAC, then remodel the inside. You could do an exterior siding but the exposed aggregate is pretty bullet proof (pressure wash and use concrete sealer). Show the city you don't need to tear anything down or tie up new land.

- I think we're past due for a new building, and we should have one that includes public spaces (meetings rooms, bus center, etc.) and ideally room for other services (job center, daycare, other social services, etc.) to rent space in the same facility.
- I don't favor a showpiece approach. Good quality durable construction that fits projected needs. Good looking but not ostentatious. Make the building work well for residents and workforce. Don't build in problematic future expenses. Don't reuse a building that locks in poor quality or poor design. Tear down instead and build new or build from an undeveloped site. Work hard to keep cost down but don't cheap out with inferior materials, design, or fixtures. We definitely don't want a new city hall with high maintenance or energy costs. This is an opportunity to show good government working by making good decisions on scope and spending.
- It seems to make sense from a financial point of view to buy rather than rent. The current City Hall is a mediocre building; not much space, parking is limited, difficult to get near in the summer.
- Make a nice building that can accommodate most of the employees.
- Nothing wrong with having multiple individual facilities if they are close as they are now or within walking distance (CBJ employees are walkers). Moving City Hall out of the immediate downtown business district and siting it out near the Bill Ray Center will allow for parking for visitors, and still be within walking distance of downtown. Rent out old city hall for another tee shirt shop for tourists to visit.
- Do not rush this decision, it is not urgent, and its consequences likely will linger for 70 years, just as the last city hall move did. The existing city hall was purpose-built for its functions and has out-lived some of those (city jail, firehouse). Given our demographics and the state of the planet, building accessibility and energy efficiency are more important factors than are geographic location, parking, and esthetics.
- Build to last since you don't maintain anything.
- Keep using the present City Hall. It is as good now as it was 25 years ago. Don't spend the tax payers money unnecessarily.
- It's long overdue and locations need to be consolidated. It would be easier for users and support services.
- Keep where it is. Buy a building(a) nearby. So important to keep our downtown vibrant ALL YEAR!!!!
- The CBJ needs to quit spending money foolishly. You need to remember the maintenance of what the CBJ already has needs to be taken care of. We don't need a new JACC either!!!
- The CBJ has to quit spending the taxpayers money. You all are forgetting what you have needs to be maintained. There are a lot of existing properties the CBJ has that need to be maintained.
- Buy Walmart, turn it into a government/community center/ food bank/indoor dog park, something!
- We need a waste-to-energy plant at "the dump". The city could explore outside companies as a third-party investor. An enterprise such as this would create many jobs as well as generate a lot of electricity. I realize it would require significant capital Outlay and that is why we need outside investors.
- Be bold and represent being the capital of our great state! Move it out of the overcrowded downtown. Look to the economic expansion of the DT and make room physically and functionally for this expansion and to provide better access and opportunity for the local citizens to participate in our democracy. Thank you

- This truly needs to have a net zero or increased savings to justify owning/building. I feel like my property taxes are so high it's impacting the quality of my life. Having a nice facility would be cool...just don't want to pay more for it.
- The sooner a new facility is built the better
- [The] proposal for on top of the parking garage is ludicrous! That does nothing to help with the lack of parking downtown, etc. The new facility should house all departments and serve the needs of all not a few egos.
- Decongest downtown by moving out of downtown. Consider moving into other less used CBJ buildings or buildings in the community such as a school (losing families, jobs and population) or appealing to a private entity to purchase a portion of their building such as Mendenhall or nugget mall, Walmart and enhance these old less used buildings thereby enhancing those areas of town.
- Functionality, accessibility, and lowest total cost of ownership (capital , op., and maint) should be the priorities.
- Renting is a bad idea. The city hall needs to be owned by CBJ Parking is ridiculous downtown!
- I feel a centrally location building with lots of parking and large meeting spaces should be prioritized. If we do build, I don't feel fancy architecture is very important.
- If the old Walmart building has good bones, buy it and remodel it. If not new construction of a basic looking and highly functional building that cuts costs within 10 years would be my priority.
- Vital communities have strong downtown core areas. It is imperative that the city continue to keep city hall in the downtown area. Yes, it would be easier for parking, etc., for the building to be in the valley, but in the long-term picture of keeping Juneau the capitol, city hall needs to stay "in the city."
- Your plan for adding on top of the downtown transit center's parking garage is garbage. City hall is more important for public meetings than office space. That's another reason I think building a new city hall into Centennial Hall would be good. With combined facility, Juneau could have more and better multi-use public meeting space that's used more (less time idle).
- Strongly oppose building or relocating city hall.
- Mature communities support and celebrate public service and that maturity is reflected in their built environment. We are a capitol city and a regional hub. Our responsibility is to contribute to a meaningful and mature city aesthetic in a manner which we all appreciate other communities that are so. It is our responsibility to understand why investing in our community planning instills a message of our role as a capitol city. We learned this lesson with the Mendenhall Valley Library and why it a library should not be marginalized as a lowest common denominator and relinquished to a mall. Civic buildings represent us. Great spaces for community use instills pride in our community.
- It would be nice to be able to access all city services and departments in a central location.
- Should have built into the new police station if you were going to do something. Maybe that way the obnoxious garbage dump fumes would be taken care of by now. Pathetic!
- Fix two birds with one stone! Combine our high schools again and save money all around.
- I would like to have the city conduct a feasibility study with the old Walmart facility as well as adding the Zach Gordon youth center into the plan. The building is large enough to add a few basketball courts and the Zach Gordon center. This site would be able to accommodate parking, markets, and perhaps the voting facility. All of CBJ would be centralized.
- Hopefully it's not a super expensive project as the voters probably will not support that. The valley might offer more affordable options then downtown and be closer to where most people live.
- Cost matters, can the current building be remodeled/purchased/sold? Can you use space in other buildings already owned including schools?

- My only comment is on remote work. I'm very supportive of CBJ employees working from home, but accessibility to those employees is a concern. As long as CBJ takes on the education and marketing of changing the habit of how to interact with CBJ employees, then I think hybrid work is possible.
- Don't... just don't.
- The current location is excellent. If it can be renovated and expanded, that would be excellent. But if the sale of that location could raise extra funds and locate a new city hall downtown in a location with less expensive real estate, that would be a good choice as well. I would like to see city hall stay downtown either way. Thanks for the opportunity to provide input.
- Demolish the existing site and build a new city hall with underground parking
- Stop wasting our tax dollars. Fire the city manager because of his continuous wasteful proposals.
- We cannot afford to spend upwards of \$20 million as has been proposed.
- If you build new or renovate, there needs to be strong Indigenous community input, design overlay, considerations of access, etc. etc.
- The current location is ideal. Demolish the current building and build new with underground parking.
- The timing is not good for addressing a new city hall. Identifying what to do after the landfill reaches capacity is a higher priority for the community and we should put our attention there instead. The city purchased multiple properties in the Willoughby block in the 1980s with the idea of assembling enough properties to build a new city hall. The city should have followed through with that plan rather than let it languish for decades. The 80s were the appropriate time to have built the city hall, when the community was growing, businesses expanding and the tax base increasing. The need for and cost of leased space is not a new issue. The limitations of the existing city hall are not new. These issues were understood in the 1980s. Today, the city has many higher priorities that need addressing such as planning for the future of solid waste management, ensuring a continuum of housing opportunities exist to entice young families and trades people to reside here, and seniors to stay here, caring for the homeless in terms of housing, transportation, and medical care, maintaining existing facilities and services, and improving our schools.
- This concept has been discussed for many years and the time has come for this idea to become real. There will be significant savings to the tax paying citizens if the rental properties are vacated and a CBJ owned facility constructed. Please remember we went through this exercise with the Mendenhall Valley Library and it all worked out.
- This survey is extremely biased with zero choice to state do not change/move current location. The city will continue to lose residents if taxes keep going up and the city continues to spend taxpayers money to move/build a new CBJ office that the community does not support.
- I think this is bad time to purchase new property, but I think consolidating is good. Also, long term, owning a building is better. There should be a way for this idea to partially pay for itself if doing it at a time like this. What revenue will it generate and how will you make sure residents do not have increased taxes?
- City Hall does NOT need to be in the downtown area. It should NOT be built on the parking garage. Having a building in a centralized location and being able to house all departments under one roof would be the best use of CBJ money and time. By moving out of downtown, you would free up many parking spaces and would allow other Juneau residents to utilize downtown more easily.
- This survey is not about considering whether to build a new City Hall. It is biased toward building a new one. Stay where you are and provide better services - streamline permitting, improve online info, stop funding cruise lines with our taxes.
- Why are we in such a hurry to spend spend spend in the midst of the worst threat to our economy in decades?

- You should ask in what area of the city we work, as that is more applicable than where we live.
Thanks!
- We don't need one, we can't afford it.
- It would be nice to have a unique city hall that will be a major Alaska landmark.
- City Hall should feel welcoming as opposed to institutional. A place not only where the city can conduct business but is open to other public functions. Design should give a sense that to passerby's that the city is open for business and welcome to participate in local government meetings.
- I think it would be great if CBJ could tear down the existing City Hall and rebuild it with additional stories in the same location. I think it's important that the majority of CBJ offices remain in the downtown area. And I'm very supportive of CBJ employees working remotely, especially if they don't regularly deal with the public.
- I would prefer for voting and sales tax operations to remain downtown.
- Status quo is not sustainable for the long term. Current office spaces are poorly designed for their intended function, awkwardly separated and not efficient. Remodeling seems an unlikely solution unless buildings are gutted.
- City Hall needs to remain downtown. The employees and traffic are vital to the downtown businesses in the winter. The issues downtown Juneau faces regarding lack of accessible and affordable parking and tourism congestion will be further ignored if city employees are moved away from the downtown area. I suggest that the city take a serious look at purchasing downtown buildings and remodeling them or even demolishing some to make room for parking.
- City Hall should be the center of the city and it should be downtown. It's an important symbol as well as a matter of convenience. When city hall no longer cares about being downtown, it sends a signal that the city center is unimportant and can be relegated to full-on tourist trap status. We don't want to be a centerless sprawling city, like so many others in Alaska and the USA.
- Do not put it in lemon creek, no one wants to be done there. It would be nice if a conference room was able to be rented out for public use for a reasonable rate. I have been to some public meetings in town and there are some terrible venues out there. The city hall needs to be owned by the city and rented and not in a crappy location.
- A much more complete cost/benefit analysis is needed before the public can respond in a meaningful way.
- City Hall should act as the center of our community, removing it from downtown would be another step towards removing downtown as our cultural center.
- Build it downtown over the parking garage.
- Remodel.
- Welcoming accessibility to the public and employee ergonomics are very important.
- Please keep it downtown. We need to revitalize downtown, urgently.
- Overall, support a new City Hall where all of CBJ can operate. Make decisions based on finances and accessibility. Make sure it is on or very close to transit and bike/ped. If you can reduce needed space by using telework/hybrid, that's great; however, many CBJ functions are greatly benefited by in-person contacts which shouldn't be reduced.
- It's absolutely unnecessary to build a new city hall with all the empty buildings downtown, empty commercial spaces and the huge empty Walmart building. It's a huge waste of tax dollars
- Build a solid, good-looking place for the city workers, with room to expand.
- It would be awesome to have all departments located in one building.

- Have more people telework and stop paying for so many rental buildings. And if we are so financially drained and devoid of funds all the more reason. No new buildings should be constructed. Utilize telework and have a small office space for a few necessary individuals to interact with the public.
- Time to do it! Time to select a downtown location!
- Please keep City Hall downtown. Juneau and downtown in particular is hemorrhaging State employees.
- Buy the DEC building on Whittier. Build over the parking area so there's covered parking. Either add onto the current structure or build new. I am generally not in favor of remote working - over time, the lack of human interaction will be a detriment to employees and public. Living at a screen 8 hrs a day long term will ultimately cause health problems.
- I think it should be accessible to a majority of citizens and it should be an inclusive and communal place. I hope in the future it is more welcoming and friendly. The space could help achieve that. So would leadership.
- Please remember only a certain portion of the population will fill out the survey. The responses should not be all that considered.
- Build the facility downtown. If CBJ vacates from downtown, downtown will become a year-around resident-free zone due to loss of any resident-oriented businesses.
- Incorporate transit, bike/walk, carpool use into plans - convenient and encouraged, with private car commutes discouraged by design.
- Keep City Hall downtown. Include lots of artwork in the new building.
- It would be nice to have a brand-new sparkling City Hall that meets spatial needs as well as provides civic pride as a civic building should. But, that is going to cost more than \$12M. Example: Sealaska Heritage Institute is a high end building worthy of civic emulation but cost more on the order of \$20M+. Also, the abandoned privately owned rental space will adversely affect local business owners. Something we tried not to do during COVID pandemic - so why create a glut of office space where there is no apparent market. While \$750K a year for 30 years may finance a \$12M project there will be operations and maintenance costs to cover. Rent payments account for some of this currently as the private owner is shouldering building maintenance costs. The ripple effects on local businesses and the community finances should be studied and understood before embarking on this project. The Mayor said it would cost up to \$9M to renovate the existing city hall. From an environmental stand renovation will have less impact - saving old buildings typically does.
- Downtown location is important for business owners!
- Build new and build for the future.
- Maintain a vital downtown by keeping City Hall downtown!
- Good luck and enjoy the build!! We're all looking forward to this
- It is ridiculous for CBJ to rent office space. The current city hall is in a prominent location and can be redeveloped into something really attractive for residents and visitors.
- Is it possible to repurpose an existing building in downtown? Many of them seem empty.
- Keep up the good work!
- I prefer CBJ pursues remodel/renovation or new construction Downtown
- Any new city hall downtown should be on Juneau District Heating to not only reduce costs, but also to set the example with our Juneau Climate Action Plan and our Juneau Renewable Energy Strategy.
- I personally think renovating and keeping City Hall in it's current location for next decade or two is the best approach...though I understand it's limitations. CBJ is going to have to renovate that building anyways for repurpose someday anyways, so that might be your starting point. If a different facility is a must — consider expanding the downtown library with an additional floor. On top of

telephone hill parking garage could work in a similar vein. Or consider a new building on Whittier across from SLAM and behind JACC.

- Moving city hall out of downtown would send a message to the state, legislature & capitol move proponents that downtown Juneau is not suitable for business. Because it is too expensive, too crowded, little parking, too many homeless. Imagine the slogans 'Even CBJ wanted out of Juneau'. Moving CBJ out of downtown will also have a chilling effect on local downtown business owners who may be struggling and trying to maintain in a changing landscape, trying to keep downtown viable. Without CBJ to anchor downtown, the downtown business owners may feel cut adrift and left to deal with the many problems on their own.
- I think it makes sense that the new city hall is green, energy efficient and has longevity. I think it should be downtown to serve the bulk of the businesses and state and federal buildings. I like the location it is in. Not opposed to a complete remodel or tear down and rebuild in same location if it makes sense.
- Long overdue. Prioritize energy efficiency and sustainability
- On top of the parking garage.
- Try and save the mural. It's the only thing attractive about the current building.
- It's a great idea. Current building is cramped and crowded, hard to navigate as a citizen. Offices spread all over in rental space are inconvenient and hard to find.
- Lower our taxes!!!!!!
- Don't be wasteful about it, financially. Do you really need a new building?
- What I love about City Hall is the iconic Tlingit mural on the outside. Otherwise, when I think of the building I don't think of a welcoming space that anyone can enter. Would love to see upgrades happen for our community!
- Services and most CBJ offices need to stay downtown. It will keep our downtown active and the center of commerce year-round. It will support year-round businesses which are located downtown. If CBJ leaves downtown, other non-profits, support type businesses, restaurants would follow the creep away from downtown. This could cause other businesses in area to become seasonal businesses. I believe CBJ can add to keeping downtown a year-round area for our locals to enjoy or CBJ could help in the downfall of it becoming an area only open in the summer.
- Practicality and quality definitely outweigh aesthetics in my opinion, though they aren't necessarily mutually exclusive.
- Downtown area seems to make the most sense, however directly downtown is hard to access. Something on the outer edges with space would be best. The Bill Ray Center keeps coming to mind. The building may not be big enough but the location seems right.
- Parking tickets have to be done at city hall and tourists & legislators and their staff, prefer to get it done right away and in person. A city hall should be in the heart of the town! The mayor and city manager should be in accessible to all. They should have to work and see what downtown Juneau is going through first hand, not from some distance cushy office. Thanks.
- I think it's odd that the survey doesn't contain any question specifically about cost. I'm concerned about CBJ budget and the city's future, but also recognize the need for CBJ to look toward the future.
- Be cost-conscious. Juneau is a very expensive place to live, so city government should do everything they can not to add to that cost of living. Services to citizens are more important than building monuments. More work from home and online delivery of services should allow for reduced occupancy needs.
- Stop paying rent in Marine View - free up some downtown housing.

- Dedicated direct (not via telco) fiber optic connectivity to KTOO for improved broadcast & streaming of public meetings & events please! Remote participation is more important than ever during COVID, and the internet isn't high enough quality or reliable enough for broadcast. Contact MikkoWilson@ktoo.org for more on this topic.
- It doesn't make sense to rent a downtown apartment high rise. Unlock those housing units. Repurposed Bill Ray building?
- Very supportive of our CBJ workers/accessibility and relationship to Capital and businesses/tourism.
- Although it is desirable, it isn't an absolute necessity. This may be a decision best left until after we are through the pandemic.
- Remodel existing CBJ owned building
- I worry that it will be a cubicle farm with everyone working on top of each other. I don't think everyone needs their own office necessarily, but there should be physical division between work spaces.
- I deal with CBJ staff on a regular basis for my work. I'm very opposed to any city hall design that promotes working from home. Getting ahold of CBJ staff in a timely fashion is already a serious problem and often the only way to resolve things in a timely fashion is being able to go in person and wait. If more staff begin working from home, I anticipate that timely resolution of issues will only become more difficult.
- Green. Convenient. Cost effective.
- I support a new building that the city owns as long as we can find a good location for a reasonable cost amortized over the long term. Also, I have some concern about negative impact to the landlords of current buildings rented by the city.
- I have significant concerns about any new construction that might occur away from the downtown area. As the state capital we need to do everything we can to be a visible presence where Legislators and the general public can see us and reflect the strong, vibrant community we are. If, for example, a new facility is built away from the downtown area where people who are here without a car or have no reason to drive to City offices the seat of city government will be out of sight, out of mind. Our current site with the beautiful and compelling mural is a constant reminder of all who pass by of who we are, our city's history, and our uniqueness as a capital across the nation.
- No mention of cost??? City Hall needs to stay downtown, unless the long-term plan is for downtown to become a theme park and serious business is elsewhere. Every dollar CBJ spends makes us more dependent on the cruise ship industry.
- I'm not necessarily opposed to employees working from home, but it depends on the position, it's functions etc.
- Strongly support consolidated city owned city hall building provided it is less expensive than renting space over long term
- Thanks for the chance to weigh in on this question
- I think more people working from home is fine as long as there is no decrease in availability of services to residents.
- The current main city hall building is bordering on hazardous, and is barely accessible to those with disabilities. The other downtown offices are not much better. The strangely-shaped rooms and ancient electrical wiring make arranging offices a nightmare. It was never meant for its current use. A new or remodeled building with modern electrical and HVAC, new plumbing, and intended for its purpose would make many of the city's functions much more streamlined and would eventually pay for itself in not having to mitigate the problems with the current building(s).

- I think the existing downtown complex, renovated to meet needs and modern construction standards, incorporating Tlingit formline designs, is the best option.
- As the capital of AK Juneau should be setting a good example of constructing for current and future generations, efficient and practical, attractive but not ostentatious.
- Bike racks. Local art.
- I think accessibility is the key, both for people with ability/disability considerations, as well as in a concentration of people. Downtown is the center of Juneau, regardless of the valley population, and that is where city business should be done. Moving City Hall away from the state government will not benefit CBJ. It needs to be front and center among state government officials and state employees and moving it will make it easier for them to disregard and overlook CBJ.
- Unless there is some reason the current City Hall is dangerous, there might be (are) other things needing CBJ attention and investments.
- Location above DTC parking garage would be great I think, as long as it is cost effective
- Consolidate offices to one convenient location (minus maintenance facilities). Get out of Marine View Building ASAP.
- A city hall is very important in a capital city like Juneau - there needs to be a display of civic pride and commitment to the role that government can play in making a community thrive.
- I support the economics of new construction (vs. rent or most renovations), but I also believe it would be unconscionable to put city office workers in a beautiful new space while requiring students and staff to continue to work in Marie Drake. With that concern aside (for now), I hope the city can claim downtown space from the industrial tour industry invasion to hold some ground for the people of Juneau and our municipality.
- Keep it downtown, okay as is, but if new space, downtown, absolutely.
- Build it.
- The seat of government should be downtown. Downtown should be a city center of commerce and government first with tourism as secondary.
- Juneau is beautiful and has character. City hall should be beautiful and have character. It currently has character but isn't so beautiful. You guys should buy the location you're in now and just fix it up.
- I don't think we need a super "showcase" facility. Instead, it should be a fairly modest design but incorporate the latest "green", efficient construction with projected low-carbon annual costs.
- Don't need a shiny new building - especially when we have schools that need roofs and families that need houses. Think that customer service counters and online services are important. We can rebuild in downtown - that benefits the city, the small businesses there.
- If the old Walmart building is available at a moderate price would be a good location. We need a functional building not a show piece.
- Parking is very important to both employees and customers or users. Downtown has such limited space that I highly recommend either Lemon Creek area or the valley. I have circled around several times to find a parking spot.
- Buy the building you're renting and update it/build up. Stop wasting money on new things when you can reduce waste and costs by improving what you already have. And don't remove the mural.
- Look at what you already have. The city can ill-afford to build more structures with a declining population.
- Please consider our budget environment, COVID impacts, and taxpayers.
- It's not very helpful for a city to have its staff working in lousy old buildings. And renting 750K a year is throwing away money. Pave the streets of Douglas. It's the 21st century why am I driving on dirt?

- Regarding importance of facility prominence: not to take away from the CBJ, BUT we already have the State Capital facilities there, again IMHO, let's look at it from a practical matter: let the State Capital remain as the focus for the facility prominence and look from the practical perspective for the location of City Hall. We should acknowledge the ugly rattrap that the old K-Mart/Walmart store lot is - we can clean up that nasty site and make use of a large area. Should consider the accessibility by bus from downtown and the Valley, easy parking, could utilize part of the lot for any kind of storage.
- Thank you for soliciting community input!
- Whether or not you acquire and remodel the old Walmart, I'd like to see the New City Hall be remodeled/built in a currently deserted property. Please don't tear up fresh land. We have too many deserted buildings for that luxury.
- The city management should focus on actual issues facing the community rather than upgrading their offices.
- Answers to questions 6 and 7 are nearly meaningless without even a basic cost benefit analysis. I am supportive of learning/hearing more about the buy lease option as well as more remote city workers. Frankly, govt. workers in general don't have the greatest reputations for productivity and efficiency in the workplace. How will that improve with remote work. On the other hand, building a palatial City Hall with lots of parking for city workers who work remotely doesn't make sense either. I suppose my answers to 6 and 7 is opposed until I can see an analysis proving it makes sense.
- Keep city hall where the tourists are. CBJ needs to understand personally the impacts of capacity.
- I believe that you should consider locating to an area with a lot of parking (meaning not downtown), easy access from main roadway and utilize a big piece of property that has gone to waste (such as old Walmart area), you could tear down building, build new, revitalize and reuse that property. It's centrally located, ample space and parking, and has easy access to roadway.
- This is not the time to force a monolith to CBJ functions. Cut back on staff, get out of places that could be used for housing. We're all using what we have. It's probably time for a new sewer treatment plant over fancy digs for CBJ In the meantime, if LC is good enough for Vital Statistics, DOT, transitional housing and a school, it's good enough for CBJ offices. Easy access and, with Walmart, easy consolidation and lots of parking. You could even have a drive through pay window somewhere. Rent out any excess space.
- Just that it seems like the old K-Mart looks like a great place, but still using the existing City Hall building (plus not any downtown rentals) would be a good idea!
- Seriously consider repurposing existing vacant space or vacant buildings in Juneau before blowing huge \$\$ on a new elaborate and fancy complex. This survey is skewed toward a built alternative.
- In my mind, "adequate parking" in question 2 doesn't necessarily mean a lot of parking, it just means adequate. Particularly if public transportation is sound. Also, I'm glad you're taking remote work into account. It would be a shame to build a big office building right as we find that meetings can be held remotely and many staff prefer working remotely.
- I don't think CBJ should be spending money on a new building
- keeping the building at a lower cost for development should be the focus, having a building that is functional vs lavish for a few serves the community better. "just because we can doesn't mean we should"
- Think it is important to stop paying rent.
- The Assembly shouldn't let the anti-government crowd bully them on this. The present building is obsolete and the land use is better suited for tourism. Well designed, attractive and inviting civic buildings define a city's values and vision, and set a standard for community development. With a few outstanding exceptions (our airport terminal and the Valley Library, for example), Juneau has

been too modest in this regard. Our convention center is old and outdated, too many of our school buildings are uninspiring, our hospital is a mishmash of architectural style and temporary buildings. Let's build a city hall that looks like the center of local government.

- With everything that's going on, it's definitely not my top priority! But if it pencils out, given how much we currently pay in rent, I'm okay with the idea. More parking would be nice. I also support employees having the option to work from home.
- It important to keep the facility downtown.
- I think keeping city hall downtown is important. Downtown is the hub for government, and it's important for City Hall to be there too.
- Have it reflect local values and cultures.
- Let's invest in Juneau and make a fabulous downtown city hall that's forward thinking and accessible.
- What a great idea! Thank you for the opportunity to weigh in on the options. Can't wait to see where this project goes next!
- Since the CBJ has a lobbyist, there should be limited need for staff to be located near the legislature, which usually only meets for three of the twelve months of the year. Finding a parking space to do business with the CBJ is usually a hassle. It makes economic sense to own instead of rent. A large facility to house all the downtown CBJ staff is preferable to me. Since tax dollars will be used, the long-term savings would save on taxes in the long run. Go for it!!!
- I think it would be nice if it had purpose beyond just office space. Maybe a community center or gathering place.
- It occurs to me that combining the project with the New JACC project should be considered. I would like to see both projects remain in town, and common spaces, parking, foyer, etc. could do double-duty in different times of day.
- I think that consolidating the location of services is a good idea. However, the area chosen shouldn't just be easily accessible to people who drive and should be easily accessible by public transportation. I was also surprised that there was no mention of increased use of universal design elements in whatever facility you choose to go with - unless this is a given with adherence to ADA building codes.
- Supportive of new buildings, however, it would be wise to wait now with building material shortages and an uncertain financial outlook for CBJ.
- There is so much empty commercial space in Juneau now, (from Walmart to lots of empty downtown storefronts, not to mention the malls) that I think it's irresponsible to even think of new construction. If the CBJ abandons the spaces they currently rent and try to sell the current building they own, just who do they think is going to "backfill" those spaces? Our population is not growing and our economy is basically stagnant. The only thing that seems to have grown is City government and non-profits that do not pay taxes. It's high time to get both creative and realistic about spending any more taxpayer \$ on new infrastructure - and that includes a new JACC. If I am going to be taxed for any other capital expenditure, then tax me to fix the landfill and eliminate the noxious odors emanating from it night and day, every day.
- JDHS ought to be looked at specifically as a potential new City Hall.
- Take a hard look at the Walmart building. If you need to waste money on making it architecturally attractive, design a fancy entrance. If it is more room than you need then consider leasing it to nonprofits at cost or cultural uses like restaurants or coffee shops. Avoid competing with private sector on leasing space. Provide public meeting rooms anyone can rent in addition to Centennial Hall. Perhaps, after the pandemic, it could be overflow room for Centennial Hall conferences.

- I would be more receptive to going to City Hall where it located more centrally in the community and had parking. Current location does not have either. To go downtown, search for a parking space, then get a ticket because I spent too much time in a CBJ meeting isn't my idea of a good experience.
- What is the cost of essential maintenance of the existing City Hall, versus every little thing that could be improved? Have you performed an employee position analysis to see whether the existing positions are really needed at this point? Do we really need two floors of the Marine View plus other space if we trim the employee ranks? Why would a new City Hall need to be placed downtown which is very inconvenient to most people living here when you consider that staff can use modern communications to connect with State offices?
- Our CBJ assembly may want to justify a new palace in a "prominent" location but there is little public desire to squander funds on another want after a new transit center and other unneeded projects. Fix our schools! Fix our roads! the CBJ may pay rent but those funds go into private sector business for the most part which in turn pay wages so citizens can pay their bills. If you reduce the amount spent on rent it will have a negative affect on rental costs, hence devalued commercial properties and CBJ property taxes collected. Of course, the answer will be to TAX property owners to make up the "unforeseen" shortfall. Again.
- With Many more employees from all organizations beginning to telework, seems like there should be enough office space in town to accommodate CBJ employees.
- Do "not" build a new building, there is "empty" office space in Juneau.
- There are so many vacant buildings downtown. If you can't repurpose one of them, buy, demolish and build in their place, but honestly I don't understand why the footprint can't be reduced with telecommuting and satellite locations in lower rent areas.
- Make sure the parking can accommodate pickup trucks.
- Consolidation of offices. Move out of downtown. Hard to find parking,
- Cost should not exceed current rental expenses
- CBJ should purchase the Walmart building for City Hall. It has plenty of space and parking and it is located near JPD, Public works, and the 7 mile shop. Further consolidating CBJ operations. City Hall doesn't need to be downtown and Lemon Creek is a central location.
- Need plenty of parking
- Very functional For the public to have easy access to all departments. Doesn't have to be a showcase. There are other things to spend \$ on. A second crossing for one!
- Make sure it is in a convenient location for bus riders.
- Try not to waste more money and resources than necessary, 'City Halls' these days should be functional rather than showpieces.
- We cannot afford it right now.
- How can you justify a new city Hall, tear down the surplus-ed Public Safety building that was given to the city because it was excessed by the state. Then the city spends over a million dollars to tear it down for 14 parking spaces with three of them spaces being used by vagrants. The only one wanting a city hall is the City Manager. His time has passed. He needs to go.
- Leave the Downtown business Assoc. out of it. They already dumped the Glory Hall on the valley
- Parking downtown is a huge hassle, so easy access would make a big difference.
- Before any additional surveys are conducted the estimated total cost range should be disclosed. No new construction or renovation of the current space will cost \$12,000,000. Indicating that the project can be financed with bonds that will be repaid by rent savings is good, we need to know the total cost.

- If a new building is built it does not need to be super fancy. I square or rectangle building is much cheaper to build and maintain.
- A new City Hall is long overdue. When you go to the city hall you should be able to do all the business in the same building.
- Don't build it. We can't afford more taxes
- The construction or repurpose of a new city is a high priority. However, the cost is also a huge concern. We should not be spending a gazillion dollars on a new building. We have many services that are underfunded and need to be considered. City hall is only one piece of the larger puzzle.
- It should be fitting for a capital city. Design and placement are important in a building like this. It will likely outlive most everyone here.
- This idea is a mistake. The city and state don't have the budget for this. We need to spend this money in ways that are better for our state and city rather than random new buildings that will only waste what little money we have.
- I don't want my tax money spent on a New City Hall. I rather have it spent on public safety, new roads, and things that matter. NOT a new building for CBJ employees.
- It's important to focus on parking for a new location. It's a daily complaint from customers.
- We don't need a new building. The CBJ assembly has champagne taste on a beer budget. We didn't need a mail in vote counting facility at a cost of \$700,000 to count 5000,00 ballots either. Does this mean mail in voting which is ripe for fraud is now here permanently? I received 6 ballots which were not addressed to me. Don't the people have a say in this. I believe that anything over \$500,000 should be put up for a vote of the people
- Keep city hall downtown to support the Capitol; open valley satellite office for paying bills, obtaining permits, etc.; offer remote work as much as possible - and support remote work for all income levels.
- Using JDHS is a great option because the city already owns the building and it's close to downtown without needlessly taking up high dollar real estate in the downtown corridor. The atrium is an impressive and welcoming space for conducting city business and would take a minimal amount of renovations to convert for city use. Consolidating both high schools in the valley is also a cost saving measure and allows all students to have access to athletic fields, the newer pool, and all the teaching staff in one location. Even if it means spending money to expand the school, I believe that's a better use of city funds then building a new City Hall from scratch downtown or elsewhere. I'm also opposed to having a large number of staff working from home, as my personal experience dealing with several city employees over the past years that they were much less efficient and available when working from home. I do however think it's reasonable to consider it on a temporary basis for parents with young children. Thank you.
- We definitely need to get into a city owned building and stop paying wasteful rent.
- Design for near zero carbon emissions. Put it in the Valley. Use wind, solar, ground source heat.
- Retro fitting JDHS makes the most sense for a new City Hall. It keeps it downtown, there is a lot of parking and all offices could fit inside. Additionally, the gymnasium plus Augustus Brown Pool could be turned into a revenue maker for City Hall as a community gym.
- We need to look at the number of employees and their cost/benefit to the city. Do we have too many people doing too little? I think so.
- Thank you for giving the public a chance to weigh in.
- Should not spend a lot, if you look at having people work from home, suggest you look at renovating the existing building. You could look at adding a second floor perhaps, or some other options. Should be affordable not the time to spend a lot.

- It seems asinine that the assembly would be considering how to spend out money on the structures they are renting - owners should be making appropriate updates with the rental money. Further, this very much appears to be an assembly who is drinking from the firehose of dollars and just looking for a way to spend money, much like my 7yo in a candy aisle.
- Why is current building inadequate?
- I'd like to see the city hall in one space with good parking. I'm all for beautiful buildings. Just look at what the Native building designs are doing for downtown.
- Questionnaire is worded like a new building is a done deal. I do not see the need for a new building. What problem are you trying to solve? Why would you build a NEW building instead of using existing building? Save city dollars for other things.
- There should be office space coming available with state Jobs continuing to leave Juneau and others teleworking. Now is not the time to create more office space.
- Stop wasting our tax dollars. Save money by firing that useless city manager.
- Don't move it. Perfectly fine where it is.
- This is long overdue.
- The assembly treats everything like they have deep pockets. Money seems to be no object. It's past time to stop spending \$\$ and be more conservative.
- City services all in one location with parking would be nice
- Leave the downtown area for businesses, you don't have to be the center of attention, that is a waste of taxpayer money.
- Please take care of our trash deposal site first and clean up Lemon Creek.
- I believe CBJ should continue to rent necessary office space and either remodel the existing facility or purchase an existing property in the Lemon Creek area. Lemon Creek is central to the community, and a property with sufficient parking for CBJ staff and the public should be available. Honestly, the only real problem I and many other residents I've spoken with have with city hall is the lack of parking. I do not believe CBJ should borrow money to build a new city hall. In every matter, CBJ should take on as little debt as possible. I know how this process works - I've witnessed it time and time again. Alaska communities are sold the song of a new structure being preferable to an existing one in need of remodeling. It's always explained that remodeling is more expensive, or we won't be happy with the end result. And your remarks about current rental costs supporting a 30-year \$12 million dollar bond don't fly. The current \$750,000 a year covers everything, from janitorial to utilities. If we build a new building, there are new janitorial, utilities, and maintenance costs. Please don't think residents haven't noticed the deliberate act of not keeping up maintenance on the existing CBJ owned building either. That tactic was also used in regards to the Marie Drake building in order to gain votes for the unnecessary TMHS debacle. The building's maintenance needs were ignored, and voters were told that the building could not be remodeled for additional JDHS space and should be condemned. But as soon as promoters succeeded in funding TMHS, the Marie Drake building was useful again and repurposed for Montessori and other endeavors. Guess what - government only grows. Managers like new projects for their resumes. If CBJ can't begin to budget in a fiscally responsible manner, our residents will suffer down the road with increased tax burdens and higher utility costs.
- When I worked for Public Works, the Director had an office at Anka St. but chose to rent a space at the Marine View and work there. I'm sure that's what all the other rented space is doing.
- Keep it utilitarian. It can be nice without being a monument to architects.
- Walmart?

- The current location is difficult to Access in the summer with the number of tourist activities, parking and distance from the population center are hardships for local especially when interfacing with CDD, the Assembly and Engineering, Parks and Rec.
- BUY KMART.
- I think a hard look should be given to the potential of the old Walmart building. In addition to being a city hall and offices, the city could lease an area of it to businesses. I could easily see a couple of eating establishments or even a food court of sorts (especially if they had a separate outside entrance). Additionally, there could be meeting and conference areas that could be used by the city and rented for gatherings by other organizations. Travel Juneau would love to promote this, I am sure.
- Renting is idiotic.
- Buy the Walmart building and combine all the CBJ offices. With plenty of parking.
- City Hall use to be an important building of stature. It seems to me that this is not the case anymore. I see the building as any other office space and believe this should be kept in mind during planning. We don't need a Taj Mahal but it should be energy efficient and accessible to all.
- Walmart building would be perfect location for all CBJ offices and shops.
- Stop wasting money on expensive downtown rent, and free up CBJ downtown space for retail and eateries
- Something is definitely needed.
- The timing may be really poor based on other priorities. I think this will be a hard sell to the public unless you make a much stronger economic argument.
- Get out of downtown. Lemon creek great near homeless. Shelters in the valley is second.
- CBJ employees working from home is unsatisfactory. The required assistance takes much longer than necessary and I do not believe the tax payers who pay their salaries are getting their money's worth. I believe productivity is reduced although some say unidentified surveys reflect that CBJ employees working from home are more productive than they had been in their offices.
- Why is this even a thought of a new building at this time of no money and WHY keep Us in debt?? There's more important issues The landfill, aging sewer lines, the list goes on. Stop spending and focus on more important issues that deals with the residents of Juneau.
- It's decades overdue.
- Where is the money going to come from? Will the public get to vote on it or is this another project the assembly will ram through?
- CBJ offices should be located to be convenient and accessible to the public more so than to the employees.
- Move it out of the Downtown "Core" area. This will open more opportunities for new businesses, downtown housing, free up parking, and reduce renting/leasing fees for the CBJ (Marine View Bldg., Sealaska Bldg., Municipal Bldg., Seadrome Bldg., etc...
- We do not need another Ivory Palace in town. We spent too much on a free whale (Overstreet Park) and other art.
- Be practical. Juneau needs to be run efficiently and maintain its low sales tax rates. We don't need anything glitzy. We need something practical.
- I feel Lemon Creek is in need of development, it has been overlooked. I think a new city building in this area would be uplifting. It would also be centrally located. And planning in this area would allow for enough parking (a current problem). It would add cache to Lemon Creek!

- If they decide not to create a new City Hall, we need to improve the one we do have. The leaky roofs, peeling paint and tape on the torn carpet for the past 6 years is an utter embarrassment! Let's put some effort into sprucing up what we do have please.
- Any extra funds from CBJ should go towards fixing the solid waste incinerator or addressing the landfill.
- Handy to Capital Transit. Plan for electronic business processes where possible.
- Building doesn't need to be new. CBJ could easily purchase the old Wall Mart building and renovate it. Centrally located, great parking, lots of potential to consolidate city services. Win, win
- A new City Hall doesn't have to make an architectural statement. And it should be available closer to the majority of population for those who want to attend Assembly meetings, etc. That should take priority over closeness to state or federal offices.
- CBJ has historically made bad real estate decisions. It's time to focus on financial longevity and responsibility.
- Public access to public buildings is important for citizen participation. Over half of Juneau-Douglas people live someplace other than downtown.
- It should not be downtown.
- I believe that locating it in the valley or lemon creek would free up parking downtown and make more housing available downtown (Marine View) and make city offices more available to the population center. I know that the city manager and the downtown business association are greatly opposed to my ideas but I believe that we the public are in favor of my idea. Comments on Problem Corner show this. Just ask Wade.
- The City Hall should NOT be located downtown.
- Remember, it's not your money you're spending, the money belongs to the public. Be very frugal.
- Economic factors are a priority over a visually elaborate, prominent structure. We are not made of money.
- This building should be practical and not extravagant. Don't waste the public's money on a complicated design, but rather just build an efficient, normal looking office style building. It certainly doesn't need to be fancy, focus on making it functional.
- Allowing staff to work remotely is fine as long as they are able to provide the needed customer service. Having at least some staff available for face to face public intersections is very
- Needs to be in population center.
- Purchase old Walmart building and use as City Hall. Central location, easy access, plenty parking, minimal purchase price, minor rehab.
- Can we use matching funds , state or federal?
- Consider 2 floors built over the top of the current city hall and connecting it to the finance department next door.
- Don't put it on top of the parking garage. Let's use the large available lot in lemon creek and let downtown expand to handle tourism.
- Consolidation of office spaces is important.
- Buying and Repurposing a building. Leading by example of not needing bigger better buildings when we have buildings sitting empty. You are still creating economic and developmental growth without impacting the environment and making it sustainable. Not all things need to be shiny and new.
- STOP WASTING OUR MONEY.
- It's overdue!
- Keep costs low and repurpose an existing facility.

- The old Walmart property is an eyesore. Tearing the old building down would provide plenty of space for new city buildings and parking. Downtown is already overcrowded with tourism, lacks adequate parking, and is a terrible place for public buildings.
- Don't waste our money.
- Use empty building already for sale, the large Walmart building would be perfect and give Lemon Creek something besides the hail and Costco.
- My reasons for Walmart Property: Central location, Easy access, Lots of parking, Room for long needed Fire substation, Close to Police station, and Public works. Space for community meetings etc.
- If you decide to construct a new building, please go with proven systems, particularly heating/cooling. Also, please pay particular attention to the short and long term costs of building automation systems. Sometimes it may seem that technology can save you money in the long run, but repairing state of the art components can rapidly negate the savings the client may initially enjoy.
- Do not place on waterfront.
- New City Hall over the Main Street parking garage to consolidate rentals and for staff who like to work at work. Increase working from home to offset cost of new building/reduce rent on office space, or offer CBJ childcare. Convert old City Hall into affordable housing with shops below. Capitol stays where it is.
- There is a real opportunity to consider all the physical assets of CBJ and maximize their potential. Do not let it go to waste.
- I think there are higher uses for the downtown area other than an expanded CBJ footprint/presence. Especially if it means on top of the parking garage. that area needs to remain available for anything related what the state capital needs. Not to mention increasing pressure on downtown parking or the potential to relieve the pressure on downtown parking by moving out of downtown. The city has a vast inventory land.
- Get as much as we can for the best value. Don't build any monuments for monuments' sake. Keep it downtown and work on better transit systems instead of parking.
- It would be convenient for ALL city offices and departments be in one building. But I am against building a new building. With a poor tourist year, perhaps this plan could be tabled until the tax base returns. There are other services the city needs to attend to before spending thousands to 'study' this.
- Hire local architects! They are experts at Juneau's specific site considerations (energy efficient in this climate, mud/landslide and avalanche considerations, ensuring there is enough natural and other light for the long winter months, local vegetation for landscaping...) Given the remote work potential, I think CBJ could get away with a smaller building overall, but a layout that still welcomes the public and can hold important functions such as Assembly and committee meetings, public hearings, voting, in-person bill payment (though this looks like it will be alleviated somewhat by the build out of online pay) and internal city meetings. Most cities have a city hall with architecture that is the pride of the community. It should really be beautiful as well as functional and there are lots of ways to achieve that while being energy efficient. It's insane to continue renting for perpetual costs especially since the current location is largely units that could be used to ease up the limited housing downtown.
- Would be nice to have a great representation of the local cultures incorporated into any new buildings if it goes that route.

- I am not in favor of renting a facility and am not in favor of new construction. There seem to be many empty buildings about town and perhaps one is large enough and in a suitable condition to become a new city hall space. Ideally, it could be city owned.
- Would be nice to free up the current city office downtown for other community purposes
- Overall; I'm supportive. Just don't make it a Taj Mahal
- Very expensive city government, poorly managed; poor management may be a factor in next capital move effort.
- Other options are the old Walmart building , or on top of Peterson hill ,between your new subdivision and goat hill road.
- I favor a utility approach to government buildings. Make it entirely adequate for it's purpose and skip the fancy stuff.
- Faster in/out access for everyone. Drive up parking, all the routine offices that the public need access to most often, should be easily accessed, close to doors- not behind locked doors (SALES TAX). A Drive thru, cash window operation, seem safe and fast for paying bills.
- Really think you need to consider moving out of the mess that is downtown.
- No new building!! This is absolutely ridiculous to even think this at this time.
- I love that I can walk to City Hall and I would love for it to be a beautiful centerpiece and energy efficient as well. I hope you can prioritize that and instead get rid of all the seasonal shops and docks that make our downtown a fall to spring ghost town where I no longer feel safe to walk around at night in the empty building areas. Thank you for this consideration. Let's make not just a City Hall but give us back our downtown!
- The existing Walmart Building would save a huge amount of \$\$\$ as opposed to new construction.
- Not at this time.
- You people need to be voted out and replaced with God fearing true Americans.
- Do city admin functions need to be collocated with assembly chambers? They seem to serve very different purposes.
- It should be rebuilt as a 3-story building in the same location with the first floor being rented out to retail businesses
- Please don't build it on the roof of the parking garage.
- I think all new buildings should be visually and architecturally appealing. A prominent City Hall is not so important in a capital city where the Capitol Building should be the prominent landmark. In support of a vibrant and accessible downtown, congestion should be alleviated as much as possible.
- New city hall waste of taxpayers hard earned money. Much higher priorities out there/ water, sewer, crime prevention to name a few.
- Not really. If it's closer to the valley, that would be great. If the majority of staff telework, than the new building wouldn't need to be big.
- I think it is a waste of money and tax payers funding. It will get built anyway just like the Glory Hall so what is the point of this survey except to hear what people really think.
- Stop the irresponsible spending and start listening to the people. You don't need a new building.
- very low priority, use existing buildings.
- Another location option: the old public safety building, converted to a totally counterproductive parking lot. If there was new construction, this is the place. Absolutely no more parking space. Not ever. The key to the future is compulsory transit (you fix the spelling). The more inconvenient the parking, the better.
- I do not support the City going into debt further to build a new city hall.
- New buildings. Fix our roads.

- If CBJ moves out of their current five locations, those locations become empty and we have another Walmart situation on our hands. I would rather you try and purchase the buildings you are in. Juneau can't afford to fix our schools and CBJ buildings we have now, why add to that problem by building another city hall. If city employees and assembly members think building a new city hall is a priority then I don't have much hope for our fiscal future. Also, I don't see a problem with employees working from home, but how are these employees held accountable for their time? I do not want my tax dollars paying employees to be out of town while they are "working from home."
- Combine as many departments into the same building as possible. Make it so when people have to do business with CBJ it is all under one roof. Departments will work better together and at least it will have a perceived vision of unity.
- Stop looking for the best way to spend money and start looking for the best way to start saving money in all departments. We the tax payers are tired of paying for your spending habits. No more its only a few thousand so leave it in the budget. If there is a savings of even a dollar take it before those that can take their money and move somewhere else.
- Necessary features only. Keep costs low.
- Tax money should be used for essential services. Not fancy offices and employee comfort and convenience. Yes, rent is high and you can do a 30 year bond, but that doesn't include operational costs, repairs, etc, so it would cost more to have a new facility. Tired of the city not being willing to "make do" during these difficult financial times.
- Get out of the downtown core area. Don't overspend on lavish luxuries and ostentatious locations this is for people who are public servants, NOT our leaders they are our Representatives and should humbly serve. Long use, energy efficient, parking, and outside of downtown Juneau are the primary concerns I have.
- Lived here since 1997. Time for a new building and a new capitol. People should take pride in their govt. Nice facilities with happy staff are important. May cost more up front, but worth the investment.
- In these economically hard time and unpredictable circumstances I do not believe it would be or should be a priority at this time. Public funds need to start serving the public working from home not only helps the environment by people not driving but it also helps during Covid to lessen the spread of this disease. Double VAX people like my granddaughter, Two Friends and healthcare professionals have had breakthrough cases of Covid, and since the vaccine has shown Wayne and his longevity and people can catch and transmit Covid the more people that can work from home the better.
- The city has used the present location for over 50 years, time to get a new, better, green space.
- My uncle visited town on a ship this summer and laughed when I pointed out city hall. We desperately need something looks and functions better.
- Old K-mart building can likely accommodate a majority of city offices spread around town in one spot for further savings. It has plenty of parking. It is more centrally located and much more readily accessible and closer to ALL residents. This can only encourage more participation in city government and everyone's ability to conduct business or interact with the Borough. Any extra space could provide space for day care or other services in short supply around town. While the interior and existing heating may require revamping with existing parking and structure in place it should be less expensive than prepping a new site and constructing a whole new building so long as the Borough doesn't try and turn it into a new showpiece.
- Do what costs less.
- Combine all leased spaces into one place like old Walmart building.
- Maybe be near a bus stop.
- Long overdue.

- It should not displace other businesses or neighborhoods. Should be easily accessible and possibly offer more public interface.
- I remember when the CBJ Building was the Juneau Douglas Fire Dept. AND....the women's/juvenile JAIL. That was at least 50 yrs. ago. The material that the building sits on is dredged material from the Gastineau Channel. I know this as my father was the heavy equipment operator!!!
- The current is not very pleasing to look at.
- The old Walmart is a central location for commuting and something needs to be done with the space anyway.
- Consolidate all CBJ offices in 1 location.
- Should repurpose an existing structure.
- Must be on the bus line.
- Please build it at the old Walmart building. It's centrally located, and already has a lot of parking.
- No need for a fancy new building. Utilize what is already here and make it accessible for people- i.e. not downtown, plenty of parking, etc.
- Parking should be a priority.
- The city should absolutely not be building some big, extravagant new city hall. There is also no real reason for it to be located in downtown.
- I would suggest getting the Walmart and fixing it. Then a chunk of it can be rented out to various small businesses.
- Stop overspending and wasting money. Use resources we already have. Remodel if you "must" have a new location. Parking is a priority!
- The old Walmart building seems to be a clear winner. Easy access to public closer to population center in the valley. Plenty of space lots of parking, easy road access. Strongly opposed to a new building downtown. Allocate your funds to a retrofit of Walmart rather than a new monument to yourselves in cramped congested downtown.
- Consolidate city offices for easy use by the public. And cost savings from rental properties
- The Walmart building location seems like it would be best. Location is central, on the bus line with lots of parking for all employees.
- Downtown land space is limited and don't know any space large enough. Consider lemon creek area where space is available.
- I am opposed to a new construction for CBJ. Use an already existing building like the old, abandoned Walmart. It is centrally located with plenty of parking.
- Make an economical choice for us taxpayers. Conjoin offices, and make city buildings more accessible with lots of parking i.e. the old Walmart building.
- It's a big pain in the butt to try and use the downtown buildings, no parking ever, in the old Walmart building it would be located where both downtown and the valley could easily access and more than enough parking without having to pay.
- Simple but efficient. Everybody under one roof. In building cafeteria. No carpet. Priority given to client experience when making decisions.
- A central location would be nice. Utilize what's already here and make sure there is plenty of parking.
- The practice of renting space needs to end. We need a centrally located city hall accessible to everyone. While renovating the old Walmart building would be expensive, it would be far cheaper than building something new. It would save the city a lot of money. The idea has been proposed for a long time, but always resisted. Pocatello, Idaho has done a very similar thing. Half of that old store is city hall, while the other half is the police department. It looks professional and many city resources

are in one place. We don't need a new police department, but moving many other city departments and functions into that building makes sense. It is big enough for expansion as well.

- Walmart parking would be easier accessible to all citizens and many departments
- Working from home is o.k. for employees not directly serving the public. However, the public deserves good service in a consolidated location.
- Prioritize a centralized facility, all departments together under one roof, ample parking.
- It should not be a Taj Mahal or a monument to the current Manager. Build a new one only after the most rigorous analysis of needs and benefits.
- There are so many buildings in this town that are crumbling. Please consider renovating one that could work for purposes before building something brand new. What is the point of a new building when it's surrounded by ones falling down.
- Go to Lemon Creek our Police Dept is there buy the Walmart building and remodel.
- Don't build it downtown, Lemon Creek or Valley area.
- I'm opposed to newly constructed city hall building.
- It is extremely important to keep City Hall in a downtown location. A vibrant, walkable downtown area is important to the economic success, cohesiveness, and attractiveness to locals and visitors alike
- Repurposing the old building on Glacier Highway is a bad idea. Land settling issues, building not high enough for two stories. Major cost to remodel an old building that needs massive upgrades for office space. Insulation, electric and communications all needed to be rebuilt.
- Very good idea in contrast to paying rent.
- This is not a project to tackle when budgets are tight. A fancy building for government employees is not needed. Learn to make do with what you have instead of taking more money from taxpayers.
- Keep city hall downtown as part of effort to keep downtown vibrant all year round.
- We are the Capital City of Alaska, we should not have a shabby City Hall. I don't think we have to have a fancy City Hall, however a pleasant environment would be appropriate. The City Museum has a large collection that cannot be displayed at the Museum, it would be nice if rather than purchasing art for the new City Hall that some of the collection be on display.
- Mendenhall Mall is empty and the old Walmart building is empty. Why not utilize existing buildings instead of spending a fortune on a new facility.
- Do not build on top of the parking garage, we need more parking downtown add more parking to the parking garage. And make it so we can pay to park there instead of having to go by a parking permit.
- Keep it simple. We are in a rough spot with finances and I don't believe we need some super-fancy building. Just build a nice space for CBJ to get their business done. Thanks.
- I think it is important to increase telecommunications capabilities. In-person visits (except tourists wanting photos or information) seem to be reducing the last 15 years.
- I appreciate that more and more people want to work from home. But I have lately been frustrated by the public engagement opportunities that turned into Zoom webinars and not really actual public meetings, where the CBJ staff have locked down the chat and make it impossible to have back-and-forth conversations with staff or CBJ consultants and the requirement that all questions be submitted in writing. This makes it difficult to explain issues and questions, when everything has to be drawn and circled on maps, photos inserted into comment letters, etc. More in-person meetings would improve this. The digital world is not a solution for public engagement with our City government. I know this wasn't the specific question, but it ties into the "working remotely" issue, which also has bearing on the size and design of a future City Hall. It is possible that the offices are so old and cramped, they are contributed to expanded desire to work from home, and I can understand that

completely. With that said, I am very supportive of a fully integrated City Hall that includes office/facility space for all of the departments. The layout of the Marine apartment building is not user friendly, and it would be much preferred if those offices could be combined with those in City Hall, in a new, energy efficient and hi-tech building. I am for it. I would prefer it was located downtown, but I could adapt if it was in Lemon Creek, Mendenhall Valley, or even Auke Bay.

- If the choice is between a new city hall and a JACC - I choose the city hall.
- The city could rent space to other government entities or nonprofits or small businesses using the Walmart building and it could help keep state government here and revitalize the Switzer/Lemon Creek area.
- Cost of construction and financing of building are only part of the evaluation. Property taken off of tax rolls for new construction? Private property tax impacts of property no longer being rented. Will there be excess vacant private property? What will be the maintenance, operation and depreciation cost of owning that are now born by the rented property owner. Nearness to legislature is not even part of the equation. I worked for DOTPF when the commissioner's office moved to three mile. The inconvenience of not being down the street was never an issue.
- Making adequate space for public testifying is important but that can be overcome by technology and existing Facebook and Zoom meetings. That has allowed more people to observe and participate in public meetings. This large open space may not be as important as in past years. Be sure restrooms are big enough to accommodate accessible needs. A good space downtown keeps local government connected, not removed, from the people. Most valuable is the presence of employees that support small businesses and restaurants.
- Probably if it moves forward. If it does move forward it would be nice if architect design respected the older time period of downtown and not build big shiny squares like the Dimond Courthouse or 'spam' can style. If it's in Lemon Creek it would be nice to give that area a design that is responsive to the beauty in the area: glacier, mountains. And if it is to be a public building it would be great to add the opportunity to use it as a local library and media space with meeting rooms for local groups that don't have offices for such meetings.
- Why not combine it with the new JACC?
- Excellent ventilation.
- Envision a community center, not just a City Hall, in selecting a location. Consider child care, recreational, and artistic/fine arts functions to add to the complete campus structure. Ensure adequate parking for citizens to engage in these various activities.
- If the City builds anew, it should have plenty of room for expansion. Also, there should be easy access and plenty of parking. Downtown is out of the question!
- City halls that are focal points do demonstrate pride in location and the city. However, cities should be cognizant of pricing and functionality with a "centerpiece." In my opinion, parking is a huge obstacle currently, and the disrepair of the buildings probably have an impact on morale. As a citizen, I am embarrassed by the disrepair of the city hall. As the city has grown, I notice spaces more and more cramped for storage, despite the few that work from home.
- Do NOT consider the old Walmart building. Big box stores are NOT built for long term use nor energy efficiency. Stay downtown.
- Only one question in this survey, but don't undersell the excellent opportunities to reduce city hall's footprint, including the high cost of rental space, with telework.
- We've spent decades telling the city to get more year-round businesses, homes, and eyeballs on Franklin st. Moving city hall away will make it worse, not better. Survey asked about new vs. remodel. I don't know if demolition and rebuild in place is "new" but you don't need new land to have a new

building. Please make it nice, we don't want the capital city to look like a box store. But we don't need palatial - it's not Rome. Cities don't die or move to Arizona, so your time frame on the investment is not the length of the mortgage. It's forever. Remember the city will always be part of our city.

- You're just going to do whatever you want anyway but you had to throw your buddies some money with this fake survey. You all need to be canceled.
- Make it happen! :).
- It is important to consider using existing buildings and allowing citizens to visit/meet employed. Since the city has decided all our ballots have to be counted in Anchorage, we might require fewer employees and a smaller space. It is concerning that the City is delegating Management and voting out of town.
- This is long overdue. People will feel more connected to (and appreciative of) the various services being provided if they know where to find them. Currently the city offices are a bit of a mystery to most people (I am a former employee, now retired).
- Needs to be done and good luck.
- Think it is important to have as many departments in one building. Would like to see a beautiful building downtown as a welcome centerpiece to those visiting Juneau - maybe with a room with a rotating gallery or historical exhibit.
- Question 6 is bias, will not answer it. I would prefer city hall stays downtown but only if you convert downtown library into city hall. stop wasting 70k month. you could then rent a small location as library. second choice would be Walmart building.
- Look into reducing the tax burden on the local population instead of looking for new ways to spend money. Be good stewards of taxpayer money.
- Parking and space/capacity for public meetings are currently issues in my opinion.
- I would like to see a space large enough that all departments could be in a single location.
- If decide on downtown location make it public friendly regarding ability to see people in offices, not be locked out of traffic flow to, for example, sales tax office. The public bathrooms at the corner of the present main building are very important for the tourists and also residents who shop and eat downtown. Take a design cue from the SHI building next door which is open, light and lovely, adding to our image as an important and relevant U.S. Capital City.
- There will continue to be open offices, I think we should repurpose a building if possible. I would also like to see more added meeting spaces and a green space.
- The "new" building can be just that. "New". It doesn't need to be brand new, and especially not right now considering the year(s) we've had. Let's not pile on more debt right now where the future generations will need to dig us out. Not to mention, we have a current climate we need to dig out of.
- Expanding on the WFH question: I think anyone who is not typically in a public facing role should have the option to WFH but there needs to be representatives for each department available on a walk-in basis to the public. I also think people like the City Manager and Mayor should have to work in City Hall a majority of the time. So, consider a position specific WFH policy.
- Should stay downtown!
- Quit raising taxes Live within our means. Start paying attention to essential services and stop with Fluff. We don't need new arts center, we don't need new city hall.
- CBJ doesn't need a new building. It's absolutely ridiculous that this is even being tossed around.
- Keep it downtown.
- I like the idea of putting it on the parking garage near the transit center.
- All in one.

- Good luck!
- It's highly important to concentrate city offices in the downtown; to keep it vital and make access easier for people who may not have cars. An aging population means less people who can drive. Less cars means less pollution and use of fossil fuels.
- I support repurposed building over new construction.
- I appreciate that there has been thought about long-term costs. With the significant move to telecommuting across the city, I can't support construction of a new building, as we may see a significant increase in available space, potentially dropping the price per square foot. I'd rather wait a couple of years and see what the long-term effect of telecommuting has on both the CBJ and our general population.
- The downtown location has been inefficient for many years and its location makes it very user unfriendly for the majority of the citizens. We avoid it at all costs, especially in the summer/tourist season. Several years ago they moved the police station to a new location which has worked well for the police and the public. A similar location for city hall is ideal for both employees and residents.
- Please don't build a city hall. The business are not even back to full capacity and home owners cannot afford higher property tax.
- Please review what the Comp plan, and it's predecessors say about this issue.
- Best to minimize urban sprawl. Best to recycle, reuse, repurpose. Best to consider the big picture. When it comes to "ocean ranching" hatchery Salmon - why would we be trying to do something so different from Nature, in Nature, and expect it will be better than Nature?
- Put on the bus line.
- City Hall is a key element to our downtown.
- Design and build it to last 100 years or more.
- I am supportive of a new City Hall if it's practical, has easy access and plenty of parking for the staff and public. I will not support a "mega" project just to show off some tricked out building with expensive architectural lines that only a few "elite" city employees get to use for work. If the CBJ is really in a cash crunch, belt-tightening mode they should be looking for the least expensive proposal to create a new office facility.
- A decent parking structure (multi-level garage) should be included.
- Increased ADA accessibility and ease of navigation, more parking.
- It's time for a new building.
- I do not think a brand new building is needed but rather refurbishing another building (eg. old Kmart building) that has ample parking as well as meeting space. It could also be a revival of the space that could be shared with another tenant.
- Do it.
- Downtown is congested and has lousy parking. It is no longer a serviceable location. We need to look at Lemon Creek or the Valley for a more convenient location.
- I would like to see us consolidate CBJ services into a single building while making use of a massive empty building and parking lot.
- The old Kmart/Walmart building in Lemon Creek is centrally located (thus more easily accessible to more people) and has lots of parking. With the police station now being in Lemon Creek, that would put most(?) city operations in the same area. And, re-purposing an already-existing building is more environmentally responsible compared to new construction.
- Keep the heating system basic, remember the fiasco at the SLAM with geothermal.
- Please don't raise property taxes to pay for it.

- It makes more sense to use/repurpose an existing building than it does to build something new. The old Walmart would have plenty of office space, plenty of parking, be widely accessible to the public, and potentially revive an otherwise dead business district. The City could rent out the space they don't need to restaurants or other businesses. Win-win.
- If employees are going to have the option to work from home, there needs to be information on how much CBJ is saving & new offices need to use their current office furniture unless it's actually broken.
- Having all City Hall offices in one central location makes a great deal of sense to me and Lemon Creek is midway between the valley and downtown making it equally convenient for both. The old Walmart building is essentially a shell that could be remodeled easily for all city functions and has a huge parking lot.
- I think it's a good idea to have a City Hall that houses all city functions and owning the building is preferable to renting. Space should be sufficient to permit gatherings of all staff while also realistically anticipating the reduced need for individual office space due to telecommuting.
- It doesn't matter what the public says, CBJ will do whatever the hell they want.
- CBJ should develop a new city hall that is more accessible to the community. I think this means more parking, more services co-located, and a design that is accessible to people who have disabilities. I also think it's important to have our city services provided in person so people without internet or reliable phone service can walk in and talk to someone to take care of their business.
- Use of abandoned building would be efficient.
- Move it out of Downtown! It would be more centrally located in Lemon Creek or around the airport/Safeway area to all residents.
- Do it.
- Try your best to repurpose existing available space If at all possible. The old Wal Mart needs to be utilized somehow.
- If the CBJ offices were located at Walmart they would all be in one place with lots of parking.
- CBJ does not need to develop a completely new site and construct a completely new building. There are options that can/should be explored without diving straight into the "build new" thought process.
- Don't build it. Don't kid yourself. The "greenest" building is the one not built. Or if you do build it make it as cheap as possible. Tired of the city building infrastructure that then becomes a burden on taxpayers to maintain for Services they don't need. City hall is an office. We don't need some palatial building downtown.
- I think the current city hall could be put to better use by SHI or businesses that aren't closed after 5 pm.
- I know CBJ top officials have developed new City Hall plans for building above the new parking garage. I am totally against this due to no public comment and CBJ top officials are trying to force this on Juneau community.
- Want adequate parking space for community to participate in important local items. Also think building new and using green, energy efficient, long service life will be more cost effective than remodel. Allow those rented facilities to be used by other small business in the downtown core area. For sure more commute from home but still need a reasonable public presence to help handle matters. Can some funding be leveraged from the State should be considered? Would also like an alternative to centennial hall for public input matters for gov't when large space is not needed. Would not mind if there were a suitable location on Douglas that would meet the needs of Juneau.

- We don't need grand. Functional works. while your 'quote' on cost is very misleading, the Walmart building can be made to work. it has parking also. otherwise, that facility is going to be torn down and returned, over decades, to it's former natural state.
- I think CBJ should purchase the vacant former big box.
- We need a nice building, not an architectural masterpiece by any means, that will last us for the next 50 years. Plan on expansion needs, now and don't drag out the process!
- The Walmart space is more central, big enough to hold all the various components, with adequate parking.
- It should not be a monument to the current or any other administration...these people work "for the people" and should not be trying to build empires and edifices to their posterity. It's all about serving the community not building a Taj Mahal.
- Regarding my suggestion of the Walmart building: The is enough space that it could house everything, is centrally located to town and valley with easy Egan access, and on the bus line. Indeed, with that much parking space around the building, a park n ride bus terminal could be put on one end of the building.
- We need a covered rec center- the Walmart building could be the city hall and tennis courts- archery- floor hockey- soccer.
- Until the CBJ can maintain its existing facilities and live within the constraints of its income it SHOULD NOT build anything else. Period.
- We have buildings that can be remodeled at a reasonable price. Walmart is a great example. Lots of parking and centrally located. The building is easy to re-plumb & re-wire.
- In the current economic climate I think a new city hall is inadvisable. Let's get through this pandemic and the failing economies it has spun off and then revisit the possibility of a new city hall.
- I've dealt with some of your departments and some need to go back and re-learn customer service. As city office employees we the public should be able to discuss our concerns or at least have some say over the business we are there to conduct. Doing city business over email leave your employees to make direct comment/statements leaving us feeling powerless over what it is that we are requesting or inquiring about. Saying "we can't do that" isn't sufficient, it should be followed with a reason why "you the city" can't do that of which we are asking. In this case, I overpaid and wanted to get the amount overpaid back to me so I can pay other bills, we are all having a hard time with our bills, any help or flexibility would be a way of helping our community be less stressed.
- Face the fact that the cruise industry owns downtown, and that will only get worse. Time to reposition away from CruiseLand Juneau. The current city hall is likely worth a bundle for that sector. Consider TMHS - this school was built assuming a level of growth that never materialized. Portion off one wing to serve as city hall. The adjacent library can also be utilized for public meetings. It has excellent access. Ample parking. And most important, it's infrastructure that's currently being underutilized. I'm sure the school district could use help with energy costs. What can you build for \$12 million anyway?
- Flat roofs leak and are high maint. Use the roof to grow things garden greenhouse domes indoor outdoor meeting areas. Heat pumps are incredible heat sources. Air or ground heat or salt water heat source in winter. Native influence in art and architecture!
- We live in a spectacular environment and I appreciate our well run and efficient city government. I think a new City Hall should reflect these assets.
- Consolidation of services in one building would be a plus!
- Do it right the first time and we will benefit for years.
- Maintain the buildings we have is priority.

- Please look at converting an existing structure before building all new. CBJ should be very cautious about maintaining infrastructure going forward
- Move all city offices to Walmart.
- With declining revenue it's time to tighten our belt, not come up with ideas on how to spend money we don't have. We need to focus on needs, not wants.
- PLEASE keep the public involved in this process including organizations such as Juneau Chamber, JEDC, CBJ Advisory committees, etc. THANK YOU FOR PROVIDING THIS SURVEY.
- Good idea, but does not need to be in town. Managers could go to state or federal offices if need be without requiring all workers to be downtown.
- Quit spending money you don't have.
- Not necessary, we need to save money.
- Really just make it easy to park!!
- Assembly chambers should be much larger than current chambers.
- Ample parking for permitting office should be a must. Contactors and people who build their own properties don't usually drive small compact cars.
- City hall should not be downtown. Way more expensive and anywhere in Juneau is close to the capital. put it in the valley where the population is and it is cheaper to build.
- More meeting space a visual technology/broadcast ability.
- Old Walmart has plenty of parking and is centrally located.
- The current location is not very convenient, not enough parking and not the best for those with disabilities to get to or use when inside.
- Finish Juneau Harbor project first. Upgrade Centennial Hall first. Repurpose Valley High School
- Put all offices that can be together in one location with plenty of parking for staff and customers. Make it a long term energy efficient building and not necessarily downtown but on CBJ owned land preferably. If this can't happen should have all workers that can work from home and dump leases and consolidate like the state did. This could save \$ too to bank for new CBJ. Realize the importance of being downtown but that probably isn't where the land concentration is so valley is a better choice as most populated area of Juneau.
- Yes I am not in favor of the way the city has spent money on things that don't benefit all members of the community, but specifically help one segment.
- I do not know why you are asking the public when the city manager made it clear he only wants it downtown.
- I feel more centralized vs being downtown and I would like to see the city consolidate their offices into a building they own vs renting.
- Should be in the Valley or Lemon Creek.
- Sustainability is a big concern and should be part of any new or remodeled office buildings.
- Use an existing building and put all departments together.
- This woke leadership does nothing but spend money we don't have on themselves and their kickback schemes with nonprofits and construction. Endless money for the "art" NO ONE comes to Juneau to see. Unlimited CBJ handouts to nonprofits where all the politicians get hired after they leave office and funding of homeless, criminals and drug addicts over working residents. Try focusing on something that will benefit Juneau for once. Work to bring real paying sustainable jobs to Juneau instead of driving out working families with your endless spending on everything but Juneau families. Take a reality check. Go driving through the trailer parks where the people that make Juneau run live in 50+ year old trailers. Then go driving through one of the numerous housing projects those working people have been forced to subsidize like the new ones out in Douglas. Then ask why would

working people stay in Juneau to live in squalor because their money is taken to fund pretty lavish apartments for people who don't work or contribute to Juneau. They don't. That's why working families are leaving in droves and being replaced by all the homeless and non-working people coming in for the new handouts. I know 2 couples who came to Alaska specifically to get into the new senior apartments when they went up...and they got in.

- Downtown is difficult for public access for assembly and other public meetings. Hard to find parking, expensive for leasing and purchasing property. A Valley location or Lemon Creek (hospital area) near bus lines would be ideal for most to access.
- I think it would be nice if everyone worked together instead of spaced out. I also think employees should be given the opportunity to work from home full time.
- The old Walmart building would be worth looking into.
- Put it where it is easy to get to and park. That is what you owe our population.
- This assembly is all about spending money. Really? First the performing arts center; now a new city hall? If the city's population continues to decline, why not stay the status quo for city hall until all COVID restrictions have been removed and we have a new norm for what is really needed? Does spending money and creating mandates make you feel you are doing your assembly jobs? Frugality should be the focus during these challenging health and economic times.
- Should be easy to walk from one dept to another use existing building as practical.
- Spend the money on an incinerator. A new city hall will cost way more than the rent currently being spent.
- Tourists don't travel to Juneau to see government offices and parking garages.
- Your question 2 seems biased towards a location downtown. It left out options like "close to constituents" or "centrally located" and does not have an "other." Redeveloping the Walmart lot allows for centralization of more than just the downtown offices. The massive parking area would not be needed and could be re-utilized. The loading dock area of Walmart could become a building hosting facilities maintenance, IT, etc. ("workaday" support offices that could use a loading dock from time to time.) That building could also contain central heat. Then arranged around the edges of the parking is a campus of interconnected buildings - CDD/Engineering, Admin/Mayor/Assembly, Parks & Rec, Finance, etc. Add in a transit center and you have one stop shopping, adequate parking for staff and constituents. The staff working there might spur re-introduction of services for the low-income Switzer Creek area as well. If the lot currently used to allow old school buses to slowly fossilize was brought back as a retail location, CBJ could be inventive in handling that. Perhaps a tax break if the location sold actual groceries within walking distance of Switzer Creek. (Imagine the Lemon Creek Breeze in with a small Rainbow Foods in the back.) Even without that, a transit center right there would help folks get to Fred's and back via bus though, with a covered waiting area to make shopping on rainy days less troublesome. It could be amazing.
- Strongly consider Walmart.
- Move to Walmart and combine with a community center and fire station.
- Walmart centrally located with plenty parking.
- Use eminent domain to acquire Walmart land. Raze the building. Build a campus of modest office buildings (function over fashion). Include a new fire station. Perhaps allow for private produce/grocery promoting healthy and fresh food choices.
- Our economic future is in jeopardy unless CBJ quits raising taxes and embraces tourism and legislature as a revenue source. Want a new or remodeled building? Then earn it!
- I strongly urge decision makers to make practical decisions for a new city hall. The current setup is inefficient and expensive. The DTC is for PARKING, and should not be used for a city hall. CBJ should

hold three more stories of parking and start waiving all fees associated with parking for new development in the downtown area. Parking spots in a dense area like downtown is a misuse of space that drives up the cost to build and drives up rents in new construction unnecessarily. While this is an abrupt change from our current practice, we need to get with the program and waive the parking requirements in the downtown area.

- Parking!
- Existing building has parking, and room for a lot of employees.
- This is the wrong time to be thinking of this expenditure.
- Parking is very important.
- Must be functional and not cost any more money than what rentals are now costing plus what can be made from the sale of the existing building. Parking is a paramount requirement since it is now almost non-existent.
- Look for existing structure that could work before building something new.
- Renting space is poor business. The city should release land to be sold for local resident to develop single family homes to help support the city in purchasing a building, or new construction. The land sold should be that is not down a poorly maintained road, should be of 1/3 acre partials or larger, and most importantly should not be sold to any company for development. It should only be sold to private citizens.
- The Walmart Building appears big enough, very accessible with adequate parking for city offices and an affordable large daycare for young children, which is badly needed.
- City hall does not need to be a show piece it needs to be practical. While the Walmart building no doubt needs work there is plenty of room for expansion, parking, a central location between town and valley and a good staging area for emergencies. We don't need a new albatross like the valley library.
- Walmart building
- Make the change soon as possible!!!
- Just stop pushing this waste of money.
- Walmart building has ample parking and is centrally located
- Smaller government needs less square footage. PLEASE don't plan anything more than utilitarian space and NOT downtown where parking is such a huge hassle. The Walmart building offers plenty of space for one centralized office facility, equipment maintenance and adequate parking for employees and easy centralized access. It's also close to the police station. Please use common sense in design and construction!
- Try to use an existing building.
- Paying rent is ridiculous. Building a Taj Mahal is ridiculous. How about a commonsense solution?
- You took badly needed funds from seniors and throw money at projects we cannot afford. Use some common sense here and make the funding and use of this facility -- practical.
- I believe the purchase the existing Walmart building is the most reasonable option - all CBJ departments under one roof. There's enough room for a small library and food court. Plenty of employee and visitor parking. And with the large lot, there's also the possibility of a small park for CBJ employees, and locals.
- Downtown is expensive real estate and could be repurposed. Lemon Creek or airport area seems better if parking and road access is good.
- Be efficient, but remodel or build nice offices and then rotate teleworking staff into nice ones instead of cubes.

- Utilize existing Walmart building, centrally located, lots of parking, close to police department, bus route access, have all city departments that fit location, one stop shopping.
- The City should not be concerned about building a New City Hall, there is plenty of unused commercial property that could be bought/rented. Downtown is NOT a functional location especially during the summer. I am VERY opposed to a new structure.
- Since remote work seems to be a continued "coming thing" for many offices, take this into consideration and improve "away from home" connectivity. If remote work isn't a wave of the future, make the work area a nice place to work but put a damper on a fancy architectural showpiece. Be prudent with our taxes.
- It would be nice to have parking adjacent to the building.
- Be practical. The city hall must be at ground level with abundance of parking.
- Have a DMV section.
- The Walmart location has huge parking, single level building with large structural spans, on the bus line, visibly prominent from Eagan drive, centrally located if you consider Douglas and out the road, site/building is available (motivated seller), within walking distance to many low income areas, accessible via two major road arteries. The building's bones (infrastructure) is intact and capable of handling a major reconstruction remodel into a prominent, well designed "city center" suitable for CBJ's government offices.
- Just do it.
- Be central Walmart site would be great parking, open configuration, public safety and fire services main offices would be accessible.
- It would be nice to have the city hall have a mixed use component e.g. housing, shops, etc.
- Would like to spend as little as possible and repurpose an existing building. Walmart has been empty for years.... Nugget mall is practically empty..... there are options.
- Please add a Alaska Native element honoring the people whose land we are on.
- We cannot afford it. Property taxes can't get any higher.
- I am absolutely opposed to building a new city hall. If the current facilities cannot accommodate the city employees, maybe CBJ has TOO MANY EMPLOYEES! A new city hall is a want, not a need. Our property taxes are already too high. I do not want to pay more taxes so the city can build a new building that is not needed.
- We are in one of the most beautiful sites on earth. With the volume of visitors from around the world it seems to me that we need to enhance our city with building that are unique and add to the beauty of our surroundings.
- I would like to see the repurposing of the K-Mart building, if that is cost-effective for the long run. It is a shame to leave it empty, and if there are all the departments under one roof, it seems it would be easier for the public to access the correct department with only one trip. Parking is quite sufficient as well and it seems there would even be appropriate access and position for the street department trucks and equipment.
- No reason to spend money on a new city hall. Money could and should be spent on more important things like childcare and education.
- Leave it where it is. Definitely NEVER in the valley!
- I support keeping the city hall in its current location and retrofitting as needed for energy efficiency. Uncontrolled tourism is about to have major effects on downtown Juneau, and I want the city to be in the midst of it so that they will begin to make better decisions for quality of life here.
- Yes. 1. In giving the option to build or continue to rent, you failed to offer purchase and retrofit a building in the downtown area - that would have been my choice. 2. Regarding increased work being

done for home. I think the important thing is having enough staff in office to cover walk-in needs plus assured phone contact assurance for folks working from home; all so accessibility by and to the public in not diminished (but perhaps even strengthened compared with what it is now).

- Show us the reason it makes financial sense before you go off designing buildings.
- Keep it where it is.
- Building should include floors of parking for employees and visitors.
- Geothermal heating as well use solar panels.
- Makes sense long term to buy own facility.
- Combine downtown CBJ facilities into 1 or 2 Downtown locations, including school district administration. Too many roofs, leases, parking lots, and boiler/heat sources exist now, consolidate and save for other important improvements.
- As a lifetime Juneau resident, I'm tired of offices moving to other areas. City Hall needs to be in the heart of the city. Key Bank has a building that can be repurposed, and the building next door is for sale. The location of the former Public Safety building would be a good site. And CBJ needs to stop requiring free parking for office buildings and start requiring building owners to instead provide free transit passes in lieu of parking.
- The new building MUST be easily accessible by public transportation. If moved to lemon creek or the valley that might mean Douglas people have to transfer busses which is a burden and reduce accessibility.
- I believe if we prioritize and utilize work at home the current footprint would be sufficient at this time.
- The building is old and services are not centralized. The Assembly Chambers are OK, but other offices seem unsuitable. Let's put that rent to work for the city and own a facility for the long-term.
- Working from home is the future! If it needs to be a new building... Sure make it look nice and energy efficient. That's a great idea. If it's an old building it most likely will not be either of those, but that's fine. 🙋
- If City Hall is to be expanded, it should use existing buildings in downtown and parking should be taken away from seasonal legislators and staff and given to staff and customers that will need it year around.
- I support the development of a new, energy efficient city hall that prioritizes public access to services and employee health and wellbeing. I am less supportive of a concept that prioritizes architectural creativity and aesthetic appeal. Leave that to the private sector.
- Stop spending our money on these irresponsible projects. Look at all the properties you already have facing deferred maintenance. Why would anyone who is a responsible steward of taxpayer money want to add more unsustainable buildings.
- Accessible to the public and plenty of parking. A large enough assembly chambers to handle our larger meetings without needing an overflow room.
- Sustainable and energy efficient are important. Also, making sure the space is flexible. It would be nice if the building lasted a long time, but we don't know what services we will want/need in 50 years (think about how much services have changed in the last 50 years!). So creating a building that is flexible to change is important.
- Beautiful and good things that the City and State pay for should not just be for the tourists. Every decision made should be about how it will improve the lives of people that actually live here. We're paying an obscene amount of money right now for really poor offices that aren't even in one location. It makes sense for CBJ to work towards this and it will eventually be a large asset on the books - rather than continuing to pay almost a million dollars yearly for the current office space. It makes fiscal sense and I would like to see this structure built for the populace here - it should be built to last,

energy efficient and aesthetically pleasing. The land on the water will continue to appreciate, especially if tourism keeps expanding, so if we build it near downtown, we could always sell it in the future once it appreciates a ton and move to somewhere else if it begins to get too congested with the tourism traffic.

- Would love to see a new city hall even if it means I have to move since I live in a potential option site on Telephone Hill - a new city hall is long overdue, come to my office and see my lovely tarped ceiling from when my office flooded 2 years ago :o)
- The State is encouraging telework, which cuts costs in so many areas. The City should allow employees that can successfully work from home do so as well instead of paying for office space/needs unnecessarily.
- We could probably get some grants to build a new or refurbish an existing building to be very energy efficient.
- Make it pretty and comfortable for the employees :)
- The current city hall is an eyesore. For a city that welcomes many tourists a better maintained and visually appealing building is mandatory.
- If renovations are less costly, why build new and spend more money upfront when we still have a lot to already work on.
- Please make this building something recognizable, I had no clue we had a building or I guess multiple in general. Also, please make our city hall interactable with the Youth, maybe a youth section or something so we know it is a safe place too?
- Keep it practical, nothing extravagant. Nice, functional, it doesn't need to be an architectural master piece.
- Spending more money should be carefully thought out. Taking care of the city and employees should come first.
- We need something that isn't an embarrassment like our current building is. If we can spend money on a new city hall, we should at least retrofit the outside of the current building so it doesn't look like it's about to fall down!
- If you do not make parking a priority, then that encourages employees to use public transit, walk, and bike to work.
- It would be nice to center as many departments as is practical in one city hall rather than having them spread out across downtown. Having one focal center that meets many of the public's needs in one place would be great.
- The new City Hall needs to be on the bus line with a bus stop. It needs to have ample space so that meetings from other groups can take place there and also be open For other public meetings concerning the community.
- I think the new building is ok if it reduces the annual costs currently paid. I would consider re-purposing a building instead of building new. Also, consider what happens to the rental spaces the CBJ will leave vacant.
- Having all services in one location is long overdue. Go for it!
- Survey needs to provide more information. The introduction suggest current rent offset would support a \$13 million building - in today's economy and construction costs \$13 would not be much of a building. The survey or future surveys need to provide more explanation of costs, how the project would be financed and how it would improve function of city government.
- The pandemic has illustrated that a lot of work can be done remotely, so I like the idea of reducing office space if the work can be accomplished offsite. Parking is always an issue downtown, so if City Hall remains downtown, parking should be a top priority to improve access for necessary in-person

business. It's also useful to have all City offices in one location if possible, though satellites for certain sections may prove beneficial. Thank you for asking for input.

- How much to buy the current building?
- You didn't say the cost to remodel the old one. Are we hiding something?
- Accessibility for most Juneauites is important.
- Supportive of concentrating all of City Hall into one space whether it be a new structure or repurposed building doesn't matter.
- Terrific idea. The current building with offices in two different locations and that is quite old isn't conducive if efficiency or reflective of a state capital community.
- Rent temporary offices. Tear down and tenuous new Hall.
- Thank you for looking into this and asking public opinion.
- I am not sure this is our highest priority. Homelessness, mental health, education should be adequately addressed first. They are not.
- Please include lots of large windows, and adequate space for wheelchair usage. Thank you :).
- With a decrease in tax dollar revenue, an uncertain tourist schedule and a dwindling tax paying population, city government should be curbing their desire to spend with abandon. It should be noted that when the police station was built it was already paid for. It took an extra year because there were delays in design but it was almost entirely paid for upfront. Moving back to a prepaid schedule seems to me to be a more fiscally prudent move.
- The city is not operating at 100% therefor should not be building and spending more money for taxpayers to have to pay. Meanwhile in the real world many have had hardships and can't afford more tax increases.
- I'm apprehensive of more projects that raise property taxes. I'm also concerned about having more abandoned/empty spaces. If there is a cost savings in consolidating the offices I would likely support it.
- Regarding the telework option - I recognize that some employees will want to work from home while others won't. Providing reasonable accommodations for how employees best work seems important.
- Good idea.
- We have rented for to long.
- What about multi-use, incorporating affordable housing, the new JDCM building, or some other function? What other community space needs might a new building satisfy?
- I worked for CBJ in leased space. It was substandard. No employee parking. Not ADA accessible. Difficult to get to other departments. A cobbled together mess.
- Oppose the 30 year bond idea. Would highly support a 15 to 20 year payoff plan. May need to cut spending elsewhere to pay for this improvement.
- I am very supportive of a new city hall building in a location more accessible to the general public.
- I don't like the idea. This is a very weighted survey that doesn't give me much confidence.
- Nope. Sounds like an exciting project! And a great money saver.
- As a former employee I know the need for improved facilities. Please plan for adequate storage of public records, which are sometimes a forgotten piece of the puzzle.
- I think it's a good idea. Shouldn't have to keep paying rent.
- What will happen to old building/ space.
- It is more sustainable to use a current building than try to build from the ground up. My personal opinion is to have city hall downtown in a prominent space but I don't know if that is realistic.
- Build It.
- The city already has financial constraints and a new building at this time is ludicrous.

- I'm really happy to hear you guys are looking more into employees working from home, and am looking forward to having city hall be together.
- Make as affordable as possible for taxpayers. No "empire-building."
- Building should be built to accommodate all departments currently in city hall and also in rented buildings.
- I strongly urge the city to creatively use existing buildings in a cost conscious manner and not to build something flashy and new. Now is not the time for this- we are already challenged to maintain the current services offered without increasing taxes. I am not conservative by any means, but I was very bothered by the discussion surrounding construction of a new building on top of the parking garage. It was tone deaf and disconnected from the tax payers. In general, I am concerned the city is disconnected from this sentiment and I see it in many other discussions.
- its about time!
- Get the budget in order before spending on new projects. Get the city assessors office under control-one gets the sense that members of the assembly are unaware of random and inaccurate reassessments.
- If the idea is to use the current rent obligations to service a bond, there can't be any bait and switch. A new city hall will need to house all staff and all rental properties will be vacated. The public needs to see more detail for financing. It needs to be a wash or better and that would include required budgeting for maintenance costs for the life of the building. I'll be blunt, I do not trust you or your numbers. We need to see more evidence to back them up.
- If we can't get a new building, can we spend some money to make the outside of this one look better?
- Build the Tower of Power!
- If possible, finding and remodeling an existing building is preferable to new construction in my opinion. The Anchorage School District is in a former shopping center. While that may not take CBJ from a renter to an owner, a location like that could offer lots of space, lots of parking and a centralized location. I support comfortable, efficient workspace for CBJ employees and good parking for visitors. Good luck and I support your efforts!
- Storage, office space, and parking for employees and visitors are the highest priorities for a new City Hall.
- CBJ should consider allowing more employees to telework. Getting rid of the 2 office floors for CDD should be removed from the Marine View Building. Most of these employees have the ability to telework and should be able to do so.
- I appreciate the opportunity to weigh in.
- central location, perhaps in Lemon Creek would be nice, but more important that it be near public transportation.
- Consider impact on local rental market if you build.
- It was like walking into a time capsule when I first entered the building. I love old, historic buildings but was a little surprised at just how "old" Juneau's city hall is. I feel for the employees who need more space.
- I do not want to pay more in taxes for a new club house for you guys.
- This is long overdue. Consider shared uses, like school district admin and city hall, or businesses renting space within city hall.
- What are the operating and maintenance expenses not covered under the current leases? Were those factors into/out of the referenced \$12M? Any interesting architectural elements should be careful to not increase annual O&M, cost-effective construction with art would be preferred. I

appreciate having City Hall downtown since a majority of people work or live nearby -- rather than out in the valley where there may be less work and just residences. I know people want to repurchase the Kmart/Walmart building, but that had a seemingly wobbly substructure, was a cost-benefit analysis performed?

- I think that it is a good idea, and very practical, considering the growth of people getting involved with city and state matters.
- It will incur cost overruns and will be designed poorly and built poorly. I base this off past experience. Nothing can be done about this but just wanted to state it.
- The current city hall is in such a sad state. It reflects poorly on our beautiful city to not have a more up to date, safe working space for our city. I think it's also confusing that everything is so spread out.
- Use a smart balance of the factors listed.
- I would love to see the city museum and archives occupy the same building, the collections are currently at risk in the basement of the present facility and as a historian, I'm very concerned. Consolidation of CBJ offices such as the Permit Center and Engineering out of a renovated apartment building would be nice, we have so little housing in the downtown core.
- My preference is for utilitarian over architectural awesomeness. HOWEVER... if the architects can make something awesome that works within the budget I am all for something amazing.
- I think I support keeping it downtown.
- I look forward to an expedited process.
- In my view, remodeling Centennial Hall into a civic center is a higher priority in the next couple years than a new city hall.
- Repurposing another building makes sense. There are multiple empty office and commercial building spaces that could be used. I'm afraid under the current CBJ administration, the cost would be exorbitant, the design prioritized over utility and a "Taj mahal" approach to feed egos would lead to inappropriate expense to taxpayers. I was a public servant my entire career.... we should use taxpayer dollars wisely and judiciously. Not sure this administration capable of that world view.
- Environmentally friendly should be the highest priority whether new or Remodeled. Be allowing employees a mix of telecommute and in person work you can meet public needs and employee needs thereby being a more desirable employer. What about the Bergman or the Artcorp building?
- Wheelchair accessible with as few barriers outside and inside the building, please.
- Focus on practical/functional as opposed to appearance and prominence. Make it as energy efficient as possible using renewables. Creative landscaping and native art can greatly improve the appearance and "wow factor" of an existing building. If more services are provided virtually, the physical location of the building becomes less important.
- Previous considerations about an open-floor plan for a new city hall are no longer reasonable in an era of pandemics. Open floor plans are also extremely problematic for those who require a quiet non-distracting working environment for productivity.
- Great idea. I hope this project can replace or repurpose an ailing downtown structure. A lot of the buildings downtown are dying of neglect and the city could be really elevate our downtown with a new structure. Perhaps you might consider a ground floor that can be managed by Spruce Root and/or JEDC as a small business incubator. I'm thinking a store front that new businesses vetted by Spruce Root could operate out of for a year while they make more permanent plans to setup shop.
- Modern in outside and inside features, not cultural in features as current construction is already doing. Also plan for future growth, not like Centennial hall was built so short sighted. Design smartly, not like wasted entry of state museum.
- Homeowners are paying large amount of taxes. Please use taxpayer's money wisely. Homeowners

- Easy access for building and other permits, if adequate parking isn't available consider drive thru services. As far as work from home goes as long as walk up or appointment based in person service remains available.
- I feel like CBJ always has suspicious money spending habits.
- Brings two places to mind: Old Walmart, Telephone Hill.
- It's truly sad to have abandoned buildings in Juneau - like the old Walmart & nearby gas station - so whatever decision is made, keep in mind the overall community aesthetics before abandoning even more buildings. They will sit empty or be grabbed by cruise ship companies - we already have an off-season 'ghost town' in the lower part of downtown where thriving, year round businesses and restaurants used to exist.
- It would seem appropriate to explore the options. However, unless a parcel that the City already owns is used for this purpose, a 12 million dollars budget will not provide the desired result.
- Cheaper to rent than to own.
- Make sure it's easy to navigate from Department to Department. Not like the maze work of the current City Hall Building.
- I trust CBJ to make a sound decision. Whatever it is the building should be accessible to the citizens.
- City offices should have at least adequate nearby parking available as a courtesy. As I recall, the city required the chain stores and malls to build parking lots big enough to hold cars for what seems like half the CBJ population, but city facilities have basically no parking.
- Former Walmart?
- Adequate space for the public to attend assembly meetings. Space for conference rooms.
- Simple basic functional building. Energy efficient but cost effective. No expensive frills, offices or common spaces.
- It should reflect the times and be economical, efficient, user friendly and logically organized to meet the public mission.
- Reducing leased space is very important as it allows consolidation of office locations.
- Juneau currently has a surplus of office space due to SOA consolidation. If possible, work with SOA to find a space that is now underutilized before going with new construction that would add to the office space glut.
- Don't spend a whole bunch of money needlessly. Just for somebody's architectural benefit. Upgraded to a newer existing facility probably outweighs the cost of a new building by far, it would take a long time to pay it off. Don't think the city needs to be going into that kind of debt.
- As I hope I indicated above, I would be more inclined to support the most pragmatic, long-term, cost-effective benefits as opposed to cosmetic or a 'prominent' City Hall. Prefer utilitarian. Function over form.
- CBJ does not have the budget to build a new city hall. While in the long term the rental savings might cover the cost, the cost will have a significant up-front, short term impact. With what business and residents have faced over the past two years, and will continue to face with rising prices, fuel surcharges, etc. we cannot afford to raise tax rates on citizens to cover this cost. CBJ needs to be focused on needs.
- I think it is important for CBJ to have efficient work space for employees and for community members while doing business with the city.
- The building should include a public meeting room that nonprofits and other non-CBJ entities could use for meetings.
- No money for a palace
- Be efficient, not just in the building but in the design and construction. Be practical

- I think a new location under one roof that is remodeled or built with energy conservation and that becomes a show place for downtown Juneau would show Juneau as a progressive city
- No more high school students than we have, consolidate the two buildings & put city hall in one of those buildings. I have never supported having two high schools.
- Not at this time.
- Make sure it has a large outdoor thermometer still. Thank you.
- Public buildings never receive funding for maintenance and repairs. Lease a facility that can house all of CBJ together and require the owner to keep the building maintained in order to keep the lease.
- Good idea to get out from under an expensive lease - and retire a debt obligation instead. This will build equity for the city over time.
- I've seen an increase of CBJ employees working remotely from out of state. It's difficult to contact and communicate with employees and coworkers in different time zones.
- The current building is an eye sore. I do love the artwork on it and I think the new space should also have local art/murals on it.
- Go for the most useful option without breaking the bank. I would suggest selling the building downtown and buying or building something in a less prominent and sought after location
- We can not afford to do this.
- Please don't try to retrofit the old Walmart.
- Needs to be handicapped accessible throughout the building.
- Not specifically but wanted to reiterate that telecommuting should be available for employees if it fits their position and duties. It's been a major satisfier for my family and I wish more businesses placed value in that.
- I appreciate these short surveys and CBJ reminding us on social media of the survey. My primary consideration is long term cost. After that consideration, I love having City Hall downtown because it shows a presence and connects CBJ employees with downtown and the impact of cruise ship tourism. But, there isn't enough room downtown to make City Hall as accessible as it needs to be. I am amazed at how frequently I drive to the Valley from Thane to use the Valley Library because it has great parking, is easily accessible, has nice meeting rooms, and is a beautiful building. Those things are more important to me than proximity. This probably is impacted by the fact that I'm retired and have more time to drive to destinations during the week.
- I have respect for the mural on the outside of the building. If the original art is not able to be preserved, a Tlingit artist should create some sort of art (pole, post, mural, metalwork, etc.) For the building.
- Repurpose.
- I support a new building or remodel almost equally. It should be utilitarian, nothing fancy. It should be modern and able to adapt to changing times. Energy efficiency should also be considered. I would definitely support a bond because we will save in the long run.
- Needn't be in a high cost tourism location.
- We should not build new facilities while we aren't maintaining existing ones.
- Cost effective and save taxpayer money.
- Just want to make sure it is looked at in the larger picture and wants vs. needs. Could it be nice to have a new city hall? Sure. Do we need a new city hall? I haven't heard the case for that. If we can show savings in costs, that would be a bigger consideration to me.
- I think telework is a great option but it puts a financial burden on individuals for internet, space, furniture, electricity, etc. that may be very unaffordable to some. Also some individuals who really should be available in person for public interaction would need space. You should also consider the

effect on bldg owners (your current landlords). I'm not saying continuing to pay so much rent is a great idea (or even a good idea) but vacating an entire building (or 5) all at once could have devastating effects. All I'm suggesting is to keep that in mind.

- Once again, we are looking at an agenda conceived of and promoted by the bureaucracy, not the public. To a degree that is painful to express, there is no reason to trust the senior management at the CBJ will properly manage this project. The CBJ keeps adding staff and avoid common sense reconfiguration of existing facilities in manner that would enhance availability of offices to the public. An obvious solution to renting offices in Marine View would be to relocate Community Development and Engineering offices to Douglas Library and then work with school district to make existing library at Gastineau School into a community reading room during some afternoons and evenings. This and other repurposing of existing offices, combined with allowing staff to work remote are adequate for a community like Juneau but the impulse to borrow a big wad of money via a bond issuance for a new city hall that supposedly will consolidate offices and supposedly provide for more efficient government services is going to be the pretext for plowing ahead. Look, it doesn't take a rocket scientist to apprehend that the current CBJ Manager and other members of the senior management staff have long desired to build a new clubhouse. Sure, the current building is old. It's absolutely correct to point out the current building is not configured particularly well. If there was adult supervision over the staff (there isn't), and a reasonably competent group of staff who were tasked with figuring out what to do, it might make sense to look at how best to serve the public and whether a new facility is justified. But we lack adult supervision and the prospect of staff coming up with a right-sized and properly configured new facility is zero. Still, we will blow upwards of three quarters of million bucks studying the new city hall and then it will fail before the electorate. After that, the proposal will take on a life of its own and reappear for a couple of election cycles until it finally passes. Isn't that the way we do things in Juneau? Why, yes, it is. Witness the "new" high school, the cop shop proposal and other facilities. This survey is obviously skewed. It assumes, as do all push survey instruments, that a critical need and necessity has been articulated. The folks advocating for the new city hall will probably get the results they desire in terms of a justification to spend and build, but even if they do not, it won't make a difference. The folks behind this proposal will not quit in their quest to spend and build. The real problem down at city hall is a strong sense of entitlement coupled with a pathological notion that the staff and assembly are really more knowledgeable than the public. This survey is just another check the box exercise en-route to staff and the assembly doing what they are inclined to do, regardless of public sentiment, cost or genuine need.
- The safety mitigation that came about during COVID does keep our employees and public safe from other diseases as well. I hope the new building incorporates great air ventilation/ filters and sufficient division of spaces plus a chambers that can more easily adapt to public events that aren't designed to operate as a meeting.
- I think it's high time for a new city hall building. And I support high quality new construction to be built by union labor. The location should take into consideration commuting distances for most employees.
- Make it tourist friendly.
- Ridiculous use of money. You don't allow public meetings and limit access to offices so no way do you need a new building.
- Accessibility to all Juneauites is important. Hopefully sites in Lemon Creek and elsewhere are considered.
- Renting from a business is not a bad thing.
- good luck and hopefully it'll work out so that everyone wins.

- The need and use of a city hall will not be going away, so I encourage CBJ to develop (either new or remodel) a city hall building that will work for the long-term future of the city. It should consolidate city offices and reduce lease expenses, provide ample space for the necessary work force, provide easy access (ample parking, near a bus stop) for the public. Efficiency and adaptability should be considered when designing the building. Being downtown is no longer necessary and financially feasible; a central location in an area like Lemon Creek may be best.
- We should have multiple opportunities for ensuring full community input, and reaching out to members who may be disenfranchised.
- It does not have to be a palace, that will garner much criticism. It needs to be functional and accessible, in a location that is central to the majority of the population, either downtown or in the valley.
- CBJ should not be renting any space unless government is going away soon.
- As a former CBJ employee, I prioritize customer service and easy intradepartmental communication and coordination. Centralizing staff and making access to employees easy for the public is important. Being downtown is not important. If there was an existing building with enough capacity that could be upgraded that would be my first choice.
- Build up elevation on the footprint you already have. Upgrade existing elec/mech. Utilize parking garages already existing add public parking on first floor level on existing footprint all this only if you are bound and determined to spend monies you don't have.
- Repurposing an existing building seems to be a better option than new construction but cost comparisons are necessary of course. and while it would be wonderful to have a showcase city hall I think it's more important to be frugal and practical at this point.
- Consider linking into district heating if/when available.
- I agree we should not be renting so many facilities, but a new building needs to be practical and on budget.
- I would hope the city officials stop to think about their choices for a new city hall in the same manner that they would think about a big decision using their own personal money.
- With our wellness programs that we have, we are trying to keep everyone healthy, but were do some go for a gym? We should look into having a gym for people that work for CBJ. The cost of gyms here in our town are absolutely crazy. Even if we were to charge but have a discounted amount. Would be much better than paying for \$100 membership and also keeps everyone staying active. Would also even bring in money if we did an employee discount going towards the payments that it would cost to build a new building.
- I think getting to build new is the best choice.
- Do include art in the building. Public art makes spaces feel welcoming and elevates them from mere offices to places that takes public into account.
- Don't spend money that doesn't make fiscal sense today.
- Bond comparison does not take into account future cost of renovation repairs and maintenance. Not really appropriate comparison
- Quite frankly, it's less expensive to rent. And renting pays money to a business.
- Parking is important and the capacity for the public to attend assembly meetings as well.
- The city needs to be more fiscally conservative.
- Would want it to be cost effective over the long run as compared to the current circumstances.
- Having all city offices in the same location sharing meeting rooms and facilities makes more sense in the telework environment we live in.
- Make it utilitarian.

- I think there are higher priorities for money than building a new city hall, or trying to combine them all together.
- Don't spend our tax dollars.

