

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

June 7, 2021 12:00 PM

Assembly Chamber/Zoom Webinar

To participate via zoom please use this link: <https://juneau.zoom.us/j/91849897300> Or iPhone one-tap: US: +16699006833, 91849897300# or +12532158782, 91849897300# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 Or +1 312 626 6799 Webinar ID: 918 4989 7300

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. May 10, 2021 - Regular Virtual Meeting

III. PUBLIC PARTICIPATION of NON-AGENDA ITEMS

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 to no more than 8 persons in the public audience seats. Masks are required for anyone in the room who is not fully vaccinated. 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 [login info listed at top of agenda] to speak on an item up for public hearing or a non-agenda item, 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. Juneau International Airport Maintenance Projects - Airport CARES Funded

B. Capitol Park Donation

V. INFORMATION ITEMS

A. Next Steps for Solid Waste Conversation

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

A. Goal Update as of June 4, 2021

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. May 5, 2021 to June 1, 2021

VIII. NEXT MEETING DATE

A. July 19, 2021

IX. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**PUBLIC WORKS & FACILITIES COMMITTEE
DRAFT MINUTES – REGULAR MEETING
Zoom Webinar
May 10, 2021**

I. CALL TO ORDER

The meeting was called to order at 12:00 PM.

Members Present: Ms. Hale, Ms. Triem, Ms. Hughes-Skandijs, Christine Woll, and Paul Voelckers, Planning Commission Liaison. Mayor Weldon and Assembly Member Loren Jones were also in attendance.

Staff Members Present: Katie Koester, City Clerk Beth McEwen, Deputy Clerk Di Cathcart, Greg Smith, Jeff Rogers, Carl Uchytel, and Erich Schaal.

II. APPROVAL OF MINUTES

A. March 15, 2021 – Regular Virtual Meeting

Minutes approved.

B. April 12, 2021 – Regular Virtual Meeting

Minutes approved.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. Downtown Sidewalk Capacity Improvements and Seawalk Maintenance CIP Transfers

Ms. Koester explained Staff is requests two transfers from Marine Park to Taku Improvements/ Archipelago CIP, totaling \$550,000 to provide additional funding to complete marine passenger related projects. The South Franklin Sidewalk Safety and Capacity Improvements CIP would receive \$500,000, and the Seawalk Major Maintenance CIP would receive \$50,000. That will leave funding in the Archipelago CIP for completely passenger waiting canopies and getting started on some additional restrooms.

Discussion ensued.

Mr. Bohan stated the work will probably begin in late summer early fall and they will need to stay out of the way of the State resurfacing project from Main Street to the Tram.

Ms. Hughes-Skandijs moved the Public Works and Facilities Committee forward this transfer request to the full Assembly and asked for unanimous consent.

No objection, motion passed.

B. Ground Source

Ms. Koester gave a brief synopsis of the memo in the packet, stating further analysis of the energy efficiency upgrades at the two fire stations suggests the best solution for a long term solution is to install ground source heating systems. This will require \$780,000 in additional funding from what voters approved in the General Obligations bonds in 2020.

Ms. Hale asked if the construction of the loop fields will inhibit the emergency vehicles from coming in and out of the building.

Ms. Koester stated she is unaware of the specific details, but will get back to her with an answer.

Ms. Koester continued with the explanation of the request for the Committee to de-appropriate a previously approved short-term transfer of \$535,000 in order to get the design for Centennial Hall Renovation started and prepared for construction. The bonds have since been sold and that funding is now available for the Centennial Hall Renovation design. She would like to move the \$535,000 from the Centennial Hall Renovation project to the fire station ground source heat pump project with additional funding from Deferred Building Maintenance.

Discussion ensued regarding the appropriation of the \$15m and the cost analysis completed by the Consultant.

Ms. Koester stated she would send the cost analysis out to Committee Members for review.

Ms. Woll moved the Public Works and Facilities Committee forward to the full Assembly the transfer request of \$535,000 from the Centennial Hall CIP to the Fire Station M&E Upgrades CIP, and asked for unanimous Consent.

No objection, motion passed.

Ms. Hale asked that in the Assembly packet there be a link to the energy cost analysis for everyone to review.

C. Bartlett Appropriation – Extra Floor in Behavioral Health

This item was moved from V. Information Items, Item No. A to VI. Action Items, Item No. C.

Ms. Koester gave a brief overview of purpose for this request. She stated the hospital was unsuccessful in purchasing a property they currently lease. The hospital will need the additional space this facility would have provided. Because of this, they decided to add an additional story onto the new Behavioral Health Facility (BOPS). The construction bid was recently awarded to Dawson Construction. The addition will require a redesign of the project. Redesign now will be much cheaper than redesigning later, or creating an addition to the facility. The actual footprint of the building will remain unchanged, therefore the site, foundation, and roof costs will be relatively unaffected.

Discussion ensued.

Ms. Triem moved the Committee forward a request to the full Assembly for approval of the de-appropriation of \$2.5m appropriated for the purchase of the Salmon Creek Building and Appropriate \$2.75m of BRH funds to the Behavioral Health CIP and asked for unanimous consent.

No objections, motion passed.

V. INFORMATION ITEMS

B. Small Cruise Ship Infrastructure Master Plan

Ms. Koester gave a brief explanation to the memo within the packet.

Mr. Uchytel explained the Docks and Harbors Department would like to answer the questions of the Assembly and get permission for securing Federal funding for the project.

Ms. Woll asked that Mr. Uchytel be able to answer the question as to why the selected site was chosen. It is a question that is on several Assembly Members' minds. She didn't expect an answer today, but would like him to be able to speak to that at the Assembly Meeting.

Mr. Uchytel gave a brief explanation that this site was the most reasonable, as the Seadrome Building is already being used for small cruise ships and anything north of the bridge is not accessible by the cruise ship industry. Douglas was also not available for small cruise ships.

C. Elections Site (Verbal Report)

Ms. Koester gave a brief explanation to the need for this improvement.

Discussion ensued.

No direction given.

D. Next Steps for Solid Waste Conversation

Ms. Koester stated this item is a continuation of the discussion started in April. It is not fully developed, and will be continued at the next meeting, June 7, 2021.

E. Calhoun Avenue Underground Utilities

Ms. Koester turned the presentation over to Mr. Bohan, Chief CIP Engineer.

Mr. Bohan stated the utilities are not owned by the City. After discussion with AEL&P, the utilities are in good condition and not slated for replacement within a near future timeframe. AEL&P gave a rough estimate of \$500,000 to \$900,000 for moving the utilities underground. The utility pole is not presenting any problems for accessibility. It allows the 30" clearance required. He stated because the street corridor is so narrow, it would require easements on private property for installing the transformers and pedestals for serving each property. Each property owner would be required to excavate and install conduits in order to reconfigure the overhead services to underground installation. The poles and overhead lines at certain intersections would not be removed, as those streets are not part of the project. Installing utilities underground would not gain any right-of-way area, or allow for widening the sidewalks. Past precedence is that CBJ does not underground utilities in residential areas. Capital Improvements by Agreement require 100% participation from property owners. It is similar to an LID, in that the City will forward fund the work, and then require repayment with rates established at the time of the improvement. The agreement for this project would cost approximately \$42,000-\$75,000 per property for the 12 properties along this segment of Calhoun. The work would not include work on private property. This would be a lien on the properties, until full payment is received by the property owner. Repayment periods range from 5-10 years. An LID could be initiated by the Assembly or a majority of the impacted property

owners. Cost per parcel would be high. It is unknown if the Assembly would burden property owners with the tax burden. Because there is a substantial amount of work on private property, it would require agreement of 100% of the property owners.

Discussion ensued.

Ms. Hale thanked staff for the research required to present the information. She felt this information was very informative and good to know. She is wondering if this information could be saved in an easily accessed location in case this type of question comes forward again at a later date with another street reconstruction.

F. RAISE and PIDP Grant Opportunities for Docks and Harbors

Ms. Koester explained the intention of the Docks and Harbors Department is to apply for four grants under these opportunities. They are: Dock Electrification Construction, Juneau Fisheries Terminal...2 applications, one for planning and one for construction, and Small Cruise Ship Infrastructure Construction.

Discussion ensued.

No direction was given.

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

Ms. Koester stated the ground-source heat pump direction given at this meeting helps to achieve several of the current goals on the Assembly list: Maintaining Focus on Deferred Maintenance, Examining Life Cycle Facilities, and Developing a Strategy to Measure, Track and Reduce CBJ Energy Consumption. She feels the fire station project would be a good facility for this latter goal. She also stated the Solid Waste Strategy is another goal the Department is continuing to work toward this goal.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. April 7, 2021 to May 5, 2021

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be June 7, 2021

IX. ADJOURNMENT

The meeting adjourned at 1:02 PM.



1873 Shell Simmons Dr., Suite 200, Juneau, AK 99801 / (907) 789-7821

TO: Michelle Hale, Chair, Public Works and Facilities Committee

Through: Katie Koester, Director, Engineering & Public Works

FROM: Patty Wahto, Airport Manager *p wahto*

DATE: June 1, 2021

RE: Juneau International Airport Maintenance Projects – Airport CARES Funded

General

The Airport has two major projects requiring repair/replacement: the outbound baggage conveyor system in the terminal and the airport parking lots. Neither of these projects are eligible for typical Federal Aviation Administration (FAA) Airport Improvement Program federal funding, and the Airport would be responsible for repairs/replacement through its maintenance and operations budget. Airports would typically collect the funding of these projects through its user fees. However, the Airport Coronavirus Aid, Relief, and Economic Security (CARES) Act is an allowable funding source that will be used for these projects.

Project Summary/Funding:

Outbound Baggage Conveyor System \$1.56M: This project would replace the remaining segments of the outbound baggage conveyor system (platforms, belts, motors, motion sensors), the master control panel to integrate the system (and remote access ability for offsite diagnostics), program logic control and fire/security doors. The conveyor system breaks down regularly interrupting airlines and TSA bag screening. At the May 13, 2021, Airport Board meeting, the Board elected to move forward with the remaining system replacement rather than one component at a time. The cost for replacing the components and installation is estimated to be \$1.56M. The FAA has approved the use of CARES Act funding for this project. The Airport would request Assembly appropriations concurrently with bid award for this project.

REQUEST: *Approval to appropriate up to \$1.56M of Airport CARES Act funding for replacement of sections of the Airport Terminal Outbound baggage conveyor system, master control panel/integration systems and fire/security doors.*

Airport Parking Lots – Repairs/replacement: This project would repair or completely repave the public parking lots (employee, long-term, short-term, rental car lot), including pavement, subbase, catch basin repairs, and curb/gutter repairs. At the May 13, 2021, Airport Board meeting, the Board approved up to \$600K to solicit for an Engineering design team to investigate soil/subbase and provide an estimate for either just repairs, on up to repairs and complete repave of parking lots. Staff's estimate for just the major repairs is \$1.5M, up to a repair/repave of all lots of \$5M (inclusive of the engineer design, bid and contract administration). Once the Engineering firm estimates are provided, the Board will decide the level of repairs/repaving to fund out of the Airport CARES Act grant. The FAA has approved the use of CARES Act funding for this project. The not-to-exceed (\$600K) cost for an Engineering firm would allow flexibility to do either the minimal repairs, up to complete pavement replacement through design, bidding and contract administration. The Airport will require appropriation of \$600K now to begin project design, and return at a future date for the additional appropriation of the construction project upon solicitation and bid award.

REQUEST: *Approval to appropriate up to \$600K of Airport CARES Act funding for solicitation of an Engineering firm to design repairs/repaving of Airport Parking Lots.*



TO: Michelle Hale, Chair Public Works and Facilities Committee
FROM: Michele Elfers, Parks & Recreation Deputy Director
DATE: June 3, 2021
RE: Capitol Park Donation

The Juneau Community Foundation's Capitol Fund has offered a donation of up to \$550,000 to the City and Borough of Juneau to pay for improvements to Capitol Park. The Juneau Park Foundation worked with the Juneau Community Foundation to recognize that the park is an important outdoor facility within the Capitol Complex and requested the donation. The proposed donation will complement sales tax and bond funds to install safety lighting, fencing, entry porticos, a picnic area, and an artificial turf field. Funding was first allocated for this project in 2012 with voter approval of a portion of the temporary sales tax. More recently, in the fall of 2020, voters approved bond funding for this project.

In addition to the improvements funded by the donation, the reconstruction project will include new ADA accessible playground equipment, poured in place safety surfacing, concrete paths through the park, art, landscaping, and an upper paved walkway with views over Juneau. Additionally, two failing retaining walls and the drainage system will be replaced. Many of the popular features will remain with some clean up and improvements such as the basketball court, upper orchard area and the sledding hill.

The Parks and Recreation Advisory Committee recommended to the Assembly the appropriation of the donation for the Capitol Park Reconstruction at the June 1, 2021 meeting.

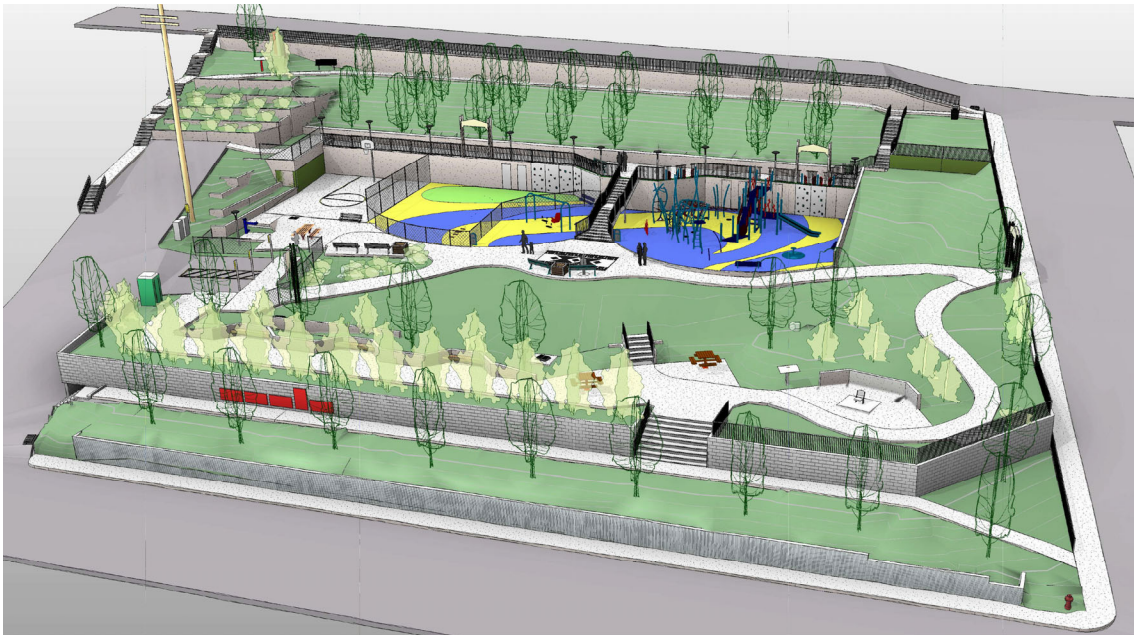
Action Requested

Staff requests that the PWFC committee forward the acceptance of the donation from the Juneau Community Foundation's Capitol Fund in the amount of \$550,000 and appropriation to the Capitol Park Reconstruction Project to the full Assembly for introduction at the June 14th Assembly meeting.

Capitol Complex

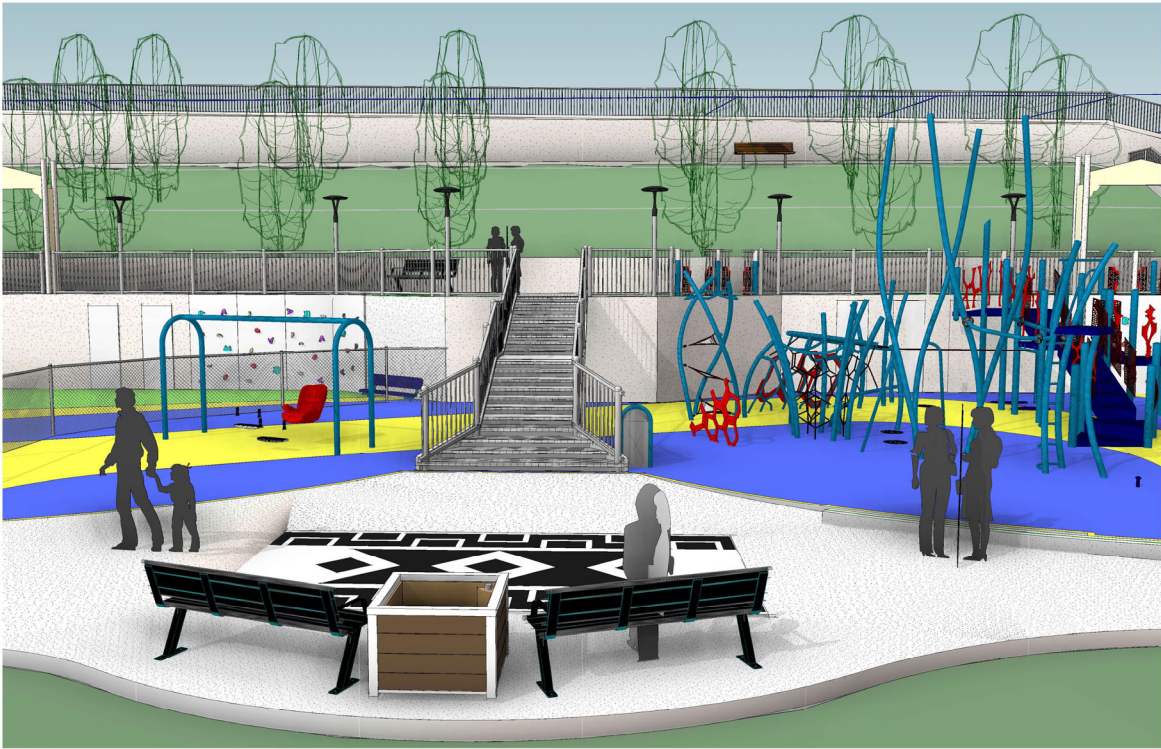


Park Design



Playground Design

155 S. Seward St • Juneau, AK 99801
Phone: (907) 586-5226 • Fax: (907) 586-4589 • Email: Parks.Rec@juneau.org





MEMORANDUM

DATE: June 4, 2021

TO: Chair Hale and CBJ Public Works and Facilities Committee

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: Continuing a conversation on Solid Waste

PWFC has been tasked with discussing solid waste in Juneau. When thinking about the complexity of solid waste issues, it is helpful to refer back to the Assembly Goals as a compass to guide discussion:

Assembly Goal 5.D:

Develop solid waste strategy including plans to increase recycling and deal with abandoned/junk vehicles.

What have we talked about lately?

The [March 15, 2021](#), PWFC meeting was a follow up from the [February 22, 2021](#), Committee of the Whole and discussed the cost of shipping waste, how much waste we divert through current programs, and understanding the costs and limitations of incineration. A follow up on [April 12](#) presented information on an alternate landfill site and introduced a report from JCOS on Solid Waste titled "Juneau Solid Waste Fact Sheet and Recommendations for a Course of Actions."

Organizing our thoughts

The purpose of this memo is to organize continued conversation on solid waste. It has been divided into two sections below: odor control and JCOS recommendations. I propose that we ask questions on each topic in the order presented within the recommended time-frame to make sure there is time to get to recommendations. After reviewing the materials provided, committee discussion would ensue with a goal of providing direction on a) what the problem is the Assembly would like to tackle and b) how the committee proposes solving the problem. This would be the genesis of a proposal to spend resources PWFC would bring to the full Assembly for review and approval. Time parameters are provided for each topic to meet our goal of adjourning by 1pm.

1. Odor Control (15mn)
 - a. (Invited) Eric Vance with Waste Management on odor control, including installation of new wells
 - b. Memo from Utilities Superintendent McGuire on discontinuing landfilling of biosolids
 - c. Regulatory Response: Letter from City Manager to Alaska Department of Environmental Conservation (ADEC) and response from ADEC to City Manager Watt
2. JCOS Recommendations, taken from "Juneau Solid Waste Fact Sheet and Recommendations for a Course of Action." (20mn)
 - a. Pages 3-4 of the report, titled How Can CBJ Improve Waste Management in the Community are included in the packet. [The entire report can be found here.](#)

Recommendation: Discuss and provide guidance to staff on problem statement and solution (15mn)

A) What is the problem, or problems (long term and short term), CBJ is trying to tackle?

Possible problem statements could range from prioritizing odor control as the near term issue to increasing waste diversion to exploring future waste disposal options.

B) How does PWFC propose spending resources to work toward solving the problem?

Possible direction includes:

1. Give staff direction to provide more information on specific topics and return to committee to continue conversation (staff time).
2. Develop a Zero Waste Plan that would include public education and outreach and propose regulatory changes to influence the waste stream (development of plan would require staff PWFC and consultant time; implementation would require additional resources).
3. Direct staff to develop a proposal to increase waste diversion (staff time, likely development of a capital project for feasibility and consulting, likely increased operational costs for new and/or expanded programs).



DATE: May 10, 2021

TO: Michelle Hale, Chair Public Works and Facilities Committee

FROM: Brian McGuire, Utilities Superintendent

THROUGH: Katie Koester, Director of Public Works and Engineering

SUBJECT: Biosolids Update

In late 2020, WM started receiving increased odor complaints from nearby residents. CBJ is aware of these complaints and is working with WM on their efforts to address the odor concerns. As a part of this effort, WM has asked that CBJ divert biosolids from being buried in the landfill. This will result in CBJ shipping biosolids to another landfill outside of Juneau for a period of time.

Biosolids History

In December of 2019, ADEC approved the CBJ Biosolids permit as the Utility was finishing commissioning and start up of the dryer. This permit, however, did not contain all of the traditional Class A options for "beneficial reuse" of the biosolids. This was due to the presence of PFAS (Poly-Flourinated Alkyl Substances), in the biosolids combined with an emerging national concern with PFAS. PFAS is a group of human-made chemicals. PFAS have been used in many consumer and commercial products since the 1950s because they are durable and resistant to heat. It comes to the plant with the wastewater and collects in the solids. Class A Biosolids is a designation for dewatered and heated sewage sludge that meets U.S. EPA guidelines for land application with no restrictions in fertilizer type uses. It did contain one of these Class A options which was "benficial use at a landfill" which is topcover. Top cover, also called daily cover, for landfills is the soil material that is used to cover compacted solid waste in a landfill and typically grows grass.

In September of 2020, the biosolids dryer was at full capacity and able to dry sludge produced at both the Mendenhall and Juneau-Douglas Wastewater treatment plants. At that point, the final sludge product was complete and ready to be "marketed" for class A final end uses with prospective partners. While this testing was in progress, the biosolids were to be sent to the local waste management landfill as topcover following a formal extension of the biosolids shipping agreement with WM and some testing of biosolids samples at the landfill. Due to subsequent issues at the landfill unrelated to biosolids, WM requested the biosolids be mixed with MSW (Municipal Solid Waste) and buried as construction waste.

Next Steps

CBJ's effort to help address the landfill odor issue has 2 fronts: in the short term, biosolids will be removed from the current construction waste destination and sent to the WM landfill in Arlington, Oregon. This is a temporary measure. While shipping biosolids out of state for disposal is not ideal, shipping the dried biosolids is less expensive and less problematic than our former practice of shipping wet sludge. Concurrently, CBJ and WM will work to use the biosolids as topcover at the local landfill. This option has shown to have a much lower and different odor impact than is suspected with burying it with MSW.

CBJ is continuing to engage potential partners for additional class A options such as fertilizer, burning as fuel, roadside stabilization and others. To be able to gain ADEC approval for a specific Class A biosolids option, a specific procedure must be developed with a interested partner and this plan must be presented for ADEC approval. Once approved the permit will be amended to reflect the new option.



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

TO: Eric Vance, Waste Management, Inc DBA Capital Landfill
Zach Giannotti, Environmental Program Specialist, Alaska DEC

DATE: March 1, 2021

FROM: Rorie Watt, City Manager

RE: Landfill Operations at Lemon Creek Facility

CBJ has received a number of citizen complaints about odors emanating from the Lemon Creek landfill, the issue has also regularly risen to the attention of our elected officials.

First, I want you both to know that we appreciate WM's efforts to install additional landfill gas collection piping and wells. Through the years, I know that Mr. Vance has worked very hard on these system upgrades. I've seen the system in place and under construction and know that it helps. I also know that the company has invested significant funds in the system.

However, from a citizen and community standpoint, the control of landfill gas is insufficient. This winter, odors were frequently noticed both in Mountainside Estates and North Douglas. CBJ does not have an odor detection system and we do not track resident complaints, but the odors have clearly been worse this winter.

Why are the odors happening exactly? We don't know. It is our opinion that WM should work to figure out to reduce the odors through management changes, mitigation efforts or other appropriate measures.

It is clear that the level and extent of odor is unacceptable to the community and likely not in conformance with 18 AAC 60.233.

Please advise on how WM and ADEC intend to engage with CBJ and its citizens on this issue.

18 AAC 60.233. Controlling impacts outside facility boundaries. The owner or operator of a landfill or solid waste treatment works shall ensure that (1) a minimum setback of 50 feet is kept between the waste management area and the property line of the facility; and (2) dust, odor, noise, traffic, and other effects from the operation of the facility do not become a nuisance or a hazard to the public health, safety, or welfare.

**Department of Environmental
Conservation**

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

610 University Avenue
Fairbanks, Alaska 99709-3643
Main: 907.451.2100
fax: 907.451.2188



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

March 18, 2021

via electronic mailto: Rorie.Watt@juneau.org

Mr. Rorie Watt, City Manager
City & Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Re: Capitol Disposal Landfill odor complaints

Dear Mr. Watt:

The Alaska Department of Environmental Conservation (ADEC) Solid Waste Program received your letter of March 1, 2021 conveying both your appreciation for the efforts made to control odors at Capitol Disposal Landfill (CDL) as well as your concern about an increase in complaints about landfill odors received by your office this winter. This letter is intended to answer your questions regarding the cause of the increased odors from the landfill and how ADEC and Waste Management (WM) intend to engage with the City & Borough of Juneau (CBJ) and its citizens on the issue of landfill odors.

As a general statement, landfill odors are caused by the decomposition of organic waste disposed in the landfill. The location of CDL in a temperate rainforest plays an important factor in this because the high amount of precipitation that falls on the landfill accelerates the decomposition process. In fact, when WM opted to shut down its incinerator in mid-2005, it took a little more than three years, much sooner than anyone expected, for CDL to start generating enough landfill gas to cause odors. ADEC required WM to take corrective action and the result was the installation of a landfill gas collection system that collects and burns the odor-causing gases.

Waste decomposition is a natural process and, although ADEC requires landfill operators to minimize the escape of odors from the landfill, we also recognize that it is unrealistic to expect or require that no odors will ever escape from the landfill. To that end, the landfill gas collection system at CDL has proven to be effective at controlling odors and WM has been proactive about expanding the system as the waste pile grows. Regardless, ADEC has also noted an increase in landfill odor complaints this winter and each complaint received was reported to the landfill manager. Based on the timing of the complaints, ADEC suspects that several factors have combined to cause the higher-than-normal odors experienced and reported this winter. These include the presence of atmospheric conditions conducive to odors (inversions, lack of wind, etc.) along with a reduced performance of the landfill gas collection system.

After receiving your letter, ADEC staff contacted the landfill manager to discuss the situation and what can be done. ADEC learned that the issue had already been discussed within WM and ADEC was pleased to hear that WM had decided and was already taking steps to address the odor problem. As explained to ADEC, WM plans to increase the frequency of onsite monitoring of the landfill for areas of escaping landfill gas and to also increase the frequency at which the gas collection system is

upgraded and expanded. The monitoring will identify any areas that the gas collection system is not affecting, and system expansion will then address those areas and maximize the effectiveness of the system. ADEC understands that system expansion could happen as often as quarterly depending on the results of the onsite monitoring program. ADEC commends WM for its proactive approach to addressing the concerns expressed in your letter.

As for engaging with CBJ and its citizens, ADEC will require WM to resurrect the practice of notifying the public of pending work at the landfill that could cause a temporary increase in landfill odors escaping the property. This will be very important because system upgrades can require digging or drilling into buried waste and/or shutting down the gas collection system, which can cause a short-term increase in offsite landfill odors. When such action will be necessary, ADEC will require WM to issue a public service announcement ahead of the planned work. That way, although offsite odors may be unavoidable, CBJ and its citizens will be aware of what is causing the odors and will have the assurance that it is a short-lived condition that will ultimately result in reduced landfill odors over the long term.

I hope this letter answers your questions and addresses your concerns. If you have any additional questions, feel free to contact me by phone at 907-451-2135 or email at doug.buteyn@alaska.gov.

Sincerely,



Douglas Buteyn
Northern/Southeastern Regional Program Manager
Solid Waste Program

cc: Jill Maclean, CBJ, Director, Community Development (Jill.Maclean@juneau.org)
Katie Koester, CBJ, Director, Engineering & Public Works (Katie.Koester@juneau.org)
Eric Vance, Capitol Disposal Landfill (evance@wm.com)
Zach Gianotti, ADEC, Juneau (zach.gianotti@alaska.gov)

4. **Long term control and costs** - CBJ does not own the landfill. While it may have the legal authority to limit what goes in the landfill, CBJ does not have solid waste ordinances restricting what can and cannot be landfilled. Under these circumstances, it is difficult to increase waste diversion of materials that hasten the end of the current landfill's lifespan. Waste Management (WM, the parent company of Capitol Disposal Landfill, which owns 293 active landfills and 346 transfer stations in North America) is not necessarily motivated to extend the useful life of the landfill nor is it incentivized to support the community values of recycling or waste reduction. The corporation appropriately serves their profit maximization strategies and their shareholders.

How Can CBJ Improve Waste Management in the Community?

The above problems are related. What goes in a landfill determines the lifespan of that landfill, how bad a landfill smells, and the amount of greenhouse gases a landfill produces. This interrelationship simplifies the analysis of Juneau's solid waste management. The issues of landfill smell and GHG emissions can be seen as subordinate to the two major waste management issues facing the community:

1. **Controlling the waste stream into the current landfill (which can be done by owning the new landfill and/or through ordinance) and**
2. **Developing a future alternative that will replace the current landfill when it reaches its capacity.**

Improving waste management in the community will require education, planning, and action. To get started, the CBJ Assembly could/should direct staff to:

1. **Conduct a formal assessment**, starting with a literature review of CBJ documents related to solid waste, including studies, reports, memos, plans, and ordinances. Gather current data on costs, practices, and technology, using examples from other communities, such as Whitehorse Yukon Territory, which is similarly populated and isolated. Look to Anchorage for examples of how it manages its municipality-owned landfill and how it has expanded recycling programs beyond exporting commodities to the Lower 48. Explore partnerships with various entities, including JEDC, Southeast Conference, Native corporations, UAS, the State of Alaska, institutions, non-profits, and entrepreneurs.
2. **Adopt a Zero Waste¹ Plan** (or Resource Recovery Plan) to establish a clear timeline and action steps. Consider a backward-planning sequence so the community can work backward from a waste reduction goal and then identify all requirements and processes needed to accomplish this goal by a proposed goal completion date. This would also include exerting some control over the waste stream and possibly creating an industrial park reserved for recycling, composting, and reuse facilities. The process of creating the

¹ "Zero-Waste" is a paradigm of waste management based on the principles of waste prevention that encourages the redesign of resource life cycles so that all products are reused. It is a long-range goal to divert 90% of materials from landfilling/incineration. It does not mean there is no waste. Many municipalities and corporations are switching to this model.

plan would involve both community input and education, and progress toward the goals should be publicized and publicly available in an easy-to-update, real-time online dashboard. See Appendix G for details.

3. **Initiate planning for a new CBJ landfill.** This process would thoroughly explore options, requirements, and costs for a new city-owned landfill and can be expected to take several years. The process would follow the steps outlined in the Solid Waste Management Plan of 2008 and would take into consideration Not-In-My Backyard (NIMBY) opposition and updated neighborhood Area Plans. By owning the future landfill CBJ will finally have the opportunity to control the waste stream. See Appendix H for details.
4. **Seek funding.** Investigate opportunities for and apply for federal, state, and other funding to defray costs, and enact waste surcharges now to generate an investment reserve fund that will be used to defray future capital costs. Engage with stakeholders to work with State legislators to develop grant and low-cost loan programs to spur private development in this sector of the local and regional economy. See Appendix I for details.

These four tasks will help CBJ address both immediate and long-term solid waste management shortcomings and ensure a better future for the community. Controlling the waste stream now will extend the life of the current landfill and allow for community education and action that will build a multi-faceted system of waste reduction and resource recovery. Planning for and launching a city-owned landfill in the future will guarantee that the community's sustainability goals and values are achieved, while creating local jobs. By having control of the waste stream CBJ will ensure that the future landfill's space is used economically and only for materials that cannot otherwise be recovered. The community is at a pivotal point in determining its solid waste future. CBJ can either choose to continue to rely on outside interests and export, or it can build the economy through encouraging resource recovery on a local level.

6.7.21 Update on PWFC Action Items for 2021 Assembly Goals

Assembly Goal	Action Item	6.7.21 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	3.12.21: See 3.15.21 CIP memo on how energy efficiency will be included in the future as selection criteria at Department and Manager's office level. Memo also speaks to how energy efficiency is taken into consideration when designing a project and selecting preferred alternatives
<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	6.7.21 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	3.12.21; Developing dashboard on energy data for fuel, fuel oil and electricity consumption borough wide. Will incorporate this information as part of an Annual Report on Sustainability delivered after completion of the Fiscal Year
	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	6.7.21: Glacier Fire Station chosen as candidate to track energy consumption with approval of investment in ground source heat by assembly; Eagle Valley Center likely second facility (also hoping to instal GSHP).
<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	6.7.21: From JCOS: "JCOS has explored several potential energy data sources with minimal success. Mostly, JCOS hit deadends because the data are either not Juneau-specific or not at a level of granularity that's useful."
<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	4.12.21: Updated timeline and working title. Presentation to PWFC anticipated in June, 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, Manger's Office, E&PW, JPD Notes: Long term	1. Update to the Committee of the Whole on current solid waste situation in Juneau, history of CBJ research and analysis of the issue, and potential next steps (consider updating action item based on committee discusion)	6.7.21: Topic on 6.7.21 PWFC agenda.



MEMORANDUM

TO: Katie Koester
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: June 2, 2021

SUBJECT: Contracts Division Activity
May 5, 2021, to June 1, 2021

Current Bids – Construction Projects >\$50,000

BE21-159	JNU Fire Alarm Upgrade	NTP issued to Johnson Controls Fire Protection on 5/11/21, \$297,523.
BE21-161	2021 Area Wide Paving	NTP sent 5/7/2021 to SECON, \$377,980.00
DH21-036	Harris Harbor Anode Installation	NTP sent 5/19/2021 to Global Diving & Salvage, Inc., \$174,650.00
BE21-219	Crest Street Reconstruction	Estimate \$2,000,000. Three bids received on 5/18/21. Award in progress to North40 Construction for \$1,963,613.
BE21-240	Mendenhall River Community School Site and Playground Upgrades	Estimate \$225,000. Three bids received on 5/25/21. Award in progress to Admiralty Construction for \$271,500.
BE21-263	Stabler Point Quarry Overburden Removal.	Estimate \$263,000.00. Bids due 6/8/2021
BE21-150	Tongass Boulevard Reconstruction, Phase 1	Estimate \$1,823,300.00. 3 Bids received 5/11/21, Award in progress to Henricksen Constructors for \$1,812,730.00
BE21-238	Lynn Canal Fire Station Replacement	Estimate \$175,000.00. 4 Bids received on 5/18/21, Award in progress to Dawson Construction, \$265,000.00
BE21-164	BRH Site Improvements	Estimate \$1,700,000.00. Bids due on 6/9/21.
BE20-268	Capital Transit Valley Transfer Station	Estimate \$1,747,000. Bids due 6/9/21.
BE21-141	Juneau Douglas Treatment Plant Electrical Upgrades	Estimate \$400,000. Bids due 6/17/21.

Current RFP's – Services >\$50,000

RFP E21-239	CA/I for Douglas 4 th St. Utilities and Drainage	NTP sent to proHNS, LLC on 05/11/2021
RFP E21-244	Design for Outer Drive and West Juneau Wastewater Lift Station Improvements	Three responsive proposals received on 04/30/21. Contract Negotiations in progress with DOWL.
RFP E21-260	CA/I for Tongass Blvd Reconstruction	One responsive proposal received from Wilson Engineering, contract negotiations in progress.
RFP E21-249	CA/I for 2021 Area Wide Paving	Two responsive proposals received on 05/05/2021. Contract Negotiations in progress with Wilson Engineering.
RFP E21-228	CA&I for Crest St Reconstruction	One proposal received. Contract negotiations in progress with DOWL.

RFP E21-227	Design for Robbie Rd, Ling Court, and Laurie Lane Reconstruction	One proposal received, contract negotiations in progress with PDC.
RFP E22-028	Design for Harris Street Reconstruction	Proposals due on 6/8/21.
RFP E22-029	Design for Meadow Lane Improvements	Proposals due on 6/10/21.
RFP E21-138	Capital Transit Fare Collection Technology	Proposals due on 6/29/21.

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

PA 1 to E20-139(NWA)	CBJ Lynn Canal Fire Station Roof Replacement	NTP issued to NorthWind Architects, LLC, 3/17/21, \$25,110.40
Am 2 to E21-137	Capital School Park Reconstruction	NTP issued to MRV Architects on 4/05/21, \$25,920.
PA 2 to E20-139(NWA)	Design & CA for the BRH Hospitalists Sleeping Quarters Renovation	NTP issued to NWA on 5/6/21, \$50,000.
PA 2 to E20-139(AMC)	Lee St & Bonnie Brae Pump Station Programming Services	NTP issued to RMC Engineering on 5/14/21, \$31,680.
PA 2 to E20-139(H)	CAI for the JNU Fire Alarm Upgrade	NTP issued to Haight & Associates on 5/27/21, \$22,000.
AM 2 PA 2 to E20-139(PND)	MRCS Site and Playground Upgrades	NTP issued to PND Engineers on 5/24/2021, \$24,105.00
AM 2 to PA 2 E18-224	BRH ASU 11 Supply Fans Upgrade, Phase 2	NTP issued to Wilson Engineering on 5/10/2021, \$36,724.00

Term Contracts for Small Civil & Utility Construction Services (>\$20,000)

PA 8 to E19-192(A)	Emergency Sinkhole Repair – North Franklin and 3 rd St	NTP issued to Arete Construction on 5/6/21, \$25,000.
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Utility Agreements (AEL&P)

UA 14 to MR E17-037	Valley Transit Center	NTP issued on 5/18/2021, \$149,556.51
UA 16 to MR E17-037	BRH Behavioral Health Facility	NTP issued on 5/14/2021, \$39,470.70

Construction Change Orders (>\$20,000)

CO 1 BE20-243	DPAC & Downtown Fire Station Fall Restraints	Change Order processed for Island Contractors 05/04/2021, \$21585.00
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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

A	Amendment to PA or Professional Services Contract
CA	Contract Administration
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

Contracts Division Activity
May 5, 2021, to June 1, 2021

RFP Request for Proposals, solicitation for professional services
RFQ Request for Quotes (for construction projects <\$50,000)
RSA Reimbursable Services Agreement
SA Supplemental Agreement