PUBLIC WORKS & FACILITIES COMMITTEE
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 Uchytil, 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. Uchytil 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. Uchytil 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. Uchytil 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.