

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

June 25, 2019 5:30 PM
Assembly Chambers - Municipal Building
Special Meeting

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. April 30, 2019 - Special Meeting

III. INFORMATION ITEMS

- A. New JACC Update/Funding Request
- B. Centennial Hall Needs Assessment
- C. Public Comment
- D. Upcoming Schedule
 - 1. PWFC Regular Meeting July 1, 2019
 - 2. Assembly Committee of the Whole (COW) July 8, 2019

IV. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**Public Works and Facilities Committee
Special Meeting
Minutes
April 30, 2019, 5:30 PM**

I. CALL TO ORDER

The meeting was called to order at 5:30 PM.

Members Present: Ms. Hale, Mr. Bryson, Ms. Triem, Mr. Edwardson, Mr. Campbell--Planning
Commission Liaison

Staff Present: Mike Vigue, Greg Smith, Nathan Coffee

II. APPROVAL OF MINUTES

A. March 11, 2019 – Special Meeting

Approved.

B. March 27, 2019 – Special Meeting

Approved.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

IV. INFORMATION ITEMS

A. Centennial Hall Needs Assessment

Ms. Hale gave a brief history of the upgrades that have been discussed to this point to Centennial Hall...some in connection with the New JACC project.

Mr. Voelckers gave a presentation on the purpose of a needs assessment for the future of Centennial Hall. He stated there is a lot of historical information as to what is needed, and what may need to change. Centennial Hall would remain a stand-alone facility, with possibly a connection between Centennial Hall and the JACC. One of the current requirements that has been discussed is more “break-out” space; smaller rooms which allow for more meetings/training to happen. It has been mentioned that Centennial Hall needs 5-7 break-out rooms. Will that be accomplished by upgrading some of the space at Centennial Hall and then a covered walkway to the JACC, or will this be accomplished by adding a second floor to the current building. He stated through the process of developing options, updates can be brought before the Public Works and Facility Committee. A steering committee has been developed to help guide the consultant in the direction they feel the City would like to go. The steering committee will then hold a public comment meeting in order to get public opinion.

Discussion ensued.

V. ADJOURNMENT

Meeting adjourned at 6:02 PM. Next meeting will be May 21, 2019, 5:30 PM.



June 21, 2019

Ms. Michele Hale, Chair
Assembly Public Works & Facilities Committee
155 S. Seward Street
Juneau, Alaska 99801

Dear Michele,

I write on behalf of the Partnership board of directors respecting CBJ funding for the New Juneau Arts and Culture Center.

We request that the Public Works & Facilities Committee recommend to the Assembly—through the Committee of the Whole—the adoption of an ordinance appropriating \$7.5 million toward the construction of the arts and culture center.

We derived this figure as the recommended minimum public share (25-30%) of this public-private partnership. Repeatedly our major potential funders have asked for a strong demonstration of support from the CBJ. The role that public expenditure plays in securing private sector and foundation matching funds — leveraging private donations at about a 3:1 ratio — cannot be overstated. And until we reach at least the 50% threshold of total funding (estimated last year at \$26.4 million) we will not be able to secure these matching funds.

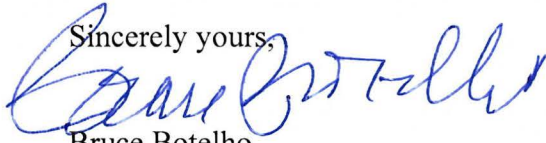
The \$7.5 million would place us close to that 50 percent threshold. It is the amount we urged upon the Assembly last year and which was included in Ordinance 2018-40 (which failed on a 4-3 vote; 5 affirmative votes being required by municipal charter). We understand that these are uncertain fiscal times, but remain firmly of the conviction that this is a project that is both long overdue and one that will serve our community in countless ways in the decades to come.

We understand that there may be reticence to proceed to a direct appropriations ordinance without an opportunity for the public to vote. If it is the sense of the Public Works & Facilities Committee (and the Assembly) that a public advisory vote take place, then we urge you to consider the following framework: Adopt the ordinance appropriating the \$7.5 million (or other dollar amount), but make the effective date contingent upon an affirmative vote of the public at the October 1, 2019 municipal election. This approach will expedite our ability to meet with other potential funders. Doing the reverse—that is, placing an advisory vote on the ballot and, if it passes, introducing and later adopting the appropriating ordinance—delays the effort by two or three months.

Finally, we understand that any appropriations ordinance would include language that would not permit transfer of CBJ funds directly to the project until some threshold amount of other funding is demonstrably pledged to the undertaking. That might be expressed as 75 or 80 percent of the total project cost of \$26.4 million or a specific dollar amount.

We look forward to answering your questions at the June 25, 2019 committee meeting.

Sincerely yours,



Bruce Botelho
For the Partnership

Conceptual Option Study, Centennial Hall Upgrades (Draft 6-25-2019)

Study Scope and Intent: The City and Borough of Juneau contracted with MRV Architects and associated consultants to identify physical shortcomings with Centennial Hall, and develop a recommended Conceptual Option for a refurbished and expanded facility. Final products of this analysis include graphics with site plan and building plans, as well as cost estimates for the upgrade, covering both initial construction and operating costs.

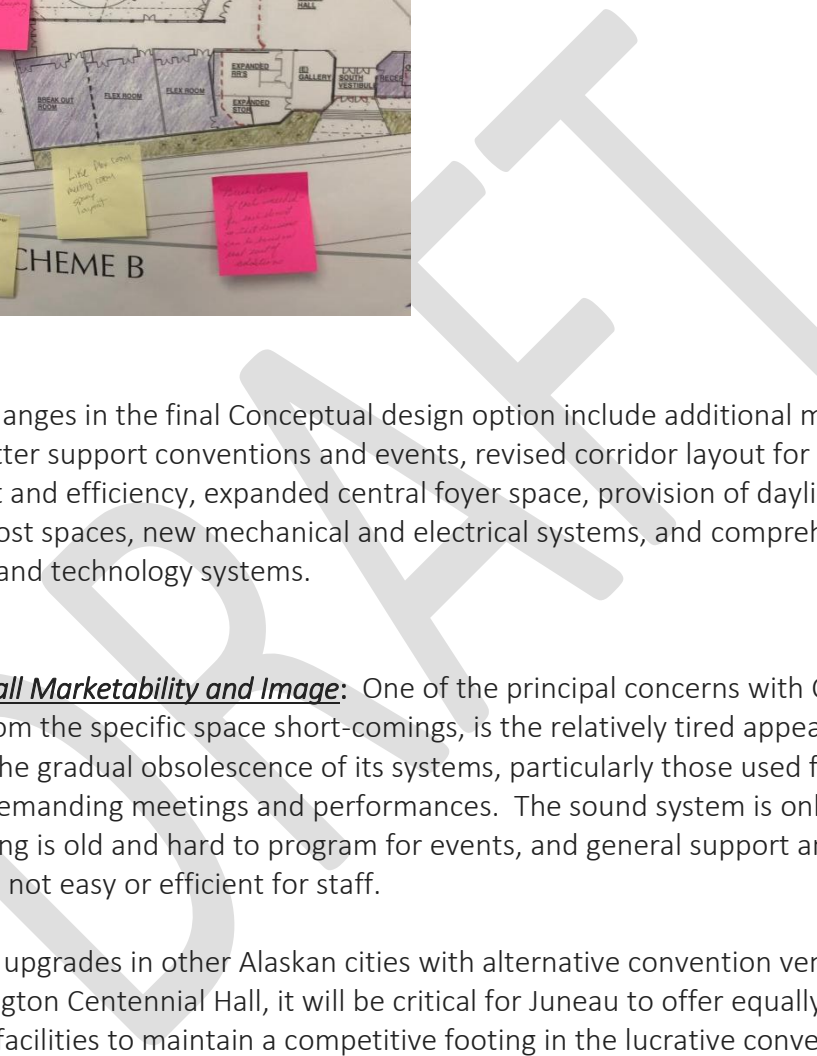
This information is intended to help provide the CBJ Assembly, CBJ Management, and the community the information needed to understand and evaluate potential upgrades to Centennial Hall. The Borough Assembly may determine that such upgrades warrant a community bond election process for voter approval.

Work Process and Deliverables: The work process started with identifying current operational short-comings at Centennial Hall, based on staff input, user groups, and community feedback. In general, the facility has been unchanged from its construction in the early 1980s. While some important changes have occurred within the building, such as bathroom improvements, much of the building remains untouched. Certain features, like the Audio/Video systems and operable wall panels, have reached the point of obsolescence.

Design work was then initiated, developing multiple options to address the identified short-comings, from relatively minimum space changes, to more ambitious space additions to enhance conference and performance capability. All solutions included substantial upgrades to mechanical and electrical systems, and operating features like wall panels and audio-video systems.

After review of four different options with the facility Steering Committee, and the public through an open house, a preferred option was identified for further development. That solution represented a blend of features that were most successful from each of the options. A key element in each was linking Centennial Hall and a new JACC facility with a strong pedestrian connection so the two facilities could be mutually supportive, with increased shared space and programming across the two facilities.

That new Conceptual design option and site plan has just been completed, and developed in a computer 3-D graphic for greater detail. From this, a detailed cost estimate has been developed, broken into general site upgrades such as street and parking improvement, pedestrian features, and upgrades to the Centennial Hall building itself. An operating cost projections are also being developed, along with final graphics to illustrate the recommended solution and features.



Centennial Hall Marketability and Image: One of the principal concerns with Centennial Hall, aside from the specific space short-comings, is the relatively tired appearance of the facility, and the gradual obsolescence of its systems, particularly those used for technically-demanding meetings and performances. The sound system is only fair quality, lighting is old and hard to program for events, and general support and set-up functions are not easy or efficient for staff.

Centennial Hall Conceptual Option Study (Draft 6-25-2019)

Centennial Hall Management: Recently, the City and Borough of Juneau restructured the management and staffing of Centennial Hall, extending the role of the Juneau Arts and Humanities Council to manage both the existing JACC and Centennial Hall.

This step was made because of the reputation for success and user satisfaction which the JAHC staff had achieved, coupled with the cost savings from using less-expensive payroll. The two buildings also have a history of frequent joint-bookings for major events, including Folk Festival, Public Market, Celebration, and other large-scale events that utilize the combined capacity of the two adjoining facilities. Single-agency management provides the opportunity to make such joint facility bookings more successful and transparent.

Linkage Between Centennial Hall and the New JACC: The proposed new JACC facility has raised questions concerning its operational relationship to Centennial Hall, given their related functions and physical proximity.

A key part of this Conceptual design includes an inviting covered walkway which links the two buildings. This link will increase the efficiency for joint events and shared space use; as well improve shared operational needs such as handicap access, visitor flow from parking, and staging for events.

The current design for the expanded JACC is not changed with this study, but a few changes to site features have been suggested as a way to gain potential benefits for users of both facilities, including shared ADA parking, drop-off area, and exterior landscaped space between the two buildings for exterior venues.

The amount of new space proposed to be added to Centennial Hall has been reduced, given the potential of shared space in the JACC, especially for specialty uses and break-out meeting rooms. The primary sloped floor theatre space seating 300 would be a strong compliment to Centennial events, particularly for functions like a keynote speaker, where the good sight lines and acoustics would be very relevant. The JACC also includes other meeting space, such as the “black-box” theatre, and galleries.

The current role of the JAHC in the management of both facilities does offer the potential for increased efficiency and effectiveness of the two facilities, and a non-competitive operation. Done correctly, events which use both buildings should expand from those that are currently scheduled, with potential new markets such as conventions which are attracted to the increased capability, such as the new JACC professional theater and performance space.

This study does not address the facility ownership question or appropriate level of CBJ fiscal support for either facility. However, it is intended to provide improved understanding of how the two facilities might function together on the site, after Centennial Hall improvements.

Overall Upgrade Cost Estimate: New space added to Centennial Hall per the identified improvements totals 8,900 sq.ft. However, portions of the existing building are demolished as well to create efficiencies and better site utilization. The net effect is a facility increase of 7,175 sq.ft., to a total size of 44,170 sq.ft.

A cost estimate has been developed with Dawson Construction to provide a reasonably accurate working cost to achieve the improvements identified. The estimate is broken into many components, reflecting site work, pedestrian canopies, new foundations, portions of demolition, upgrade of existing construction, and portions of substantial interior renovation.

The construction estimate (attached with this report) provides a detailed break-out for different components of work with specific construction requirements (new, heavy reno, light reno, etc.). In each area, an appropriate historical square foot construction cost is used for pricing, reflecting the complexity of work required.

The final construction cost totals \$12,842,000. The total Project Cost, including a 40% multiplier to reflect design, administrative costs, furnishings, and project contingency totals **\$17,980,000**. This number includes approximately \$2,950,000 for the site components, and \$15,030,000 for the building itself.

Centennial Hall Renovation Costs vs New Construction: The renovations proposed for Centennial Hall are significant, given the both the age of the building and the operational short-comings. The building project cost of \$15,030,000 will provide a like-new facility for most building areas, offering 20-25 years of use before additional major expenditures are required.

It is useful to compare this number and the size of the building to the cost for new construction. When applied across the size of 44,000 sq.ft., this equals \$342 per square foot of total cost.

Total project costs for all-new construction for Centennial Hall would be approximately \$770/sq.ft., with \$550/sq.ft. for construction itself. This number reflects constructing good quality public space, but not matching the quality or expense of the SLAM, for instance. The proposed renovation cost of \$342/sq.ft. is less than half the cost of all new space, and results in a facility with most systems and finishes re-set to a mostly new condition.

This relative cost advantage reflects that the building structure and shell has much retained value, allowing new expenditures to be effective in increased building performance. For instance, the major building structure is steel and concrete, with

essentially no degradation over time. The entire roof structure is also newly replaced with a quality PVC membrane roof that should provide 20 years or more of service.

Parking and Street Recommendations: One key concern, affecting both Centennial Hall, and the JACC expansion, relates to traffic flow and parking. Centennial Hall has always had limitations imposed by a small surface parking area of roughly thirty spots. Access through the site and parking area has invariably been congested, confusing, and dangerous.

After CBJ purchases of Mental Health Trust property in the last decade, including the existing JACC site and the “Temporary Public Safety Building” two years ago, the CBJ has gained substantial control over most of the surrounding site and parking area, including both Centennial Hall and the existing JACC.

The shared parking area between Centennial Hall and the JACC will be eliminated when the JACC expansion is accomplished. That expansion, as well as proposed Centennial Hall configuration changes, will also eliminate new Centennial parking use in the gravel area outside of the westerly foyer space (previously lawn area).



To help improve the overall parking situation, the CBJ has just demolished the old Public Safety facility. When that project is complete this fall, new surface parking will be created which more than equals the capacity that will be lost in the proposed JACC and Centennial Hall expansions. This demolition also opens up the possibility for significant reorganization for vehicle flow and parking in the whole area.

To take advantage of this new potential, significant site improvements recommended as part of the Centennial Hall upgrade include a proposed new street corridor for “West 3rd Avenue.” This step would provide a functioning CBJ street parallel to Egan, fronting both Centennial Hall and the JACC expansion on the West side, with appropriate street-side support for each.

As illustrated, West 3rd Avenue would include raised sidewalks and curbs on each side, with 12' driving lanes. West 3rd Avenue will create a strong and logical terminus for CBJ/State parking lots beyond it to the north and west, eliminating the unsafe and inefficient surface parking at present.

Pedestrian Linkages and Community Vision: The overall site plan includes several features that were specifically identified by the public through the design review process, including a focus on pedestrian circulation, weather protection, site amenities, and similar issues. These features also align with CBJ master plan goals, including the recent *Blueprint Downtown* planning documents.

Conceptual design features include a true CBJ street in the proposed West 3rd Avenue, as well as improved pedestrian linkages which support Centennial Hall, the JACC, the SLAM, and other public facilities in the evolving "Arts District". The new street and parking recommendation also includes logical and safe ADA parking, and support drop-off to serve both venues.

A selection of Community design comments from the May 30 Centennial Hall Public Meeting is included:

- Build a lovely (internal) green space between 2 buildings.
- Developing West 3rd Ave. is important for traffic & parking control.
- If the two facilities are built, the New JAAC provides some additional meeting space.
- I like the new street.
- I like the strong entrance and connection to the JAAC.
- Good rolling access between buildings for rolling gear back and forth.
- Cohesive site plan but independent building feel. Good!
- Strong entrances from parking and downtown are good.

The following comments are extracted from *Blueprint Downtown*, from written public walking tour comments concerning pedestrian and walkability issues in the area around Centennial Hall and the proposed JACC expansion.

- There are zero awnings over sidewalks. Build on the great model on the other side of Telephone Hill and make it walkable.
- Lots of barriers to pedestrians.
- How disconnected the district is from the various elements of the downtown core, need to improve connectivity.

Programming and New Space Needs:

The following summarizes major new space changes suggested in the Conceptual design for Centennial Hall upgrades. The size increase identified is less than initially proposed by some users and proponents, reflecting increased shared use with the proposed JACC expansion, and related overall cost savings.

Several meaningful upgrades to Centennial Hall have occurred in recent years. The most obvious to users are improvements in restroom capability, with significant additional capacity. Another critical upgrade replaced all roofing, while another was the addition of an emergency generator, allowing Centennial Hall to function as an emergency shelter in a power outage.

Many of the space recommendations and system upgrade recommendations are drawn from a detailed condition survey of the building put together in 2006 by Nathan Coffee for the City and Borough of Juneau. The majority of the short-comings identified are still present in the facility, though some, like roof and bathroom concerns, have been addressed.

The following list summarizes the primary new building needs, working from the original condition survey, comments by the Steering Committee, observations by the design team, and public feedback. The public meeting on May 7 included a questionnaire and interactive meeting session to solicit more comments on building short-comings and potentials. That same questionnaire was posted on-line, for additional public feedback opportunity. Those public responses are summarized as an attachment to this report.

1. Expanded Foyer/Lobby: 2,300 sq.ft.

The current foyer /lobby space in Centennial Hall is inadequate to meet facility operational needs. Lobbies provide many functions, including pre-and post-meeting social space, break and refreshment space, vendor space, and space to support special events, such as mixers and fund-raisers. The lobby or foyer space should be sized to support the largest single-event.

The total size of the main Centennial Hall foyer is about 3,000 sq.ft. at present, with another separated mid-size foyer of about 1,500 sq.ft. serving the breakout spaces. With the new reconfiguration, the primary foyer is emphasized, growing to 5,300 sq.ft., with elimination of the old foyer at the break-out rooms.

2. Improved Corridors and Circulation Flow: 600 sq.ft.

The current plan of Centennial Hall has an inefficient circulation and hallway configuration. The West corner entry, and associated foyer at the break-out rooms, is visually separated from the main foyer and administrative space. The two foyers are awkwardly linked by a notorious “pinch-point” which impedes traffic moving through the facility between these spaces, and creates supervisory difficulties.

The preferred Conceptual Option study relocates the West entry location, creating a straight, visually obvious hallway which provides a straight link between the Westerly and Easterly main entries. A new central reception desk area is visible from either entry. Related, the covered canopy to the JACC also has a direct, visual connection to the main foyer and reception desk, allowing all three entry points to be directly observed and managed.

3. New Mid-Size Meeting Room: 2,000 sq.ft.

One of the clearest program needs for Centennial Hall is the addition of a mid-size meeting room that serves 80 - 120 people. This space fills a critical gap for meeting space that is missing from Centennial Hall at present, supporting groups larger than the Egan Room can accommodate, but which are not large enough to justify use of one of the large ballroom sections.

The new mid-size meeting room will include a motorized operable partition wall, allowing easy transition from a single large space to two smaller classroom-scale meeting rooms.

4. Improved Primary Ballroom Capability: (interior reorganization)

The Sheffield Ballroom at Centennial hall measures 12,437 sq.ft. It is large and serviceable, with two operable walls, and configuration flexibility. It accommodates a range of uses, from trade shows to concerts.

The ballroom space has many limitations now, most which can be addressed with reasonable efficiency. Upgrades which have been identified include reconstructing the operable divider walls for more ease of operation and improved acoustic separation, substantial upgrades to audio and video presentation capability, new lighting for general purposes and theatric uses, improved acoustics, and new floor and wall finishes.

These upgrades will significantly improve both the operational capability, and the quality of the user experience within the space, with features such as new lighting placement and ceiling acoustic treatment to upgrade the “industrial” feel of the current facility.

Finally, new storage is provided between the ballroom and the foyer space. This will provide critical chair and table storage and enhanced acoustic buffering. Vestibules from

the foyer into the ballroom will be added with sets of double doors, providing an improved visual and acoustic separation.

5. Improved Break-out Spaces:

1,000 sq.ft.

Centennial Hall has four break-out spaces at present, with three spaces that are roughly classroom-scale and one smaller space that is conference room scale. None of the spaces have window connections to the exterior, and all are located adjacent to the less-successful separated foyer.

The upgraded Conceptual design retains and improves the four break-out spaces, providing new daylight and windows for three of spaces, expanded and better room shapes, and improved A/V for each. The conference space is increased in size to 520 sq.ft., and shifted to a new location where it can be shared with the staff office block for flexibility.

6. Business Center:

250 sq.ft.

At present, Centennial Hall has limited support for the business needs of the patrons. A new space has been designated for this function, located in a quiet area near the main foyer and break-out spaces. The room includes semi-private desk area for laptop use, reading, notes, and similar functions. This type of space will be coupled with a new building-wide robust Wi-Fi system which supports increased connectivity across multiple platforms.

7. Hospitality/Bar/Coffee:

400 sq.ft.

In the past, events at Centennial Hall have required setting up temporary bars, buffet lines, coffee stations, and similar hospitality features. This has been inefficient, and severely limited in capacity and flexibility.

The new conceptual option includes a permanent serving counter area, adjacent to the central foyer, with water and power services. The hospitality suite includes a lockable storage room that provides secure storage.

8. Dressing Rooms and Performer Support:

1,250 sq.ft.

The current Centennial facility lacks any space for performer dressing or preparation. For many functions which require such spaces (Wearable Art is a conspicuous example), one or two of the smaller office or meeting spaces are utilized for this function. This use is awkward at best, since there is not good connection to the spaces typically used by performers, no storage for clothing or personal effects, and no plumbing.

New dressing rooms and an associated green room for performers and rehearsals was a major deficit noted by the public and users. After review design options, the public favored a solution that placed the new dressing space directly next to the stage end of the main Sheffield Ballroom.

9. Storage Space and Back-of-House Access:

1,100 sq.ft.

At present, no convenient hallway allows people to move between the public parts of Centennial Hall to the “back-of-house” space. This connection, which is critical to the operation of many programs and functions, now requires crossing through one of the smaller break-out spaces, rendering it useless during many events. Related, there is a serious shortage of storage space to support the main ballroom functions, so table and chair storage frequently occurs in the emergency exit corridors.

The new Conceptual design makes substantial improvements to staff/management operations by the creation of new corridors to link all portions of the building, and create a new exterior entrance off of convenient parking as a service and set-up entrance. A new corridor is created from the public foyer and hallway to the back of house near the meeting rooms. Similarly, a new corridor is created at the dressing and green room area, allowing substantial benefits in movement through the building, including a full transit around the ballroom from either end of the public facility portions.

10. Expanded Restrooms and Coat Check:

(interior modifications)

Other operational issues noted by the public and Steering Committee concerned restroom capacity, and coat check capacity. Substantial restroom increases have recently been made to Centennial Hall, which has been very beneficial. However, an unworkable ratio between the total fixtures for men and women is in place, with 19 men’s fixtures versus 13 for women.

By State law, a majority of women’s stalls relative to men is required, especially for performing arts and conference spaces with “surge” intermission needs. A minimum of 9 new women’s stalls are added in the conceptual plans, providing a total of 22 fixtures for women. The coat check area has also been substandard for event purposes. That space is roughly doubled.

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Construction Estimate, Centennial Hall Renovation
City and Borough of Juneau, 6-25-19

SITE AND CIVIL CONSTRUCTION ELEMENTS (DRAFT 6-25-2019)						
Item #	Construction Element	Quantity	U/M	Unit Price	Estimate	Comment
1	Site Excavation, Fill Placement					
	Excavation and removal	2,135	CY	25.00	53,375.00	existing soil, walks, paving at areas of new expansion
	New Structural Fill placement	2,135	CY	40.00	85,400.00	shot rock structural fill over geotech fabric
	Dewatering	1	Allowance	15,000.00	15,000.00	
2	West 3rd Avenue, Parking Lot for 14					curbs, gutter, 4' walk, 7' walk, 3" asphalt, 24' roadway
	Misc Demo	17,000	SF	1.50	25,500.00	existing asphalt, walkways and misc along 3rd Ave
	Base Course for Asphalt and Walkways	18,500	SF	2.00	37,000.00	
	Curb and Gutter	675	LF	40.00	27,000.00	
	Sidewalks	600	SY	100.00	60,000.00	
	Asphalt	240	Tons	195.00	46,800.00	
	Pavement Markings	1	Allowance	5,000.00	5,000.00	
	Misc Signage	1	Allowance	2,500.00	2,500.00	
	Electrical	1	Allowance	20,000.00	20,000.00	Street lighting, parking lot lighting
3	Covered Canopy, Centennial to JACC					10' fin walkway, 12' shed roof structure, glass wind break W side
	Canopy and Foundation	1872	SF	150.00	280,800.00	
	Walkway	175	SY	100.00	17,500.00	
	Glass Windbreak	1250	SF	55.00	68,750.00	
	Electrical	1	Allowance	10,000.00	10,000.00	
4	Covered canopy, Egan Drive along Centenn.					8' fin walkway, 10' shed roof structure
	Canopy and Foundation	2400	SF	150.00	360,000.00	
	Walkway	215	SY	100.00	21,500.00	
	Electrical	1	Allowance	10,000.00	10,000.00	
5	Covered canopy, S portions along Centenn.					8' fin walkway, 10' shed roof structure
	Canopy and Foundation	1400	SF	150.00	210,000.00	
	Walkway	125	SY	100.00	12,500.00	
	Electrical	1	Allowance	10,000.00	10,000.00	
6	Site Utilities					
	Sewer, water connections to dressing	1	allowance	20,000.00	20,000.00	

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7	Landscaping					
	Landscaping, Egan frontage	2,600	SF	8.00	20,800.00	raised berm along walkway canopy, Egan/Willoughby crossing
	Landscaping, south Centennial frontage	2,700	SF	5.00	13,500.00	landscape exterior to lg mtg room, new extended entry foyer
	Misc. conc walks, west public entry, service	900	SF	15.00	13,500.00	Misc walks along 3rd Ave, new entry sequence, both ends
				subtotal	1,446,425.00	
	CENTENNIAL HALL BUILDING COMPONENTS					
8	Exterior Demo, extg. entry, mtg.rm, and ramp	1850				Removed, part of new parking lot and landscape areas
	Temp Barriers and Protections	1	LS	5,000.00	5,000.00	
	Demo Entry and Exterior Wall at Meeting Room	1	LS	15,000.00	15,000.00	
	Demo Ramp	1	LS	7,500.00	7,500.00	
	Misc Demo Select Demo	1	LS	2,500.00	2,500.00	
9	New Construction, Large meeting room					New ftgs, slab, roof, services, finishes, oper. partition, A/V
	Site/Civil	1,975	SF	7.00	13,825.00	
	Foundation	1,975	SF	35.00	69,125.00	
	Exterior Wall Enevelope	1,200	SF	45.00	54,000.00	
	Glazed Curtain Walls	1,200	SF	95.00	114,000.00	
	Roofing Assembly	1,975	SF	30.00	59,250.00	
	Interior Build Out	1,975	SF	60.00	118,500.00	
	ME&P	1,975	SF	45.00	88,875.00	
10	New Construction, Conf, Hospit, RR, Office					New ftgs, slab, roof, services, finishes, A/V, plumbing
	Site/Civil	1,400	SF	7.00	9,800.00	
	Foundation	1,400	SF	35.00	49,000.00	
	Exterior Wall Enevelope	1,850	SF	45.00	83,250.00	
	Glazed Curtain Walls	480	SF	95.00	45,600.00	
	Roofing Assembly	1,400	SF	30.00	42,000.00	
	Interior Build Out	1,400	SF	75.00	105,000.00	
	ME&P	1,400	SF	50.00	70,000.00	
11	New Construction, Office perimeter					New ftgs, slab, roof, services, finishes, glazing
	Site/Civil	280	SF	25.00	7,000.00	
	Foundation	280	SF	55.00	15,400.00	
	Demo Existing Exterior Wall Assembly	2,700	SF	8.00	21,600.00	
	Exterior Wall Enevelope	1,792	SF	45.00	80,640.00	
	Glazed Curtain Walls	912	SF	95.00	86,640.00	

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	Roofing Assembly	280	SF	35.00	9,800.00		
	Interior Build Out	280	SF	120.00	33,600.00		
	ME&P	280	SF	70.00	19,600.00		
12	New Construction, NW Break-out						New ftgs, slab, roof, services, finishes, glazing
	Site/Civil	475	SF	25.00	11,875.00		
	Foundation	475	SF	55.00	26,125.00		
	Demo Existing Exterior Wall Assembly	1,040	SF	8.00	8,320.00		
	Exterior Wall Enevelope	1,900	SF	45.00	85,500.00		
	Roofing Assembly	475	SF	35.00	16,625.00		
	Interior Build Out	475	SF	120.00	57,000.00		
	ME&P	475	SF	70.00	33,250.00		
13	New Construction, SE Vestibule						New ftgs, slab, roof, doors, hardware, glazing
	Site/Civil	90	SF	35.00	3,150.00		
	Foundation	90	SF	75.00	6,750.00		
	Demo Existing Exterior Wall Assembly	1,745	SF	8.00	13,960.00		
	Exterior Wall Enevelope	1,000	SF	45.00	45,000.00		
	Glazed Curtain Walls	480	SF	95.00	45,600.00		
	Roofing Assembly	90	SF	35.00	3,150.00		
	Interior Build Out	90	SF	120.00	10,800.00		
	ME&P	90	SF	70.00	6,300.00		
14	New Construction, foyer expansion, entry						New ftgs, slab, roof, doors, hardware, floor and ceiling
	Site/Civil	2,450	SF	7.00	17,150.00		
	Foundation	2,450	SF	35.00	85,750.00		
	Exterior Wall Enevelope	675	SF	45.00	30,375.00		
	Glazed Curtain Walls	400	SF	95.00	38,000.00		
	Roofing Assembly	2,450	SF	30.00	73,500.00		
	Interior Build Out	2,450	SF	60.00	147,000.00		
	ME&P	2,450	SF	45.00	110,250.00		
15	New Construction, Green rm, rr, storage						New ftgs, slab, roof, doors, hardware, plumbing
	Site/Civil	2,215	SF	7.00	15,505.00		
	Foundation	2,215	SF	35.00	77,525.00		
	Exterior Wall Enevelope	3,100	SF	45.00	139,500.00		
	Roofing Assembly	2,215	SF	30.00	66,450.00		

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	Interior Build Out	2,215	SF	70.00	155,050.00		
	ME&P	2,215	SF	45.00	99,675.00		
16	Major Renovation, staff/office area						Demo, new partitions, finishes, ceilings, lighting, ducting
	Demo Existing	1180	SF	20.00	23,600.00		
	Interior Build Out	1180	SF	90.00	106,200.00		
	ME&P	1180	SF	45.00	53,100.00		
17	Major renovation, west break-out rms						Demo, new partitions, finishes, ceilings, lighting, ducting
	Demo Existing	1340	SF	18.00	24,120.00		
	Interior Build Out	1340	SF	80.00	107,200.00		
	ME&P	1340	SF	35.00	46,900.00		
18	Major renovation, west corridor, bus center						Demo, new walls, doors, finishes, ceilings, lighting, ducting
	Demo Existing	1540	SF	18.00	27,720.00		
	Interior Build Out	1540	SF	60.00	92,400.00		
	Exterior Wall Enevelope	1530	SF	45.00	68,850.00		
	Glazed Curtain Walls	1530	SF	95.00	145,350.00		
	Roofing Assembly	1540	SF	30.00	46,200.00		
	ME&P	1540	SF	35.00	53,900.00		
19	Major reno, ball rm entr, storage, coat, RR						New walls, finishes, ceilings, lighting, ducting, doors, rr plumbing
	Demo Existing	1170	SF	20.00	23,400.00		
	Interior Build Out	1170	SF	85.00	99,450.00		
	New doors and hardware, vestibules	1	Allowance	30,000.00	30,000.00		
	ME&P	1170	SF	40.00	46,800.00		
20	Major reno, foyer extg portions						Demo, new finishes, ceiling grid, ducting
	Demo Existing Interior	2870	SF	18.00	51,660.00		
	Demo Existing Exterior Wall Assembly	4300	SF	5.00	21,500.00		
	Interior Build Out	2870	SF	60.00	172,200.00		
	ME&P	2870	SF	35.00	100,450.00		
21	Major reno, ballroom upgrades						Floors, oper walls, acoustic panels, finishes, lighting
	New Flooring	12700	SF	10.00	127,000.00		
	Repair Existing Operable Wall	1	Allowance	100,000.00	100,000.00		
	Acousical Panels	1	Allowance	50,000.00	50,000.00		Combination of custom reflecting and absorbing panels

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	Finishes	12700	SF	12.00	152,400.00	
	Lighting	1	Allowance	250,000.00	250,000.00	Includes theatre lighting and house lighting component, controls
22	Existing exterior wall upgrade and finish	14950	SF	50.00	747,500.00	Extg wall: new membranes, rigid insulation, metal siding, fascia
23	Penthouse	2000	SF	75.00	150,000.00	Modifications of extg penthouses, new structure, roof, walls
24	Roof skylight element, E entry	1	LS	100,000.00	100,000.00	Glazed roof element, 16' x 50', \$125 sf
25	Mechanical - Ventilation System Mods					
	Replace air-source heating pump units	1	Allowance	200,000.00	200,000.00	Replace four existing primary units, serving extg spaces
	Ducting modifications and extensions	1	Allowance	250,000.00	250,000.00	building-wide, existing to new portions
	Kitchen Hood Replacement	1	Allowance	30,000.00	30,000.00	existing kitchen system replaced, better efficiency
26	Mechanical - Plumbing and Piped Systems					
	Sprinkler system mods and extensions	30000	SF	6.00	180,000.00	building-wide, new heads throughout
27	Electrical - Lighting					
	LED conversion, existing spaces	1	Allowance	75,000.00	75,000.00	Areas not included in new and renovation work
28	Electrical - Power					
	General power and panel upgrades	1	Allowance	200,000.00	200,000.00	building-wide
29	Electrical - Low Voltage and Specialty					
	New data backbone, WIFI	1	Allowance	75,000.00	75,000.00	building-wide
	New A/V package, new and extg spaces	1	Allowance	500,000.00	500,000.00	building-wide
	Building controls, automation	1	Allowance	200,000.00	200,000.00	building-wide
			Building Subtotal		7,383,540.00	
30	Mobilization, de-mobilization	1	LS	150,000.00	150,000.00	Applies to site and building components
31	Admin, supervision, support, profit				2,693,989.50	Contractor GC's mark-up of 20% and Fee of 10%
32	Estimating Contingency				\$1,168,000.00	10% of construction costs
	Construction Cost				\$12,841,954.50	Assume Summer, 2020
	Total Project Cost (40% multiplier on construction cost total)				\$17,978,736.30	Reflects design, administration, furnishings, contingency

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NEW CONSTRUCTION
~ 8,400 s.f.

COVERED WALKWAYS
~ 5,500 s.f.

MAJOR INTERIOR
REFURBISH -
~ 4,000 s.f.

(IN BALLROOM,
RE-FURBISH EXTG
PANELS, NEW FINISHES,
NEW A/V)

OLD PERIMETER

CURRENT
WACKWACK

SEPARATED
COVERED
CANOPY.

END OF COVERED
COPY.

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Comments from May 30 Centennial Hall Public Meeting

General

- Build a lovely (internal) green space between 2 buildings.
- New JAAC Event Studio & Community Hall would serve as needed meeting rooms. Larger than Hickel & Egan rooms. No need to add more to CH if New JAAC is built.
- Shared operational equipment (district heating) should be considered.
- Question the differential cost in A, B, C, & D, since D has only limited new construction?
- If possible, manage both facilities together.
- Provide a better coatroom with a very sturdy hanging place.
- Developing West 3rd Ave. is important for traffic & parking control.
- If the two facilities are built, the New JAAC provides some additional meeting space.
- I like the new street.
- Break-down of costs needed for each element so that discussions can be based on real cost of various additions.
- Provide compatible tech systems between buildings: security, paging, A/V, stage tech, etc.
- Creating a strong street out of Third Ave. makes sense.
- How far in advance (years? months?) does Travel Juneau manage conventions and meetings? What/how many are slated for 2020?
- We need stats, indicating type and number of conventions and meetings that were turned down this year.

Scheme A

Pro:

- I like the large divided conference space.
- I like the strong entrance and connection to the JAAC.

Con/Suggestions:

- Reminds me of a middle school entrance. A long way from the ballrooms.
- Maybe the north-south connection could be grade separated (ie. outdoor overpass) instead of interrupting the warm and cozy connecting corridor.
- Please consider restroom expansion in this scheme.
- Backstage hallway to more meeting rooms?
- Dressing and green room area farther from the ballroom area.

Scheme B

Pro:

- Accessible drop off area is great.
- I like being able to separate the meeting spaces from the ballroom.
- Expanded restrooms are great!
- The “cul de sac” area seems to add flexibility to have multiple events – big show in ballroom & another event in meeting space.

- Like the idea of being able to close off small meeting rooms.
- Good rolling access between buildings for rolling gear back and forth.

Con/Suggestions:

- The ballroom needs to be a rectangle.
- Green Room too small.
- Green Room too small.
- Canopied drop-off zone too big/unnecessary.
- Drop-off takes up way to much space – could be used for another break-out space.
- Lot of green space has been removed. Would like to see the nice landscaping stay.

Scheme C

Pro:

- #1 plan!
- Cohesive but independent feel. Good!
- I like scheme C best
- My favorite, beautiful aesthetically, \$ hits the important marks.
- Strong entrances from parking and downtown are good.
- Like the sight lines thru building from a reception place.
- Best overall layout, but Green room and dressing should be closer.

Con/Suggestions:

- Please consider restroom expansion in this scheme.
- Make exterior “of a piece.” Expand meeting rooms slightly, round exterior faces together.
- Open the way from Egan.
- Use this thoroughfare (C) with the ballroom green room (B), changing the proposed canopy.
- Reduce ADA parking to minimum and add more green space.
- Reduce number of small meeting rooms, using the JACC spaces, and add back more landscaping and exterior flexibility.

Scheme D

Pro:

- The simplicity of this in these times is very appealing.
- Use “D” but make the connection to the JAAC covered and warm, and dress up the front entrance.
- I like the existing Willoughby Ave. maze.

Con/Suggestions:

- The pinch point doesn’t seem wide enough to solve the bottleneck problem.
- Definitely need pinch point fix to improve the flow in the facility.
- If Scheme D is adopted, the area under the balcony is too dark. Improve lighting.



Questionnaire Responses:

1. WHAT ARE THE STRENGTHS OF CENTENNIAL HALL AS A VENUE FOR CONFERENCES AND EVENTS?

Approximately 155 positive responses were recorded

- Location: 65 comments
- Size: 42 comments
- Flexibility: 22 comments
- Structure/Facility: 12 comments
- Kitchen/Dining/Alcohol: 11 comments
- Management: 10 comments
- Parking: 5 comments

Discussion:

- By far the most responses related to the good central location of Centennial Hall being near to downtown, downtown businesses and hotels, cruise ships, the arts district buildings (JACC, SLAM, KTOO, EP), and the Seawalk and its ability to link the downtown and the arts district.
- Nearly half thought that the overall size of the facility and of the ballroom were good, others made no comment on size.
- Close to a quarter of the comments complemented the flexible nature of the ballroom and the break-out spaces and/or how important that was to service large as well as small events.
- Several people complemented the staffing, pricing, availability, and the importance of having a history of operation, and accessibility for persons with disabilities.
- The commercial kitchen and ability to have dining facilities, as well as the ability to serve food and alcohol were mentioned.
- These comments appreciated the availability of parking, but two mentioned it was not adequate.

2. WHAT COULD BE DONE TO IMPROVE CENTENNIAL HALL AS A VENUE FOR CONFERENCES AND EVENTS?

We receive about 182 suggestions on how Centennial Hall might be improved.

- Improve the building layout/lobby/connections: 35 comments
- Modernize or improve the dated appearance, inside and out: 29 comments
- Improve/Modernize A/V systems: 26 comments
- More and better sized break-out rooms: 13 comments
- Improve the acoustics, especially in the ballroom: 11 comments
- Improve the parking: 9 comments
- Facility Services: 8 comments

- Improved Facility Systems: 9 comments
- Operations & Management: 7 comments
- Make the whole facility bigger: 7 comments
- Improve seating &/or stage in ballroom for better visibility: 6 comments
- Better landscaping: 4 comments
- Connect to NEW JACC: 4 comments

Discussion:

- The layout of the building was a big concern as it affects the success of events. It was perceived as often being too crowded. The lobby was, in general, considered too small, and would benefit by removing the entrance pinch-points, widening hallways to various rooms. Behind the scenes, access from the green room to the stage should be improved, as well as access to the catwalks.
- Making the building exterior and interior more attractive and modernized was a recurring comment. Comments on its dated appearance and tired interior suggested that a more modern facility would help attract events and conventions. One comment encouraged more of a sense of place, Alaska character interior.
- The audio visual systems, particularly the sound systems, were recommended repeatedly to improve musical and speaker experiences for the audiences. A good PA system was recommended as were monitors in the lobby announcing events or sessions' locations, etc. Several requested better Plug & Play.
- Many thought the break-out rooms should be reevaluated. Most of the rooms should be bigger, and have more of them.
- Acoustics in the ballroom needs improvement. The moveable walls do not do a good job and the floors are noisy.
- Most parking comments just said "parking", which may mean more parking or just better configured access to parking. One person suggested that the landscaping in the parking area would be helpful.
- Seven people suggested making the facility larger, with one person suggesting a second story.
- Improving the audience's line of sight to the event on stage was commented on, suggesting either a fixed stage or raised or raked seating.
- Bringing back the grassy area or creating a nice outdoor courtyard, perhaps where food could be served was recommended.
- More facility services recommendations included more restrooms, a coffee shop/food service, a coat room, retail space, a concierge desk, and/or space for tour vendors.
- Facility equipment and maintenance recommendations included updated mechanical systems, focus on energy efficiency (heat pump & LED lighting), improved windows to provide more natural light, improved stairs and access to catwalks, loading dock improvements and updated kitchen facilities.

3. WHAT ARE THE STRENGTHS OF CENTENNIAL HALL AS A VENUE FOR CONCERTS AND ARTISTIC PERFORMANCES?

We received 133 opinions on Centennial Hall's suitability for performances.

- Size of the facility and the ballroom: 61 responses
- Location: 30 responses
- Flexibility: 18
- Facility: 11
- Parking: 4
- Services-staff, alcohol, availability: 5
- There are no strengths/not suitable for performances: 4

Discussion:

- The size of the facility appears to be its greatest strength. Several commented on the fact that it is the largest space in town, and that the open configuration of the ballroom is an important feature allowing for various configurations for different performances, audience sizes, and for dancing.
- Again, respondents commented on its convenient location to hotels, restaurants and parking.
- Users urged that flexibility, particularly in the ballroom be maintained in future remodels.
- Various comments included thinking the foyer was a good size, restrooms were fine, break-out rooms fine, and that it was accessible. One person liked the sound system.
- The well-trained staff was complimented, and it was emphasized how important well-trained staffing was. The ability to serve alcohol was considered important, and someone commented on the Hall's availability, which we interpret to mean that it was available to be booked. No one commented on rental prices.

4. WHAT COULD BE DONE TO IMPROVE CENTENNIAL HALL AS A VENUE FOR CONCERTS AND ARTISTIC PERFORMANCES?

- 230 suggestions
- Improve Seating/Line of Sight: 63
- New Sound System: 44
- Improve the Acoustics: 40
- Improved Lighting/ Electrical System: 24
- New Technology/Media/Screens: 15
- Improve behind the scenes: 12
- Better public spaces: 11
- More better parking: 9
- Better aesthetics: 7
- Misc. Energy Efficient, Flexible: 3
- Trained staff, pricing: 2

Discussion:

- Improve the ability for the audience to see a performance was close to 50% of the responses. People requested more and better seating with improved line of sight to the stage. They

suggested raked or raised seating, bleachers, or stadium seating. One person suggested adding a mezzanine for seating. Related to viewing, were many suggestions for a better, higher stage, and making the irregular, rectangular shape of the ballroom better (square) to accommodate better viewing. In addition, there were several suggestions for the addition of large video screens on the walls so folks in the back could see the performance on screen, with close ups of the artists. At the same time some commented at the floor should be danceable.

- Sound System: Responses were adamant that an overall new sound system was needed. Specific comments included more Plug & Play, including or keeping the flexible line array sound system. Several commented that they don't attend concerts in Centennial Hall because the sound/acoustics are so bad.
- Related to sound issues, people suggested several conditions that affect the poor acoustics in the ballroom: the dividing walls, the floors, the ceiling height, and the room configuration. Again, the dividing walls do not provide adequate sound protection. There were several comments about replacing the floor so that it would be quieter, and safer. The high ceilings do not help acoustic issues or sound quality, "sound bounce." There were several comments that this "big box" space was not adaptable to quality performances.
- The lighting, relating to performances, was also a big issue that people strongly recommended improving. They wanted a more user friendly light board, more available circuits and dmx control, and more accessible lighting conditions. Related to this were recommendations for better rigging and catwalks to facilitate staff and contractors in implementing and changing the lighting. And it would be nice to have some of the stage lighting left in place.
- New technologies overlapped the requests for new sound and lighting systems. Specific recommendations included new PA system, screens in the ballroom, a turn-key system, better A/V systems, media streaming, and connectivity.
- Suggestions for improvements behind the scenes included the catwalks, access to the catwalks, rigging, better green room and dressing rooms in better locations, improved kitchen equipment, and more convenient loading docks (perhaps one dedicated to the kitchen).
- In the public areas, some wanted break-out rooms with better sound systems or fewer break-out rooms, a more convenient ticket counter or box office to facilitate waiting in line, improved, larger foyer, a bar/café option, more restrooms, and a connection to the New JACC.
- More parking would help make the venue more attractive.
- Improvements to update the aesthetics both inside and out included updating the interior of the ballroom, add more natural daylight, and improving the landscaping, particularly the "grassy area" to enhance the appearance of the facility.
- There were a few suggestions to be sure to include energy efficiency in the upgrades, and that upgrades should maintain the flexibility of the spaces.
- Well-trained staff and maintaining an affordable rental and ticket prices were also mentioned. One person suggested tiered priced seating. Another emphasized streamlined check-in process.

5. HOW SHOULD CENTENNIAL HALL WORK WITH AND COMPLEMENT OTHER COMMUNITY FACILITIES?

- Coordinate with (in order of # of mentions) JACC 25, APK 7, EPK/Hope/ANB 5, KTOO 5, Soboleff 2, Libraries 1, SOB atrium 1, Schools 1.
- Centennial hall used for larger events: 9
- Facilities should work together to coordinate events: 6
- Coordinate shared parking: 5
- Other spaces for smaller events and concerts & performances: 5
- Avoid overlapping or redundancies with other venues: 7
- Physically connect to the new JACC: 7
- Use the new JACC for performances: 2
- Use KTOO for streaming: 1
- Create a campus/art district: 5

Discussion:

- Many people wanted Centennial Hall and other venues to coordinate events and services and to minimize overlapping uses and services, including indoor spaces and parking.
- Many thought that CH was more appropriate for catering, large, performances, conferences, conventions and trade shows, while a New JACC or other venues would be better for concerts and similar events.
- Many advocated for a physical connection to the New JACC, one person suggested adding space onto CH instead of a New JACC, and one cautioned not to let CH slow down the New JACC progress.
- Many strongly like the development of an arts district campus.
- A number wanted CH to assume coordination for others including developing packages for convention planners, assisting in rental, and collective management.

6. SHOULD CENTENNIAL HALL OFFER REDUCED RATES FOR COMMUNITY AND NON-PROFIT USE?

- Yes: 92 responses
- Yes, if it still makes some profit: 11 responses
- Yes, if it doesn't conflict with full paying clients: 2 responses
- Yes, but it depends on the non-profit: 1 response
- Yes, for 501-c-3s: 1 response
- Yes, but perhaps for certain seasons/times: 2 responses
- No: 5 responses

Discussion:

- Respondents in general seemed to feel like Centennial Hall should be a community resource and the more it was used the more successful it would be.

User Questionnaire Results, in rank order

What should be the priority focus for Centennial Hall? Rank the following from 1-7 where 1 is most important and 7 is least:

	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Rank 7	Distribution	Average Rating
Conference Venue, supporting Juneau organizations	34%	26%	19%	4%	5%	6%	5%		2.6
Performance Space for Concerts and Musical Events	26%	22%	13%	5%	8%	11%	15%		3.4
Conference Venue, supporting out-of-town organizations	16%	21%	16%	13%	6%	11%	17%		3.7
Space for Non-Profit and Community Organizations	8%	13%	19%	29%	13%	6%	11%		3.9
Venue for Presenters and Speakers	3%	6%	17%	25%	32%	12%	6%		4.4
Trade Shows	8%	11%	8%	15%	16%	24%	19%		4.7
Variety Performances	5%	2%	9%	10%	19%	28%	27%		5.3

What are major shortcomings to address? Rank the following from 1 - 6 where 1 is most important and 6 is least:

	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Distribution	Average Rating
Sound and Audio/Visual Systems	24%	23%	23%	9%	11%	10%		2.9
Ballroom Configuration and Capability	18%	21%	14%	15%	17%	15%		3.4
Break-out Room Capability and Sizing	11%	15%	25%	22%	15%	11%		3.5
Foyer and Public Spaces	8%	17%	18%	28%	18%	11%		3.7
Appearance of Facility	17%	17%	10%	12%	23%	22%		3.7
Parking and Drop-off	24%	8%	10%	16%	14%	29%		3.8