

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

January 14, 2019 12:00 PM
Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. December 10, 2018 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Amalga Harbor Fish Cleaning Float
- B. BRH Pharmacy Cleanroom Appropriation
- C. Shaune Drive Public Works Property Sale Proceeds Appropriations

V. INFORMATION ITEMS

- A. FY20 Capital Improvement Schedule
- B. Archipelago - Purchase & Sale Agreement: Limited Right to Object Clause

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. December 6, 2018 - January 9, 2019

VII. ADJOURNMENT

- A. Next Meeting is Scheduled for February 4, 2019 at 12:00 pm in the Assembly Chambers

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



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Port Director
To: Public Works & Facilities Committee
Date: January 10th, 2019
Re: Amalga Harbor Fish Cleaning Float – ADFG Grant Agreement

1. At the January 7th Assembly meeting, the City Manager referred Ordinance 2018-11(Y) to the PWFC. This ordinance would appropriate Alaska Department of Fish and Game grant funding to the Manager up to \$230,000 as Funding for Phase II of the Amalga Fish Cleaning Station Project.

2. The City and Borough of Juneau owns and operates the Amalga Harbor Launch Ramp facility constructed with local match funds and Alaska Department of Fish and Game, Division of Sport Fish, Sport Fish Access funds. The facility is a high use area and users have identified a conflict at the facility between fish cleaning and launch/retrieve activities. To address this issue, an agreement was executed November 21, 2014 between the Alaska Department of Fish and Game, Division of Sport Fish and the City and Borough of Juneau. The goal of the agreement was:

“To determine the most appropriate and feasible floating fish cleaning station that would service boaters at Amalga Harbor, and construct the station, if feasible. Traffic flow and boat/vehicle congestion in the area of the load and lunch ramps may also be reviewed to determine if there are any other feasible solutions that may help. This agreement covers the feasibility study, preliminary design and permitting, if applicable (Phase I) of the Amalga Harbor Fish Cleaning Float project. This agreement will be amended to add funds in order to complete Phase II, construction if a feasible solution is vetted through the Phase I process.”

3. In November 2014, ADF&G provided \$50K for preliminary feasibility and planning purposes. The additional \$230K proposed under amendment #1 to the original grant agreement would cover the final design, permitting, bidding, and construction of the fish cleaning station at Amalga Harbor.

4. A public input meeting was held on June 22nd, 2015 and Feasibility Study was completed by Docks & Harbors staff on December 16, 2015. Upon review of the Feasibility Study, the Board elected to evaluate the usage at Amalga Harbor following the 2017 completion of the Statter Harbor Launch Ramp to determine if improvements at Amalga Harbor were still warranted. A public meeting, held on October 22nd, 2018, yielded a recommendation that an extension to the existing Amalga Harbor boarding float was desired as well as support for a navigation aid marking a boat hazard. The Docks and Harbors Board has concurred with the recommendations for a fish cleaning float extension and navigation aid.

5. The Docks & Harbor Board was scheduled to hold a public hearing at its January 23rd Operations-Planning Committee meeting to reaffirm/modify the recommendations provided in the Feasibility Study. Acknowledging the interest from residents of the Amalga-Huffman Association, Docks & Harbors will now postpone the public hearing scheduled for January 23rd. It is Docks & Harbors intentions to hold an additional public meeting at the Mendenhall Valley Library, most likely in February or March, before proceeding with the public hearing at a future Board meeting.

6. The Board referred approval of accepting the \$230K ADFG grant at its regular meeting on December 20, 2018 and recommends the Assembly adopt Ordinance 2018-11(Y) at its January 28th meeting.

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Copy: Docks & Harbors Board

Janet Sanbei

Subject: FW: To the Docks and Harbors Board regarding Amalga Harbor

From: Robert Murphy [mailto:robmurphy@hughes.net]

Sent: Sunday, January 6, 2019 8:56 PM

To: Harbormaster

Cc: Carl Uchtyl; paul cyr; Daniel teske; Borough Assembly

Subject: To the Docks and Harbors Board regarding Amalga Harbor

To: Docks and Harbors Board Members

From: Kaye Sullivan and Rob Murphy

Rick and Debbie Driscoll

Doug Larsen

Date: January 6, 2019

Re: Amalga Harbor

Dear Docks and Harbors Board Members:

Subsequent to testifying at your December 12th Operation Committee meeting, two of our Amalga Harbor property owners met with Director

Uchtyl in his office on December 24th. Former Docks and Harbor Board member/ADF&G Access agent, Tom Donek, also attended the meeting. The two of our property owners suggested options for disposing of the Amalga fish waste outside the harbor, such as enlisting

a gut barge to transport the waste to deeper outer waters, as is done in Haines, Homer, Seward, Whittier, and elsewhere; disposing of fish waste at Alaska Glacier Seafoods; or possibly disposing of fish waste through the Juneau composting service. All these ideas were rejected by Mr. Uchtyl as operationally too expensive and he suggested that we contact ADF&G to see if they would be willing to reconsider construction of

a remote cleaning float outside the Amalga harbor. One of our property owners subsequently met with ADF&G's Juneau Sport Fish Area Fisheries Biologist to again explore this possibility. The biologist stood firm on the agency's objections to implementing an offsite cleaning float.

As residents and property owners of Amalga and Huffman harbors, as well as users of the Amalga facility ourselves, we are

generally supportive of efforts to improve efficiency and provide amenities to the local boating and sport fishing community.

In looking for alternatives to offer CBJ's Docks and Harbors Department, we have discovered that fish carcasses have been recognized as a problem in coastal communities throughout the U.S. and in a number of locations throughout Alaska, from Sitka to Homer, and points in between. Amalga is no exception and may actually be among the most problematic because of the harbor's small confined size, shallow depth, and its inability to flush remains out into deep, open water. Unfortunately, unlike other areas of the state that have experienced similar

problems, nothing has been done to alleviate or ameliorate the carcass problem in Amalga.

Our research has revealed that there are multiple guidelines, management measures, and best management practices (BMPs) regarding

the management of fish waste in marinas and harbor facilities, including those by EPA, ADEC, NOAA, the Alaska Harbor Association, and Alaska Clean Harbors, as a partial list. Also, ADF&G and the USFS have guidance on fish waste in bear country. In our view, the existing Amalga project plan not only fails to follow any of this guidance, it actually flies in the face of stated objectives.

Pursuant to the Coastal Zone Act Reauthorization Amendments (CZARA), the EPA set forth Management Measures for point source

pollution in coastal waters that must be included in the State's coastal zone management plans. The Fish Waste

Management Measure under Marina and Boat Operation and Maintenance reads, “Promote sound fish waste management through a combination of fish-cleaning restrictions, public education, and proper disposal of fish waste.” Several BMPs were developed by coastal states in response to this directive, all of which call for the elimination or reduction of fish waste within harbors, or providing collection points where fish waste can be hauled off and disposed of in deep water, landfills, or compost facilities.

The State of Alaska, in coordination with federal agencies, and the Alaska Harbor Association undertook a study in 1995 to identify

BMPs for Alaska. This study was updated by Alaska Coastal Zone Management staff in 2004. All BMPs identified had a common theme of keeping fish waste out of, or minimized in, harbors and marinas. The CBJ Docks and Harbors Department was an active participant in and commenter on that study.

The CBJ Docks and Harbors Board endorsed an initiative to become certified as an Alaska Clean Harbor at its April 28, 2016

meeting. The CBJ Assembly endorsed that pledge by enacting Resolution No. 2756.

The Alaska Clean Harbor website outlines several options for dealing with sport fish waste in harbors by “ultimately, keeping

fish waste out of harbor basins.” Currently, Sitka, Haines, Seward, and Homer are clean harbor cities. Juneau, Whittier, Dillingham, Kodiak, Bethel, and Valdez have pledged to become clean harbor cities as well. The Amalga project, as currently designed, clearly does not meet the Clean Harbor criteria.

According to Alaska DEC, “Improper disposal of fish waste from sport fishing, personal use fishing, and commercial fisheries poses

a potential risk to the environment and public health and safety. The ADEC Solid Waste Program only regulates the land disposal of fish waste from commercial operations. However, it is important to understand the best management practices for disposing fish waste to reduce nuisances and animal attraction.” Furthermore, ADF&G recommends that “fish be cleaned riverside or in port, chop fish carcasses into numerous pieces and throw them into deep or fast-moving water, so they don’t wash back up onto shore.”

Since bringing our concerns to your attention there has been no recognition from the Docks and Harbors Department that there may be

a problem with the proposed Amalga project. Nothing has been done to quantify the level of existing fish waste, project how much waste could be generated as a result of the proposed project, or assess the impacts of that waste. To our knowledge there has been no attempt to estimate costs for various methods of implementing BMPs for disposing of the fish waste properly.

On January 7th the CBJ Assembly is scheduled to take its first action to approve funding for the Amalga Harbor project as a consent agenda item. The Port Director indicated that permits for the project would be submitted near the first of the new year. He also wrote in his January newsletter that he would be asking the Docks and Harbors Board to reaffirm its commitment to building the Amalga facility, as proposed, during the Board’s January 23 meeting. Based on these communications, it is apparent that the Docks and Harbors Department has no intention of taking neighborhood concerns into account, or in following BMPs when developing the Amalga harbor.

We respectfully ask that this project be placed on hold until these issues and potential alternatives can be properly vetted. In discussions with the ADF&G representative responsible for distributing the Dingell-Johnson funding, he indicated that a delay will not jeopardize funding availability. He also expressed his desire to have concerns and potential problems vetted and addressed before moving forward.

Enclosures:

Emails to Director Uchityl and Docks and Harbors

Cc: Director Uchityl

Assembly Members

Paul Cyr, ADF&G

Dan Teske, ADF&G

From : Doug Larsen

Subject : Follow up on our December 24 meeting

To : Carl Uchytel

Cc : Rob Murphy

Thu, Dec 27, 2018 07:52 PM

Hello Carl,

Thanks for meeting with Rob Murphy and me on December 24th to discuss the proposed Amalga Harbor dock extension, added fish cleaning stations, and piton installment. From our conversation with you and Tom Donek, it's Rob's and my understanding that the option being pursued at this point, with the 75' extension to the existing dock, installment of 3 fish cleaning stations, and the installment of a 16" diameter X 25' tall piton is not what CBJ originally preferred but was selected after the Alaska Department of Fish and Game (ADF&G) made it clear that it would not support remote fish cleaning stations located outside the harbor.

As we discussed, fish carcasses have been recognized as a problem in a number of locations throughout Alaska, from Sitka to Homer, and points in between. Amalga is no exception and may actually be among the most problematic because of the harbor's small, confined size and its inability to flush remains out into deep, open water. Unfortunately, unlike other areas of the state that have experienced similar problems, nothing has been done to alleviate or ameliorate the carcass problem in Amalga. Consequently, carcasses continue to build up in the harbor during summer months, and these carcasses create undesirable smells and attractants for resident bears. In fact, Amalga-Huffman residents have noted an increase in bear numbers in the past few years, including sows with cubs, who are associating the harbor and its fish carcasses with a readily available food source.

Given the harbor's current inability to handle existing levels of fish carcasses, and CBJ's inability or unwillingness to undertake efforts to physically remove carcasses, property owners of Amalga and Huffman harbors see no way to support any project that adds to the existing carcass problem. Installing additional fish cleaning stations, while a possible benefit to fishers, will unquestionably add to the amount of carcass waste in the harbor, thereby exacerbating what is already recognized as a problem.

Recognizing that ADF&G is the entity not wanting to allow fish cleaning stations outside the harbor, Rob and I will plan to discuss the carcass issue with their staff. And while we appreciate the value of and need for ADF&G collecting biological data for managing fish stocks harvested by recreational fishers, we also recognize that any data collection efforts that create problems for the public or the environment must be alleviated or ameliorated in some fashion before pursuing additional projects that will only exacerbate those problems.

Thanks again for meeting with us. Your insights and perspectives were very helpful, as were Tom's.

Happy New Year to you and Maria!

Doug

From: Rick Driscoll <rickdriscoll9@hotmail.com>

Date: December 19, 2018 at 10:44:56 AM AKST

To: "harbormaster@juneau.org" <harbormaster@juneau.org>, Kaye Sullivan <kaye.sullivan@hughes.net>, "Larsen, Doug" <dlarsen0770@gmail.com>

Subject: Amalga Harbor Launch Ramp Extension Project Proposal Plan

Dear Chairman Etheridge and members of the Docks & Harbors Board:

I am writing on behalf of the *Amalga-Huffman Association* and request that action on the proposed Amalga Harbor dock extension, added fish cleaning stations, and navigational marker be postponed pending additional public review and comment.

The *Amalga-Huffman Association* was created in 2003 and currently includes 16 property owners in Amalga and Huffman harbors, some of whom have owned property in the area since the 1950s.

As was shared at the December 12th

Docks and Harbors Board meeting by a couple of our members who offered testimony, neither the

Association nor individual Amalga-Huffman property owners were aware of plans to modify the Amalga dock and harbor. In fact, we have recently learned that no effort was made to contact the

Association or any of its members prior to December 4, when a CBJ staff member provided a heads up about the plan to one of our members. Had this not happened, we would not have learned about the project and wouldn't have known to attend the December

12th Docks and Harbors board meeting.

Following the December 12th meeting, one of our members contacted Paul Cyr, the Alaska Department of Fish and Game (ADF&G) fisheries biologist working with CBJ staff on the Amalga project. Mr. Cyr expressed surprise to learn that residents of Amalga and Huffman harbors had not been contacted directly regarding the project. He shared that public involvement is a big part of ADF&G's Sport Fish Access Program and that public input, especially from individuals most affected by project activities, was critical to the Program's processes, acceptance, and success. He expressed regret that this had not happened in this case. He further noted that from his perspective there is no need to rush the process and that time could and should be made available to ensure affected individuals have an opportunity to express concerns and provide suggestions for possible alternative solutions.

Provided the opportunity, the residents of Amalga and Huffman harbors are prepared to

offer insights and suggestions for possible alternatives to the actions being proposed for Amalga Harbor, either as individuals or through our *Association*. In fact, Director Uchytel has agreed to meet with two of our Association members on December 24th.

We respectfully request that you postpone action on this project to allow us the opportunity to engage in discussions with CBJ and ADF&G project personnel.

Sincerely,

Rick Driscoll
President, Amalga-Huffman Association

Bartlett Regional Hospital

3260 Hospital Drive, Juneau, Alaska 99801

907.796.8900

www.bartletthospital.org

DATE: January 09, 2019

TO: Mike Vigue, Director
Engineering and Public Works

FROM: Kevin Benson, Chief Financial Officer
Bartlett Regional Hospital

RE: Proposed Bartlett Regional Hospital Pharmacy Cleanroom Appropriation.

BRH requests an appropriation of \$160,000 for preconstruction costs from the FY19 BRH operational budget for the Purposes of creating a new capital project titled “BRH Pharmacy Cleanroom Renovation”. This project is needed to bring BRH in compliance with the requirements of USP<800> Hazardous Drugs-Handling in Healthcare Settings, and USP<797> Pharmaceutical Compounding – Sterile Preparations. The federally mandated compliance date is December 1, 2019. The total project is estimated to cost \$1,300,000 however the construction costs of \$1,140,000 has been submitted as part of the 2020 CIP.

I recommend that you forward the following to the full Assembly for approval:

Appropriate \$160,000 from Bartlett Regional Hospital into a new CIP fund for FY 2019.

Cc: Charles Bill, Chief Executive Officer
Marc Walker, Director of Facilities





Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: January 14, 2019

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer and Water Superintendent

SUBJECT: Shaune Drive Public Works Property Sale Proceeds Appropriations

The Shaune Drive Public Property is scheduled to close on January 15, 2019. The final sales price is \$1.77 million.

Staff requests the proceeds from the sale be appropriated as follows:

\$300,000 - Deferred Building Maintenance CIP – P44-088

This \$300,000 will reimburse the Deferred Maintenance CIP for funding the renovations made to the old Valley Shop at 2520 Barrett Avenue to allow for the Water Department to occupy the facility.

\$1.47 million – NEW Recycleworks Consolidated Facility CIP – new CIP.

The remainder of the sale proceeds (\$1.47 million) will be used to create a new CIP that will consolidate the Recycleworks Program and Hazardous Household Waste Program at a central location at the Landfill and is currently under negotiation with Waste Management.

Staff recommends these appropriations be forwarded to the full Assembly for public hearing.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: January 14, 2019

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer and Water Superintendent

SUBJECT: FY20 Capital Improvement Program Schedule

The schedule for the FY20 Capital Improvement Program (CIP) is as follows:

February 4th: Preliminary Draft FY20 CIP Resolution will be provided to the as an information item to begin early review.

February 19th : Preliminary Draft FY20 CIP Resolution to be reviewed by the Planning Commission.

February 25th: Preliminary FY20 CIP presented to the PWFC for review and forwarding to the Assembly and Finance Committee.

by April 5th: the Charter requires the Preliminary CIP must be presented to the Assembly

by May 1st: the Charter requires the Assembly hold a public hearing on the CIP



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Port Director
To: Public Works & Facilities Committee
Thru: City Manager
Date: January 9th, 2019
Re: Archipelago – Purchase & Sale Agreement: Limited Right to Object Clause

1. At the request of the City Manager, this memo provides proposed language in the Purchase & Sale Agreement for the seller to maintain a “limited right to object” under the paragraph titled: Future Improvement on Reconfigured Public Portion of Property. The purpose of this informational item is to address questions with the PWFC.

Future Improvements on Reconfigured Public Portion of Property: As used herein, the term “Future Improvements” means any permanent or temporary structure or improvement to be placed or constructed upon those portions of the present Archipelago subdivision parcels 1, 2, 3 and 4, after acquisition by CBJ, for public or private use, by either Party hereto or any third party. The term expressly excludes the area designated by CBJ for cruise ship passenger staging, loading and transportation (the “B Permit Parking Lot”); the area and structure designated for covered passenger staging, welcome and assembly; the act of decking over of the remaining open areas of the aforesaid parcels; and the commercial/retail development on the uplands portion of Lots 1 and 2; all of which are expressly contemplated within this transaction and consented to by the Parties (herein, the “Approved Structures”).

With respect to Future Improvements other than the Approved Structures, Archipelago shall have, and hereby reserve for itself and its successors and assigns, a limited right to object in advance of placement or construction of such improvements on the portion of the subject property designated on Exhibit E hereto, based upon the following considerations: Archipelago may object if the Future Improvement does not provide an identifiable public purpose or benefit, and is reasonably likely to impair, interfere with, or unfairly compete with, the businesses and operations taking place on the adjacent Archipelago premises. If CBJ proposes a Future Improvement it shall notify Archipelago in writing at least 180 days in advance of the intended date of commencement, and Archipelago shall have not more than 60 days to consider and state in writing its objection to the improvement, if any. In the event of objection, the two Parties will work in good faith to attempt to resolve the objectionable issues. Archipelago’s approval shall not be unreasonably withheld, provided the above conditions are met.

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Copy: Docks & Harbors Board



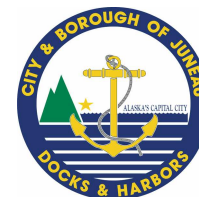
FIGURE 1.- The existing site configuration showing proposed new subdivision line and properties to be sold and purchased by each party. Not to scale - for visual purposes only.



Draft 11/23/18

PURCHASE AND SALE AGREEMENT
ARCHIPELAGO TO CBJ EXHIBITS

EXHIBIT E
FUTURE IMPROVEMENTS AREA



MEMORANDUM

TO: Mike Vigue
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: January 9, 2019

SUBJECT: Contracts Division Activity
December 6, 2018, to January 8, 2019

Current Bids – Construction Projects >\$50,000

BE19-092	Heron Way Reconstruction & Paving	Southeast Earthmovers, \$343,806. NTP issued 12/19/18
BE19-085	Douglas Hwy Water Main Replacement Re-Bid	Admiralty Construction, \$1,941,090. NTP issued 12/28/18
BE19-112	DT Street Improvements Phase 3A	3 bids received. Apparent low, Arete, \$550,763. In progress.
BE19-117	Public Safety Building Demolition	Estimate \$460,000. Bids due 1/10/19
DH19-039	Visitor's Info Kiosk Replacement	Estimate \$150,000. Bids due 1/15/19
BE19-115	BRH Medical Arts Roof Replacement	Estimate: Base \$150,000, Alt 1 \$20,000. Bids due 1/17/19
BE19-165	Birch Lane Reconstruction	Estimate \$775,736. Bids due 1/24/19

Current RFP's – Services

RFP E19-119	Juneau Park & Trail Signage Design	Processing. Corvus, \$32,295
RFP E19-124	Term Contract for Material Sources Construction Sources	Proposals due 1/16/19
RFP E19-168	Birch Lane CA&I	Proposals due 1/30/19

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

MR E17-166	TC for Professional Services	Signing new contract with Alaska Energy Engineering, Mechanical Design.
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Term Contracts for Electrical Services (>\$20,000)

E18-164(AB)	TC for Electrical – Anderson Brothers DZ commons lighting package	\$24,840. NTP sent 12/26/18.
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Term Contracts for Material Sources (>\$20,000)

E15-148(C)	TC for Material Sources Construction Stabler Point Overburden Move	Processing. Cheeseman, \$50,000
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MR E17-166 – 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.

Contracts Division Activity
December 6, 2018 to January 8, 2019

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