

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

August 6, 2018 12:00 PM
Assembly Chambers
Regular Meeting

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. July 9, 2018, Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. ADOT Refund Appropriation
- B. Project Playground Donation Appropriation
- C. Overstreet Park Memorial Bench Donation Appropriation
- D. Downtown Wayfinding Project Interpretive Element Grant Opportunity
- E. MWWTP Property Purchase

V. INFORMATION ITEMS

- A. Adair Kennedy Tree Update
- B. JNU Projects Update

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. July 6, 2018 - August 1, 2018

VII. ADJOURNMENT

- A. Next Meeting scheduled for August 27, 2018 - 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

**PUBLIC WORKS AND FACILITIES COMMITTEE
REGULAR PUBLIC MEETING – JULY 9, 2018
12:00 NOON**

I. CALL TO ORDER

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

Committee Members Present: Loren Jones, Chair; Norton Gregory, Maria Gladziszewski, Beth Weldon, Mr. Greene.

Staff Present: Greg Smith, John Bohan, Janet Sanbei, Mila Cosgrove, Greg Chaney, Michele Elfers, George Schaaf

II. APPROVAL OF MINUTES

A. June 11, 2018 – Regular Meeting

Minutes approved.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. Industrial Boulevard Transfer

Mr. Bohan gave a short description of the project and the history behind the required match. The Match will need to be paid at the front of the project. The project costs have increased,

Mr. Jones asked where the City is getting the money.

Mr. Bohan stated the money would come from the paving CIP fund.

Ms. Weldon moved that the PWFC forward the transfer of \$160,000 from the Pavement Management CIP to the Industrial Boulevard CIP to the Assembly for full approval.

Motion Passed.

B. Harbors Transfer

Mr. Bohan gave a brief description of the memo provided in the Packet.

Ms. Weldon asked for clarification on Mr. Uchtyl's memo.

Mr. Uchytel stated item number 3 is more of a house-cleaning measure to move remaining funds from a CIP that is no longer needed into a CIP that went through a public process for the Taku Harbor Dock which went through the Urban Design Process.

Ms. Gladyszewski asked for clarification as well.

Mr. Uchytel stated the \$2 Million is part of the Cruise Ship Berth Project and is part of the \$3.31 million.

Mr. Gregory moved to recommend to the full Assembly the transfer of \$3.31 million to from the Cruise Ship Berth Project to the Marine Park to Taku Uplands Improvements Project.

Motion passed.

V. INFORMATION ITEMS

A. Pederson Hill

Mr. Bohan explained the current progress of this project. There is an oversight in the plans on the access road. There will be a significant change order to counter this oversight. It will be approximately \$1 million. It is part of the project but did not get into the bid plans. There will be \$100,000 change order to haul slash away. When burning, the public in the area were very verbal due to sensitivities to smoke, so the burning was stopped and the slash was hauled.

Discussion ensued.

B. Adair Kennedy Park Maintenance

Mr. Schaaf spoke to the committee regarding what is happening at Adair Kennedy. The Master Plan and the current work are separate. Field maintenance has been a problem in the past. Often the snow will prevent games from taking place due to snow still on the fields. The current trees have been growing for 40 years. They produce shade on the west side of the field prevent the sunshine from hitting the field. The cottonwood trees produce seeds which clog the drainage system. Trees have been cut due to the request of the school district because of questionable activity in the area they could not see exactly what was happening. The concession stand area will be torn down and rebuilt. Some of the trees were removed for this purpose. There have been several trees that will be cut due to trunks having significant damage. There are 4 trees that will be limbed and not removed. There are several other hemlock and spruce trees that will be removed in various areas of the park. There are a large number of cottonwood trees that will be removed. Some already have been taken down and were rotting from the inside, which is not visible from the outside. There are many items within the Master Plan that may or may not take place due to changes in the community.

Mike Clemons, 8676 Dudley Street. He has concerns about Adair Kennedy Park work. 1. Wants to be sure all Federal and State constraints have been followed. 2. Did not invite

residents in the area to respond to the removal of trees. Residents were not invited to take part in the process of determining which trees were to be removed. Mr. Clemons feels the master plan needs to be reopened for public consideration.

Beth Weldon asked what his safety concern is.

Mr. Clemons feels there are more and more disreputable people coming into their neighborhood. He feels this is due to the tree removal.

Mr. Greene asked what the safety concern of cutting the trees would be.

Mr. Clemons feels the tree removal has opened up the area making it more open for people to walk through. He would like to take a break until this can be discussed with the residents.

John Eiler 8685, Dudley Street. He stated he sent a letter to Mr. Watt, subsequent to discussions with staff. He feels many more trees were removed than what was discussed. He understands needs for maintenance, but would like to be involved in discussions that will change the original plan. The greenbelt helps to provide a buffer for the lights and sound.

Ann Liebergesell, 786 Dudley Street. She is protesting the master plan. She feels she has not been properly notified about the plan. She would like to reopen the master plan and allow the neighbors to give input. She is protesting the cutting of Trees. She hopes the further cutting of trees will be more selective. She is objecting to the installation of some grandstand on that side of the field. She would like to have this completely removed from the plan. She is hopeful that clearer conversation between the City and the contractor can happen from this time forward. She feels there is the ability to selectively cut branches from trees. She would like to stop the "clear cut" of the trees.

Heidi Grey, 8464 Dudley Street. The buffer encompasses 17 houses along the street. She feels everyone in the area needs the trees to remain to help buffer the noise. She was not notified about the tree cutting. She has a petition regarding cutting the trees. She provided the Committee with a petition signed by the Neighborhood regarding the tree cutting and the reopening the master plan.

Dave Dowling, 8655 Dudley Street. He has similar concerns to the others who have spoken. He feels the buffer helps keep vandalism down. The wildlife is there, and he would hate to see it go. He feels this will invite more vandalism in the area. The master plan mentions another grand stand at Adair/Kennedy field. He and his wife sit on the west side bleachers all the time. They are not full. He feels there are enough softball fields in the area. He stated there 12 softball fields, many of which are not used. He talked about the 2 football fields the City has and only having 1 football team. He feels we have better things to spend the money on. He is concerned property values will go down with the removal of trees. He would like it to stop until further discussion is take can take place.

Rick Smith, 8689 Dudley Street. He concurs with the other testimony to this point. He is concerned about the BMX Bike track to be installed according to the Master Plan. He stated he did not receive notification from the city about removing the trees.

Susan Downing, 8655 Dudley Street. She has a concern that the walkways will lead directly to her backyard, if the trees are thinned. she feels the lights will be difficult to deal with if the buffer is removed. She doesn't feel the walkways are required. It doesn't make sense to her to cut out the trees.

Mr. Gregory asked how long ago the person was found sleeping in her garden shed.

Ms. Downing stated it was about 1 year ago.

Bill Ballard, 8690 Dudley Street. He is not as directly impacted as his neighbors. He is in support of them. He agrees the cottonwoods put a lot of debris on the fields. He agrees the cottonwood trees need to be removed or limbed. He feels there is no need to remove other trees in order to remove the cotton woods. There are a lot of spruce trees that hang over the track. These could be limbed without removing the entire tree. Scarred trees don't necessarily need to be removed. An arborist needs to determine if these trees need to be removed. He stated in early spring the sun doesn't get high enough to melt the snow. He realizes trees cast a shadow on the field. He doesn't feel removing the trees will be the answer for getting the ice and snow off the field in time for spring events happening there. He encourages the Borough to put in an 8-foot visual barrier for the residents along the buffer area.

Ms. Gladziszewski asked Mr. Schaaf who decided which trees need to be removed.

Mr. Schaaf stated that Ben Patterson the CBJ Landscape Supervisor. He has had arborist training and has worked with the project managers at Engineering to identify the hazards. There is a process which takes into consideration the species, visible damage, and also the risk factors for neighboring properties. In most parts of the country, homes this close and this size would not be deemed a good idea. The City is trying to get rid of the trees which have the greatest risk. We have removed the highest risk trees and the cottonwoods.

Ms. Gladziszewski asked if the contractor had taken more trees than originally planned.

Mr. Schaaf stated that this park had not had much work done on it in a long time. He said only the trees from the storage area have been removed. There are no plans to remove all the trees along the field. The trees which were removed were planned for removal.

Lori Sowa, Project Manager, explained further that trees were removed which were not marked. Many of these were removed due to safety reasons for the tree cuttings. Additional inspection to be sure only trees which are marked are cut down. There will be some limbing as well. The contractor will be waiting for further answers from staff to go forward. There may be a few smaller trees that will have to go just to make things safe. The contractor is to wait until Lori returns from vacation to go forward.

Ms. Gladyszewski asked if the walkways were being constructed at this time. She asked if any further steps of the Master Plan will go before the public for Comment? She would like more notice to go out for better communication of further work at Adair/Kennedy.

Mr. Schaaf stated that at this time none of the walkways mentioned in the Master Plan are being constructed. Many of the items in the Masterplan are just ideas...they may never be implemented. Any decision to implement these ideas would go before the Assembly for appropriation.

Mr. Jones stated he walked the field on Saturday and noticed many of the trees around the baseball diamond are gone. It gives better views from Floyd Dryden. He feels there is better safety along that field. He stated he drove Dudley Street and didn't see where the trees were being removed. He didn't realize until he walked the field that the trees along the area of Dudley Street had not been removed. He asked about the fencing along the field, and whether it went all the way around.

Mr. Schaaf confirmed the fencing did go all the way around the field.

Mr. Jones then he asked if there was a double fence, so all of the property was fenced in.

Mr. Schaaf stated there is not a double fence. The football field also has 2 accesses at either end of the field for people to have access to the paths.

Mr. Jones asked if the football field lights were installed put when the field was developed. If the lights were installed with the field, were there conditions for a buffer put in by the Planning Commission for neighborhood impact. He is aware that in recent years the Planning Commission has required down-facing lights. The last update on the Kennedy/Adair master plan he attended was a couple of years ago at the Mendenhall Library. This masterplan has been updated recently.

Mr. Schaaf stated the Parks and Recreation Masterplan to be presented in October is for the overall Masterplan for Parks and Recreation. Adair/Kennedy Masterplan will not be part of the overall Masterplan. Individual park plans are not usually included in this process.

Mr. Jones asked if there would be a consideration for reconsidering the Masterplan due to the comments and controversy that have come forward with this issue.

Mr. Schaaf stated that may be a good idea. There is no funding currently to implement any of the future ideas listed in the Masterplan. Since it was just completed recently, we could have the plan reconsidered in the future. It won't be immediately, but we could look at it to make sure we have a realistic project in the future.

Ms. Gladyszewski asked how sure is staff of being sure we will not be removing more trees than necessary.

Ms. Sowa stated the plan has been scaled back as much as possible and still provide the maintenance which is required for the proper maintenance of the field. Trying to leave the low brush where possible and leave high coverage for lights. She feels it is not possible to cut back any more from what has already been done. We are trying to be selective in order to accommodate the coverage for lighting and thinning the brush near the bottom.

Mr. Schaaf feels this is true. He feels the city is being proactive about the possible risks for the trees. The area along Dudley Street will not be a clear-cut area.

Mr. Gregory wants to be sure the City is maintaining the buffer which may have been required by the Planning Commission.

Mr. Jones asked if all the stumps will be removed and landscaped in the area between the ballfield and the parking lot.

Ms. Sowa stated the stump removal will come at a later point. That is not part of the tree removal contract.

Mr. Schaaf stated there may be an off-leash dog park installed in that area. It is part of the Master Plan, but has not been designed or fully determined.

VI. CONTRACTS DIVISION ACTIVITY REPORT

A. June 7, 2018 through July 5, 2018

Mr. Jones asked about the Project Playground change order of \$300,000?

Mr. Smith stated the playground was going to happen during the fundraising effort. The funding has now come in and that has been added by change order.

Ms. Elfers stated a recommendation for appropriation will be coming at the next meeting.

VII. ADJOURNMENT

Next Regular Meeting will be August 6, 2018, at 12:00 noon.

Meeting adjourned at 1:10 pm.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 1, 2018

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer and Water Superintendent

SUBJECT: Industrial Boulevard Funds Appropriation

ADOT has refunded \$9,387.37 to the CBJ. This refund is for the excess match funds CBJ provided to ADOT for their reconstruction of Riverside Drive from James Boulevard to Egan Drive. ADOT requires communities to "pre-pay" their match to STIP nominated projects. The advance payment for the estimated construction costs is required to include a 15% contingency.

The original funds were paid from the Riverside CIP, which consisted of sales tax funds. The Riverside CIP has since been closed out and all remaining funds transferred into the Industrial Boulevard Match CIP. These funds are requested to be appropriated into the Industrial Boulevard Match CIP.

Staff requests the appropriation of \$9,387.37 to the Industrial Boulevard Match CIP be forwarded to the full Assembly for approval.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 6, 2018

TO: Loren Jones, Chair
Assembly Public Works and Facilities Committee

FROM: Michele Elfers, Chief Landscape Architect
Engineering & Public Works Department

RE: Project Playground Re-build Update and Appropriation

Project Playground Rebuild Update:

Phase I of construction will be complete early this week including the play structures, decking and platforms and most play equipment. On Wednesday, August 8th, Phase II of construction will begin with the five day community build. Community volunteers will participate in building guardrails, fences, and some decorative and play elements. The contractor will then continue work on the playground including surfacing and finishing items. Project completion is scheduled for late September.

Budget:

The funding from the insurance reimbursement and community donations, including the appropriation request below, is estimated at \$2,243,000. Expenditures for the project including site clean-up costs after the fire, design, construction, inspection and overhead is estimated at \$2,242,000.

Donation:

The Assembly appropriated \$235,000 of donated funds from the Juneau Community Foundation in April. An additional \$74,000 of community donated funds is available to fund the construction of the playground.

Staff recommends that the Public Works and Facilities Committee forward a recommendation to the full Assembly to appropriate the \$74,000 donation from the Juneau Community Foundation for the Project Playground Rebuild.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 6, 2018

TO: Loren Jones, Chair
Assembly Public Works and Facilities Committee

FROM: Michele Elfers, Chief Landscape Architect
Engineering & Public Works Department

RE: Overstreet Park Memorial Bench Donation Appropriation

A memorial bench was donated by the late Larry Carlson's wife Shirley Carlson for the Mayor Bill Overstreet Park. This bench has been installed at the park and was dedicated during the ribbon cutting ceremony for the park this summer.

Staff recommends that the Public Works and Facilities Committee forward a recommendation to the full Assembly to appropriate the \$5000 donation from Shirley Carlson to fund the memorial bench.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 6, 2018

TO: Loren Jones, Chair
Assembly Public Works and Facilities Committee

FROM: Michele Elfers, Chief Landscape Architect
Engineering & Public Works Department

RE: Downtown Wayfinding and Interpretive Elements Update and Grant Opportunity

The wayfinding and interpretive project is in the design development phase. Public meetings were held in July and local technical experts are reviewing the concepts, text and images presented by the design team. The reviewers include representatives from:

Downtown Business Association
Juneau Economic Development Council
Sealaska Heritage Institute
Tourism Best Management Practices
Historic Resources Advisory Committee
Filipino Community
Travel Juneau
Juneau Arts and Humanities Council
Central Council of the Tlingit and Haida
Auk'w Kwáan Cultural Heritage and Land Council
Douglas Indian Association
Alaska State Library, Archives and Museum
CBJ – City Museum, CDD, Docks and Harbors, Streets and Engineering

The feedback from the public meetings and stakeholders will be incorporated into the final design language and text. The project area for the wayfinding element has been extended to include seawalk and cruise ship docks using seawalk funding.

A grant opportunity through the National Endowment for the Arts, 'Our Town', is available to fund creative placemaking projects that integrate arts, culture and design to strengthen communities economically, physically and socially. The wayfinding project could be augmented to include a storytelling element where locals tell stories of the places that people are led by the wayfinding system. The theatre company that produced Aan Yátx'u Sáani: Noble People of the Land this spring in Juneau has proposed partnering with CBJ for this grant to produce this audio storytelling component addressing the themes in the wayfinding system including working Capital City, entrepreneurial spirit, arts and culture, diverse peoples and histories, natural environment, Alaska Native heritage, mining, fishing.

Staff requests approval to apply for this grant for \$100,000 including a \$50,000 match requirement. The match would be funded through a combination of CBJ in house staff time (Engineering staff, Library staff, City Museum staff), in kind funding from the construction of the interpretive/wayfinding system, \$15,000 in funding from the Downtown Streets Improvement project, and \$5000 in additional funding from the Downtown Wayfinding and Interpretive Elements project (Downtown Passenger Transportation Improvements fund).

**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 6, 2018

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: Mike Vigue, Director
Engineering & Public Works

SUBJECT: Purchase of Bernstein building and property

The City and Borough of Juneau, Department of Engineering and Public Works, Wastewater Utility has an opportunity to purchase the property and building at 9505 & 9507 Robertson Court. This property is adjacent to the Mendenhall Wastewater Treatment Plant and is zoned Industrial. It consists of an 8,312 square foot industrial shop building on .32 acres. The building was built in 1982. It is two stories, has a wood structural frame with metal exterior siding and roof. There is office space on the second floor.

This property and building would provide an adequate space for the Wastewater Collections operations, including dry climate controlled equipment storage, a shop area, warehouse space for parts inventory and office space for the Collections Team. The Bio-solids dryer facility currently under construction is in the location of the former Collections shop and warehouse. That building was torn down to co-locate the Bio-solids dryer facility at the Mendenhall Wastewater Treatment Plant. The Bernstein building would be a suitable replacement for the former shop and warehouse in a convenient location that will improve efficiency of the Collections Team activities.

It is most efficient if the Collections Team and the necessary equipment, shop access and parts warehouse access is located in a single location. Currently there is equipment stored in a climate controlled storage unit near the Mendenhall Wastewater Treatment Plant (\$1,300/month), at the former Valley Streets facility, at the JD Wastewater Treatment Plant and at the Mendenhall Wastewater Treatment Plant. Purchasing the Bernstein building provides a central and single location for staff, equipment and parts. The location is also closer to the work sites; the majority of the network is north of the Lemon Creek area.

An alternative would be to move the entire Collections Team operations to the JD Wastewater Treatment Plant site. This would require the construction of a new building for vehicle and equipment storage, warehouse space and office space. Some efficiency would be lost with the longer transit times between the JD Wastewater Treatment Plant location south of the rock dump and the majority of the work north of the Lemon Creek area. Crew and equipment transit through the downtown area adds traffic to the already crowded downtown corridor making summer work more time consuming. Regularly occurring high

wind events at the JD Wastewater Treatment Plant also add to the difficulty of safely operating the Collections from this location.

The estimated costs for constructing a metal shop/warehouse building at the JD Wastewater Treatment Plant that would replace the three spaces historically used by Collections at the Mendenhall Wastewater treatment Plant would be \$4.3 million. This is based on \$300/sq ft for 14,300 sq ft of building space.

The CBJ Land Office contracted with Integra Realty Resources in Seattle to complete an appraisal. The appraisal was done in May 2018. The Bernstein property and building was valued at \$485,000. The appraisal assumed that the close proximity to the Mendenhall Wastewater treatment Plant did not impair the value. The owner, through his Real Estate Broker has offered to sell the property and building to the City & Borough of Juneau for \$565,000. This is \$80,000 above the appraised value. Staff feels the asking price is a reasonable expenditure for the City & Borough of Juneau given the property is adjacent to the Mendenhall Wastewater Treatment Plant and provides efficiency in Collections operations, reducing response times and providing a central location to safely store equipment and parts.

The adopted FY2019 Wastewater Operating Budget identified a \$600,000 capital outlay for land acquisition. This funding would be used to purchase the Bernstein property and building for use by the Collections Team if the purchase of the property and building is approved by the Assembly.

Paying above fair market value (FMV) is a policy decision of the Assembly. In accordance with Title 53, the Manager may not pay above FMV unless the Assembly authorizes such action by motion. Staff requests that the Public Works and Facilities Committee forward a recommendation to approve the purchase of the Bernstein property and building for \$565,000.

Integra Realty Resources
Seattle

Appraisal of Real Property

Bernstein Building

Industrial Property

9505 & 9507 Robertson Ct.

Juneau, Juneau Borough, Alaska 99801

Client Reference: PO # 110517

Prepared For:

City/Borough of Juneau

Effective Date of the Appraisal:

May 22, 2018

Report Format:

Appraisal Report – Standard Format

IRR - Seattle

File Number: 154-2018-0230





Bernstein Building
9505 & 9507 Robertson Ct.
Juneau, Alaska



July 2, 2018

Dan Bleidorn
Deputy Land Manager
City/Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

SUBJECT: Market Value Appraisal
 Bernstein Building
 9505 & 9507 Robertson Ct.
 Juneau, Juneau Borough, Alaska 99801
 Client Reference: PO # 110517
 IRR - Seattle File No. 154-2018-0230

Dear Mr. Bleidorn:

Integra Realty Resources – Seattle is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is City/Borough of Juneau, and the intended use is for property acquisition purposes.

The subject is an existing industrial property containing 8,312 square feet of gross building area. The improvements were constructed in 1982 and are 100% owner occupied as of the effective appraisal date. The site area is 0.32 acres or 13,809 square feet.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City/Borough of Juneau.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report –

Dan Bleidorn
 City/Borough of Juneau
 July 2, 2018
 Page 2

Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	May 22, 2018	\$485,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The first floor office/shop and second floor mezzanine level areas are consistent with the appraiser's building sketch.
2. The appraiser was only able to inspect the interior of the shop and the open storage mezzanine. The appraiser was provided with photos taken by John Williams subsequent to the appraiser's inspection. It is assumed that these photos accurately depict the condition of those spaces that the appraiser was unable to access.
3. It is assumed that all debris, equipment, tools, materials, etc. are removed from the property and do not constitute a clean up liability to a prospective purchaser.
4. It is assumed that the subject property value is unimpaired by its proximity to the City/Borough of Juneau's waste water treatment facility.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Seattle



Kim M. Wold
 Certified General Appraiser
 Alaska Certificate # 52
 Telephone: 206-436-1182
 Email: kwold@irr.com



Summary of Salient Facts and Conclusions

Property Name	Bernstein Building	
Address	9505 & 9507 Robertson Ct. Juneau, Juneau County, Alaska 99801	
Property Type	Industrial - Heavy Manufacturing	
Owner of Record	Peter Bernstein and Mary Claire Tarlow-Bernstein	
Tax ID	5B1601220020	
Land Area	0.32 acres; 13,809 SF	
Gross Building Area	8,312 SF	
Percent Leased	NA	
Year Built	1982	
Zoning Designation	I, Industrial	
Highest and Best Use - As if Vacant	Industrial use	
Highest and Best Use - As Improved	Continued industrial use	
Exposure Time; Marketing Period	6 months; 6 months	
Effective Date of the Appraisal	May 22, 2018	
Date of the Report	July 2, 2018	
Property Interest Appraised	Fee Simple	
Market Value Indications		
Cost Approach	Not Used	
Sales Comparison Approach	\$480,000	(\$57.75/SF)
Income Capitalization Approach	\$500,000	(\$60.15/SF)
Market Value Conclusion	\$485,000	(\$58.35/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City/Borough of Juneau may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The first floor office/shop and second floor mezzanine level areas are consistent with the appraiser's building sketch.
2. The appraiser was only able to inspect the interior of the shop and the open storage mezzanine. The appraiser was provided with photos taken by John Williams subsequent to the appraiser's inspection. It is assumed that these photos accurately depict the condition of those spaces that the appraiser was unable to access.
3. It is assumed that all debris, equipment, tools, materials, etc. are removed from the property and do not constitute a clean up liability to a prospective purchaser.
4. It is assumed that the subject property value is unimpaired by its proximity to the City/Borough of Juneau's waste water treatment facility.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.32 acres; 13,809 SF
Source of Land Area	Public Records
Primary Street Frontage	Robertson - 98 feet
Shape	Irregular
Corner	0
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	02110C1526D
Date	August 19, 2013
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City/Borough of Juneau
Zoning Designation	I
Description	Industrial
Legally Conforming?	Appears to be legally nonconforming
Zoning Change Likely?	No
Permitted Uses	Motor vehicle repair and maintenance, including body work; Automotive fuel station; Car wash; Boat repairs and maintenance; Automobile parking garages or parking lots not related to a principal use on the lot; Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored; Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot; Temporary contractor's storage connected with construction project off-site for a specified period of time; Recycling operations; Veterinary clinic; Weirs, channels, and other fisheries enhancement; Transit station, Park and ride not associated with transit station; Minor and Intermediate Utilities; Retail and non-retail sales in nurseries and commercial greenhouses; Temporary structures used in connection with construction
Other Land Use Regulations	50' development setback from Mendenhall River; however, the existing building is grandfathered
Utilities	
Service	Provider
Water	City/Borough of Juneau
Sewer	City/Borough of Juneau
Electricity	APT&E
Natural Gas	N/A
Local Phone	APT&E and GCI

Improvements Description and Analysis

The subject is an existing industrial property containing 8,312 square feet of gross building area. The improvements were constructed in 1982 and are 100% owner occupied as of the effective appraisal date. The site area is 0.32 acres or 13,809 square feet.

Improvements Description	
Name of Property	Bernstein Building
General Property Type	Industrial
Property Sub Type	Heavy Manufacturing
Competitive Property Class	C
Occupancy Type	Owner Occupied
Percent Leased	NA
Number of Buildings	1
Stories	2
Construction Class	D
Construction Type	Wood frame
Construction Quality	Average
Condition	Fair
Gross Building Area (SF)	8,312
Percent Office Space	13%
Land Area (SF)	13,809
Floor Area Ratio (GBA/Land SF)	0.60
Building Area Source	Public Records
Year Built	1982
Actual Age (Yrs.)	36
Estimated Effective Age (Yrs.)	20
Estimated Economic Life (Yrs.)	40
Remaining Economic Life (Yrs.)	20

Construction Details	
Foundation	Concrete
Structural Frame	Wood
Exterior Walls	Metal
Roof	Metal
Clear Height in Feet	17.5
Column Spacing in Feet	16
Dock Height Loading Doors	None
Drive-in Doors	Yes
HVAC	Electric
Elevators	None
Sprinklers	None

Improvements Analysis

Quality and Condition

The quality and condition of the subject is considered to be inferior to that of competing properties. Significant aging and deterioration of the improvements was noted.

Functional Utility

The improvements appear to be adequately suited to their current use, and there do not appear to be any significant items of functional obsolescence. The small site size may be an adverse factor for some potential occupants. The improvements lack restroom facilities or a public sewer connection.

Deferred Maintenance

Deferred maintenance is apparent from our inspection. There were worn areas of the interior and water stains were noted. Exterior siding had some denting and paint oxidation. There is a concern that there may be a wood sill plate with potential rot. No cost to cure was provided.

ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

Personal Property

No personal property items were observed that would have any material contribution to market value.

Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

Improvements Ratings	
Visibility/Exposure	Below Average
Design and Appearance	Below Average
Age/Condition	Average
% Office	Below Average
Loading Docks	Below Average
Clear ceiling heights	Average
% Sprinklered	Average

Overall, the quality, condition, and functional utility of the improvements are below average for their age and location. The improvements are utilitarian in quality, condition, and functional utility. These factors reduce the universe of potential purchasers for the subject property.



Front view of the subject property



Front and side elevations of the improvements



Rear and side elevations of the improvements



Interior view



Interior view



Interior view



Collections Operations Building



Collections Infrastructure

- Collections has historically housed their equipment in 3 main buildings on the MWWTP site.
- With the construction of the new Biosolids dryer, the majority of their existing space (shop and equipment storage) was used to build the new building housing the dryer.



Current Property



— Current Property

— Bernstein



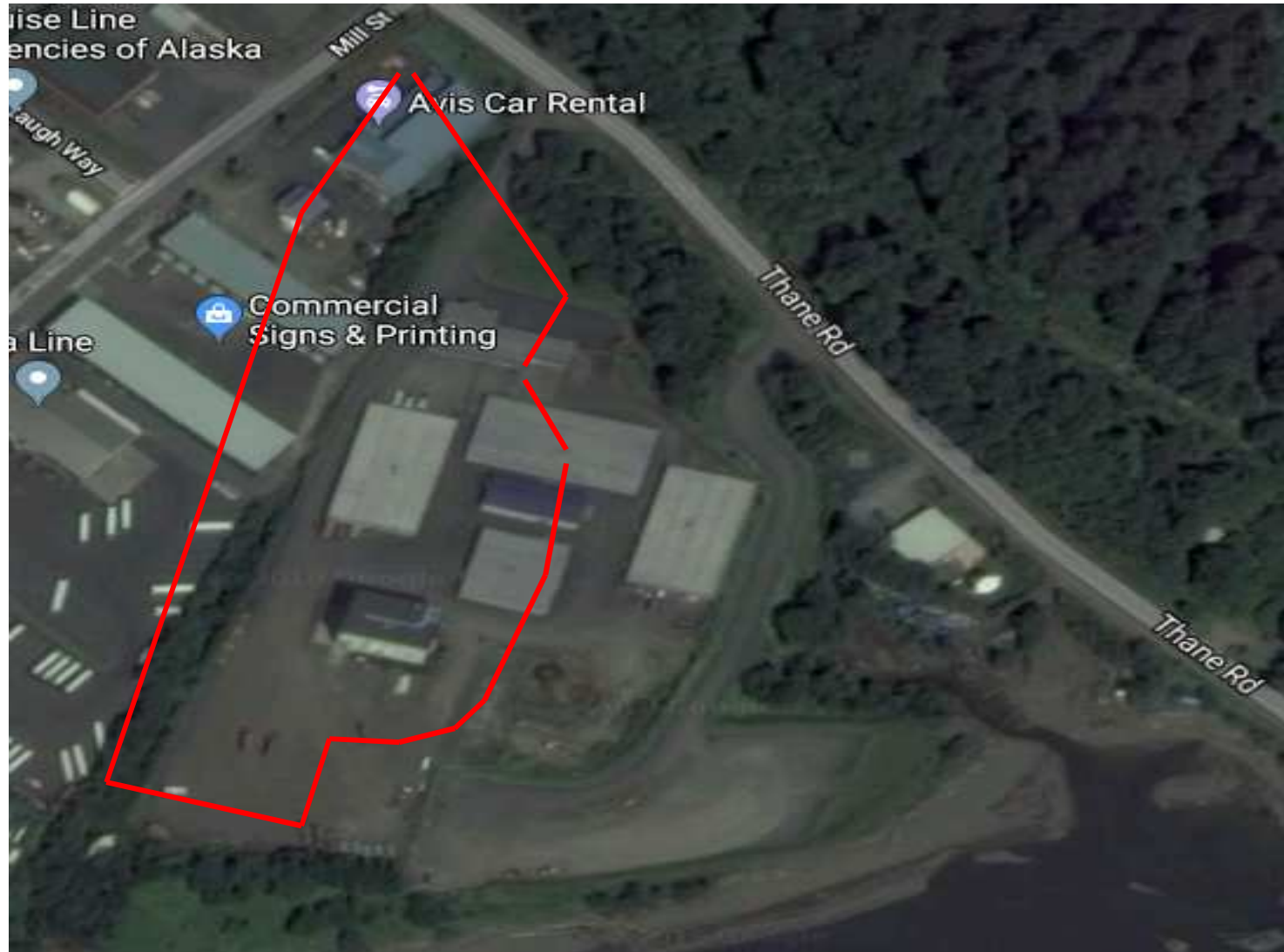
Current Property



- Bernstein space would replace old shop space. Although slightly smaller, there is efficiency gains with existing Mendenhall site to compensate.



JD Plant





Collections building Replacement

- Collections Equipment
 - Service Trucks
 - Vactor (Vacuum Trucks)
 - Pumps/spools/fittings
 - Cameras/pipeline evaluation equipment
 - Misc Spare Parts
- Options for collections dept resource building
 - Purchase Bernstein property adjacent to MWWTP
 - Build new facility at CBJ Juneau-Douglas WWTP.



Collections building Replacement

- Cost Comparison

	Option 1 MWWTP	Option 2 JDWWTP
<u>Project costs</u>		
Land/Building Purchase	\$ 565,000	N/A
Construction*	N/A	\$ 4,293,000
Minor Facility work	\$ 100,000	N/A
Utility hook up	N/A	\$ 50,000
Relocate all equipment to new space	\$ 21,000	\$ 81,000
Total Proj Costs	\$ 686,000	\$ 4,424,000
<u>Differential OPEX costs (\$/yr)</u>		
Fuel		\$ 60,000
<u>Total yr 1 Costs</u>	\$ 686,000	\$ 4,484,000

*Assume new construction square footage equal to existing.



Back up

JD building cost ranges			
<u>Building cost (\$/sq ft)</u>	<u>building cost</u>	<u>Notes</u>	
\$ 250	\$ 3,577,000		
\$ 300	\$ 4,293,000	Realistic range \$300 - \$350 per sq. ft.	
\$ 350	\$ 5,008,000		



TO: Public Works & Facilities Committee
FROM: George Schaaf, Parks & Recreation Director
DATE: July 19, 2018
RE: Adair-Kennedy Memorial Park Field & Tree Maintenance Update

As discussed at the July 9, 2018 meeting of the Public Works & Facilities Committee, the Parks & Recreation Department is working on a project to trim and remove trees in Adair-Kennedy Park to preserve the artificial turf field, improve safety, protect property, and meet the needs of baseball, football, soccer, and track teams.

Tree removal and trimming work resumed at the park on July 12th. The removal work followed the plan presented at the July 9th PWFC meeting, and an inspector was on site to monitor the work. Collateral damage to surrounding trees and vegetation was minimized. Project staff was able to accommodate some, but not all, of the changes to the plan requested by neighboring residents. The Parks and Recreation Department agreed to install willows in several locations to provide additional screening where some of the trees were removed to serve as a buffer between the neighboring residences and the park.

Tree removal and trimming work was substantially completed on July 18. The Engineering Project Manager is working with Parks & Recreation staff to hire a contractor to remove the stumps from the area north of the baseball field, around the maintenance building, and near the bleachers. These areas also will be graded and seeded. This work is planned to be complete prior to the start of school.

Stump removal will not occur within the wooded areas behind the baseball field and track as this would cause further disruption to surrounding vegetation. Parks and Recreation Department staff will remove the logs left within these areas this Fall, likely in September or October.

**MEMORANDUM**

TO: Mike Vigue,
Engineering & Public Works Director

THRU: Patty Wahto, *pw*
JNU Airport Manager

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: JNU Projects Update

DATE: August 1, 2018

Sand & Chemical Building and Airport Equipment Fueling Station. This project will design and construct a Sand/Chemical Building and Airport Equipment Fueling Station to meet essential safety and operational needs.

JNU's Snow Removal Equipment Facilities (SREF) are being constructed through a multi-phase, multi-funding source approach in a consolidated location within the northwest quadrant of the airport. Phase 1, construction of a Snow Removal Equipment Building (SREB) is nearly complete. SREF Phase 2 is this project: replacing the existing Sand/Chemical Building and Airport Equipment Fueling Station. JNU's current facilities are obsolete, functionally inadequate, and have documented safety concerns. The current Sand/Chemical storage facility is a dilapidated open-air steel building, originally constructed in the 1950's. The need for replacement has been planned for more than two decades. Recently, an inspection by Alaska Occupational Health and Safety Administration identified safety hazards that required disconnecting the building's electrical service, blocking access to mezzanine storage areas, and limiting entry into the building. This severely impacts JNU operations, with no alternative facility to store essential sand, de-icing chemicals, and related deicing equipment. The current Fueling Station is similarly aged and does not meet current safety standards. Diesel pumping is inoperative without bypassing the antiquated tracking system that is no longer supported by the manufacturer.

The locations of the current Sand/Chemical facility, Fueling station, and de-icing Chemical mixing facility (also aged and without weather protection or spill containment) are remote from the SREB that houses the snow removal equipment. The four locations require crossing operational paths of aircraft, vehicles, and equipment that invites potential for conflicts, especially during inclement weather. It also causes inefficient and costly operations.

This project will strengthen the airport's financial stability by reducing operational costs for personnel and extending the life of costly AIP funded equipment. Consolidating new facilities at a single location will reduce the required number of personnel for tasks (eg. the chemical mixing task will lower to two staff rather than three), and reduce the amount of time for tasks (eg. the sand loading task will require less time to complete). Equipment will no longer have to travel between four locations to complete tasks. Weather protection will reduce capital costs through extended equipment life and create safer working conditions for personnel. Sand storage will have a climate controlled environment that eliminates ice lenses and frozen chunks of sand, making loading and placement more streamlined and predictable. This contributes significantly toward keeping the runway open and safe during inclement weather, which increases access to the airport by building operational confidence and creating long term economic stability – operators and passengers can rely on JNU's runway being open year-round.

Consistent with JNU's sustainability goals and Master Plan, the design utilizes the existing geothermal heat pump system and incorporates high performance, low maintenance design features. Design will be complete in early August and has been primarily funded through an Airport Improvement Program

(AIP) grant. Total project cost is estimated at \$12M. A supplemental AIP grant in the amount of \$11,250,000 has been requested for construction, with \$750,000 grant match funds provided through local and Passenger Facility Charges (PFC) funds. If received, the construction contract will be awarded in Fall 2018 and project will be complete by the end of 2019.

JNU Terminal Reconstruction. This project will design and construct improvements to the airport Terminal to address essential operational needs, and replace aged infrastructure.

Modernization of the JNU Terminal began in 2005 through an adopted Terminal Master Plan that called for two major phases of work: 1. Renovate and expand portions of the building that were constructed after 1984, and 2. Reconstruct portions of the building that were constructed prior to 1984 within the same general footprint. The majority of Phase 1 was completed in 2012. Since that time, JNU has identified local and federal funding sources to begin to address Phase 2 needs. The complete funding for all of Phase 2 work as originally envisioned has not been secured (estimated \$38M total cost), so an alternative approach to facilities for Part 135 Regional Air Carriers is now being planned.

The scope will address code deficiencies, replace infrastructure (elevator/escalator, security systems, mechanical and electrical systems), improve energy efficiency, increase flexibility and adaptability of interior spaces for airport administration, and improve passenger services. Passenger services for regional scheduled and charter operations will continue to be housed in the main terminal. The concept was approved by the Airport Board on July 12, 2018.

The total project cost is currently estimated to be \$21.6M. Design is being funded through an Airport Improvement Program (AIP) entitlement grant, as well as general obligation bonding that was approved by Juneau voters in 2012. Construction will be funded from other AIP grants, the 2012 general obligation bond, and Passenger Facility Charges (PFCs). At this time, it is estimated that up to 70% of the overall project (design and construction) may be eligible for federal funding. As the design develops, JNU will work closely with FAA to confirm this assumption.

The Terminal Reconstruction project will utilize the existing geothermal field and install new electric heat pumps, completing the building's conversion from heating fuel to a more efficient and sustainable energy source for heating, cooling, and ventilating. Design is now underway to develop details of the plan and work out the phasing of specific components. The goal is to start a portion of demolition by the end of Summer 2019.

MEMORANDUM

TO: Mike Vigue
 Engineering & Public Works Director

FROM: Greg Smith
 Contract Administrator

Date: August 2, 2018

SUBJECT: Contracts Division Activity
 July 6, 2018 to August 1, 2018

Current Bids – Construction Projects >\$50,000

BE18-150	Douglas Fire Hall/Library & Skate Park Roof Replacement	Estimate \$325,000. Bids due June 21, 2018. 4 bids received. Dawson Construction low bidder \$214,000. NTP issued 7/19/18.
BE18-241	Valley Shop Renovation	Estimate \$350,000. Bids due June 26, 2018. 4 bids received. Island Contractors low bidder \$282,805. NTP issued 7/17/18.
BE19-025	Treadwell Mine Office Building Rehabilitation – PH III	Estimate \$50,000. Bids due 6/22/18. 2 bids received. Silver Bow Construction low bidder, \$55,800. NTP issued 7/31/18.
BE18-254	Sitka Street Reconstruction	Estimate \$252,000. Bids due 7/2/18. 4 bids received. Southeast Earthmovers low bidder, \$232,214. Award in progress.
BE19-024	Bartlett Regional Hospital Valliant Administration Building	Estimate \$115,000. Bids due 6/28/18. 3 bids received. Island Contractors, Inc. low bidder at \$92,320. NTP issued 7/20/18.
BE18-240	Capital Transit Fuel Tank Upgrade	Estimate \$154,000. Bids due 7/10/18. 2 bids received. Island Contractors, Inc. successful bidder, \$138,700. Award in progress.
BE18-052	JNU Runway Safety Area Phase 2C – Re-bid	Estimate \$8.4 million. Bids due 7/27/18. 1 bid received, SECON, \$8,754,856. Award in progress.
BE18-274	H Street Douglas Stairs Reconstruction	Estimate \$90,000. Bids due 8/7/18.

Current RFP's – Services

RFP E18-258	Contract Administration and Inspection Services for D&H Streets Reconstruction	Proposals due 5/22/18. 3 proposals received. proHNS successful proposer. Contract in progress. \$67,420.
RFP E18-256	Contract Administration and Inspection Services for 2018 Area Wide Paving	Proposals due 5/21/18. 2 proposals received. Wilson Engineering successful proposer. Negotiation letter sent 6/21/18.
RFP E18-259	Downtown Stair Rehabilitation Services Term Contract	Proposals due 5/25/18. 2 proposals received. Silver Bow Construction Company and Carver Construction selected 6/22/18.
RFP E18-214	Planning and Design Services for Capital Transit – Valley Transit Center	Proposals due 6/1/18. 3 proposals received. DOWL successful proposer. Begin negotiations letter sent 6/20/18. Contract routing for signatures.

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

RFP E18-257	Contract Administration and Inspection Services for Shaune Drive Pavement and Drainage Improvements	PDC Engineers, \$46,130. Processing 6/29/18.
MR E17-166	New City Hall – Space Evaluation Design	3 proposals received. Under evaluation.
RFP E16-235	A4 – CA & Insp. Services for McGinnis Subdivision Paving – Hummingbird Lane	Wilson Engineering, Inc., \$30,690. Routing for signatures.
MR E17-166	PA 5 - Project Playground Rebuild – Construction Observation Services	Wilson Engineering, \$29630. Contract routing for signature.
RFP E17-102	A1 – Utility Cathodic Inspection Systems Inspections	Taku Engineering, LLC, \$26,224. Routing for signatures.
RFP E11-033	A11 – Long Range Waterfront Plan (LRWP) Area A – Land & Seawalk Planning & Design (Seawalk – Bridge to Gold Creek)	Tetra Tech, \$31,000. NTP issued 7/25/18.

Construction Change Orders (>\$20,000)

BE16-148	Eagles Edge Subdivision Water System Improvements, Phase III	Enco Alaska, \$73,572.50. Routing for signatures.
BE17-139	CO 3 – Blueberry Hills Reconstruction	Arete Construction Corp., \$26,281.93. Bonding letter sent 7/19/18.
E16-016	CO10 – Capital Transit Renovations & Addition	Alaska Commercial Contractors, \$21,956. Bonding letter issued 7/25/18.
BE17-033	CO6 – CBJ Headworks Improvements	Carver Construction, \$22,572.63. Bonding letter issued 7/25/18.
E16-128	CO1 to SA1 – Seawalk Bridge to Gold Creek, Phase III	Admiralty Construction, \$93,271.49. Bonding letter issued 7/25/18.
BE18-074	CO1 – Glacier Fire Station Roof Replacement	Alaska Commercial Contractors, \$23,314. Bonding letter issued 7/25/18.

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.

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