

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

June 12, 2017 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. May 22, 2017 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

A. Innovative Procurement

B. Transfer Request - Pederson Hill Funds

V. INFORMATION ITEMS

VI. CONTRACTS DIVISION ACTIVITY REPORT

A. May 18, 2017 to June 8, 2017

VII. 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 & FACILITIES COMMITTEE
Regular Meeting – May 22, 2017
12:00 – 1:00 PM – City Hall Assembly Chambers
DRAFT MINUTES

I. ROLL CALL

Meeting was called to order at 12:00 p.m.

Members Present: Ms. Gladziszewski (Chair), Ms. Becker (By Phone) Mr. Nankervis,
Ms. Weldon

Staff Present: Rorie Watt, Roger Healy, Tina Brown, John Bohan, Michelle Elfers, Lori
Sowa, Skye Stekoll, Rich Ritter, Rob Steedle, Brent Fischer, Samantha Stoughtenger

II. APPROVAL OF AGENDA

None.

III. APPROVAL OF MINUTES

A. May 1, 2017 – Regular Meeting - Approved

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Watt presented an award to Lori Sowa which is a phone with no handset that needs no answering for the South Franklin Street Reconstruction project. Mr. Watt said, “We hardly had any phone calls, if any, during the South Franklin Street Reconstruction project. Ms. Sowa had done an amazing job with public engagement, meeting people’s needs, twisting contractor’s arms, and pulled the rabbit out of the hat.” Mr. Watt wanted to publicly acknowledge her effort; it was a heck of a job well done.

V. ITEMS FOR ACTION

A. Augustus Brown Pool Covers

Mr. Healy spoke on Parks & Recreation’s request to transfer funds from two CIP’s that have an available balance: P46-100 Augustus Brown Pool HVAC in the amount of \$31,863, and P44-086 AB Pool Short Term Repairs in the amount of \$120,000 to a new CIP titled Augustus Brown Pool Covers. The estimate for pool covers for the leisure and lap pools at the Augustus Brown Swimming Pool is \$151,863. The pool covers will provide energy savings and reduce humidity.

Ms. Becker asked that the request to transfer two CIP’s with remaining funds: P46-100 Augustus Brown Pool HVAC in the amount of \$31,863, and P44-086 AB Pool Short Term Repairs in the amount of \$120,000 to a new CIP with a total of \$151,863 funds, titled Augustus Brown Pool Covers be forward to the full Assembly.

No objections. Motion passed.

B. Proposed LID – Mendenhall River Erosion – Ballot Results

Mr. Healy provided an overview of the Proposed LID 200 – Mendenhall River Erosion – ballot results as shown in the memo in the packet. There is severe erosion to some of the properties. This was brought before the COW in February 2016 identifying that this was potentially a project applicable to the (NRCS) Natural Resources Conservation Services funding and the potential mechanism was the Local Improvement District Program for funding. NRCS does require a 25% local match and it requires that the local political subdivision be the entity. Mr. Healy stated that we have many members of the audience that are interested in this. Staff's request would be that the issue be moved forward to the Committee of the Whole.

Mr. Bohan stated that as a part of being responsive, the City will maintain the project for the first 10 years and NRCS would like it to be longer. Maintenance would be minimal, possibly a couple of inspections a month by the Streets maintenance crew. After ten years the maintenance could revert back to the property owners or the City could continue to maintain it depending on the will of the Assembly.

Ms. Gladyszewski asked for members of the public who would like to speak.

Howard Jaeger of 3451 Meander Way, his property is affected by the drop of the rip rap. The original rip rap was put in around 1978. They bought their home in 1982. Up until a year ago last September their rip rap area along the river was just fine. Mr. Jaeger said, "We got up one morning and about 40 feet of the 80 feet had dropped into the river. Prior to that, our neighbors on the downstream side have had problems with their banks dropping into the river. In the ensuing time after the 40 foot drop the river kept eating into their bank. We were about 45 feet from the water and now we are at 24 feet from the water in front of the house. They declared a personal emergency because they found out there is no way for an individual to go to a City, State or NCRS. As it got worse they realized that they could not make it through a few more Jokuhlaup's without having the water right up next to their home, it appeared." They and their upstream neighbor decided to apply for a permit so they could drop in some emergency rip rap. They added 3 million pound of rock at a cost of about \$60,000 for both lots. He is in favor of the LID. He is hoping that he can be refunded the partial cost he has already spent on rip rap.

Curtis Goehring, of 3361 Meander Way spoke against the proposed LID 200 for Mendenhall River Erosion, which is estimated at \$78,000 per property of 28 parcels. He wanted to make it clear that only some of the home owners are affected not all 28. Which causes a great concern for him, because he strongly opposes this and would like to see this effort die here and not be moved forward to the Assembly. He also wanted to make it clear that CBJ does own a lot and would be liable for an LID parcel assessment. He presented a letter showing his concerns. He feels this is a very radical proposal. He has long been a proponent, as well as some of the other homeowners, that a less radical and a less expensive erosion mitigation project should be concerted. He cannot afford the \$78,000 estimate which has been presented. So far his property is

not affected by this erosion. He does sympathize with the property owners who are adversely affected. He asked that his letter be included in the record. He would not like the LID to be approved.

Joe Hieson who lives at 3211 Meander Way, which is the first house on the street, he has been there for 32 years, he has lost between 6 and 8 feet of bank over the years, but mostly over the last couple of years as a result of the Jokuhlaup's. He doesn't like the estimate of \$78,000, but if they can get it on a 15 year payout on an LID it's workable. He feels that it is vital that they get the Federal Government to pay three quarters of the total cost of the project; otherwise CBJ will need to spend 7 or 8 million dollars. He said, "You have about 12 million dollars of property value that can conceivably float down river. Something needs to be done." He is strongly in favor of this project.

Danielle Lindoff, who lives at 3467 Meander Way, she is adamantly opposed to this project and more specifically opposed to their home being included in this project. When this concept first started, they were not even considered or in the communication loop for this project. After the Committee of the Whole reviewed the project in 2016, they started looking at expanding their scope, she is not really sure why. They told her that her property would be a starting point to angle the direction of the river. They purchased their home just over four years ago. They have been through two of the major Jokuhlaup's. They are not being impacted at all, their bank line is a beautiful slope, they do not have a cliff, and they are gaining more beach line. The effects from them are across the river, which is the Brotherhood Bridge area on the other side of the river. She asked the NRCS why their home is included; they were told that they needed an anchor point starting place. She is sorry but she is not going to pay \$78,000 because they need a starting place. They are not in trouble with erosion. She has brought photos as a part of the record. There has been a lot of testimony on her behalf through email communication. She feels for the neighbors and she can see the erosion downstream. She asked NRCS about what happens after this, she had been told that anything they do downstream can effect upstream. She has only lived in her home for 4 years, she bought when the market was high and now it is low, and she has no equity in her home. The cost of a loan for \$78,000 for 15 years would mean \$100 a week more that I would have to pay out, she already works 3 jobs and she just cannot afford it. If we are included we will be going into bankruptcy and they will have to foreclose on our house. She is adamantly opposed of this LID.

John Taber who lives at 9399 River Court Way, they are the last property on the downstream of the proposed project. They are very strongly in favor of the project. They have a high bank, the risk to their property is not from flooding but it's from bank erosion. The bank has been eroding within 6 feet to the back corner of their home. This has been very intimidating and concerning. They have done their due diligence and know that insurance isn't available for the kind of risk they face. A project of this sort is just about the only thing that can offer some measure of protection for their property.

Discussion ensued.

Ms. Becker requested comments that have been submitted by property owners in response to the LID ballot be provided to the PWFC.

Mr. Healy would provide the comments that were in the ballot results.

Mr. Nankervis spoke in that this is such an unusual LID that it should go to the COW for discussion before the PWFC would make a recommendation to go to the full Assembly.

Mr. Bohan said that the intent was for this to be forward to the Committee of the Whole for discussion.

Mr. Nankervis asked that LID 200 be forward to the Committee of the Whole for discussion.

No objections. Motion passed.

VI. INFORMATION ITEMS

A. Parks and Recreation 1% Temporary Sales Tax and CIP Update.

Ms. Elfers gave an update on the 1% Sales Tax projects for Parks and Rec and Trails. In the packet, the committee was provided an overview of the money that was allocated and the status for design planning and construction. Ms. Elfers said that we have a few questions that are hanging out there. This is just a first stop to get comments on some specific projects and then we would continue on our research and possibly going to the PRAC and then coming back to the PWFC if we want to request any transfers. In the memo, we talked specifically about Capital School Park which was approved for \$150,000 and Chicken Yard Park which was approved for \$93,000; we haven't started much work on these two projects yet. The Capital School Park project voter pamphlet included many things: a restroom, playground, retaining wall, and addressing drainage issues. \$150,000 is not enough to address all those issues. What we are proposing is to focus on specifically, is the wall. We have conducted somewhat of an informal structural analysis at this point and the wall is performing adequately. There are some areas we could do some patching. There are drainage issues around the basketball court that we want to take a look at. The playground equipment is not ADA compliant, so we are looking at replacing the equipment. Chicken Yard Park has been used as an informal community garden. There have been requests from the community to put water into the park. We also have long standing issues with this park being accessed by a home owner for vehicle parking, so there is conflict here with the playground. We are recommending is that we do some cost estimating on the ideas for these two parks. We would meet with the PRAC and then come back to PWFC and propose how we want to move forward. This is voter approved money, so there is a public process if we are going to change anything or move money around. There is also a trail proposal that Mr. Fischer is here to speak about if needed.

Discussion ensued.

B. Utilities Financial Update

Ms. Stoughtenger, Wastewater Utility Supervisor gave a presentation on the Water and Wastewater Utilities Financial Update and Projections as provide in the packet. This included a refresher on where we are financially and how we got here with our utility rates. We have gone through this with the Utility Advisory Board in working through this, as well as a lot of other issues. We have been to the COW with this information and we will be requesting funding from the 1% Sales Tax and the information provided will give you some background on why. Also provided to the PWFC was a wastewater and water utility updated rate model. This will go before the Finance Committee and the COW.

Discussion ensued

Mr. Nankervis asked if Staff could bring back the 2013 statistics regarding other communities and what they have done with their water and wastewater billing. He would also like this information to be provided to all of the Assembly members along with an updated version of the modifications requested in the water utility updated rate model.

VII. CONTRACTS DIVISION ACTIVITY REPORT

Ms. Gladziszewski spoke letting everyone know we have gone past our time and if there are any questions on the Contracts Activity Report to contact Roger Healy, the Engineering Director.

VIII. ADJOURNMENT - Meeting adjourned at 1:20 PM.

The next PWFC meeting will be June 12, 2017.

**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: June 12, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: Roger Healy, PE, Director

SUBJECT: Innovative Procurement

For the May 1, 2017 Public Works and Facilities (PWFC) meeting, staff forwarded the attached memo regarding proposed revisions to the CBJ Charter to allow for alternative capital project delivery procurements to proceed. The PWFC requested proposed language changes prior to forwarding to the Committee of the Whole (COW). The proposed change is identified below:

- **Section 9.14. - Competitive bidding.**

(a)

The assembly by ordinance shall provide for competitive bidding and procedures for competitive bidding.

(b)

Contracts for public improvements and, whenever practicable, other purchases of supplies, materials, equipment, and services, shall be by competitive bid and awarded to the most lowest qualified bidder. This subsection (b) shall not apply to purchases of:

(1)

Professional services,

(2)

Services of officers and employees of the municipality acting within the scope of their office or employment,

(3)

Services of officers and employees of the State of Alaska or the federal government if such services are provided pursuant to a written agreement with the employer,

(4)

Services of students and members of the faculty of an accredited high school, college, or university if such services are provided pursuant to a written agreement with the school, or

(5)

Services of members and employees of a nonprofit corporation registered as such with the State of Alaska, if:

(A)

The services are provided pursuant to a written agreement with the corporation, and

(B)

The total amount paid by the municipality divided by the number of hours of service provided by the members and employees of the corporation does not exceed double the minimum hourly wage established by the Alaska Wage and Hour Act.

(6)

Public improvements which, upon a written finding by the Manager that it would be in the best interests of the City and Borough based on cost, timing, and other relevant criteria, may be procured by supplemental agreements amending existing capital improvement contracts. The maximum dollar amount, the criteria utilized, and the methodology shall be set by ordinance.

(c)

All contracts and purchases exceeding an amount to be established by ordinance shall require prior assembly approval.

(Serial No. 98-28, § 2, 1998/10-6-1998; Serial No. 2005-19(b), § 2, 2005/10-4-2005)

The revision proposed would allow for innovative procurement project delivery as further defined by ordinance revisions.

The recommended action is to forward this to the COW.

attachments

**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: May 1, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: Roger Healy, PE, Director

SUBJECT: Alternative Procurement Methods for Project Delivery

Procurement methods for delivery of public capital projects have evolved since the CBJ Charter was written. The Charter language limits CBJ's procurement for most capital projects to one method, Design-Bid-Build (DBB) resulting in a low bid process. Alternative procurement methods have matured to the point where the CBJ is not reaping the potential benefits that other public entities have achieved. To allow the CBJ greater flexibility in project delivery, a Charter change is required: a public vote is necessary.

For the construction of capital projects, the CBJ's solicitation process of competitive bidding is identified in Charter and modifications to the competitive bidding process can be changed by ordinance. The Charter language confines our contractor solicitation process to competitive sealed bid, which in practice, is a Design-Bid-Build (DBB) project delivery method. For most of the CBJ's capital projects, this process works very well, and we have no reasons or intent to change. Juneau has a talented architectural and engineering design community that can deliver high quality design services for Juneau's many facilities and infrastructures, and has a competitive and skilled construction industry that can efficiently bid and construct most of CBJ's projects with minimal problems. In summary, the DBB process is in the CBJ's best interests for the majority of its projects.

However, experience, and observation of other public procurement methods, has shown that more complicated projects, some larger dollar value projects, and cost-restrained projects do not suit the DBB process well. The rigidity of the DBB process has been recognized in the contracting field for some time with other government contracting agencies (*State and Local Government Model Procurement Code*) expanding their project delivery methods beyond DBB, into Design-Build (DB), Construction Manager/General Contractor (CM/GC), Cost plus Time bidding (A+B), and Incentive Based Contracting (IB), all collectively termed here Alternative Procurement Methods (APM). For some specialty construction (medical, multi-story vertical building, complex utility and transportation systems), the 'standard practice' is now being delivered through some form of APM. For instance, the State of Alaska expanded their innovative procurement authorities in the early 1990's, with Design-Build now an approved standard practice, and CM/GC widely practiced (i.e., State Library, Archives, and Museum {SLAM} building), and soon to be an approved standard practice.

The proposed Charter change language would be minimal, ultimately directing the authorities and restrictions of APM to those identified in subsequently approved ordinances. If approved by voters,

foreseeable constraints on APM delivery methods identified in future ordinances may include, but not be limited to: minimum dollar value of contract, or CBJ Assembly approval for DBB to APM delivery above certain contract value.

The varieties of APM delivery methods are many and the issue has been deemed controversial in the past. I recommend that the PWFC forward this issue to the Committee of the Whole for a broader discussion of APM delivery models and review of draft Charter language.

cc: Carl Uchityl, Ports and Harbors Director
Chuck Bill, Bartlett Hospital Administrator
Patti Wahto, Airport Manager
Rob Palmer, CBJ Assistant Attorney

attachment

**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: June 7, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer

SUBJECT: Pederson Hill Funds Transfers

The Pederson Hill Subdivision project is moving forward. The first phase of construction is expected to begin fall of 2017. The following transfers are moving Lands and Development funds from completed CIPs to the Pederson Hill Subdivision CIP as a bookkeeping measure to determine the amount of the Central Treasury loan required to financially guarantee the construction project to allow the recording of the final plat for the entire subdivision.

Transfer from CIP	Available Funds Before Transfer	Amount of Transfer	Available Funds After Transfer	Project Status
D14-051 – Lemon Creek Subdivision	\$44k	-\$44k	0	Close CIP
R72-041 - West Juneau – Douglas Highway Access Study	\$132k	-\$132k	0	Close CIP
R72-124 Whittier Street	\$1,560k	-\$1,300k	\$260k	Final Change Order
Total Transfer		\$1,476k		
Transfer To: D15-051 Pederson Hill Subdivision	\$4,310k	\$1,476k	\$5,786K	BEGIN CONSTRUCTION FALL 2017

The \$1.3 million being transferred from the Whittier Street CIP was a loan from the West Juneau / Douglas Access Study CIP in February 2016 allowing the project to be constructed during the spring of 2016, ahead of the opening of the State Library and Museum Complex. CIP funding was allocated for Whittier in the FY17 CIP which became available until July 2016.

Staff requests the above transfers be forwarded to the Full Assembly for approval.

MEMORANDUM

TO: Roger Healy, P.E.
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: June 8, 2017

SUBJECT: Contracts Division Activity
May 18, 2017 to June 8, 2017

Current Bids – Construction Projects >\$50,000

BE17-266	Project Playground Cleanup	Estimate \$150,000. Bids due 6/1/17. 5 bids received. GR Cheeseman Construction, low bidder, \$110,000. Award in progress.
BE17-246	Mendenhall River Community School Control Upgrades	Estimate \$94,400. 4 bids received. Meridian Systems, Inc., apparent low bidder, \$100,777. Award in progress. NTP issued 5/22/17.
B16-010	Dunn Street Paving	Estimate \$400,000. 6 bids received. Manager decision issued 5/15/17. Arete Construction low bidder, \$335,954. Award in progress.
BE17-260	Centennial Hall Floor Renovation	Estimate \$140,000. Bids due June 13, 2017.
RFB E17-250	Juneau Douglas Treatment Plant Incinerator Removal & Disposal	Estimate \$100,000. Bids due May 18, 2017. No bids received.
BE 17-086	Silver Street Paving	Estimate \$615,000. 6 bids received. Pacific Coast Paving Apparent Low, \$447,655.50, Total Bid. Award in progress. Notice to Proceed issued 5/22/17.
BE17-245	Stabler Point Rock Quarry Expansion	Estimate \$270,000. Bids due 6/2/17. 6 bids received. Alaska Juneau Construction, low Bidder, \$202,760.
BE17-253	Juneau-Douglas High School Bleacher Replacement	Estimate \$350,000. Bids due 6/14/17.
DH17-045	Port of Juneau Cruise Ship Berths Safety Improvements	Estimate \$455,000. Bids due 6/8/17.
BE17-231	Juneau Police Department Flooring Replacement	Estimate 75,000. Bids due 6/13/17.
BE17-206	West Eighth Street Reconstruction	Estimate \$508,000. Bids due 6/13/17.
BE17-256	Eaglecrest Ptarmigan Lift Off-Load Ramp	Estimate \$118,000. Bids due 6/20/17.
BE17-283	Engineers Cutoff Waterline Replacement	Estimate \$91,000. Bids due 7/6/17.
BE17-133	MWWTP Biosolids Dryer Facility	Estimate 14.8 million. Bids due 6/27/17.

Current RFP's – Services

RFP E17-239	CA & Inspection Services for Blueberry Hills Reconstruction	Proposals due 4/6/17. 3 proposals received. Wilson Engineering successful proposer. Negotiations underway.
RFP E17-269	Design, Construction Administration and Inspection Services for Juneau International Airport Float Pond Improvements	Proposals due 6/7/17.
RFP E17-235	Design and Construction Administration and Inspection Services for the CBJ-Public Works Demuck and Vehicle	Proposals due 5/2/17. 2 proposals received. PDC Engineers successful proposer. Negotiations letter sent 6/12/17.

Contracts Division Activity
May 18, 2017 to June 8, 2017

	Wash Addition	
RFP E17-270	Juneau International Airport Taxiway-A Rehabilitation and Taxiway-E Realignment	Proposals due 6/21/17.

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

MRE17-166 (Engineering)	CA & Insp. for Dunn Street Paving	Responses due 2/23/17. 3 responses received. PDC Engineers, successful proposer. Negotiations in progress.
MR E17-166 (PDC)	Glacier Avenue & Stikine Street CA and Inspection Services	Responses due 4/4/17. 3 responses received. PDC Inc., Engineers successful proposer. Negotiations in progress.
RFP E16-072	A5 – Design Services for Mendenhall and Juneau Douglas Wastewater Treatment Plants Headworks Improvements	DOWL, \$50,000. Routing for signatures.
MR E17-166 (HNS)	Inspection Services for Glacier Highway Waterline and Sanitary Sewer Installation	Responses due 4/7/17. 4 responses received. proHNS successful proposer, \$22,600.
RFP E17-171(HP)	PA1 – Calhoun Ave. Retaining Wall Cleaning and Painting	Herr Painting, \$24,300. NTP issued 5/18/17.
MR E17-166	Structural Engineering and Design Services for Downtown Sidewalks	Responses due 6/6/17. 2 responses received. Selection under way 6/7/17.
MR17-166 (PND-Civil)	A1 to PA 1 – Contract Administration and Inspection Services for East Street Reconstruction	PND Engineers. \$32,040. NTP May 23, 2017.
RFP E14-129	A4 – Design Services for Valley Court Force Main and Gruening Park Lift Station	DOWL. \$29,870. NTP May 22, 2017.

Term Contract – CBJ Materials Sources Construction Services (between \$20,000-\$50,000)

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Term Contracts – Painting (between \$20,000-\$50,000)

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Term Contracts – Construction Work (between \$20,000-\$50,000)

Term Contracts – Electrical Work (between \$20,000-\$50,000)

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Construction Change Orders (>\$20,000)

E16-165	Parks Restroom and Concession	North Pacific Erectors, Inc. \$52,634. Bonding letter issued 6/1/17.

MR E17-166 – Term Contract for Professional Services. This solicitation is open for the next three years. Consultants continue to submit proposals. Contracts are in progress and underway.

Contracts Division Activity
May 18, 2017 to June 8, 2017

LID 200 – Mendenhall River Erosion Protection. Neighborhood meeting scheduled for May 4, 2017. Official ballots and letter mailed 4/24/17. Ballots must be returned by 5/15/17. A Public Hearing is proposed for the July 31, 2017, Regular Assembly Meeting.

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