

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

March 20, 2017 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. No Minutes to Approve

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Appropriation - Gruening Park Sewer Pump Station Generator Building

V. INFORMATION ITEMS

- A. Local Improvement Districts (LIDs)
- B. Frozen Water Services

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. February 24, 2017 through March 15, 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



DATE: March 15, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: John Bohan, P.E., Chief CIP Engineer

SUBJECT: Gruening Park Sewer Pump Station Generator Building Appropriation

ADOT has requested CBJ move the generator building at the Gruening Park Sewer Pump Station on Glacier Highway across from Renninger Drive. They have identified the building as in conflict with their new roadway construction plans currently in the planning / design stages for reconstruction of Glacier Highway between Walmart and Vanderbilt.

ADOT has committed to reimburse the CBJ for the work necessary to complete this relocation. The initial funds ADOT has committed to reimburse is estimated at \$120,000 to complete the design, estimate and construction bid documents for ADOT to allow the CBJ to proceed forward with the construction of the building relocation. The construction, inspection and administration costs of the relocation will be addressed by ADOT once we have received the design and engineers estimate.

Action Requested

Staff requests permission to draft the Appropriation Ordinance for the \$120,000 that will be reimbursed by ADOT and forward to the full Assembly for approval.



Gruening Park Pump Station Generator Building



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

SOUTHCOST REGION

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99801-2506
Main: (907) 465-4444
Toll free: (800) 575-4540
Fax: (907) 465-2030
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February 27, 2017

RE: 68124 Glacier Highway Improvements – Lemon Creek

PE Authorization

John Bohan, PE
Chief CIP Engineer
City and Borough of Juneau
155 S Seward Street
Juneau, AK 99801

Dear John,

The Department of Transportation and Public Facilities is proposing improvements to Glacier Highway through Lemon Creek. CBJ has a generator building across from Renninger Street that will need to be relocated.

Upon receipt of this letter you are authorized to proceed with preliminary engineering for the relocation of conflicting utilities within the referenced project in accordance with AS 19.25.020 and 17 AAC 15.321 through 17 AAC 15.441. Preliminary engineering includes all legitimate costs, such as: wages with overhead, long distance phone calls, travel/per diem, equipment rental, surveying, vehicle charges, and consultant contracts incurred in the preparation of plans, specifications, and estimates up to and including preparation of a draft Utility Relocation Agreement.

The Department will reimburse the CBJ up to \$120,000.00 which includes the attached Department approved DOWL fee proposal and associated CBJ staff time for preliminary engineering.

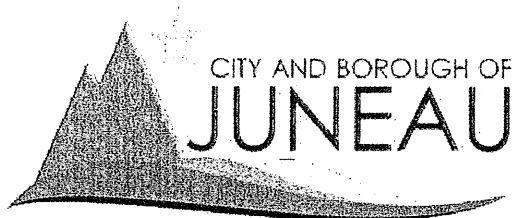
Buy America provisions will apply to this project.

Please work with me to develop construction plans and a cost estimate for relocation of CBJ facilities necessitated by this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Liam Carnahan".

Liam Carnahan, PE
Southcoast Region Utility Engineer



Engineering and Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: March 16, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: John Bohan, P.E., Chief CIP Engineer

SUBJECT: Local Improvement Districts

15.10.010 Authority generally.

The City and Borough may create and establish a local improvement district for any municipal improvement and may levy assessments against properties specially benefitted thereby to pay part or all of the costs thereof. In proportion to the benefits, the method of apportioning shall be established in the ordinance initiating the district.

LIDs require greater than 50% support of the responding benefitting properties and approval by the Assembly or, if less than 50% support of the benefitting properties is received, a super majority of the Assembly is required to proceed with the LID.

Below are summaries of past practices and recommendations for proposed future CBJ LIDs:

Residential Street Area Paving: **Past practice:** \$4,000 per lot in 2015 (adjusted for inflation with Anchorage CPI) for non-paved streets previously accepted by the CBJ for maintenance. The \$4,000 per lot cost correlates to an approximate 30% resident/70% CBJ cost share.

- **Recommendation:** 30% CBJ Cost/70% Owner Cost Share.

Commercial / Industrial areas Street Paving:

Past practice: typically 40% of project pavement and road base costs for each property, associated with the project for paving of non-paved streets accepted by CBJ for maintenance, with the remaining 60% being a CBJ cost. Commercial/Industrial areas typically include sidewalks with an LID that the previous lot owners did not incur sidewalk costs.

- Exception: Dunn Street (Capital Improvement by Agreement) – private road within a non-standard ROW; not accepted by CBJ for maintenance.
- Exception: Jenkins Drive – requested 100% LID, never used because property owners funded work themselves without CBJ financing.
- **Recommendation:** 30% CBJ Cost/70% Owner Cost Share.

Sewer:

Past practice: \$2,800 per single family lot in 2013 (adjusted for inflation with Anchorage CPI) typically reduced when residents are required to pump.

- Increased assessment pro-rated for larger developable lots (potential to subdivide) based on single family lot.
- LID Assessment for Sewer based on no other means used for property owner contribution to sewer installation. Water system installations require connection fee instead of LID assessment during infrastructure installation.
- **Recommendation:** 20% CBJ Cost/30% State Grant/50% Home Owner Cost

100% Owner Contribution LIDs: No funding contribution from CBJ besides providing the financing mechanism for the completion work.

Past Practice:

- Salmon Creek Lane Extension: Property Owners and BRH funded this extension of Salmon Creek Lane through to provide access to the proposed (at the time) SEAHRC facility, adjacent properties and a second access to the BRH Campus from Hospital Drive.
- Eagles Edge Water Services: CBJ provided financing for the Eagles Edge Homeowners to connect to CBJ water system during switch over from private (Eagles Edge Homeowners Association distribution system of CBJ Water) water system to public water system within ROW.
- **Recommendation** – Mitigation of Natural Hazards or Damage (100% Owner Cost) – Examples are riverbank/shoreline stabilization, flood mitigation, avalanche mitigation, land/mudslide mitigation for private properties. In some of these instances, federal or state grants are available. Recommendation is that residents pay all other costs, including CBJ costs as applicable. When constructed under an LID, the improvements may become the maintenance responsibility of the CBJ.

Others

- **Recommendation:** - Public Safety Related Improvements: Neighborhood requesting sidewalks or street lighting - 20% CBJ contribution, case by case basis, when funding is available, to the neighborhood request for sidewalks, street lighting, or other infrastructure improvement that could improve the safety of a neighborhood, but is not a priority of the CBJ to construct. The operation and maintenance responsibility of the improvements constructed by the LID become the responsibility of the CBJ.
 - EXAMPLE: There are requests from individuals wanting street lights or sidewalks in their neighborhood which are not viewed as priorities for CBJ (low volumes, minor off the beaten path streets etc.) Sidewalks and street lights can be contentious between neighbors and may or may not get neighborhood consent needed to begin the LID process.

MEMORANDUM

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

FROM: Greg Smith
Contract Administrator

Date: March 15, 2017

SUBJECT: Contracts Division Activity
February 24, 2017 through March 15, 2017

Current Bids – Construction Projects >\$50,000

BE17-150	Glacier Avenue and Stikine Street Paving	Estimate \$285,000. Bids due 3/17/17.
BE17-185	Dimond Park Aquatic Center Whirlpool HVAC & AHU-1 Upgrades	Estimate \$83,000. Bids due 3/16/17.
B16-010	Dunn Street Paving	Estimate \$400,000. 6 bids received. Under protest. Protest overturned results of Bid. Protest received after new posting. Intent to request Bidding Review Board review has been filed.
DH17-021	Aurora Harbor Rebuild – Phase II	Estimate 4 Million. Bids due 2/8/17. On Hold, verifying qualifications.
BE17-149	Twin Lakes Park Improvements	Estimate \$101,000. 8 bids received. 1 bid deemed non-responsive. SECON apparent low, \$75,150. Award in progress.
BE17-177	East Street Reconstruction	Estimate \$378,000. 5 bids received. Southeast Earthmovers low bidder, \$319,315. NTP issued 3/9/17.
RFB E17-208	Headworks Temporary Bypass Piping	Estimate \$150,000. 4 bids received. Admiralty Construction low bidder, \$143,100. Award in progress.
BE17-139	Blueberry Hills Reconstruction	Estimate \$959,000. 6 bids received. Arete Construction low bidder, \$826,261. NTP issued 3/13/17.
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.
BE17-165	Aspen Ave. Pavement & Drainage Imp.	Estimate \$1,570,000. 5 Bids received. Pacific Coast Paving apparent low bidder at \$1,419,154.65. Under Protest.
BE17-205	DZ Middle School Roof Repair Rebid	Estimate \$180,000. 6 bids received. Alaska Commercial Contractors, low bidder, \$86,494. Award in progress.
BE17-196	JNU Electrical Panel Upgrades	Estimate \$91,000. Bids due 3/21/17.
BE17-223	JNU Air Cargo Hardstand	Estimate \$540,250. Bids due 4/4/17.

Current RFP's – Services

RFP E17-180	CA & Inspection Services for CBJ Headworks Improvements	Proposals due 1/5/17. 2 proposals received. DOWL successful proposer. Award in progress.
RFP E17-225	Planning, Design, & CA Services for JNU Gate 2 Passenger Boarding Bridge	Proposals due 3/24/17.
RFP E17-239	CA & Inspection Services for Blueberry Hills Reconstruction	Proposals due 4/6/17.

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

RFP E17-124	A1 – Emergency & Maintenance Services for the Public Works Utilities Wastewater Treatment and Water SCADA Systems	RMC Engineering Services, \$49,400. Routing for Signatures.
RFP E14-111	A6 – Design Services for Egan Drive Water System Replacement –Main Street to Tenth Street	DOWL, \$30,920. Processing 3/15/17.
RFP E14-298	A6 – Pederson Hill Subdivision Design	DOWL \$350,081. Processing 3/15/17.
MRE17-166 (Engineering)	CA & Insp. for Dunn Street Paving	Responses due 2/23/17. Under evaluation.
MR E17-166 (Engineering)	CA & Inspection for East Street Reconstruction, Contract No. BE17-177	Responses due 3/20/17.
MR E13-156(PDC)	A1 to PA 5 – Mendenhall River Community School Controls Upgrade (MRCS) Control System Upgrade	PDC Engineers, \$20,266. Processing 3/8/17.
MR E17-214	Marine Parking Garage Restroom Repair	Harri Plumbing & Heating, Inc. \$64,022. NTP issued 3/14/17.
MR E17-166 Electrical Eng.	Design Glacier Fire Station Automatic Transfer Switch Replacement	Responses due 3/14/17. Under evaluation.
MR E17-166 Landscape Architecture	Riverside Rotary Park Master Plan and Playground Design	Responses due 3/13/17. Under evaluation.

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

RFP E15-154(SRI)	JNU Terminal Exterior Wall Repair	Southeast Remodel, Inc., \$24,915. Award in progress.
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Construction Change Orders (>\$20,000)

E16-016	CO 7 - Capital Transit Facility Renovation and Addition	Alaska Commercial Contractors, \$142,455. Processing 3/8/17.
RFQ E15-256	A2 - CBJ Material Sources Lock/Unlock Services	Juneau Electric – 2017 Lockup Services. Routing for signatures.

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.

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