

**ASSEMBLY STANDING COMMITTEE
PUBLIC WORKS AND FACILITIES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
April 25, 2016 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. March 14, 2016 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Stephen Richards MOA
- B. Wastewater Projects Updates
- C. Bridge Park and Seawalk Update
- D. Dunn Street
- E. Stablers Quarry Transfer
- F. CSP-West Douglas Road
- G. SREF Update

V. INFORMATION ITEMS

- A. Salmon Creek Filtration
- B. Juneau Ocean Center
- C. McGinnis Subdivision Paving Update

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. April 2, 2016 through April 20, 2016

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

DRAFT
PUBLIC WORKS & FACILITIES COMMITTEE
Regular Meeting – March 14, 2016
12:00 – 1:00 PM – City Hall Conference Rm. 224
MINUTES

I. ROLL CALL

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

Members Present: Mayor Becker, Maria Gladziszewski, Chair Mr. Jones, Jamie Bursell

Assembly Members: Mr. Nankervis

Staff Present: Kim Kiefer, Bob Bartholomew, Rorie Watt, Greg Smith, Tina Brown, Greg Chaney, Rich Ritter, Rob Steedle, , Brent Fischer, Beth McKibben, Jim Penor, Janella Lewis

II. APPROVAL OF AGENDA

Agenda Approved

III. APPROVAL OF MINUTES

Approval of Minutes for February 22, 2016, approved with changes.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

V. ITEMS FOR ACTION

A. BRH CIP De-Appropriations

Mr. Watt explained that there are 3 BRH CIP's that are complete. The projects are BRH Orthopedic Unit (B55-046), BRH CT Scanner Room Renovations (B55-061) and BRH Roof Project (B55-062). The BRH Board has recommended closing the CIP's and de-appropriating the monies to the BRH fund balance.

Mayor Becker moved to forward the request to de-appropriate BRH CIP's, BRH Orthopedic Unit (B55-046), BRH CT Scanner Room Renovations (B55-061) and BRH Roof Project (B55-062) into the BRH fund balance and send to the full Assembly for approval.

No objections. Motion passed.

B. CIP Closeouts, Transfers and De-Appropriations

Mr. Watt gave an explanation on the closeouts, transfers and de-appropriations of 16 CIP's. Some of these projects are closed or will be closed; some we are moving money to projects in need of funding. Four of the CIPs to be closed are Grant and Loan funding. When we close and transfer monies, we try to keep the funding to like program to like program. With some of them the funding source will have restrictions, so you are limited on what you can do with the funding. This is a big administrative move of funds and a house keeping effort that will keep our auditors and accountants happy also fueling our next wave of projects.

Discussion ensued.

Mr. Jones moved to forward the transfers, de-appropriation and closeouts as shown on the attached list provided in the memo dated March 9, 2016 to the full Assembly for action.

No objections. Motion passed.

VI. INFORMATION ITEMS

A. Court Plaza Building – Possible Canopy

Mr. Watt explained the State of Alaska Department of Administration's (DOA) request to the City to help with funding of a new canopy on the Main Street side of the Court Plaza Building that would be constructed within their siding project. The estimate for the canopy is \$340,000. DOA does not have sufficient funds for a canopy, and is requesting \$120,000 for CBJ and is planning to request \$100,000 from the Juneau Community Foundation, with DOA providing for the remaining cost. CBJ planned the Downtown Transportation Parking Garage and Main Street Reconstruction projects in conjunction with the State. Mr. Watt explained that CBJ built the parking garage with a canopy and when Main Street construction took place, we built a free standing canopy in front of the Alaska Office Building. At that time DOA was also planning the siding project for the Court Plaza Building. The City suggested that they include a canopy to better serve the public as they walk from the parking garage to the Capital Building. This is not a typical request Staff would like direction from the PWFC on how to proceed. If the City did decide to contribute, it is recommended that it be routed through the Better Capital City fund which has about \$440,000 available. The siding project is to take place next year, so if CBJ were to contribute, it would be timely to include it in this year's budget cycle.

Discussion ensued.

B. Marine Park Sheet Pile Wall Corrosion Protection

Mr. Watt presented the requested information on the Marine Park Sheet Pile Wall Corrosion Protection project in that this project has been split into two phases. Phase I is a joint maintenance project with Docks and Harbors and Parks and Recreation (Building Maintenance) to protect the piling around the Library, the brickyard area where the buses park and the outside seaward side under Marine Park. Bids were recently opened on Phase I. Phase II has been proposed for the use of Marine Passenger Fees in FY17, would work on the sheet pile in Marine Park. None of the work is a part of the 16 B project and will remain in the Marine Passenger Fee request for FY17, which will be presented to the Assembly in April for recommendation.

Discussion ensued.

C. Waste Management Update

Mr. Watt, spoke on the CBJ Waste Management Program, introducing Jim Penor and Michele Elfers as experts on this topic. In the packet, Staff provided a brief memo and a dashboard that shows the small business waste entities. An overview of the fund balances, revenues, spending, yearend funding and expense to revenue projections was provided. What should pop out on the dashboard is that over time we are going to run a negative fund balance. Mr. Watt emphasized that as we look to improve and expand our waste management programs, we need to realize that we suffer the effects of inflation, the ups and downs of the commodities market and the value we get back from our recycling program. Generally we are on a path to improve, enhance and expand programs and to find better ways to communicate to the public as to what the programs are. We need to support additional diversion from the landfill and thereby enhance the life of the landfill. This will come at a cost, we are trying to model and predict these costs the best we can, but ultimately, we are going to need to structurally look at the programs, and consciously decide to provide more funding or restrict the programs.

Discussion ensued.

D. Distin Avenue Reconstruction

Mr. Watt spoke on the recommendations from the Planning Commission on the Distin Ave. project. The Douglas Indian Association notified CBJ to be on the lookout for burials/artifacts, Fire hydrant location issues, and have Staff work with a property owners request to relocate a power pole owned by AEL&P. The property a vacant lot between 303 and 310 Distin Ave. Moving the power pole would improve access to the property for development. Mr. Watt explained that the City does not typically relocate private utilities in our road reconstruction projects, although from time to time we do in the downtown core. Following up on the Planning Commission's recommendation CBJ contacted AEL&P to ask them about relocation costs. The initial cost is about \$60,000.

Mr. Watt cautioned the PWFC that there are a lot of people in the borough that would like private electric utilities moved. All of the utility companies who have private facilities in the rights of ways that would like the City to pay for relocation.

Jeanie Alter spoke to the Committee saying that this particular property is part of an estate for which her husband is the personal representative. Ms. Alter described the property as a good buildable lot in downtown Juneau. It is a lot that would provide off street parking for more than one resident. She asked the Committee to please read the memo that she provided and drive by this area to better understand the situation. Ms. Alter explained that this pole feeds electricity to 303 Distin. If the wires were buried to that point they would be willing to pay to hook 303 Distin to electrical service from the buried wires. Ms. Alter also stated that she believes this pole has been a hazard to the public.

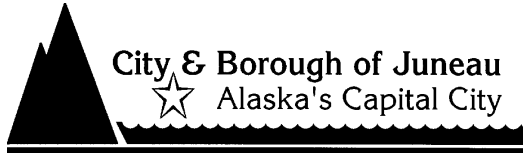
Discussion ensued.

VII. CONTRACTS DIVISION ACTIVITY REPORT

No Discussion.

VIII. ADJOURNMENT – NEXT MEETING IS SCHEDULED FOR:

Next meeting will be April 4, 2016. Meeting adjourned at 12:57 PM.



City and Borough of Juneau
Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 20, 2016

TO: Ms. Maria Gladziszewski, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer

RE: Stephens Richards / Riverside Intersection Agreement with ADOT

As discussed before, ADOT is offering to provide Federal Congestion Mitigation and Air Quality (CMAQ) funds for improving the Stephen Richards and Riverside Intersection with the 4 way stop. The CBJ would be responsible for 9.03% of the entire project cost, plus a 15% contingency ADOT requires in the event of overruns. ADOT anticipates this project to cost \$2.1million, of which CBJ would pay approximately \$220k (9.03% plus contingency). These funds are already programmed for the project among the FY16 (\$50k), FY17(\$100k), FY18(\$100k), provided the funding recommendation for the CIP for FY17 and FY18 are approved by the Assembly. ADOT estimates that construction could begin as soon as Fall of 2017.

ADOT requires a formal Assembly action authorizing the City Manager to enter into a Memorandum of Agreement (MOA) for the project and abide by the terms of the MOA.

Staff recommends a resolution authorizing the City Manager to enter into the MOA and abide by it's terms be forwarded to the full Assembly for approval.

**ENGINEERING & PUBLIC WORKS DEPARTMENT****Utilities Division**

2009 Radcliffe Road, Juneau, AK 99801
 907.586.0393 <phone> 907.789.1681 <fax>
 Samantha.Stoughtenger@juneau.org

DATE: 20 April 2016

TO: Maria Gladziszewski, Assembly PWFC Chair

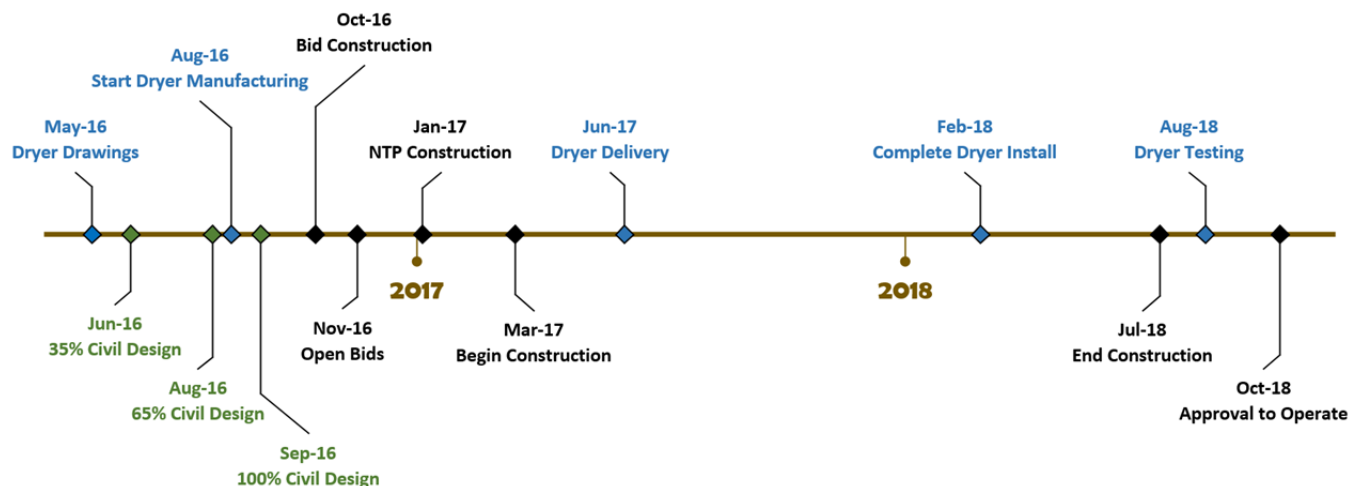
FROM: Samantha Stoughtenger, PE, MSE - Utilities Superintendent *SS*

RE: Wastewater Projects Update – Biosolids and Headworks

Engineering and Utilities staff have been moving several wastewater projects forward over the past few months that are major system needs, as noted on the Capital Improvement Project (CIP) list and scheduled in the Utilities Rate Model; two of the most notable are biosolids and headworks. Over the next few months, staff will be bringing the Assembly final paperwork associated with funding of these projects; therefore, staff thought a projects update and funding summary was prudent.

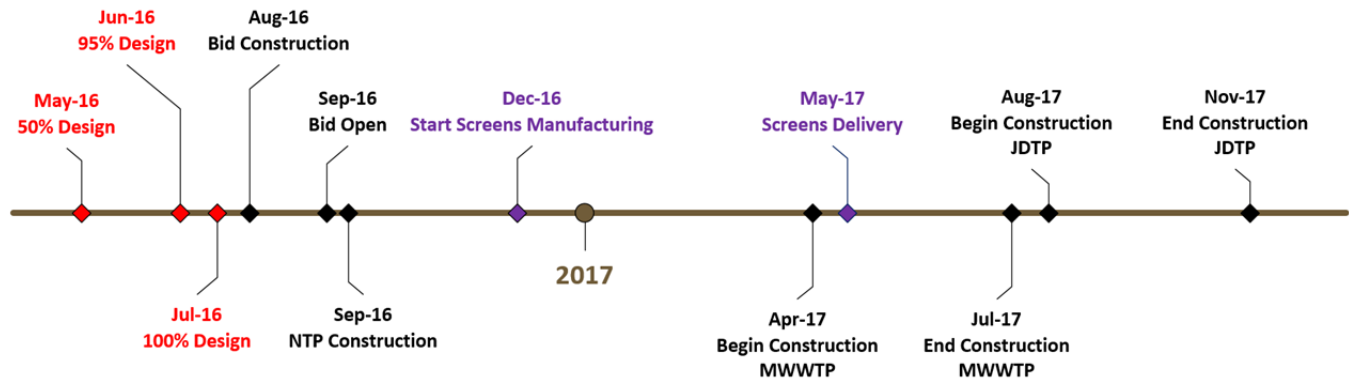
BIOSOLIDS:

Staff has been negotiating contract terms with Kruger, the dryer manufacturer. The signed contract is anticipated by the end of April leading to the development of preliminary shop drawings and submittals for the dryer unit. Adding the dryer to the Mendenhall Wastewater Treatment Plant (MWWTP) site necessitates construction of a new facility to house the equipment; thus a Request for Proposals (RFP) was posted for a consultant to provide design services for the new facility. Two consultants submitted proposals with DOWL the apparent winning proposer. The DOWL consultant team includes two other local firms (Electric Power Systems and Jensen Yorba Lott) and a national firm with Kruger dryer and odor control systems expertise (Brown and Caldwell). The CBJ has begun fee negotiations with DOWL, believes design work will begin shortly, and anticipates the project should proceed as follows:

**HEADWORKS:**

CBJ selected DOWL in August 2015 through the RFP consultant solicitation process to evaluate needed headworks improvements to the MWWTP and Juneau-Douglas Wastewater Treatment Plant (JDTP). Headworks facilities should remove debris and non-biodegradable materials from the influent plant flow; this screening reduces wear on pumps and motors, improves biological function and treatment, provides a more uniform solid waste stream to the belt filter presses and sludge dryer, and extends the lifecycle of process equipment. DOWL

investigated the existing plant conditions and evaluated future system needs in recommending installation of perforated plate screening and washing compactor units at both facilities. Installation of the new screens requires reconfiguration of some piping and relocation of the existing grit classifier at the MWWTP, and construction of new channels at the JDTP. DOWL is beginning design work shortly and the project is anticipated to follow this approximate schedule:

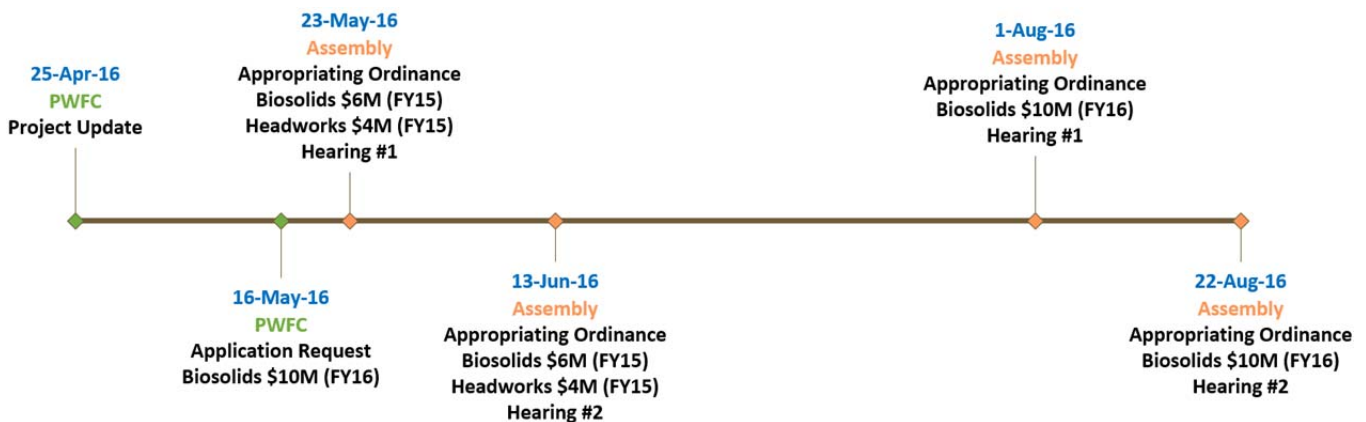


FUNDING:

The Assembly has supported both the biosolids and headworks projects by recognizing the:

- biosolids project as a top community need,
- sludge dryer as the best currently available technology to remedy CBJ's biosolids issue,
- 2016 CIP list which includes both projects as top priorities to the Utilities, and
- rate study with associated rate increases to fund such needed improvements.

To construct these two projects (\$16M for biosolids and \$5.3M for headworks) \$20 million will come from the Alaska Department of Environmental Conservation (ADEC) loan program and the remainder from the utility reserve. The ADEC loans will be financed at a 1.5% interest rate repaid over a 20 year term through utility rate revenues. The current Utilities Rate Model confirms the capacity to finance these loans and sustain the necessary fund balance for operation. In January, staff brought the FY15 \$10M ADEC Loan application request to the PWFC; a majority of that ADEC paperwork has been completed with the exclusion of the appropriating ordinance. Staff is now positioned to complete the FY16 \$10M ADEC Loan application with the appropriating ordinance and anticipate the processing of the paperwork to follow the following tentative schedule:



cc: Rorie Watt, City Manager
Michele Elfers, Chief Architect
Lori Sowa, Project Manager

John Bohan, Chief CIP Engineer
Nathan Coffee, Project Manager



City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: April 25, 2016

TO: Maria Gladziszewski, Chair Public Works and Facilities Committee

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

RE: Bridge Park and Seawalk Update

The Long Range Waterfront Plan, adopted by the Assembly in 2004, guides the use and development of downtown waterfront property. In the plan, a waterfront seawalk was identified to run from the Douglas Bridge to the AJ Dock to link activities along the waterfront and to provide public access to the waterfront. Since the adoption of the plan, approximately 3500 Linear Feet of seawalk have been developed or are under construction in 5 construction projects. Most of these connect Alaska Steamship Wharf to Franklin Dock, see the attached aerial image and timeline. The current phases under construction are the Cruise Ship Berth Expansion, completion date May 2017 and the Bridge Park to Gold Creek Seawalk, estimated completion summer of 2017.

The Bridge Park and Seawalk project is comprised of three phases:

Phase I: Rock fill for the park and the island, awarded to MCG Constructors for \$2.55 million, currently under construction with completion in July 2016.

Phase II: Pile supported seawalk structure from the park to the island and then from the island to Egan Drive and Gold Creek, awarded to North Pacific Erectors for \$4.06 million, construction will begin in August 2016 with completion in April 2017.

Phase III: Park features and final landscaping, to be bid in early summer 2016 with the completion date of summer 2017, cost is estimated at \$3.5 million.

In addition to the park and seawalk construction, The Whale Project is privately funding the fabrication and installation of the bronze whale sculpture. CBJ is supporting the Whale Project with sales tax committed to the site preparation work for the whale as it is integrated with a CBJ public park. CBJ also contributed the land to provide as open space for locals and visitors and showcase this artwork.

A new seawalk website is under construction. The website provides information on the overall Long Range Waterfront plan goals as related to the seawalk, the seawalk sections that have been completed and periodic updates on current construction at Bridge Park and the Seawalk to Gold Creek. Go to juneauseawalk.com.



Coast Guard to
Marine Park, in
planning

Bridge Park to Gold
Creek, 2016-2017

Gold Creek to
Subport, in
planning

Subport, in
planning

Alaska Steamship
Wharf, 2002

Cruise Ship Berth
Expansion,
2015-2017

People's Wharf,
2007

Port, Customs,
Visitor's Center, Bus
Staging 2011-2014

Taku Fisheries
to Miner's
Cove, 2009

Miner's Cove to
Franklin Dock,
2014

Franklin Dock
to Jacobsen
Dock, Future

GASTINEAU
CHANNEL



City and Borough of Juneau
Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 21, 2016

TO: Ms. Maria Gladziszewski, Chair
Public Works and Facilities Committee

FROM: Rorie Watt, P.E.
City Manager

RE: Dunn Street Counterproposal

The property owners of Dunn Street have submitted a new proposal to the CBJ requesting the CBJ take over full maintenance and ownership Dunn Street. Dunn Street is a gravel road within a public right of way that has not been accepted by CBJ for maintenance. The property owners are still willing to pay the \$50,000 contribution towards the CBJ proposed project constructing pavement and other improvements to the roadway. The estimated costs of this work are over \$300k (CBJ water system improvements will be also required if the roadway is paved estimated at an additional \$100k and would not be charged towards the property owners requested contribution).

History

The Dunn Street property owners approached CBJ with a signed petition requesting an LID for paving improvements of their non CBJ accepted roadway. Staff prepared an estimate of costs for the paving and necessary improvements to Dunn Street. Due to the configuration and choices made during development of the properties along Dunn Street the Public Works department would not accept the roadway for winter maintenance, however agreed to provide pavement and drainage maintenance. Staff proposed an assessment to the benefitted properties of 50% of the paving improvements (similar to other owner initiated Paving LIDs), which calculated to \$150k for the property owners. The PWFC heard this proposal as well as testimony from the property owners at the March 23, 2015 PWFC meeting. The PWFC directed staff to reduce the property owners share to \$50k and prepare an agreement.

Proposal Comparison

The counterproposal from the Dunn Street owners requests the CBJ take the entire roadway over as if it were a Public CBJ Street constructed by a developer to Title 49 Development Standards, when the properties along Dunn Street have been developed to the fullest extent without providing for the necessary infrastructure within Dunn Street ROW for the CBJ to accept Dunn Street for maintenance.

The counterproposal from the Dunn Street property owners is attached as well as the pages of the original proposal showing the changes made in the counterproposal.

Recommendation

The property owners have spent a lot of time talking to staff about this issue, it needs to be brought to closure. Our recommendation from 2015 as modified by the Assembly stands. Agreeing to the proposal by the property owners is a bad idea for the following reasons:

1. It would convey the willingness of the Assembly to contribute even more public funds than it has traditionally done for LID paving projects.
2. CBJ street maintenance could not reasonably or economically provide winter maintenance without trespassing on private property or exposing the CBJ to unnecessary liability.
3. The property owners need to decide whether or not to accept what I believe is a very good deal.



City and Borough of Juneau
Engineering Department

155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: July 10, 2014

TO: Randy Wanamaker, Chair
Public Works and Facilities Committee

FROM: Rorie Watt, P.E., Engineering Director 
Engineering Department

RE: Dunn Street LID Proposed Assessments

The major property owner has expressed interest in helping pave Dunn Street through utilizing the LID process and the Assembly has provided partial funding in the FY 2015 CIP for this purpose. Currently, solicitation for a design consultant is advertised and staff is working on developing a plan for LID Assessments.

This LID would be unique in that the property owners have petitioned the CBJ to pave a non-accepted (for maintenance) CBJ street, and that it will remain privately maintained after paving (the street does not meet other CBJ standard requirements for acceptance for maintenance). A rough estimate for rebuilding the road base, paving the road and making sufficient drainage improvements is estimated at \$300,000. The project would consist of excavating the road base and replacing with shot rock, gravel and asphalt.

The next step in the process is to determine a proposed CBJ LID contribution. For LID's, we try as hard as possible to offer the same deal to like property owners, to propose uniform contributions by the property owners.

Dunn Street is an increasingly unusual case, past practice does not favor a very generous contribution by the CBJ. Two unusual factors that should affect the assessment split include:

Not currently maintained (Public Works - Streets not motivated to improve the road)
Owners Would Continue Snow Plowing

The only comparable LID paving projects (commercial / industrial properties) were solely paid for by the property owners (Jenkins Drive and Dawson Place). In the case of the Salmon Creek Lane LID (2003) the CBJ only provided financing to the project, did not contribute to project costs. A list of recent paving LIDs are attached.

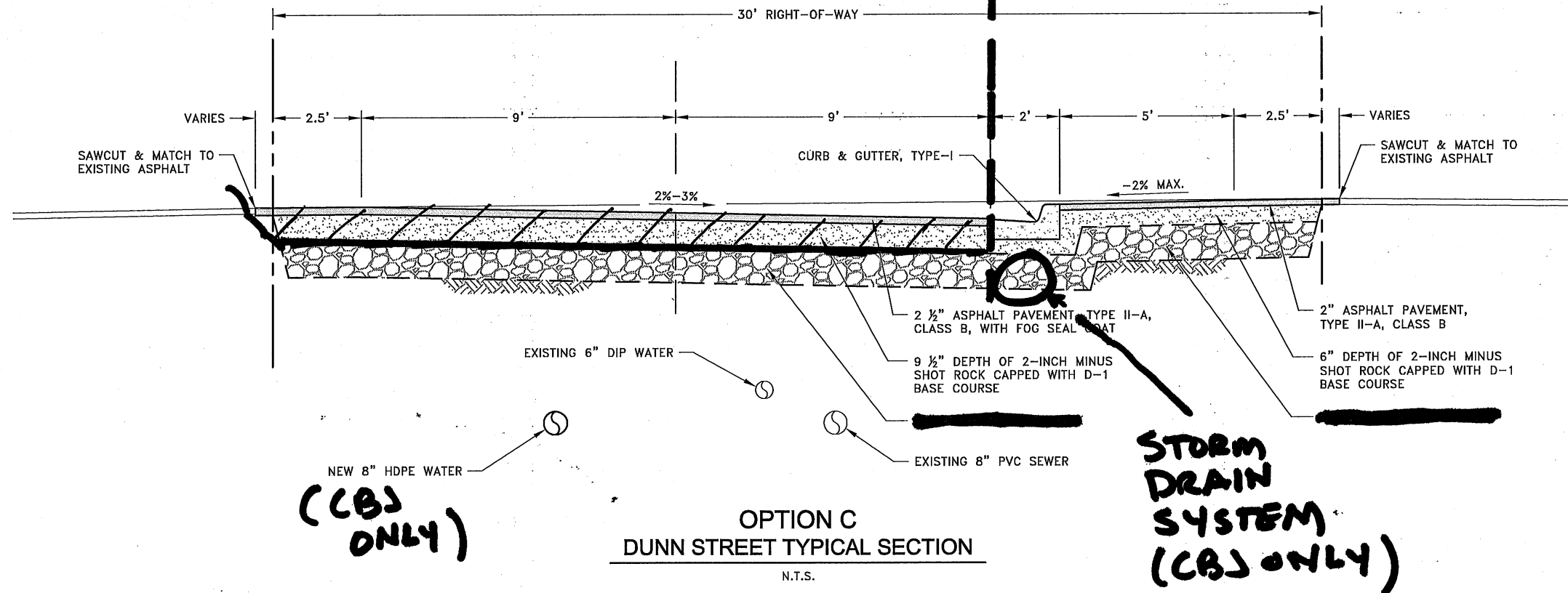
Staff recommends that the CBJ commit to a 50% contribution toward this project. Based on the rough cost estimate, this would equate to approximately \$150k CBJ contribution and each of the property owners contributing approximately \$16k.

Similar Projects	Property owner share	CBJ Share	CBJ Maint*	Comments
Dawson Place	100%	0%	no	<u>LID was not formed.</u> Property owners paid for improvements on their own. Property owners performed all drainage improvements, grading and paving and work needed for CBJ Street Department to accept maintenance. Industrial / commercial properties
Salmon Creek Lane	100%	0%	no	Road did not exist – constructed and financed by CBJ through property owner initiated LID process to provide access to adjacent properties and allow traffic to loop through Bartlett Hospital Campus. Medical / Commercial Properties
Jenkins Drive	100%	0%	yes	<u>LID was not formed.</u> Property owners paid for improvements on their own. Property owners performed all road base, grading and paving on existing CBJ gravel road. Commercial properties
Tonsgard Court	40%	60%	yes	Industrial / Commercial properties
West Ninth St. - Commercial share	40%	60%	yes	Commercial properties
West Ninth St. - residential share	30%	70%	yes	Residential properties
Aisek Street	30%	70%	Yes	Commercial / residential properties
Greenwood Ave	30%	70%	no	Residential neighborhood

*CBJ Maint. refers to whether the roadway was maintained by CBJ Street Department prior to LID Project. All roads listed above were accepted for maintenance as a result of the LID funded project.

**LID SHARED COSTS
(50/50 SPLIT CBJ &
PROPERTY OWNERS)**

**← → CBJ ONLY
COSTS**



TYPICAL SECTIONS

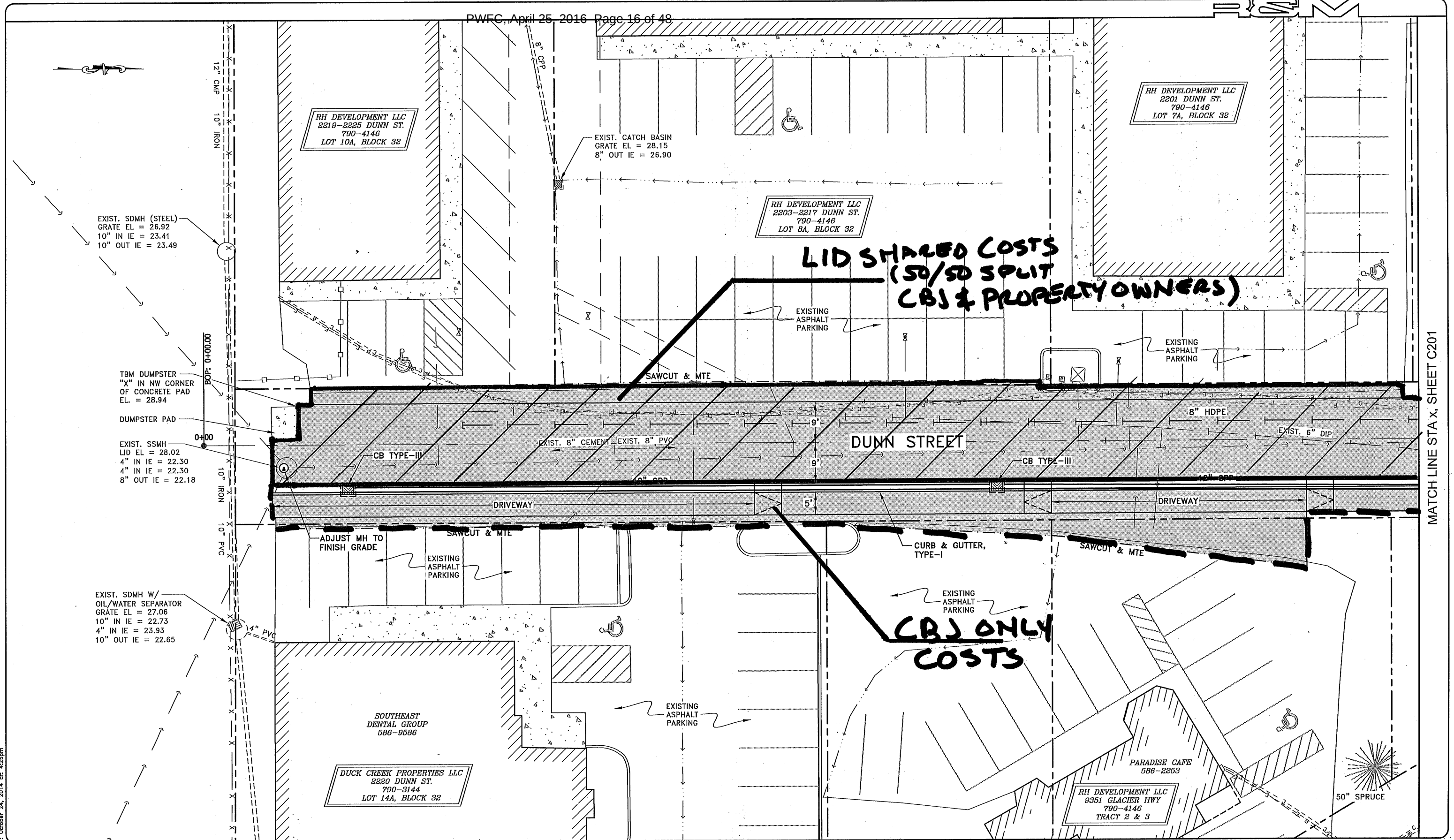
R&M
R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

**DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS**
CBJ CONTRACT No. E14-____
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: OCT. 24, 2014
R & M NO. 141367
SHEET **C101**

I:\2014\141367\141367.mxd PLOT: October 24, 2014 at 4:26pm

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APPROVED	JMP				
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No.	DATE	REVISION	BY	APRVD.	



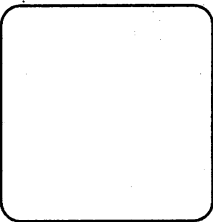
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No.	DATE	REVISION	BY	APPRD.

OPTION C - PLAN VIEW
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GRAPHIC SCALE

0' 5' 10' 20' 40'



R & M ENGINEERING, INC.
ENGINEERS GEOLOGISTS SURVEYORS
6205 GLACIER HIGHWAY Phone 907-780-6060
JUNEAU, AK. 99801 Fax 907-780-4611
rmengineering@rmjuneau.com

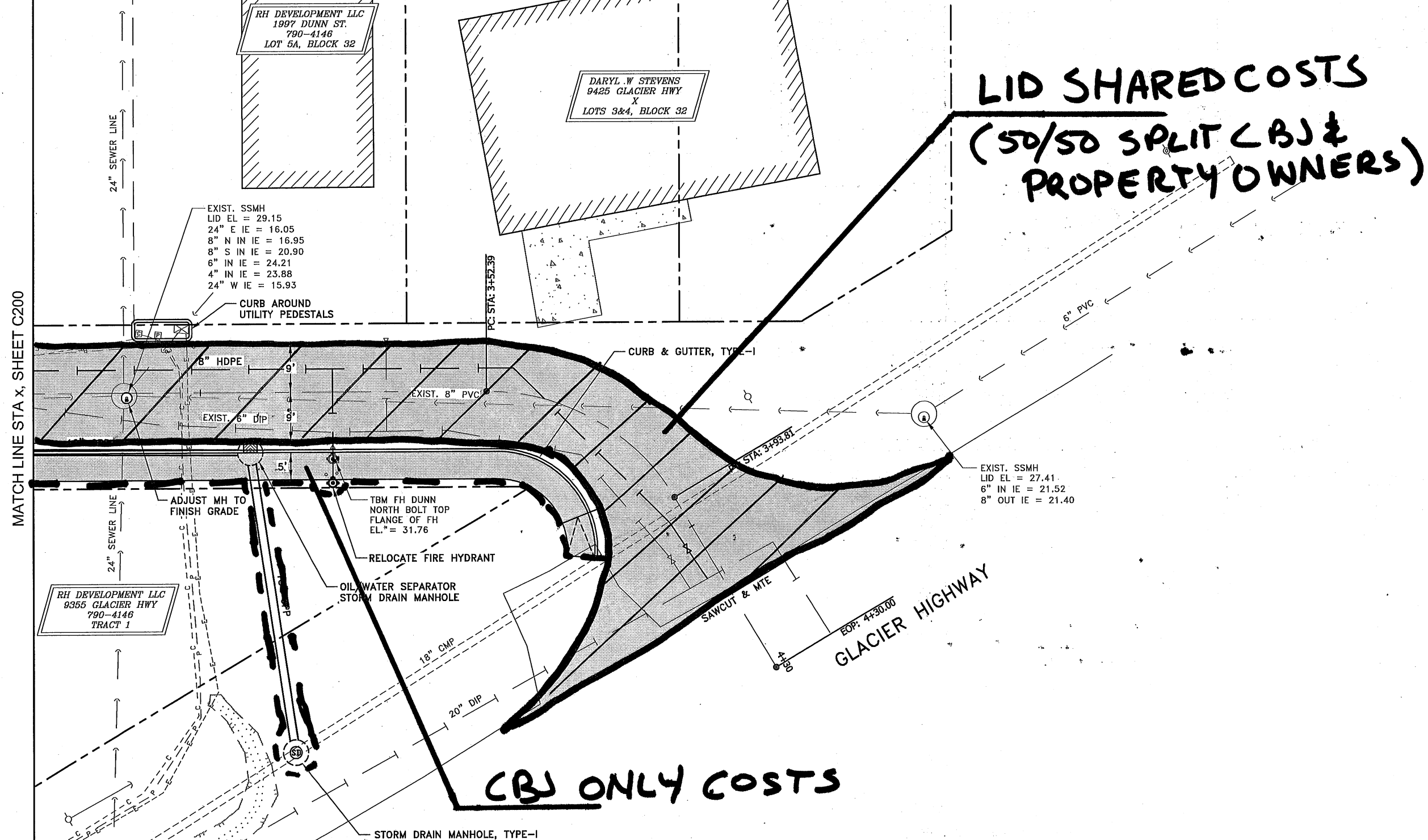
**DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS**
CBJ CONTRACT No. E14-
CITY & BOROUGH OF JUNEAU, ALASKA

DATE: OCT. 24, 2014
R & M NO. 141367

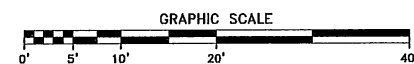
SHEET
C200C

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MATCH LINE STA x, SHEET C201



OPTION C - PLAN VIEW
STA x to STA x



R&M
R & M ENGINEERING, INC.
 ENGINEERS GEOLOGISTS SURVEYORS
 6205 GLACIER HIGHWAY Phone 907-780-6060
 JUNEAU, AK. 99801 Fax 907-780-4611
 rmengineering@rmjuneau.com

**DUNN STREET PAVING
AND DRAINAGE IMPROVEMENTS**
 CBJ CONTRACT No. E14-____
 CITY & BOROUGH OF JUNEAU, ALASKA

DATE: OCT. 24, 2014
 R & M NO. 141367
 SHEET **C201C**

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CHECK	JMP
APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APPRD.

Southeast Dental Group, P.C.

Charles Schultz, DDS, OMFS

Kristen J. Schultz, DDS

907.586.9885 • 907.586.9586

2220 Dunn Street

Juneau, AK 99801

Fax: 907.586.9484

CONFIDENTIAL**Fax Transmittal Form**

To: Rorie Wutt

From:

Name: Charles Schultz

Date Sent: 4/19/16

Fax: 6-5385

Number of Pages: 9

Message: Hello Rorie

Here's the contract that would work
for Mr. Harris, the Schultzes and the
city. Thanks for your consideration.
I have some exciting information to
present Monday.

Thanks,

Charlie

This message is intended for the use of the individual or entity to which it is addressed. If you have received this communication in error, please notify the sender immediately by e-mail. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have not received this e-mail by mistake. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have not received this e-mail by mistake. Thank you.

Juneau Recording District
When recorded, please return to:
City and Borough of Juneau
Attn: Engineering Department
155 South Seward Street
Juneau, AK 99801
Phone: (907) 586-0876

DUNN STREET OWNERSHIP AND MAINTENANCE AGREEMENT

PART I. PARTIES. In exchange for the valuable consideration described herein, this agreement is made between the (1) City and Borough of Juneau, Alaska a municipal corporation in the State of Alaska, hereinafter "CBJ," (2) RH Rentals LLC, an Alaska limited liability company, hereinafter "RHR" and (3) Duck Creek Properties LLC, an Alaska limited liability company, hereinafter "DCP." The term "owners" refer to RHR and DCP. The term "parties" refers to the CBJ, RHR, and DCP.

PART II. ADMINISTRATION. All communications about this agreement shall be directed as follows, any reliance on communication with a person other than that listed below is at the party's own risk.

CBJ:
City and Borough of Juneau
Attn: Lands and Resource Manager
155 S. Seward Street
Juneau, Alaska 99801
Fax: 907-463-2606

RHR:
RH Rentals LLC
Attn: Richard Harris
P.O. Box 32403
Juneau, Alaska 99803

DCP:
Duck Creek Properties, LLC
Attn: Charles Schultz
16275 Point Lena Loop Rd
Juneau, AK 99801

PART III. DESCRIPTION. The following are attached and are considered a part of this agreement as well as anything incorporated by reference or attached to those attachments.

Appendix A:	Property Description & Specific Agreement Provisions
Exhibit 1:	2015 Dunn Street Improvements

PART IV. EXECUTION. The parties agree and sign below. This agreement is not effective until signed by the CBJ, and until the CBJ's share of the cost is fully appropriated by the City and Borough Assembly (Home Rule Charter of the City and Borough of Juneau, Sec. 9.13). The parties represent that the person signing below has the authority to do so and that it is a valid and binding contract enforceable in accordance with its terms.

CITY & BOROUGH OF JUNEAU

Date: _____

By: _____
Kimberly A. Kiefer
CBJ Manager

CBJ ACKNOWLEDGMENT

STATE OF ALASKA)
) : ss.
First Judicial District)

This is to certify that on the ____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared KIMBERLY A. KIEFER, to me known to be the Manager of the City and Borough of Juneau, Alaska a municipal corporation, who on oath stated that she was duly authorized to execute said instrument on behalf of said corporation, who acknowledged to me that she signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

Content Approved by: _____, Engineering and Public Works Dept.
Form Approved by: _____, Law Department
Risk Management Review: _____, Risk Management

Duck Creek Properties, LLC**Duck Creek Properties, LLC**

Date: _____

Date: _____

By: _____

By: _____

Charles Schultz
Co-owner of DCPKristen Schultz
Co-owner of DCP**DCP ACKNOWLEDGMENT**

STATE OF ALASKA)

) : ss.

First Judicial District)

This is to certify that on the ____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as CHARLES SCHULTZ, who on oath stated that s/he was duly authorized to execute said instrument on behalf of Duck Creek Properties, LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

STATE OF ALASKA)

) : ss.

First Judicial District)

This is to certify that on the ____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as KRISTEN SCHULTZ, who on oath stated that s/he was duly authorized to execute said instrument on behalf of Duck Creek Properties, LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

R.H. Rentals LLC**R.H. Rentals LLC**

Date: _____

Date: _____

By: _____
Richard Harris
Co-owner of RHRBy: _____
Katherine M. Harris
Co-owner of RHR**RHR ACKNOWLEDGMENT**

STATE OF ALASKA)

) : ss.

First Judicial District)

This is to certify that on the _____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as RICHARD HARRIS, who on oath stated that s/he was duly authorized to execute said instrument on behalf of R.H. Rentals LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

STATE OF ALASKA)

) : ss.

First Judicial District)

This is to certify that on the _____ day of _____, 2015, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me known to be the identical individual described in and who executed the foregoing instrument as KATHERINE M. HARRIS, who on oath stated that s/he was duly authorized to execute said instrument on behalf of R.H. Rentals LLC, and who acknowledged to me that s/he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

APPENDIX A: PROPERTY DESCRIPTION & SPECIFIC AGREEMENT PROVISIONS

A. Identity of Parties

1. R.H. Rentals LLC

RHR is the owner of record for the following properties¹

Parcel #	Abbreviated Legal Description	Address
5B1601130031	JW McKinley BL32 LT5A	1997 Dunn St
5B1601130042	JW McKinley BL32 LT8A	2201 Dunn St
5B1601130046	JW McKinley BL32 LT8A	2203 Dunn St
5B1601130047	JW McKinley BL32 LT10A	2221 Dunn St
5B1601130050	McKinley Lundwall TR1	9355 Glacier Hwy
5B1601130060	McKinley Lundwall TR2&3	9351 Glacier Hwy

2. Duck Creek Properties LLC

DCP is the owner of record for the following property:

Parcel #	Abbreviated Legal Description	Address
5B1601130071	J.W. McKinley BL32 LTS 14 & 15 ²	2220 Dunn St

3. City and Borough of Juneau

The CBJ owns the land comprising the right-of-way underlying Dunn Street, but the CBJ has not accepted ownership or maintenance of Dunn Street. Dunn Street is currently a privately maintained road in a public right-of-way.

B. Recitals

1. Dunn Street was platted in the J.W. McKinley subdivision in the early 1950s, which predates adoption of subdivision right-of-way and street standards.³

2. The Dunn Street right-of-way ("ROW") is 30 feet wide.

3. The Dunn Street ROW was dedicated for public use during the J.W. McKinley subdivision, but it was not developed to public use standards.

¹ Quit Claim Deed, JRD 2003-000379-0 (Jan. 15, 2003)

² Statutory Warranty Deed, JRD 2010-000905-0 (Feb. 2, 22, 2010).

³ Front pocket of Deed Book 46, Juneau Recording District, State of Alaska (Nov. 19, 1952); Deed Book 58 at Page 254, Juneau Recording District, State of Alaska.

4. The Dunn Street ROW has not been constructed to any acceptable development standard and remains an unimproved gravel road not accepted for maintenance by the CBJ; by completing and improving the road, CBJ will accept maintenance.

5. The Owners want to improve Dunn Street and submitted a petition requesting the City and Borough pave Dunn Street.

6. In December 2013, the CBJ Public Water Works and Facilities (PWFC) directed staff to look into the costs of providing paving improvements.

7. The CBJ Assembly appropriated \$250,000 in the FY 2015 Capital Improvement Project as partial funding for a Dunn Street paving project.

8. On March 23, 2015, the PWFC passed a motion supporting a combined owner contribution of \$50,000 towards the project cost.

9. By ordinance 2015-25, the CBJ Assembly authorized the Manager to execute this agreement.

10. Pursuant to CBJ 15.10.290, when the owners of one hundred percent of the property bearing cost of improvements agree, the assembly may authorize a contract for provision of such improvements in lieu of special assessments where the amounts due the City and Borough are a lien upon all real property involved in the same manner and with the same priority as special assessments, subject to penalty and interest as provided for special assessments.

C. Agreement

The parties agree as follows:

1. Agreement Duration. The parties execute this agreement with the intent for it to be perpetual and run with the land binding all heirs, successors, and assigns.

2. Ownership of land. The land underlying Dunn Street has been dedicated and accepted for public use.

3. Character of Roadway. Dunn Street is a public ROW.

4. Access. The parties agree that Dunn Street will remain open for vehicle and pedestrian public access.

5. 2015 Improvements. The owners will collectively contribute \$50,000 towards the Dunn Street paving improvements as described in Exhibit 1 (pavement, road base, curb, and gutter, storm drainage, water system, etc.). The CBJ will cover all other improvement costs consistent with Exhibit 1. CBJ estimates its contribution will exceed \$350,000. The parties intend for Exhibit 1 improvements to be completed in 2015, but this agreement does not require the improvements to occur in 2015.

6. **Financial Guarantee.** This agreement shall be deemed an adequate financial guarantee of improvements pursuant to CBJ 49.55.010.

7. **RHR Contribution.** RHR will contribute \$42,857.16 towards the Exhibit 1 improvements.

8. **DCP Contribution.** DCP will contribute \$7,142.84 towards the Exhibit 1 improvements.

9. **Lien.** Any amounts due the City and Borough shall be a lien upon all real property involved, paramount and superior to any other lien created before or after the Agreement is executed, except a lien for a prior assessment or for property taxes. Liens shall be consistent with the individual Owners contributions.

10. **Owner Contribution and Financing Terms:** Owners contributions are due in full, or a financing agreement signed and first payment made, within 60 days of the Assembly appropriating the remaining funds necessary to complete the Exhibit 1 improvements. If not paid in full, the remaining amount shall be paid in ten equal annual installments, payable in the same manner and at the same time as property taxes. All installments shall include interest on unpaid balance at the rate of 3.09 percent per annum. The penalty and interest that apply to the delinquent payment of property taxes shall apply to the delinquent payment of the annual installment and interest.

11. **CBJ Maintenance:** Upon completion of the improvements described in Exhibit 1, the CBJ has a duty to maintain the asphalt and drainage system within the Dunn Street ROW. CBJ will provide winter maintenance including cleaning of snow and traction enhancements.

12. **Winter maintenance.** The Owners adjacent to Dunn Street ROW will accept all snow removed from Dunn Street and drainage from the ROW.

13. **Governing Law.** The laws of the State of Alaska shall govern this agreement. The venue for any proceedings brought by either party to enforce the terms of this agreement shall be in the First Judicial District at Juneau, Alaska.

14. **Integration and Modification.** This agreement, including all appendices, exhibits, and references, constitutes the entire agreement between parties. Any modification, amendment, or waiver of any provisions of this agreement shall not be effective, unless it is mutually agreed to in writing and signed by the Parties.

15. **Severability.** If one or more of the provisions of this agreement is held invalid, illegal or unenforceable in any respect, such holding will not impair the validity, legality, or enforceability of the remaining provisions.

16. **Construction.** The parties have reviewed and participated in the preparation of this agreement. The parties agree that any ambiguities will not be construed against a party.

17. **Recordation.** The CBJ will record a copy of this agreement, at the Owner's expense, with the state recorder's office for each lot subject to this agreement.

18. Effective Date. This agreement is not effective until signed by the CBJ, and until the CBJ's share of the cost is fully appropriated by the City and Borough Assembly, as required by the City and Borough of Juneau's Home Rule Charter, Sec. 9.13.

End of Agreement.

CBJ Original Dunn St. Agreement with Schultz Additions and Deletions

4. The Dunn Street ROW has not been constructed to any acceptable development standard and remains an unimproved gravel road not accepted for maintenance by the CBJ. *By Completing and improving the road, CBJ will accept maintenance*
5. ~~The properties along Dunn Street have been developed to the fullest extent without providing the necessary infrastructure within the Dunn Street ROW for the CBJ to accept Dunn Street for maintenance.~~ *(REMOVED)*
6. The Owners want to improve Dunn Street and submitted a petition requesting the City and Borough pave Dunn Street.
7. In December 2013, the CBJ Public Works and Facilities Committee (PWFC) directed staff to look into the costs of providing paving improvements.
8. The CBJ Assembly appropriated \$250,000 in the FY 2015 Capital Improvement Project as partial funding for a Dunn Street paving project.
9. On March 23, 2015, the PWFC passed a motion supporting a combined owner contribution of \$50,000 towards the project cost.
10. By Ordinance 2015-25, the CBJ Assembly authorized the Manager to execute this agreement.
11. Pursuant to CBJ 15.10.290, when the owners of one hundred percent of the property bearing the cost of improvements agree, the assembly may authorize a contract for provision of such improvements in lieu of special assessments where the amounts due the City and Borough are a lien upon all real property involved in the same manner and with the same priority as special assessments, subject to penalty and interest as provided for special assessments.

C. Agreement

The parties agree as follows:

1. **Agreement duration.** The parties execute this agreement with the intent for it to be perpetual and run with the land binding all heirs, successors, and assigns.
2. **Ownership of land.** The land underlying Dunn Street has been dedicated and accepted for public use.
3. **Character of Roadway.** Dunn Street is a ~~private maintained road in~~ *(deleted)* a public ROW.
4. **Access.** The parties agree that Dunn Street will remain open for vehicle and pedestrian public access.

CBJ Original Dunn St. Agreement with Schultz Additions and Deletions

5. 2015 Improvements. The Owners will collectively contribute \$50,000 towards the Dunn Street paving improvements as described in Exhibit 1 (pavement, road base, curb and gutter, storm drainage, water system, etc.). The CBJ will cover all other improvement costs consistent with Exhibit 1. CBJ estimates its contributions will exceed \$350,000. The parties intend for the Exhibit 1 improvements to be completed in 2015, but this agreement does not require the improvements to occur in 2015.

~~**6. Easements.** The Owners agree to grant any easements (utility, drainage, sewer, etc.) necessary to complete the improvements described in Exhibit 1 without charge to the CBJ.~~ (deleted)

7. Financial Guarantee. This agreement shall be deemed an adequate financial guarantee of improvements pursuant to CBJ 49.55.010.

8. RHR Contribution. RHR will contribute \$42,857.16 towards the Exhibit 1 improvements.

9. DCP Contribution. DCP will contribute \$7,142.84 towards the Exhibit 1 improvements.

10. Lien. Any amounts due the City and Borough shall be a lien upon all real property involved, paramount and superior to any other lien created before or after the Agreement is executed, except a lien for a prior assessment or for property taxes.

11. Owner Contribution and Financing Terms: Owner contributions are due in full, or a financing agreement signed and first payment made, within 60 days of the Assembly appropriating the remaining funds necessary to complete the Exhibit 1 improvements. If not paid in full, the remaining amount shall be paid in ten equal annual installments, payable in the same manner and at the same time as property taxes. All installments shall include interest on the unpaid balance at the rate of 3.09 percent per annum. The penalty and interest that apply to the delinquent payment of property taxes shall apply to the delinquent payment of the annual installment and interest.

12. CBJ Maintenance: Upon completion of the improvements described in Exhibit 1, the CBJ has a duty to maintain the asphalt and drainage system within the Dunn Street ROW. (CBJ) will provide winter maintenance including cleaning of snow and traction enhancements

~~**13. Winter maintenance.** The Owners have a duty to provide all winter maintenance of the Dunn Street ROW, including but not limited to snow removal and traction enhancements (i.e. sand, salt, etc.). The Owners are responsible for any damage caused by or related to winter maintenance.~~ (deleted)

~~**14. Owners' Association.** Prior to either Owner conveying title to their property, the Owners shall create an owner's association for the purpose of continuing the duties contained in this agreement. The Owners agree that such owner's association shall have the power to assess the lots subject to this agreement for their share of the maintenance costs of Dunn Street.~~ (deleted)

~~**15. Indemnification.** The Owners agrees to defend, indemnify, and hold harmless the~~ (deleted)

added
12. WINTER MAINTENANCE. The owners adjacent to Dunn Street ROW will accept all snow removed from Dunn St. and drainage from the ROW.

~~CBJ, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to the Owners' use, occupancy, and maintenance of the Dunn Street ROW, without limitation as to the amount of fees, and without limitation as to any damages, cost or expense resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82. This indemnification provision applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this agreement. The obligations of the Owners arise immediately upon actual or constructive notice of any action, claim, or lawsuit. The CBJ shall notify the Owners in a timely manner of the need for indemnification, but such notice is not a condition precedent to the Owners obligations and is waived where the Owners have actual notice.~~ (deleted)

16. Governing Law. The laws of the State of Alaska shall govern this agreement. The venue for any proceedings brought by either party to enforce the terms of this agreement shall be in the First Judicial District at Juneau, Alaska.

17. Integration and Modification. This agreement, including all appendices, exhibits, and references, constitutes the entire agreement between parties. Any modification, amendment, or waiver of any provisions of this agreement shall not be effective, unless it is mutually agreed to in writing and signed by the Parties.

18. Severability. If one or more of the provisions of this agreement is held invalid, illegal or unenforceable in any respect, such holding will not impair the validity, legality, or enforceability of the remaining provisions.

19. Construction. The parties have reviewed and participated in the preparation of this agreement. The parties agree that any ambiguities will not be construed against a party.

20. Recordation. The CBJ will record a copy of this agreement, at the Owner's expense, with the state recorder's office for each lot subject to this agreement.

21. Effective Date. This agreement is not effective until signed by the CBJ, and until the CBJ's share of the cost is fully appropriated by the City and Borough Assembly, as required by the City and Borough of Juneau's Home Rule Charter, Sec. 9.13.

End of Agreement.



City and Borough of Juneau
Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 20, 2016

TO: Ms. Maria Gladziszewski, Chair
Public Works and Facilities Committee

FROM: John Bohan, Chief CIP Engineer

RE: Stablers Quarry Infrastructure and Expansion CIP \$200,000 Appropriation

This appropriation of \$200,000 from the Lands Fund will create a new CIP to fund the expansion and deferred maintenance at the Stablers Quarry. This funding is necessary for multiple reasons:

- An exponential increase of use of quarry materials over the past year triggering the need for additional maintenance and preparation for quarry expansion
- There was no three month winter shutdown this past winter as is typical in most winters, creating additional burden on the quarry infrastructure.

Staff requests the above appropriation be forwarded to the full Assembly for approval.



**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: April 12, 2016

File No.: CSP2016 0002

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding a City Project Review for construction of a pioneer road through CBJ lands on the west side of Douglas Island near the end of Douglas Highway.

Legal Description: T41S R66E, Copper River Meridian

Parcel Code No.: 3-D13-0-100-001-0

Hearing Date: April 12, 2016

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 14, 2016, and recommended that the City Manager direct CBJ staff to design and build the project in accordance with the following recommendations:

1. Development of the pioneer road shall strictly adhere to CBJ Manual of Stormwater Best Management Practices.
2. Prior to development of culverts and bridges in the proposed project, Fish Habitat Permits shall be acquired and approved.

Attachments: March 14, 2016 memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding CSP2016 0002.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

Project Planner: Jonathan Lange
Jonathan Lange, Planner
Community Development Department

Ben Haight
Ben Haight, Chair
Planning Commission

City and Borough of Juneau
CBJ Assembly
File No.: CSP2016 0002
April 12, 2016
Page 2 of 2

 4/18/2016
Filed With City Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



MEMORANDUM

TO: Rorie Watt, PE
City Manager

DATE: April 20, 2016

FROM: Patty Wahto
Airport Manager

SUBJECT: JNU Snow Removal Equipment Facilities (SREF) Project Update

In January 2015, the Federal Aviation Administration (FAA) concurred with JNU's request to relocate the proposed SREF to the Northwest Quadrant of the airfield. The JNU Airport Board approved the project's relocation on February 11, 2015. The Airport presented this to the Assembly Committee of the Whole on June 22, 2015, along with a request for a bond measure that was to include funding for SREF completion, the next phase of Airport Terminal Renovation, and reconstruction of Alex Holden Way (Air Cargo Road). The Assembly chose not to proceed with the bond request and instead asked that the Airport work within the current funds identified. This meant that there would be a longer overall phasing plan until complete build-out. This memo provides current status of the SREF project.

Project Scope. The SREF is a multi-phase project that will include snow removal equipment storage, snow removal equipment maintenance (aka 'shop'), sand and chemical storage, and operational support facilities such as a fueling station and outdoor covered storage areas. The SREF will be heated and ventilated through the use of ground source heat pumps. The geothermal loop field necessary for this mechanical system is also a project component of SREF (but a separate FAA grant project). The attached schematic drawing illustrates the full build-out of the SREF. Phases currently under design are the snow removal equipment storage area and the geothermal loop field. Other SREF elements will be phased-in as funding becomes available.

SREF Shop Roof Replacement. The multi-phase approach to completing SREF requires that current facilities continue to be used for a number of years (current estimate is 7-10 years). The roof of the maintenance shop is leaking severely. Last summer, the urgency of design and construction bidding for the roof replacement caused the Airport Reserve/Fund Balance to be used as a temporary source of project funding. Now that a phased plan for beginning new SREF is underway, it is the preference of the JNU Airport Board to use \$300K of the SREF capital project funds for the roof replacement.

The maintenance area ('shop') of the SREF is not eligible for FAA funding, which means that a funding source will be needed to supplement the estimated remaining \$2.97M after completion of Phase I (see funding summary, below). JNU will continue to seek funding sources for this critical need. Replacing the roof on the current shop has become a critical part of the overall project plan.

Funding Summary. The FAA will participate in funding specific portions of the SREF: snow removal equipment storage, sand/chemical storage, geothermal loop field, and support facilities; not the maintenance portions. All FAA-funded projects require local match. The snow removal equipment storage and the geothermal loop field are currently scheduled to receive 93.75% funding from Airport Improvement Program (AIP) grants in FFY16. As a competitive grant program that extends throughout the United States, the AIP program provides funding based on project eligibility and justified need. JNU has worked for many

SREF Project Update
April 20, 2016

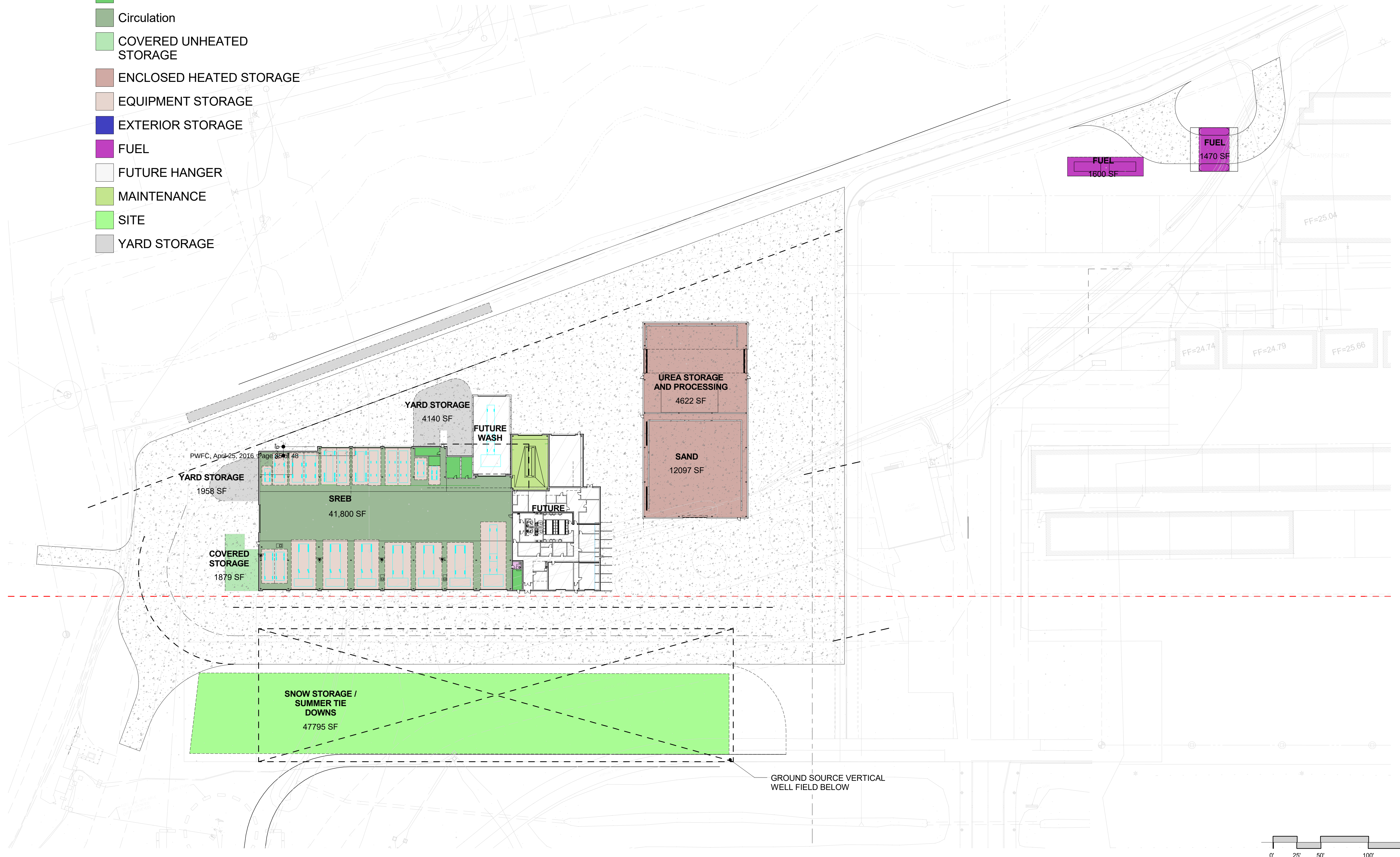
years to be scheduled for an AIP grant for the SREF. While there is no guarantee from FAA, the current schedule calls for the SREF grants to be received by approximately July 1, 2016.

The following summary illustrates the most current SREF project costs (based on conceptual design) and identifies expected AIP funds with required grant matches from existing Capital Improvement Project (CIP) funds. The AIP grant amounts are based on actual construction bids, so the figures will continue to be updated as the project proceeds.

Building Construction (41,800 sf x \$390/sf)	\$	16,302,000
Design, Construction Admin, Equipment	\$	3,500,000
PH I TOTAL COST:	\$	19,802,000
FAA GRANT (93.75% of AIP-eligible total \$19,802,000)	\$	18,564,375
State Match to AIP Grant (3.125% of AIP-Eligible)	\$	618,813
<u>Current Local CIP Funding (2012 Temp 1% Sales Tax and 2013 AK Legislative Grant)</u>	\$	5,100,000
<u>Additional Anticipated (voter approved) 2012 Temp 1% Sales Tax</u>	\$	1,000,000
Local Match to AIP Grant (3.125% of AIP-Eligible)	(\$	618,813)
FAA and State of Alaska Match Repayment	(\$	1,893,119)
Existing SREF Shop Roof Replacement	(\$	300,000)
Building Construction (600 sf AIP ineligible mechanic bay)	(\$	234,000)
AIP Local Match Required for Geothermal Loop Field	(\$	86,650)
Funding remaining for future (non-AIP eligible) components	\$	2,967,418

Action. The JNU Airport Board requests that the Public Works and Facilities Committee concur with the use of existing SREF CIP funds (Sales Tax) in an amount not to exceed \$300,000 to replace the existing SREF Shop Roof, and forward to the Assembly to de-appropriate the \$300,000 from the Airport Operations and Maintenance Budget and put back into the Airport Fund's Fund Balance.

- ADMIN
- BUILDING SUPPORT
- Circulation
- COVERED UNHEATED STORAGE
- ENCLOSED HEATED STORAGE
- EQUIPMENT STORAGE
- EXTERIOR STORAGE
- FUEL
- FUTURE HANGER
- MAINTENANCE
- SITE
- YARD STORAGE





City and Borough of Juneau
Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 20, 2016

TO: Maria Gladziszewski, Assembly PWFC Chair

FROM: John Bohan, PE, Chief CIP Engineer

RE: Salmon Creek Water Filtration Plant Project Update

The Salmon Creek Water Filtration Plant (SCWFP) construction by North Pacific Erectors is nearly completion. All major building, piping, and electrical work has been completed. The microfiltration membrane units, shown below, have been installed and undergone start-up testing by Pall Corporation. System controls, automation, and instrumentation are still being fine-tuned. Final site work and punchlist items will continue. CBJ is seeking an interim 'Approval to Operate' from the State of Alaska Department of Environmental Conservation (ADEC) to begin putting water produced from the SCWFP into the system by the end of April. As Cope Park construction begins (replacing the major supply line from the Last Chance Basin wellfield to the valley), SCWFP will provide drinking water and fire flow to the community.



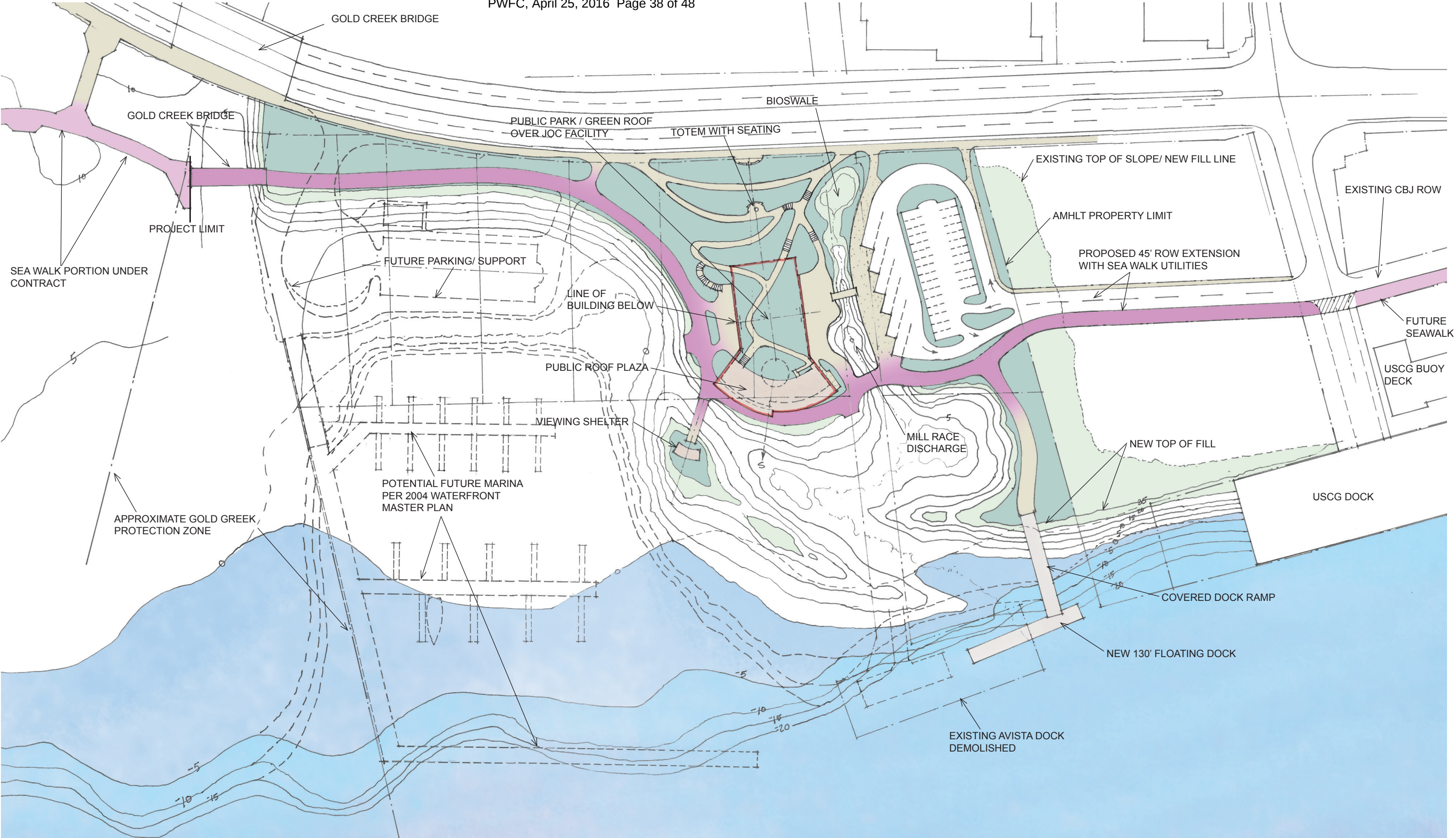
Microfiltration Units



New pumps

SCWFP construction was undertaken to meet the USEPA LT2ESWTR (Long Term 2 Enhanced Surface Water Treatment Rule) and to fortify a redundant water source for the community. The final project costs are estimated to be about \$5.4 million. Of this funding, approximately \$3.7 million was paid for by Legislative or ADEC Grant funds.

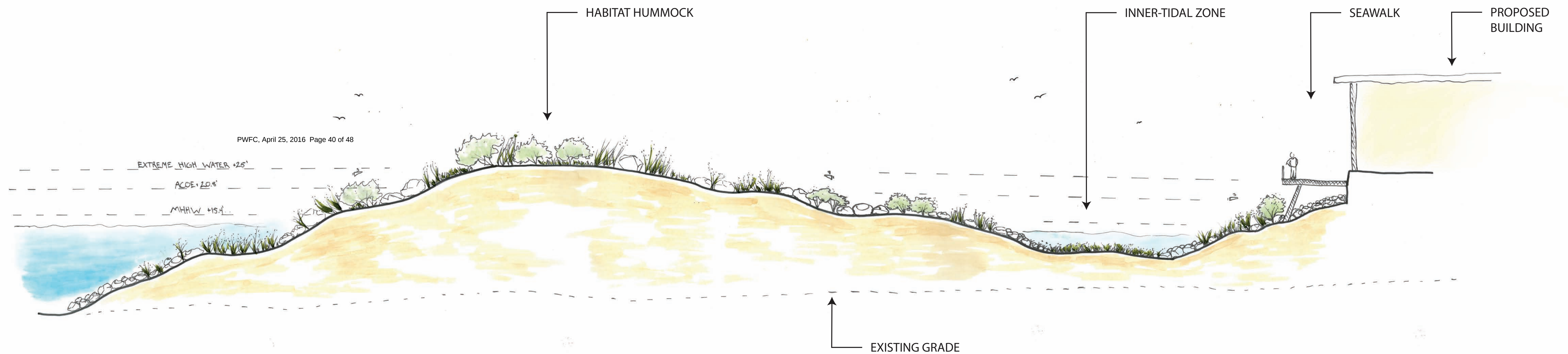
In recognition of the community's commitment to plentiful, high quality drinking water, the Utilities Division invites you to celebrate with us at the Grand Opening/Ribbon Cutting Ceremony of the new facility in late May (more information to follow).



LEGEND

- CIRCULATION
- DIGITAL EXHIBITS
- PUBLIC
- STAFF
- SUPPORT

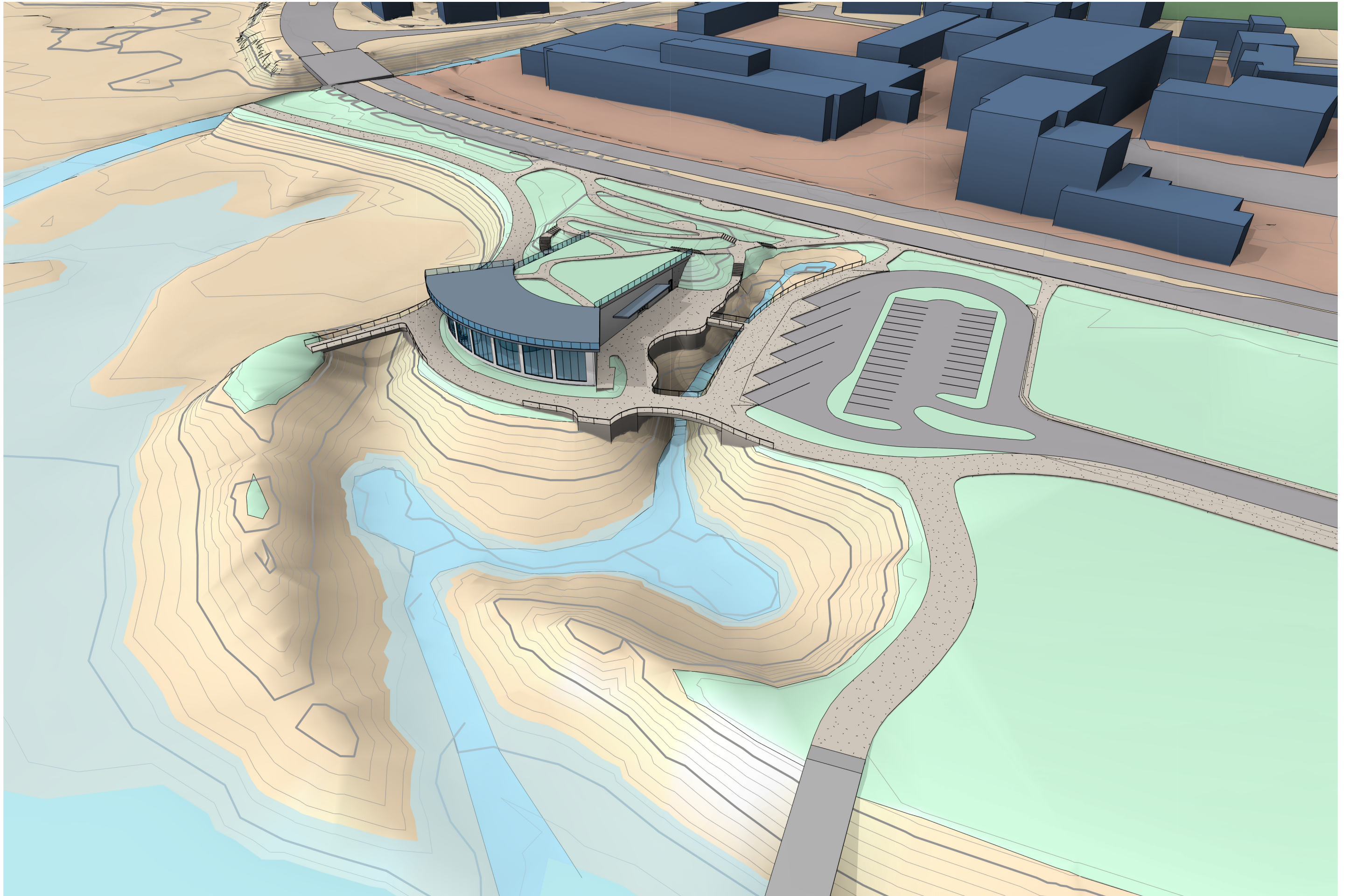


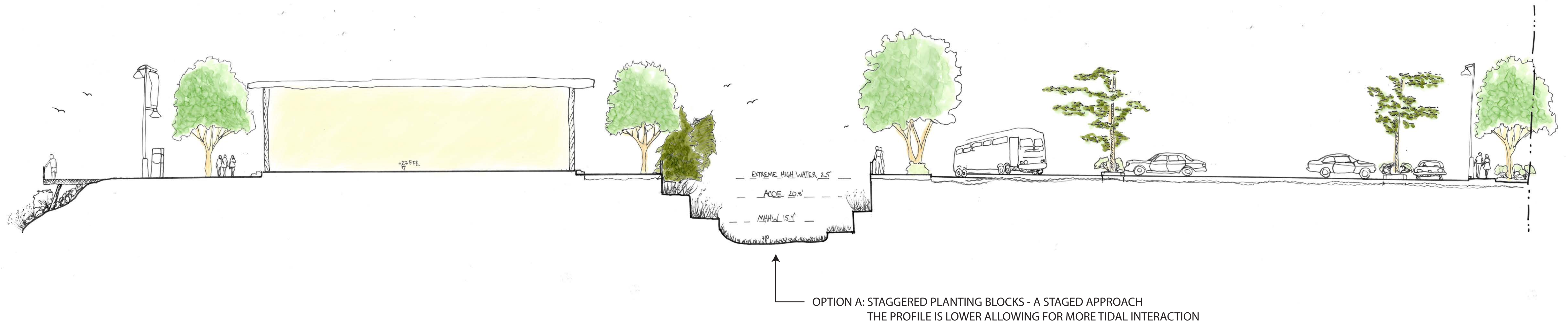


FROM BUILDING & SEAWALK LOOKING TOWARD THE ESTUARIAN HABITAT

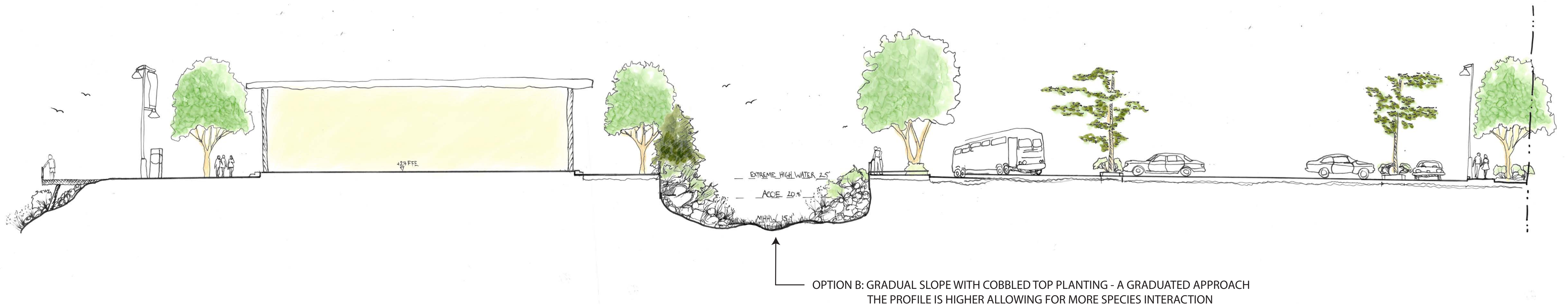
JUNEAU DOWNTOWN SEAWALK

MARCH 21, 2016





PWFC, April 25, 2016 Page 42 of 48



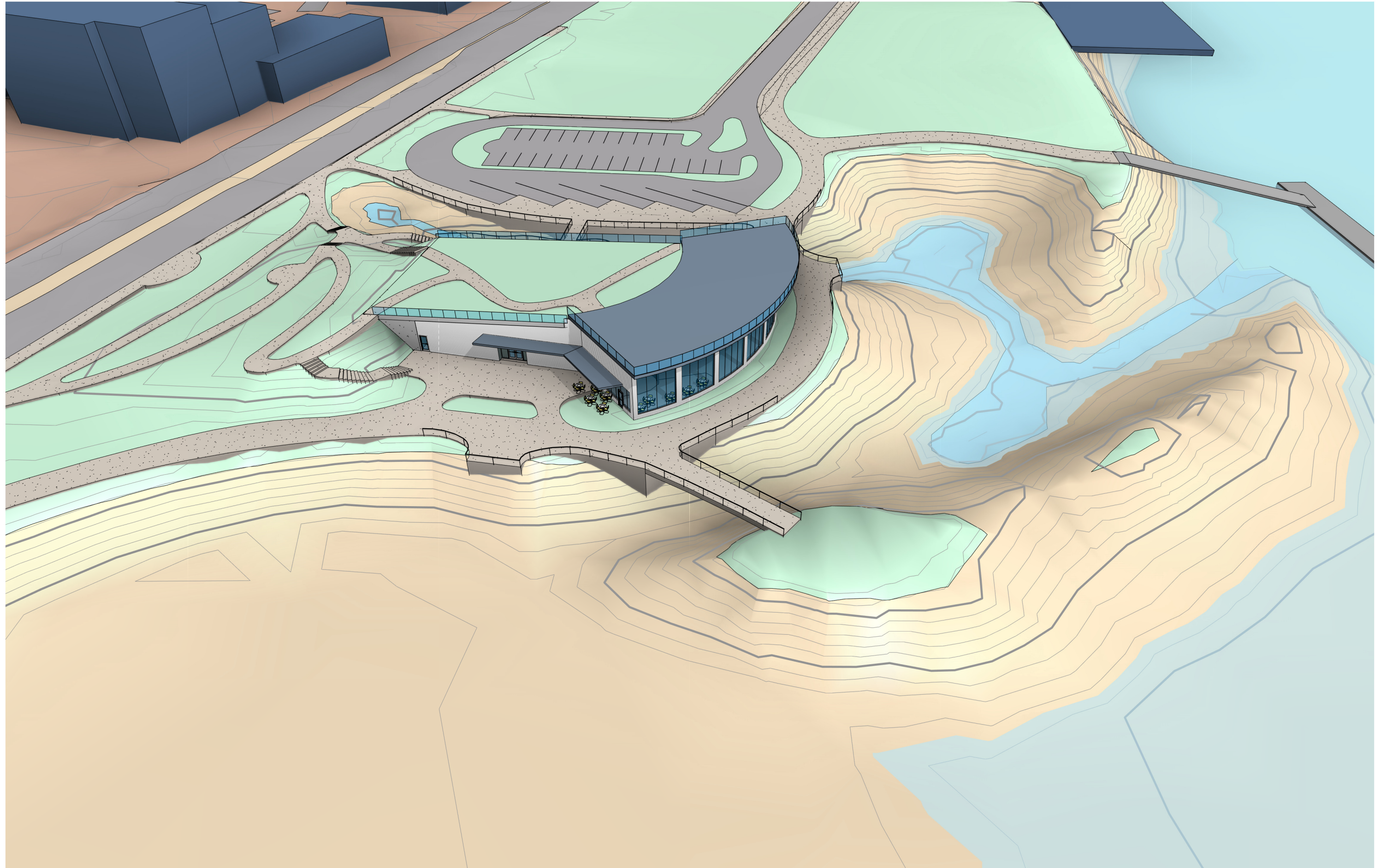
PARKING LOT TO BUILDING CIRCULATION WITH WATER INTEREST STUDY

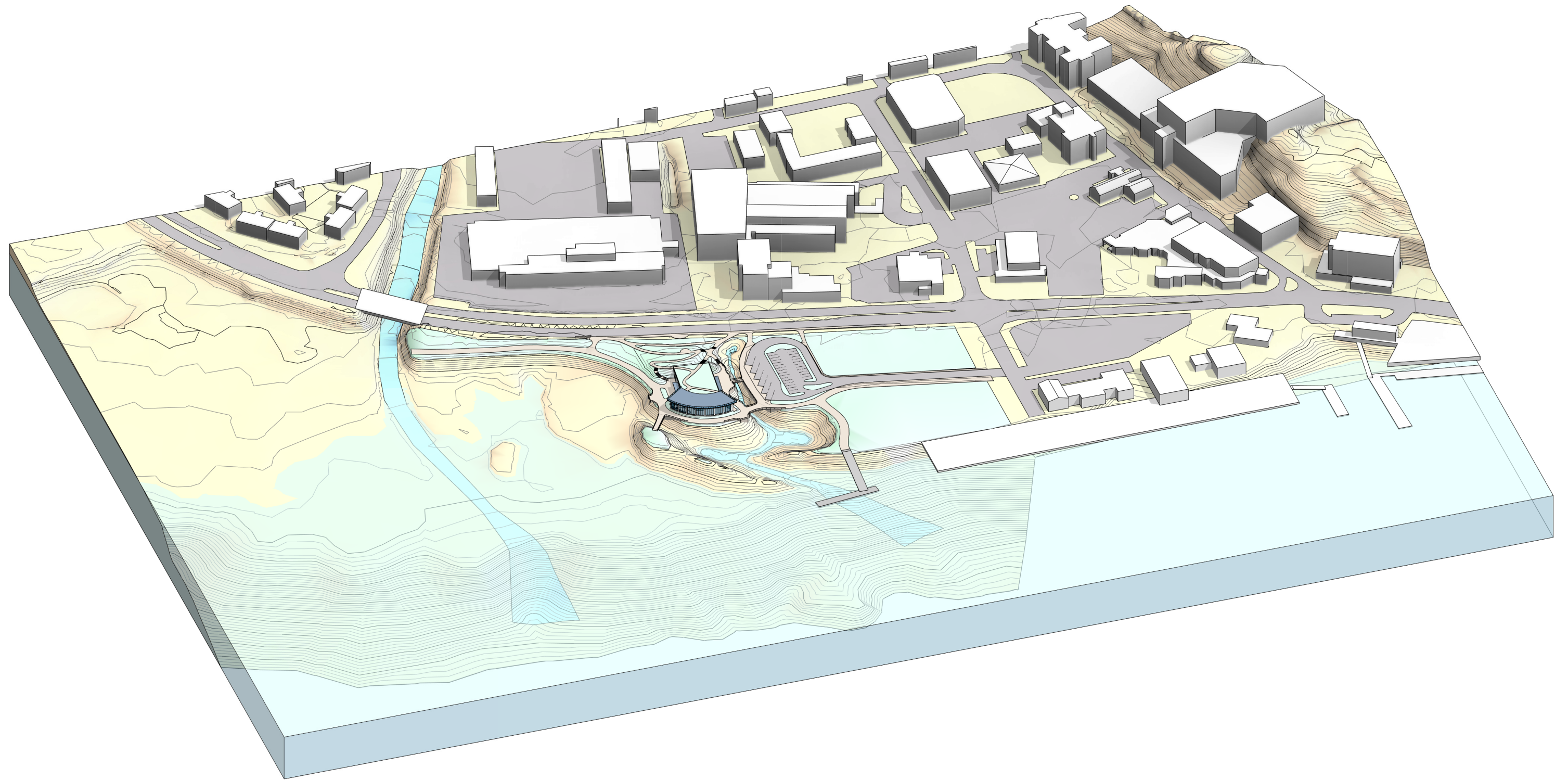
JUNEAU DOWNTOWN SEAWALK

MARCH 21, 2016

j.a. brennan
associates PLLC







Juneau Ocean Center

Last Revised PV 2-22-16

Building Spaces	Room Size	Comments
Vestibules	300	Arctic entry on each building side approach
Entry Hall	800	Open, bright, inviting from approach
Immersive Video Display	1,200	Audio-video overview exhibit presentation space, controlled "surround"
Projection Theatre	800	I-max type spherical vault presentation space
Fixed Exhibit Space	1,625	Displays arranged to support 4-5 different thematic groupings
Changing Exhibit Hall	600	Flexible space near Entry Hall with display lighting and AV
Children's Discovery Room	325	Dedicated space for interactive children's exhibits and activities
Gift Sales plus Storage	500	Flow-through Gift Shop located at end of exhibit loop. Control from Recep.Desk.
Seminar Room	400	Flex room with display and AV capability, multi-use. Access from Entry Hall.
Reception/Information Desk	120	Visual control of Foyer and primary exhibit areas
Director's Office	155	Near Entry to Admin and Work Spaces
Research, Education, Outreach Offices	700	4 offices at 120 sf, 3 shared work stations @80 sf
Exhibit Preparation, Collections Mgmt.	250	Office and work space for preparation of exhibits and conservation of materials.
Printing and Work Room	125	Located near research and education spaces
Collections Storage	350	Secure and environmentally stable area for object and material storage.
Café/Coffee shop and Prep Space	350	Good visibility, capitalizing on view location
Seating	550	Tables to support Café' and general relaxation. Locate in view areas.
Public Restrooms	600	Sized for 7 women's fixtures, 5 men's.
Staff Restroom	85	Includes shower to qualify for LEED (promotes biking, walking to work)
Mechanical/Electrical/Fans	600	Heat recovery systems, museum HVAC, located above Café' and Restrooms
Building Storage (distributed)	350	Support for building operations, including chair storage
Janitorial and Supplies	140	Includes floor mop sink and storage cabinets
Circulation @ 15%	1,618	Corridors, hallways, etc.
Walls, shafts @ 5%	627	
Total Gross Building Area Square Feet	12,870	



City and Borough of Juneau
Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 20, 2016

TO: Ms. Maria Gladziszewski, Chair
Public Works and Facilities Committee

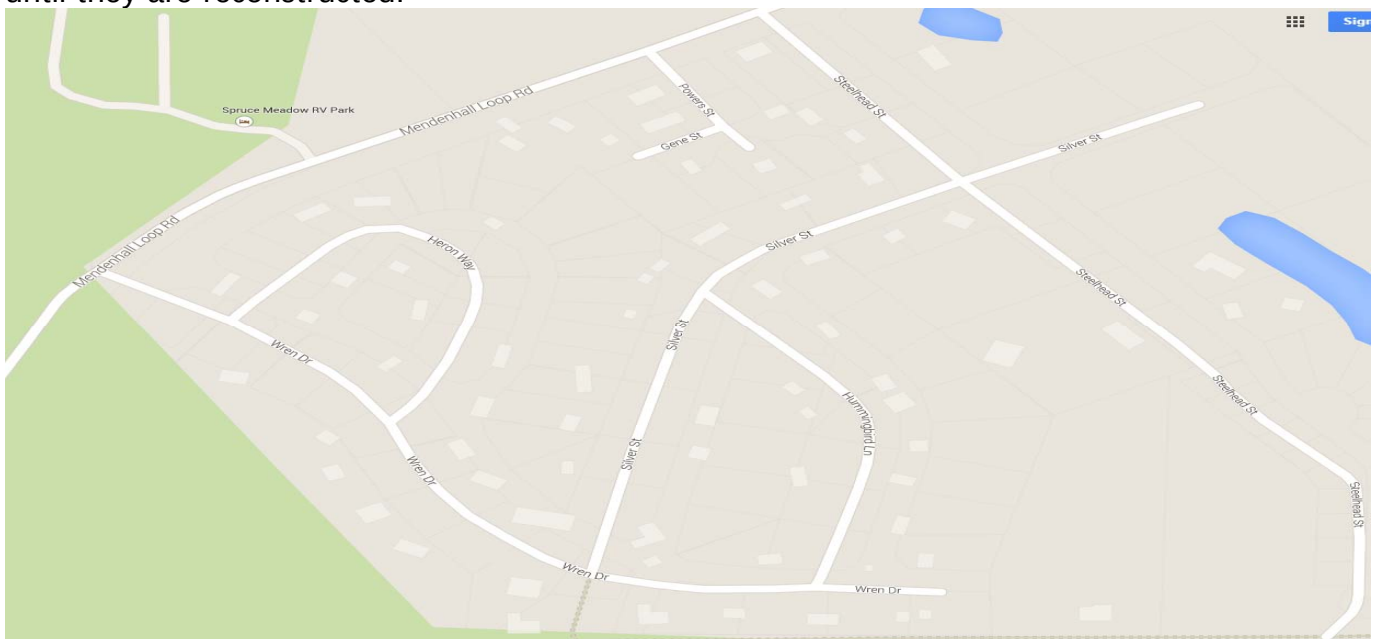
FROM: John Bohan, Chief CIP Engineer

RE: McGinnis Subdivision Paving LID Progress Update

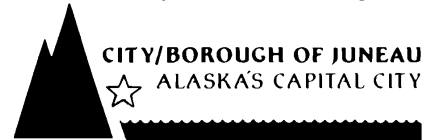
The McGinnis Subdivision Paving LID project will begin construction this summer. We are beginning with Wren Drive. Given the length of the streets it is anticipated to take 5 years to complete the reconstruction and paving of all the streets in the area. The anticipated schedule is below:

Wren Drive	Summer 2016
Silver Street	Summer 2017
Steelhead Street	Summer 2018
Heron Drive	Summer 2019
Hummingbird Lane	Summer 2020

Given that the two main streets, Wren Drive and Steelhead Street, are in very poor shape, some residents are unhappy that their street isn't first. The Street Department is also aware of the condition of the streets in the subdivision and will continue maintenance to keep the roads passable until they are reconstructed.



McGinnis Subdivision

MEMORANDUM

TO: Duncan Rorie Watt, P.E.
City & Borough Manager

FROM: Greg Smith
Contract Administrator

Date: April 20, 2016

SUBJECT: Contracts Division Activity
April 2, 2016, through April 20, 2016

Current Bids – Construction Projects >\$50,000

E16-164	Downtown Waterfront Corrosion Control Repairs	Estimate \$915,000. 4 bids received. Ballard Marine low bidder, Base Bid & Alternate, \$598,070. NTP issued 4/15/16.
E16-133	Front Street Douglas Reconstruction	Estimate \$670,000. 5 bids received. Glacier State Contractors low bidder, \$576,712. Award in progress.
E16-016	Capital Transit Facility Renovation & Addition	Estimate \$3,750,000. 4 bids received. Alaska Commercial Contractors low bidder at \$3,518,721. Award in progress.
E16-148	Eagles Edge Subdivision Water System Improvements, Phase III	Estimate Base Bid \$950,000. Bid due 5/17/16.
E16-165	Parks Restroom and Concessions Improvements	Estimate \$643,000. 5 bids received. North Pacific Erectors, Inc., low bidder, \$605,000. Award in progress.
E16-168	Centennial Hall Entry Storefront & ADA Door Replacement	Estimate \$150,000. Bids due 4/28/16.
E16-144	Crow Hill Reservoir Fill Line Replacement	Estimate \$442,000. Bids due 5/13/16.
E16-181	Glacier Fire Station Kitchen and Classroom Renovation	Estimate \$140,000. Bids due 5/12/16.

Current RFP's – Services

E16-194	Design Services for Biosolids Dryer Installation & Facility Construction	Proposals due 3/30/16. 2 proposals received. DOWL selected consultant. Negotiations in progress.
E16-187	Bartlett Hospital OR Replacement	6 proposals received. Kumin Associates selected Consultant. Negotiations underway 3/31/16.
E16-217	Front Street Douglas Reconstruction CA & Insp.	Proposals due 4/15/16. 1 proposal received, Wilson Engineering. Negotiations in progress.

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

RFP E16-179	CA & Insp Services for Stephen Richards Memorial Drive Reconstruction	DOWL, \$50,440. Routing for signatures.
RFP E16-162	Contract for Contract Administration and Inspection Services for Switzer Creek Subdivision	DOWL, \$67,539. NTP issued 4/18/16.
RFP E16-173	Contract for Contract Administration and Inspection Services for 2016 Area Wide Paving	DOWL, \$41,095. NTP issued 4/15/16.
RFP E14-129	A 2 – Design Services for Valley Court Force Main and Gruening Park Lift Station Replacement	DOWL, \$56,555. Processing 4/15/16.
RFP E16-	A 1 – Design Services for Mendenhall	DOWL \$326,057. Processing 4/18/16.

072	and Juneau Douglas Wastewater Treatment Plants Headworks Improvements	
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Term Contract – Professional Services (between \$20,000-\$50,000)

MR E13-156 (Civil)	CA & Insp Montana Creek West Subdivision, Phase 2B	Responses due 2/24/16. R&M Engineering only proposer. In negotiations.
MR E13-156	CA & Insp. Meadow Lane Drainage Improvements	Responses due 3/10/16. 3 responses received. Wilson Engineering selected. In negotiations 3/4/16.

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

RFP E15-154 (D)	PA 5 – Centennial Hall Meeting Room Finishes	Dawson Construction \$36,537. Processing 3/22/16.
RFP E15-154(SRI)	PA 4 – Auke Bay Fire Hall Kitchen, Shower Room and Flooring Replacement	Southeast Remodel \$46,390. NTP issued 4/19/16.

Construction Change Orders (>\$20,000)

E15-237	Cope Park Phase Two Improvements	Glacier State Contractors, Inc. \$98,992, Bonding letter sent 4/11/16.
E13-243	CO 3 – Lawson Creek Lift Station Replacement Project	Admiralty Construction, Inc. \$55,380.13. Bonding letter sent 4/18/16.

Annual FAA project report underway. This report indicates to the FAA if the City is meeting the requirements for DBE participation and federally funded projects.

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