

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

January 4, 2016 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. November 23, 2015 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Harbor Grant Funding Support Resolution
- B. Transfer Request - Crow Hill Reservoir Fill Line Improvements
- C. ADEC Loans Resolutions and Appropriations

V. INFORMATION ITEMS

- A. Gastineau Apartments Demolition Update
- B. Front & Franklin Streets Planning
- C. Waste Management Landfill Update

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. November 20, 2015 through December 31, 2015

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 AND FACILITIES COMMITTEE MEETING
Monday, November 23, 2015
12:00 Noon
Assembly Chambers

I. CALL TO ORDER

Meeting was called to order at 12:01 pm.

II. APPROVAL OF MINUTES

Ms. Crane asked for a change Page 2, Franklin and Front Street Reconstruction project, her understanding of the art committee for the project, is that it is a working group of citizens from the community that are interested in public art.

Mr. Watt suggested he would come up with a new paragraph to clarify the art group and the phasing.

Ms. Becker asked to add a few words to Information Item C. Whittier Street Reconstruction. She asked to add the words “said that” after Mr. Watt.

Mr. Nankervis asked to have the word “None.” placed under III. Public Participation on Non-Agenda Items.

Minutes approved after changes made.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

IV. INFORMATION ITEMS

A. DOT Projects Update

Mr. Pat Carroll from Alaska State DOT gave a short presentation and answered questions on the upcoming projects proposed for the Juneau area over the next 3-4 years. He listed the projects started and completed in 2015.

Mr. Watson stated the light at the Salmon Creek and Egan Dr. intersection seems to back-up due to timing issues. He asked if changes in the timing would be made.

Mr. Carroll said that is now fixed. The signal operator failed and was replaced.

Mr. Carroll spoke about some additional changes to be made to the Industrial Blvd. intersection over the next year or two. It will be lined up with Wild Meadow Lane.

Ms. Crane asked if the work that was just completed will be torn up.

Mr. Carroll stated that if approved, that this would move the entrance of Industrial Boulevard to line up with Wild Meadow Lane.

Mr. Watson asked if widening Industrial Blvd. would fill in the ditches and sidewalks will be built.

Mr. Bohan stated he has been working with DOT on this project. Not all ditches at the Industrial Blvd. area will be filled in, but there will be sidewalk on one side of the road.

There are 3 intersection improvements planned on Mendenhall Loop Road. There will be a double-lane round-a-bout at Stephen Richards Memorial Drive. This project will probably be built in 2018. The other 2 intersection will be later.

There is a new project to study a connection between Sunset Drive and Riverside Drive across Egan Drive. Later down the road without any definite date is the Yandukin Dr. intersection. There are no definite plans as to what will be done.

Stephen Richards and Mendenhall Loop Road....this will require a match from the CBJDELETE This carriage return, this is all one paragraph.Mr. Watt stated some match for this project has been set aside. He explained he missed some of the information of this project, and he has not set enough money aside. He said he is working with SE Region staff to get this project on track.

Ms. Crane stated the City would like to have a traffic signal at the Davis Ave. intersection. Mr. Carroll indicated that a signal at Davis was under consideration on the Glacier Highway project, but no decision had been made. Ms. Crane also asked if the State will be cleaning up the pathway along Glacier Hwy. to Auke Bay.

Mr. Carroll said the area will be cleaned up the work is really just getting going.

B. Gastineau Apartments Demolition Schedule

Mr. Watt stated demolition started today. The Engineering Department will be putting together an e-mail list to keep the Assembly and public informed as to the progress.

C. Subdivision Improvements Bonding

Mr. Watt stated he wanted to let the Assembly know the process of developing a subdivision. He gave a brief explanation of the City requirement for starting a subdivision. He asked the developer of a local subdivision and a homeowner of the same subdivision to give their views on the process.

Ms. Crane asked if the lots that are being held as collateral to finish the subdivision have property taxes being paid on them.

The developer stated property taxes are paid on all lots within the subdivision, including lots the City is holding as collateral.

Mr. John Mason, 7514 Casa Bonita Court, testifying about the Vista Del Sol Subdivision. The subdivision is unfinished. There is no street lighting, there are no stop signs, dark neighborhood, can't get a cab to your home because the subdivision has not been recorded yet, so it isn't on the GPS. Not all ditches have been constructed. The ditches that are constructed are poorly built. There are no culverts. The road is poorly built on substandard soil. There is no 2" rock in the road. There are gouges in the road, and the gutters. There is trash and unapproved buildings all over the subdivision. Warranty work is not being completed. He isn't getting the services he paid for. He would like the City to work with the developer to get the work done. Another property owner in the subdivision has already lowered the price of selling his house \$10,000 below what he owes and he isn't getting buyers yet. He isn't getting his property tax value out of his home. He wants to see the subdivision finished. He wants to see results.

Mr. Nankervis asked what he would like to get the City to do to get things to happen.

Mr. Mason stated he thinks the City needs to get a contractor in to finish the work.

Marciano Duran, 8279 Garnett St., Juneau, AK 99801. Mr. Duran stated the subdivision is built to the standard as required by the City. It has been inspected throughout the process. Mr. Mason's home has some issues we are trying to work those out with him. He is making progress on the project. His project is worth \$2 million and he has only \$56,000 left. He hired an additional contractor to come in and help him finish the work.

Mr. Watson asked about the concerns of the drainage in the subdivision, and the adjoining neighbors.

Mr. Duran stated the City does come and inspect the work. We are asked to do things over when they haven't been done correctly. There are no drainage problems at this time.

Mr. Watt stated he hopes the committee sees the balancing act staff encounters on a daily basis. He understands the frustrations encountered. He doesn't feel the process is broken. Land development is tough, improvements are expensive, and he doesn't feel the City needs to get away from the current model. In this instance, he feels the City needs to push harder and more formally. This project has pushed the deadline for too long and the May 15, 2016, deadline is fair to all parties.

Ms. Crane asked if the developer doesn't meet the May 15, 2016, deadline. What will happen if the developer does not meet that deadline?

Mr. Watt stated the City would then take a hard line and sell one of the lots and finish the development through another contractor.

Mr. Nankervis stated the City needs to use the tools given to complete the work in a timely manner.

VI. CONTRACTS DIVISION ACTIVITY REPORT

Ms. Crane asked about the Change Order for Centennial Hall Roof Replacement...she would like to know if the change order is after the fact.

Mr. Watt stated that yes, it is an after the fact change order. Work is complete.

Mr. Nankervis asked what was under protest on the Cope Park: Phase Two Improvements bid.

Mr. Watt stated that sometimes in a bid opening the bidders will protest the results. In this case, it is a Unit Price bid. This means bidders will put a price to individual items within the bid. There is an argument as to whether the low-bidder filled in the bid schedule correctly and whether the City interpreted what the bidder wrote correctly. These protests go before the Bidding Review Board.

Mr. Watt introduced Brian Doyle as a new member at the Utilities Division he is the Production Treatment Supervisor.

VII. ADJOURNMENT

Next Meeting is scheduled for December 14, 2015, at 12:00 noon.

Meeting adjourned at 12:59 pm.



Port of Juneau

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

From: Carl Uchytel, Port Director
To: Public Works & Facilities Committee
Date: December 29th, 2015
Re: ASSEMBLY RESOLUTION – MUNICIPAL HARBOR GRANT SUPPORT

1. Enclosed is a resolution approved by the Docks & Harbors Board on December 10th and drafted for adoption by the CBJ Assembly. This resolution was spearheaded and received unanimous support by the Alaska Association of Harbormasters and Port Administrators (AAHPA), which Docks & Harbors is an active member. Requesting the Assembly adopt the resolution will send a coherent message to the Alaska Legislature of our municipal harbor needs. Docks & Harbors has submitted a \$2M grant application for Phase II of the Aurora Harbor Rebuild project for FY2017 and would directly benefit should full funding be provided by the State of Alaska..
2. The resolution recommends full funding for the State of Alaska Department of Transportation's Harbor Facility Grant Program. During the past 7 years, this successful 50/50 matching grant program has helped more than 20 municipalities around Alaska upgrade or rebuild their harbors which were turned over to them by the State of Alaska. This year the municipalities of the City of Aleknagik, the Municipality of Anchorage, the City and Borough of Juneau, the City of Kodiak, the City and Borough of Sitka, the Municipality of Skagway, the City of Valdez, the City and Borough of Wrangell, and the City of Whittier have offered to contribute \$20,648,514 in local match funding for FY 2017 towards nine harbor projects of significant importance locally and for Alaska. Since the program's inception, CBJ Docks & Harbors has been the beneficiary of \$9M in harbor grant funding (Statter \$5M; Aurora \$2M; Douglas \$2M). The continued support of this program is critical for sustaining Juneau's as well as Alaska's entire maritime infrastructure.

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Encl (1) Resolution - ADOT Harbor Facility Grant Program

City & Borough of Juneau

RESOLUTION NO.

A RESOLUTION OF THE CITY & BOROUGH OF JUNEAU IN SUPPORT OF FULL FUNDING FOR THE STATE OF ALASKA MUNICIPAL HARBOR FACILITY GRANT PROGRAM IN THE FY 2017 STATE CAPITAL BUDGET.

Whereas, the City & Borough of Juneau recognizes the majority of the public boat harbors in Alaska where constructed by the State during the 1960s and 1970s; and

Whereas, these harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

Whereas, these harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

Whereas, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

Whereas, the municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

Whereas, consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

Whereas, in response to this financial burden, the Governor and the Alaska Legislature passed legislation in 2006, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Municipal Harbor Facility Grant program, AS 29.60.800; and

Whereas, the City & Borough of Juneau, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

Whereas, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

Whereas, the municipalities of the City of Aleknagik, the Municipality of Anchorage, the City and Borough of Juneau, the City of Kodiak, the City and Borough of Sitka, the Municipality of Skagway, the City of Valdez, the City and Borough of Wrangell, and the City of Whittier have offered to contribute \$20,648,514 in local match funding for FY2017 towards nine harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

Whereas, completion of these harbor facility projects is all dependent on the 50% match from the State of Alaska's Municipal Harbor Facility Grant Program; and

Whereas, during the last ten years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

Whereas, during the last ten years the backlog of projects necessary to repair and replace these former State owned harbors has increased to over \$100,000,000.

Now therefore be it resolved that the Membership of the Alaska Association of Harbormasters and Port Administrators urges full funding in the amount of \$20,648,514 by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY 2017 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

Passed and approved by a duly constituted quorum of the Assembly of the City & Borough of Juneau on this 11th day of January, 2016.

Mary Becker
Mayor, City & Borough of Juneau

ATTEST:

Laurie Sica, City Clerk



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

DATE: December 24, 2015

TO: Mr. Jerry Nankervis, Chair
Public Works and Facilities Committee

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

RE: Crow Hill Reservoir Fill Line Improvements Transfer

Staff requests a transfer of \$200,000 of Water Utility revenues from the JD Bridge Waterline CIP (W75-047) to the Crow Hill Reservoir Fill Line Improvements CIP (W75-052). These funds are necessary to allow the entire project to be completed. Additional work and some unforeseen items have been discovered during the project design that has increased the cost.

Work on the JD Bridge Waterline Project has recently been completed and this transfer will not impact that CIP.

Transfer From -

W75-047	JD Bridge Waterline	\$200,000
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Transfer To –

W75-052	Crow Hill Reservoir Fill Line Improvements	\$200,000
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Staff requests the above transfer be forwarded to the full Assembly for approval.



City and Borough of Juneau
Engineering Department

155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: December 23, 2015

TO: Mr. Jerry Nankervis, Chair
Public Works and Facilities Committee

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

RE: ADEC Loans Resolutions and Appropriations

Staff requests permission to apply for two loans from the Alaska Department of Environmental Conservation, Alaska Clean Water Fund State Revolving Fund the following projects and amounts:

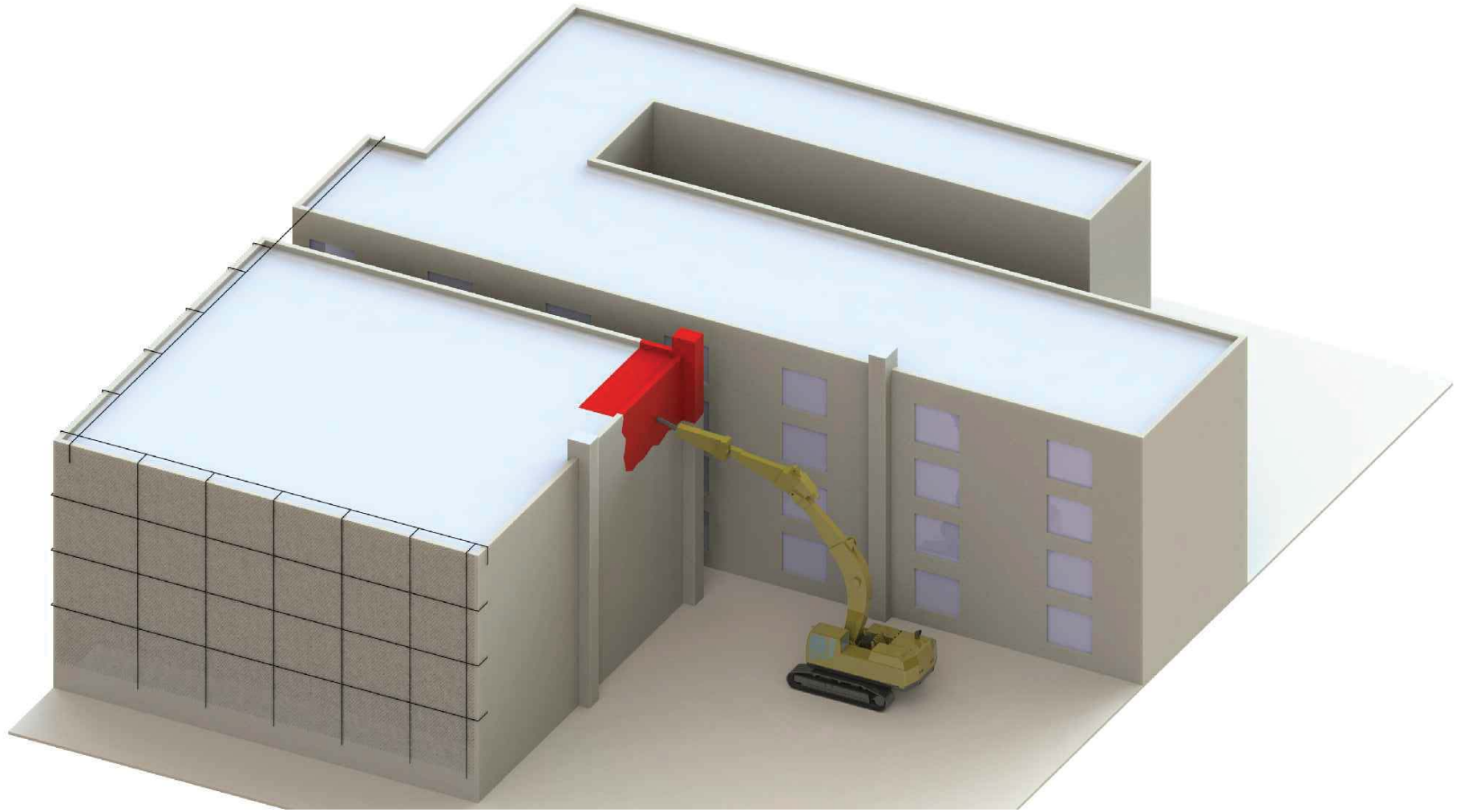
- Biosolids - \$10 million
Funding will be used to continue the Long Term Biosolids Treatment and Disposal project to stop the hazardous and expensive barging of CBJ's biosolids to Arlington Oregon.
- Juneau Waste Water Plant Upgrades - \$2 million
Funding will be used to repair the original infrastructure (1970's) at the Juneau Douglas Waste Water Treatment Plant. The metal buildings, equipment access, and maintenance items (cranes, hoists, catwalks etc) are showing their age in a very wet and highly corrosive hostile atmosphere and need significant attention or replacement.

Staff submitted loan questionnaires to ADEC and has been notified to submit the formal applications to receive the funding. Part of the formal application process requires a resolution from the Assembly, authorizing the City Manager to apply for, receive and abide by the terms of the loan.

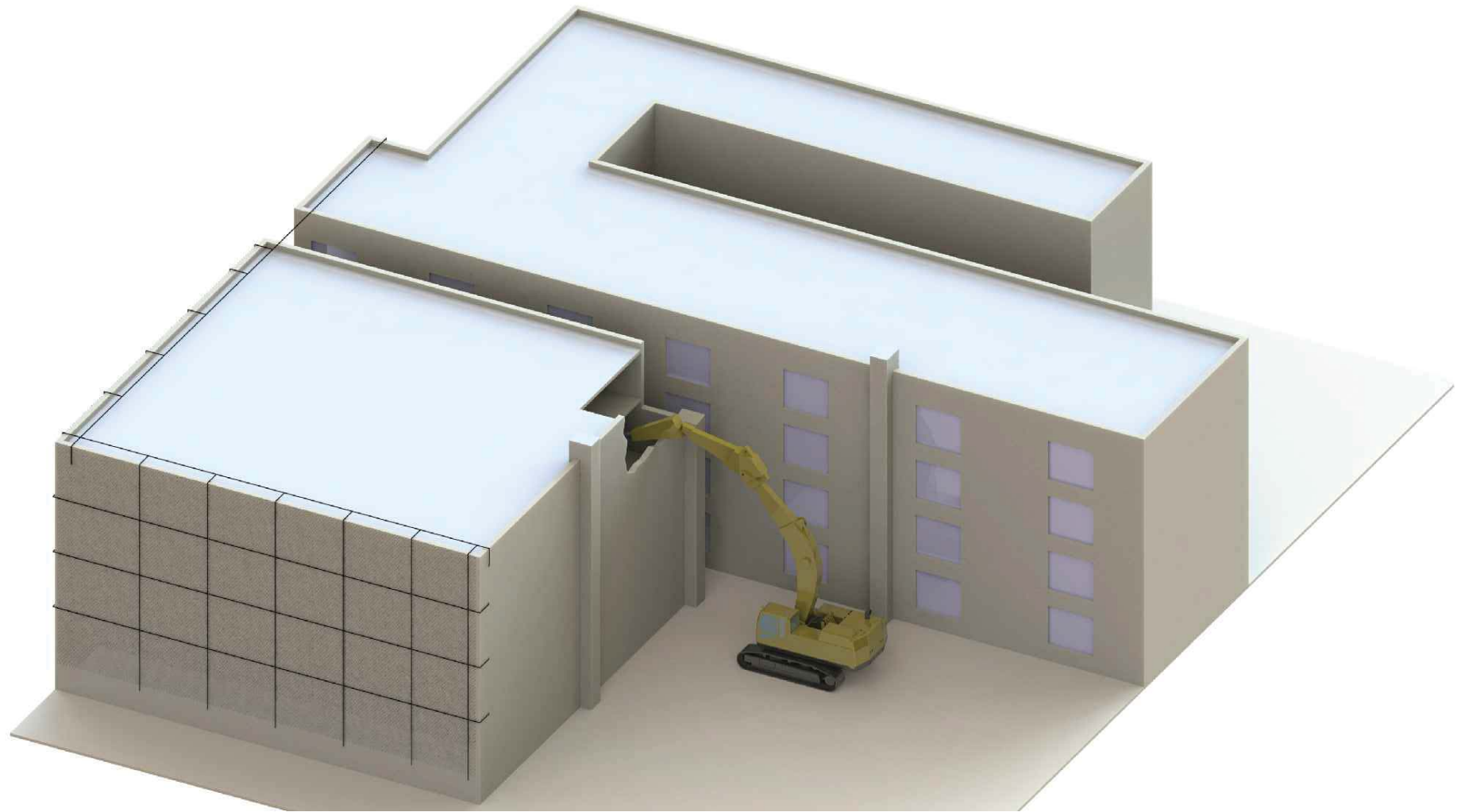
The terms of the low interest loans under the Alaskan Revolving Loan Fund program are 20-year repayment at 1.5-percent interest. The loans will be re-paid through Waste Water Utility revenues.

Recommendations:

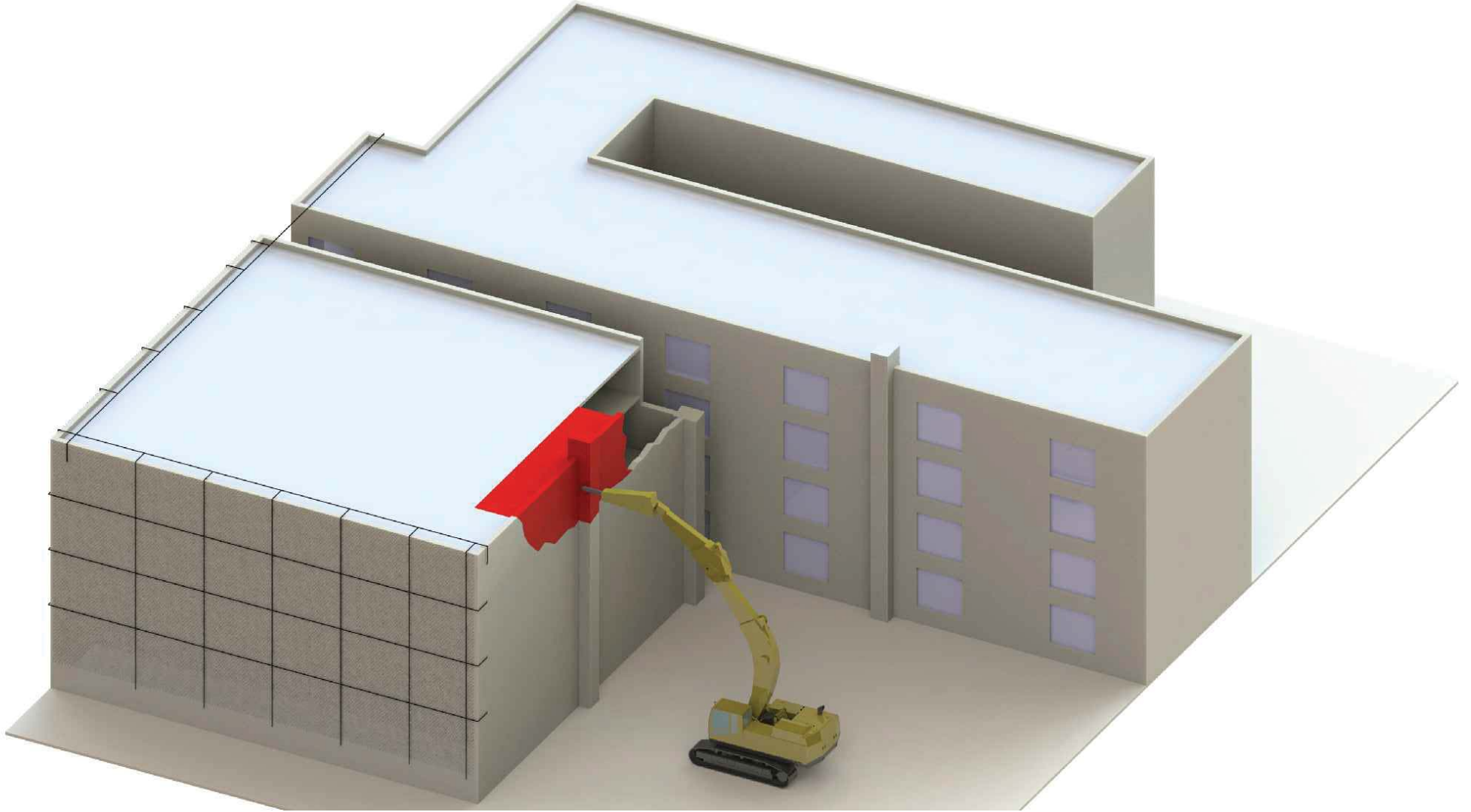
- 1) Staff recommends a resolution authorizing the City Manager to apply, receive and abide by the terms of each loan be forwarded to the full Assembly for approval.
- 2) Forward appropriation ordinances to the full Assembly for approval upon completion of the application process.



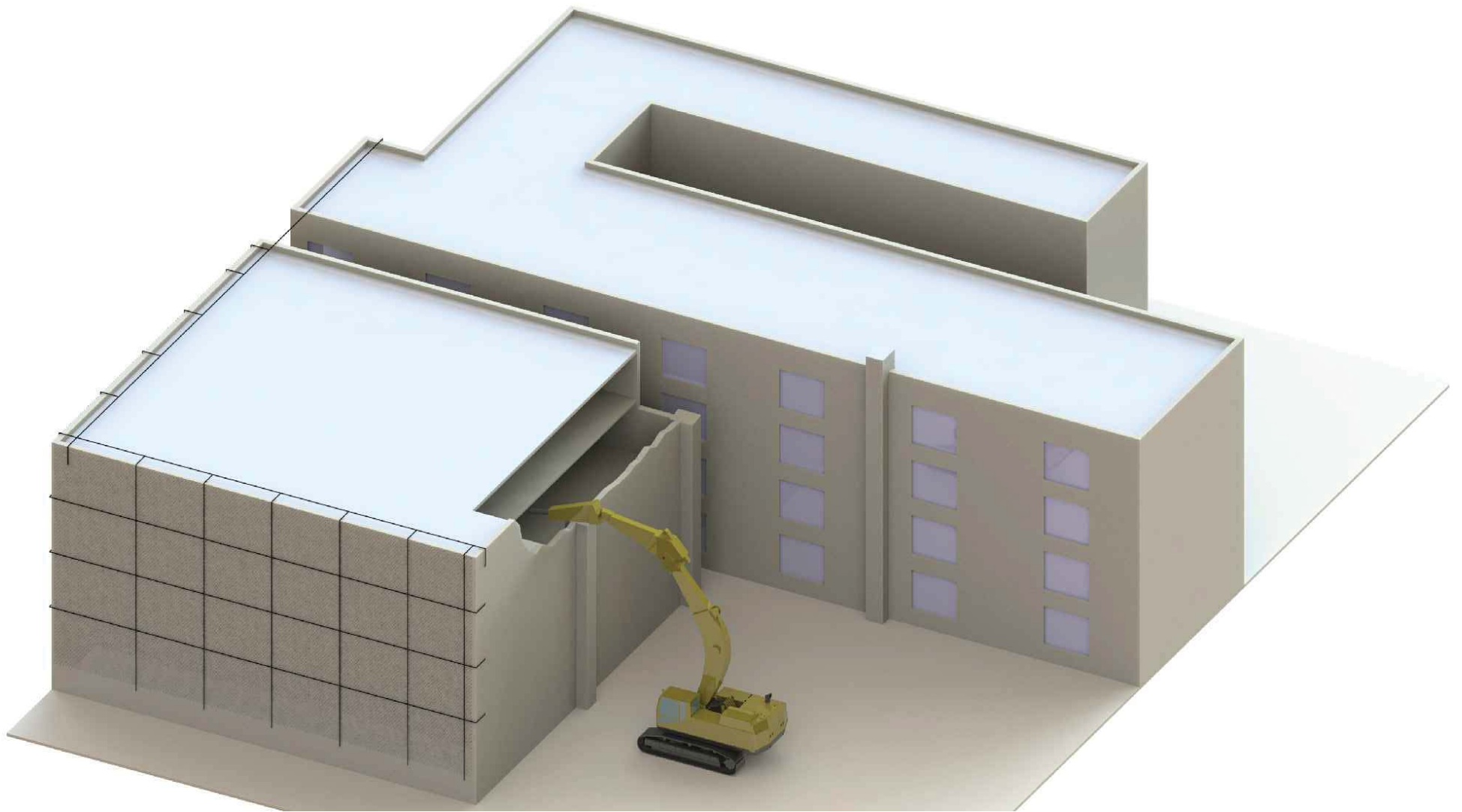
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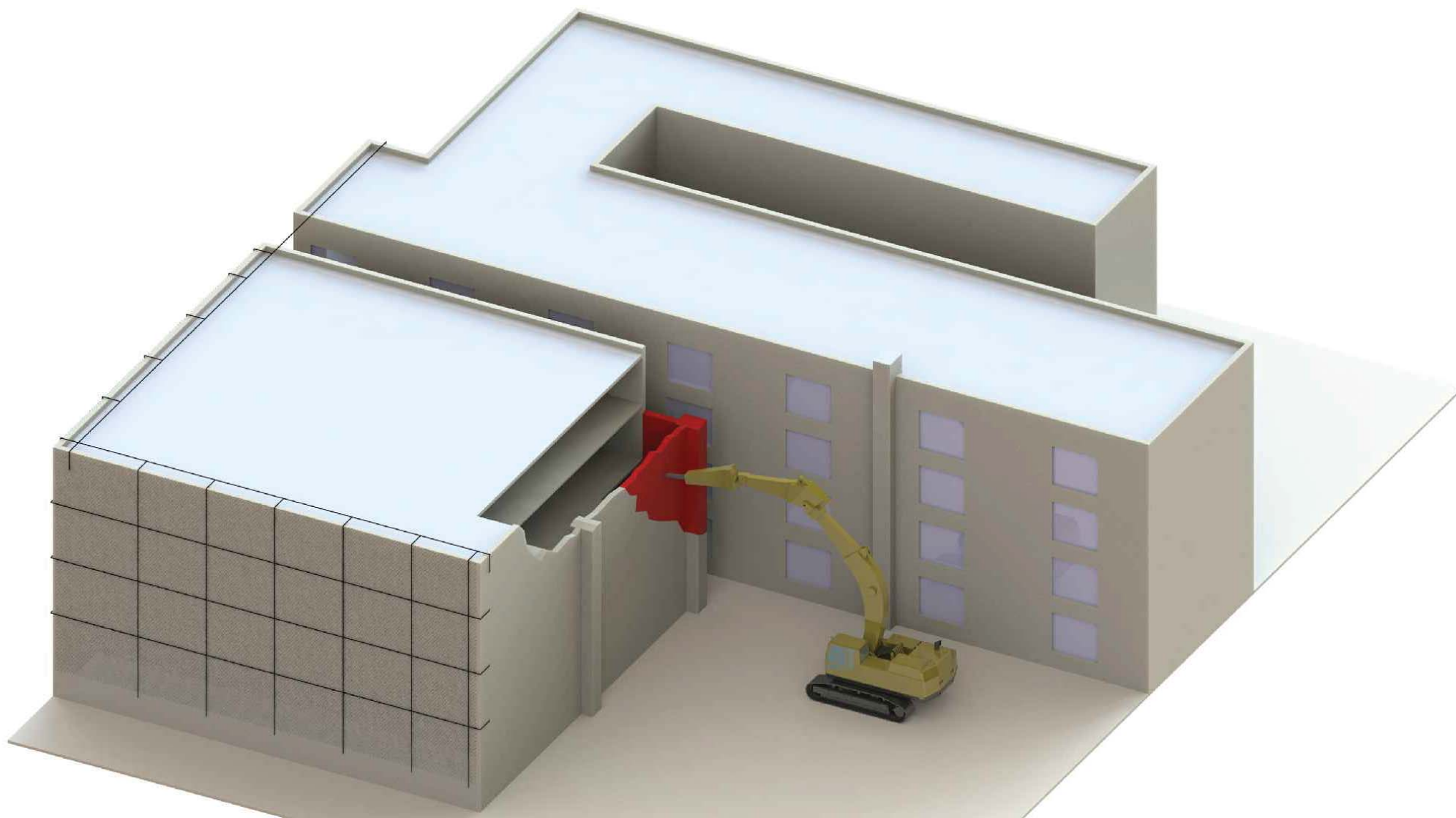
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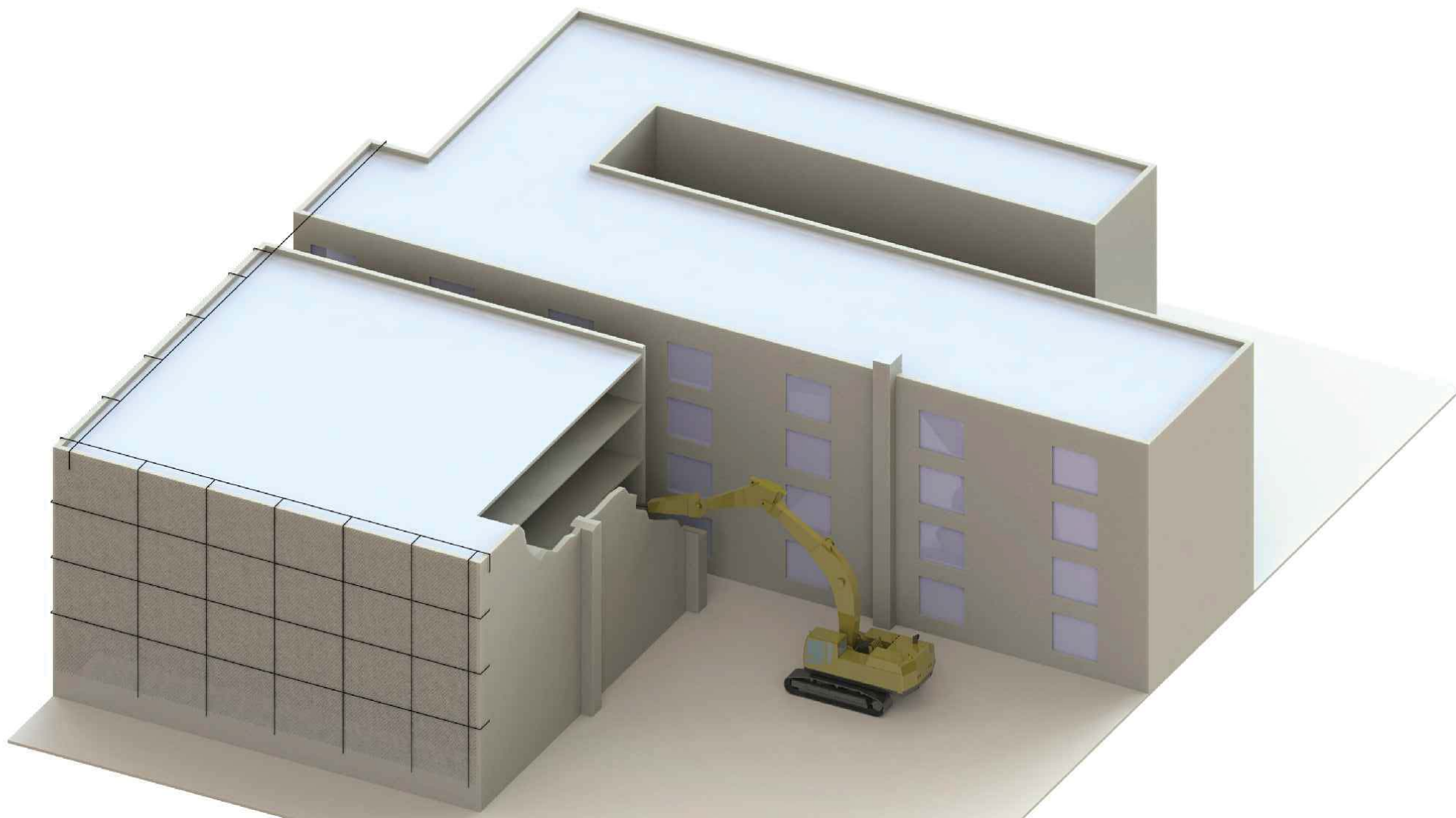
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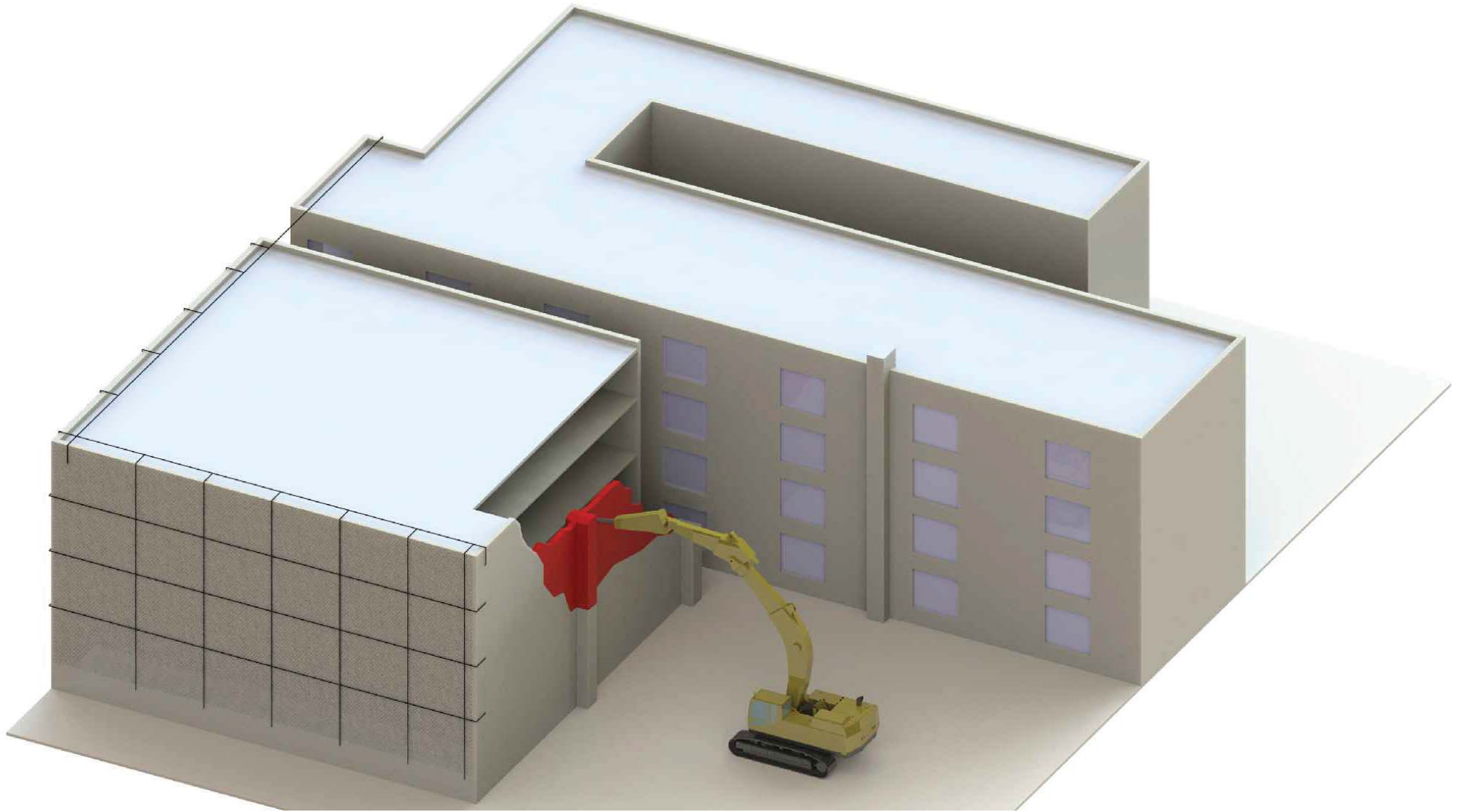
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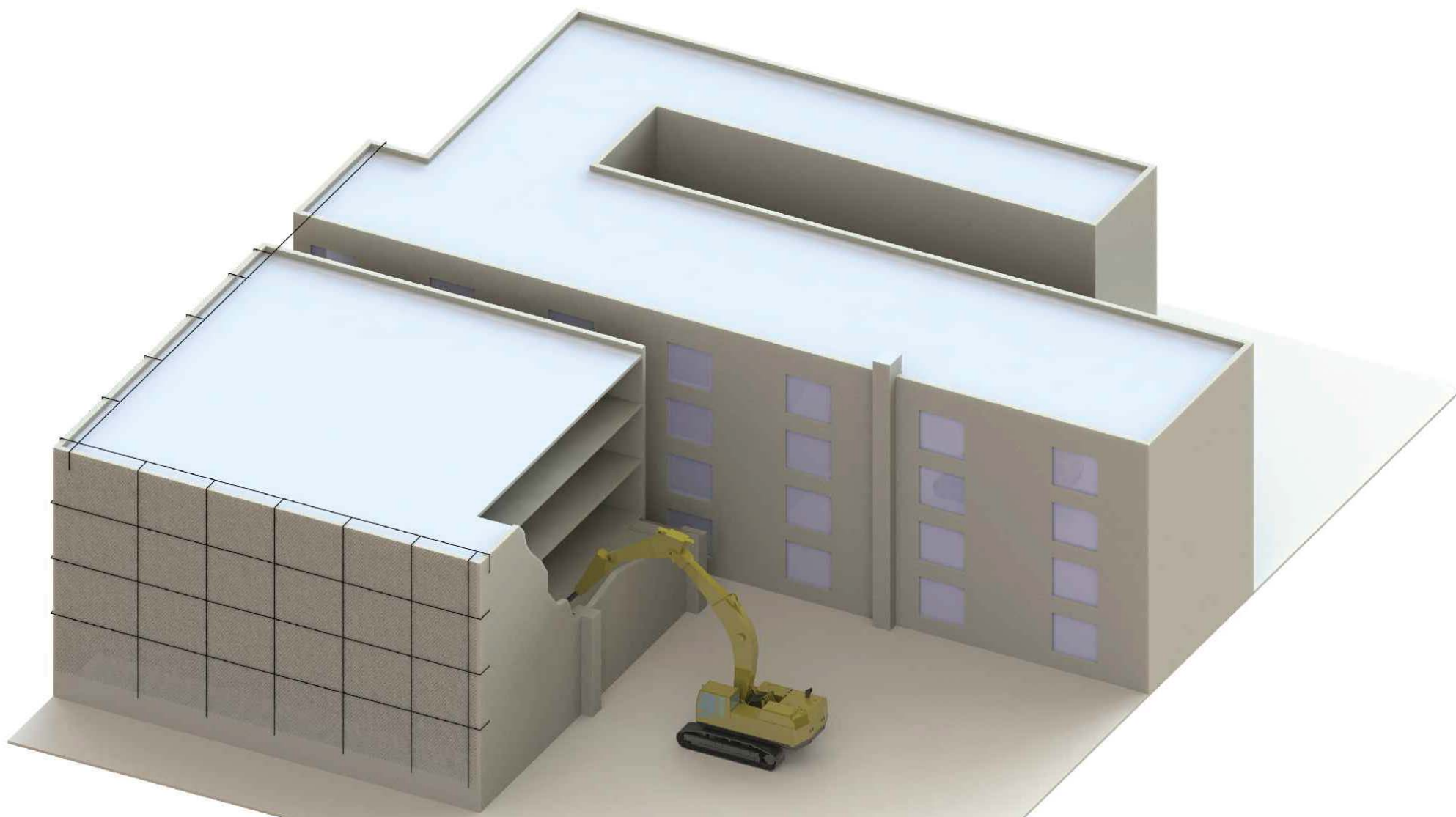
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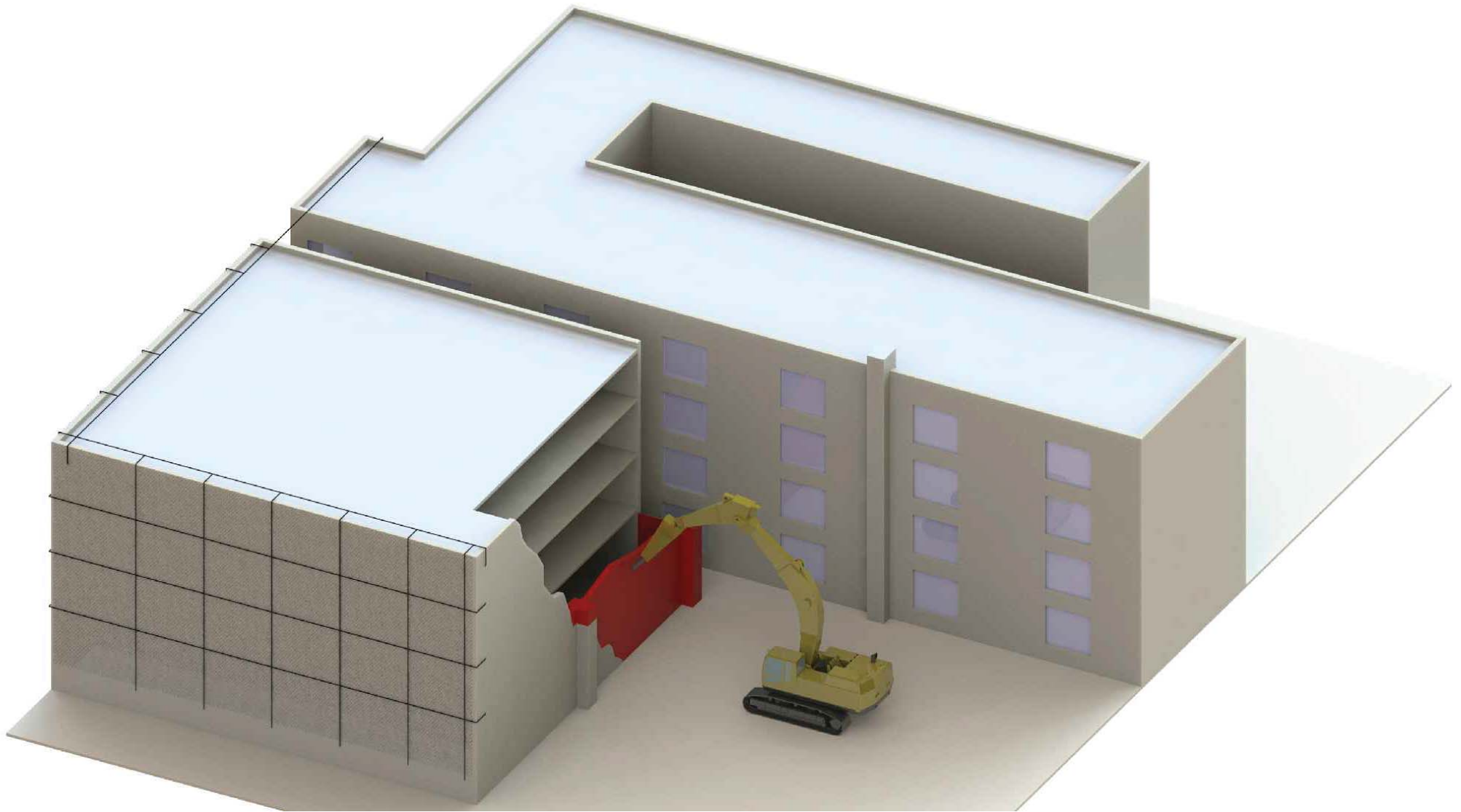
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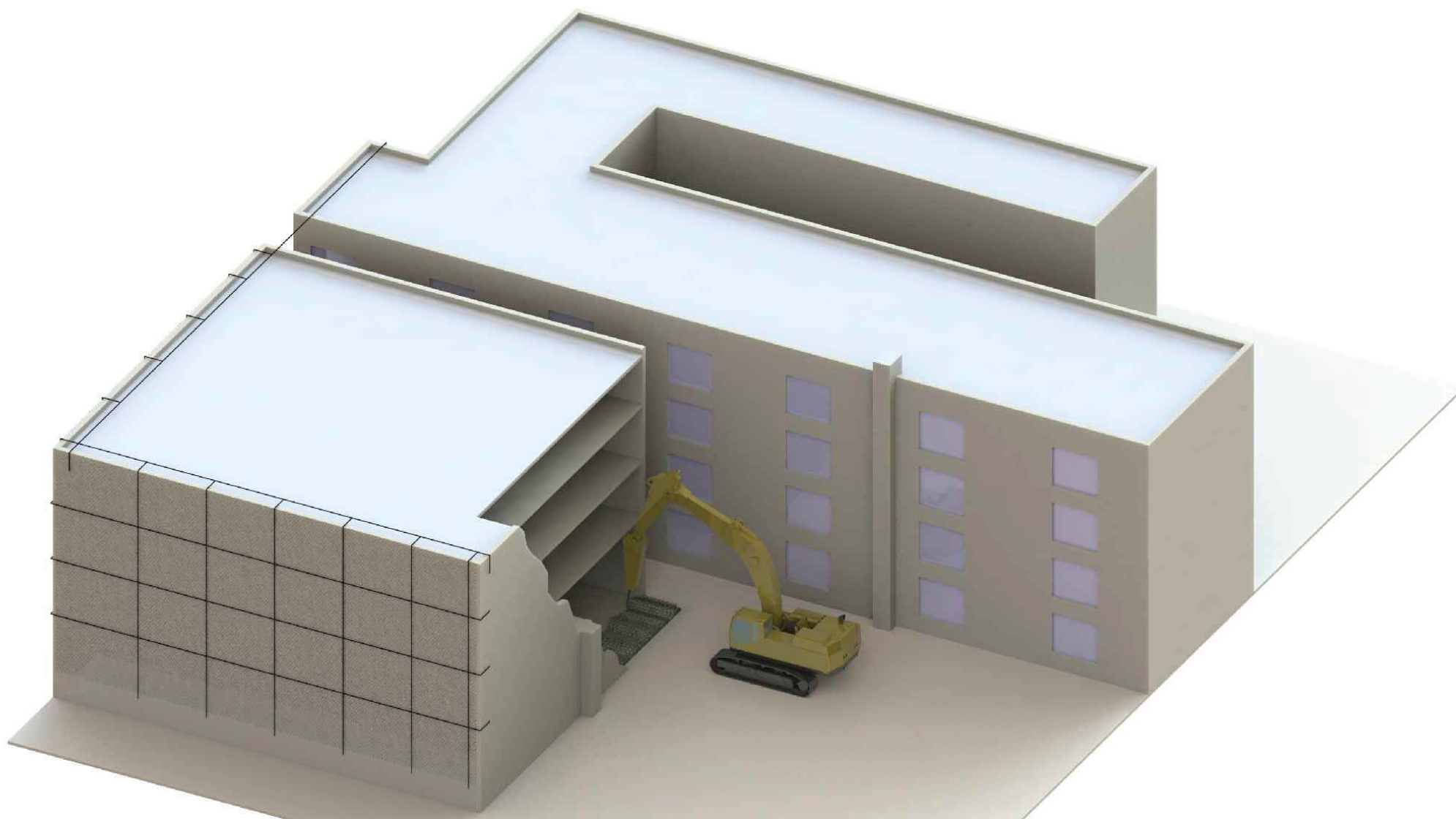
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4A **3D SCHEMATIC STEP 4A**
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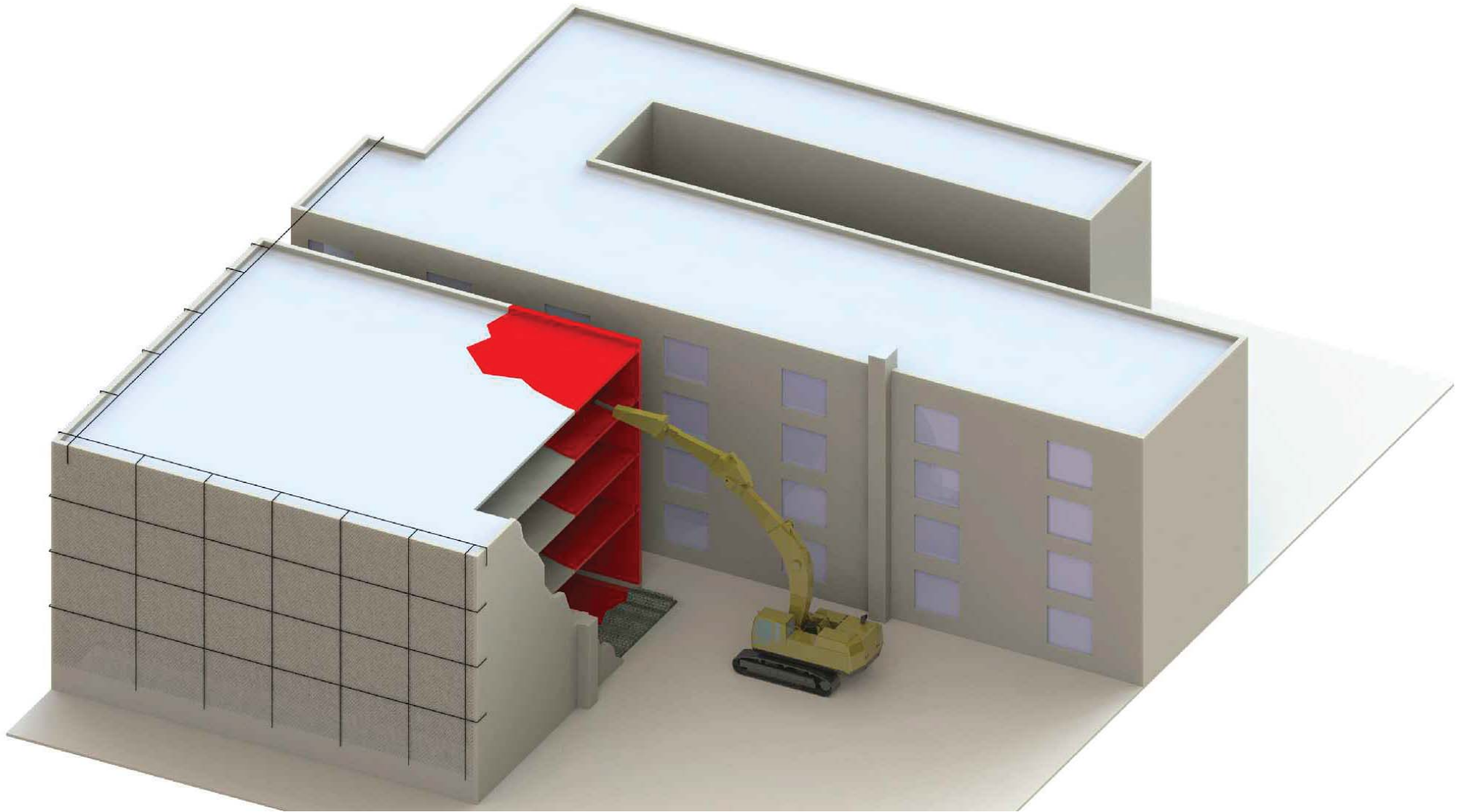
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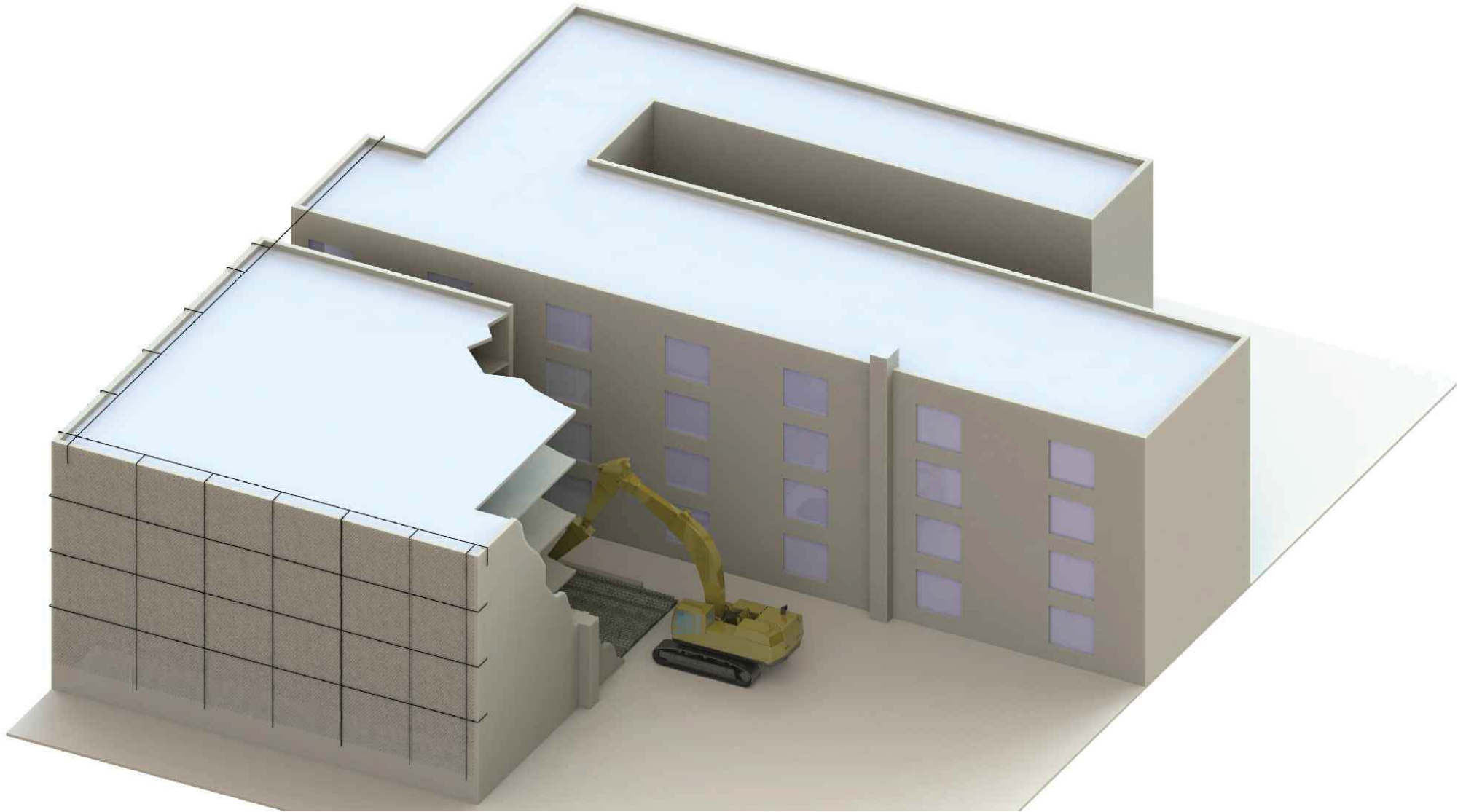
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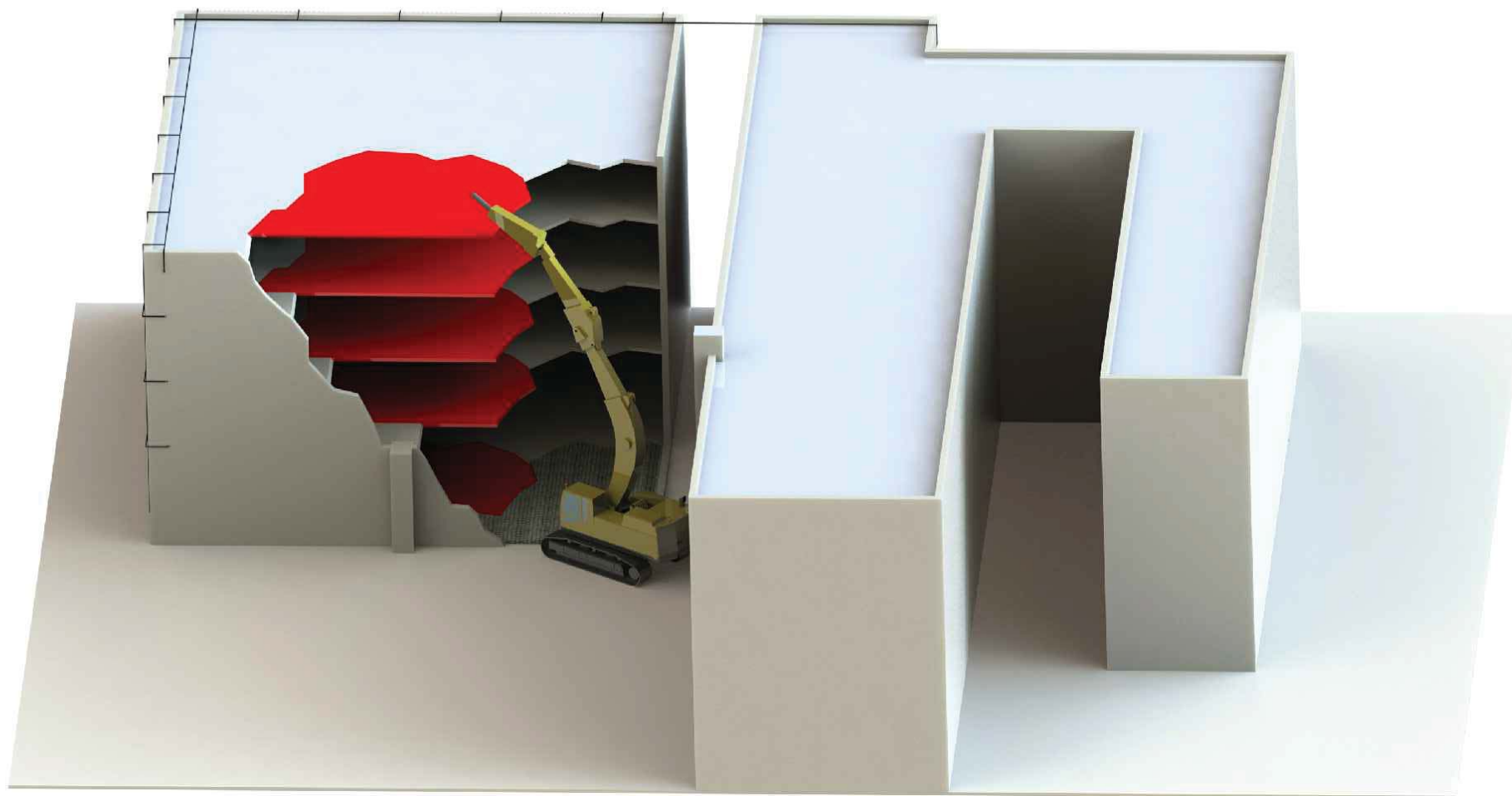
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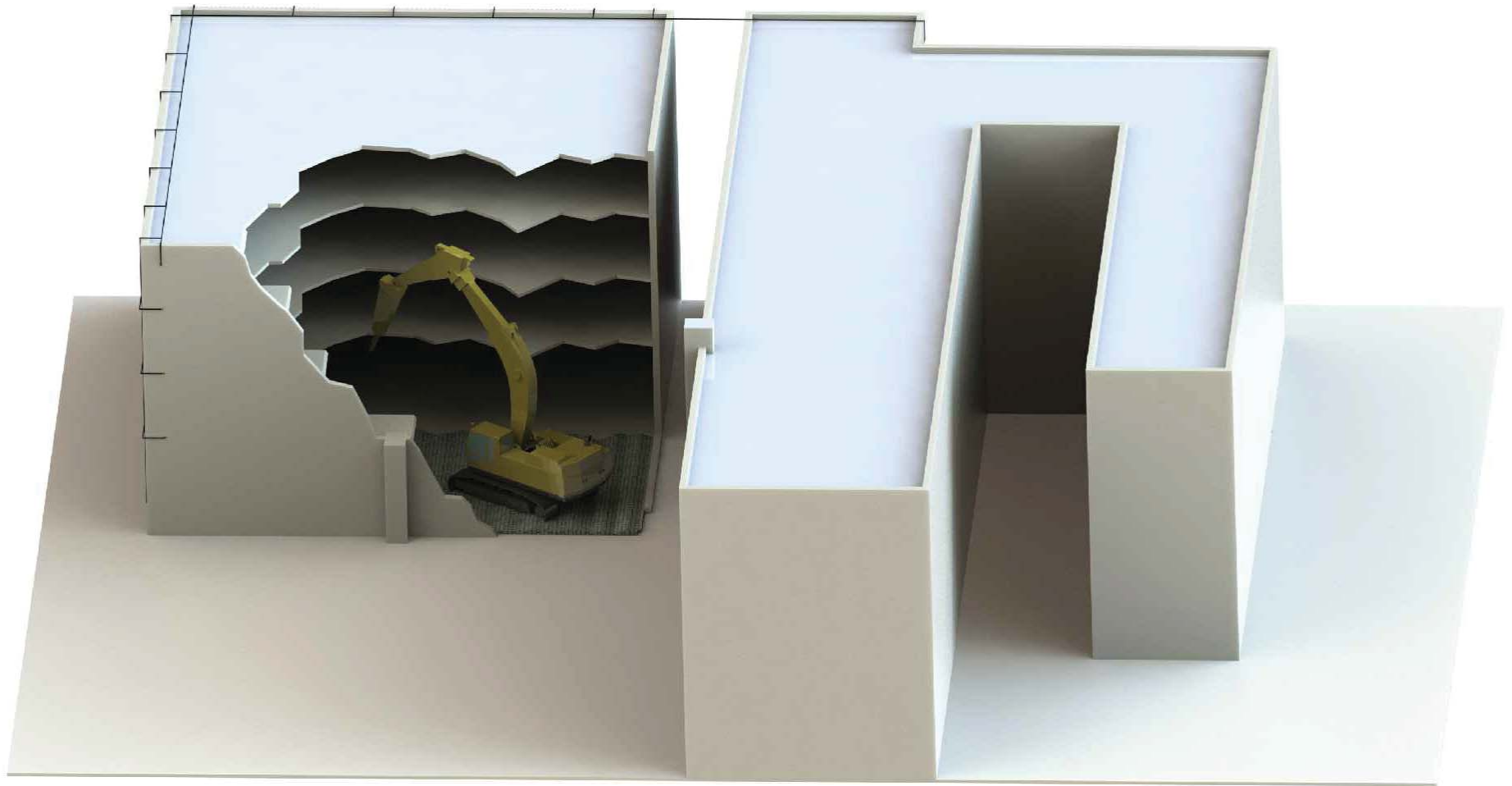
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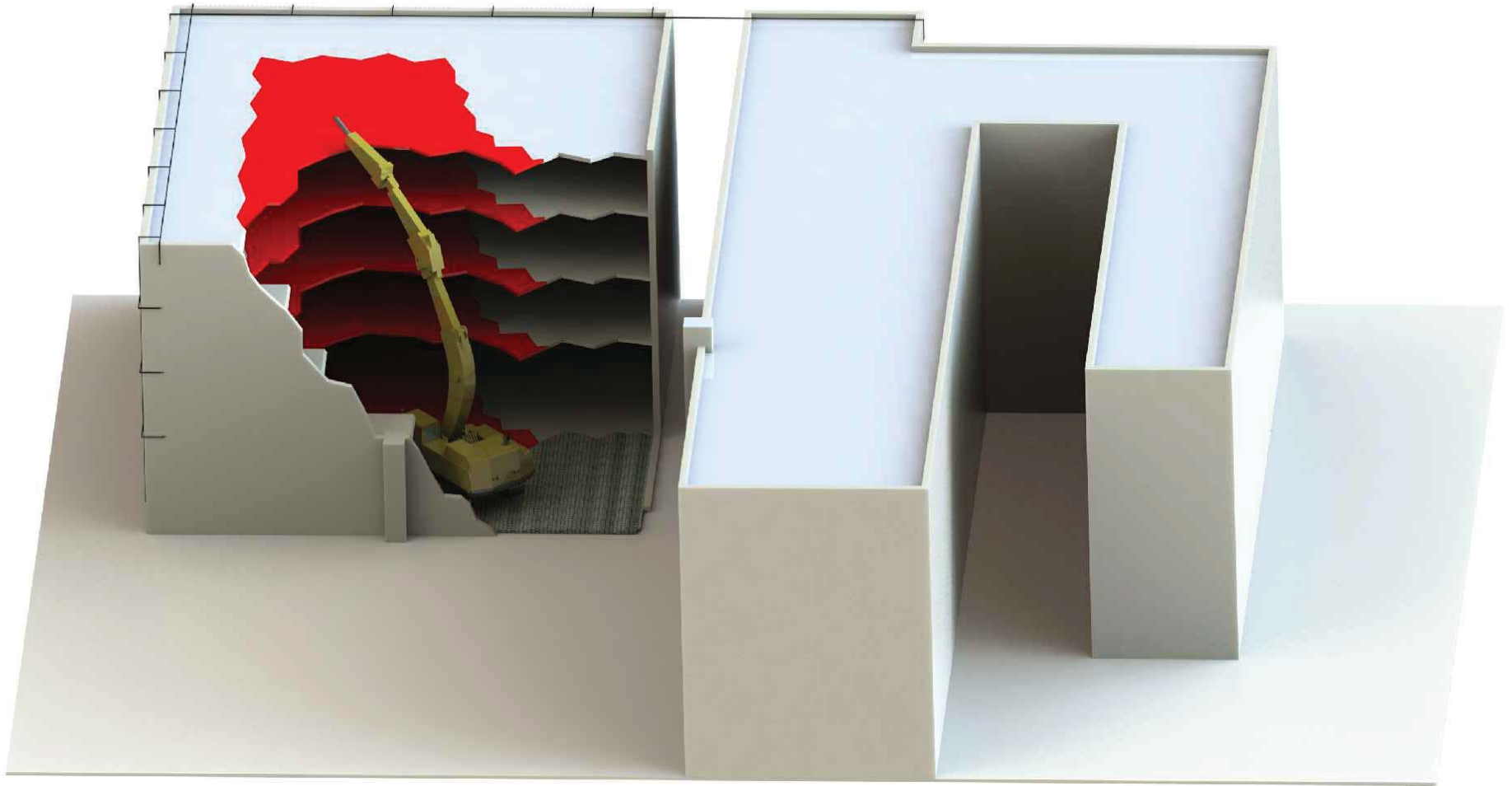
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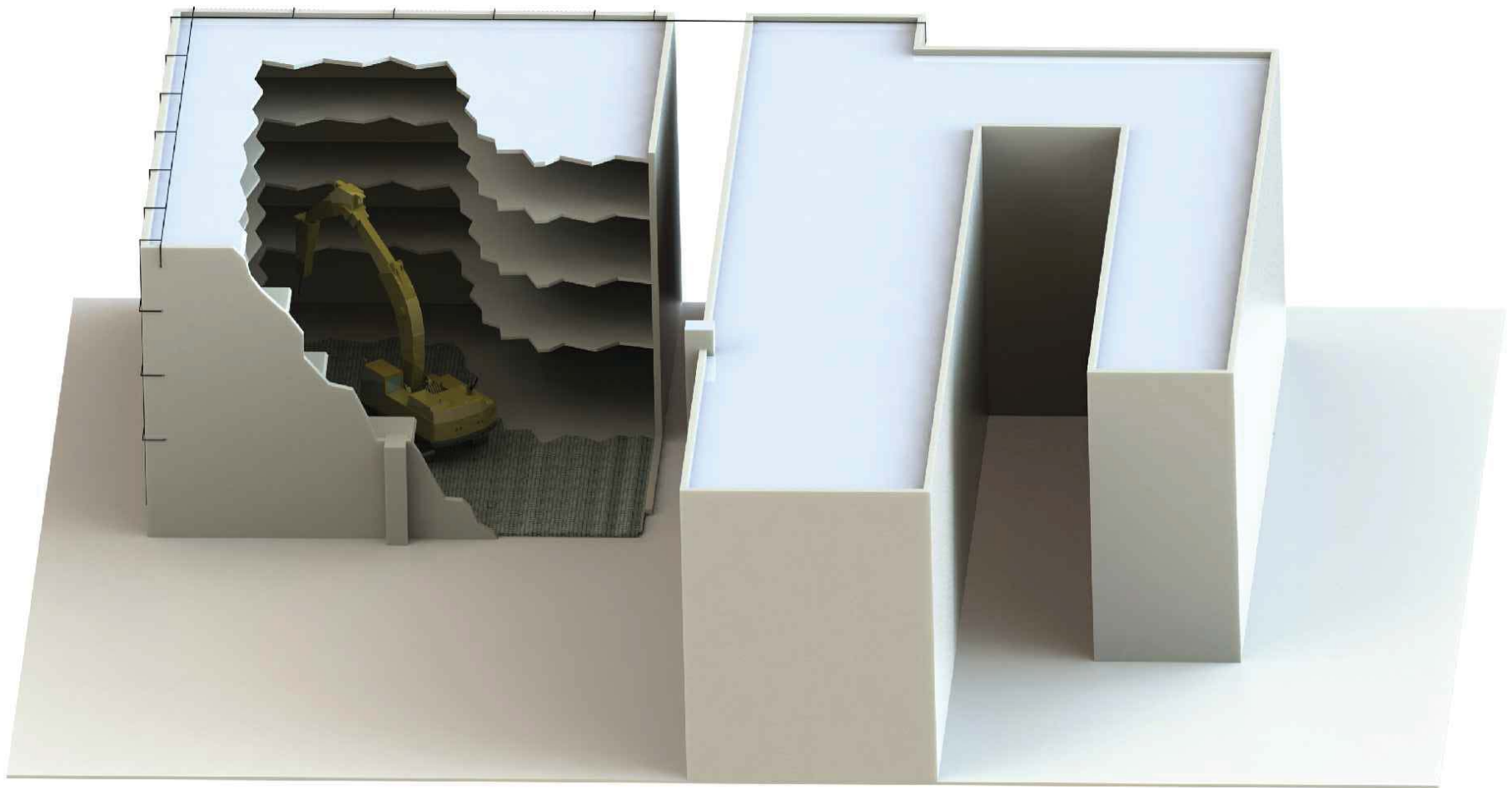
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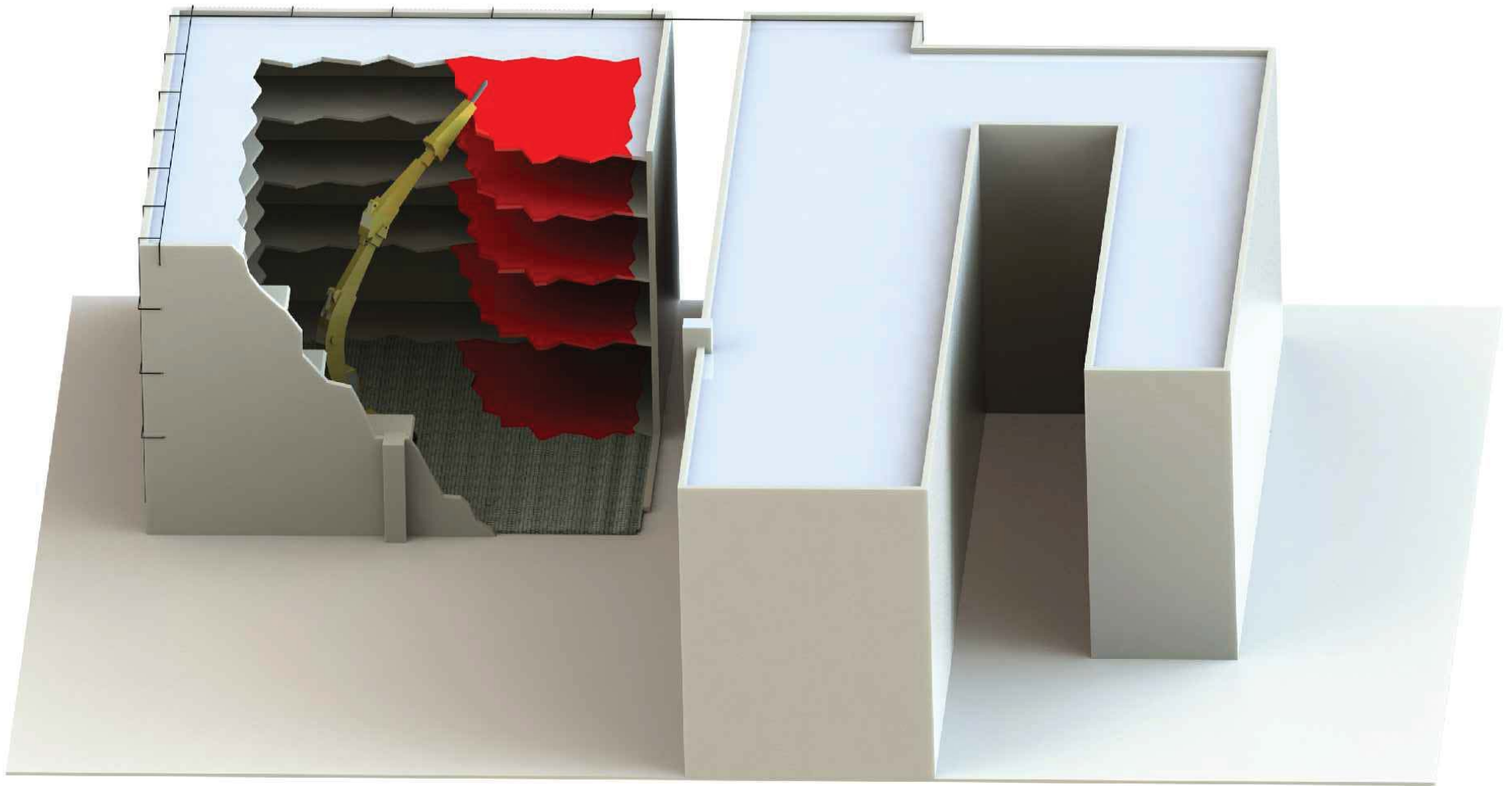
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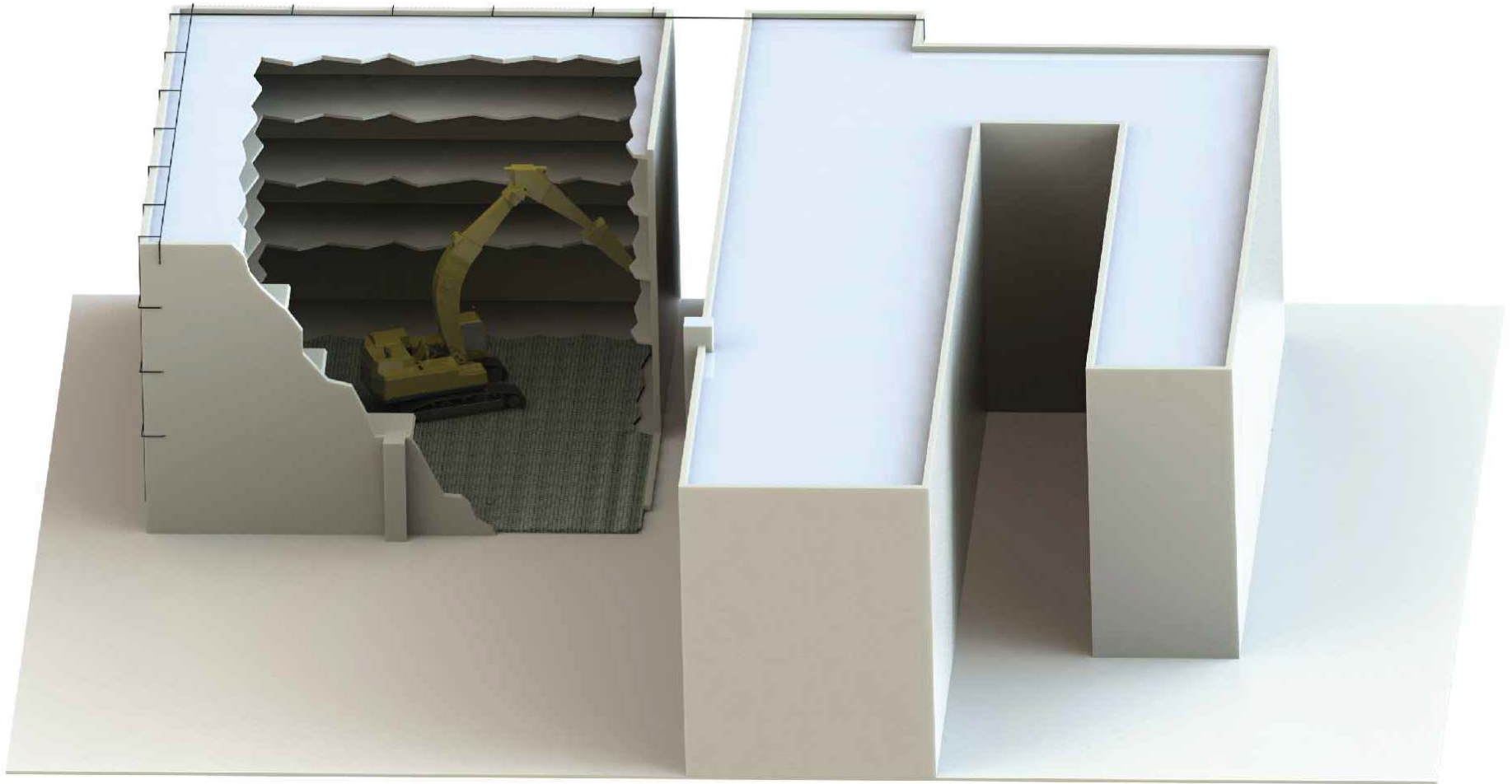
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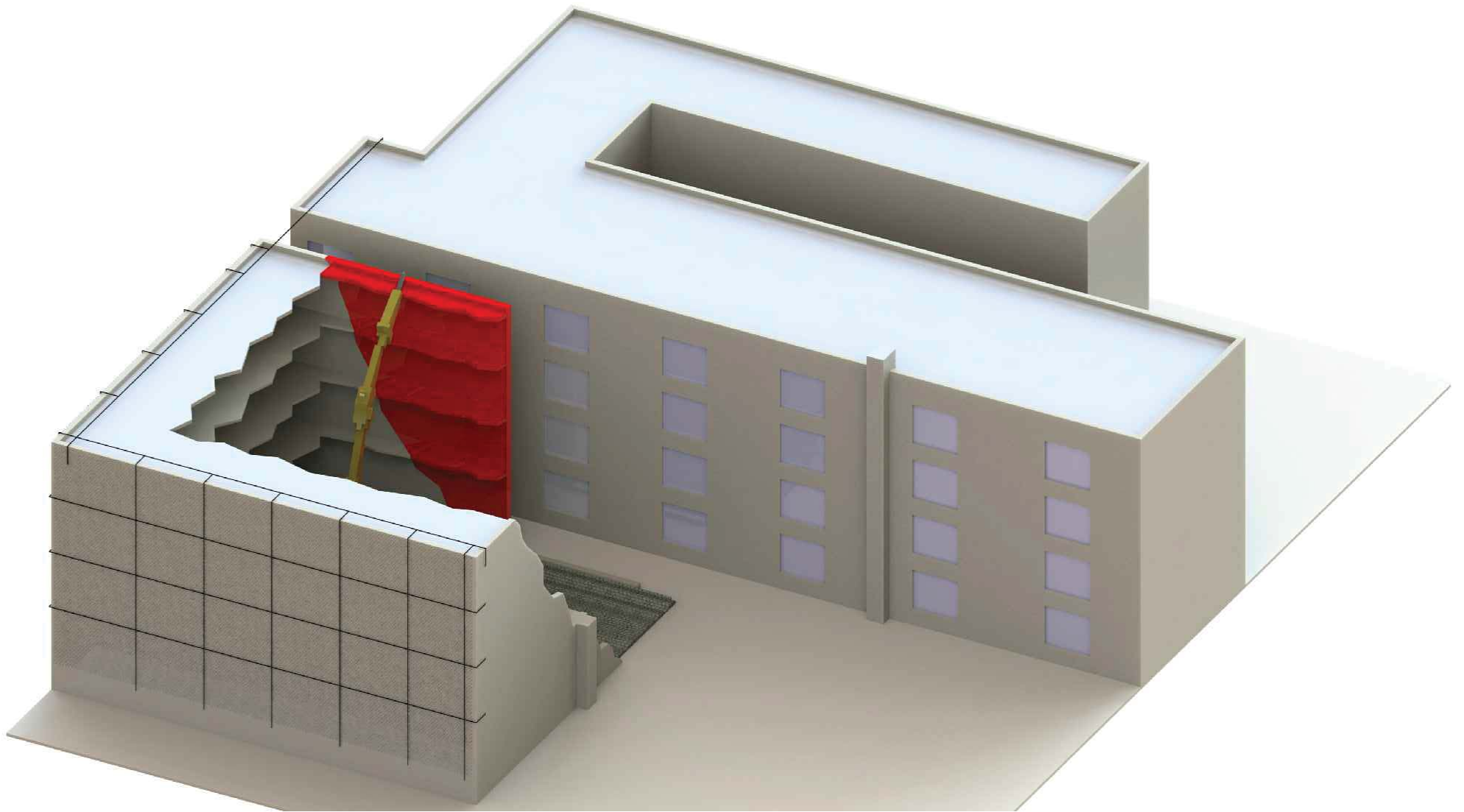
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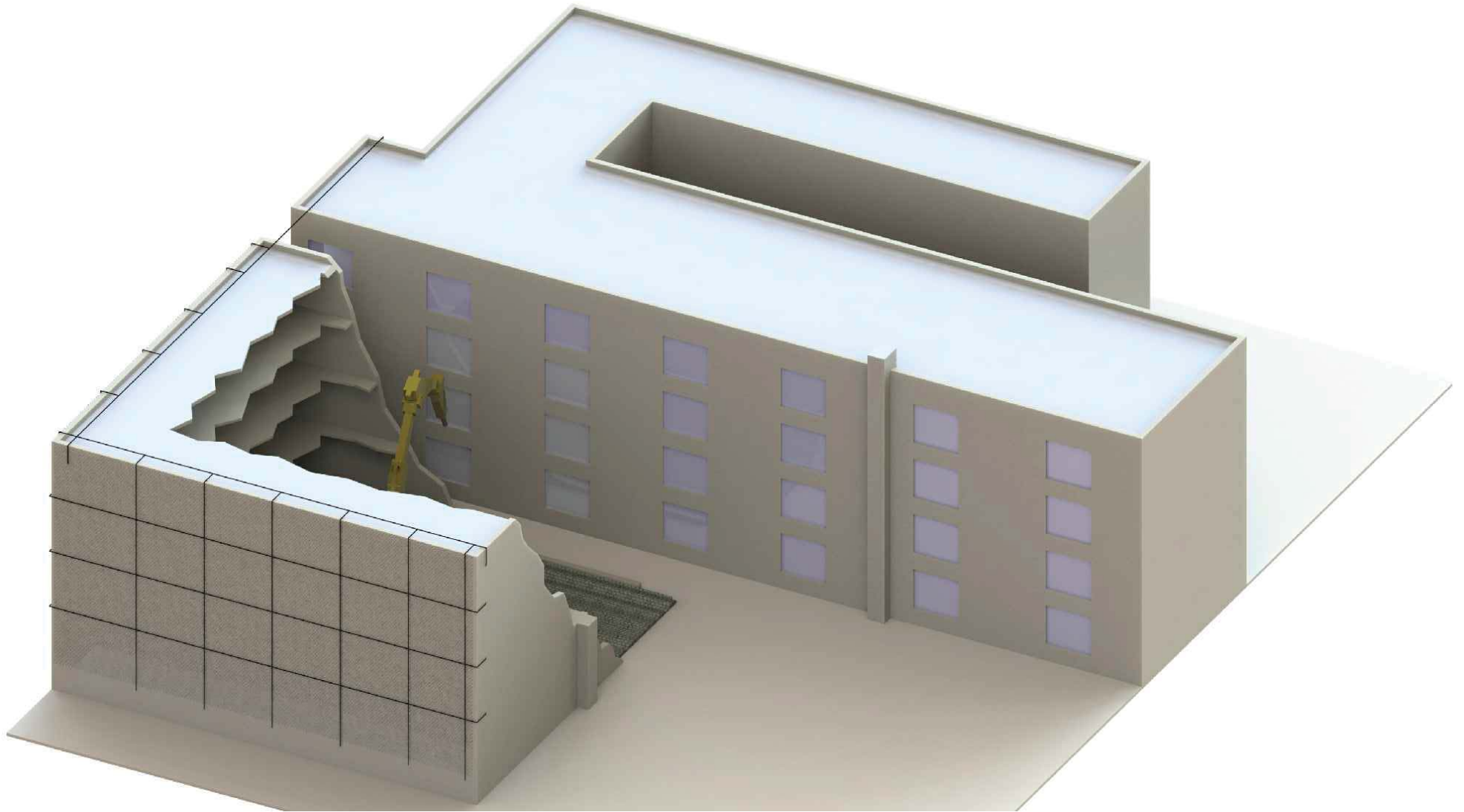
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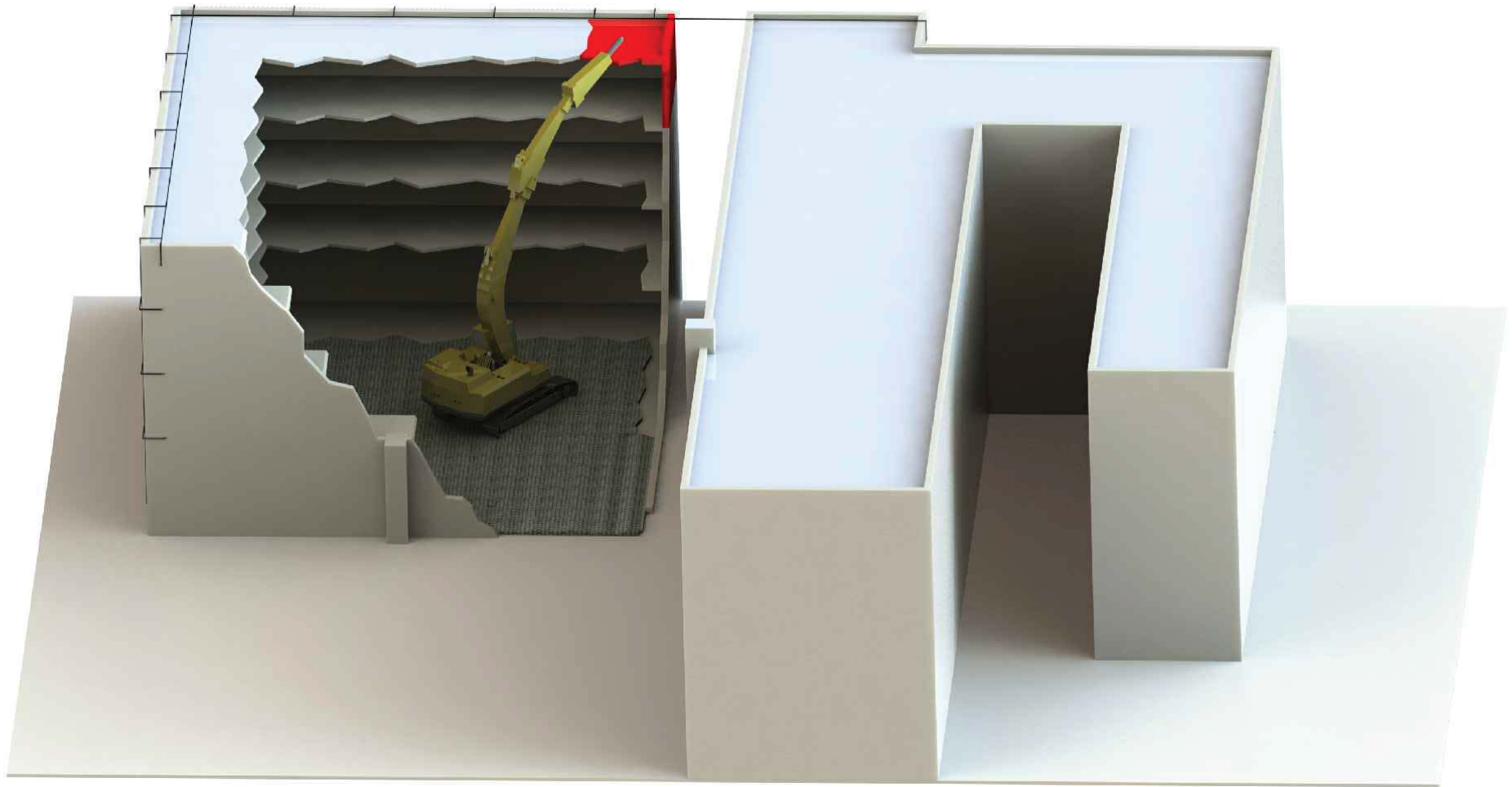
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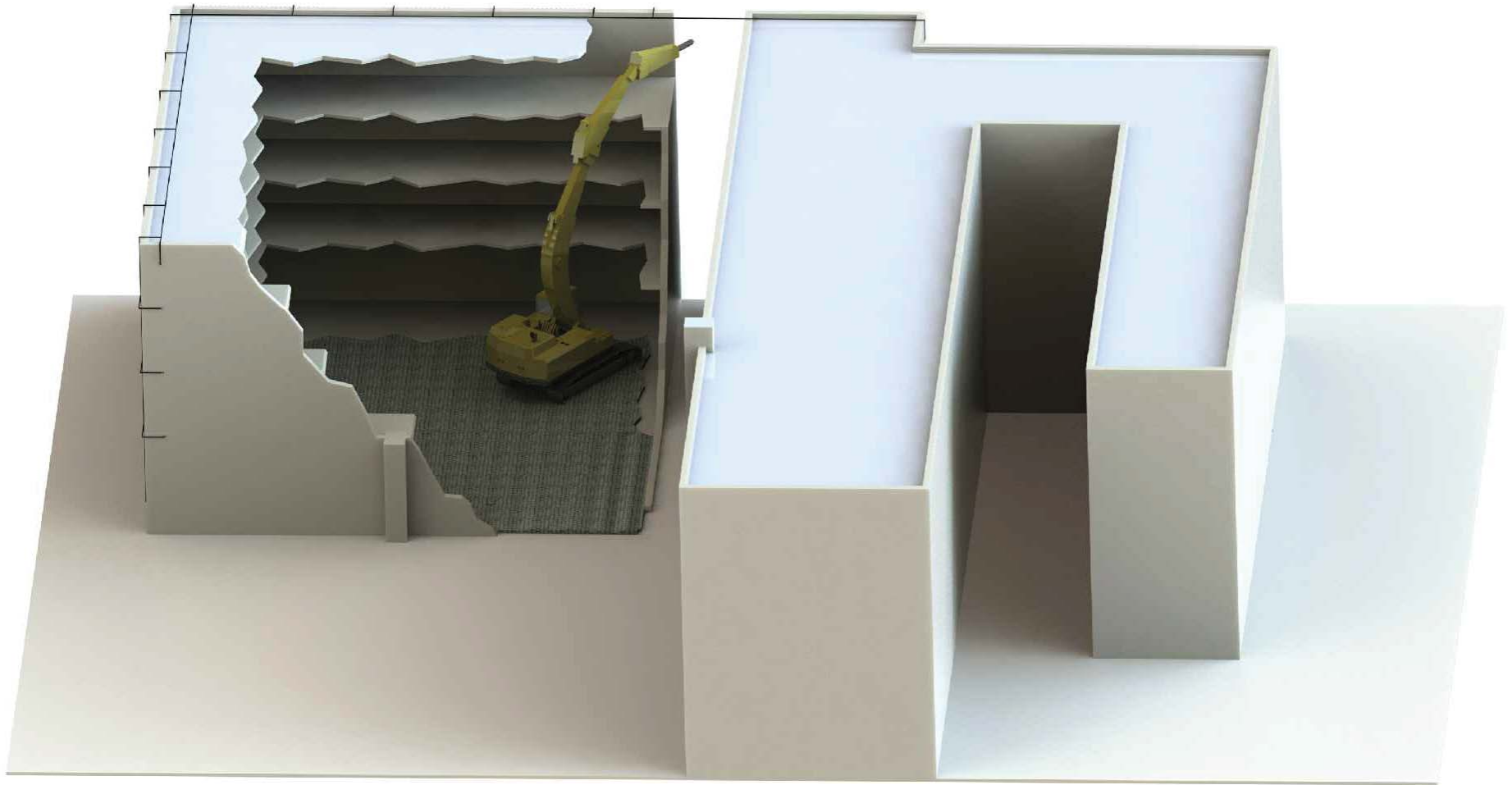
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10A **3D SCHEMATIC STEP 10A**
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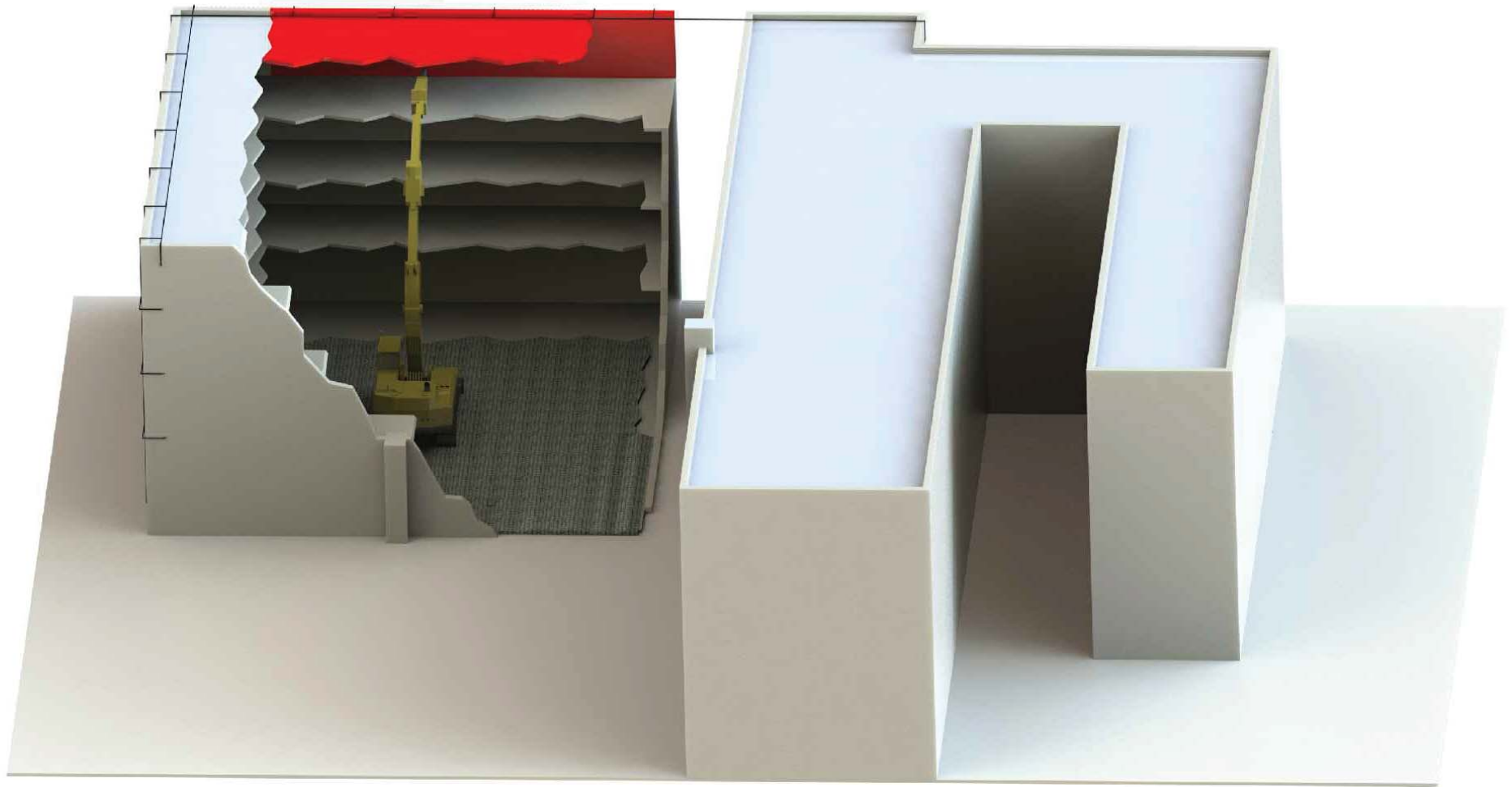
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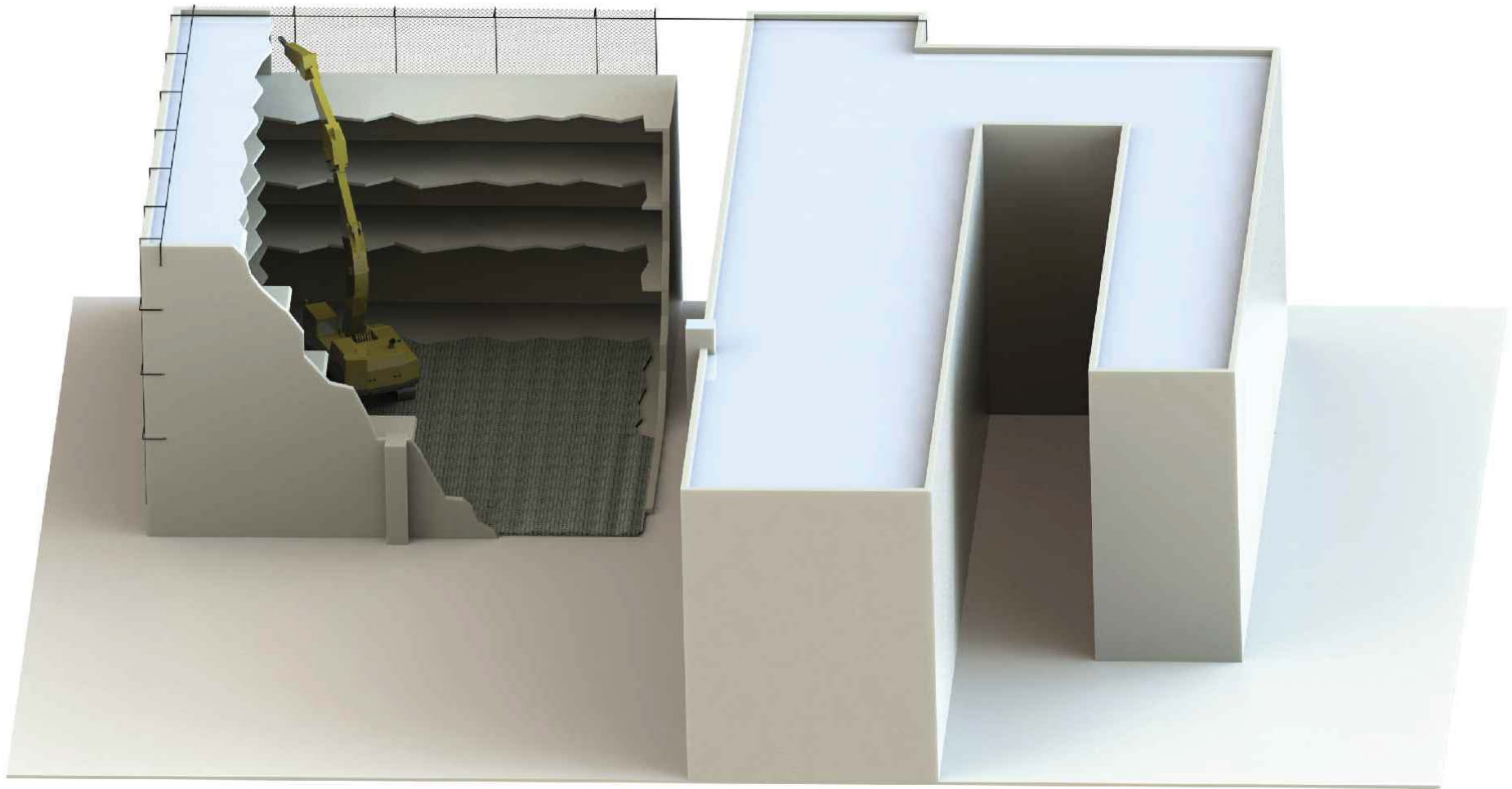
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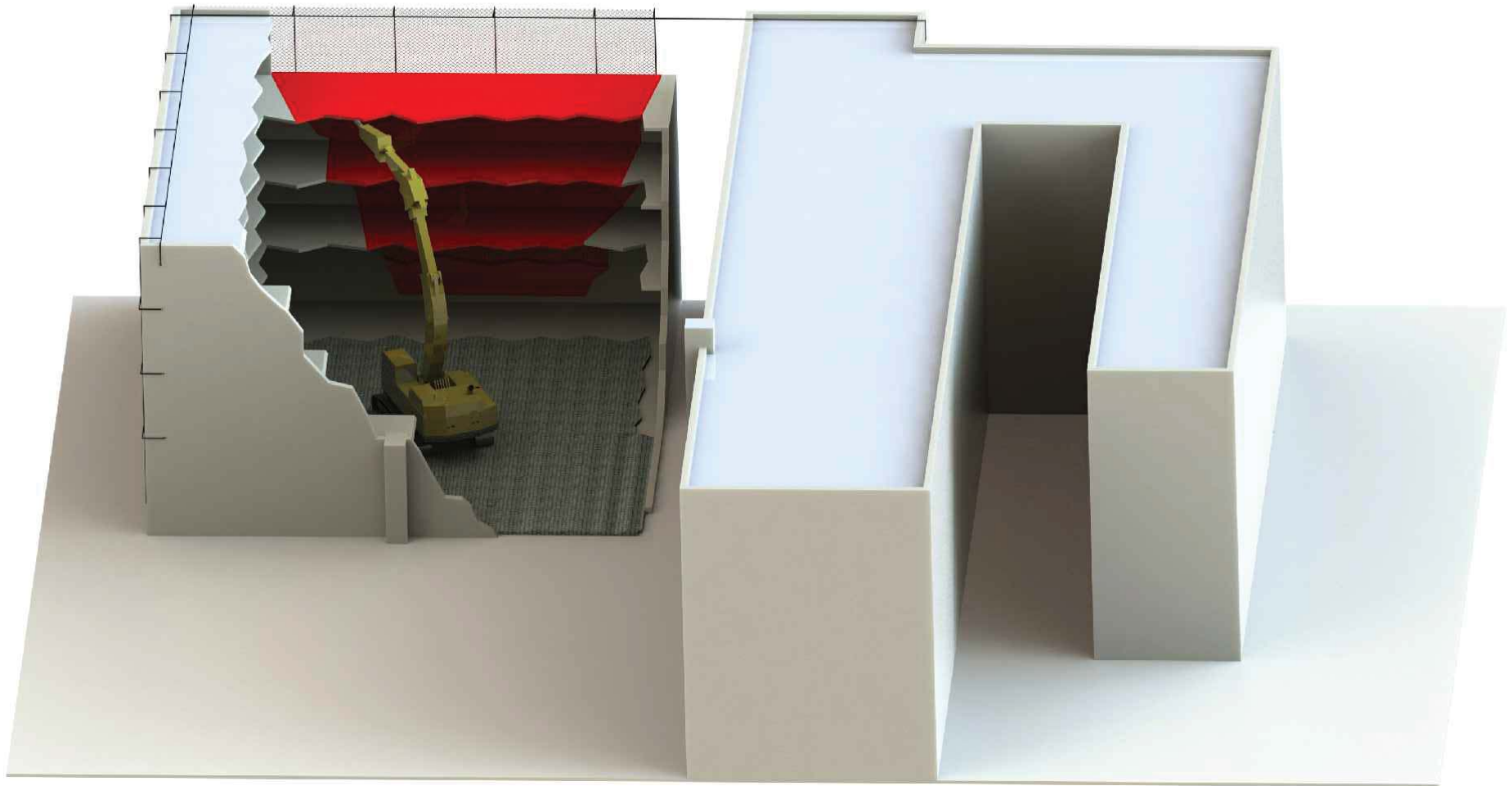
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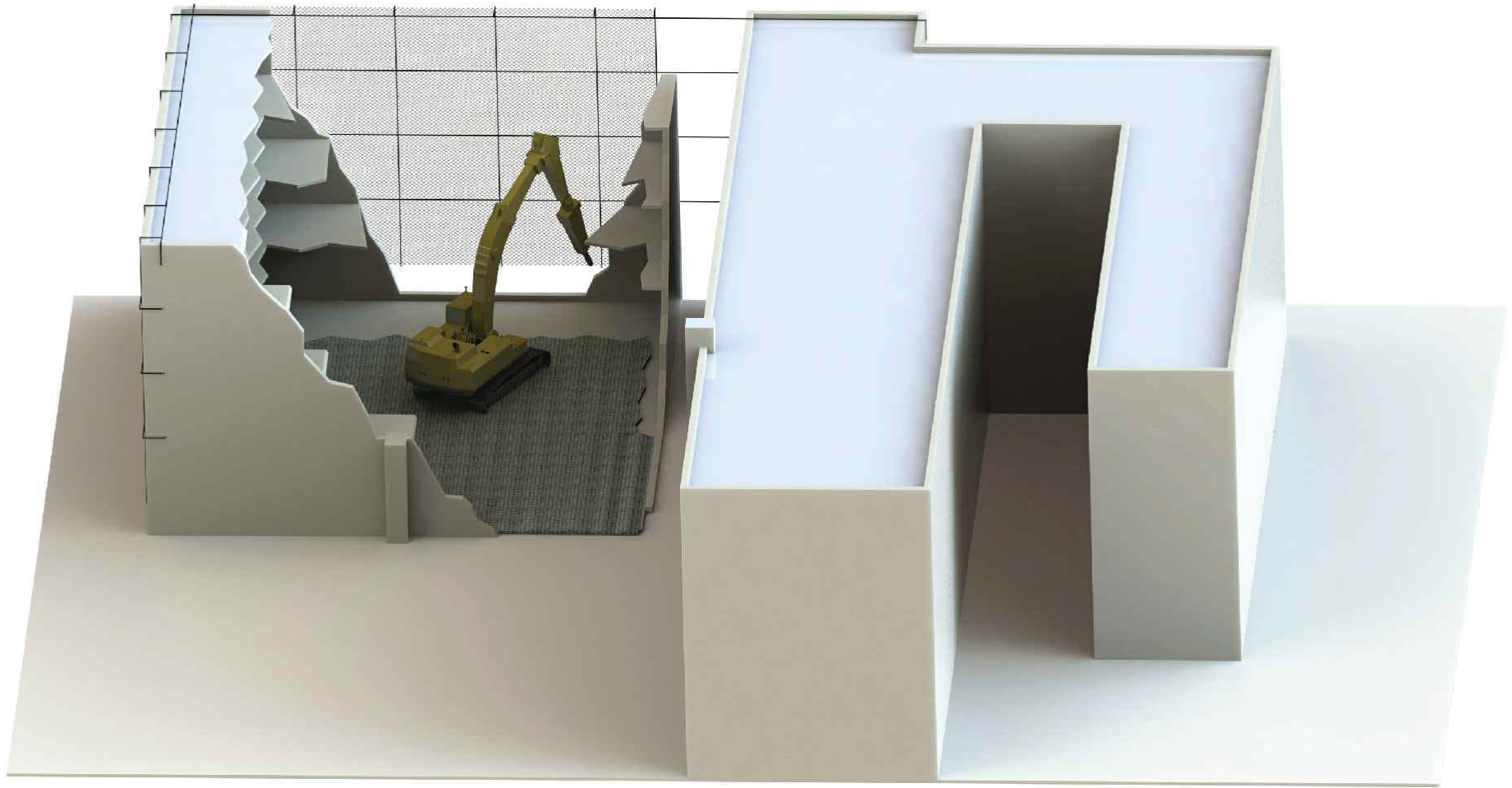
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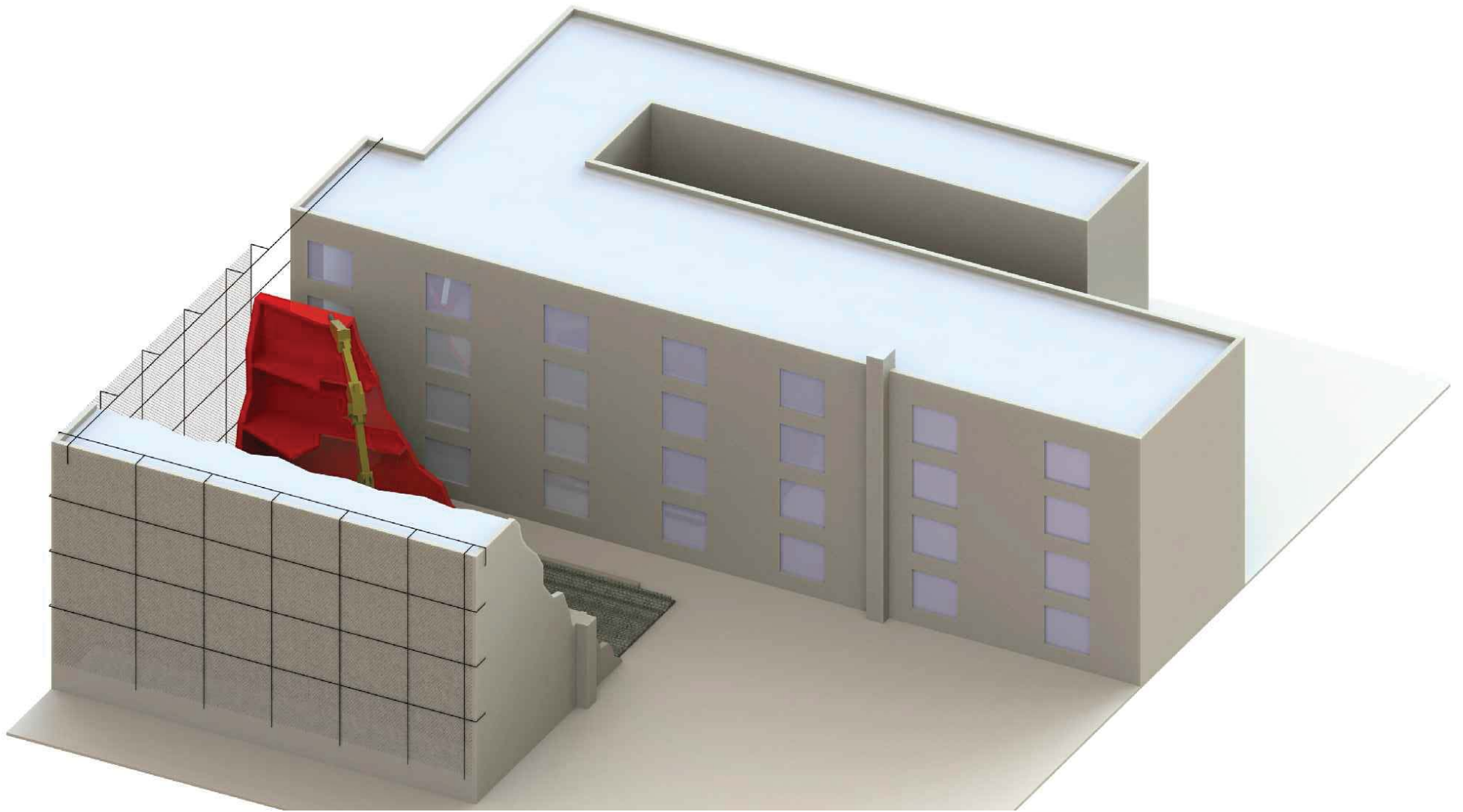
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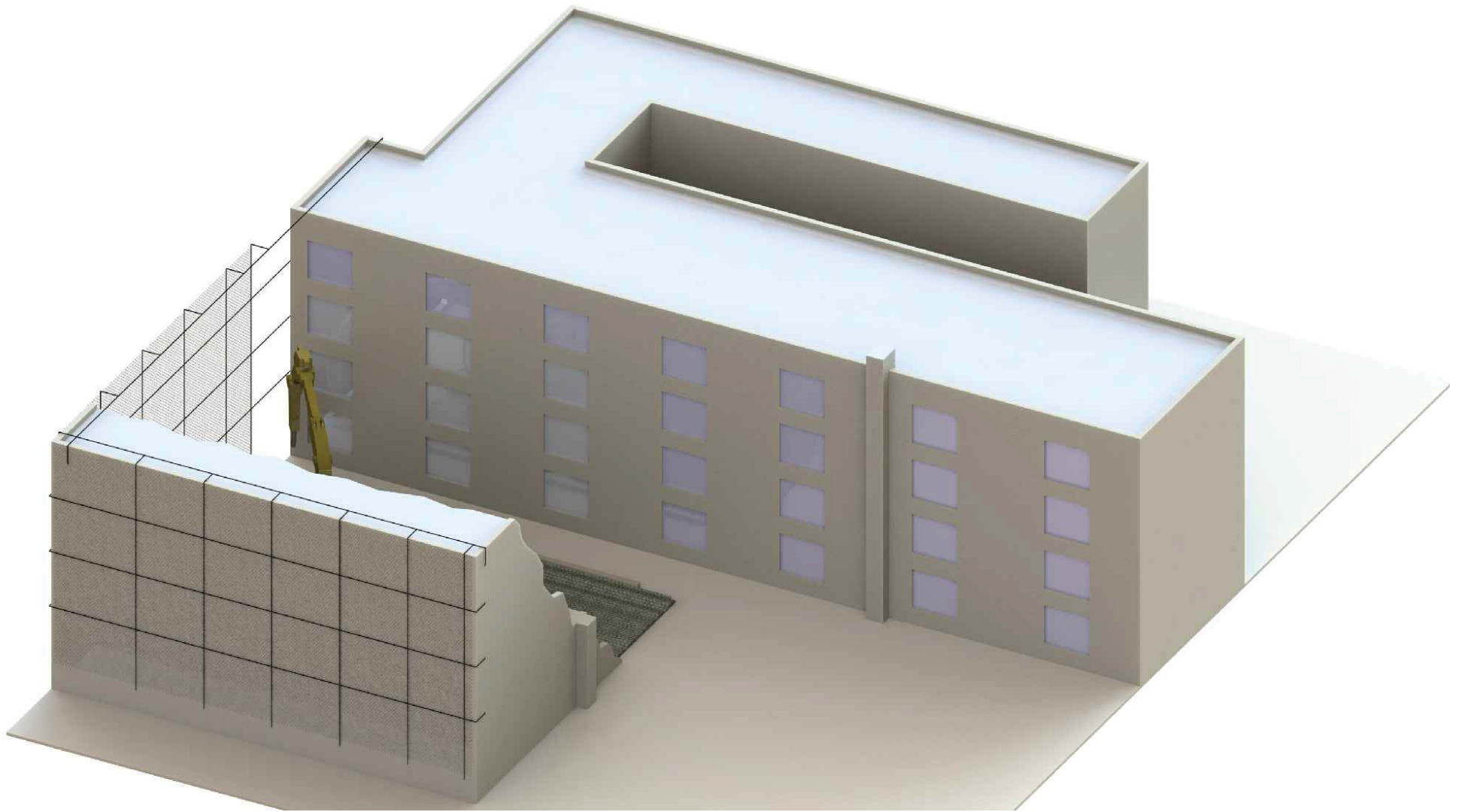


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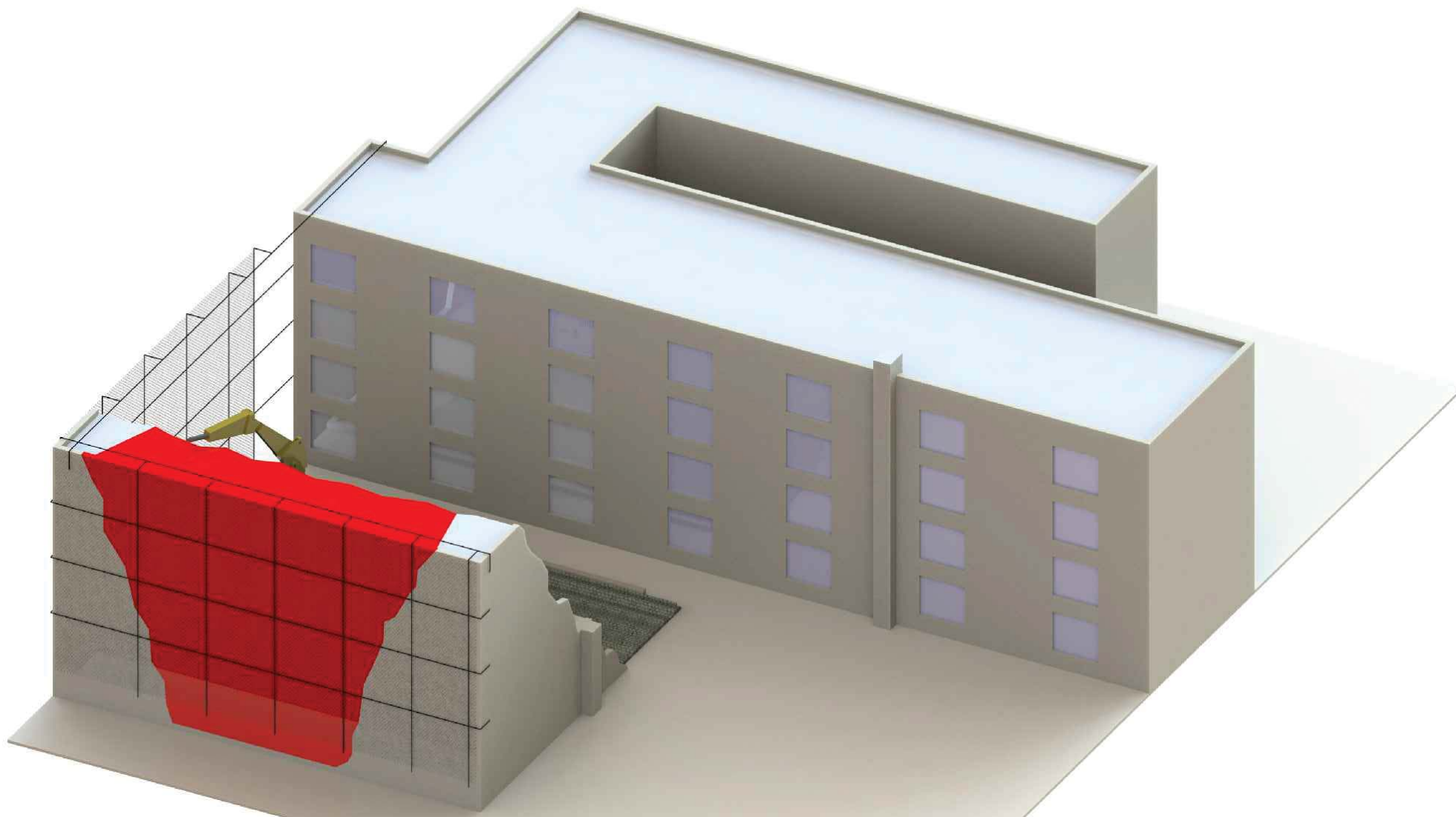


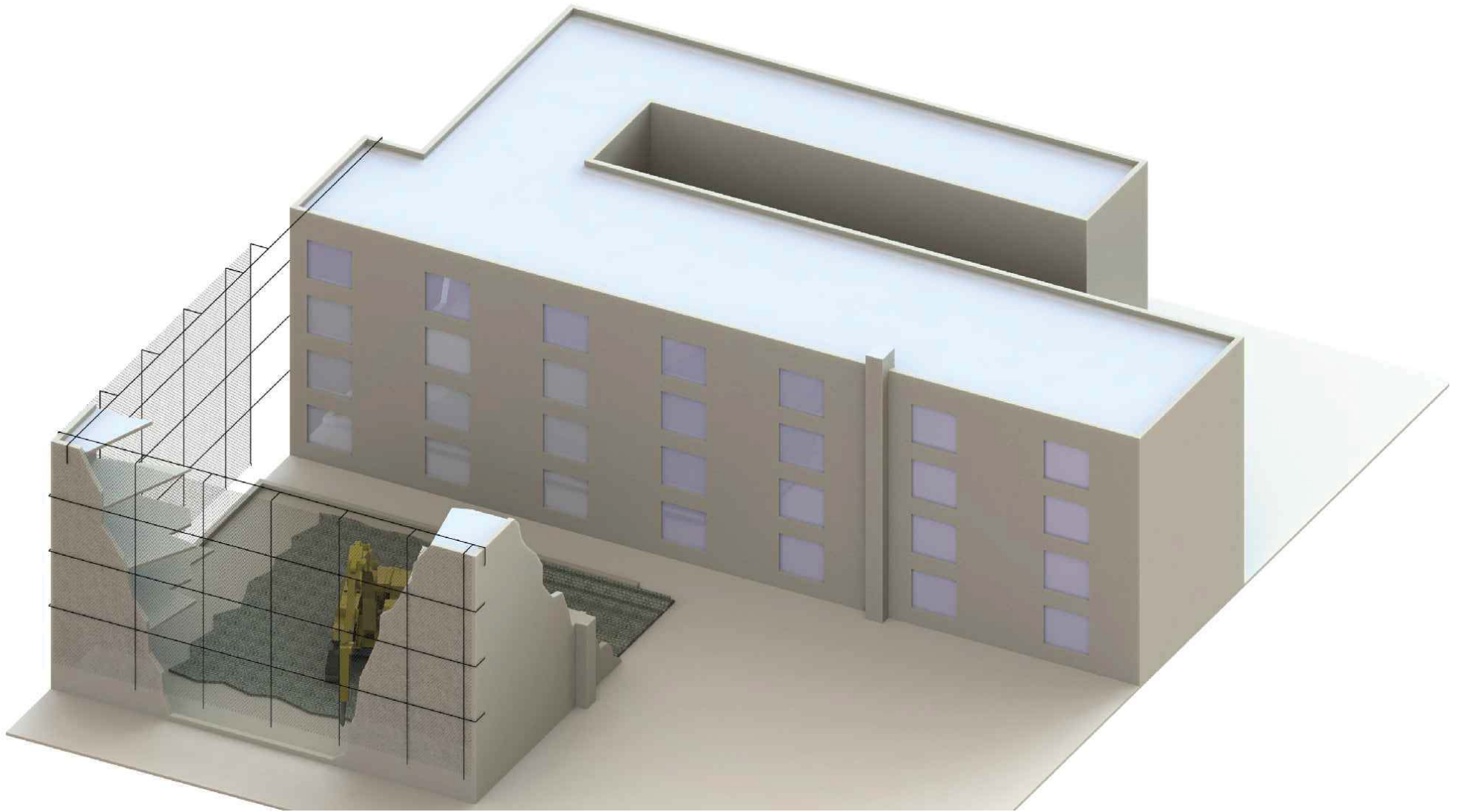
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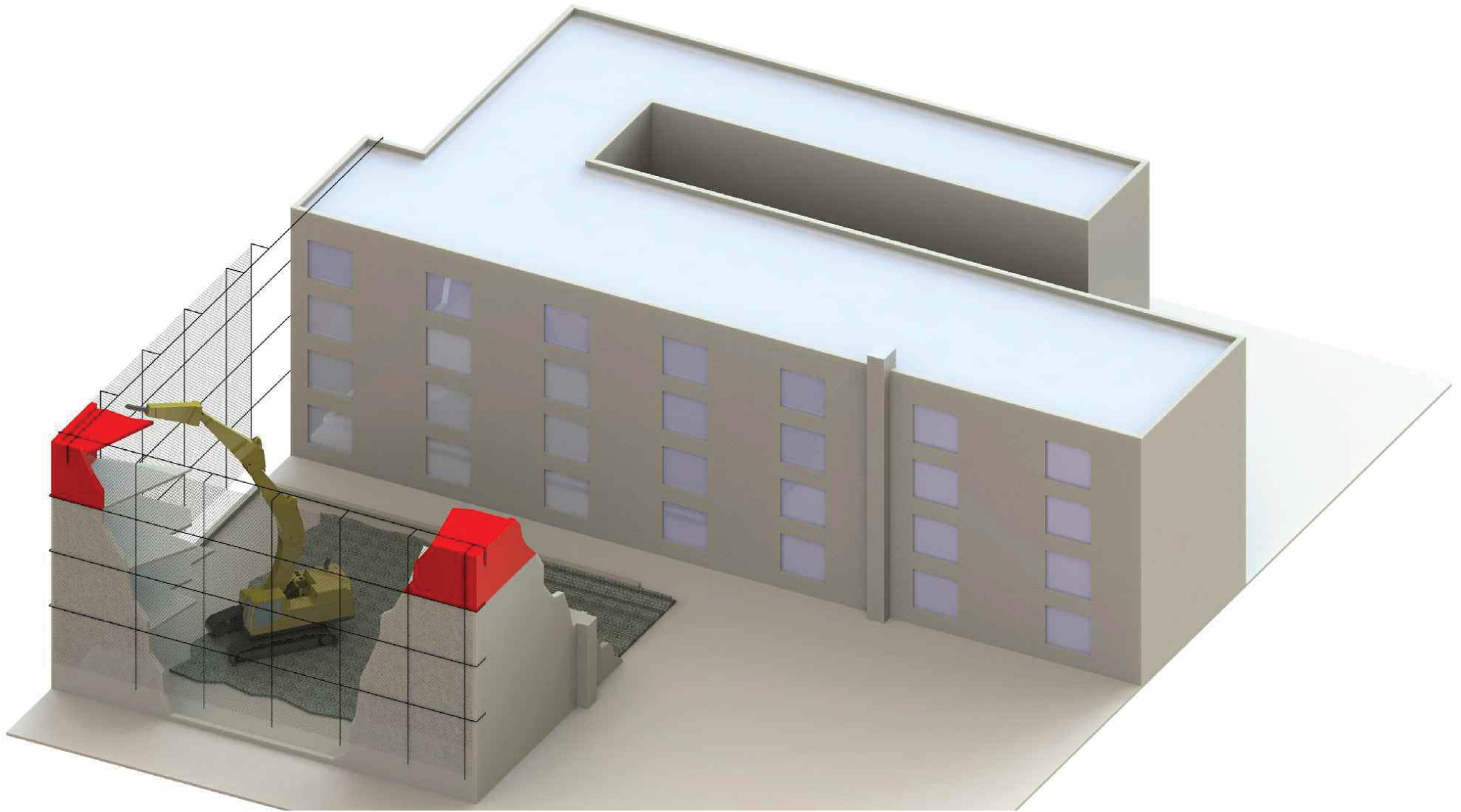


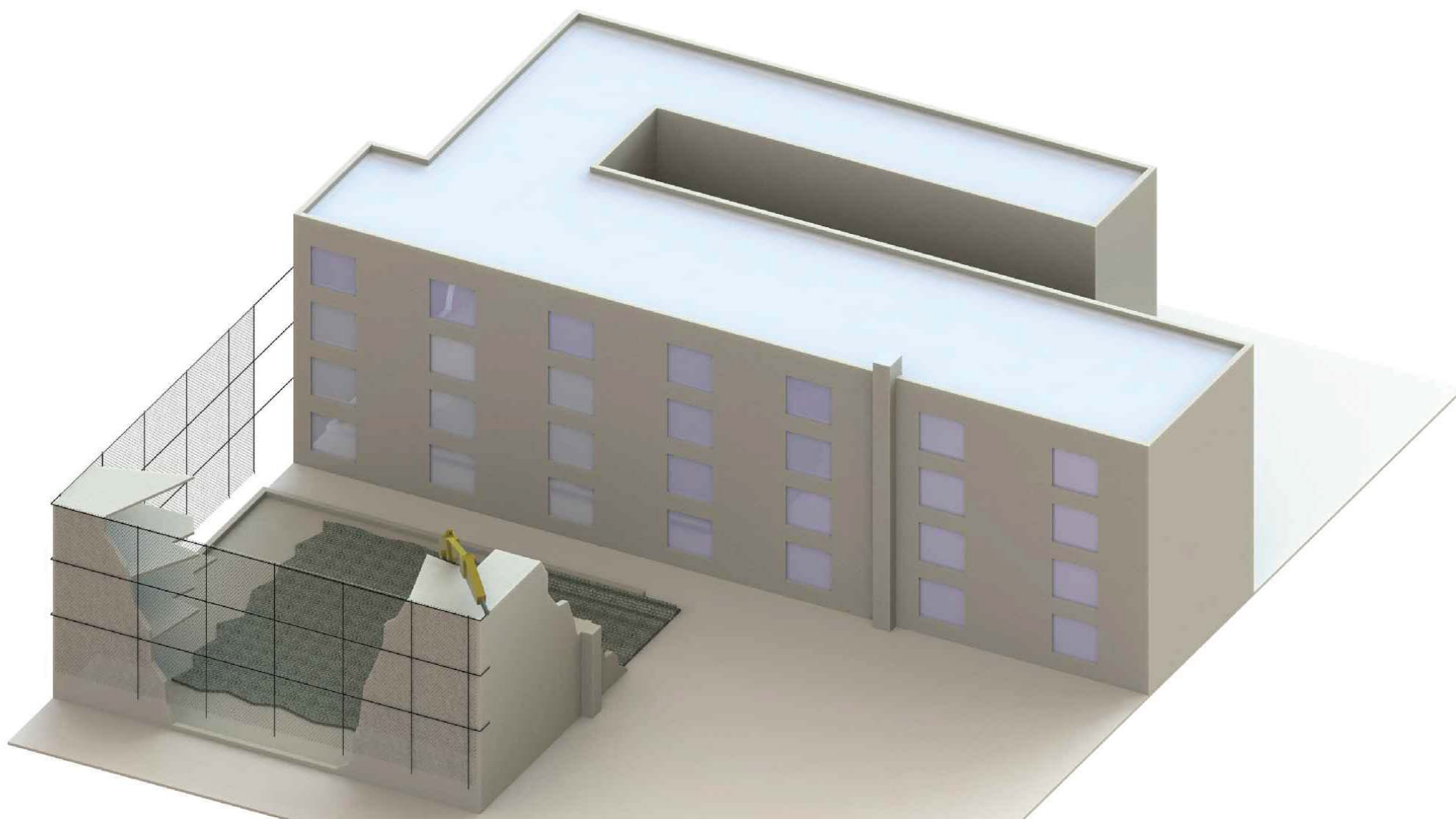
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15A **3D SCHEMATIC STEP 15A**
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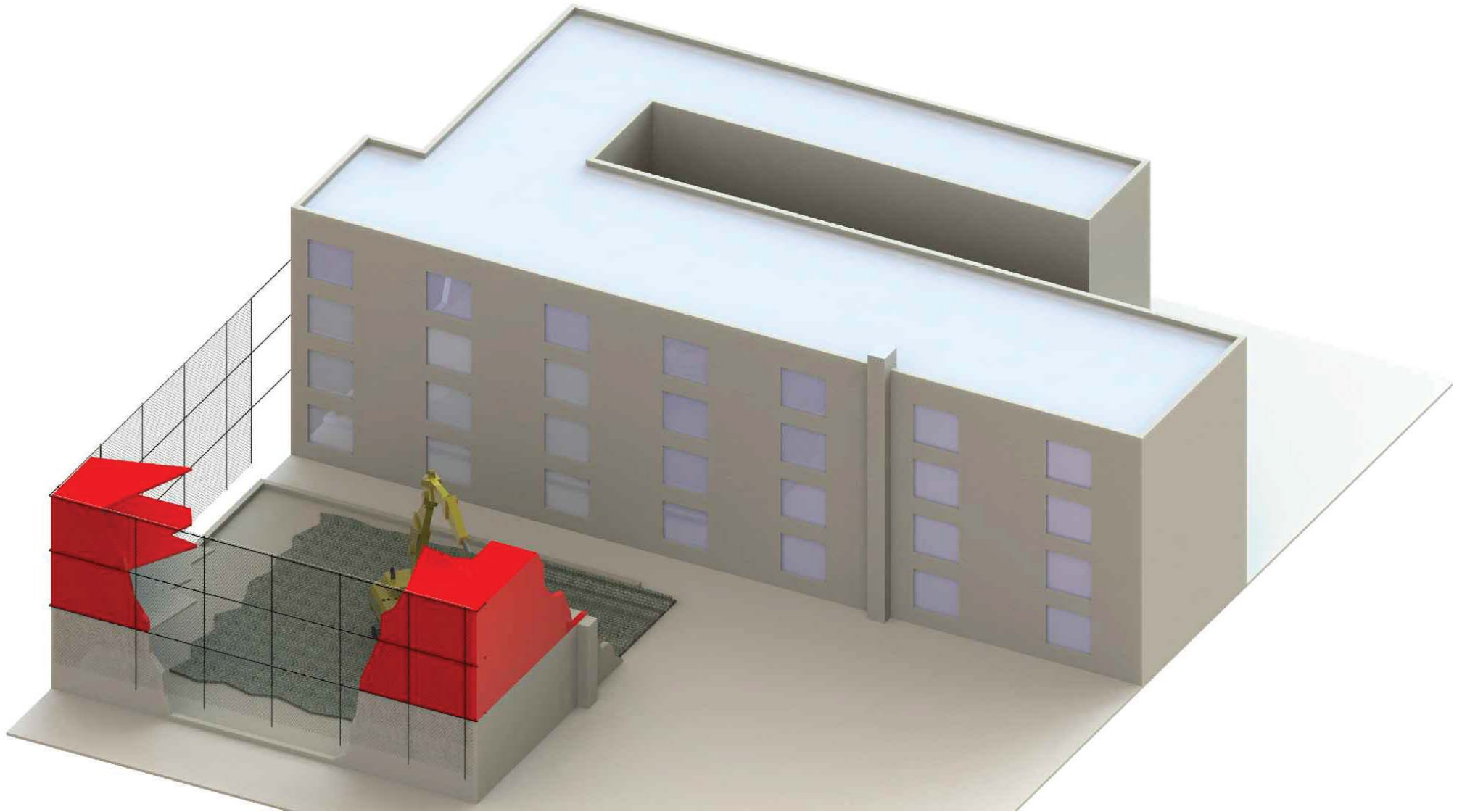


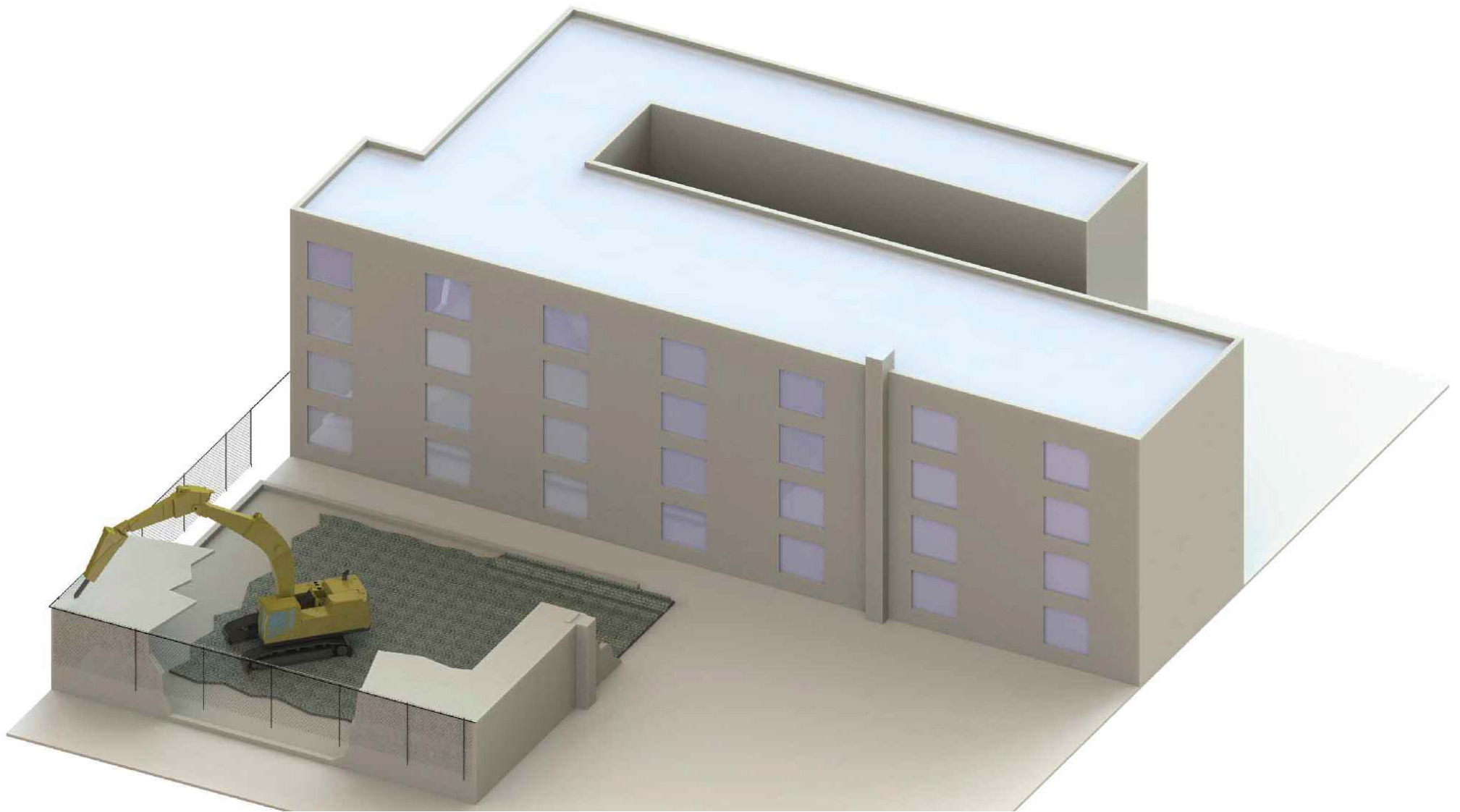


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3D SCHEMATIC STEP 16A

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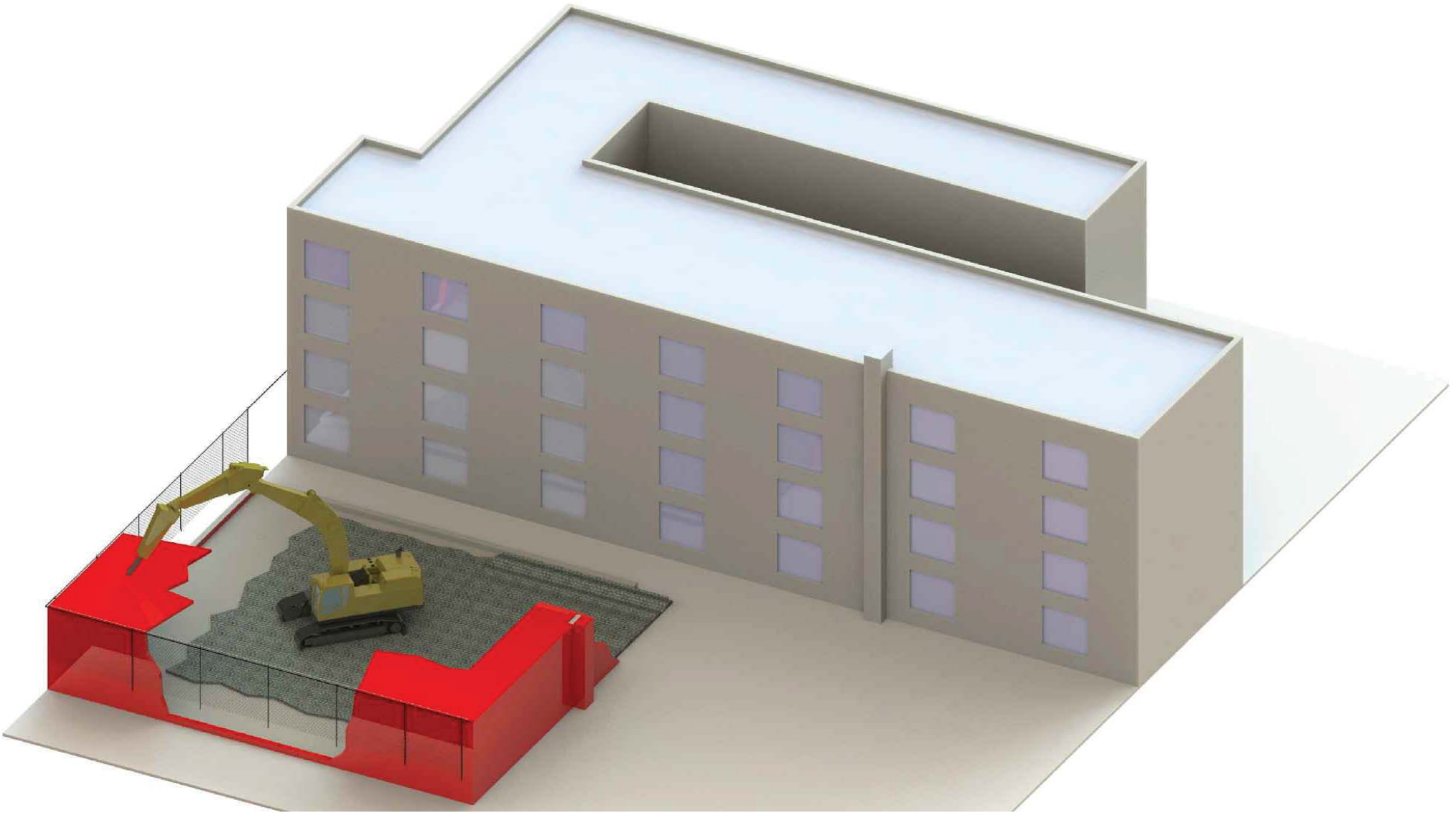


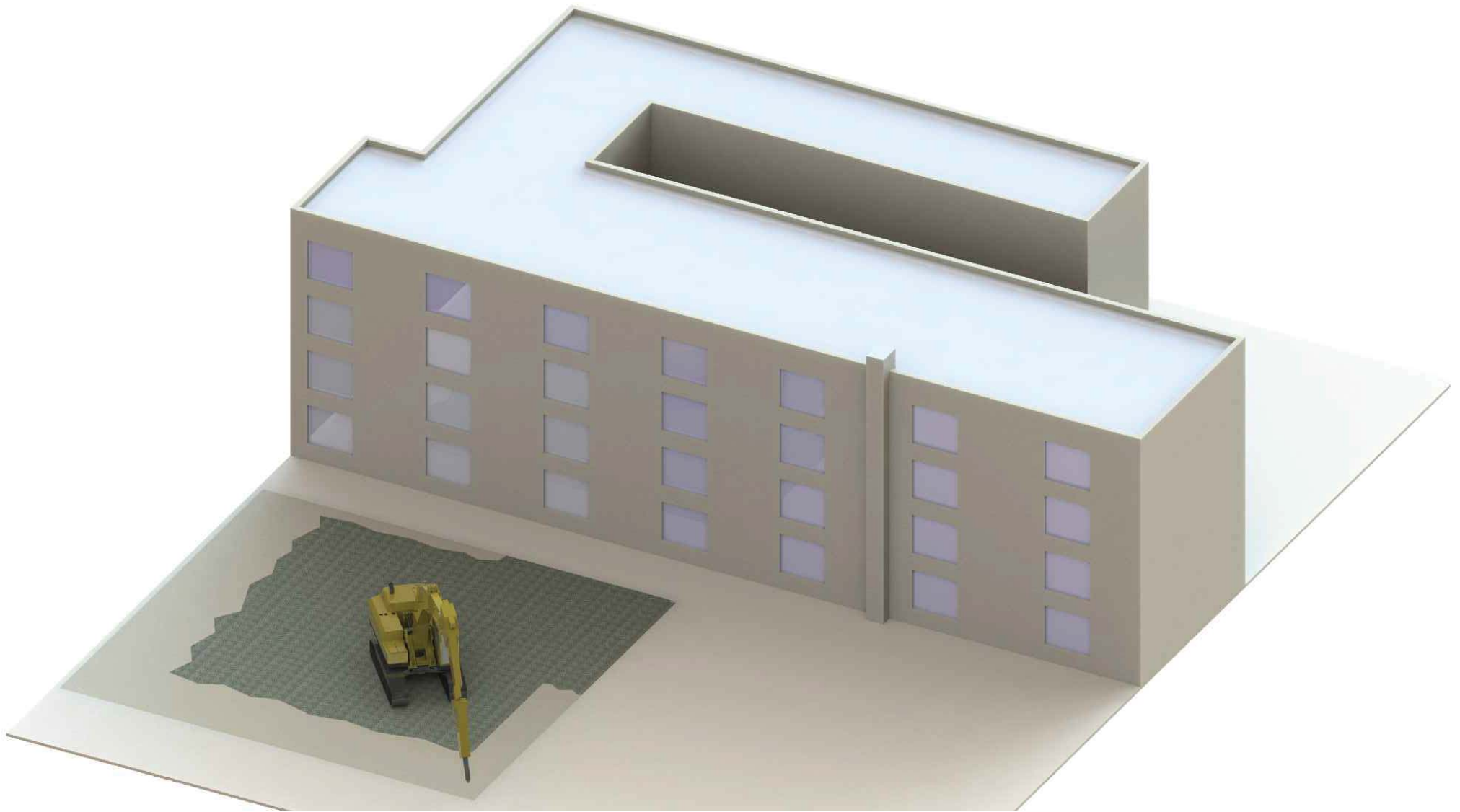


17A

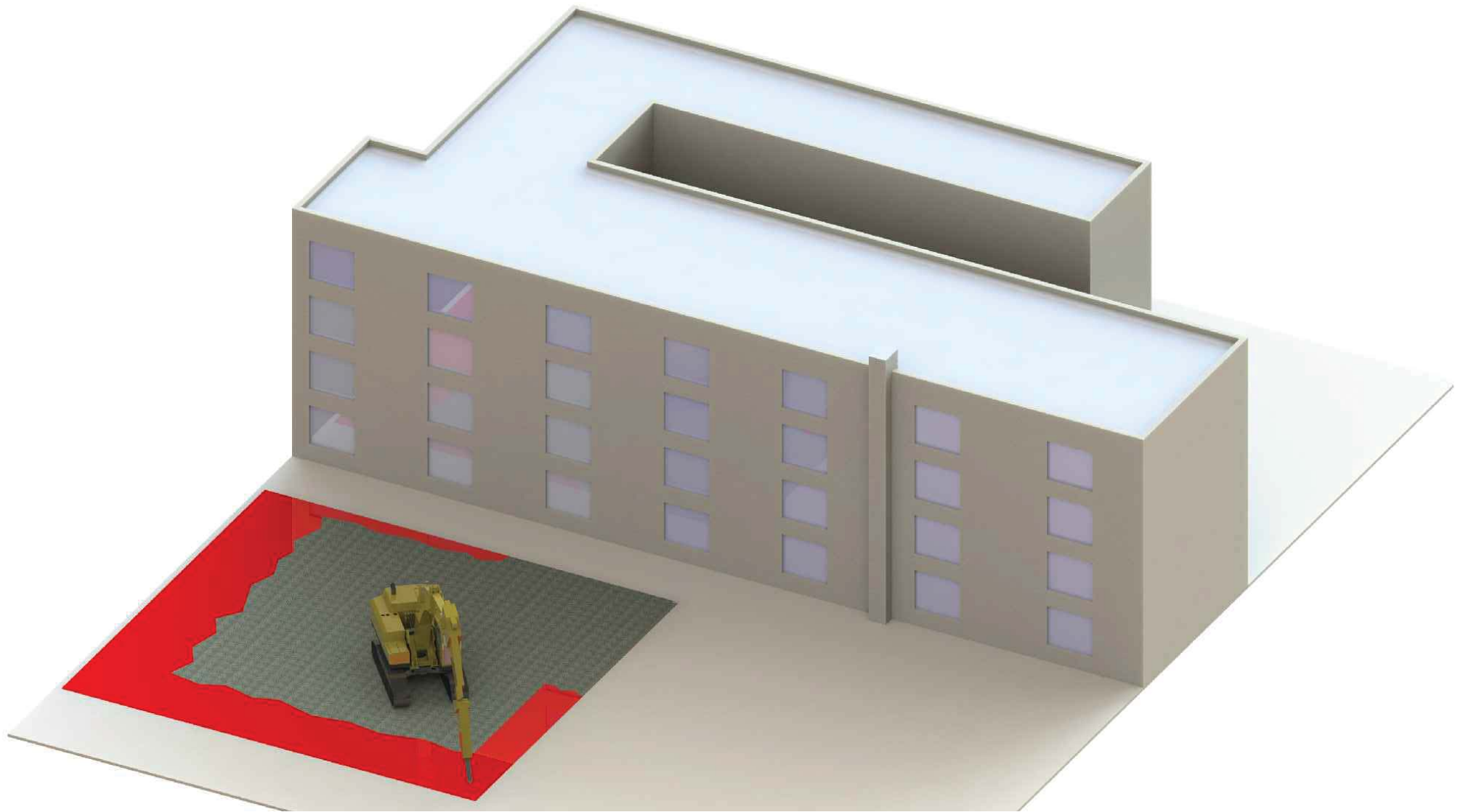
3D SCHEMATIC STEP 17A

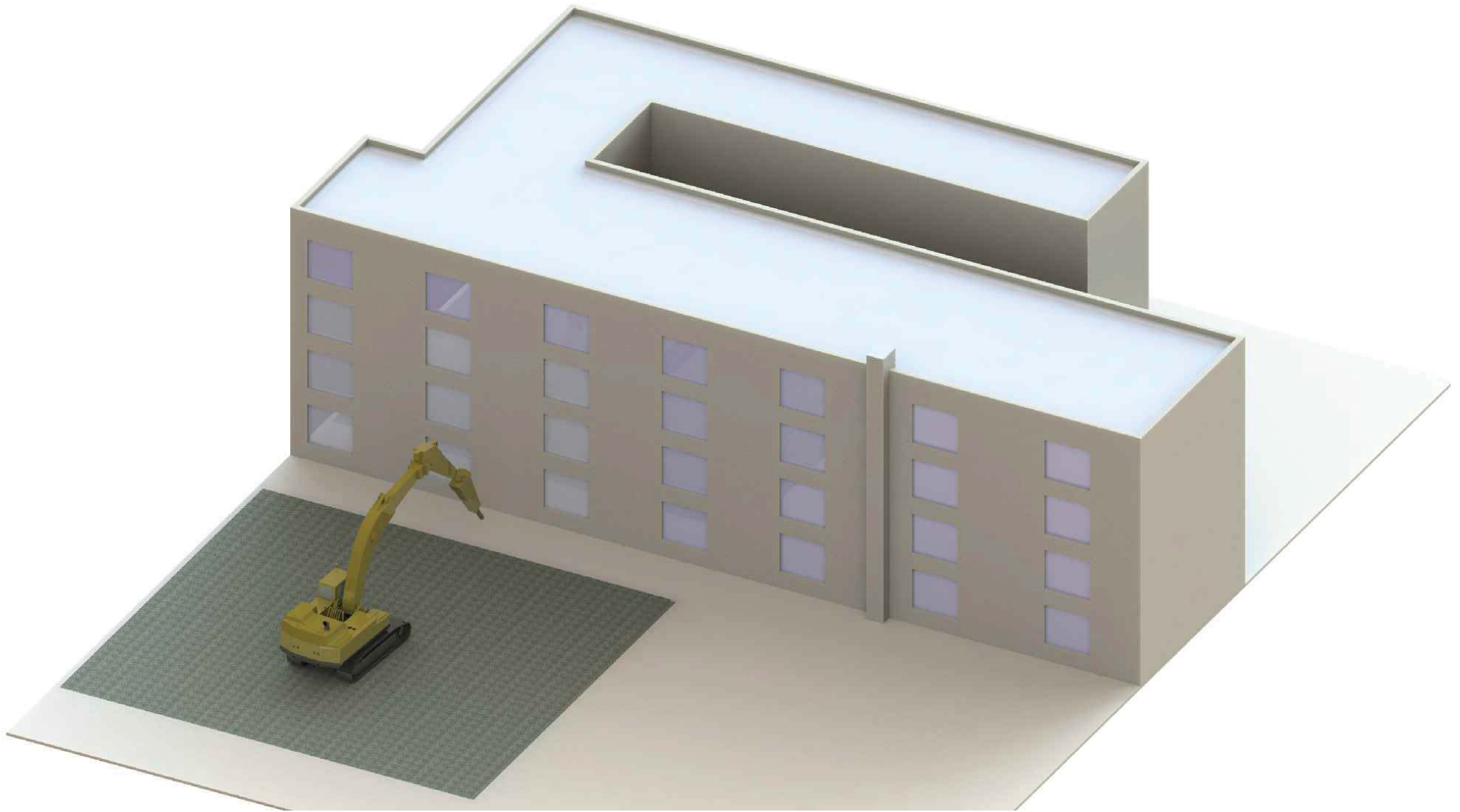
SCALE: NTS





18A **3D SCHEMATIC STEP 18A**
SCALE: NTS





19A **3D SCHEMATIC STEP 19A**
SCALE: NTS



City and Borough of Juneau
Engineering Department

155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: January 4, 2015

TO: Jerry Nankervis, Chair Public Works and Facilities Committee

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

RE: Franklin and Front Street Reconstruction Phasing Options

The public outreach and conceptual design phase of the Franklin Front Street Reconstruction project is complete. The primary products of this effort include a design recommendation report and schematic level design drawings.

If construction is to proceed as quickly as possible, the project could be broken into three phases:

Phase I: South Franklin St from Admiral Way to Front St, 3/17-6/17

Phase II: Front St, North Franklin St to 2nd St, 9/17-6/18

Phase III: Seward St from Front St to Marine Way, Shattuck Way, Municipal Way, 9/18-6/19

Public input has indicated a preference for a faster schedule with breaks during tourism season and winter months. The last time this area was fully reconstructed in 1985, crews worked double shifts for a total of 20 hours/day to minimize impact on businesses and the tourism industry. This schedule will involve overlap with the construction of the north berth of the cruise ship terminal; substantial completion is 5/5/17.

A slower schedule could break down each phase into blocks, with one block completed each year or in each shoulder season.

Project cost estimates for the larger phases are approximately \$2.0M per phase. We will be proposing funding for the first phase in the FY17 CIP with sales tax and Marine Passenger Fees.

Draft Project Phasing

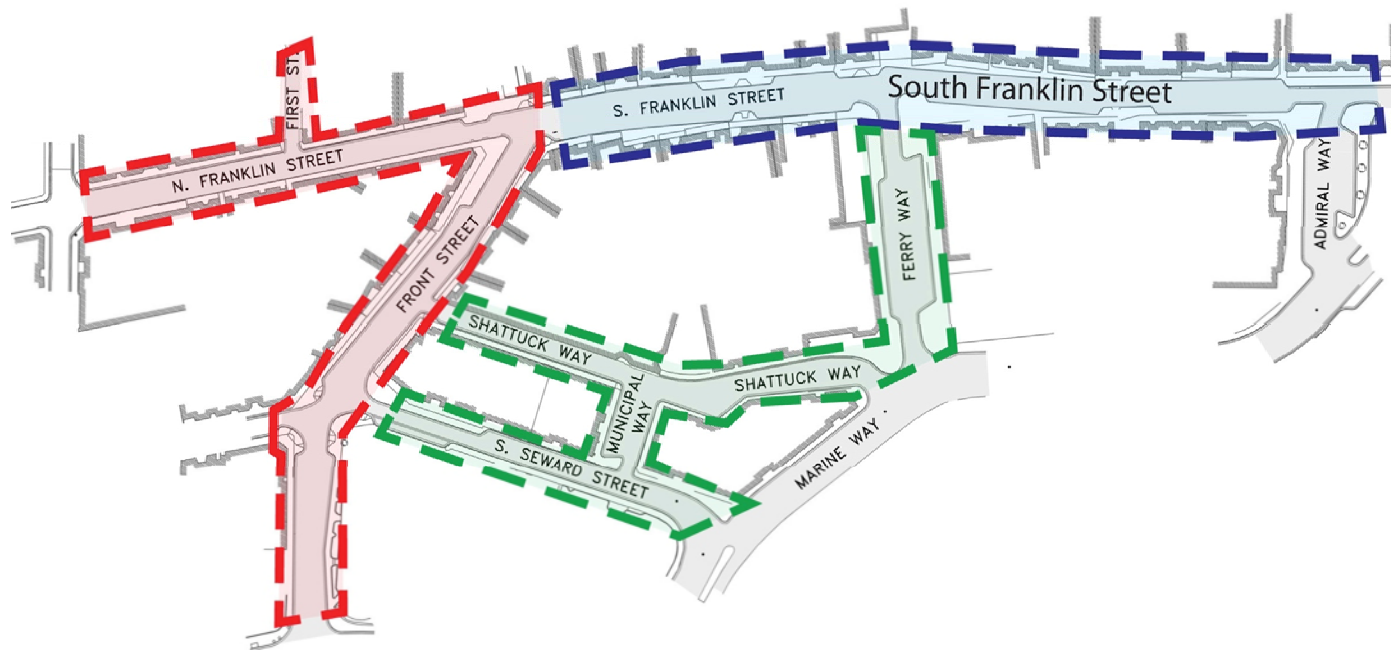
Phase 1
March 2017-June 2017



Phase 2
Sept 2017-June 2018



Phase 3
Sept 2018-June 2019





City and Borough of Juneau
Engineering Department

155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-0800 Facsimile: 463-2606

DATE: January 4, 2015

TO: Jerry Nankervis, Chair Public Works and Facilities Committee

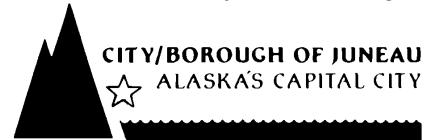
FROM: Michele Elfers, Chief Architect, Engineering and Public Works Department

RE: Capitol Landfill Update

Recently, the CBJ has received numerous complaints about the odor from the landfill. The complaints generally refer to stronger odors coming from the landfill and indicate that the odor is traveling farther to neighborhoods that have not previously been affected. Jim Penor, CBJ's Solid Waste coordinator has responded to each individual and he has also forwarded the comments to Waste Management.

Waste Management is currently drilling new wells to capture additional odorous landfill gases, but there is not a guarantee that this will completely solve the odor problem. The landfill mass continues to grow as Municipal Solid Waste (MSW) is deposited and decomposition of the mass will continue to generate gases. It is anticipated that as the mass of waste grows, odor management challenges will also increase. Juneau has the unfortunate characteristics of a high moisture environment which causes rapid decomposition and therefore rapid and elevated release of methane from MSW.

CBJ does not control or regulate the collection or disposal of the waste stream but we will continue to encourage Waste Management to find enduring solutions to this problem.

MEMORANDUM

TO: Rorie Watt, P.E.
Engineering Director

FROM: Greg Smith
Contract Administrator

Date: December 31, 2015

SUBJECT: Contracts Division Activity
November 20, 2015 through December 31, 2015.

Current Bids – Construction Projects >\$50,000

E15-237	Cope Park: Phase Two Improvements	UNDER PROTEST.
E16-083	Gastineau Apartments Demolition	Estimate \$1,200,000. 4 bids received. CBC Construction, \$1,366,743. NTP sent 11/10/15
E16-073	Meadow Lane Drainage Improvements	Estimate \$500,000. 7 bids received. Admiralty Construction, Inc. low bidder, \$369,112. NTP sent 12/8/15
E16-078	Augustus Brown Pool Digital Controls Conversion	Estimate \$275,000. 3 bids received. Behrend's Mechanical low bidder, \$278,084. Award in progress.
E16-077	Juneau Downtown Firehall Dormitory Renovations	Estimate \$295,000. 5 bids received. Island Contractors low bidder, \$252,305. NTP issued 12/16/15.
E16-126	Downtown Seawalk – Bridge to Gold Creek, Phase I	Estimate \$2,898,890. 6 bids received. McG Constructors low bidder, \$2,550,185. Award in progress.
E16-017	Stephen Richards Memorial Drive Reconstruction	Estimate \$774,000. Bids due 1/8/16.

Current RFP's – Services

RFP E16-103	Design Services for Stream Crossing Structures for West Douglas Road	2 proposals received. DOWL successful proposer. NTP sent 12/7/15.
E16-154	Design and Construction Administration for the JNU SREF Building	Proposals due 1/6/16.

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

RFP E16-084	Crow Hill Reservoir Fill Line Replacement	DOWL, \$47,470. NTP issued 12/9/15.
RFP E16-079	Design Services for Front Street Douglas Reconstruction	R&M Engineering, \$46,346. NTP issued 12/18/15.

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

RFP E15-148 (A)	Stabler Quarry Improvements	Arete Construction Corporation, \$49,675. NTP issued 12/29/15.
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Construction Change Orders (>\$20,000)

E14-051	CO 5 – Mendenhall Valley Public Library	Dawson Construction, \$43,109.67, processing.
E16-013	CO1 – Salt and Sand Storage Facility	Dawson Construction, \$59,046.68. Bonding letter sent 11/30/15.
E14-188	CO3 – Centennial Hall Roof Replacement	North Pacific Erectors, \$34,380. Bonding letter sent 12/1/15.

Contracts Division Activity
November 20, 2015 through December 31, 2015

Page 2

E15-224	CO 2 – Salmon Creek Water Filtration Plant	North Pacific Erectors, \$77,018. Bonding letter sent 12/14/15.
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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