

**JOINT ASSEMBLY SCHOOL BOARD FACILITY PLANNING  
COMMITTEE  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

JANUARY 13, 2022 12:00 PM

VIRTUAL MEETING ONLY

ZOOM MEETING ONLY [HTTPS://JUNEAU.ZOOM.US/J/88056408613](https://juneau.zoom.us/j/88056408613) OR: 1-253-  
215-8782 WEBINAR ID: 880 5640 8613

**I. CALL TO ORDER**

**II. WELCOME AND INTRODUCTION ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. ITEMS FOR ACTION**

**V. INFORMATION ITEMS**

**A. Roles and Responsibilities: Charter Review (13.8 & 13.9)**

**B. Status of Bond Funded Roof Projects**

**C. Review Deferred Maintenance List**

**D. Major Maintenance and Renovation**

- Marie Drake School
- Mendenhall River Elementary School

**VI. PUBLIC PARTICIPATION**

**VII. FUTURE MEETING DATES**

**VIII. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: [city.clerk@juneau.org](mailto:city.clerk@juneau.org)

**From CBJ Charter:**

**Section 13.8. Capital improvements.**

- (a) The board shall make recommendations to the assembly concerning the necessity for school construction and other capital improvements, site selection, employment of architects, and building plans. The board shall submit preliminary plans to the assembly for suggestions before recommending final plans.
- (b) Decisions by the assembly shall be final in all matters concerning school construction and other capital improvements, site selection, employment of architects, and building plans.
- (c) The assembly shall appoint a four-man committee from its membership which shall deliberate with the board in formulating all plans to be recommended under Section 13.8(a) of this Charter.

**Section 13.9. School maintenance.**

The board, unless specifically transferring such responsibilities to the assembly, shall provide custodial services and routine maintenance for school buildings and shall provide employees for these purposes. The assembly shall provide major maintenance and all rehabilitation, repair and construction of school buildings.



DATE: January 7, 2022

TO: Katie Koester, Director  
Engineering and Public Works

FROM: Jeanne Rynne, City Architect

SUBJECT: Dzantik'i Heeni Middle School Roof Funding Shortfall

**Executive Summary**

Three roof projects for Juneau School District were funded for a total of \$5 million as part of the \$15 million General Obligation Bond that passed in October of 2020. The three schools prioritized for reroofing were Sayéik Gastineau Elementary School (partial roof replacement), Riverbend Elementary School, and Dzantik'i Heeni Middle School. The Sayéik Gastineau roof replacement was completed in fall of 2021 below the estimated project budget. Bids opened for Riverbend Elementary School Reroof on December 14, 2021. While bids were competitive for today's market, the low bid was significantly higher than originally estimated during the development of the bond package. Consequently, \$1.4 million is needed to bid the Dzantik'i Heeni Middle School Roof Replacement project.

**Background**

The Sayéik Gastineau roof replacement was completed in fall of 2021. Bids opened on March 18, 2021 and were very competitive. There were three bidders and the low bid came in 60% below the architect's estimate. Consequently, the project was able to be completed at a total project cost of \$1 million.

Bids opened for the Riverbend Elementary School Reroof on December 14, 2021. In that time, the construction market has experienced significant escalation due to supply chain issues related to the COVID19 pandemic. The construction estimate for Riverbend at the time of the bond development was in the neighborhood of \$1.6-\$1.7 million. The architect's estimate at 95% complete construction documents was \$2.8 million. There were four bidders with the low bid coming in at \$2.4 million, approximately 20% below the architect's estimate. This puts estimated total project costs at \$2.9 million for the Riverbend Elementary Reroof project. This leaves slightly over \$1 million available for the last roof at Dzantik'i Heeni Middle School in the \$5 million bond program.

Dzantik'i Heeni Middle School Roof project was planned to go to bid in January 2022. The architect's construction estimate at 95% completion is \$1.8 million. Accounting for total project costs, \$2.3 million is needed to accomplish this project. This results in a funding deficit of \$1.3 million. Consequently, this project is now on hold.

JSD Reroof Projects	Total Projected Costs Original Estimate	Total Projected Costs - January 2022	Project Status
GASTINEAU	\$1,550,000	\$1,000,000	Completed
DHMS	1,250,000	\$2,361,000	Ready to Bid
RIVERBEND	\$2,200,000	\$2,967,000	Bid Award in Process
<b>Totals</b>	<b>\$5,000,000</b>	<b>\$6,328,000</b>	

**General Obligation Bond Funding**

**October 2020**

**\$5,000,000**

**Funding Shortfall**

**(\$1,328,000)**

JSD has requested this funding shortfall in their FY23 CBJ CIP request.

**Deferred Maintenance CIP Projects FY 22**

PROJECTED FUND BALANCE as of 11/1/21

Projects to be Prioritized with Remaining Fund Balance

<b>S102-02 (old CIP)</b>	\$ 3,279
<b>S102-05 (new CIP)</b>	\$ 739,480
<b>Deferred Maintenance Available Funds</b>	<b>\$ 742,759</b>

School	Project	Lead	Total Estimated Project Cost	Priorities 1-3	Cumulative Total	Priority	Description	Status/Notes
DW	HVAC monitoring system	JSD	\$ 50,000	\$ 50,000	\$ 50,000	1		Draft proposal by contractor.
JDHS	Aux gym light repair	JSD	\$ 30,000	\$ 30,000	\$ 80,000	2	There are no switches for these hi power light so they use the circuit breakers as switched, this is against code.	
MDAS	Sprinklers	JSD	\$ 50,000	\$ 50,000	\$ 130,000	3	Sprinkler heads in the build are original and well past there usable life span	
MDAS	Exterior Entry Improvements	CBJ	\$ 800,000		\$ 930,000	4	Initial planning and assessment. Concrete work, drainage improvements	This should be higher on the list, MD is looking rough

**TOTAL \$ 930,000 \$ 130,000**

**Variance from Available Funds: \$ (187,241) \$ 612,759**

**Future CIP Projects FY23 - FY28**

School	Project	Description	Lead	Estimated Cost	Estimated Year	Priority	Notes
RBES	Floor Covering Replacement	Issues with floor covering throughout facility. Flooring condition assessment in progress.	CBJ	\$ 1,000,000	FY 23	3	Flooring condition assessment currently in progress. Expect to have updated estimate by January 2022.
RBES	Gym Floor	Bubbling is occurring in the gym floor creating a tripping hazard				3	Part of flooring condition assessment noted above.
JDHS	Boiler exhaust stack	Replace				4	Exhaust is falling apart
MDAS	Paint Exterior	Paint Exterior				5	exterior of this building is in horrible shape and requires some TLC
RBES	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$ 546,184		6	These need to be more of a priority
FDMS	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$ 603,888		7	These need to be more of a priority
HVES	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$ 464,030		8	These need to be more of a priority
GVES	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$ 367,500		9	These need to be more of a priority
MD	LED Retrofit	Retrofit/Replace current fixtures to LED	JSD			10	Energy saver and reduction of fire hazard.
JDHS	Sump Pumps	Replace as noted in 03/2020 Condition Survey	JSD	\$ 30,000		11	Two pumps
MRCS	Boiler Room Renovation	Boiler Replacement	CBJ	\$ 900,000		11	Fall: planning and design. Following summer: construction
FDMS	Metal Cladding at Fascia	North wall, initial planning and assessment	CBJ	\$ 125,000		12	Cost comparison: painting vs. metal siding
JDHS	Boiler Room Renovation	Boiler Replacement	CBJ	\$ 1,471,250		13	Per Assessment report, construction only. Evaluating option for District Heat
MRCS	Gym floor replacement	Initial planning and assessment.	CBJ	\$ 200,000		14	
TMHS/ JDHS	Consolidate food storage	Add freezer unit for long term food storage to eliminate rental food storage. Initial planning.	JSD	\$ 50,000		15	Rental situation stable and adequate.
DHMS	Commons Window Replacement	Replace Commons windows.	CBJ	\$ 115,000		17	
MRCS	Restroom Renovation	Upgrade MRCS restrooms	JSD	\$ 600,000		18	Total 1212 sq ft. Cost approx. \$450 sq ft.
DHMS	Toilet Partition Replacement	Replace toilet partitions.	JSD	\$ 15,000		19	
MRCS	Carpet Replacement	Initial planning and assessment.	CBJ	\$ 475,000		20	
FDMS	Adair Kennedy Track Surfacing		CBJ	\$ 600,000		21	

DO (District Office)	HVAC	Lack of ventilation: Upstairs is always hotter than down and uncomfortable in the summer (75+ deg). Downstairs is too cold in the winter (mid 60 deg)					Building has no ventilation. Building has had several uses over time.
JDHS	Elevator	Updated estimate 04/02/19. Modernization (replace more parts) cost estimated at \$100,000. Building has two elevators.					Dan to investigate.
JDHS	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$	1,950,300		These need to be more of a priority
TMHS	DDC Replacement	DDC replacement throughout the facility.	CBJ	\$	1,179,234		These need to be more of a priority
All	UV Lights in HVAC	UV Lights in HVAC system.	CBJ	\$	1,200,000		If for air purification, may want to consider bi-polar ionization as well.
JDHS	Secure entryway	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					
JDHS	Cooking class Kitchen upgrade	Cooking classroom is not compliant with code requirement, and should be update to meet the fire and safety standards.					
JDHS	Stage Rigging upgrade	Usefull life of equipment is 25 years, equipment was installed in 83. rigging equipment should be replaced.					
TMHS	Cooking class Kitchen upgrade	Cooking classroom is not compliant with code requirement, and should be update to meet the fire and safety standards.					
FDMS	Generator Transfer switch	There is generator but no automatic transfer switch					Generator is currently manually switched over during power outages.
FDMS	Cooking class Kitchen upgrade	Cooking classroom is not compliant with code requirement, and should be update to meet the fire and safety standards.					
DHMS	Secure entry way	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					
DHMS	Cooking class Kitchen upgrade	Cooking classroom is not compliant with code requirement, and should be update to meet the fire and safety standards.					

MDAS	Windows	Windows are at the end of there use life and have frequent malfunctions					
MDAS	Secure entry way	Create a secure entryway to contain visitors to the Scholl and keep building occupants safe in event of an emergency situation.					
MDAS	Cooking class Kitchen upgrade	Cooking classroom is not compliant with code requirement, and should be update to meet the fire and safety standards.					
SGCS	Library curtain replacement	The current widow covering is not flame resistant and does not work. Replacement is required.					
SGCS	Back up generator	Install Backup generator system					
SGCS	Secure entryway	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					
SGCS	Exterior lighting upgrade	Install LED security light on the entire Exterior of the building					
GVES	Back up generator	Install Backup generator system					
GVES	Dielectric Union Replacement for heating system	the insulators in the dielectric unions for the heating system are at the end of the useful life cycle and need to be replaced. They leak quite often					
GVES	Secure entryway	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					
GVES	Upgraded roof drainage						
GVES	exterior lighting upgrade	Install LED security light on the entire Exterior of the building					
MRCS	Back up generator	Install Backup generator system					
MRCS	Secure entry way	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					
MRCS	Exterior lighting upgrade	Install LED security light on the entire Exterior of the building					
ABES	Back up generator	Install Backup generator system					
ABES	Secure entryway	Create a secure entryway to contain visitors to the school and keep building occupants safe in event of an emergency situation.					

RBES	Library Window replacement					Windows are cloud and unusable and need to be replaced
RBES	Exterior lighting upgrade					Install LED security light on the entire Exterior of the building

**GRAND TOTAL: \$ 11,992,386**

# City & Borough of Juneau Legislative Priorities Project Nomination Form

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Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M  
 YES    NO
  - B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years?     YES    NO
  - C. Will the project provide broad community benefit?     YES    NO
- 

*If you were able to answer YES to all three questions, please provide additional information:*

1. Project title (Suggested heading):

Marie Drake Renovation

2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the community. Are there any green or sustainability elements to the project? What sector/s of the community will this project benefit?

Marie Drake School was originally constructed as a junior high school in 1965. Use of the building as a middle school was discontinued in 1994 with the opening of Dzantik'i Heeni Middle School. Since that time, the facility has housed a variety of high school, elementary school, and other school district programs. It served an essential function during a period of overcrowding at J-D High School several years ago. Completion of the Thunder Mountain High School and renovation of the Harborview Elementary School now provides the Juneau School District with an opportunity to assess the long term use of Marie Drake.

The facility is "wedged" between two existing school facilities: Harborview Elementary to the south and J-D High School to the north. The total land area is very limited because the building footprint takes up over half of the 2-acre site. Future programs in this building will need to consider the limited outside land available. Adjacent playgrounds and open spaces provide limited opportunities for shared use; dedicated outside spaces for Marie Drake are not feasible.

Since this project is in the planning stages, therefore; no green or sustainability elements have been identified to the project.

The sector of the community that will benefit is the families of Juneau.

3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

A condition survey, completed by Jensen Yorba Lott in 1999, identified general code deficiencies and deteriorated systems and components. Although many systems and components require replacement or upgrades, this report indicated that the original building, constructed primarily of concrete and steel, remains structurally sound. The 1984 library addition is also sound, but has an exterior insulation and finish system (EIFS) that was showing significant deterioration at the time of the report. The generally sound condition of the

building structural system is a compelling reason to consider a roof replacement occurred in 2002, and the PVC roofing membrane system is expected to last up to 30 years.

The School District is initiating the planning, educational specifications, and conceptual design process with Jensen Yorba Lott of Juneau. Although this work is just beginning, JYL has provided a very preliminary construction cost estimate of \$31,000,000 to complete a major renovation and functional realignment of the Marie Drake building to house the anticipated programs.

4. Project support. Is the project supported in CBJ or other Area plans (List where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy).

This project is currently listed in the Juneau School District's 6-year Construction in Process that has been submitted to the State of Alaska, Department of Education and Early Development.

5. Goal of project. In one sentence or less, state the goal of the project. For example "economic development" or "improve non-motorized transportation routes."

The focus of this project will be to efficiently and cost effectively re-align Marie Drake to appropriately support the Yaakoosge Daakahidi High School and Montessori School, as well as other district programs and activities, for the long term.

6. O&M. Who is responsible for operations and maintenance upon completion of the project?

Juneau School District

7. Project cost:

A. TOTAL COST (including funds already secured) = \$37,000,000

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$3,000,000      Construction costs = \$34,000,000

8. Timeline: Indicate when you hope to complete each phase of the project. Keep in mind that the Legislative Priorities will not be published until February. Legislative funding from the state would not be available until the start of the following fiscal year (July).

A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

For construction projects:

B. Preconstruction phase to be completed by July 2023.

C. Construction phase to be completed by July 2024.

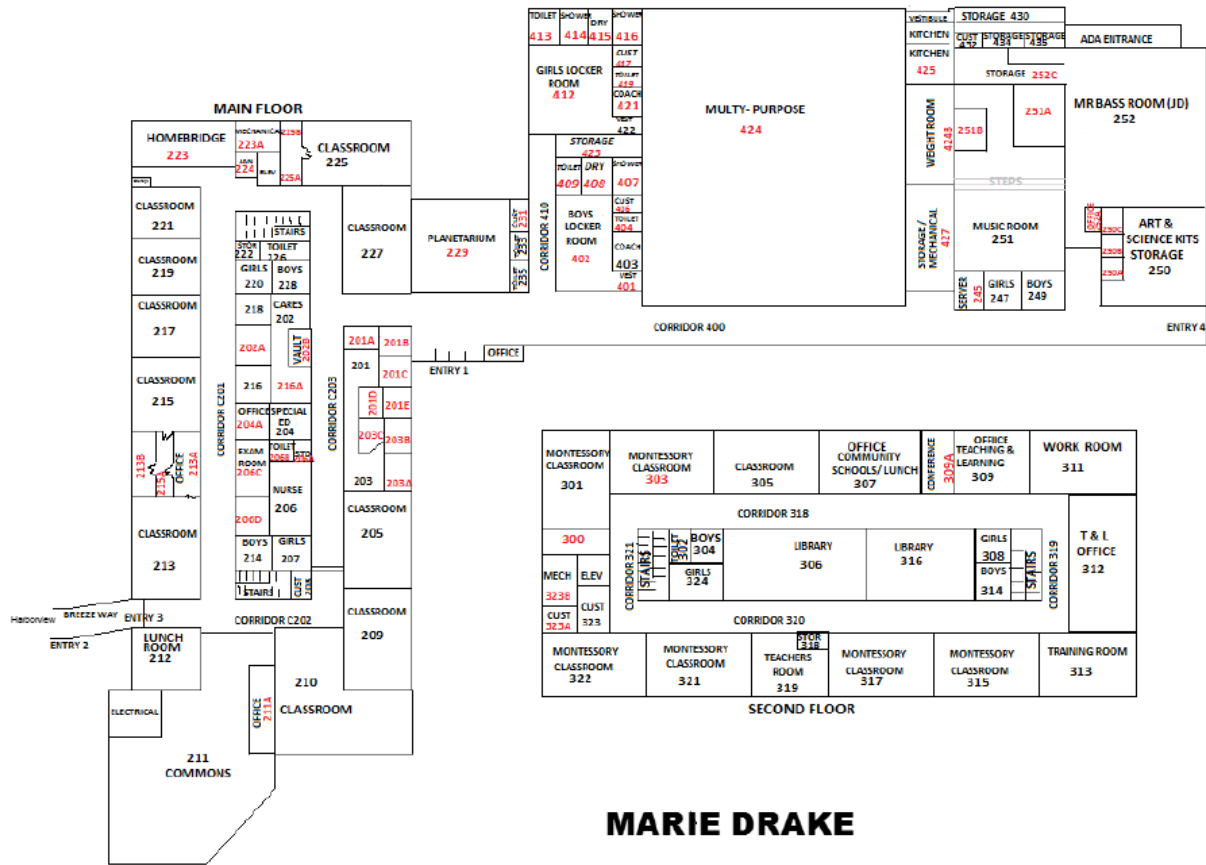
9. Physical Location. Please provide the address or physical description of where the project is located.

1415 Glacier Avenue

10. Please provide a photo, drawing, map, or other graphical representation. Page 1 of 15



*For more information, call Katie Koester at 907-586-0800 or email [katie.koester@juneau.org](mailto:katie.koester@juneau.org)*



8. Contact Information

Cassee Olin  
 Director of Administrative Services  
 Juneau School District  
 10014 Crazy Horse Drive  
 Juneau, AK 99801  
 Phone: 907-523-1770  
 Email: cassee.olin@juneauschools.org

# City & Borough of Juneau Legislative Priorities Project Nomination Form

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Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M  
 YES    NO
  - B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years?     YES    NO
  - C. Will the project provide broad community benefit?     YES    NO
- 

*If you were able to answer YES to all three questions, please provide additional information:*

1. Project title (Suggested heading):

Mendenhall River Renovation

2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the community. Are there any green or sustainability elements to the project? What sector/s of the community will this project benefit?

Mendenhall River Community School is a 58,000 sq ft structure built in 1983. A facility survey needs study noted the need to address many of its end of life cycle issues, including electrical, plumbing, exterior envelop and sidewalks. One critical issue is the school does not have a dining space; instead it uses the gym which limits physical activity classes causing difficulty in complying with the recent physical activity legislation. Board approved elementary school education specifications call for a separate dining space.

Since this project is in the planning stages, therefore; no green or sustainability elements have been identified to the project.

The sector of the community that will benefit is the families of Juneau.

3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

In 2013 a conditions survey was done on Mendenhall River Community School. The survey found that many of the systems in the building have reached their useful life. There has been no other progress made in regards to this project.

4. Project support. Is the project supported in CBJ or other Area plans (List where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy).

This project is currently listed in the Juneau School District’s 6-year Construction In Process that has been submitted to the State of Alaska, Department of Education and Early Development.

5. Goal of project. In one sentence or less, state the goal of the project. For example “economic development” or “improve non-motorized transportation routes.”

The goal of this project will be to efficiently and cost effectively renovate Mendenhall River Community School so that the facility has the necessary systems to run.

6. O&M. Who is responsible for operations and maintenance upon completion of the project?

Juneau School District

7. Project cost:

A. TOTAL COST (including funds already secured) = \$21,000,000

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$1,500,000      Construction costs = \$19,500,000

8. Timeline: Indicate when you hope to complete each phase of the project. Keep in mind that the Legislative Priorities will not be published until February. Legislative funding from the state would not be available until the start of the following fiscal year (July).

A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

For construction projects:

B. Preconstruction phase to be completed by July 2023.

C. Construction phase to be completed by July 2024.

9. Physical Location. Please provide the address or physical description of where the project is located.

9001 Mendenhall Loop Road

10. Please provide a photo, drawing, map, or other graphic image if possible.

