

# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE AGENDA

#### December 18, 2023 at 12:10 PM

#### Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/91849897300 or 1-669-900-6833 Webinar ID: 918 4989 7300

#### A. CALL TO ORDER

#### B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

#### C. ROLL CALL

#### D. APPROVAL OF AGENDA

#### E. APPROVAL OF MINUTES

1. November 6, 2023 Regular Meeting Minutes

#### F. ITEMS FOR ACTION

- 2. FY2025 Draft Legislative Capital Priorities
- 3. Safe Streets and Roads for All (SS4A) Planning Grant Appropriation \$86,000 (Lemon Creek)
- 4. JCOS Request for Greenhouse Gas (GHG) Emissions Inventories
- 5. Centennial Hall Next Steps

#### G. INFORMATION ITEMS

- 6. Capital Civic Center
- 7. Parking Access & Revenue Control System Implementation
- 8. Telephone Hill Redevelopment Study
- 9. Juneau Douglas North Crossing (JDNC) Project Update
- 10. Zero Waste Update

#### H. PWFC 2023 ASSEMBLY GOALS

11. PWFC Milestones for 2023 Assembly Goals

#### I. CONTRACTS DIVISION ACTIVITY REPORT

12. October 31, 2023 to December 11, 2023

#### J. NEXT MEETING DATE

13. January 29, 2024

#### K. 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.gov.

# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES - DRAFT



#### November 06, 2023 at 12:10 PM

#### Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/91849897300 or 1-669-900-6833 Webinar ID: 918 4989 7300

#### **A. CALL TO ORDER** – 12:10 P.M.

B. LAND ACKNOWLEDGEMENT - read by Ms. Hughes-Skandijs

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL – Members Present: Chair Bryson; Ms. Hughes-Skandijs; Ms. Adkison; Mr. Kelly

Staff Members Present: Denise Koch, EPW Director; Breckan Hendricks, EPW Admin Officer; George Schaaf, P&R Director; Carl Uchytil, Port Director; Bridget LaPenter, EPW General Engineering Chief; Dan Bleidorn, Lands Manager; Ashley Heimbigner, EPW Grants Manager;

D. APPROVAL OF AGENDA - No changes or comments

#### E. APPROVAL OF MINUTES

1. September 18, 2023 - Regular Meeting

No comments or changes, minutes approved as submitted

#### F. ITEMS FOR ACTION

2. Alaska Department of Transportation (ADOT) FY2024 Human Services Transportation Services Grant

Director Koch presented the CBJ has been awarded a grant in the amount of \$86,250 for the purchase of a replacement ADA taxi. The required match will be provided by SAIL (Southeast Alaska Independent Living).

Mr. Kelly noted 50% of SAIL consumers are beneficiaries of the Mental Health Trust and asked if that is a requirement of the grant. Joan O'Keefe, SAIL Executive Director, explained that is not a requirement.

Ms. Hughes-Skandijs asked how often the ADA taxis were utilized to serve outside of Capital AKcess boundaries.

Ms. Hughes-Skandijs moved that the Public Works and Facilities Committee direct staff to draft a resolution supporting the SAIL replacement ADA taxi for the FY24 DOT Human Services grant for the November 13, 2023, Assembly meeting.

#### No objection, motion passed

3. Adair-Kennedy Memorial Park Ballfield and Track Bond-Funded Improvements

Ms. Koch presented the total costs to design and complete this project exceeds the \$5M GO bond funding approved in 2022. Parks & Rec recommends proceeding with the ballfield turf project knowing there is not enough left over for the track improvements.

Mr. Kelly asked what sort of public outreach had been done and what sort of response did they receive concerning the projects.

#### Minutes Page 2 of 4

George Schaaf, CBJ Parks & Recreation Director explained the 2018 Adair-Kennedy master plan was updated in 2020 to address neighbor concerns. There were no concerns expressed regarding the artificial turf field. Concerns were received regarding tree-cutting. Any tree removal will be with the aim of preventing damage to the field or the fence due to tree and branch fall hazards, reducing organic debris falling on the turf and to allow natural light to encourage growth earlier in the spring.

Ms. Adkison moved that the Public Works and Facilities Committee support the decision to proceed with bidding and constructing of the Adair Kennedy Ball Field Artificial Turf Project with the understanding that the Adair Kennedy Track Replacement Project will require additional funds to complete.

#### No objection, motion passed

4. Harbors CIP Establishment and Funds Transfer to Cruise Ship Dock Safety Railing (\$500K)

Ms. Koch presented the memo requesting a transfer of \$500,000 from Docks fund balance into a new CIP to install additional safety railing along the CBJ docks/seawalk.

Mr. Kelly noticed the packet estimated phase one of the project would cost \$505,000 and asked about the \$5,000 discrepancy.

Carl Uchytil, Port Director, said the \$505,000 was based on a rough estimate. However, they felt they could safely transfer \$500,000 and complete the project.

Mr. Kelly asked if the \$500,000 would be enough to provide for contingency or overruns. Mr. Uchytil said they expected it to be. If there are small overruns, they can cover those costs from operations.

Mr. Kelly asked how high the railing would be. Mr. Uchytil said the industry standard is 36 inches. The guardrail is intended to keep small children and pedestrians from falling over the seawalk but it will not be high enough to keep persons intent on jumping from doing so.

# Mr. Kelly moved that the Public Works and Facilities Committee transfer \$500,000 from the Docks fund balance to a CIP for Cruise Ship Dock Safety Railing for the November 13, 2023, Assembly meeting

Ms. Hughes-Skandijs objected saying she understands it is a safety concern but she has a problem with the price tag and she isn't sure they entire length needs to be fenced.

Ms. Hughes-Skandijs removed her objection.

#### No objection, motion passed

5. CBJ Office Space -

Ms. Koch presented the memo concerning CBJ Office Space. Her recommendation is to issue an RFI and ask for public response.

Mr. Bryson recommended the committee provide suggestions on how to move forward. Ms. Hughes-Skandijs suggested the RFI include breakdown of available spaces by the number of offices they can provide.

Mr. Kelly asked for the timeline of lease negotiations. Mr. Bleidorn, CBJ Lands Manager, said he will begin reaching out to building owners in December. He estimated contracts would be ready for signatures around April or May. Ms. Adkison expressed concerns with the possibility that any new properties the CBJ enters could displace state employees thereby giving opportunity for more state positions to leave CBJ. Ms. Koch explained that was a concern but it was her hope that with the RFI, they could learn whether there were any state offices in a building or if the state was in competition when considering purchasing a property.

Engineering & Public Works was directed to go forward with the RFI.

6. Long-term Follow-up to 08-05-2023 Jökulhlaup and Mendenhall River Flood Event -

Ms. Koch summarized the memo regarding the Jökulhlaup event and described related grant opportunities. Specifically, she is requesting the PWFC approve a letter of support for the Southeast Alaska Watershed Council NOAA grant application.

#### No objection, motion passed.

#### G. INFORMATION ITEMS

7. Juneau Douglas North Crossing Project Update -

Bridget LaPenter, EPW General Engineering Chief, presented an update on the project. She explained the CBJ has been awarded a RAISE (Rebuilding American Infrastructure Sustainably and Equitably) grant of almost \$17M which the assembly has accepted and approved \$877,000 in matching funds. With the help of Senator Murkowski, the CBJ has also received \$7M in congressionally directed spending. At the time of accepting those funds, they were not aware of a 9.03% match requirement. As a result, EPW is working on a memorandum of agreement between AKDOT and CBJ to split the cost.

Mr. Kelly asked when the housing analysis study would be completed and what other opportunities would there be for public comment. Ms. LaPenter expects the study to be completed by the end of the calendar year and public comment would be after the PEL (Planning and Environmental Linkages) is completed in early 2024.

Ms. Adkison asked if the State DOT portion of the match is already budgeted. Ms. Koch said it is in the STIP (Alaska Statewide Transportation Improvement Program).

#### 8. EPW Grants Strategy Update

Ms. Koch updated the PWFC on the status of grants EPW is seeking. In particular, she described the \$17M RAISE grant and a non-monetary grants from DOE (Department of Energy) to provide consulting regarding thermal destruction technologies and PFAS in biosolids.

#### 9. FY2025 Draft Legislative Capital Priorities

Ms. Koch summarized the FY24 list with new projects. Staff has sent this to the various boards/commissions for their feedback and their top two priorities. Input from the boards and commissions are due by December 1. When that is received, staff will compile the results. Then that comes to the Assembly for ranking. At the end of the process, the list is forwarded to the state and federal delegations.

Mr. Kelly noted the bond funding for the Capital Civic Center project was rejected by voters. If the legislature moves on this, would CBJ need to provide additional funds? Ms. Koch answered they are anticipating a partnership with the community advocate organization. She expects that to come before the committee soon.

#### 10. Transit Update for Drivers and Route Reactivation

Ms. Koch announced Capital Transit has been able to hire more drivers and reinstate routes 5 and 6. They have also added earlier morning service to routes 1 and 4 to accommodate commuters. There is one electric

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bus in the fleet. It has been out of service for nearly a year. Going forward, they have entered a contract to order 7 electric buses from GILLIG and they expect these to be more reliable.

11. On-Bill Financing and Heat Pumps - This was topic was tabled. meeting

#### 12. Solid Waste Update & Juneau's Waste 101 -

Ms. Koch explained Juneau does not control its own waste stream. Private companies control waste hauling and the landfill. CBJ has taken action to look for zero waste options. We have hired Cascadia company to do a waste characterization study. They will sift local trash to see what the community throws away and how much of that could be recycled or composted instead.

Other upcoming activities include education outreach to the public to keep FOG (fats, oils, and grease) waste from going down the drain pipes, and CBJ is partnering with Juneau Composts! to compost pumpkins that are collected at RecycleWorks.

#### H. PWFC 2023 ASSEMBLY GOALS

13. PWFC Milestones for 2023 Assembly Goals - no questions

#### I. CONTRACTS DIVISION ACTIVITY REPORT

14. September 13, 2023 - October 30, 2023 - no questions

#### J. NEXT MEETING DATE

Next Regular Meeting will be December 18, 2023

#### K. ADJOURNMENT -

Having no other business, the meeting adjourned at 1:30 PM.

Respectfully submitted by Kathleen Jorgensen Business Assists (907)723-6134 M

Section F, Item 2.



Marine View Building, Juneau, AK 99801 907-586-5254

**Engineering & Public Work** 

# MEMORANDUM

DATE:	December 18, 2023
то:	Chair Bryson and the CBJ Public Works and Facilities Committee
FROM:	Denise Koch, Engineering & Public Works Director
SUBJECT:	FY2025 Draft Legislative Capital Priorities

The purpose of this memo is to shepherd the FY2025 Draft Legislative Capital Priorities list to the next phase, Assembly ranking. To do that, PWFC needs to agree on a list to forward to members. The process and schedule for Legislative Priorities were shared at the November 6 PWFC meeting. All 40 advisory boards and commissions were invited to provide input to the committee on the draft priorities, including proposing new projects for your consideration.

The condensed draft list attached takes all that input into account. Changes from the comprehensive FY2025 DRAFT provided at the November 6 meeting include:

#### **REMOVING:**

• **Bartlett Aurora Behavioral Health Center**. The Bartlett Regional Hospital (BRH) Board of Directors requests that this project be removed for consideration for the FY25 list as it has been completed and is no longer a capital priority.

ADDING: (Boards were asked to support/recommend up to two projects. The top two submissions are listed below and included in the attached draft)

- Bartlett Emergency Department (ED) Renovation/Expansion. (#1 priority of BRH Board)
- Shore Power at Dock 16B. (#1 priority of Juneau Commission on Sustainability, last included in FY23 LCP list<sup>1</sup>)
- Eaglecrest Employee and Tourism Workforce Housing. (#2 priority of Eaglecrest Board)

**Other projects not on this list.** The direction to boards and commissions clearly stated to support/submit no more than 2 projects. However, in the case where a body submitted more than two, new projects were only included in your draft list if the body ranked them in their top two. For example, the Parks and Recreation Advisory Committee submitted the Capital City Community Center as their 4<sup>th</sup> priority and the Planning Commission listed a Deferred Maintenance fund as their 3<sup>rd</sup> priority. Correspondence from the boards and commissions listing all stated priorities is included in your packet and will be passed on to the full body.

#### How will CBJ use this list?

This list is submitted to the state and federal delegation annually. It also informs staff on what projects to spend energy on because the Assembly has ranked them highly. The list will be submitted as adopted by the Assembly (with backup provided in the full Legislative Capital Priorities booklet) to the State delegation. However, it is not as straightforward with the Federal delegation. Only certain budget subaccounts are eligible for congressionally directed spending. Historically this has included

<sup>&</sup>lt;sup>1</sup> FY23 Shore Power at Dock 16B project description provided on page 10 of the adopted FY2023 CBJ Legislative Capital Priorities List linked here: https://juneau.org/archive/entry/82084

Transportation, Environmental Protection Agency, Housing, and Economic Development. While guidance on the FY25 CDS process has not yet been released, and changes in congressional leadership and funding sources could similarly change which projects are most competitive, we can make educated guesses based on FY24 guidance. CBJ staff will work closely with our lobbyist, Katie Kachel, to advance the top priorities on this list in the most competitive way possible, taking into account available funding and spheres of influence of our delegation.

#### **Next Steps?**

After PWFC edits, amends, and hopefully passes the list, Engineering & Public Works will distribute it to the Assembly for ranking over the holidays. The packet will include instructions and backup material provided by the boards and commissions. Members have until December 29<sup>th</sup> to submit their priorities, which will then be reviewed at the Finance Committee on January 10<sup>th</sup> before adoption by the body at the January 29<sup>th</sup> COW. Materials will be provided electronically and in hard copy.

**Requested Action:** Make decisions on whether to remove and add projects as recommended by boards and commissions. Make any other desired changes. Approve the list to distribute to the Assembly for ranking.

Enc:

A: FY25 LCP New Project Submission Slides

B: Draft FY2025 Legislative Capital Priority List with Board Commission Input\_PWFC

C: Correspondence from CBJ Boards and Commissions

D: SRRC Legislative Capital Priorities Recommendations

E: FY2025 CBJ Legislative Capital Priorities DRAFT for Review\_10.26.23 (*Note: On page 5, the draft list will be substituted with the FY2025 list upon adoption. All project descriptions have been revised*)

**Enclosure A** 



# FY2025 LEGISLATIVE CAPITAL PRIORITIES

# **NEW PROJECT SUBMISSIONS**



Section F, Item 2.

# Bartlett Emergency Department (ED) Renovation/Expansion

Proposed by the BRH Board, \*in place of completed Bartlett Aurora Behavioral Health Center



- Total Project Cost: \$10-\$12M
- Proposed FY2025 Funding Request: \$2M
- Current Status: Conceptual design phase.
- Funding Secured: \$4M in Bartlett Hospital Reserves; \$4M pending CDS request

### **Project Goal:**

Improve access to, and the quality of emergency medical care in the community.

# Capital City Community Center (Lemon Creek)

Proposed by Parks & Rec Advisory Committee (PRAC) - #4 Priority

Brief Summary:

"This project...would construct a multipurpose building to support diverse indoor activities for children, adults, families and senior citizens. The planned facility will support lifelong fitness through activities like pickleball, tai chi, and yoga, as well as an indoor rock-climbing gym to support this growing community of users. It also could support a centralized shop for CBJ Facilities Maintenance, a satellite library, and/or a new fire station."

- Total Project Cost: \$17M
- Proposed FY25 Funding Request: \$17M
- **Current Status:** Project Development
- Funding Secured: \$0

# **Project Goal:**

To improve access to healthy activities and recreation for underserved populations, including elders and economically disadvantaged neighborhoods in Midtown (Lemon Creek).

# Shore Power at Dock 16B

Requested for re-inclusion in FY25 LCP list by Juneau Commission on Sustainability (JCOS)

Brief Summary (from FY23 List): The project would provide the final design and construct the electrical infrastructure and shore power infrastructure at the two CBJ-owned cruise The electrical infrastructure could also service ground ship docks. transportation as it transitions to electric vehicles. The project benefits the community by improving air quality and reducing noise pollution from cruise ships and by upgrading the electrical infrastructure at Juneau's waterfront. The elimination of ship GHG emissions furthers the community's climate action goals of switching from fossil fuels to renewable hydropower as well as enables the cruise lines to better meet their sustainability goals. The project benefits the tourism sector of the community.

- Total Project Cost: \$54.25M
- Proposed FY25 Funding Request: TBD
- Current Status: Final Design + Construction
- Funding Secured: \$5.38M

### **Project Goal:**

Reduce emissions, improve air quality and economic development.

Section F, Item 2.

# Eaglecrest Employee & Tourism Workforce Housing

Proposed by the Eaglecrest Board of Directors - #2 Priority



- Total Project Cost: \$12M
- Proposed FY25 Funding Request: \$12M
- Current Status: Planning & Development
- Funding Secured: \$0

### **Project Goal:**

Increase recruitment and retention while helping to manage our growth in tourism

# Enclosure B

### DRAFT FY2025 Legislative Capital Priority List (with input from Boards & Commissions)

Section F, Item 2.

FY24 Adopted Priority Rank	Board/Commission Submitting Project or Support:	Project Name:	Total Cost:	Amount Requested:	Funding Request Purpose:	Project Goal:	Board Input Page No.
Rank #1		Pederson Hill Development	\$5- \$15M	\$1M	Development	Increase housing and development opportunities	
Rank #2	Planning Commission #1; Eaglecrest Board #1	Juneau Douglas North Crossing (JDNC)	\$280- 320M	\$2M	Planning, Permitting, Project mgmt	Economic development	6, 11
Rank #3		Aak'w Village District Parking (formerly N. SOB parking garage)	\$40M	\$30M	Partial funding	State/legislative parking, Aak'w Village District infill development	
Rank #4		Telephone Hill Redevelopment	~\$10M	\$2M	Site work	Redevelop over 3 acres of property in downtown Juneau for the best and highest use.	
Rank #5		CBJ Radio System Replacement	\$17.2M	\$12M	Procurement, Design, Site construction/ improvements, Installation	Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.	
Rank #6	Juneau Commission on Sustainability #3; Juneau School District	JSD-wide HVAC and Heating Control System Upgrades	\$6.4M	\$6.4M	Feasibility study, Design, Engineering, Permitting	Upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.	19-21
Rank #7	Utility Advisory Board	Mendenhall Wastewater Treatment: FOG and Grit Removal	\$5.95	\$5.95	Design and Construction	Reduce treatment costs and extend the useful life of the plant.	30
Rank #8	SRRC #1; Planning Commission #2; Parks & Recreation Advisory Cmte. #3;	Lemon Creek Multimodal Path	\$10M	\$8M	Design, Permitting, Property	Advance Long-term Goal of a New Non-Motorized Route	6-7, 25
Rank #9		Capital Civic Center	\$75M	\$10M, SOA; \$35M	Partial funding	Support convention and visitor economy	

				Federal Delegation			Section F, Item 2.
Rank #10	Juneau School District	JSD Wide Security and Safety Upgrades	\$2M	\$2M	Procurement, Design, Construction	Support and improve security and safety of district facilities.	21
Rank #11	Juneau Commission on Sustainability #2	Municipal Composting Facility Design and Construction	\$6.5M	\$4M	Planning, Design, Site preparation, Construction	Construct a municipal compost facility as part of a broader Zero Waste plan.	19-20
Rank #12	Docks and Harbors	Aurora Harbor Rebuild – Ph IV	\$11.5M	\$1M	Design, Permitting	Replace critical infrastructure and support maritime economy	e-8 b
Rank #13	Docks and Harbors	Auke Bay New Breakwater	\$50M+	\$5M	Match potential federal funding	Increase moorage and renovate aging infrastructure; economic development	8-9
Rank #14		Waterfront Juneau Douglas City Museum	\$12M	\$2M	Partial funding	Grow the arts in Juneau and expand the Capitol campus.	
Rank #15		North Douglas Boat Ramp Expansion	\$20M	\$250K	Planning, re-search, permitting	Improve safety and expand boating access & transportation.	
Rank #16	Parks & Recreation Advisory Committee #1	Off-Road Vehicle (ORV) Park Development	\$6M	\$5.7M	Design and construction	Reduce user conflicts and create new opportunities for outdoor recreation.	25
Rank #17		West Douglas Extension	\$4M	\$7.5M	Planning, design, construction	Long term development support	
Rank #18	Parks & Recreation Advisory Committee #2; SRRC #2	Jackie Renninger Park Development & Pipeline Skatepark Improvements	\$4.075M	\$4M	Design and construction	Provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.	25
New	Bartlett Regional Hospital Board	Bartlett Emergency Department (ED) Renovation/Expansion	\$10- 12M	\$2M	Design, Engineering, Permitting	Improve access to, and the quality of emergency medical care in the community.	1-5
New/ Returning	Juneau Commission on Sustainability #1	Shore Power at Dock 16B	\$54.2M	TBD	Final design and construction	Reduce emissions, improve air quality & economic development	19-20
New	SRRC #3; Parks & Recreation Advisory Committee #4	Capital City Community Center	\$17M	\$17M	Design, Construction of initial facility	Improve access to healthy activities and recreation for underserved populations, including elders and economicall disadvantaged neighborhoods in Midtown.	
New	Eaglecrest Board #2	Eaglecrest Employee and Tourism Workforce Housing	\$12M	\$12M	Planning, design, construction	Increase recruitment and retention while helping to manage tourism growth	11-15

**Enclosure C** 

Section F, Item 2.



3260 Hospital Drive Juneau, Alaska 99801 907.796.8900 bartletthospital.org

November 30, 2023

Ms. Denise Koch Director, Engineering & Public Works City and Borough of Juneau 155 S. Seward St. Juneau AK 99801

Dear Ms. Koch,

I am writing today to provide formal input on behalf of the Bartlett Regional Hospital Board of Directors regarding the FY2025 CBJ Legislative Capital Priority List.

The Board's top legislative capital priority is a \$2 million request in support of our planned Emergency Department renovation and expansion project. As this is a new request, a nomination for this request was completed using the CBJ provided form and has been reviewed and approved by the full Board of Directors.

Additionally, the draft priority list that was circulated via email on October 20, 2023, included a prior-year \$4 million request to support the completion of the Bartlett Aurora Behavioral Health Center construction. The Board requests that this project be removed from consideration for the FY2025 CBJ Legislative Capital Priority List, as the project has been completed and is no longer a top capital priority.

Thank you for the opportunity to provide comment and input for Bartlett's capital priorities. If you have any questions or need additional information regarding this request, please contact Bartlett's Executive Director of Business Development and Strategy, Nate Rumsey, at 907-796-8678 or <u>nlrumsey@bartletthospital.org</u>.

With Warmest Regards,

Kenny Solomon-Gross Board President Bartlett Regional Hospital



#### Section F, Item 2.

## **#4**

#### COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, October 19, 2023 8:28:21 PM
Last Modified:	Thursday, October 19, 2023 9:52:42 PM
Time Spent:	01:24:21
IP Address:	65.74.52.79

#### Page 2: Project Eligibility

Q1	Yes
Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M?	
Q2	Yes
Will the proposed project result in a fixed asset (land, major equipment, building or other structure, road or trail) with an anticipated lifespan of at least twenty years?	
Q3	Yes
Will the project provide broad community benefit?	

#### Page 3: Project Information

#### Q4

Project Title (Please ensure title is consistent with other CBJ plans and documents.)

Bartlett ED Renovation/Expansion

#### Q5

Brief Project Summary (1-2 sentences)

This project will expand the footprint of the existing ED, and renovate existing ED spaces, to improve patient access, patient flow, and patient and employee safety. Renovations will increase patient privacy, while mechanical and electrical upgrades will allow for new negative pressure exam space.

#### Q6

**Physical Location of Project** 

Bartlett Regional Hospital Emergency Department (main building).

2

Detailed Project Description Benefit(In 300 words or less, describe the project, including specific features, stages of construction, etc. Explain how the project will benefit the community. What sector/s of the community will this project benefit? Are there any green or sustainability elements to the project? )

This project will benefit the community by improving access, quality, and efficiency measures in the only Emergency Department in Juneau. Patients will have access to safer care, while improved space adjacencies will help ensure patients get to the appropriate level of care in a more efficient and timely manner. With other recent improvements in Bartlett's healthcare portfolio, including expanded behavioral health services and the additional of post-acute services, this project will improve medical care to the community across the healthcare continuum.

#### **Q8**

Project Plans and ProgressIn one or two paragraphs, describe what has been accomplished so far (if anything). This may include a feasibility study, conceptual design, final design/engineering/permitting, fundraising activities, and/or total funds raised to date.

This project is currently in the conceptual design stage with CBJ Engineering and Architects of Alaska. Bartlett has approximately \$4M set aside for this project, and has a \$4M Congressional Directed Spending request for the FY24 federal budget year. We requested \$2M in funding from the Denali Commission and we're not selected this year. We plan to submit our request again next year and are optimistic about our chances for success. We anticipate that the total project cost will be in the \$10-12M range.

#### Q9

Project SupportIs the project supported in CBJ or other Area plans? If so, 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 not specifically listed in CBJ or other Area plans.

#### Q10

Goal(s) of ProjectIn one sentence or less, state the goal of the proposed project. For example, "economic development" or "improve non-motorized transportation routes."

The goal of this project is to improve access to, and the quality of emergency medical care in the community.

#### Q11

Operations & Maintenance (O&M)Who is responsible for operations and maintenance upon completion of the project?

Bartlett will be responsible for the O&M of the completed project.

Page 4: Project Funding & Timeline

Total Project Cost\*Include funds already secured and future funds required to complete.

\$10-12M

#### Q13

Funding Already SecuredInclude amount and source - example: "\$250,000 - 1% voter approved sales tax." Enter \$0 in the first line if there is no funding secured for the project.

1	\$4M - Bartlett reserves
Q14	
Proposed FY2025 Funding Request	
\$2M	
Q15	No
Future Funding May Be RequestedDo you anticipa making future funding requests for this project?	ate
Q16	
Preconstruction Costs (feasibility/design/permitting	g, etc.):FOR CONSTRUCTION PROJECTS ONLY
\$1M	
Q17	
Construction Costs:FOR CONSTRUCTION PRO	JECTS ONLY
\$8-10M	
Q18	Respondent skipped this question
For projects that consist of land or equipment purc only, state when the purchase(s) would be made.	hase
Q19	

Preconstruction phase to be completed by:FOR CONSTRUCTION PROJECTS ONLY

Spring, 2024

4

Section F, Item 2.

#### Q20

Construction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

Fall, 2025

<b>Q21</b> Attachment 1Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.	Respondent skipped this question
Q22 Attachment 2Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.	Respondent skipped this question
<b>Q23</b> Attachment 3Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.	Respondent skipped this question
<b>Q24</b> Contact Information	
Name	Nathan Rumsey
Title	Acting CEO
Email Address	nlrumsey@bartletthospital.org
Phone Number	8605012701

5



### Planning Commission

(907) 586-0715 PC\_Comments@juneau.org www.juneau.org/plancomm 155 S. Seward Street • Juneau, AK 99801

November 30, 2023

Michael E

From: Michael LeVine, Chair, Planning Commission

To: Denise Koch, Director, Engineering & Public Works

RE: Legislative Priority List

#### BACKGROUND

The Planning Commission was asked to review projects from the FY 2025 CBJ Capital Priority List and to nominate priorities. The Planning Commission discussed this issue at two regular meetings and has identified three priorities:

- 1) Second Channel Crossing
- 2) Lemon Creek Multimodal Path
- 3) Deferred Maintenance

The Planning Commission recognizes that the projects are of disparate scales: the Lemon Creek Path and Deferred Maintenance projects could be implemented quickly with state and local support; the Second Channel Crossing is a major infrastructure project that will require years of planning and construction, and will need federal support. However, the Second Channel Crossing holds the greatest potential for sustainable economic growth and safety improvements for our community, and it must be continuously prioritized.

#### **Second Channel Crossing**

Some funding has been procured for this project, and the Commission encourages the City to continue to raise money. The link will provide redundancy, emergency access, development, and recreational opportunities. Each one of these items is sufficient reason to construct the crossing, and it will provide for all of them.

#### Lemon Creek Multimodal Path

The CBJ Assembly has emphasized development of area plans. The Lemon Creek Multimodal Path is a priority of the 2017 Lemon Creek Area Plan. The area lacks a comprehensive non-motorized

6

route. This type of project has been completed in other areas of the Borough, yet Lemon Creek has been left as the void between them. Completing this project would demonstrate the Assembly's commitment to the area plan process and provide interconnection between areas within the Borough.

#### **Deferred Maintenance Fund**

While not as glamorous as new projects, completion of deferred maintenance for existing infrastructure is of equal importance. CBJ departments have worked with budgets that allow for completion of some required maintenance, while being forced to defer additional needed work for lack of funds. Reaching out for a one-time additional funding would allow for CBJ to complete additional work that has been waitlisted. In turn, completing the required maintenance will extend the useful life of the infrastructure, thereby delaying the need for more costly replacement projects. We understand that this issue was not on the existing list and raise it, again, to express our continued support.

From:	Carl Uchytil
To:	Denise Koch
Cc:	Matthew Sill; Ashley Heimbigner
Subject:	RE: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st
Date:	Friday, December 1, 2023 3:59:14 PM
Attachments:	image001.png

Denise – Correct. Thank you, Carl

Carl Uchytil, P.E. Port Director City & Borough of Juneau

From: Denise Koch <Denise.Koch@juneau.gov>
Sent: Friday, December 1, 2023 3:53 PM
To: Carl Uchytil <Carl.Uchytil@juneau.gov>; Ashley Heimbigner <Ashley.Heimbigner@juneau.gov>
Cc: Matthew Sill <Matthew.Sill@juneau.gov>
Subject: RE: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st

Hi Carl.

Thanks for getting these recommendations back to us. Please confirm that the "Statter Harbor Wave Attenuator" project is the same as the "Auke Bay New Breakwater" project listed in the draft Legislative Capital Priorities.

Sincerely, Denise

Denise Koch

Director, Engineering & Public Works

City and Borough of Juneau 155 S. Seward Street Juneau, AK 99801 (907) 586-0800 ext. 4182



8

From: Carl Uchytil <<u>Carl.Uchytil@juneau.gov</u>>
Sent: Friday, December 1, 2023 3:44 PM
To: Ashley Heimbigner <<u>Ashley.Heimbigner@juneau.gov</u>>
Cc: Denise Koch <<u>Denise.Koch@juneau.gov</u>>; Matthew Sill <<u>Matthew.Sill@juneau.gov</u>>
Subject: RE: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st

Ashley – At last night's <u>Docks & Harbors Board meeting</u> the following motion was approved:

#### THAT THE ASSEMBLY CONSIDER AURORA HARBOR IV AND STATTER HARBOR WAVE ATTENUATOR PROJECTS AS DOCKS & HARBORS LEGISLATIVE PRIORITY PROJECTS.

Please let me know if you need anything else. Sincerely, Carl

Carl Uchytil, P.E. Port Director City & Borough of Juneau

From: Ashley Heimbigner <<u>Ashley.Heimbigner@juneau.gov</u>>
Sent: Monday, November 27, 2023 10:09 AM
Cc: Denise Koch <<u>Denise.Koch@juneau.gov</u>>
Subject: RE: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st

Good Morning Chairs and Staff for CBJ Boards and Commissions,

Thank you to all that have submitted their comments regarding the CBJ FY25 Legislative Capital Priorities List. As a reminder, board and commission comments are requested by **Friday, December 1** for inclusion in the materials submitted to the Assembly for consideration as part of the list ranking process.

Please email Denise Koch and I with your comments and any questions you may have.

Many thanks, Ashley

#### Ashley Heimbigner | Grants Manager

Engineering & Public Works | City & Borough of Juneau, AK Location: 230 S. Franklin Street, 3<sup>rd</sup> Floor Marine View Building

9

From: Denise Koch <<u>Denise.Koch@juneau.gov</u>>
Sent: Friday, October 20, 2023 2:45 PM
Cc: Ashley Heimbigner <<u>Ashley.Heimbigner@juneau.gov</u>>
Subject: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st

Dear Chairs and Staff for CBJ Boards and Commissions,

Your board or commission is invited to comment on CBJ's Annual Legislative Capital Priorities list. Comment is not mandatory. However your board or commission may have an interest in weighing in on a project that is particularly important to the interests you represent. Please send any comments to me and Ashley Heimbigner by December 1, 2023. Comments should reflect the will of the body and be officially adopted in a public meeting. Any board and commission comments will be shared with the Assembly in advance of that body ranking and adopting a final list.

Thank you in advance for your participation. Please e-mail Ashley or me with any questions on the process.

Sincerely, Denise Koch

Director, Engineering & Public Works

City and Borough of Juneau 155 S. Seward Street Juneau, AK 99801 (907) 586-0800 ext. 4182





#### Memo

To: Public Works Director, Denise Kock & Systemic Racism Review Committee

From: Dave Scanlan, Eaglecrest General Manager

Date: December 8<sup>th</sup> 2023

Subject: Eaglecrest Board Action on Legislative Grant Project Submission

#### **Eaglecrest Board of Directors**

#### Action taken during the December 7<sup>th</sup> 2023 monthly meeting

Please find below the motions that were made regarding the Legislative Grant Project Submissions. The Eaglecrest Board feels strongly that support of the Juneau Douglas Second Crossing will be an important component that will allow more affordable entry level housing to be constructed at Eaglecrest or anywhere on Douglas Island. Eaglecrest intends to add more employment opportunities and will need affordable housing to recruit more employees from within and out of Juneau. These are the reasons that the Board has made the priority one Legislative Grant to be a pledge of full support for the Juneau Douglas Second Crossing. The second priority is the construction of an onsite Employee Dormitory.

Motion by Eaglecrest Board to list the Priority One Project for State Legislative Grants Program to be the Second Crossing Project.

Norton Gregory made the motion: The Eaglecrest Board expresses their support for the Juneau Douglas Second Crossing as the Board knows that the Second Crossing will not only benefit Eaglecrest but the citizens and users of Eaglecrest and North Douglas by providing easier access to the residents that live in the Mendenhall Valley, Auke Bay and out the road. This is the Eaglecrest Board's number one priority project.

Motion for secondary priority project submission on Employee Housing.

Norton Gregory made the motion: I move that the Eaglecrest Board express support and submit our Employee Housing Dormitory project to the Legislative Grant Program as the priority 2 submission.

Respectfully, Dave Scanlan General Manager Eaglecrest Ski Area

Jan Scala

#### Section F, Item 2.

# #7

#### COMPLETE

Web Link 1 (Web Link)
Friday, December 08, 2023 7:38:50 AM
Friday, December 08, 2023 9:41:46 AM
02:02:55
192.245.44.10

#### Page 2: Project Eligibility

Q1	Yes
Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M?	
Q2	Yes
Will the proposed project result in a fixed asset (land, major equipment, building or other structure, road or trail) with an anticipated lifespan of at least twenty years?	
Q3	Yes
Will the project provide broad community benefit?	

#### Page 3: Project Information

#### **Q4**

Project Title (Please ensure title is consistent with other CBJ plans and documents.)

Eaglecrest Employee and Tourism Workforce Housing

#### Q5

Brief Project Summary (1-2 sentences)

Eaglecrest wishes to develop onsite workforce housing to assist with recruitment and retention of summer and winter Employees. Possibilities will exist for other summer tourism or service industry workers to be housed.

#### Q6

Physical Location of Project

3000 Fish Creek Road

Detailed Project Description Benefit(In 300 words or less, describe the project, including specific features, stages of construction, etc. Explain how the project will benefit the community. What sector/s of the community will this project benefit? Are there any green or sustainability elements to the project? )

As the labor market tightens and finding entry level service and ski area workers becomes increasingly difficult, the availability of housing will be critical to meeting our staffing needs. For the winter season Eaglecrest has currently filled 25 beds in the UAS Banfield Dormitory to help meet our staffing needs. The Eaglecrest Manager participated in the JEDC Visitor Products Working Group's Workforce Housing Subcommittee. Northwind Architects was contracted to develop the designs and cost estimates for a 96 bedroom modular workforce housing unit that could be located and expanded upon at Eaglecrest. Affordable work force housing located at Eaglecrest will help to attract the next generation of residents to Juneau that will help to keep our community's demographics balanced. Ski Areas around the world anchor mountain town economies.

#### **Q8**

Project Plans and ProgressIn one or two paragraphs, describe what has been accomplished so far (if anything). This may include a feasibility study, conceptual design, final design/engineering/permitting, fundraising activities, and/or total funds raised to date.

Eaglecrest will be embarking on an update to their long range master plan over the next year that will outline summer and winter recreation expansion and incorporate a master planed housing development. A comprehensive Eaglecrest Housing Development plan was performed in 1983. With the current need for affordable work force housing the timing to revisit this plan is now. Site specific engineering will need to be performed using the current preliminary engineered design for the modular dormitory as a jumping off point.

#### Q9

Project SupportIs the project supported in CBJ or other Area plans? If so, 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.

Two of the top priorities of the Assembly for the rest of FY 24 and going into FY 25 is affordable housing and tourism management. This employee housing dormitory will be a first step toward achieving these goals. Continued investment into the Eaglecrest Gondola project by ways of investing in our most valuable asset, our workers, will not only help Eaglecrest to be successful in disbursing our summer cruise visitors but it will also support the growth of winter tourism economy that can support the conversion of summer tourism and service industry workers into more stable year around employment opportunities.

Comprehensive Plan Chapter 5 speaks to growth of winter tourism and developing Public Private Partnerships. Chapter 5.6-SOP4 "Develop Eaglecrest as a year-round local and regional recreation and tourist facility." Comprehensive Plan Chapter 9: Parks, Recreation, Trails and Natural Area Resources, Opening Narrative: "The Eaglecrest Ski Area, located on Douglas Island, is an important winter recreational resource to many Juneau Families. The management of the facility is seeking ways to provide year-round recreational activities for residents and visitors to make more efficient use of its resources. The Capital Improvement Program Six-Year Plan includes a prioritized listing of Parks and Recreation, Eaglecrest, and Centennial Hall Projects. Funding is provided primarily through the CBJ budget, with occasional state funding through the legislative process. Other sources of funding should continue to be pursued."

#### Q10

Goal(s) of ProjectIn one sentence or less, state the goal of the proposed project. For example, "economic development" or "improve non-motorized transportation routes."

Increase recruitment and retention while helping to manage our growth in tourism

Operations & Maintenance (O&M)Who is responsible for operations and maintenance upon completion of the project?

Eaglecrest will perform Operation and Maintenance. At 50% occupancy Eaglecrest will generate \$288,000 in revenue to pay for O&M.

Page 4: Project Funding & Timeline

#### Q12

Total Project Cost\*Include funds already secured and future funds required to complete.

\$12,000,000 See attached cost estimate prepared by Northwind Architects. Cost estimate is for two buildings. Eaglecrest is requesting funds for construction of one.

#### Q13

Funding Already SecuredInclude amount and source - example: "\$250,000 - 1% voter approved sales tax." Enter \$0 in the first line if there is no funding secured for the project.

\$0

Yes

1

#### Q14

Proposed FY2025 Funding Request

\$12,000,000

#### Q15

Future Funding May Be RequestedDo you anticipate making future funding requests for this project?

#### Q16

Preconstruction Costs (feasibility/design/permitting, etc.):FOR CONSTRUCTION PROJECTS ONLY

\$500,000

#### Q17

Construction Costs: FOR CONSTRUCTION PROJECTS ONLY

\$11,500,000

#### Q18

Respondent skipped this question

For projects that consist of land or equipment purchase only, state when the purchase(s) would be made.

Preconstruction phase to be completed by:FOR CONSTRUCTION PROJECTS ONLY

5/2025

#### Q20

Construction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

10/2025

#### Q21

Attachment 1Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

JEDC%20Workforce%20Housing%20-%20ROM%20Estimate%20R2.pdf (177.9KB)

#### Q22

Attachment 2Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

#### Employee%20Dormitory%20Site%20Map.jpg (943.4KB)

#### Q23

Attachment 3Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

JEDC%20-%20Eaglecrest%20Mod%20Housing%20Proposal.pdf (6.7MB)

Q24 Contact Information	
Name	Dave Scanlan
Title	Eaglecrest General Manager
Email Address	Dave.Scanlan@skieaglecrest.com
Phone Number	907-790-2000 ext 4297



ENGINEERING & PUBLIC WORKS DEPARTMENT

155 Heritage Way Juneau, Alaska 99801 Telephone: (907)586-0800, FAX: (907)586-4565

DATE:	December 18, 2023
то:	Chair Bryson and Public Works and Facilities Committee
FROM:	Denise Koch, Engineering & Public Works Director
SUBJECT:	FY2025 Draft Legislative Capital Priorities: JCOA Recommendations

Comments from Dr. Emily Kane, Chair of the Juneau Commission on Aging (JCOA), in response to CBJ's request for comments on the FY25 CBJ Legislative Capital Priorities list are provided on the following page.

Staff reviewed the minutes from the JCOA November 21<sup>st</sup> meeting. Per those minutes, it does not appear that these recommendations were discussed during a JCOA public meeting.

From:	Emily Kane
To:	Ashley Heimbigner
Cc:	Denise Koch; Katie Koester; Waahlaal Giidaak
Subject:	Re: CBJ FY25 Legislative Priorities List
Date:	Monday, November 27, 2023 4:21:27 PM
Attachments:	image001.png

Thank you for accepting input from the Juneau Commission on Aging.

We would appreciate having some of our top priorities to allow for ongoing high quality of life for seniors in Juneau, and Alaska, be presented to both the state and federal delegates for budget considerations.

Is it possible to work up a budget to create a new city hall independent of municipal taxation which would include a comfortable, attractive and senior friendly Senior Center built with universal design principles? I'm envisioning a fitness area (pickle ball court, weight room with a few spin bikes, showers) that would be available to CBJ staff as well during certain hours. Also a small to medium auditorium for lectures, concerts and movies. Eventually the Senior Officer which JCOA has stated as a priority new staff position to be embedded within CBJ would be housed in this facility along with the rest of city staff.

I'm hoping the clear need for a new city hall where city services are centralized in a sustainably heated building might get more traction if a senior center were attached. Thank you for your attention.

Sincerely Emily Kane Chair, JCOA

www.lifewavex39.com/dremilykane

www.DrEmilyKane.com www.naturopathic.org

Be good to yourself:)

On Nov 27, 2023, at 10:09 AM, Ashley Heimbigner <Ashley.Heimbigner@juneau.gov> wrote:

Good Morning Chairs and Staff for CBJ Boards and Commissions,

Thank you to all that have submitted their comments regarding the CBJ FY25 Legislative Capital Priorities List. As a reminder, board and commission comments are requested by **Friday, December 1** for inclusion in the materials submitted to the Assembly for consideration as part of the list ranking process.

Please email Denise Koch and I with your comments and any questions you may have.

Many thanks,

Ashley

#### Ashley Heimbigner | Grants Manager

Engineering & Public Works | City & Borough of Juneau, AK Location: 230 S. Franklin Street, 3<sup>rd</sup> Floor Marine View Building Office: 907.586.0800 ext. 4173

From: Denise Koch <Denise.Koch@juneau.gov>
Sent: Friday, October 20, 2023 2:45 PM
Cc: Ashley Heimbigner <Ashley.Heimbigner@juneau.gov>
Subject: DRAFT CBJ FY25 Legislative Priorities List - Seeking Input by December 1st

Dear Chairs and Staff for CBJ Boards and Commissions,

Your board or commission is invited to comment on CBJ's Annual Legislative Capital Priorities list. Comment is not mandatory. However your board or commission may have an interest in weighing in on a project that is particularly important to the interests you represent. Please send any comments to me and Ashley Heimbigner by December 1, 2023. Comments should reflect the will of the body and be officially adopted in a public meeting. Any board and commission comments will be shared with the Assembly in advance of that body ranking and adopting a final list.

Thank you in advance for your participation. Please e-mail Ashley or me with any questions on the process.

Sincerely, Denise Koch

Director, Engineering & Public Works

City and Borough of Juneau 155 S. Seward Street Juneau, AK 99801 (907) 586-0800 ext. 4182





#### Juneau Commission on Sustainability

(907) 586-0800 jcos@juneau.org www.juneau.org/engineering-public-works/jcos 155 S. Seward Street • Juneau, AK 99801

November 6, 2023

To:

Denise Koch, Director, CBJ Engineering & Public Works

gretelen Keiser

From: Gretchen Keiser, Chair, Juneau Commission on Sustainability

Subject: FY 2025 CBJ Legislative Priorities

The Juneau Commission on Sustainability (JCOS) appreciates the opportunity to provide comments on the City and Borough of Juneau FY2025 Legislative Priorities. As JCOS observed this time last year, we believe it is important to maintain some flexibility when identifying important capital projects so that CBJ can secure some of the massive federal funds under the Inflation Reduction Act and the Infrastructure Investment & Jobs Act. In addition to the projects identified in the draft FY2025 Legislative Priorities list, billions of dollars are becoming available under grant programs for projects that address energy efficiency, GHG reduction, air pollution reduction, equity, and climate resilience.

JCOS continues to strongly support the following projects that it identified last year:

- Electrification of the 16B Dock and urges you to put this project back on the list. In 2023, CBJ Docks & Harbors has been investigating vendors who could provide the components necessary to bring shore power to the docks. Although the Assembly endorsed shore power in 2022 with potential bonding and marine passenger fee as revenue sources, project costs have escalated substantially. A ballpark figure is now \$40M for the two docks. Placing this project on the FY25 Legislative Priority list demonstrates Juneau's commitment to shore power and enhances opportunities to obtain State funding, now that the Governor's Energy Security Task Force has supported shore power. And there are also opportunities for federal funding.
- Municipal Composting Facility Design & Construction. \$4.0M. JCOS encourages you to retain this project on the FY25 priorities list. It would enable substantive progress on Juneau's solid waste diversion efforts to extend the life of the community's existing landfill. Although CBJ was unsuccessful this year in obtaining EPA grant funding, identifying this as a community priority in FY25 list will help CBJ in next year's competitive grant cycle.

In addition, JCOS supports the following project which appears on the current year's list ahar should remain a high priority on the FY25 list:

 Juneau School District-wide HVAC and Heating Control System Upgrades. \$6.4M. Prioritizing this JSD project accomplishes three things:

 places it on the State of AK/Legislature radar for consideration under the limited State capital funding targeting school maintenance;

2) highlights this project as a community priority that is useful for seeking federal clean energy funding, such as the *Energy Efficiency & Renewable Energy Improvements at Public School Facilities* under the Bipartisan Infrastructure Law;<sup>1</sup> and

3) directly addresses the substantial energy usage in Juneau's schools (as noted in the *Juneau Energy Use & GHG Inventory 2021* study completed this year).

Thank you for the opportunity to provide comments.

<sup>&</sup>lt;sup>1</sup> For example, this Dept of Energy competitive grant program awarded the Fairbanks School District funds in 2023 to conduct a complete energy efficiency upgrade to one of its schools.



**ENGINEERING & PUBLIC WORKS DEPARTMENT** 

155 Heritage Way Juneau, Alaska 99801 Telephone: (907)586-0800, FAX: (907)586-4565

DATE:	December 18, 2023
то:	Chair Bryson and Public Works and Facilities Committee
FROM:	Denise Koch, Engineering & Public Works Director
SUBJECT:	FY2025 Draft Legislative Capital Priorities: Juneau Board of Education Recommendations

In lieu of a formal letter from the Juneau Board of Education regarding the FY25 CBJ Legislative Capital Priorities list, please see the following correspondence with Stacey Poulson and Frank Hauser of the Juneau School District (JSD). The email correspondence notes JSD and Juneau Board of Education support for the following two projects.

- JSD-Wide HVAC and Heating Control System Upgrades
- JSD-Wide Security and Safety Upgrades projects

The Joint Assembly/JSD Facilities Committee also formally voted in favor of supporting these two projects during their meeting on December 6, 2023.

Hello,

We are reusing the same two applications that we used last year which did go before the full board. The agreement to resubmit was decided on in a Facilities Committee meeting - I am not sure if is also went before the full board again - but I can check. I can hunt down the agendas if you need them.

Thank you, Stacey

On Mon, Dec 4, 2023 at 4:24 PM Ashley Heimbigner <<u>Ashley.Heimbigner@juneau.gov</u>> wrote:

Hi Stacey,

Can you confirm whether these project priorities were shared with and/or endorsed by the Juneau School Board? We just want to be sure we are communicating the correct origin of the recommendations.

Thanks again,

Ashley

From: Ashley Heimbigner
Sent: Friday, December 1, 2023 4:31 PM
To: Poulson, Stacey <<u>stacey.poulson@juneauschools.org</u>>; Frank Hauser
<<u>frank.hauser@juneauschools.org</u>>
Cc: Denise Koch <<u>Denise.Koch@juneau.gov</u>>
Subject: RE: Legislative Priorities project submittals for the Juneau School District

Thank you, Stacey. We will get back to you early next week if we have any questions or requests for additional information.

Have a great weekend,

Ashley

From: Poulson, Stacey <<u>stacey.poulson@juneauschools.org</u>> Sent: Friday, December 1, 2023 4:14 PM To: Ashley Heimbigner <<u>Ashley.Heimbigner@juneau.gov</u>>; Frank Hauser <<u>frank.hauser@juneauschools.org</u>> Subject: Legislative Priorities project submittals for the Juneau School District

Hello Ashley,

My supervisor Cassee Olin quit on Monday of this week, so I am not sure if she already submitted our projects or not. I have met with Superintendent Frank Hauser and our Maintenance Supervisor Mark Ibias to revise and submit the two attached projects. I apologize for the late email and hope that we have met all of the requirements for submission. Please let me know if I have missed anything.

Thank you,

--

Stacey Poulson

Juneau School District, Administrative Services

stacey.poulson@juneauschools.org

phone: (907) 523-1771

Fax: (907) 523-1708

Stacey Poulson Juneau School District, Administrative Services

Section F, Item 2.

stacey.poulson@juneauschools.org phone: (907) 523-1771 Fax: (907) 523-1708



TO:	City & Borough Assembly
FROM:	Christopher Mertl, Chair, Parks & Recreation Advisory Committee
CC:	George Schaaf, Director, Parks & Recreation Department
DATE:	December 4, 2023
RE:	FY2024 Legislative Priorities – Parks & Recreation

The Engineering & Public Works Department requested input from the Parks & Recreation Advisory Committee (PRAC) regarding the CBJ's FY2024 Legislative Priorities. The PRAC received information about this process at its October meeting, and made the following recommendation at its November 1, 2022 meeting:

The Parks & Recreation Advisory Committee recommends that the City & Borough of Juneau pursue state and federal funding for the following projects in FY24, in order of priority:

- 1) OHV Park Development
- 2) Jackie Renninger Park
- 3) Lemon Creek Multimodal Path
- 4) New Community Center

The PRAC appreciates the consideration of this CIP request and the funding of community priority parks, trails, and recreation facilities projects.

CHEB MEET, CHAIR

# #5

#### COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, November 14, 2023 1:21:54 PM
Last Modified:	Tuesday, November 14, 2023 1:53:48 PM
Time Spent:	00:31:54
IP Address:	192.245.44.10

#### Page 2: Project Eligibility

Q1	Yes
Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M?	
Q2	Yes
Will the proposed project result in a fixed asset (land, major equipment, building or other structure, road or trail) with an anticipated lifespan of at least twenty years?	
Q3	Yes
Will the project provide broad community benefit?	
Page 3: Project Information	

#### Q4

Project Title (Please ensure title is consistent with other CBJ plans and documents.)

Capital City Community Center

### Q5

Brief Project Summary (1-2 sentences)

This project, proposed by the CBJ Parks & Recreation Advisory Committee, would construct a multipurpose building to support diverse indoor activities for children, adults, families and senior citizens. The planned facility will support lifelong fitness through activities like pickleball, tai chi, and yoga, as well as an indoor rock climbing gym to support this growing community of users. It also could support a centralized shop for CBJ Facilities Maintenance, a satellite library, and/or a new fire station.

### Q6

Physical Location of Project

The ideal location for this project would be in Midtown / Lemon Creek. Potential sites include CBJ-owned property on Jackie Street near Dzantiki Heeni Middle School, on Shaune Dr. near Charles Way, or adjacent to the Juneau Police Department.

### Q7

Detailed Project Description Benefit(In 300 words or less, describe the project, including specific features, stages of construction, etc. Explain how the project will benefit the community. What sector/s of the community will this project benefit? Are there any green or sustainability elements to the project? )

At a minimum, the facility would consist of a metal structure at least 20,000 square feet, including 10,000 square feet dedicated to courts and gym space, and a 7,500-square-foot climbing gym. Future phases of construction could include a satellite library, fire station, and shop for CBJ Facilities Maintenance. The project will specifically benefit Juneau's growing population of elders and senior citizens, who are demanding increased access to activities like pickleball, yoga, and low-impact fitness classes. Similarly, the project will benefit Juneau's large climbing community and ensure they have continued access to climbing facilities if the privately owned Rock Dump is closed. This project also advances long-standing goals in the adopted Juneau Parks & Recreation Master Plan (2019-2029) and will improve access to recreation opportunities for underserved Lemon Creek neighborhoods.

#### **Q8**

Project Plans and ProgressIn one or two paragraphs, describe what has been accomplished so far (if anything). This may include a feasibility study, conceptual design, final design/engineering/permitting, fundraising activities, and/or total funds raised to date.

CBJ staff are currently developing the project scope, evaluating potential locations, and identifying funding sources for this project. A formal feasibility study and conceptual design is anticipated in 2024.

#### Q9

Project SupportIs the project supported in CBJ or other Area plans? If so, 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.

The Juneau Parks & Recreation Master Plan (2019-2029) identifies the lack of indoor facilities for fitness classes, sports, and other activities as a significant gap in services provided by the CBJ Parks & Recreation Department. This plan also calls out the Midtown / Lemon Creek area as being underserved by CBJ with parks and recreation facilities. The Parks & Recreation Advisory Committee has recommended adding this project to the Parks & Recreation Department's Six-Year Capital Improvement Plan.

#### Q10

Goal(s) of ProjectIn one sentence or less, state the goal of the proposed project. For example, "economic development" or "improve non-motorized transportation routes."

To improve access to healthy activities and recreation for underserved populations, including elders and economically disadvantaged neighborhoods in Midtown.

### Q11

Operations & Maintenance (O&M)Who is responsible for operations and maintenance upon completion of the project?

The CBJ Parks & Recreation Department will be responsible for the operation and maintenance of this project. Through community partnerships, staffing costs and maintenance are anticipated to be significantly less than the Dimond Park Field House.

Page 4: Project Funding & Timeline

### Q12

Total Project Cost\*Include funds already secured and future funds required to complete.

\$17 million

### Q13

Funding Already SecuredInclude amount and source - example: "\$250,000 - 1% voter approved sales tax." Enter \$0 in the first line if there is no funding secured for the project.

No

 1
 \$0

 Other information:
 Competitive project for Rasmuson Tier II funding and local fundraising

### Q14

Proposed FY2025 Funding Request

\$17 million

### Q15

Future Funding May Be RequestedDo you anticipate making future funding requests for this project?

### Q16

Preconstruction Costs (feasibility/design/permitting, etc.):FOR CONSTRUCTION PROJECTS ONLY

\$1.7 million

### Q17

Construction Costs:FOR CONSTRUCTION PROJECTS ONLY

\$15.3 million

Section F, Item 2.

#### Q18

Respondent skipped this question

Respondent skipped this question

Respondent skipped this question

Respondent skipped this question

For projects that consist of land or equipment purchase only, state when the purchase(s) would be made.

#### Q19

Preconstruction phase to be completed by:FOR CONSTRUCTION PROJECTS ONLY

December 2024

#### Q20

Construction phase to be completed by: FOR CONSTRUCTION PROJECTS ONLY

October 2025

#### Q21

Attachment 1Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

#### Q22

Attachment 2Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

### Q23

Attachment 3Please upload any relevant photos, drawings, maps, or charts or images. You can also email any/all attachments to ashley.heimbigner@juneau.gov.

### Q24

Contact InformationGeorge SchaafNameGeorge SchaafTitleParks & Recreation DirectorEmail Addressgeorge.schaaf@juneau.govPhone Number907-586-0932

From:	Denise Koch
To:	Geoff Larson; admiraltyak@gmail.com; Brian McGuire
Cc:	Ashley Heimbigner
Subject:	RE: Legislative Priorities Project Nomination Forms
Date:	Wednesday, November 29, 2023 2:11:46 PM

Hi Geoff.

Thank you for sending this along. I'm acknowledging receipt.

Best, Denise

From: Geoff Larson <glarson@alaskanbeer.com>
Sent: Wednesday, November 29, 2023 1:59 PM
To: Denise Koch <Denise.Koch@juneau.gov>; admiraltyak@gmail.com; Brian McGuire
<Brian.McGuire@juneau.gov>

Subject: RE: Legislative Priorities Project Nomination Forms

#### Dear Ms. Koch,

As you know, the Utility provides essential services to our community, including wastewater treatment. Of particular concern to us is the Utility's ability to protect human health and the environment and meet regulatory obligations in the face of the high waste loadings from the community. Wastes of particular concern include Fats, Oils and Grease (FOG) and Grit that cause upsets to our treatment plants (especially during rain events). Reducing FOG and Grit from our wastewaters would greatly improve our treatment plants' performance/compliance and is deserving of funding priority by the Assembly. On behalf of the Utility Advisory Board (UAB), we would ask that the Fat, Oil, Grease (FOG) & Grit Removal project be a priority for funding. The UAB Chair, Andrew Campbell, is out of town so I am writing this letter of support reflecting the wishes of the UAB as expressed in our documented meetings.

Sincerely,

Geoffrey Larson Vice-Chair, Utilities Advisory Board



Systemic Racism Review Committee (

c/o Office of the Municipal Clerk 155 Heritage Way, Room 215 Phone: (907)586-5278 City.clerk@juneau.gov

#### MEMORANDUM

DATE: December 12, 2023

- TO: Borough Assembly
- FROM: SRRC Chair Ephraim Froehlich, on behalf of the SRRC
- CC: Denise Koch, Engineering/Public Works Director
- RE: Legislative Capital Priorities Recommendations

At our Tuesday, October 24, 2023, Systemic Racism Review Committee meeting, E/PW Director Denise Koch presented the committee with the draft FY2025 CBJ Legislative Capital Priorities Project list and walked committee members through the process and timeline. During our Tuesday, November 14, 2023, SRRC meeting, committee members discussed the merits of the various projects and came to unanimous consent over the following three projects as our recommended priorities. On December 12, 2023, the SRRC met once again and updated its priorities to remove a project no longer listed and add a new priority.

### **Priority 1: Lemon Creek Multimodal Path**

This is recommended as a top priority that begins to address the equity, or lack thereof, of the residents of the Lemon Creek area. Lemon Creek is one of Juneau's most diverse and underserved areas, and continues to lack trails, parks, and open spaces, among other necessary infrastructure and amenities. This project would create that access and make meaningful strides toward a more racially equitable future in Juneau.

### Priority 2: Jackie Renninger Park Development & Pipeline Skate Park Improvements

This is recommended as a second priority as this project's stated goal falls in line with the stated goal of the committee, to recognize and uplift underserved communities within the City and Borough of Juneau. It is the only project with that stated goal in its description.

### **Priority 3: Capitol Community Center**

This is recommended as an additional priority because it would take steps toward supporting the long-term health of one of the most racially diverse and underserved parts of Juneau, the Lemon Creek area. The project is early phase, but the SRRC hopes to see it continue forward, particularly with significant public input from those in closest proximity to its intended site.

#### Section F, Item 2.

# FY2025 LEGISLATIVE CAPITAL PRIORITIES



V.10.26.2023

Section F, Item 2.



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### APPENDIX

Everything you wanted to know about the Legislative Priority List:	27
CBJ lists, plans and priorities graphic:	28

### January 2024

To The Honorable State and Federal Delegation:

This document presents the City and Borough of Juneau's Fiscal Year 2025 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastruc-ture, and what goals the project is advancing.

The projects included in the Legislative Priority List were compiled with input from CBJ Boards and Commissions and City staff. The Legislative Priorities will be used to inform requests to State Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority List annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Please don't hesitate to reach out with any questions.

Sincerely,

Katie Koester City Manager

# City and Borough of Juneau FY2025 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

ACTION	FY25 DRAFT TIMEFRAME
Prepare and distribute draft LCP to CBJ Boards, Commissions & advisory groups for review and input.	October 20, 2023
Input for new draft requested by	December 1, 2023
Presentations to Boards and Commissions:	
	Planning Commission Introduction: Oct 24, 2023
	Systemic Racism Review Committee (SRRC) Introduction: October 24, 2023
Administrative Review & Compilation	December 4-7, 2023
SRRC 2nd Review (with input and new projects)	December 12, 2023
PWFC for Review	December 18, 2023
Homework: Assembly Ranks Priorities	Due December 29, 2023
Finance Committee	January 2024
Assembly Review (Leg Breakfast + COW)	January 2024
CAPSIS Deadline	Late Jan/Early Feb 2024
Distribute Priorities	February 2024

# DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

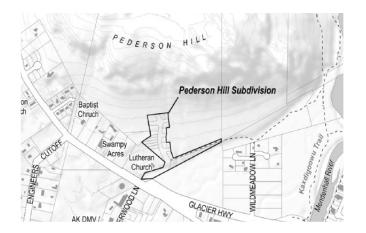
Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Pederson Hill Development	Development	\$1M	Increase workforce and market rate housing with further develop- ment of Pederson Hill Subdivision.	8
	Juneau Douglas North Crossing (JDNC)	Planning, per- mitting, project management	\$2M (prev. \$18M)	Economic development	9
	Aak'w Village District Parking	Partial Funding	\$30M	State/legislative parking, Aak'w Village District infill development	10
	Telephone Hill Redevelopment	Site work	\$2M	Prepare for redevelopment	11
	CBJ Radio System Replacement	Procurement, De- sign, Site Construc- tion/ Improvements, Installation	\$12M	Provide adequate and sustainable radio communications for CBJ pub- lic safety agencies and response partners to communicate effective- ly during routine events and disas- ters locally, regionally and statewide.	12
	JSD Wide HVAC and Heating Con- trol System Upgrades	Feasibility Study, Conceptual Design, Final Design, Engi- neering, Permitting	\$6.4M	This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and secu- rity.	13
	Mendenhall Wastewater Treatment Plant Compliance: Fats, Oil, Grease & Grit Removal	Design, Construc- tion	\$5.95M	Return the Mendenhall Wastewater Treatment Plant to permit compliance, reduce treat- ment costs, and extend the useful life of the plant.	14
	Lemon Creek Multimodal Path	Design, Permitting, Property	\$8M	Advance long-term goal of a new non-motorized route	15

# DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Capital Civic Center	Partial Funding	\$10M, SOA; \$35M Feder- al Delega- tion	Support convention and visitor economy	16
	JSD Wide Security and Safety Up- grades	Procurement, Design, Construc- tion, Installation	\$2M	The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology	17
	Municipal Composting Facility De- sign and Construction & <u>Zero Waste</u> <u>Planning</u>	Planning, Design, Site Preparation, Construction	\$4M	Construct a municipal compost facility as part of a broader Zero Waste plan.	18
	Aurora Harbor Rebuild – Ph IV	Design, Permitting	\$1M	Replace critical infrastructure and support maritime economy	19
	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase moorage and renovate aging infrastructure; economic de- velopment	20
	Waterfront Juneau Douglas City Museum	Partial Funding	\$2M	FY24 Draft Legislative Priorities #16	21
	North Douglas Boat Ramp Expan- sion	Planning, re- search, permitting	\$250K	FY24 Draft Legislative Priorities #18; Proj. Nom. for Harbors #27	22

# DRAFT FY2025 Legislative Capital Priority List (To be ranked by Assembly)

Rank	Project Name:	Purpose:	Amount Requested:	Goal:	Page #
	Off-Road Vehicle (ORV) Park Development	Feasibility Study, Conceptual Design, final Design/ Engineering/ Permitting, Fund- raising Activity	\$5.7M	Reduce user conflicts and cre- ate new opportunities for out- door recreation.	23
	West Douglas Extension	Future Develop- ment	\$4M	FY23 Draft Legislative Priorities #12	24
	Jackie Renninger Park Development & Pipeline Skatepark Improvements	Feasibility Study, Conceptual Design, Final Design, Engi- neering, Permitting, Fundraising Activity	\$4M	To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.	25
	Bartlett Aurora Behavioral Health Center	This facility is con- structed, BRH is requesting reim- bursement.	\$4M	Provide expanded opportuni- ties to receive mental health care closer to home in a mod- ern fit-for-purpose facility.	26



# PEDERSON HILL HOUSING DEVELOPMENT

AMOUNT REQUESTED: \$1M

AMOUNT SECURED: \$1.5M

TOTAL PROJECT COST: \$5M-\$15M

PROJECT DESCRIPTION & UPDATE:

The requested funding will provide for the study and design of a secondary access road to the Pederson Hill Subdivision. In the past year the Assembly agreed to work with the Tlingit Haida Regional Housing Authority (THRHA) to develop the remainder of Phase 1B and 1C. With that development underway any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property for development and disposal.

PUBLIC PROCESS:

There will be an opportunity for public comment to the Planning Commission during planning and to the Assembly during all phases of development.

TIMELINE: Once funding is secured, design can be complete within 18 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase workforce and market rate housing with further development of Pederson Hill Subdivision.



Photo Credit: Juneau Empire

# JUNEAU DOUGLAS NORTH CROSSING (JDNC)

#### AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$25.7M (\$2M for PEL; \$250,000 CBJ; \$7M Congressionally Directed Spending; \$16.454 USDOT RAISE Grant)

TOTAL PROJECT COST: \$280M-\$320M (depending on alternative)

#### **PROJECT DESCRIPTION & UPDATE:**

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Thanks to Senator Murkowski, CBJ received \$7M in Congressionally Directed Spending in FY23. This will build on the analysis and public outreach currently underway through the Planning and Environmental Linkages (PEL) study.

In another boon to the project, CBJ was awarded a 2023 USDOT RAISE grant in the amount of \$16.464M which will provide funding through design. Prior to completing the 100% bid-ready design package, CBJ will solicit Federal Highway construction funding under the Infrastructure Investment and Jobs Act (IIJA). CBJ applied for technical assistance funding to identify and pursue construction funding opportunities to bring the project to completion

PUBLIC PROCESS: Through the PEL process ADOT&PF, with the help of DOWL Engineering, has engaged in multiple stakeholder and public meetings, surveys, and listening sessions to identify both public sentiment on the project and potential alternatives. Project status, alternatives, reports and stakeholder meeting updates are available at jdnorthcrossing.com. The NEPA process will include thorough public process as a preferred alterative is vetted.

TIMELINE: The PEL study is expected to be complete by spring of 2024. Building on the work of the PEL, NEPA should take 24 months. Design will take an additional 18-24 months.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community safety, housing and economic development.



# AAK'W VILLAGE DISTRICT PARKING

AMOUNT REQUESTED: \$30M

AMOUNT SECURED: \$5M SOA; \$5M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$40M

**PROJECT DESCRIPTION & UPDATE:** 

Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage is old and in need of major repairs. This project could be seven stories, creating a total of over 450 parking spaces, with a total net increase of approximately 300 new parking spaces.

PUBLIC PROCESS: This project was designated as a CBJ Legislative Priority in 2021, 2022, and 2023.

TIMELINE: Architect has been selected and condition assessment and preliminary design is underway. Once full funding is secured, 24-36 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/Legislative parking, Aak'w Village District infill development.



# TELEPHONE HILL REDEVELOPMENT

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$450,000

TOTAL PROJECT COST: unknown (\$10M placeholder)

PROJECT DESCRIPTION & UPDATE:

This project will prepare the roughly 3 acres of CBJ owned property in downtown Juneau which is adjacent to the State Office Building for redevelopment. This project will include removal of hazardous materials and environment cleanup, potential demolition of existing structures, a redevelopment study, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

PUBLIC PROCESS:

In August and October 2023, the City held public meetings to encourage community dialog regarding this project. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission during planning and to the Assembly during all phases of redevelopment. Project information is available at <a href="https://juneau.org/engineering-public-works/telephone-hill">https://juneau.org/engineering-public-works/telephone-hill</a>.

TIMELINE: An inventory of utilities, property and hazards is currently underway. A draft development plan will be publicly reviewed in the first quarter of 2024. Depending on the outcome of that plan a phased redevelopment approach could begin in 2024.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Redevelop over 3 acres of property in downtown Juneau for the best and highest use.



# CBJ RADIO SYSTEM REPLACEMENT

AMOUNT REQUESTED: \$12M

AMOUNT SECURED: \$500,000; \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$17.2M

**PROJECT DESCRIPTION & UPDATE:** 

The CBJ has determined that the current radio system must be replaced due to equipment obsolescence, to enhance coverage and correct capacity shortfalls while conducting modernization as a means of securing enhanced network reliability, resiliency and interoperability. Project phases would include procurement, engineering/design, site construction/improvements (shelters, buildings, generators, towers, UPS, etc.), microwave improvements, procurement, and installation of radio site equipment (transmitters, receivers, antenna systems, etc.) and end user equipment (portable and mobile radios). Deficiencies with the current system impact multi-agency responses and have been documented during numerous police, fire and EMS events with partners such as the Airport, Public Works, Alaska State Troopers, FBI, Coast Guard and the Navy. A comprehensive upgrade is needed to enhance radio communications and increase interoperability with municipal, state, and federal partners. Senator Murkowski has added \$2M as Congressionally Directed Spending in the FY24 appropriations bill that is awaiting Congressional action.

TIMELINE: Once funding is secured, all work could be performed within 4 years.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Provide adequate and sustainable radio communications for CBJ public safety agencies and response partners to communicate effectively during routine events and disasters locally, regionally and statewide.



# JUNEAU SCHOOL DISTRICT-WIDE HVAC AND HEATING CONTROL SYSTEM UPGRADES

AMOUNT REQUESTED: \$6.4M

TOTAL PROJECT COST: \$6.4M

**PROJECT DESCRIPTION & UPDATE:** 

This ambitious project entails the comprehensive enhancement of HVAC and Heating Control Systems across all 13 schools within the City and Borough of Juneau. This initiative serves a dual purpose: firstly, it will significantly improve the early detection and notification of system issues and emergencies, thereby enhancing the district's responsiveness to outages and failures. Secondly, these system upgrades will provide the maintenance department with centralized access to control systems for all schools, streamlining system management and increasing efficiency. As a result, emergency response times will be markedly reduced, as issues can be identified swiftly. Importantly, this upgraded system is expected to yield substantial energy cost savings for the district, representing a win-win solution for both school facilities and the environment.

TIMELINE: Once funding is secured, design and construction complete within 28 months.

WHO WILL MAINTAIN AND OPERATE? Juneau School District

GOAL OF PROJECT: This project will upgrade the HVAC and Heating Controls Systems for all schools in the City and Borough of Juneau, improving the facilities' energy efficiency, safety, and security.



# MENDENHALL WASTEWATER TREATMENT PLANT COMPLIANCE: FATS, OIL, AND GREASE & GRIT REMOVAL

AMOUNT REQUESTED: \$5.95M

TOTAL PROJECT COST: \$5.95M

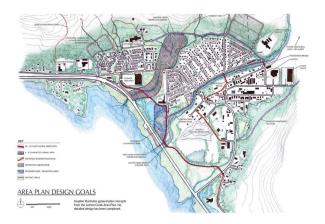
**PROJECT DESCRIPTION & UPDATE:** 

Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

TIMELINE: Once funding is secured, design and construction within 30 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Permit compliance, reduce treatment costs, and extend the useful life of the plant.



# LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: \$8M

AMOUNT SECURED: \$1.75M

TOTAL PROJECT COST: \$10M

**PROJECT DESCRIPTION & UPDATE:** 

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ is pursuing a DOT Reconnecting Communities grant for FY24 that will include robust public engagement, route selection and preliminary design, as well as a ADOT&PF Transportation Alternatives Program grant for the first phase of construction The Assembly has appropriated \$1.75M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near the old Walmart). This would provide direct access to the two largest mobile home parks in the community. CBJ also applied for a 2023 ADOT&PF Transportation Alternatives Program (TAP) grant for phase one design and construction, as well as a FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety.

#### PUBLIC PROCESS:

This project has been identified as a priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023

TIMELINE: FY24 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

#### WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Advance long term goal of a new non- motorized route.



# CAPITAL CIVIC CENTER

#### AMOUNT REQUESTED: Federal Delegation—\$35M; State of Alaska—\$10M

AMOUNT SECURED: CBJ- \$2M design; \$10M commitment from CLIA for CBJ Passenger Fees; \$5M CBJ appropriation requested; \$3M identified for Centennial Hall; \$6.5 Partnership Resources

TOTAL PROJECT COST: \$75M

**PROJECT DESCRIPTION & UPDATE:** 

This project will expand Juneau's Centennial Hall by adding several meeting rooms, a theater, a community hall, a gallery and other public spaces. The old Juneau Armory would be removed. The Capital Civic Center will function as a multi-use civic and conference facility which will enhance Juneau's prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska's Capital City.

PUBLIC PROCESS: Conceptual studies and outreach for Centennial Hall were performed in June of 2019. Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a stand alone facility. Merging the two facilities into a large, single, facility was presented to the Assembly by stakeholder organizations in 2020. The Assembly funded conceptual design in late 2021 appropriated \$2m to advance the project. Northwind and JYW Architects teamed up for design and have worked with stakeholders to consolidate space and find design efficiencies.

TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention, arts and visitor economy.



# JUNEAU SCHOOL DISTRICT-WIDE SECURITY AND SAFETY UPGRADES

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$2M

PROJECT DESCRIPTION & UPDATE:

This project will upgrade security cameras, phone systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District's security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age.

TIMELINE: Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? JSD

GOAL OF PROJECT: Security and safety of district facilities.



Photo Credit: Oregon State University

# MUNICIPAL COMPOSTING FACILITY DESIGN AND CONSTRUCTION

AMOUNT REQUESTED: \$4M

AMOUNT SECURED: \$2.5M Congressionally Directed Spending

TOTAL PROJECT COST: \$6.5M

**PROJECT DESCRIPTION & UPDATE:** 

This project will design and construct a commercial-scale composting facility to serve Juneau residents, businesses and institutions. CBJ will have the capacity to accommodate large scale producers such as grocery stores, and large restaurants and institutions (e.g., Bartlett Regional Hospital, CBJ, Juneau School District and Lemon Creek Prison) getting this waste out of both the sewers and the landfill. It is CBJ's intention to own the facility, but contract out the operations. In 2023 applied for a composting and zero waste grant through the Environmental Protection Agency for phase two of the project.

TIMELINE: CBJ will issue a request for proposals for site development, planning and design in FY23. Once funding is secured, 2 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Divert waste from the local landfill as part of a broader Zero Waste initiative in order to extend the life of the landfill.



# AURORA HARBOR REBUILD—PHASE IV

AMOUNT REQUESTED: \$1M

TOTAL PROJECT COST: \$11.5M

PROJECT DESCRIPTION & UPDATE:

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

PUBLIC PROCESS:

The project has been through a long term planning process with community outreach. It is the fourth phase of the larger reconstruction plans. Docks & Harbors has submitted a \$5M ADOT Harbor Facilities grant for FY25 Legislative consideration. If successful it will be locally matched with \$5M and nearly complete the rebuild of Aurora Harbor.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Replace critical infrastructure and support maritime economy.



Photo Credit: Cathy Mahnke

# AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown (\$50M placeholder)

**PROJECT DESCRIPTION & UPDATE** 

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Statter Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added \$500K as Congressionally Designated Spending in the FY24 appropriation bill and is awaiting Congressional action.

PUBLIC PROCESS: Identified as a Legislative Priority for FY2023

TIMELINE: Once funding is secured, 3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase moorage and recapitalization of aging infrastructure.

Section F, Item 2.



# WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$2M CBJ Voter Approved Sales Tax

TOTAL PROJECT COST: \$12M

**PROJECT DESCRIPTION & UPDATE:** 

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

PUBLIC PROCESS: Identified as Legislative Priority in FY2023

TIMELINE: Once funding is secured, 2-3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Grow the arts in Juneau and expand the Capitol campus.



# NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION & UPDATE:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve safety and expand boating access & transportation.



# OFF-ROAD VEHICLE (ORV) PARK DEVELOPMENT

AMOUNT REQUESTED: \$5.7M

AMOUNT SECURED: \$300,000

TOTAL PROJECT COST: \$6M

PROJECT DESCRIPTION & UPDATE:

This project will address longstanding and unmet demand for sustainable off-road vehicle (ORV) recreation, provide a venue for training opportunities, reduce damage to sensitive habitats elsewhere, and reduce user conflicts.

PUBLIC PROCESS: A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards.

TIMELINE: Once required permits and funding is secured, a 3 year design and construction timeline is anticipated. More detailed project information available at https://juneau.org/parks-recreation/project-list/entry/81872.

#### WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.



# WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$7.5M

PROJECT DESCRIPTION & UPDATE:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS:

West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.

Section F, Item 2.



# JACKIE RENNINGER PARK DEVELOPMENT & PIPELINE SKATE PARK IMPROVEMENTS

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$4,075,000

AMOUNT SECURED: \$75,000

**PROJECT DESCRIPTION & UPDATE:** 

This project will implement the master plan for Jackie Renninger Memorial Park, providing much needed access to outdoor recreation and open space for Juneau's most underserved neighborhoods. This 4.6-acre parcel is home to the Pipeline Skate Park and a small public restroom. This project would ensure the surrounding neighborhood has convenient and safe access to a playground.

PUBLIC PROCESS:

In 2022 the Assembly appropriated funding to develop a master plan for Jackie Renninger Park which will be completed by the end of 2023. This process will result in a conceptual design that will be fully developed in a subsequent design phase.

TIMELINE: Once funding is secured, within 2 years of start date

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: To provide access to parks and outdoor recreation services for Juneau's most underserved neighborhood.



# BARTLETT AURORA BEHAVIORAL HEALTH CENTER

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$17.75M

**PROJECT DESCRIPTION & UPDATE:** 

The requested funding would partially mitigate construction inflation and associated costs Bartlett is absorbing for the project. The Center will provide munch needed outpatient psychiatric service, crisis and community intervention and applied behavior analysis. In addition, it will house a new service to the community, crisis observation and stabilization with a total of 7 beds. The crisis center will be used by people in need across Southeast Alaska, and potentially statewide. The Aurora Behavioral Health Center will provide service based on the Crisis Now model which uses community based options to address long-term services for individuals who may be experiencing a behavioral health crisis in conjunction with other medical conditions complicating care.

PUBLIC PROCESS:

This project was identified as a priority in the master plan for the Bartlett Campus and been through many public meetings as it has made its way through planning, design and construction.

TIMELINE: Construction is scheduled to be complete in October of 2023.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: The Behavioral Health Center will provide patients from Juneau and other Alaskan communities with expanded opportunities to receive mental health care closer to home in a modern fit-for-purpose facility.

# APPENDIX

### EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST

by Katie Koester, Engineering and Public Works Director

#### Q: What are the Legislative Capital Priorities?

**A:** The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: <u>Inclusion on the Legislative Capital Priorities is not a funding request</u>. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

#### Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

**A:** No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

#### Q: What is a capital project?

**A:** A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

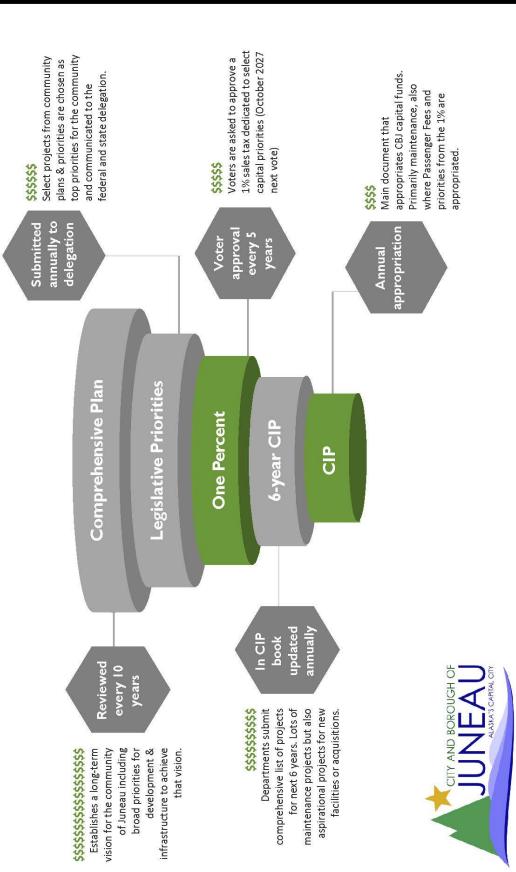
#### Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing up a "wish list"?

**A:** The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

# **CBJ** Lists, Plans and Priorities

document informs the one bellow it. The dollar signs represents the general volume of funds needed, but only the How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each green rings are lists that come with the commitment of actual dollars.



DRAFT-FOR REVIEW

### APPENDIX

Section F, Item 3.



Marine View Building, Juneau, AK 99801 907-586-5254

**Engineering & Public Work** 

## MEMORANDUM

DATE:	December 18, 2023
то:	Chair Bryson and the CBJ Public Works and Facilities Committee
FROM:	Denise Koch, Engineering & Public Works Director
SUBJECT:	Safe Streets and Roads for All Safety Planning Grant Appropriation - \$86,000

The CBJ has been successful in applying for a Supplemental Planning Grant via the FY2023 Safe Streets and Roads for All (SS4A) funding program from the Federal Highway Administration (FHWA). The awarded amount is \$86,000. The scope of the FY2023 SS4A Supplemental Planning Grant is to conduct supplemental planning activities in Lemon Creek to enhance CBJ's comprehensive and borough-wide safety action plan currently under development<sup>1</sup>. While FY2022 SS4A funding will provide a high-level analysis and recommendations for all of CBJ, the FY2023 supplemental planning funds will be used to conduct expanded data collection, direct stakeholder and community engagement, and a targeted road safety audit to better understand non-motorized user safety and access specific to the Lemon Creek area. Activities performed under the FY2022 and FY2023 grant awards will result in an Action Plan with a comprehensive list of projects and strategies to increase roadway safety in Juneau, including infrastructure projects. Once the Action Plan is completed, CBJ would be eligible for SS4A implementation grants to execute the identified projects.

The CBJ is required to provide a match of \$21,500 (20% of total project cost) for this supplemental planning grant award. Match will be provided as an in-kind contribution of staff time to support the project, which has been allocated in the FY24 Capital Improvement Plan (Lemon Creek Multimodal Path CIP).

Staff will work with FHWA to finalize and execute the Grant Agreement documents. They are expected to be ready for signature and execution by early 2024. The next step upon execution of the Grant Agreement is to appropriate the grant funding to begin the study work.

More information on the SS4A funding program can be found here.

#### Action Requested

Staff requests approval for an appropriation ordinance for \$86,000 to be forwarded to the full Assembly for approval upon receipt of the executed grant agreement.

<sup>&</sup>lt;sup>1</sup> CBJ was awarded a FY2022 SS4A Planning Grant to create a Borough-wide Action Plan that identifies and analyzes safety trends, issues, equity considerations, review of current transportation policies, and standards.



DATE:	December 18, 2023
TO:	Wade Bryson, Public Works & Facilities Committee Chair
FROM:	Gretchen Keiser, Chair, Juneau Commission on Sustainability Gretclan Keiser
SUBJECT:	Request for Additional GHG Emissions Inventories for 2022 & 2023

The Juneau Commission on Sustainability recommends that the CBJ fund and contract to update Juneau's 2021 Energy/GHG inventory for 2022, and preferably for 2023 as well.

#### Background

Understanding energy use and GHG emission sources and trends allows Juneau residents, businesses and agencies to identify effective mitigation strategies and track progress over time. A series of annual inventories provides a basis for measuring the success of our climate action initiatives, identifying areas where improvements can be made, prioritizing investments, increasing public awareness and engagement, and justifying and competing for federal grant funding.

The CBJ conducted inventories of energy use and GHG emissions in 2007 and 2010 as a basis for the Juneau Climate Action and Implementation Plan (2011). The plans recommended that updates be conducted periodically. The CBJ attempted to replicate the 2010 analysis several times between 2013 and 2019, but was unable to secure cooperation from fuel oil suppliers. In 2021 the CBJ contracted with Dynamhex (Constellation Energy) to update Juneau's community inventory resulting in a final report, "2021 Energy Use & Greenhouse Gas Emissions Inventory for Juneau, Alaska."

The 2021 inventory showed some areas of significant progress in reducing emissions over the past decade. However, 2021 was an unusual year as Juneau's economy was just coming out of the COVID pandemic and there was very little cruise ship tourism, resulting in lower than usual fuel use in marine and air transportation. Several years' worth of data are needed to accurately identify trends in energy use and GHG emissions and the effectiveness of mitigation efforts and the 2010 and 2021 reports recommended that annual community-wide inventories be conducted for five consecutive years.

#### Recommendation

At its December 6, 2023 meeting, the Juneau Commission on Sustainability unanimously approved recommending that the CBJ contract for at least one more year of updated data. Given the timing, it would be advisable to conduct inventory updates for both 2022 and 2023.

We understand that the JRES Implementation CIP has enough funding for both 2022 and 2023, as there is a clause in the contract of the 2021 inventory that if CBJ elects to extend the contract for a one-year period for up to four years, the contractor will be paid a single payment of \$10,000 for each one-year period.

JCOS urges you to consider the significance of the inventory and to fund and contract for it to ensure the continued progress towards Juneau's energy and climate goals.

Respectfully submitted,

Gretchen Keiser, Chair, Juneau Commission on Sustainability



DATE:	December 18, 2023
TO:	Wade Bryson, Chair Public Works and Facilities Committee
THROUGH:	Denise Koch, Director of Engineering and Public Works
FROM:	Jeanne Rynne, City Architect
SUBJECT:	Centennial Hall Next Steps

#### **Executive Summary**

Upon financial closeout of the Centennial Hall Ball Room Renovations completed this past summer and fall, the Centennial Hall CIP (P43-073) will have approximately \$1.3M remaining. Due to material cost escalation and supply chain issues caused by the Covid 19 pandemic, we were unable to deliver all the components identified in the \$7M ballot measure approved by voters in October 2019. Concurrently, efforts by community stakeholders have continued in support of a Capital Civic Center.

Staff recommends that the remaining fund balance be used to engage the public to define the future priorities for improvements to Centennial Hall, as it is clear that Centennial Hall will continue to be the community's primary conference and exhibition facilities for years to come. This effort would include conceptual design and estimating services that could result in a potential future ballot measure.

#### Background

The recent \$7.3M<sup>1</sup> Ballroom Renovation achieved the following improvements to the ballrooms:

- Upgraded HVAC equipment with more efficient equipment (air source heat pumps) and replaced the HVAC control system
- Upgraded the electrical system to support the upgraded HVAC system
- Replaced and upgraded the sound system
- Replaced and upgraded the lighting system
- Replaced the flooring and operable walls
- Installed new curtains, acoustic wall panels, and paint
- Installed stairs and catwalk in Ballroom 1 to access existing catwalks in Ballrooms 2 & 3 (previously accessible by a ladder or lift only).
- Executed minor seismic upgrades to support a future 2<sup>nd</sup> story over the meeting rooms

Part way through construction, the Assembly approved the use of \$650,000<sup>2</sup> in Temporary Sales Tax for the following building wide improvements:

- Upgrade the fire alarm system for the entire facility
- Replacement of the head-end for the public announcement system
- Replace security cameras building-wide
- Purchased media projectors for the ballroom
- Purchased a floor scrubber for maintenance of the new ballroom floor

All work completed under the Ballroom Renovation project will be complementary to a future expansion project, whether contiguous to Centennial Hall or as part of a larger civic complex.

Scope of work outlined in the October 2019 ballot measure that was not able to be completed included the following:

- Expansion of the lobby
- Renovation and expansion of meeting rooms, corridor, and business center

<sup>&</sup>lt;sup>1</sup> The Assembly appropriated an additional \$2.85M from Temporary Sales Tax to the project CIP P47-073 7/1/23 bringing the total CIP funding to \$10M. \$7.3M represents the construction cost only.

 $<sup>^2</sup>$  This amount is included in the \$7.3M construction cost.

- Addition of meeting rooms on a new second floor
- New flooring and finishes at the non-ballroom areas
- HVAC upgrades at the non-ballroom areas

Preliminary estimates prepared by staff for these scopes of work range from \$1.9M for upgrading the HVAC and finishes for the Lobby, Gallery, and offices to \$19.7M for the 2<sup>nd</sup> story addition and renovation of the existing meeting rooms.

#### **REQUESTED ACTION**

Staff recommends using up to \$500,000 of the \$1.3 fund balance to engage professional design and estimating services in conceptual level plans to engage the public in determining the next highest priority improvements for Centennial Hall toward the development of a future ballot measure proposal.

To: Wade Bryson, Chair Assembly Public Works and Facilities Committee

From: Bruce Botelho, Co-Cha The Partnership, Inc.

Re: Arts and Culture Center/Capital Civic Center

The Partnership, Inc. has been working towards the construction of an arts and culture center to replace the aging National Guard Armory Building for more than a decade. While the configurations have changed over that period, the core elements have not. They have all included a 299 seat theater, a versatile event space, conference areas, and a community main hall as well as a café, visual arts gallery, gift shop, office spaces, conference halls and small meeting rooms.

After our loss of an October 2019 advisory vote and at the urging of Mayor Weldon, the Partnership worked in collaboration with Travel Juneau and the Juneau Chamber of Commerce to meld Centennial Hall and the arts and culture center into a single facility, a concept you first championed.

Collectively (under the rubric "the Alliance"), we worked with CBJ staff and architects to conceptualize the Capital Civic Center. In the past several months, we have retreated somewhat from the grander scheme (that included the addition of a second floor onto a portion of Centennial Hall) because we were unable to secure federal funding during the last two budget cycles.

The Partnership, Inc. continues to champion the arts and culture center as an integral part of a capital civic center, but pursues it as Phase II of the project, Phase III being a commons space that conjoins the arts and culture center with Centennial Hall. The concept is illustrated in the accompanying renderings.

The Partnership, Inc. is actively pursuing non-CBJ sources of funding for construction of Phase II. Towards that end, we seek funding from several foundations and commercial enterprises and have retained a lobbying firm to assist us in securing federal funding.

We have valued the support that we have received from the Assembly and want to emphasize its key role in our efforts to bring the entire project to fruition. This includes

- 1. Ordinance 2021-08(b)(am)(S) that appropriated \$2,000,000 for the Capital Civic Center Capital Improvement Project;
- Resolution No. 2979 Authorizing the Manager to Amend the CLIAA Settlement Agreement;

- 3. Resolution No. 2985 Supporting an Application for Congressionally Directed Spending for the Capital Civic Center; and
- 4. Ordinance 2022-06(b)(AJ) that appropriated \$5,000,000 for the Capital Civic Center Capital Improvement Project.

We hope to review these actions and our strategy going forward at your meeting on December 18, 2023.

Presented by: The Manager Introduced: December 13, 2021 Drafted by: Finance

#### ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

#### Serial No. 2021-08(b)(am)(S)

An Ordinance Appropriating \$2,000,000 to the Manager for the Capital Civic Center Capital Improvement Project; Funding Provided by General Funds.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$2,000,000 for the Capital Civic Center Capital Improvement Project (D12-051).

#### Section 3. Source of Funds

General Funds

#### \$2,000,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

1 2 3 4	Presented by: The Manager Presented: 3/14/2022 Drafted by: R. Palmer III
5	<b>RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA</b>
6	Serial No. 2979
7 8 9	A Resolution Authorizing the Manager to Amend the CLIAA Settlement Agreement.
10 11 12 13 14	WHEREAS, Resolution 2852 (Mar. 22, 2019) authorized the Manager to execute a settlement agreement to resolve the litigation related to the legality of the collection and expenditure of fees imposed upon a vessel related to the provision of municipal services and the construction of capital improvements;
15 16 17 18	WHEREAS, paragraphs 3(d) and 7 of the settlement agreement encourage the parties to annually consult to discuss any new proposed projects and services for which CBJ passenger fees are sought to be expended;
19 20 21 22	WHEREAS, the amendments authorized by this resolution would update information and clarify that CLIA is waiving objection to the expenditure of up to \$10 million in passenger fees for support to the Capital Civic Center project.
23 24 25	Now, Therefore, Be It Resolved by the Assembly of the City and Borough of Juneau, Alaska:
26 27 28	Section 1. Authorization. The Manager may execute the amended settlement agreement in substantially the same form as attached in Exhibit A.
29 30 31	Section 2. Effective Date. This resolution shall be effective immediately after its adoption.
32 33	Adopted this day of, 2022.
34 35 36 37 38 39	Attest: Beth A. Weldon, Mayor
40	Elizabeth J. McEwen, Municipal Clerk

1 2	Presented by: The Manager Presented: 04/25/2022
3	Drafted by: R. Palmer III
5	<b>RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA</b>
6	Serial No. 2985
7 8 9	A Resolution Supporting an Application for Congressionally Directed Spending for the Capital Civic Center.
10 11 12	WHEREAS, the City and Borough of Juneau owns Centennial Hall, the Juneau Arts and Culture Center, and the real property on which they are located; and
13 14 15	WHEREAS, both of those facilities are in need of substantial renovation, repair, expansion or replacement; and
16 17 18 19	WHEREAS, the City and Borough of Juneau is soliciting proposals to complete design plans for the construction of a Capital Civic Center to meet the community's needs and aspirations; and
20 21 22	WHEREAS, the Capital Civic Center project will provide substantial economic benefits to not only the Juneau community but also the entire Southeast Alaska region; and
23 24 25	WHEREAS, more than \$30 million in public and private funding has been raised or pledged to the project.
26 27 28	Now, Therefore, Be It Resolved by the Assembly of the City and Borough of Juneau, Alaska:
29 30 31 32	Section 1. Congressionally Directed Spending Support. The City and Borough of Juneau supports the submission of an application for Congressionally Directed Spending in order to further the completion of this much-needed facility.
33 34	Section 2. Effective Date. This resolution shall be effective immediately after its adoption.
35 36 37	Adopted this day of, 2022.
38 39 40	Attest: Beth A. Weldon, Mayor
41 42	Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager Introduced: February 27, 2023 Drafted by: Finance

#### ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

#### Serial No. 2022-06(b)(AJ)

#### An Ordinance Appropriating \$5,000,000 to the Manager for the Capital Civic Center Capital Improvement Project; Funding Provided by General Funds and Hotel-Bed Tax Funds.

WHEREAS, this appropriation is intended to leverage grant funding and should not be expended until such time as sufficient grant funding is secured for the project that would require local matching funds in the amount of this appropriation.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$5,000,000 for the Capital Civic Center Capital Improvement Project (D12-051).

Section 3. Source of Funds

General Funds Hotel-Bed Tax Funds \$2,500,000 \$2,500,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

August 29, 2023

Mr. Rorie Watt City Manager City and Borough of Juneau 155 S. Seward Street Juneau, Alaska 99801

Dear Rorie,

Thank you for the update you provided on the status of the Capital Civic Center, it is great news that Phase 1 is nearly complete.

As I understand it, further phases, including Phase 2 construction of a second-floor add-on to Centennial Hall and the arts and culture module, are on hold because anticipated federal funding for a major portion of the project have not been forthcoming. Yet, the Partnership, Inc., a non-profit organized exclusively to champion the construction of the arts center, continues to advocate for Phase 2.

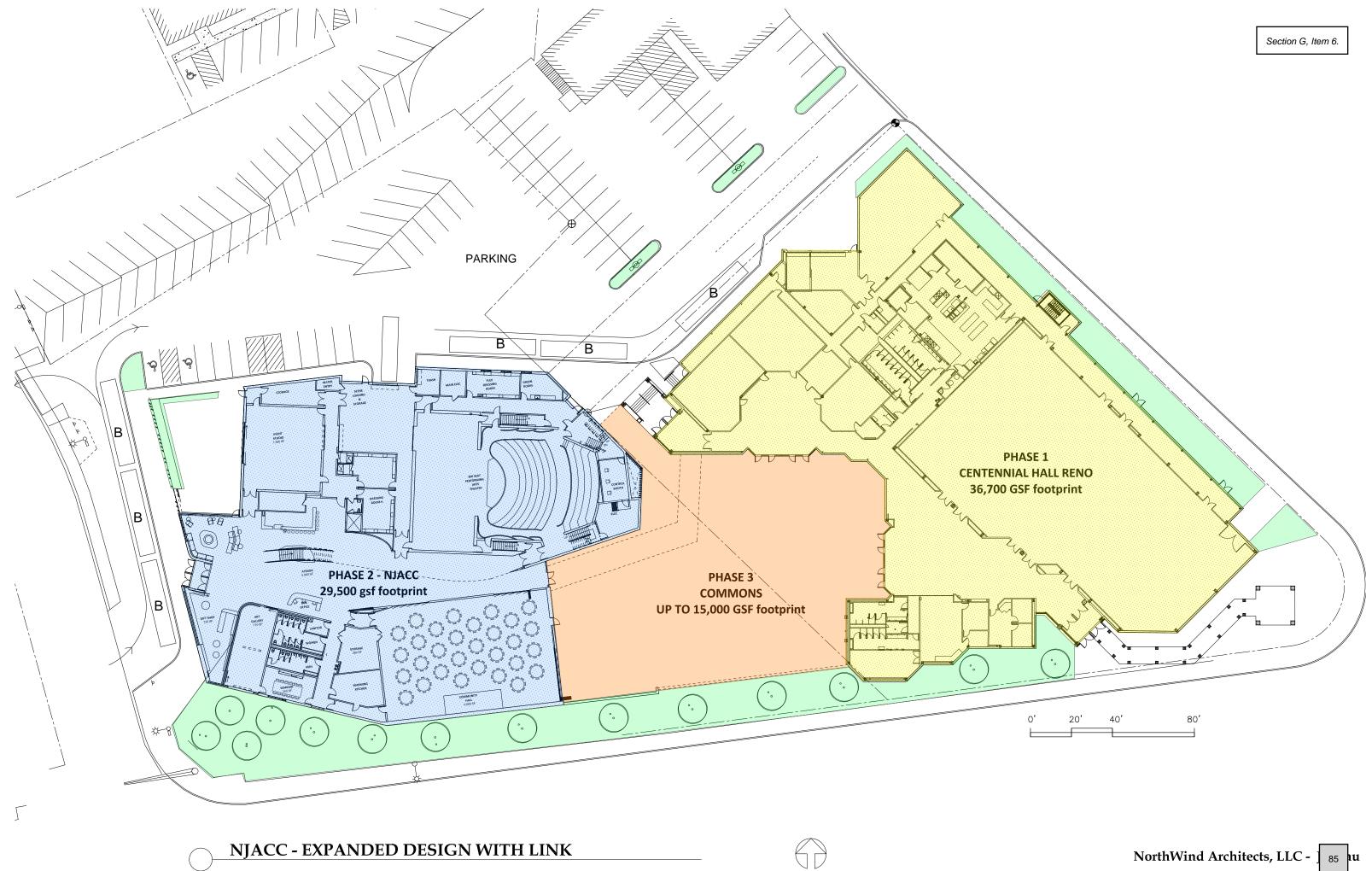
Cruise Lines International Association (CLIA) and our member cruise lines strive to support the needs of the community with responsible uses of passenger fees and are supportive of the next phase of the project. Once complete, the project may also be used by small cruise line operators and their passengers, furthering the use of the facility.


Under the terms of the amended settlement reached between CLIA and the City & Borough of Juneau (CBJ) in March 2022, CLIA agreed not to object to "a Fee expenditure in Zone B of an amount not to exceed \$10 million (\$10,000,000), over no longer than a five-year period, but no less than a three-year period, for the Centennial Hall Expansion Project (also known as the "Capital Civic Center"). Applying these funds to the arts and culture phase – Phase 2 – of the project will materially expedite completion of the entire civic center. The expansion and improvements will benefit the community and visitors alike, a benefit to all.

Sincerely,

Renée Limoge Reeve Vice President of Government and Community Relations Cruise Lines International Association



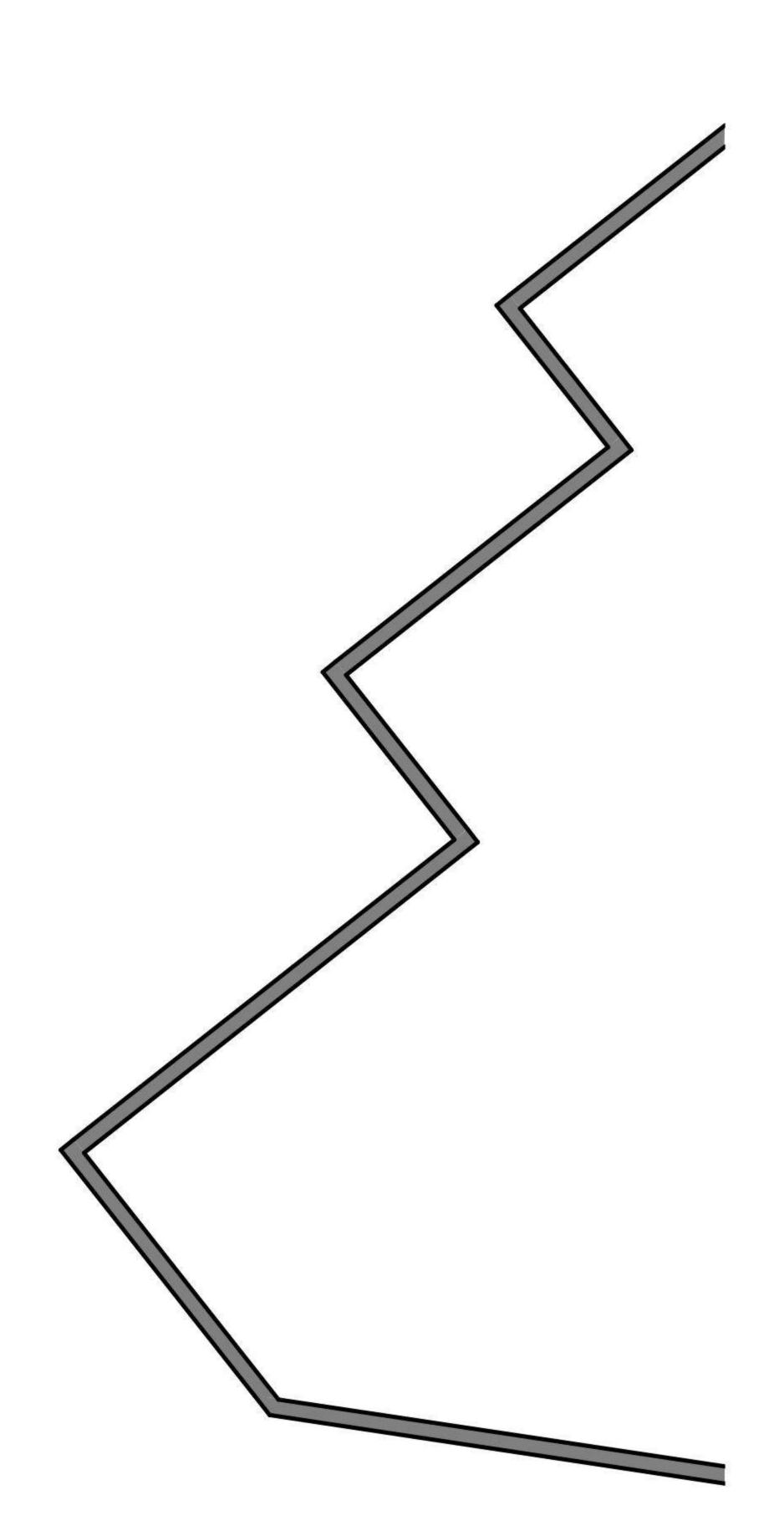


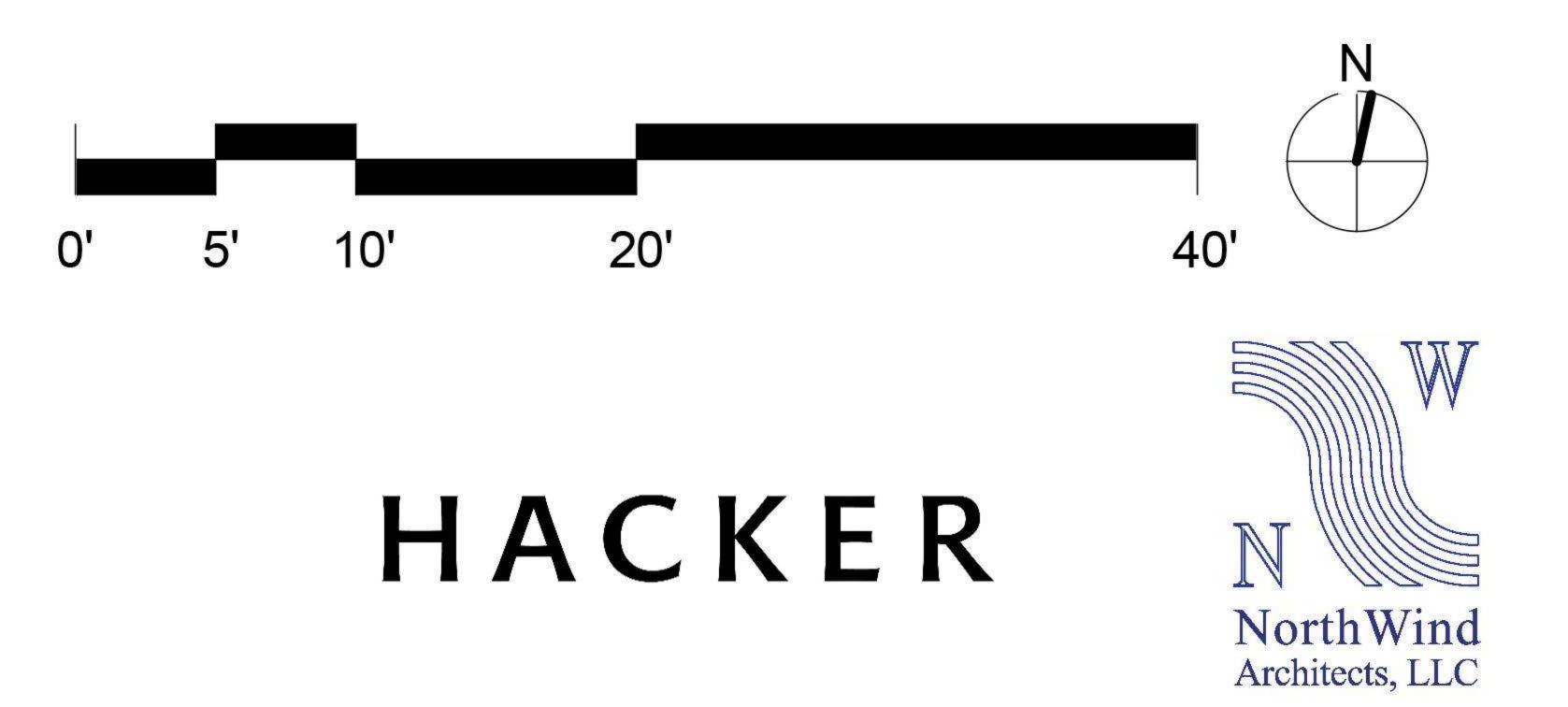




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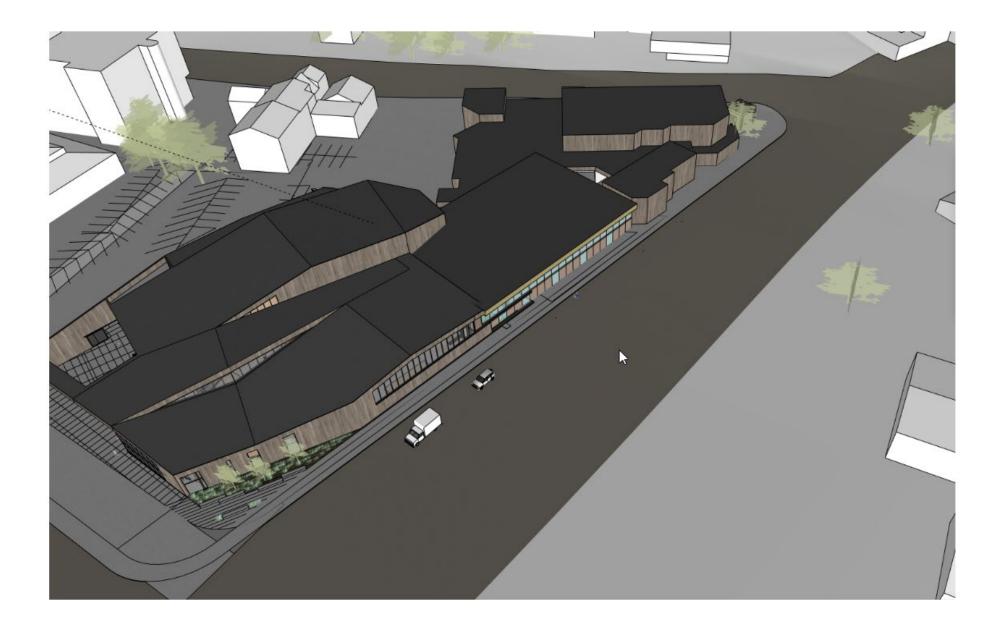














- TO: Chair Wade Bryson, Public Works & Facilities Committee
- FROM: George Schaaf, Parks & Recreation Director
- DATE: December 13, 2023
- **RE:** Parking Access & Revenue Control System Implementation

Pursuant to CBJ 03.10.040(2), the Parks & Recreation Department is responsible for managing municipal offstreet parking facilities. To improve the customer experience and reduce costs to CBJ, the Department intends to contract with IPS Group, Inc. to install and support an integrated parking access and revenue control system (PARCS) for off-street parking facilities managed by the Department in downtown Juneau, including the Marine Park Garage (MPG), Downtown Transit Center (DTC) Garage, Shoppers Lot, and North Franklin Lot. In addition to these facilities, the PARCS will be used by the Docks & Harbors Department at the Downtown Port Facility and Statter Harbor. The Juneau Police Department also will use the system to enforce free time-limited parking on-street.

No changes to parking fees or regulations are being proposed. This project is limited only to acquiring new hardware and software to sell permits, control access to parking facilities, and enforce existing regulations. Assuming there are no delays in implementation, the new system is planned to go live in Spring 2024, prior to the arrival of the first cruise ship.

#### **Current Situation**

The Parks & Recreation Department currently uses a complicated, labor-intensive process to manage offstreet parking:

- Over 1,000 parking permits must be produced and laminated by hand each year.
- All parking permits must be purchased and picked up at City Hall; there is no option to purchase permits online or by phone.
- Credit cards are not accepted for hourly parking. Mechanical boxes located at each lot accept only cash and are prone to jamming, errors, and theft.
- Enforcement currently requires staff or contractors to visually check that a valid permit is displayed in over 600 vehicles throughout the day, at a cost of over \$150,000 per year.
- Citations are written by hand on carbon paper forms and must be processed by three municipal departments (Parks & Recreation Department, Juneau Police Department, and Finance Department).
- Citations can only be paid after they are processed, which typically takes at least a week. Credit card payments are only accepted in person and require extraordinary staff effort.
- Unpaid citations are very difficult to collect.

On-street parking enforcement also presents significant challenges for the Juneau Police Department's Community Services Unit:

- Throughout the day, Community Services Officers (CSOs) use pen and paper to record the location, time of day, license plate, and tire valve stem location of every car parked in the Downtown Parking Management Zone.
- Citations are written by hand on carbon paper forms.
- Each "run" through the downtown area can require up to two hours.
- While parking is limited to two hours **per day** in the Downtown Parking Management Zone, limitations of the current system incentivize drivers to park on street all day, moving every two hours to avoid a citation.

#### **IPS Parking Access & Revenue Control System**

The system proposed by IPS Group will provide a consistent experience regardless of whether a customer is parking in a garage, a surface lot, on the street, or in a Docks & Harbors facility. The system consists of five major components:

- 1. A public website to purchase parking permits, pay citations, and submit appeals.
- 2. An electronic permit management and inventory control system to better manage existing parking infrastructure and improve utilization.
- 3. Fixed license plate recognition (LPR) systems at the Marine Park Garage and Downtown Transit Center to validate access and identify violations.
- 4. Mobile LPR systems mounted on Community Service Unit vehicles (three-wheel Go4 Interceptors)
- 5. Pay-by-plate pay stations to replace mechanical cash boxes downtown as well as existing Docks & Harbors pay stations.

#### **Off-Street Parking**

Using their vehicle's license plate, customers will be able to purchase monthly or annual parking permits for MPG and DTC online, over the phone, or in person at City Hall. At locations that offer hourly parking, customers can choose to pay with a mobile app or use a pay station that accepts coins and credit/debit cards. Docks & Harbors pay stations will accept paper currency in addition to coins.

#### **Off-Street Enforcement**

Fixed LPR cameras installed at the entrances and exits of the MPG and DTC will confirm that each vehicle is associated with a valid permit. For hourly parking, a grace period will be provided to give the driver time to pay for parking at a pay station or via the mobile app. The system will notify CSOs of any violations in the MPG and DTC. Surface lots and Docks & Harbors facilities will be enforced by CSOs and Harbor Officers using handheld devices and/or vehicle-mounted LPR cameras.

#### **On-Street Parking**

No changes are being proposed to existing regulations, which provide up to two hours of free parking per day in the Downtown Parking Management Zone. Drivers will not be required to register their vehicle or obtain a permit – they will continue to park just as they do today.

#### **On-Street Enforcement**

Mobile LPR cameras will be installed on JPD's existing fleet of Go4 Interceptor vehicles. As a Community Services Officer (CSO) drives along the street, their vehicle-mounted cameras will record the GPS location, time of day, license plate, and tire valve stem location of each vehicle electronically (currently, this same information is collected using pen and paper). During subsequent patrols, the system will alert the officer if a vehicle is in violation of the two-hour limit. After confirming the violation on a mobile device, the officer will print a citation using a Bluetooth-connected printer and leave it on the windshield of the vehicle. The citation will be processed instantly by the IPS system, allowing the customer to make a payment or file an appeal immediately. This same system will be available to JPD's patrol officers and Parks & Recreation Park Rangers to enforce parking regulations citywide.

#### Appeals & Collections

Each month, IPS will provide the CBJ Hearing Officer with a file containing any appeals, as well as photographic evidence from the LPR system. Appeals can be dismissed or granted electronically by the Hearing Officer. Citations that are not appealed or paid within 30 days will be forwarded to a collections process managed by IPS, eliminating a huge amount of work currently required from staff in the CBJ Collections Office.

#### **Procurement**

The Parks & Recreation Department issued an RFP for parking access systems earlier this year, generating three proposals from national firms. However, the cost of each proposal exceeded the funding available (and in some cases exceeded the annual gross revenue of the entire Downtown Parking Management Fund). Following this unsuccessful RFP, staff reached out directly to various hardware vendors, including IPS Group. After several initial meetings with the company, CBJ staff contacted other municipalities that work with IPS, including the Seattle Department of Transportation, Anchorage EasyPark, and the City of Deadwood (S.D.). The feedback from these customers was extremely positive. In July, representatives from IPS flew to Juneau to visit each parking facility and meet CBJ staff, including representatives from Parks & Recreation (Administration and Facilities Maintenance), Juneau Police Department, Docks & Harbors, Finance, and IT. Focused discussions with all of these stakeholders are ongoing.

The contract with IPS Group has been competitively bid through OMNIA Partners and meets the requirements of CBJ 53.50.090(f). Capital acquisition costs will be funded through the existing Parking Management CIP. Annual operating costs will be funded by the Downtown Parking Management Fund, and are anticipated to be significantly less due to reduced enforcement costs and improved compliance.

#### **Conclusion**

The new PARCS will significantly improve the customer experience by making it easier to purchase monthly/annual parking permits, offering more options to pay for hourly parking, and allowing CBJ to use existing parking infrastructure more efficiently. It will also dramatically reduce the workload for staff at Parks & Recreation, Docks & Harbors, Finance, and the Juneau Police Department, allowing these employees to focus on providing core services to the public.

# Parking Access & Revenue Control System

# **Public Works & Facilities Committee**

December 18, 2023



# Park(ing)s & Recreation

# 03.10.040 - Parks and recreation department.

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The parks and recreation department shall be responsible for:

- The supervision and operation of recreation programs and for the maintenance and operation of parks and recreation facilities;
- (2) The maintenance and operation of Centennial Hal, municipal parking lots, the Youth Center, public cemeteries, and other facilities as assigned in writing by the manager;
- (3) Maintenance of all municipal buildings which are not the responsibility of another department or a board of directors.

(CBJ Code 1970, § 03.10.035; Serial No. 71-40, § 3(C), 1971; Serial No. 75-07, § 3, 1975; Serial No. 78-6, § 2, 1978; Serial No. 78-19, § 2, 1978; Serial No. 85-83, § 5, 1985; Serial No. 93-03, § 5, 1993; Serial No. 2006-06, § 2, 4-3-2006; <u>Serial No. 2013-06(b), § 2, 2-24-2014, eff. 3-26-2014</u>)

Cross reference— Recreation, parks and community centers, CBJ Code tit. 67.



# Current Situation

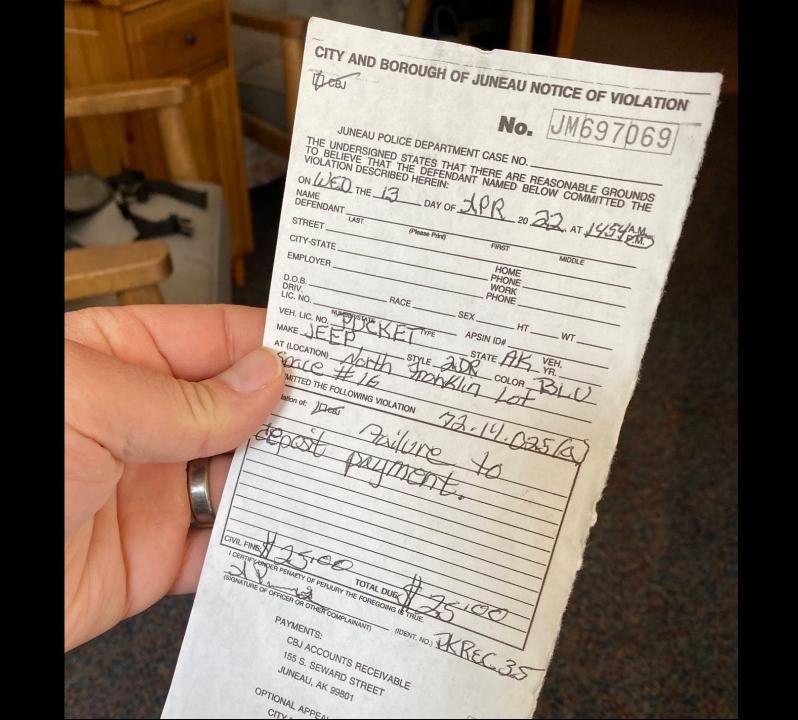
- Extremely labor intensive
- Difficult process for customers to navigate/undertand
- Lack of payment options
- Poor utilization of existing parking infrastructure







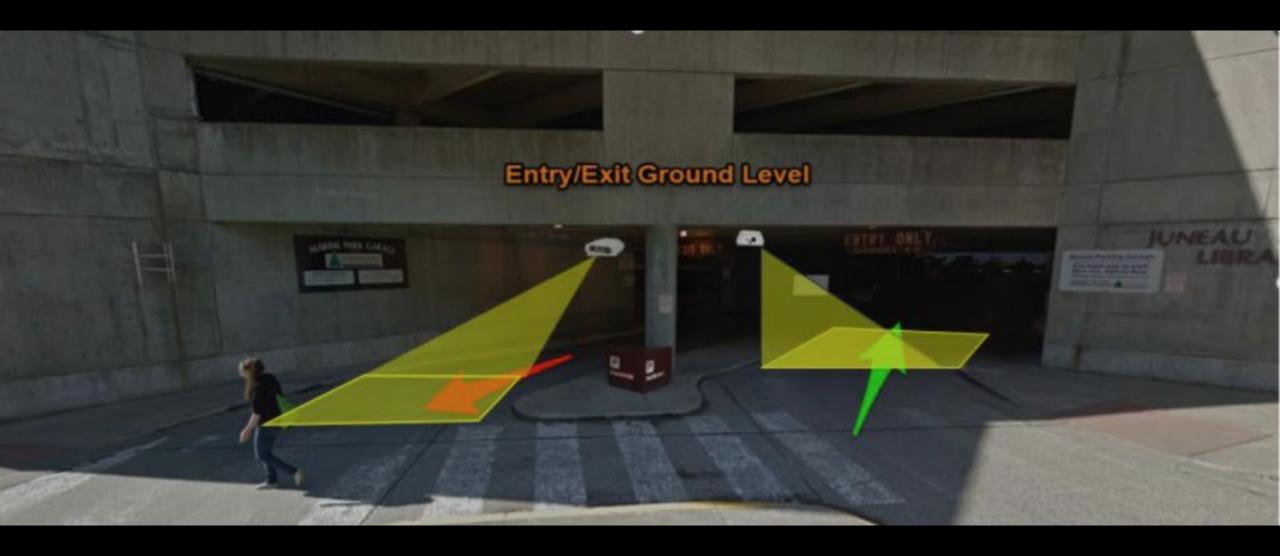


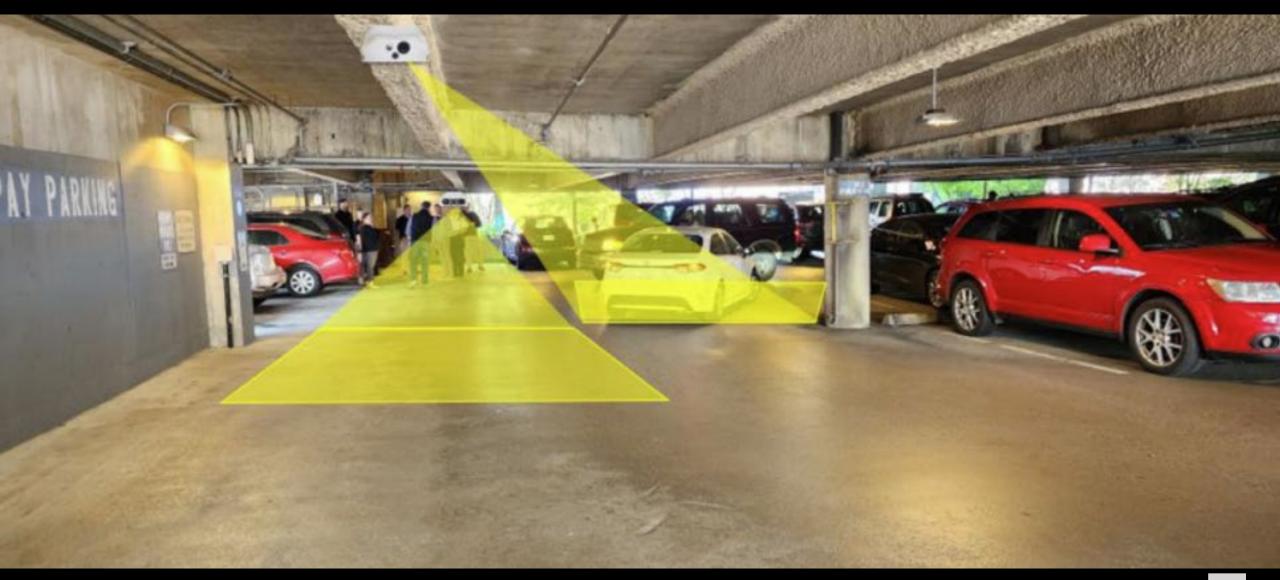


























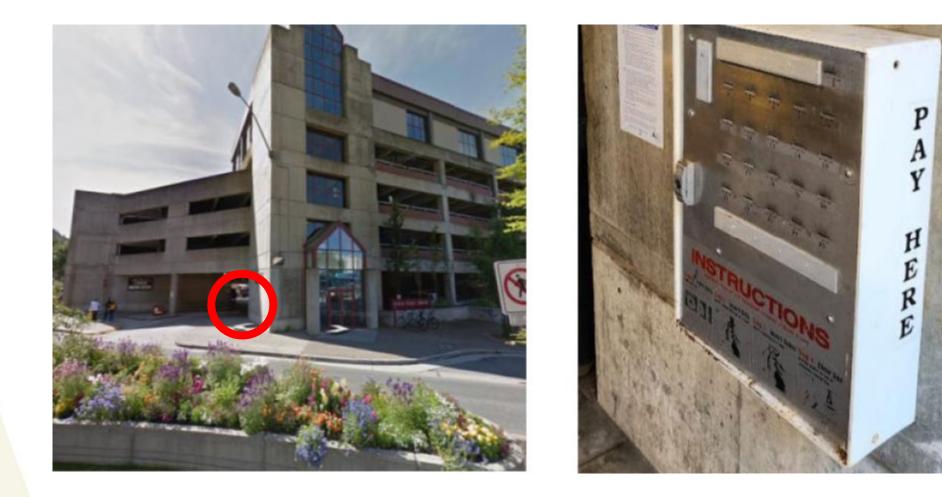




- MPG Hourly Parking
- Shopper's Lot
- N. Franklin Street Lot
- Docks & Harbors locations

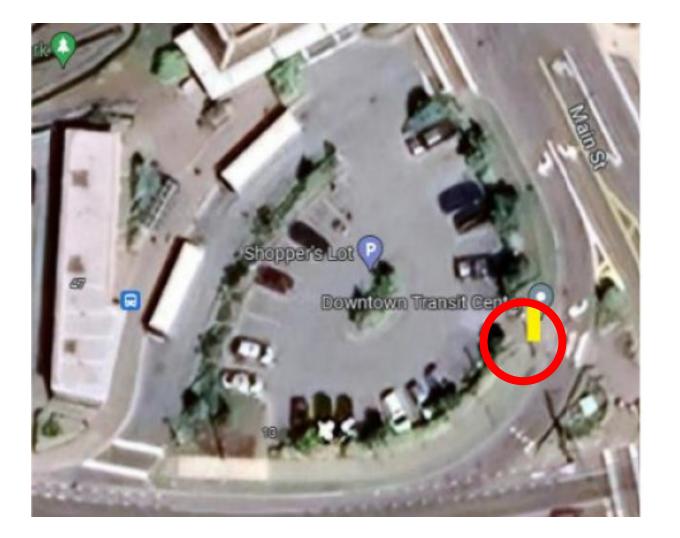


## **Replace existing cash box at Marine Park Garage**





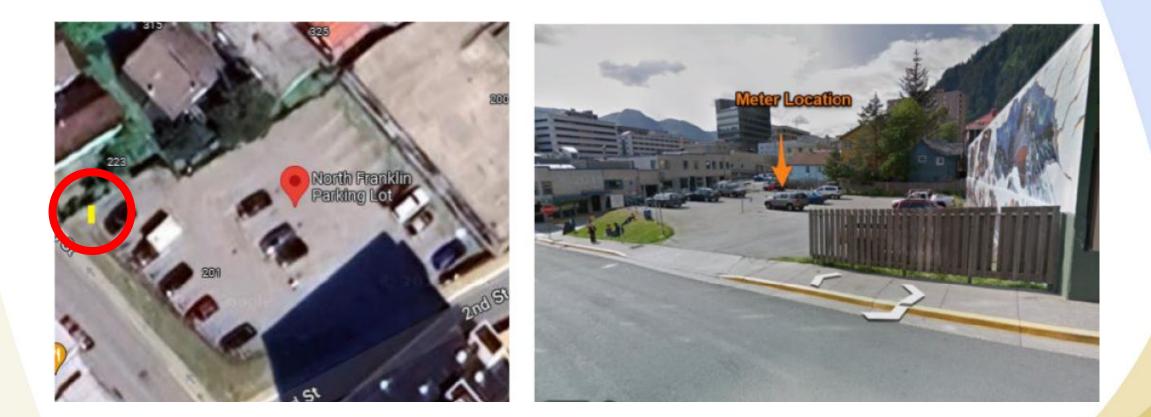
## **Replace existing cash box at Shopper's Lot**



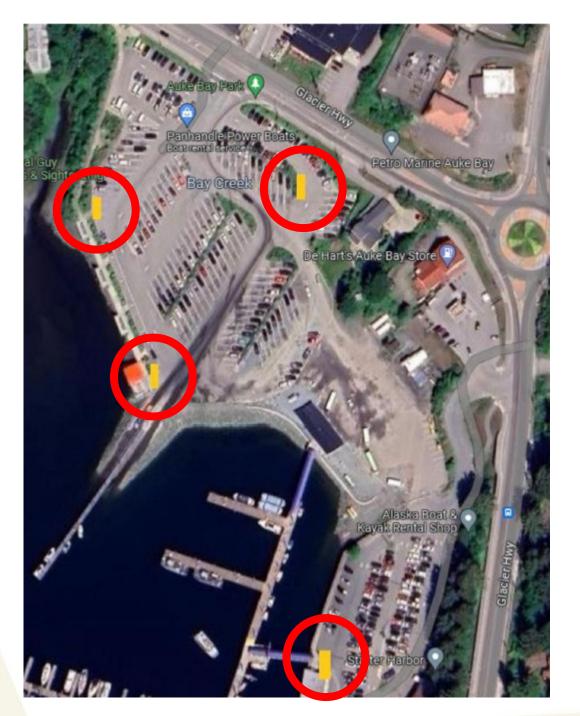




## Replace & relocate existing cash box at North Franklin Lot



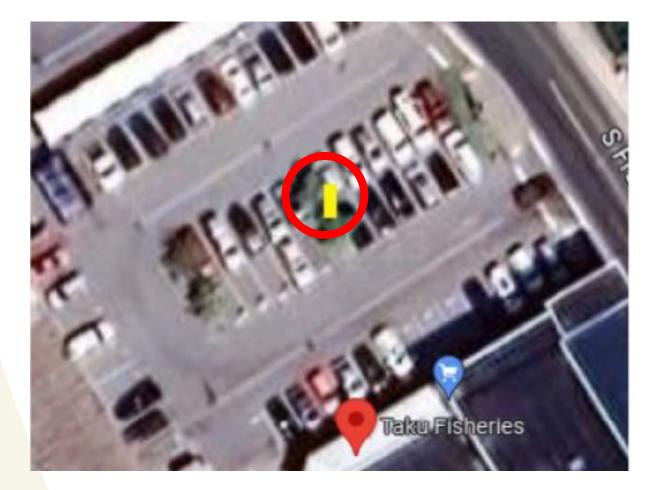




# Replace existing pay stations at Auke Bay Statter Harbor



### **Replace pay station at Downtown Port Facility**







Section G, Item 7.

# Future

- Improved customer satisfaction
- Better utilization of existing parking facilities
- Reduced violations / citations
- Reduced effort will allow JPD and Parks & Recreation to focus on other core services





CITY AND BOROUGH OF

Engineering and Public Wo 155 Heritage Way Juneau, Alaska 99801 Telephone: 586-0800 Fax: 586-4565

DATE:	December 18, 2023
TO:	Wade Bryson, Chair, Public Works and Facilities Committee
THROUGH:	Denise Koch, Director, Engineering and Public Works
FROM:	Nick Druyvestein, Project Manager
SUBJECT:	Telephone Hill Redevelopment Study Update

### <u>Outreach</u>

CBJ hosted two public meetings for the redevelopment study. The first meeting was held on July 26, 2023. The most recent was held on October 11, 2023, where initial design concepts were presented to the public. The October 11th engagement session was primarily attended by downtown residents with mixed opinions regarding the design concepts.

CBJ staff posted an <u>online survey</u> on December 12, 2023, that will be active through January 9, 2024. This survey intends to gather feedback on the initial design concepts and preferred development options of Telephone Hill from the broader Juneau Community. The survey is being advertised through CBJ Public Service Announcements, social media posts, and on the Telephone Hill <u>webpage</u>. Additionally, notifications will be sent to the Telephone Hill email list, local news outlets, and interested local groups such as the Juneau Chamber of Commerce and Rotary. Reminder e-mails will be sent out to each before the final week of the survey.

### Site Reports

A <u>Structural Condition Report</u> of the existing homes was completed by RESPEC on November 29, 2023. This was a visual assessment of critical structural members of each home to determine necessary upgrades and the feasibility of restoration.

Additional site characteristic reports currently in progress include a Hazardous Materials Survey to be completed by Dahlberg Design and a Phase I Environmental Site Assessment to be completed by Cox Environmental. These reports will identify possible health and environmental hazards that exist on Telephone Hill and will advise necessary mitigation efforts for a future project. We expect to receive them in January 2024.

Northern Land Use Research Alaska is nearly complete with an initial Cultural Resource Desktop Review. This document identifies cultural resources and historic properties within the Project Study Area and is used to determine National Register eligibility evaluations with the State Historic Preservation Office (SHPO). The desktop review document is expected to be made available in January 2024, with a formal Determination of Eligibility prepared in early 2024.

Though this project is not subject to the provisions of the Alaska Historic Preservation Act, CBJ has elected to proceed with the Section 106 process to identify possible historic properties and potential adverse effects of future projects.

### Next Steps

The project team plans to give a project update presentation during the January 29, 2024, COW. The presentation will include results from the recent public survey and findings from the Structural Conditions report and Section 106 review. Based upon Assembly feedback, the project team will determine the preferred development option and continue with design refinement.



DATE:	December 18, 2023
TO:	Wade Bryson, Chair, Public Works and Facilities Committee
THROUGH:	Denise Koch, Director, Engineering and Public Works
FROM:	Bridget LaPenter, P.E., Chief General Engineering
SUBJECT:	Juneau Douglas North Crossing (JDNC) Project Update

Progress has continued on the Juneau Douglas North Crossing (JDNC) project. Below is a summary of recent activities and a look ahead for your information and use.

### North Douglas Planning and Environmental Linkages (PEL) Study

The PEL study is a project of Alaska Department of Transportation & Public Facilities (DOT&PF) with help from their consultant, DOWL. The project is back to full speed again after funding challenges due to a clerical error in the DOT&PF STIP. The CBJ-DOT&PF joint Junea Douglas North Crossing project was awarded \$7M in Congressionally Directed Spending (CDS) to support NEPA. A portion of these funds (\$1.5M) will be used to cover more robust public involvement and enhanced field studies. It is expected that the PEL study will be completed in early 2024.

### North Douglas Sub Area Study

The North Douglas Sub Area Study (the Study) intends to document impacts to and inform potential development along North Douglas Highway. After some initial setbacks, DOWL and Agnew::Beck have reorganized the Study to analyze the increased potential for access to buildable lands once the North Crossing is complete. This will inform zoning regulations and medium- and long- range planning considerations. A final report summarizing the work of both DOWL and Agnew::Beck is expected by the end of December 2023.

### Forward Glance

The RAISE grant requires an \$866k match which will be furnished by CBJ per Resolution Serial No. 3019(b) A Resolution in Support of a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant for the Juneau Douglas North Crossing.

As a reminder, the \$7M in Congressionally Directed Spending (CDS) to support NEPA will require a 9.03% local match to receive these funds. The agencies are proposing to split the cost evenly, requiring a roughly \$315k commitment from the Borough. The language agreeing to the evenly split match and commitment to pay is written in a Memorandum of Agreement (MOA) currently under review. It is expected the MOA and appropriation ordinance will be presented in January to the Committee of the Whole.

Section G, Item 10.



Engineering and Public W 155 South Seward Street Juneau, Alaska 99801 Telephone: 586-0800 Fax: 586-4565

DATE:	December 18, 2023
TO:	Wade Bryson, Chair, Public Works and Facilities Committee
THROUGH:	Denise Koch, Director, Engineering and Public Works
FROM:	Dianna Robinson, Environmental Project Specialist, Engineering and Public Works
SUBJECT:	Zero Waste Update

Zero waste as a concept is very broad and can include reducing or diverting everything that is disposed of in our community. Programs can center around waste reduction, reuse, composting, recycling, household hazardous waste, construction & demolition waste, and biosolids. Below you will find progress updates on CBJ's pathway towards zero waste.

### Waste characterization study (Summer 2024):

A waste characterization is the first step in any large-scale Zero Waste/waste reduction process. This study will tell us exactly what is in our waste stream entering the landfill, which will help inform program development and give us baseline data to measure future progress against (exactly like the GHG emissions inventories for energy efficiency).

- Contractor selection:
  - Cascadia Consulting Group, Inc. out of Seattle, WA, selected via RFP in November 2023
  - Over 30 years of institutional experience performing waste characterization studies
- Timeline:
  - Projected start date of mid-May 2024 to capture community and seasonal tourism
  - Draft report ready by June 2024

### Program Feasibility and Prioritization (Through Fall 2024 and continuously):

Staff have begun working on examining potential waste reduction and diversion programs for their economic and logistical feasibility. Staff are able to begin this work before the completion of the waste characterization study because, based on national data, certain waste categories, such as organics, and construction and demolition waste, take up a significant portion of the waste stream, and we are therefore able to look for solutions ahead of time.

We will likely contract some of this work to a consultancy firm (like Cascadia) due to limited staff capacity. This will also provide us with more insights from firms that routinely help other communities with these processes. With a growing number of companies promising a wide range of solutions with varying results, it will take time and expertise to evaluate them and select the best fit for our community.

Once we have a thoroughly vetted list of options, as well as a completed waste characterization study, we can proceed to stakeholder engagement and goal setting. By vetting options and removing those that economically and logistically will not work in Juneau, we can create a focused menu of choices for the stakeholder group and Assembly to consider. While other ideas will be welcome from stakeholders, Assembly members, and the general public, staff believes this will help streamline the public process by performing the majority of this necessary research in advance. It will also help inform goal setting as it will give us an idea of how quickly we will be able to scale up different programs.

### Goal setting (Begin Fall 2024):

Once we have the completed waste characterization study and have vetted the feasibility of potential programs and solutions, we can begin stakeholder engagement in earnest. Staff are currently working on an outreach plan for the zero-waste planning process, which we will present to this body when it is completed. This will include broad community.

outreach as well as targeted engagement with key stakeholders, including: waste-related businesses suc Composts!, WM (formerly Waste Management), Alaska Waste; other groups such as Sustainable SE Partnership/Spruce Root, UAF Cooperative Extension, and area tribal governments and Corporations; and large waste generators, such as local breweries, distilleries, restaurants, mining operations, construction companies, the hospital, correctional facility, UAS, and fish processing.

There are many forms that stakeholder engagement can take, but it will likely involve a neutral third party to facilitate an equitable goal-setting process. Staff intend to use the stakeholder group for goal setting after there is an educational component to get everyone working from the same knowledge base.

### Planning and program development (After goal setting and stakeholder engagement are completed):

Using these diversion and programmatic goals, we can begin planning and program development.

Currently, staff are laying the groundwork for this future process. There are still unanswered questions, but we do know two things:

1. The Assembly has identified municipal composting as a priority.

2. CBJ will have \$2.5 million in congressionally directed spending (CDS) from Sen. Murkowski to begin development of the former Lemon Creek Gravel Pit for future waste diversion activities, pending EPA determination that the site is suitable for composting and construction. The <u>comment period</u> for the EPA Finding of No Significant Impact (EA/FONSI) is December 26<sup>th</sup>, 2023. (Projected date of acquiring funding: Spring 2024)

This site is a critical first step to supporting the community's waste reduction. A portion of the CDS funds will be used to begin planning the future 'zero waste subdivision (ZWS),' which will inform our future funding goals and grant proposals.

The following outlines the plan for the CDS funding:

Short-Term Outcomes: Plan and design a ZWS and Compost Facility (by Winter of 2024).

<u>Medium-Term Outcomes</u>: Perform site preparation and basic infrastructural improvements for a composting site where composting can begin without a building (Late 2025-early 2026).

<u>Long-Term Outcomes (Future Funding)</u>: Contingent upon future funding, build a composting facility (i.e., building, equipment, etc.) and build out the rest of the ZWS infrastructure. A full-scale composting program, along with other diversion and reduction programs, can be developed in conjunction with selected contractors and community partners, although parts of this can also occur during stakeholder engagement (Completion TBD).

### Implementation, assessment, and adjustment (Continuously and TBD):

These activities will be for farther down the road when we implement new programs, but current programs, such as recycling and household hazardous waste (HHW), can be assessed and adjusted sooner. Please note that either program will require substantial infrastructural investments to significantly change current diversion rates due to space limitations at the current recycling and HHW facilities.

### **Discussion Item**

Staff believes that the discussion on the design of the future composting program should occur during the stakeholder engagement portion of this pathway. It needs to be after the results of the waste characterization study are out in order to understand the quantity and types of organics that we will have available for diversion.

However, staff are also aware of community concerns around what CBJ's role in composting will be. If it is desirable, there are some unanswered questions that the Assembly will need to decide on, and that can be discussed in the meantime. These include whether the Assembly wants to subsidize composting, and if so, to what extent. Other items include whether the Assembly would like to lease out a future composting site or facility, versus the standard CBJ practice of contracting operations.





Engineering and Public Works D\_\_\_\_\_\_ 155 South Seward Street Juneau, Alaska 99801 Telephone: 586-0800 Facsimile: 586-4565

DATE: June 26, 2023

TO: Wade Bryson, Chair Public Works and Facilities Committee

THROUGH: Katie Koester, Director Engineering and Public Works

FROM: Dianna Robinson, Environmental Project Specialist Engineering and Public Works

SUBJECT: Zero Waste Planning Pathway - Informational

Assembly Goal 5.A: Develop a zero waste or waste reduction plan.

Below is the recommended Zero Waste Pathway/steps toward a Zero Waste plan for Juneau:

- 1. **Waste characterization study**: City-wide and performed at the landfill by a contractor (early 2024 based on contractor availability; 1 week for study, ~2 months for the report)
  - The first step in any Zero Waste/waste reduction process
  - A waste characterization study will provide two necessary pieces of information:
    - Identify unaccounted-for waste streams in Juneau's trash
    - Baseline data to tell us where we are right now. We need to gauge if our programs are successful and if we've met our goals – exactly like the GHG emissions inventories
  - EPA national averages are estimates only, and not all states (including Alaska) participate in EPA's surveys
- 2. **Prioritization**: Now that we know our waste types and quantities, we can set our priorities (~6-12 months dependent on staff capacity):
  - Which waste types will give us the biggest impacts for the community and the environment, and reduce the most landfill space the "biggest bang for our buck"
  - Of those, which waste types are the most logistically and economically feasible to target the "low-hanging fruit"
- 3. **Goal setting**: Set diversion and reduction targets, e.g. 30% total diversion by 2030, 20% food waste reduction by 2035, etc.; set short-, medium-, and long-term goals
  - Public outreach and education; stakeholder participation in setting goals
- 4. **Planning and program development**: Now that what is feasible and desirable is identified, we can:
  - $\circ$  Identify solutions and strategies for each waste type
  - Build relationships with:
    - Major waste producers and receivers to identify mutually beneficial solutions
    - Groups working towards the same goals (CCTHITA, Sustainable Southeast Partnership, etc.)
  - Creation of a "Zero Waste Plan"
  - Develop programs and behavior change campaigns *public outreach and education*
  - Plan and invest in any needed infrastructure
  - Encourage input and participation of community leaders/stakeholders at this stage
- 5. **Implementation**: Building infrastructure, putting programs into place, working with contractors (1-8 years depending on amount of infrastructure and funding needs)

- 6. Assessment and adjustment: Measure the effect of programs and adjust as needed (
  - This may require additional waste characterization studies down the road (either contracted or performed by staff if there is capacity)
  - There are no "one-size fits all" solutions to solid waste problems, some trial and error should be expected
  - Ongoing public education and outreach

### Staff tasks associated with each step:

- 1. Waste characterization study
  - Issue RFP for a contractor
  - Coordinate with Alaska Waste, Waste Management, Juneau Composts!, and RecycleWorks for data collection
  - o Identify a location for the study
  - Work with contractor to perform the waste characterization
  - Receive a report from the contractor
- 2. Prioritization
  - Analyze the report\*
  - Identify most impactful waste types
  - Research best practices for those materials
  - Distinguish which waste types are desirable and feasible to reduce or divert
- 3. Goal setting\*
  - Work with PWFC, JCOS, and the public to set goals for reduction and diversion
- 4. Planning and program development
  - Determine what waste reduction and diversion solutions are available to Juneau
  - o Build relationships and seek public input from community members
  - Develop programs and campaigns
  - Identify any infrastructural needs, seek and secure funding for those needs
    - Zero Waste Subdivision
- 5. Implementation\*
  - Build needed infrastructure and hire staff (if needed)
    - Zero Waste Subdivision
    - Start new programs internally and through contractors
  - Record data to measure progress
- 6. Assessment and adjustment\*
  - Perform additional waste characterization studies (over time)
  - Identify programs that work well, and programs that underperform adjust as necessary

Public participation: Work with stakeholders (waste haulers, receivers, processors, and major producers) to set attainable goals and create sustainable programs. Public outreach and education campaigns to ensure buy-in from community members.

Note: Work can begin on many of these tasks before the waste characterization study without impacting that data collection. Tasks and stages with an \* cannot begin until a waste characterization study is completed – implementing major programs will not allow us to measure progress appropriately.

- Zero Waste Subdivision pre-planning (in progress)
- Researching waste types that we know we will need to target for example, food waste and construction and demolition waste (in progress).
- Identifying solutions for those waste types and begin planning for diversion/reduction (in progress)
- Building relationships (in progress)
- Identifying and pursuing funding opportunities (in progress)



# Solid Waste in Juneau



# Basics

Section G, Item 10.

## Service

## Provider

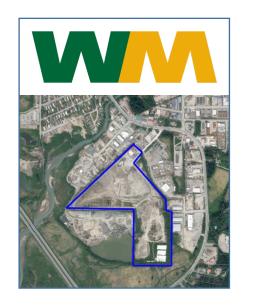
### Waste Hauling

Hauls waste and curbside recycling to landfill



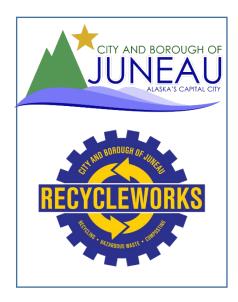
Landfill

Accepts waste and recycling



### Local government

Recycling Center / Junk Vehicle Household Hazardous Waste



## **Regulated By**

### Regulatory Commission Of Alaska (RCA)

State: Alaska Department Of Environmental Conservation (DEC)

Federal: Environmental Protection Agency (EPA) Specific ADEC or EPA regulations may apply situationally

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# **CBJ Programs**







CBJ's Recycling Center diverts 7-9% of the local landfills annual volume HHW diverts hazardous chemicals and cooking oil from our sewer systems

Junk Vehicles can be disposed of responsibly

The success and growth of these programs are based on voluntary citizen participation.

# What's in our trash?

3% Food 22% **Paper & Cardboard** 23% **Yard Trimmings** Glass 12% 4% Metals 9% Wood 6% **Rubber, leather, & Plastics** textiles 12% **9%** 

TOTAL US MUNICIPAL SOLID WASTE PRODUCED (BY MATERIAL) 2018\*

Other

## In 2021, Juneau produced:

- 22,125 tons of Municipal Solid Waste (MSW) produced in 2021
- An additional 5,643 tons of Construction & Demolition waste

### **PWFC Action Items to Advance 2023 Assembly Goals**

Adopted 1.30.23

Progress Report Date: 12/18/2023

2. Economic Development - Assure Juneau has a vibrant, diverse local economy			
	Implementing Action Item:	Committee Work:	Progress Report:
F.	Pursue and plan for West Douglas and Channel Crossing	Engage the public and prepare the project for a successful grant application for full design including working with ADOT and identifying match.	<b>12.12.23 DOT has provided DOWL with a</b> <b>contract amendment to continue with the PEI</b> <b>study (expected to be completed in early</b> <b>2024).</b> CBJ is still working with DOT to finalize the MOA for this project. The MOA assigns the RAISE Grant to DOT&PF and will fund the remainder of the PEL and the final design of the Juneau Douglas North Crossing, a new bridge between Douglas Island and the Alaska mainland. Environmental field work for the 2023 season is complete and will be incorporated into the PEL.
	Explore options for redeveloping under utilized downtown property	New: Do project development work for city owned land and facilities.	9.18.23. NCH Presentation and Tours on 9/13/23. Website with information and Pat Race video is live with a prominent link on the CBJ home page.
3. Sustai	nable Budget and Organization -	- Assure that CBJ is able to deliver services in a cost effici	ent and effective
manner that meets the needs of the community.			
	Implementing Action Item:	Committee Work:	Progress Report:
C.	Long term strategic planning for CIPs	Committee work to engage in Big Picture Capital Project Planning; build on Legislative Priority List process.	3.6.23. Legislative Priority available on Assembly home page; CIP resolution introduced to PWFC.

F.	Maintain Assembly focus on deferred maintenance including BRH and JSD;	Do committee work so that Assembly can increase funding for deferred maintenance.	11.4.22. Assembly increased com Section H, Item 1 deferred maintenance in 1% that passed in October.
4. Comn	nunity, Wellness, and Public Safe Implementing Action Item:	ty - Juneau is safe and welcoming for all citizens.	Progress Report:
C.	Explore fully subsidizing transit and eliminating fares	New: Explore pros and cons of fare free transit and develop recommendation to the Assembly.	6.5.23. Fare-Free Exploration presented at 12.19.22 PWFC and 5.10.23 Finance Committee
	ion and future generations.	maintain a resilient social, economic, and environmental	Progress Report:
A.	<u>Develop a zero waste or waste reduction</u> <u>plan</u>	Establish framework for stakeholder engagement; Define goals for composting and level of municipal involvement	<b>12.18.23</b> - EPA issued a NEPA Finding of No Significant Intersest (FONSI) for the \$2.5 mill development of a compost site. The FONSI was issued 11/25/23 and is open for public comment until 12/26/23.
В.	Develop strategy to measure, track and	Support and follow efforts of Facilities Maintenance to implement an	8.28.23. Update from Building Maintenance.
	reduce CBJ energy consumption.	Energy Management and Information System (EMIS)	

D.	Develop climate change adaptation plan	Review "Juneau's Changing Climate & Community Response"	8.08.22 Report released:	Section H, Item 11.
			https://acrc.alaska.edu/docs/jun	eau-climate-
			report	
Ε.	Develop strategy to reduce	Do committee work to support the Assembly in increasing funding for	11.6.23. At the 10/24/2023 Asse	mbly
	abandoned/junked vehicles.	junk vehicle disposal, including possible incentives.	Reorganization Meeting, Draft O	rdinance 2023-
			38 Introduced "An Ordinance Am	nending the
			Traffic Code Relating to Impound	s of Vehicles"
			This will ease the burden on JPD impound in place.	and allow

### **MEMORANDUM**



TO:	Denise Koch
	Engineering & Public Works Director

FROM: Greg Smith Contract Administrator Date: December 11, 2023

SUBJECT: Contracts Division Activity October 31, 2023, to December 11, 2023

### Current Bids – Construction Projects >\$50,000

MR24-066	JPD Impound Lot Lighting Improvements	Estimate \$100,000; Bids due 11/08/2023. One bid received, award to Alaska Electric in progress, \$62,000.
BE24-070	Carrol Way & Martin Way Stair Replacement Re-Bid	Estimate \$350,000 to \$450,000; Bids due 11/01/2023. Two bids received, Island Contractors low bidder \$449,820.00. Award in progress.
BE24-095	JNU Buried Tank Removal & Replacement	Estimate \$145,358; Bids due 11/16/2023. One bid received, Alaska Fuel Systems, Inc. \$175,000. Award in progress.
BE24-119	JPD Roof Replacement	NOI to Dawson Construction 12/6/2023 for \$692,933.00
BE24-106	CCFR Auke Bay Fire Station Mechanical Upgrades	Estimate \$1,000,000. Bids due 12/14/2023.
BE24-118	Douglas 4 <sup>th</sup> Street, D to F Reconstruction	NTP to Admiralty Construction for \$786,130.00. 11/07/2023
BE24-172	Dudley Street Improvements, Mendenhall to Tongass	NTP to North40 Construction 12/6/2023 for \$484,835.00

### Current RFPs – Alternative Procurement

None

### **Current RFPs – Services**

RFP E24- 092	Waste Characterization Study	Three proposals received. Cascadia Consulting Group, Inc is the selected firm. Fee negotiations in progress.		
RFP E24- 054	Structural Engineering Services for the Capital Transit Roof Structural Assessment	Proposals due 11/16/2023. One proposal received, PND Engineers. Fee negotiations in progress.		
RFP E24- 163	Jackie Renninger Park Master Plan Development	Proposals Due 11/08/2023. Two proposals received, Coffman Engineers and Corvus Design. Fee negotiations in progress.		
RFP E24- 189	Floyd Dryden MS East Wing Roof Replacement	Proposals due 11/09/2023. Two proposals received, NorthWind Architects and Jensen Yorba Wall. JYW selected, fee negotiations in progress.		
RFP E24- 209	Safe Streets 4 All – Roadway Study	Proposals Due 12/20/2023		

### Other Projects – Professional Services – Contracts, Amendments & MRs >\$20,000

AM 1 to RFP E24-068	DS for F St, W 8 <sup>th</sup> St and 10 <sup>th</sup> St Reconstruction	\$117,493.00 11/20/2023	
AM 3 to RFP E23-076	DS Crow Hill Resurfacing and Utility Rehabilitation	\$48,470.00 11/28/2023	124

### Construction Change Orders (>\$20.000)

BE22-230	Spruce Lane Reconstruction	\$61,044.85 10/20/2023	
BE23-019	AB Pool Mechanical & Electrical Upgrades	\$29,092.98 10/2/2023	
BE23-111	BRH Admin Bldg Exterior Envelope Rehab	\$43,566.50 11/30/2023	

### Term Contracts for Small Civil & Utility Construction Services (>\$20,000)

None

### Term Contracts for CBJ Material Sources Construction Services (>\$20,000)

None

### Term Contracts for General Construction Services (>\$20,000)

PA 10 RFP	Wildflower Court Canopy Demolition	\$25,102.02 NTP 11/16/2023
E22-205(C)		
PA 11 E22-	Douglas Library Water Damage Repair	\$38,500.00 NTP 11/27/2023
205(D)		

### Term Contracts for Painting Work (>\$20,000)

None

### Term Contracts for Electrical Work (>\$20,000)

None

### Term contract for Professional Services (>20,000)

None

MR E24-021 - Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals. Contracts are in progress and underway.

### Key for Abbreviations and Acronyms

Am	Amendment to PA or Professional Services Contract	ΡΑ	Project Agreement - to either term contracts or utility agreements
CA&I	Contract Administration & Inspection	RFP	Request for Proposals, solicitation for professional services
СО	Change Order to construction contract or RFQ	RFQ	Request for Quotes (for construction projects <\$50K)
MR	Modification Request – for exceptions to competitive procurement procedures	RSA	Reimbursable Services Agreement
NTE	Not-to-exceed	SA	Supplemental Agreement
NTP	Notice to Proceed	UA	Utility Agreement