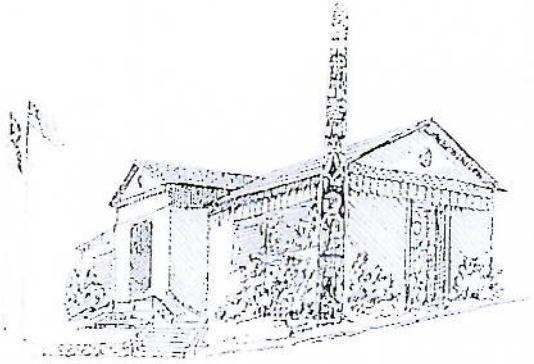


To: Rod Swope, City Manager
From: Marc Matsil, Director, Parks & Recreation
Subject: Marine Passenger Fee Funding Proposals
Date: December 28, 2010

The following are Parks & Recreation proposals for Marine Passenger Fee funding:

- 1. Centennial Hall Roof—partial funding to support replacement of a new roof: \$300,000.**
Centennial Hall's 25 year-old roof is in need of replacement. The City & Borough of Juneau is requesting \$300,000 from Marine Passenger Fees of the estimated \$1,300,000 total cost. Centennial Hall serves as the primary Emergency Center for Juneau—and has been a crucial staging and support center for some notable cruise ship emergencies (see attached memo)
- 2. Downtown Public Restroom support: \$75,000.**
Marine Passenger fees would partially support janitorial, utilities and contract compliance officer for downtown public restrooms including City Hall, Marine Parking Garage, and Downtown Transit Center (see attached memo).
- 3. City Museum Bathroom upgrades: \$80,000.**
More than 70% of the Museum's 13,000 summer visitors are from cruise ships. The Museum's two bathroom facilities are in great demand. Funding would improve ventilation of the restrooms, improve energy efficiencies—automatic water faucets, etc (see attached memo).
- 4. Landscape Maintenance partial support of bed and containers along the cruise ship dock: \$30,000.**
Partial support of the landscape crew from Taku Smokeries to Marine Park Pavilion. Parks & Recreation Landscape Crews maintain 75 flower barrels planters, two tub planters, Van Winkle Memorial bed, Marine Parks Plaza planters, eight kiosk flower boxes, Marine Park Plaza Island bed, 16 hanging flower baskets.



JUNEAU-DOUGLAS CITY MUSEUM
155 SOUTH SEWARD STREET
JUNEAU, AK 99801
(907) 586-3572 FAX:(907) 586-3203
JANE_LINDSEY@CI.JUNEAU.AK.US

Memo

December 3, 2010

page 1 of 6

To: City & Borough of Juneau, Manager's Office

CC: Marc Matsil, Director, Parks and Recreation
Sheila Fisher, Recreation Superintendent, Parks and Recreation
Rorie Watt, Director, CBJ Engineering

From: Jane Lindsey, Director, Juneau-Douglas City Museum

RE: Passenger Fee Request: Bathroom Remodel for the Juneau-Douglas City Museum

The Juneau-Douglas City Museum facility is experiencing facility fatigue from repeated summer over-use. Records show that over 70% of our 13,000 visitors this summer came off of the cruise ships, May-September. Additionally, 2510 of these visitors were seeking services such as brochures, water, and restrooms.

The facility has two restrooms which are in constant demand during summer months. One is ADA accessible and both are used for drinking water from the sink faucets. Ventilation is inadequate; automatic fans are supplemented by automatic-timed air fresheners which are often not effective in calming odor. Tile is worn and broken and 1951 fixtures are in need of upgrades and replacement. There is no counter or cabinet space in either of the restrooms. The Museum requests passenger fee funds for a Restroom Renovation Project.

Major factors to be addressed:

- Sensor lighting;
- Replace fans and put in exterior ventilation solutions with automatic timing that are quiet;
- Change out windows to minimize dust and theft, but allow natural light and allow adequate ventilation;
- Automatic water faucets;
- Automatic scent dispensers;
- New fixtures & new paint;
- New floor and wall tile;
- Locked storage opportunities for paper and cleaning products storage;
- Counter space in both restrooms, ADA compliant in one restroom;
- Air hand dryers;
- ADA compliant sink/cabinet in one bathroom;
- Baby changing table solutions for small space;
- Add water fountain in bathroom hallway so visitors don't have to wait for the restroom to obtain drinking water;
- New lighting fixtures.

\$10,881	Design Fees
\$875	Asbestos sampling (construction estimates do not budget asbestos abatement)
\$47,708	Construction Budget for two restrooms to be renovated
\$11,414	Construction of new doorway configuration and drinking fountain inset in hallway
<u>\$8700</u>	15% CBJ management costs for construction
\$79,578	Total for renovation of two bathrooms (one ADA)

MRV ARCHITECTS

1004 LACIER AVENUE, JUNEAU, AK 99801 - 907-586-1474
TIA T. VOLLEKERS ROBERT MINOCHI

October 21, 2009
MRV 0923

Memo 01

Attn: Jane Lindsey
Re: JDCM Restroom Renovation

Dear Jane-

Please find attached our proposal for design services for the Restroom Renovation project at the Juneau-Douglas City Museum. This proposal of \$10,881 is for comprehensive design services through bidding for all architectural, mechanical and electrical services. We have assumed that the project will be competitively bid for construction services.

Please note that we have included \$875 for asbestos sampling, but no design services for abatement engineering. If we discover asbestos that will have to be removed during the renovation, we will need to amend the design contract for additional services by Carson Dom.

The Scoping Budget document that was submitted on Oct. 14 will be used as a starting point for the design work. Please note that the Scoping Budget did not contain any asbestos abatement work, so it may also need to be modified depending on the test results.

All the engineers will be able to start work on the project immediately after a Notice-to-Proceed.

Thanks for the opportunity! We look forward to working with you.

Sincerely,

Corey Wall

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

JUNEAU-DOUGLAS CITY MUSEUM RESTROOM RENOVATION	MRV # 0923
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DESIGN, CD'S, BIDDING	OCTOBER 21, 2009
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CONSULTANTS (See attached detailed proposals)

Murray & Assoc. (Mechanical Engineering, see attached)	2,865
Gorman Engineers (Electrical Engineering)	500
Carson Dam (Asbestos Sampling)	875

SUBTOTAL	4,240
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O/P 8% (FEES ONLY)	339
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SUBTOTAL CONSULTANTS FEES	4,579
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REIMBURSABLE EXPENSES

MRV ARCHITECTS

Printing of Review and Final Sets (11x17, bond paper, CD)	40
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SUBCONSULTANTS

SUBTOTAL EXPENSES	40
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LUMP SUM PROPOSAL FOR DESIGN, CD'S, BIDDING	\$10,881
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Murray & Associates, P. C.
P.O. Box 21081
Juneau, Alaska 99802

Client: MRV Architects Attn: Corey Wall
Project Name: City Museum Toilet Room Remodel
Date: 10/14/09
MAPC Project Number: 40-

Fee Schedule (\$/HR)	140	110	90	75		
TASK DESCRIPTION	PRIN	PROJ	DES	DFTR		SUB
Mechanical Engineering	ENGR	ENGR	ENGR			TOTAL
	(HRS.)	(HRS.)	(HRS.)	(HRS.)		(\$)
CONSTRUCTION DOCUMENTS						
Initial Coordination, Layout, Plan Development	0.5	0.5	0.0	1.0	\$	200
Site Investigation		1.0	0.0		\$	110
Schematic Design Narrative, Fixture Catalog Cuts		0.0	0.0	0.0	\$	-
Interim Submittal (Schematic Design - 20%)		0.0	0.0	0.0	\$	-
Demolition Plans		0.0	0.0	0.0	\$	-
Design Systems			0.0			
Plumbing; Plans		3.0	0.0	4.0	\$	630
Toilet Exhaust; Plans		1.5	0.0	1.0	\$	240
Specifications		4.0	0.0		\$	440
Coord. w/ Consultants/Upgrade Base (2)		0.0	0.0	1.0	\$	75
Meetings; Clients, Consultants		1.0	0.0		\$	110
95% Submittal to Owner	0.0	1.0	0.0	1.0	\$	185
Owner/Internal Review Comments	1.0	0.5	0.0	1.0	\$	270
Construction Cost Estimate Review (1)		1.0	0.0		\$	110
Final Production	0.5	1.5	0.0	1.0	\$	310
Bidding Coordination, Addendums		1.0	0.0	1.0	\$	185
CONSTRUCTION DOCUMENTS CD TOTAL:	2.0	16.0	0.0	11.0	\$	2,865

Printing of the documents for all interim, final, and bid documents are assumed to be done by others or will be done by us on a T&E basis, fees which is not included in the above proposal.

Fee proposal must be approved and notice to proceed given by December 31, 2009, otherwise the fee may be subject to revision.

Bidding and Construction services will be determined later or done on a T&E basis.

from Sigrid Dahlberg <sdahlberg@carsondom.com>
to Tom Carson <tearson@carsondom.com>,
Corey Wall <corey@mrvarchitects.com>
date Tue, Oct 20, 2009 at 2:33 PM
subject RE: JDCM Proposal
mailed-by carsondom.com

Corey,

The scope of work for sampling the domestic water and heating pipe insulation in the City Museum Toilet Rooms includes a site visit to collect samples, submission of the samples to an accredited laboratory for analysis, and annotation of the laboratory report to explain the results. Laboratory turnaround time is expected to be approximately one week from the date of sample collection.

The proposed lump sum fee for this scope of work is \$875. Please let me know if you have any questions.

Regards,
Sigrid

Sigrid Dahlberg
Carson Dom. Inc.

**To: Rod Swope, City Manager
Kim Kiefer, Dep. City Manager**

From: Marc Matsil, Director, Parks & Recreation

**Subject: Centennial Hall Convention Center Roof Replacement request for
Marine Passenger fees.**

Date: December 22, 2010

The goal of this proposal is to replace the 25 year-old roof—in need of replacement and dramatically improve energy efficiency and R-value (measure of insulation's heat loss) of the facility. The City & Borough of Juneau is requesting \$300,000 from Marine Passenger Fees of the estimated \$1,300,000 total cost. Centennial Hall serves as the primary Emergency Center for Juneau—and has been a crucial staging and support center for some notable cruise ship emergencies.

Centennial Hall Convention and Civic Center is a lifeblood of the Juneau community and an invaluable resource for Juneau's visitors. In FY10, approximately 80,000 visitors, including visitors from cruise ships, participated in Centennial Hall's events. Visitors from the cruise ships often visit to gather information from JCVB's visitor services center at Centennial Hall. As stated, as Juneau's primary Emergency Shelter for local and regional emergencies, Centennial Hall has served in this capacity for a number of cruise ship and local emergencies. These include the 2008 grounding of the Empress of the North where Centennial Hall provided emergency shelter services (medical, food, and counseling) to the dozens of visitors engaged in the emergency evacuation.

Other cruise ship incidents where Centennial Hall was utilized as an Emergency Shelter—or was on emergency shelter stand-by include the 1996 Universal Explorer incident, 1995 Star Princess grounding, and Spirit of Glacier Bay grounding. Aside from providing support to Juneau's numerous visitors during emergency situations, Centennial Hall also supports the greater community during emergency incidents. These include fires, the recent mudslide on Gastineau Avenue and others. The Juneau Convention & Visitors Bureau also staffs a visitor's center at Centennial Hall.

Project Description:

In 2009, Jensen Yorba Lott (JYL) conducted a roof condition assessment for Centennial Hall and recommended replacement. The facility was constructed in 1984 and has its original roof. CBJ is in the process of conducting a life cycle/energy efficiency report for the facility. The existing roof insulation is likely water-logged—with an R-value assumed to be between 15 and 20. According to our consultants, an R-value greater than R-38 is desired (R-38, R-48, R-58). The 32,000 square foot building consists of 12,000 square foot of ballroom space surrounded by one story support space. The roof structure consists of steel beams and trusses supporting a variety of steel deck types. The original roof assembly consists of approximately 10 pounds per square foot of washed, round rock

approximately 1.5" diameter installed over filter fabric over two layers of extruded polystyrene insulation, 6" thick total.

At 24 years of age, the asphalt roof membrane has passed its service life. JYL stated that virtually all materials including the roof membrane should be replaced. The recommended roof assembly should consist of the following:

Separation board: (where required), 1/2" DensDeck mechanically fastened through the existing membrane and gypsum sheathing into the existing 18 or 20 gage steel deck. Insulation: R 38 (average) consisting of a layer of tapered insulation (1/4" per foot) a minimum of 1/2" thick, over a board of constant thickness.

Cover board: 1/2" Dense Deck or 7/16 OSB, adhesively applied to the insulation.

Membrane: 90 mil EPDM; 80 mil TPO or 80 mil PVC, adhesively applied to the cover board.

Recent experience with similar membrane assemblies (EPDM at the Juneau Airport, and PVC at the Valley Pool) suggest a cost range of between \$30/sf and \$38/sf. The roof area of the Centennial Hall is 31,500 sf. JYL's estimated cost for roof replacement is **\$1,300,000 (see below)**.

Total: \$1,300,000.00

Centennial Hall

Roof Replacement

Preliminary Construction Cost Estimate

Building Area Summary:

Roof Area to be replaced: 31,500 sf

Note: all prices include labor and material

BASIC BID

Existing roofing to existing membrane 31,500 sf \$2.00	\$63,000
Demo parapet cap, flexible base flashing 1,500 lf \$4.00	\$6,000
Demo roof to wall flashing 350 lf \$5.00	\$1,750
Demo flashing at sky lights 150 lf \$2.00	\$300
remove roof mounted mech 1 ls \$3,000.00	\$3,000
	Subtotal \$74,050

Roof Replacement

1/2" densdeck underlayment (at stl deck) 15,000 sf \$2.00	\$30,000
3" polyisocyanurate insulation 31,500 sf \$5.00	\$157,500
tapered insulation 31,500 sf \$3.50	\$110,250
1/2" densdeck coverboard 31,500 sf \$2.00	\$63,000
80 mil tpo, fully adhered 10,500 sf \$7.00	\$73,500
clean, reinstall grate, bowl at rf drains 15 ea \$500.00	\$7,500
vent pipe flashing 1 ls \$500.00	\$500
reinstall roof mounted mech 3 ea \$750.00	\$2,250
roof to wall flashing and base 350 lf \$75.00	\$26,250
perimeter flashing and base flashing 1,500 lf \$75.00	\$112,500
Skylite Flashing 150 lf \$50.00	\$7,500

Miscellaneous Additional work 1 ls \$20,000.00	\$20,000
	Subtotal \$610,750
General Conditions	
Mobilization/demobilization 1 ls \$10,000	\$10,000
Freight 1 ls \$15,000	\$15,000
Supervision 3 mos \$12,000	\$36,000
Clerical/Expediting/Admin 3 mos \$2,000	\$6,000
Temporary Facilities (tenting, etc) 3 mos \$5,000	\$15,000
Miscellaneous motorized equipment 3 mos \$2,500	\$7,500
Tools 3 mos \$1,700	\$5,100
Consumables, fuel etc 3 mos \$1,000	\$3,000
Disposal 3 mos \$2,000	\$6,000
Home Office Expenses 3 mos \$2,500	\$7,500
	Subtotal \$111,100
	Subtotal, Labor and Materials \$795,900
Mark Ups	
Contractors Overhead/Profit 10.00%	\$79,590
Bonding 1.50%	\$11,939
Insurance 1.50%	\$11,939
Estimating Contingency 10%	\$79,590
	Subtotal \$183,057
Total Construction Costs	\$978,957
Project Cost Design 10%	\$97,896
Administration 20%	\$195,791
	Subtotal \$293,687
	Total Project Cost \$1,272,644.
Total:	\$1,300,000.00

Memorandum

City & Borough of Juneau
Parks & Recreation / Building Maintenance
155 S. Seward St. Juneau, AK 99801
Phone (907) 586-5308
Fax (907) 364-2390

Date: December 29, 2010
To: Marc Matsil
From: Brent Fischer
Facilities Maintenance Superintendent
Subject: Passenger Fee Funding Request-Public Restrooms

Marc,

I have calculated the expenditures for the Public Restrooms during the upcoming 2011 Cruise ship season (May-September) and am requesting the amount of \$75,000. This is for the Municipal Building Public Restrooms, Marine Garage Public Restrooms and the new Downtown Transit Public Restrooms. This cost includes janitorial, portions of electrical, water, sewer, fuel oil, disposal and 1/5 of our contract compliance officer.

If you have any questions or need a more detailed explanation, please give me a call.