City and Borough	of Juneau											
City and Borough	1 or Juneau											
Snow Disposal/	Disaster Storage Site Analysis											
Decision Matrix												
Decision Matrix												
Matrix #1												
Map #	Site Description	Land Ownership	Access	Size	Environmental Impacts/Context	hborhood/Land Use Conside	ratComments					
				5.25								-
1 Stable	er's Quarry	СВЈ	Poor	Good	Upland	Access road to steep, limits qua	arry operations	<u> </u>				
	Cove Road inland	СВЈ	Poor	Good	Upland	Terrain too steep for developme	· ·					
3 Peder	rson Hill/Auke Lake	CBJ	Good	Good	Adjacent to Auke Lake	Planned for subdivision develop	pment	-				
4 Airpor	rt/Mendenhall River	CBJ	Good	Poor	Mendenhall River, State Game Refuge	Was permitted as snow storage	e site, airport la	and currently bein	g developed.			
5 Airpor	rt	CBJ	Good	Good	Duck Creek/Jordan Creek/State Game							
6 Skate	Park	CBJ	Good	Poor	Upland	Skate park building in neighbor		-				
7 Dimor	nd Park	CBJ	Good	Good	Upland disturbed	In development as Dimond Par	k, Schools, Fie	ldhouse, Aquatic	Center access through school pro	pperty		
8 Cinem	na Drive/Duck Creek	Private	Good	Good	Main stem of Duck Creek runs through	In neighborhood			,			
9 Nancy	y Street Pond	Private (now CBJ)	Good	Good	East Fork Duck Creek, recently restored	In neighborhood						-
10 Allison	n Pond	Private	Good	Good	East Fork Duck Creek	In neighborhood						
11 Monta	ana Creek, Mendenhall Wetlands	CBJ	Good	Good	Montana Creek/Mendenhall Wetlands	CBJ Greenbelt						
12 Wren	Drive	CBJ	Good	Poor	Adjacent to Montana Creek/Mendenhall	Park land in neighborhood						
13 East \	Valley/Thunder Mountain	CBJ	Poor	Good	Headwaters of Jordan Creek	Some areas steep/some wetlar	nds, access thr	ough residences				
14 US Fo	orest Service/Glacier	USFS	Good	Good	Unknown	Same issues with USFS as #15	5					
15 Existin	ng USFS Snow disposal site	USFS	Good	5.5 acres	Upland well draining	Far from residences, temporary	y agreement wi	th USFS for use				
16 Public	c Works Facility	CBJ	Good	Good	Class D wetlands	In construction for a Public Wor	rks Facility					
17 Lemo	n Creek/Thunder Mountain	CBJ	Poor	Good	Steep terrain, poor drainage	Adjacent to middle school, trails	s					
18 Propo	osed Site Industrial Boulevard	CBJ	Good	Good	Disturbed site, wetlands enclosed by be	Industrial area						
Cost	t for snow storage only											
Matrix #2		Land Ownership	Zoning	Existing Development	Wetlands Disturbed	Access	Size	Assessed Cost	Development Cost (10 acres)			
Propo	osed Site Industrial Boulevard	CBJ	Industrial	none	yes	Industrial Blvd	10 acres	0	\$343,015			
	Bay Site	CBJ	Residential	none	no	Glacier Highway	39 acres	0	\$539,187	\$539,187		arou
	lenhall Peninsula FAA	CBJ/FAA	Rural Reserve	none	no	thru FAA property >15% road	17.6 acres	0	\$529,452	\$529,452	excludes we	etlands
	Villiamson	Private	Industrial	storage/work yard	no?	Industrial Blvd	7.7 acres	580000	\$296,604	\$876,604	and steep sl	lopes,
	Glacier Development	Private	Residential	gravel pit	yes?	Montana Creek Road	35 acres	1008600	\$302,115	\$1,310,715		
	n Creek/East Valley Reservoir	CBJ	Residential	none	no	Coho Apartments	53 acres	0	\$1,160,115	\$1,160,115	slopes and	wetlands
Fred N	Meyer Wick-Grant Living Trust	Private	Residential	none	no	Glacier Highway?	8.6 acres	1081900	\$227,436	\$1,309,336		er parce
											too steep	

Construction Cost Estimate for Proposed Industrial Blvd Site Development - Phase I and Phase II

Phase I

						ESC - veg. swale, Anchorage/DEC guidelines
Item	Qty	Unit	Unit Price	Total		
D1	13	81 TON	30)	\$41,430	
common borrow	5046	6.5 CY	20)	\$100,930	(assuming 1/2 berm excavation in Ph II can be used for fill in Phase I)
CPP culvert 24"	2	50 LF	70)	\$17,500	
Erosion/Sediment Cor	ntı All Req'o	l LS	100000)	\$100,000	
					\$259,860	
Mobilization	10	1%	\$25,986	;	\$285,846	
Contingency	20	1%	\$57,169.20)	\$343,015	
Phase II						
Item	Qty	Unit	Unit Price	Total		
common borrow	2	43 CY	20)	\$4,860	
Topsoil		12 CY	60)	\$720	
3/4" washed rock	19	77 TON	30)	\$59,310	assume 2750lbs/CY
Sand	139	14 TON	30)	\$417,420	
Oil/Water Separator		3 EA	25000)	\$75,000	
3/4" crushed rock	175	68 TON	30)	\$527,040	assume 2750lbs/CY
Excavation	211	07 CY	16	;	\$337,712	
6" perf pipe	18	78 LF	40)	\$75,120	
Impermeable liner	3450	00 SF	3		\$1,035,000	
hydroseed		1 SU	1500)	<u>\$1,500</u>	
					¢0 076 607	
Mobilization	4.0	1%	¢207 670		\$2,876,697 \$2,464,267	
			\$287,670		\$3,164,367 • 707 240	
Contingency	20	1%	\$632,873	\$ \$3	,797,240	

Construction Cost Estimate for Auke Bay Site- 10 acres developed

Snow Storage Only

Item	Qty	Unit	Unit Price	Total
Clearing and Grubbing	10.16	ACRES	15000	\$152,400
Excavation - road	1700	CY	16	\$27,200
shot rock	5155	CY	25	\$128,875
Erosion/Sediment Control	All Req'd	Lump Sum	100000	\$100,000
				\$408,475
Mobilization	10%		\$40,848	\$449,323
Contingency	20%		\$89,865	\$539,187

assume 10 acres clear and grub, 2900' of access road 16' wide, 3' shot rock, excavate 12" organics ESC - ditching, Anchorage/DEC guidelines

Construction Cost Estimate for Williamson Property 7.7 acres

Snow Storage Only

Item	Qty	Unit	Unit Price	Total
Excavation - road shot rock	1700 3900		16 25	\$97,500
Erosion/Sediment Contro	I All Req'd	Lump Sum	100000	<u>\$100,000</u> \$224,700
Mobilization	10%	,	\$22,470	\$247,170
Contingency	20%	1	\$49,434	\$296,604

2200' of access road 16' wide, 3' shot rock ESC - ditching, Anchorage/DEC guidelines

Construction Cost Estimate for Fred Meyer Wick Grant Property 8.6 acres

Snow Storage Only

Item	Qty	Unit	Unit Price	Total
Clearing and Grubbing Excavation - road shot rock Erosion/Sediment Control	300 900	-	15000 16 25 100000	\$4,800 \$22,500
Mobilization Contingency	10% 20%		\$17,230 \$37,906	\$172,300 \$189,530

assume 3 acres clearing and grubbing 500' of access road 16' wide, 3' shot rock, excavate 12" organics ESC - ditching, DEC/Anchorage guidelines

Construction Cost Estimate for Jordan Creek East Valley Reservoir Property 10 acres

Snow Storage Only

Item	Qty	Unit	Unit Price	Total
Clearing and Grubbing		ACRES	15000	+,
Bridge Construction	1	1 EA	500000	\$500,000
shot rock	5155	5 CY	25	\$128,875
Erosion/Sediment Contro	I All Req'd	Lump Sum	100000	*
				\$878,875
Mobilization	10%	, 0	\$87,888	\$966,763
Contingency	20%	ó	\$193,353	\$1,160,115

assume 10 acres clearing and grubbing
2900' of access road 16' wide, 3' shot rock
ESC - ditching, DEC/Anchorage guidelines
Rebuild bridge over Jordan Creek, get access through Coho Apts., private development

Construction Cost Estimate for Mendenhall Peninsula FAA 10 Acres

Snow Storage Only

Item	Qty	Unit	Unit Price	Total
Clearing and Grubbing shot rock Erosion/Sediment Contro	6044	ACRES CY Lump Sum	15000 25 100000	\$151,100
Mobilization Contingency	10% 20%		\$40,110 \$88,242	\$441,210

assume 10 acres clearing and grubbing 3400' of access road 16' wide, 3' shot rock ESC - ditching, DEC/Anchorage guidelines

Construction Cost Estimate for West Glacier Development 10 acres

Snow Storage Only

Chen Clarage Chiny					2900' of access road 16' wide, 3' shot rock
Item	Qty	Unit	Unit Price	Total	ESC - ditching, Anchorage/DEC guidelines
shot rock	5155	CY	25	\$128,875	
Erosion/Sediment Control	All Req'd	Lump Sum	100000	\$100,000	
				\$228,875	
Mobilization	10%	1	\$22,888	\$251,763	
Contingency	20%	1	\$50,353	\$302,115	