



MEMORANDUM

DATE: January 24, 2021
TO: Chair Bryson and Public Works and Facilities Committee
FROM: Katie Koester, Engineering and Public Works Director
SUBJECT: New City Hall Site Selection Update

At the December 20, 2021 PWFC meeting, the committee reviewed a site selection matrix that included the results of the CBJ New City Hall Surveyⁱ. At that meeting, PWFC recommended that the four sites listed below warranted further research into site suitability:

- Status Quo (renovate current facilities)
- Walmart Building
- 450 Whittier/ Public Safety Lot
- Downtown Transportation Center

An updated site selection matrix with just the four sites is attached. This matrix includes updated preliminary cost estimates.

A public forum is scheduled for Wednesday, January 26 from 6:00-7:30 p.m. via zoom. The forum will include an overview of the Fall 2021 New City Hall survey results followed by a discussion of potential location sites as identified in the survey. CBJ staff members will be collecting feedback on site selection.

Next Steps:

At the next PWFC Meeting on February 14, staff will be reporting on the feedback received at the public forum and will be asking PWFC to prioritize two of the four sites for further analysis and development.

At the March 7 PWFC and COW meetings, concept drawings and economic analyses will be provided on the two selected sites in order to inform a decision on a single site.

ⁱ Visit the New City Hall page for copies of published information <https://juneau.org/engineering-public-works/new-city-hall>

NEW CITY HALL SITE SELECTION MATRIX 12.17.21

	CRITERIA	% Recommended in survey *	Designed for long service life	Adequate parking	Sustainability/ Energy Efficiency*	Located in concentrated business area/ near State and Federal offices	Repurpose existing building	Available Space (lot/building size) - space needs 46,000 sqft facility	Ownership (do we own it, is it for sale or could it be?)	Capital cost (acquisition, construction & remediation)	Displacement of other use	Operating cost estimate	Accessibility (pedestrian and auto)	Note	
OPTIONS															
Downtown Renovate															
Status Quo: Renovate current building; continue to rent		4% including demo/addition 18% opposed to New City Hall	Limited: Facility is already 70 years old; renovate to get another 25 years.	No. Current parking is a challenge	Remodel of City Hall would need to be LEED certified. Repurposed old garage so difficult to build in sustainable components. Repurposing has value.	Heart of Downtown	Yes	City Hall: 17,000 sq ft + 33,000 sq. ft. rental = 50,000 sq. ft. TOTAL	Own City Hall, continue to rent Marine View, Muni Way Bldg, Seadrome & Sealaska	\$11.2M in renovations to City Hall to extend life 25 years; \$ tenant improvements to leased space needed	Status quo (displaces downtown housing)	\$750/year rent; \$265,000 operating City Hall (today's dollars)	Traffic access can be a challenge at existing facilities; pedestrain access good	Hard to phase, hazmat, displace city offices and chambers for construction	
Downtown New Construction															
450 Whittier (Public Safety Lot)		<1%	Long: new construction	Good: available public parking around (150 spots leased to state; Zach Gordon and JACC); simple site to consider building additional parking underground	New construction can incorporate sustainability	Supports campus expansion of cultural institutions; lots of surrounding public facilities	No	Yes. Main parcel 14,400 sqft with 3,000 sq ft city parcel to north.	CBJ owns	\$33.5M new construction; +\$4M for underground parking (36 spaces); +\$9.6M to add 2 levels @DTC (124 spaces)*	Lot used for parking now; good location for future housing development	\$355,000.* New and purpose built = lower operating cost.	Accessible location outside of Downtown core with good traffic access from all parts of CBJ. Good pedestrian access	Promotes growth of Aak'w Village District.	
On top of Down Town Parking Garage (DTC)		5%	Long: new construction	No. Displaces existing parking	New construction can incorporate sustainability.	In Downtown core	No	Yes. Garage built to hold multi-story addition.	CBJ owns	\$32.8M (does not add parking)*	Some parking	\$355,000*. New construction could be built efficiently	Moderate; access not at street level	Logistically challenging and disruptive to Downtown during construction	
Valley/ Lemon Creek Remodel															
Walmart Building		32%	No. Poorly constructed 30 year old building that has sat vacant for years	Yes. Tons of parking.	Weather envelope minimal; building has sat cold for years; possibility for mold; will be difficult to meet LEED standards. Repurposing facility has value.	Centrally located between Downtown and Valley.	Yes	Yes. Building is 122,000 square feet (Almost 3x needed space). Large lot.	Building for sale, land lease	TOTAL: \$52.6M - Acquisition: \$9M + land lease; remodel of less than half building (50,000 sq. ft.): \$40M*; demo/warehouse remainder: \$3.6M	Vacant building; valuable lot and location for future large retail development	Land lease: \$271,000 for 50 years; Could remodel 50,000 sq. ft. and leave rest as warehouse for cost of demo but have to heat it which would increase costs.	Good auto access; poor pedestrian access	Lemon Creek Plan supports re-use of Walmart building	
		*of the 2/3 of respondents who gave a specific location			*Per CBJ code, all major renovation and new construction needs to be LEED certified						* Costs escalated to 2025.		* Estimate based on analysis for operating cost of new City Hall on top of DTC in 2026		