Public Forum

City Hall
January 26, 2022

Wade Bryson - Juneau Assembly - Host
Katie Koester - CBJ Public Works Director
Jeannne Rynne - CBJ City Architect
Sean Boily - Principal, NorthWind Architects
James Bibb - Principal, NorthWind Architects
Steve Simpson - Principal, SRS Architecture
Agenda: City Hall Public Forum

- Introduction
- Survey results
- Where we are in the process
  - Presenters respond to questions in chat
- Sites under analysis
  - Presenters respond to questions in chat
- Questions/comments from the Public (verbal)
Why are we talking about City Hall?

- Current facility is 70 years old: converted fire hall
- Needs maintenance: $11M to get 25 more years
- City offices spread between 5 buildings downtown: CBJ spends $750K/year on rent
New City Hall Survey

October 15, 2022 – November 15, 2022

How supportive are you of CBJ developing a new City Hall versus continuing to rent office space?

- Very supportive, 39%
- Supportive, 35%
- Opposed, 8%
- Very opposed, 10%
- Don't know, 9%
When considering location and costs of a new City Hall, how should CBJ prioritize...

<table>
<thead>
<tr>
<th>Priority</th>
<th>High priority</th>
<th>Medium priority</th>
<th>Low priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design for long service life</td>
<td>73%</td>
<td>23%</td>
<td>4%</td>
</tr>
<tr>
<td>Adequate parking</td>
<td>73%</td>
<td>19%</td>
<td>7%</td>
</tr>
<tr>
<td>High energy efficiency</td>
<td>65%</td>
<td>29%</td>
<td>5%</td>
</tr>
<tr>
<td>Sustainable or &quot;green&quot; building</td>
<td>38%</td>
<td>32%</td>
<td>28%</td>
</tr>
<tr>
<td>Repurpose existing building</td>
<td>36%</td>
<td>34%</td>
<td>24%</td>
</tr>
<tr>
<td>Prominent location</td>
<td>24%</td>
<td>34%</td>
<td>42%</td>
</tr>
<tr>
<td>Located in concentrated business area</td>
<td>17%</td>
<td>35%</td>
<td>45%</td>
</tr>
<tr>
<td>Located near state &amp; federal buildings</td>
<td>17%</td>
<td>25%</td>
<td>54%</td>
</tr>
<tr>
<td>Visual/architectural appeal</td>
<td>15%</td>
<td>36%</td>
<td>48%</td>
</tr>
<tr>
<td>New construction</td>
<td>10%</td>
<td>33%</td>
<td>51%</td>
</tr>
</tbody>
</table>

Note: Rows do not add to 100% due to “Don’t know” responses.
Proposed Sites

- 2/3 of respondents suggested a location
- Some suggested multiple locations

<table>
<thead>
<tr>
<th>Yes</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walmart</td>
<td>32</td>
</tr>
<tr>
<td>Downtown</td>
<td>27</td>
</tr>
<tr>
<td>Lemon Creek</td>
<td>20</td>
</tr>
<tr>
<td>Valley</td>
<td>14</td>
</tr>
<tr>
<td>Downtown parking garage</td>
<td>5</td>
</tr>
<tr>
<td>Bill Ray Center</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>14</td>
</tr>
<tr>
<td>No opinion</td>
<td>33</td>
</tr>
</tbody>
</table>

n=1,326
Matrix built on survey results

**Categories**
- Downtown Remodel
- Downtown New Construction
- Valley/Lemon Creek Remodel
- Valley/Lemon Creek New Construction

**Criteria**
- % recommended in the survey
- Designed for long service life
- Adequate Parking
- Sustainability/energy efficiency
- Location in concentrated business district/near other government buildings
- Available space
- Ownership
- Capital Cost
- Operating Cost
- Displacement of other use
- Pedestrian and automotive access
Sites considered by PWFC

- Assembly Building
- JDHS
- Rock Dump
- Marine View
- By the Whale
- Former Gastineau Apartments
- Downtown Library
- Goldbelt Building (PF offices)
- NOAA site
- 410 Willoughby
- 400 Willoughby
- Diamond Park
- Gravel Pit in Lemon Creek
- Bill Ray Center
- Vintage Park
- Renninger Skate Park
- Status Quo (Renovate current site)
- 450 Whittier (Public Safety Lot)
- Downtown Parking Garage
- Walmart Building
## Process

<table>
<thead>
<tr>
<th>Date</th>
<th>Major Milestones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct. 15- Nov. 15, 2021</td>
<td>Survey: results posted and shared at PWFC</td>
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<tr>
<td>Dec. 20, 2021</td>
<td>PWFC refines sites to 4</td>
</tr>
<tr>
<td>Jan. 26, 2022</td>
<td>Public Meeting</td>
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<tr>
<td>Feb. 14, 2022</td>
<td>PWFC: report on public meeting; narrow list to 2 sites</td>
</tr>
<tr>
<td>Mar. 7, 2022</td>
<td>PWFC: review economic impact analysis, select preferred alternative</td>
</tr>
<tr>
<td>April, 2022</td>
<td>Public Meeting</td>
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<tr>
<td>April/May</td>
<td>PWFC and COW: report on public feedback, present conceptual design of preferred alternative</td>
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<tr>
<td>July, 2022</td>
<td>PWFC/Assembly: Introduce ordinance to put New City Hall on municipal ballot</td>
</tr>
<tr>
<td>July – Sept., 2022</td>
<td>Public Meeting/Outreach: take project on the road to answer questions for voters</td>
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</table>
Additional Resources

Project Website:
https://juneau.org/engineering-public-works/new-city-hall

Email Questions:
newcityhall@juneau.org
Status Quo Location

PRO
- Least expensive in short term ($11.2M)
- Lots of feedback against a New City Hall (for different reasons)
- Always consider the status quo option

CON
- A lot to sink into a 70 year old facility
- Does not consolidate City services
- Does not improve parking
- Requires continued leasing of 67% of needed space at $750,000/yr
Existing Buildings (status quo)
## Municipal Building: Projected Repairs/System Replacement Timeline

<table>
<thead>
<tr>
<th></th>
<th>2024</th>
<th>2029</th>
<th>2034</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior Repair Package</strong></td>
<td><strong>$1,074,000</strong></td>
<td><strong>$1,016,000</strong></td>
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<tr>
<td>Exterior Painting, Mural Repair, Window Replacement, Marquee Repairs &amp; Fall Protection</td>
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<tr>
<td><strong>Interior Finish Upgrades</strong></td>
<td><strong>$755,000</strong></td>
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<tr>
<td>Carpet Replacement, Stair Tread Replacement, Interior Painting</td>
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<tr>
<td><strong>LED Lighting + Security Cameras</strong></td>
<td><strong>$54,000</strong></td>
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<tr>
<td><strong>Roof Replacement</strong></td>
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<tr>
<td>Replacement of main roof, Installation of Fall Protection</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Mechanical, Electrical, &amp; Plumbing Upgrades</strong></td>
<td></td>
<td><strong>$4,429,000</strong></td>
<td><strong>$3,778,000</strong></td>
</tr>
<tr>
<td>Upgrade existing Ventilation and Heating System, Install Ventilation where lacking (50% of building), replace Domestic Water and Waste Water Piping, Upgrade Electrical</td>
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<tr>
<td><strong>Major Tenant Improvement</strong></td>
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<tr>
<td>Reconfigure space to reflect current use, upgrade all restrooms³</td>
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**2024** | **2029** | **2034**

$1,923,000 | $5,445,000 | $3,778,000

**Grand Total** | **$11,146,000**

### Notes
1. Estimated costs reflect total project costs.
2. Construction costs have been escalated from November 2021 to June of the year planned at 3%/yr.
3. Estimate does not include cost for temporarily relocating staff/departments during construction.
Walmart Site

PRO

Lots of public support for reuse of facility

Central Location between population centers with reasonable vehicle access.

Opportunity for additional uses (122,000 square feet and 10 acre lot)

Ample parking

CON

Land Lease $271,000/yr 50 years (land not currently for sale)

Almost three times the SF required for CH program

Challenge to bring up to current codes and standards (LEED) most expensive retrofit and option

Building has sat vacant for years (condition unknown)

Good location for other/large retail development

Poor pedestrian access
SITE PLAN

CITY HALL PROGRAM TEST FIT
450 Whittier

**PRO**

CBJ owns the lot (and several surrounding lots)

Location enhances State Capital downtown identity

Consistent with planned Development of Aak’w Village District: Tribe offices, Centennial Hall, State and Federal buildings (Civic District Vision).

Create a 100 year building - low maintenance

Underground/ shared parking

Great pedestrian access

**CON**

Outside of Downtown Core

May be a great location for other development

Would require broader planned parking strategy
Downtown Transit Center

PRO

Does not take up other valuable real-estate for downtown development

Location enhances State Capital downtown identity

Build on existing foundations

Create a 100 year building - low maintenance

CON

No immediate street access (CH Front door)

Displaces existing parking; No net growth in parking

Challenge to retrofit concrete structure with utilities

Precludes future expansion of parking garage
Downtown Transit Center

CITY HALL
PROGRAM TEST
FIT
Cost Summary
Rough Order of Magnitude (ROM)

Existing Buildings (status quo)

- **450 Whittier**
  - $33.5M
  - add $3.9 M for below grade parking (+36 spaces)
  - City-Owned
  - New

Existing Walmart

- **Downtown Transit Center**
  - $32.8M
  - No added parking
  - City Owned
  - New/Reno

- **Existing Buildings (status quo)**
  - $11.2M
  - + continued space lease
  - $750K/year
  - 40 year = $41.2M
  - Reno

- **Existing Walmart**
  - $43M
  - + land lease
  - $271K/year
  - 40 year = $53.8M
WHAT SITES DO YOU PREFER?
Thank You for your valued participation

newcityhall@juneau.org