

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 Public (verbal)

Why are we talking about City Hall?

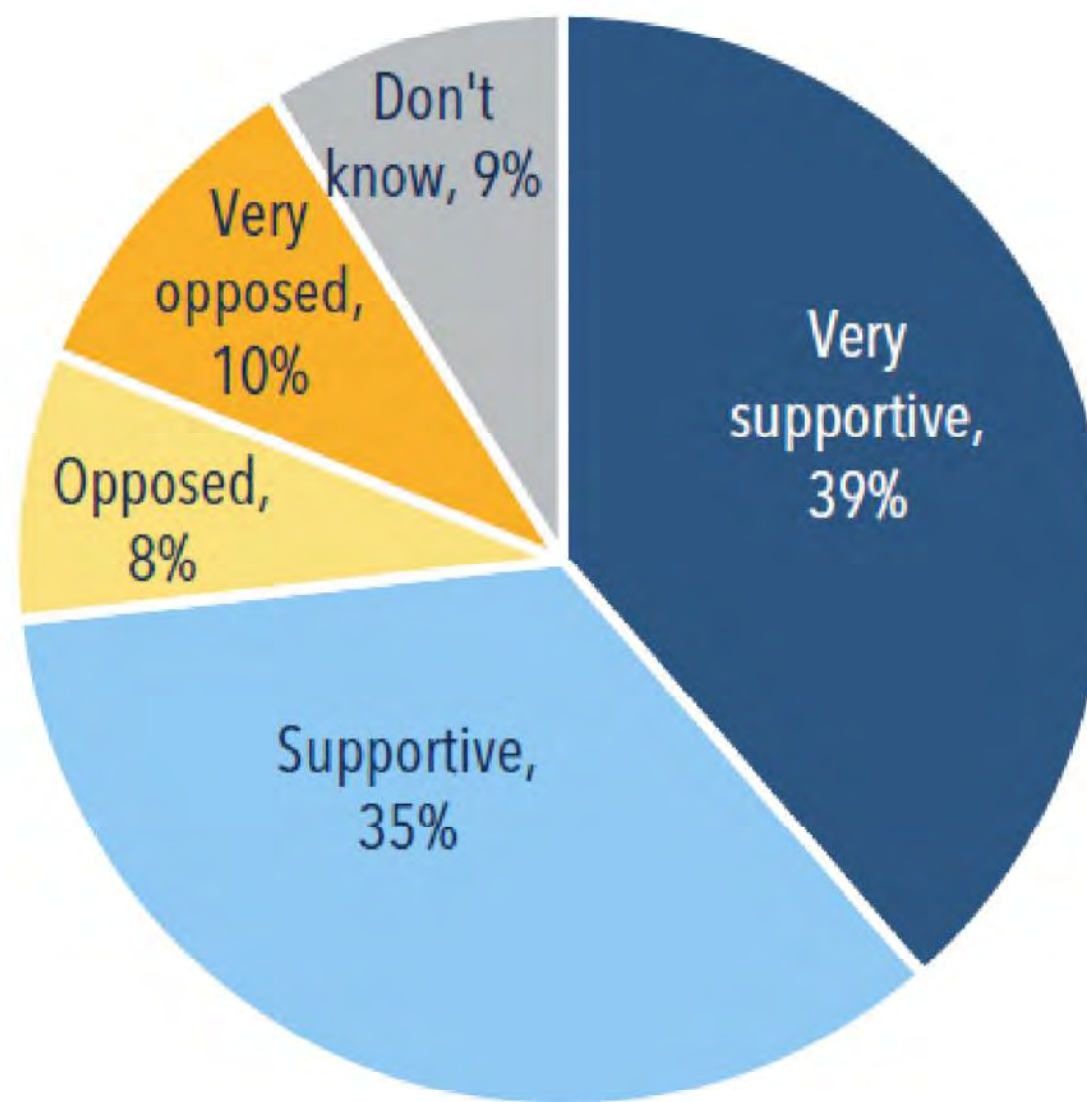
- Current facility is 70 years old: converted fire hall
- Needs maintenance: \$11M to get 25 more years
- City offices spread between 5 buildings downtown: CBJ spends \$750K/ year on rent



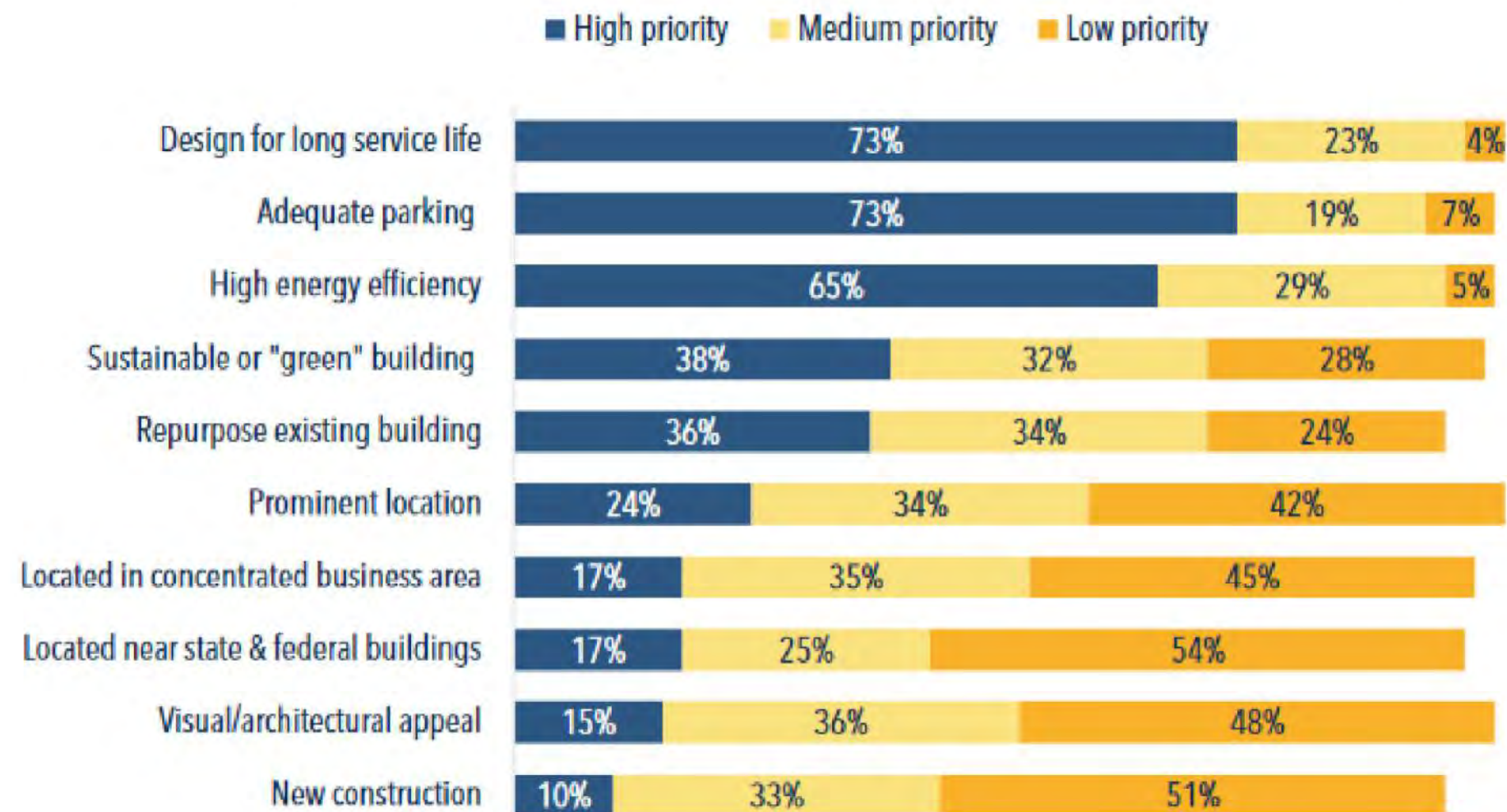
New City Hall Survey

October 15, 2022 – November 15, 2022

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



When considering location and costs of a new City Hall, how should CBJ prioritize...



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

Total n=1,326	
Yes	67
Walmart	32
Downtown	27
Lemon Creek	20
Valley	14
Downtown parking garage	5
Bill Ray Center	4
Other	14
No opinion	33

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

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

Additional Resources

Project Website:

<https://juneau.org/engineering-public-works/new-city-hall>

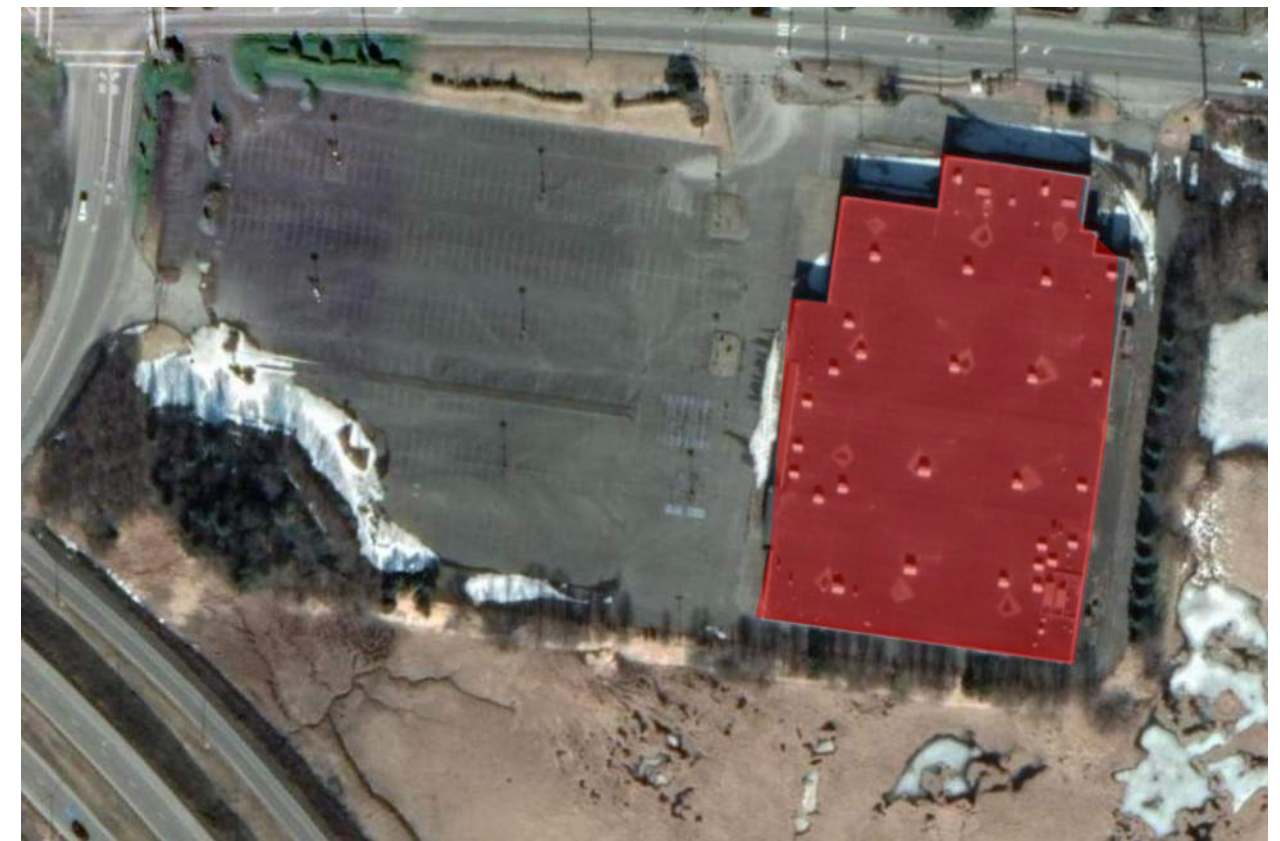
Email Questions:

newcityhall@juneau.org





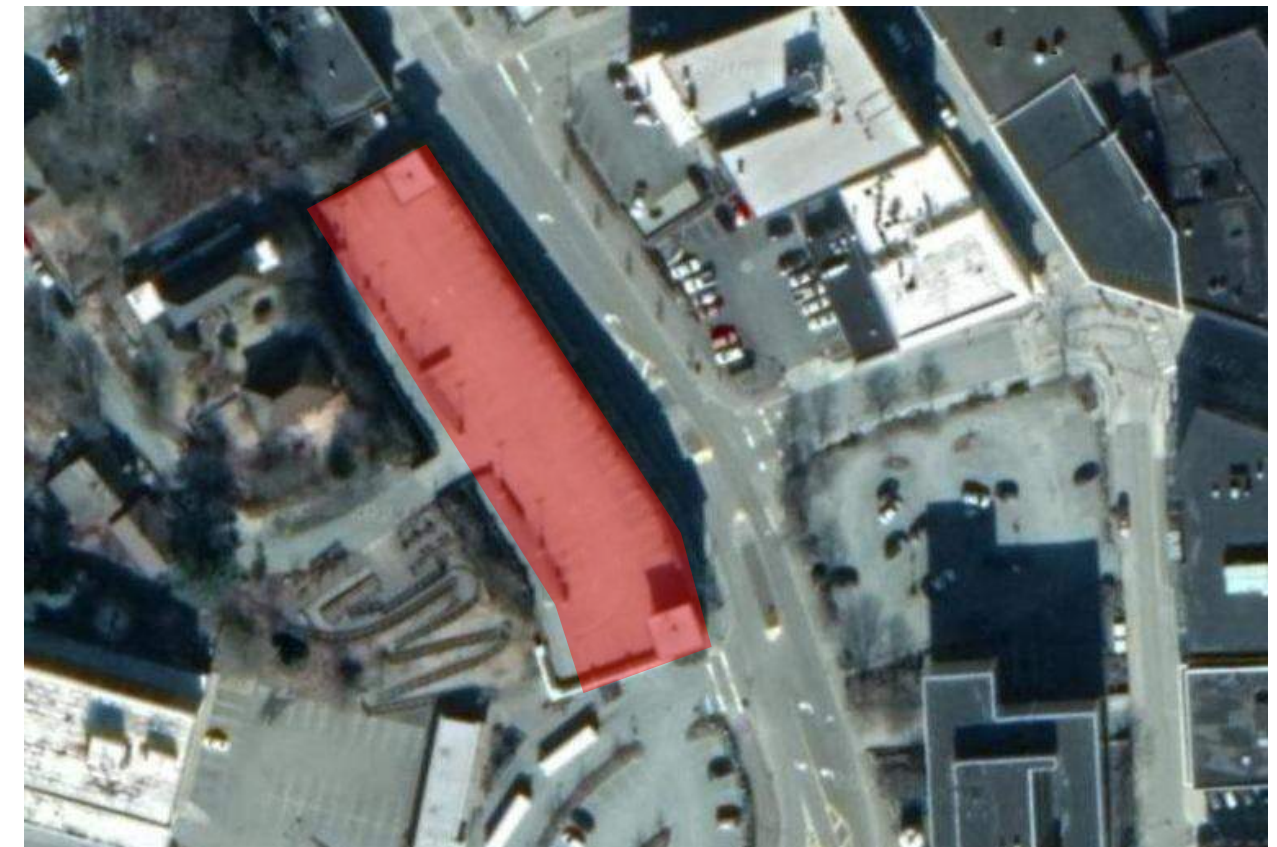
Existing Buildings (status quo)



Existing Walmart



450 Whittier



Downtown Transit Center

Status Quo Location

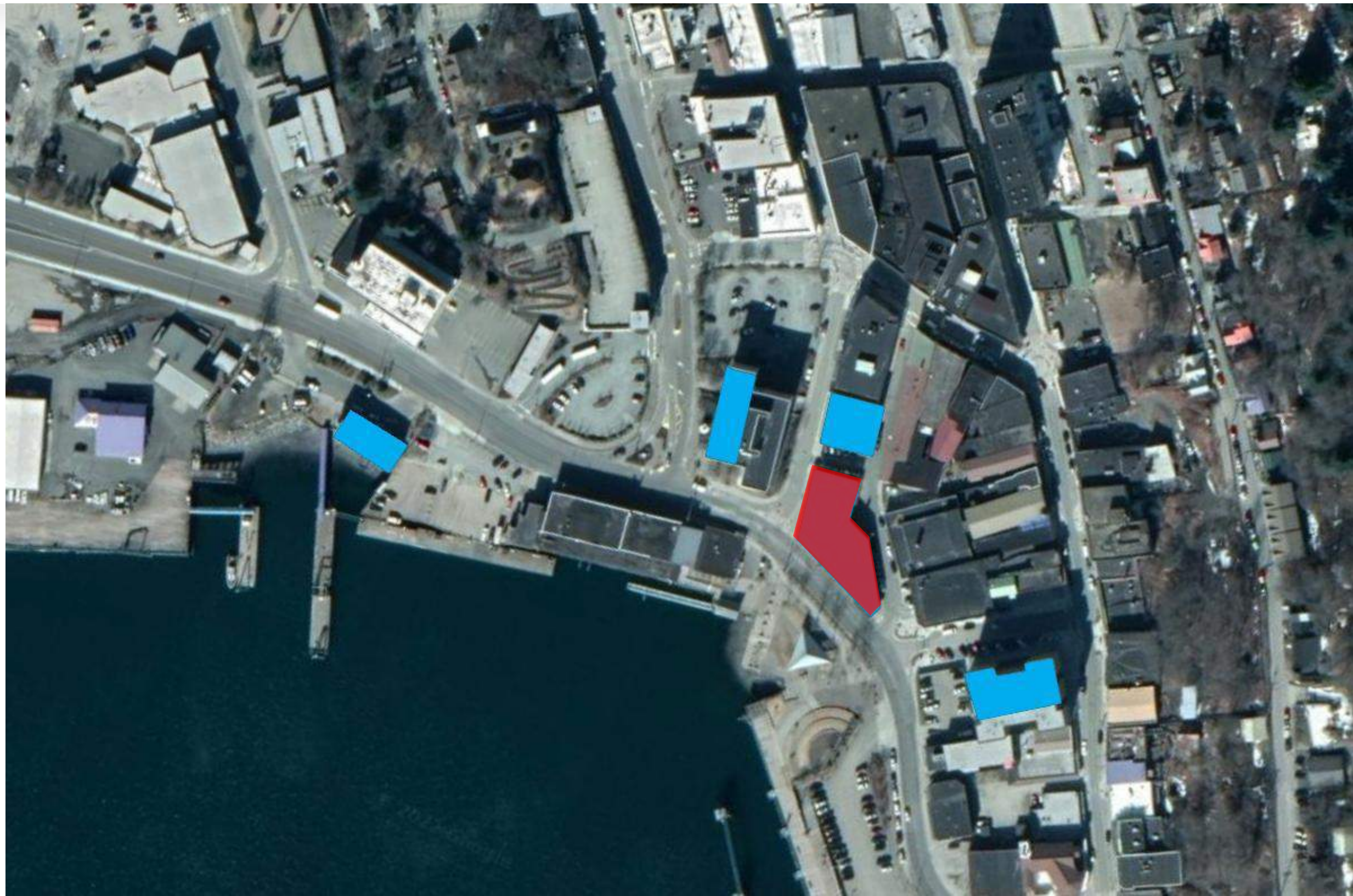
PRO

- 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

2024	2029	2034
EXTERIOR REPAIR PACKAGE Exterior Painting, Mural Repair, Window Replacement, Marquee Repairs & Fall Protection \$1,074,000	ROOF REPLACEMENT Replacement of main roof, Installation of Fall Protection \$1,016,000	
INTERIOR FINISH UPGRADES Carpet Replacement, Stair Tread Replacement, Interior Painting \$755,000	MECHANICAL, ELECTRICAL, & PLUMBING UPGRADES Upgrade existing Ventilation and Heating System, install Ventilation where lacking (50% of building), replace Domestic Water and Waste Water Piping, Upgrade Electrical ³ \$4,429,000	MAJOR TENANT IMPROVEMENT Reconfigure space to reflect current use, upgrade all restrooms ³ \$3,778,000
LED LIGHTING + SECURITY CAMERAS \$94,000		
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

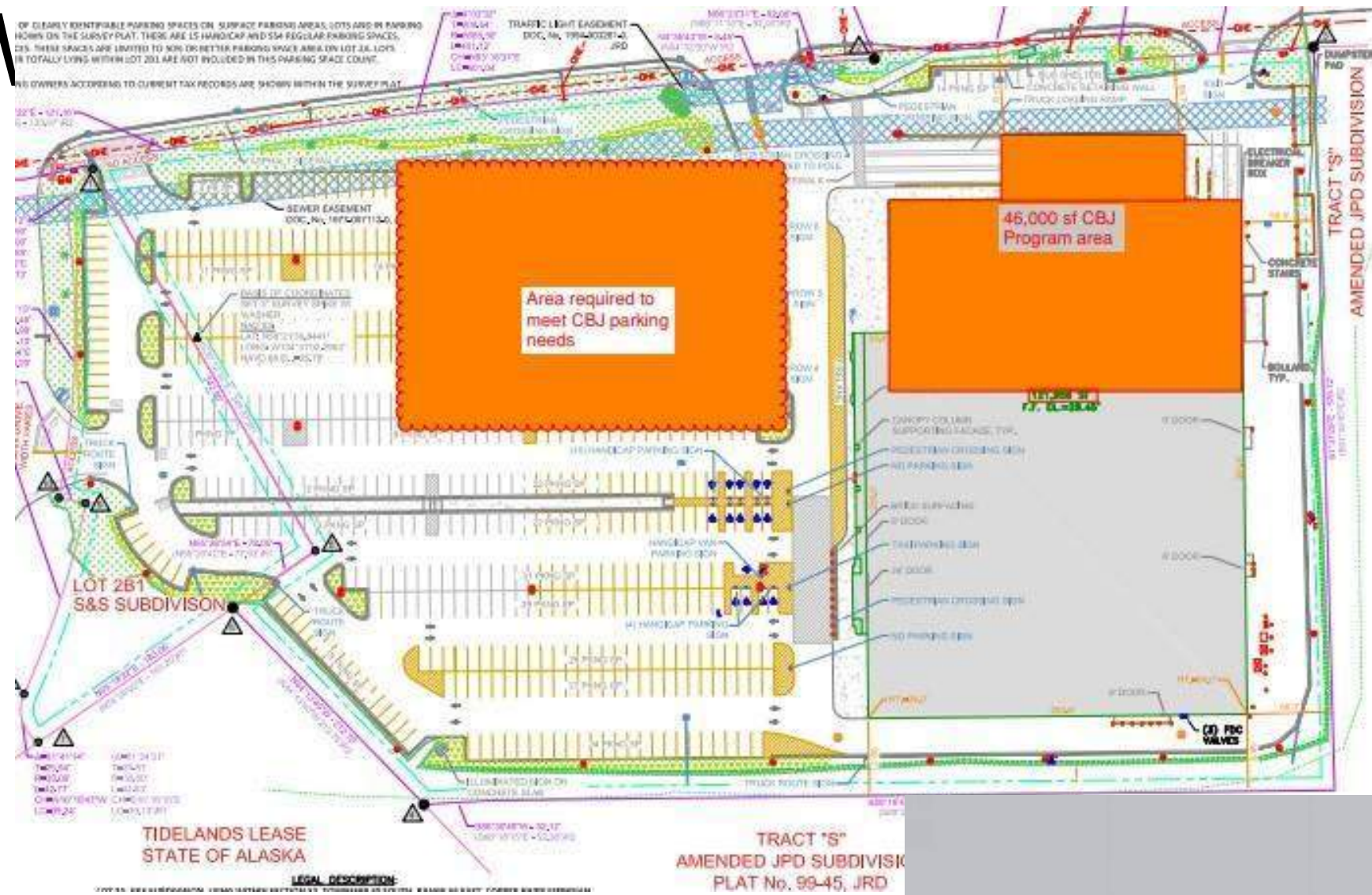
Challenge to bring up to current codes and standards (LEED)
most expensive retrofit and option

Building has sat vacant for years (condition unknown)

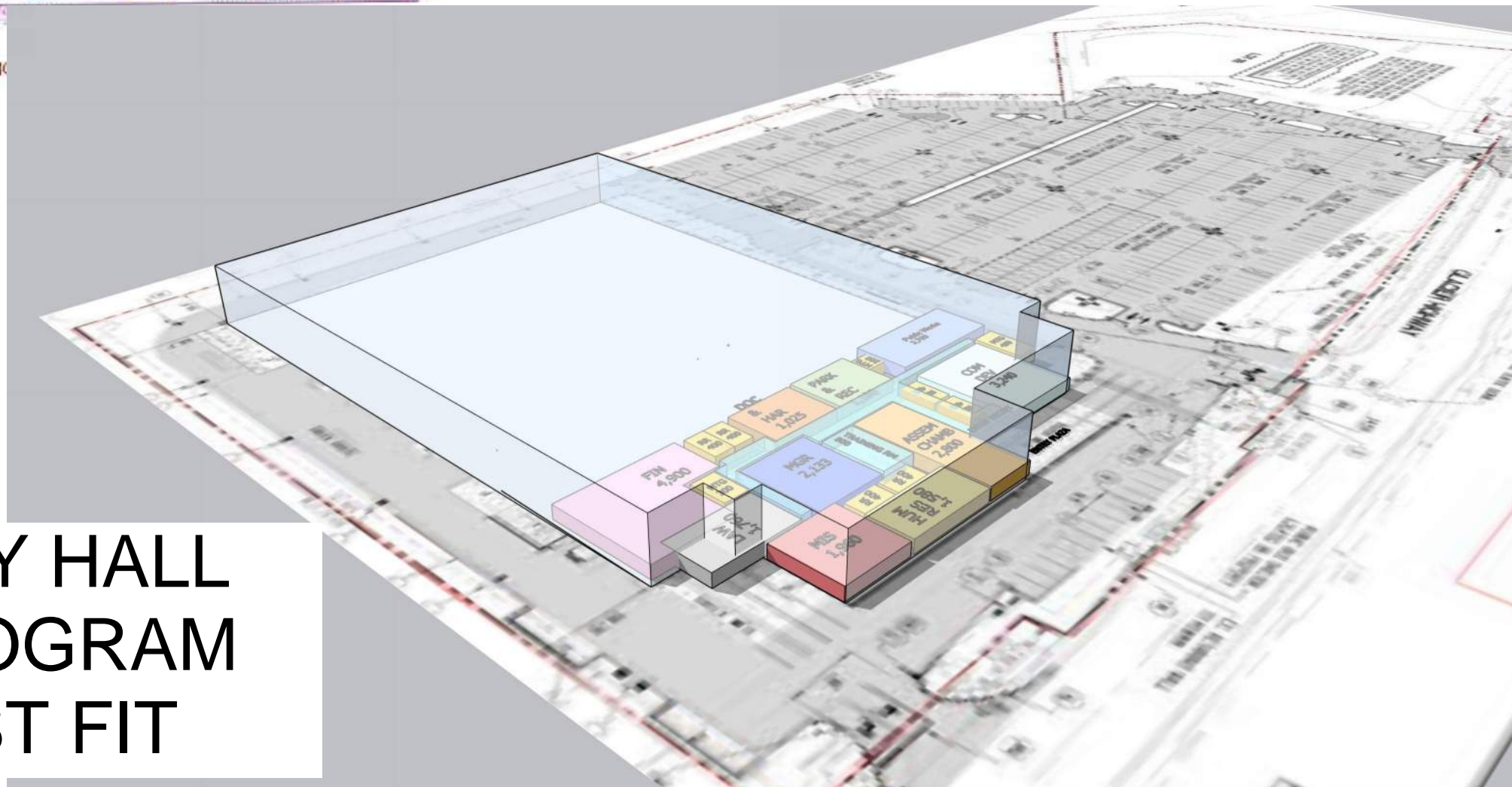
Good location for other/large retail development



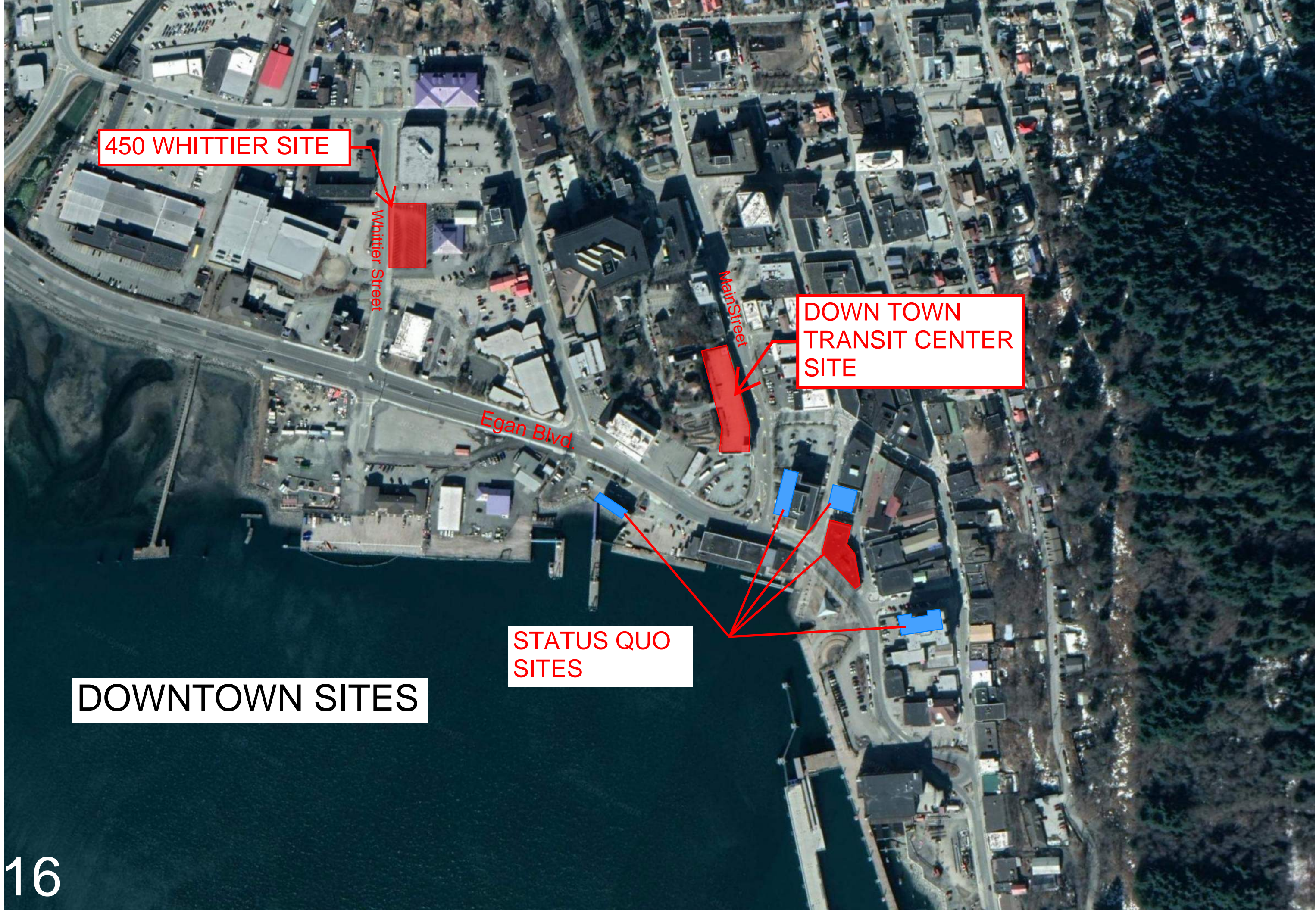
Poor pedestrian access



SITE PLAN



CITY HALL PROGRAM TEST FIT



450 WHITTIER SITE

Whittier Street

Main Street

DOWNTOWN
TRANSIT CENTER
SITE

Egan Blvd.

STATUS QUO
SITES

DOWNTOWN SITES

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

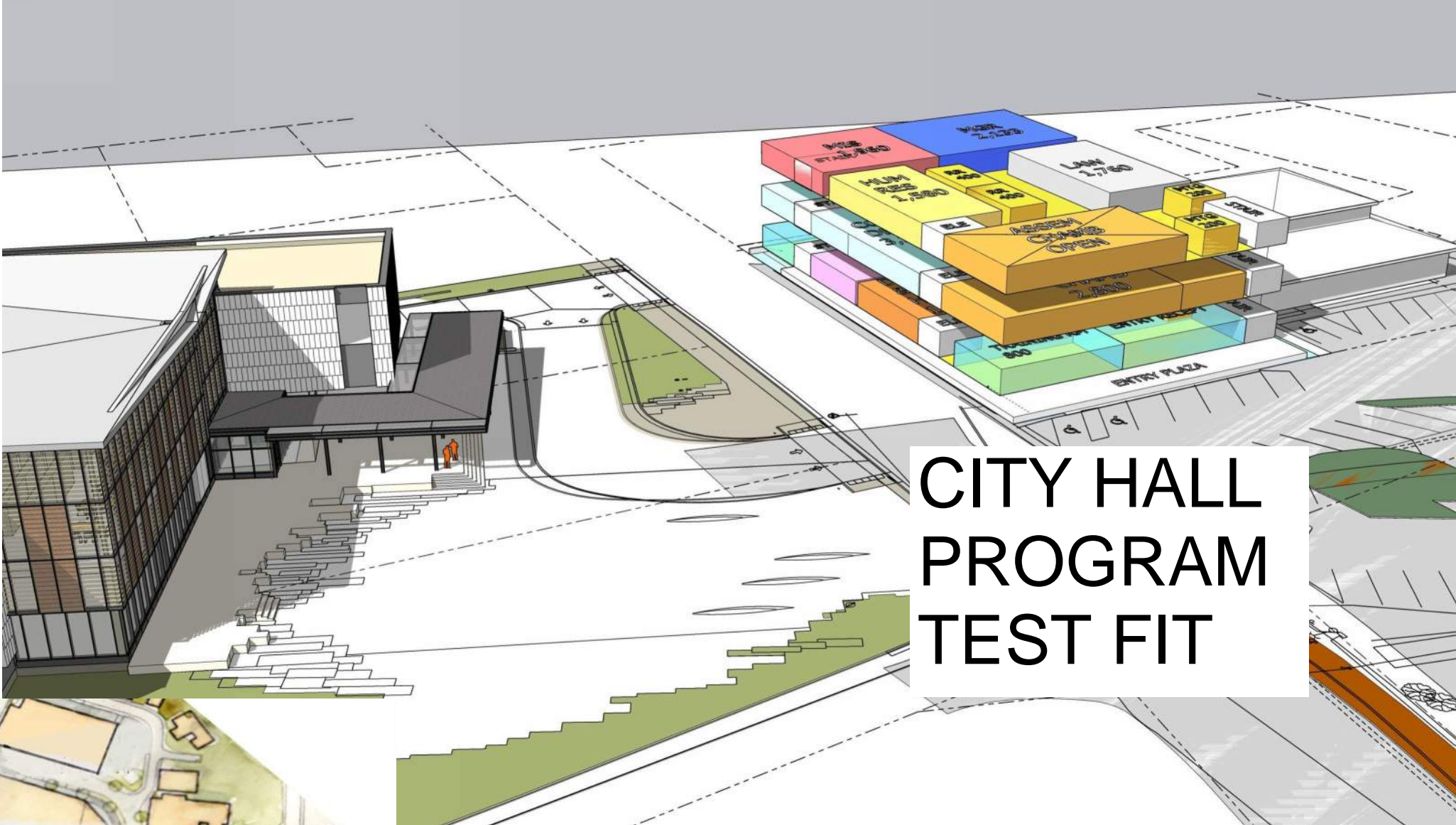
Outside of Downtown Core

May be a great location for other development

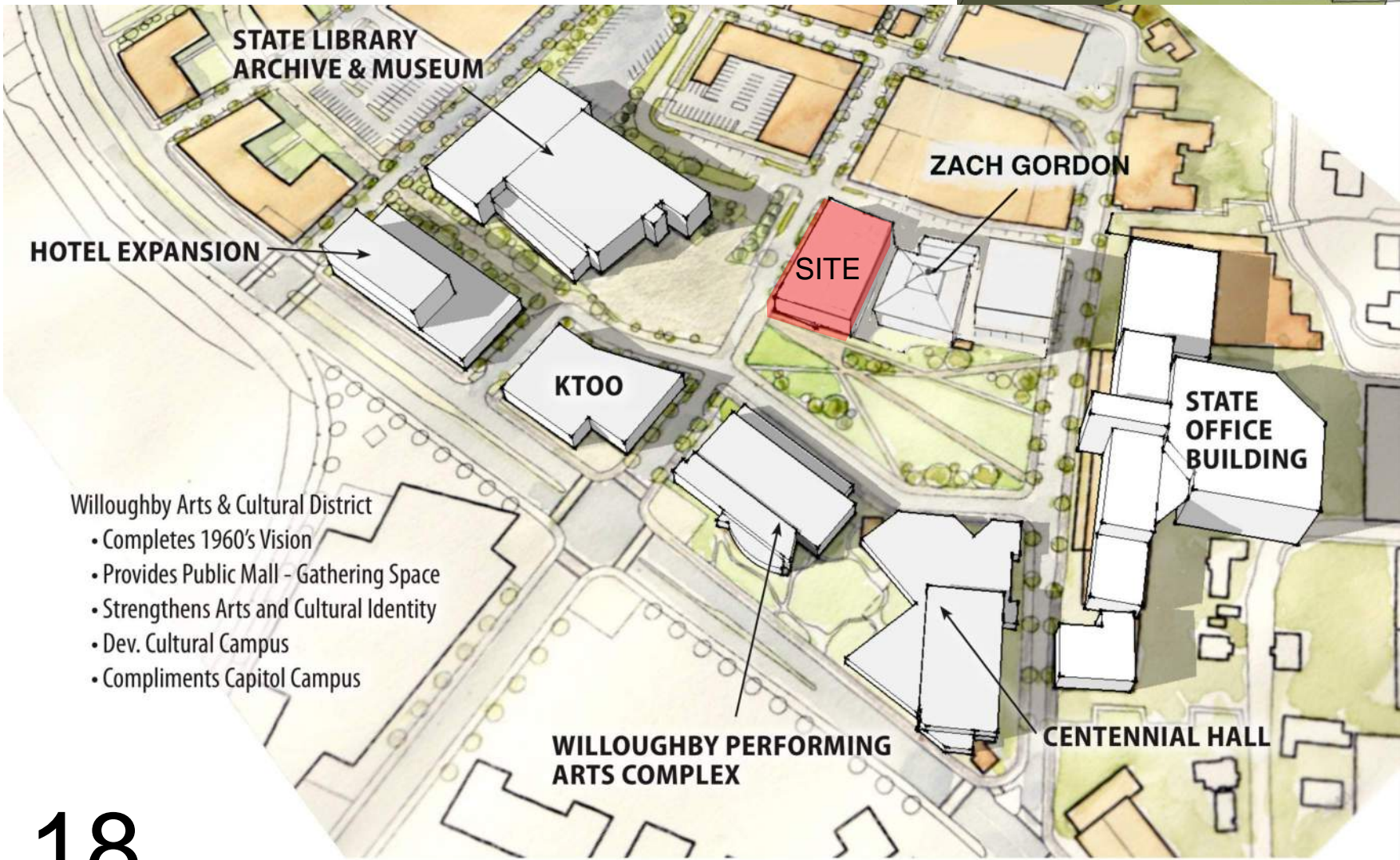
Would require broader planned parking strategy



450 Whittier



CITY HALL
PROGRAM
TEST FIT



- Willoughby Arts & Cultural District
- Completes 1960's Vision
 - Provides Public Mall - Gathering Space
 - Strengthens Arts and Cultural Identity
 - Dev. Cultural Campus
 - Compliments Capitol Campus

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)

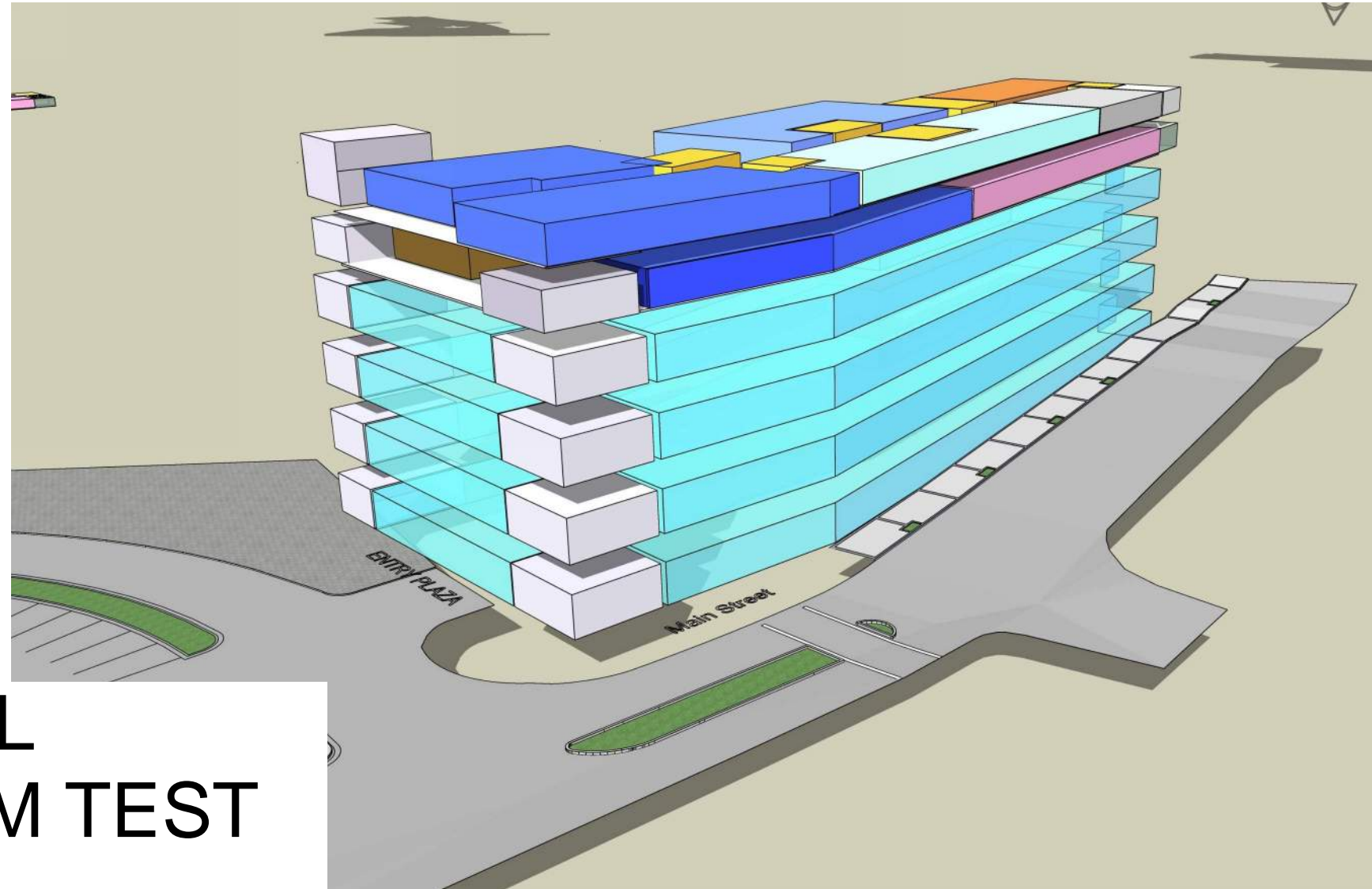
Displaces existing parking; No net growth in parking

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)



\$11.2M
+ continued space lease
\$750K/year
40 year = \$41.2M
Reno

Existing Buildings (status quo)



\$43M
+ land lease
\$271K/year
40 year = \$53.8M

Existing Walmart



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

450 Whittier



\$32.8M
No added parking
City Owned
New/Reno

Downtown Transit Center

WHAT SITES DO
YOU PREFER?



Existing Buildings (status quo)



Existing Walmart



450 Whittier



Downtown Transit Center

Project Website:

<https://juneau.org/engineering-public-works/new-city-hall>

Thank You
for
your valued
participation

newcityhall@juneau.org