



The cost effective and efficient solution for Juneau.

The Situation

CBJ's 164 downtown employees operate out of a failing converted fire hall (City Hall), and four leased office spaces with annual rent rising to ~ \$1 million per year.



city hall
65 employees



sealaska
rent, 10 employees



municipal way
rent, 33 employees



marine view
rent, 50 employees



seadrome
rent, 6 employees

A changing rental landscape means CBJ needs to relocate from at least two of those rented spaces to more expensive options soon.

Doing nothing is no longer an option.

CBJ needs to spend millions of dollars - either on renovations and rent, or a purpose-built facility. **Your vote determines which.**

The value of voting YES:



Nearly \$200 million - The cumulative savings of owning one energy- and space-efficient building over the next 70 years.

49,000 square feet - The amount of downtown space made available for housing or commercial use.

A consolidated, owned facility that will **pay for itself** in less than 35 years.

A long-term and practical solution for Juneau's future.

What is the best use of your MONEY?



The cost of voting NO:

Over \$14 million - Estimate of needed plumbing, electrical, structural, roof, and systems repairs for the 70-year-old City Hall. Does not include the cost of relocating staff during renovations.

Over \$50 million - Cost of rent alone for the next 30-35 years.

No Long-Term Solution for Juneau - Inefficient operations and public access, and passes the cost burden to future generations

A more efficient, cost-effective solution that saves Juneau money without increasing taxes.

A new city hall at 450 Whittier

This project would create a 46,200 square foot energy-efficient building in the centrally located Aak'w Village District on CBJ property. The building would be designed for longevity, functionality, and accessibility for public users.

The new city hall will consolidate 160+ CBJ employees from four rented and one owned offices into one location, including:

- Assembly Chambers
- Public meeting rooms & restrooms
- Dedicated, accessible public parking

Estimated Construction & Development

Cost: \$43.3 million

Funding Sources:

- CBJ General Funds: \$16.3 million
- Proposed Bond Amount: \$27 million

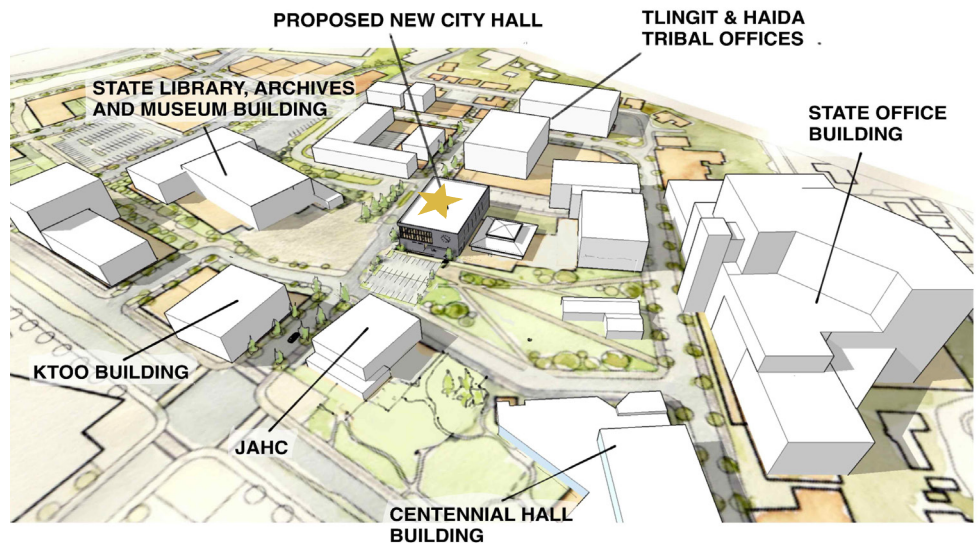
FAQs

What about the current City Hall?

CBJ will likely sell the building for market value.

How will the bond impact my property taxes? CBJ's significant available debt capacity means the proposed bond will not increase property taxes.

What if it goes over budget? Inflation and a robust contingency are factored into the budget; a design-build procurement will ensure the project stays within budget.



Why not use an existing building?

Dozens of sites were considered over two years based on community input and professional real estate analysis.

All existing buildings studied either:

- ✘ were not available for lease or purchase,
- ✘ lacked needed square footage,
- ✘ required significant displacement of State employees, and/or
- ✘ required a cost-prohibited renovation.

vote yes on 1



Ballot measure 1 proposes a \$27 million bond to help pay for the construction and development of the \$43.3 million new city hall. The bond will not require an increase in property taxes.

Find out more!

bit.ly/cbjcityhall



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