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November 19, 2026

Introduction to the 2026 Request for Qualifications for Redevelopment of Telephone Hill

The following Request for Qualifications (RFQ) is the most important next step in a multi-year community housing development effort by the City and Borough of Juneau (CBJ) Assembly. The CBJ seeks one or more qualified developer teams to realize an economically viable, sustainable, and executable development for Telephone Hill that helps meet Juneau's increasing housing needs.

The (CBJ) is intentionally open in its invitation to qualified developers. All ideas, concepts, and proposals are welcome. Developers may choose to submit proposals related to the entire project area, or just one parcel, as well as partnerships between multiple developers. Acceptable responses may also include a broad range of housing density, infill, affordability, and development incentives. This RFQ asks for qualifications, not design proposals or financial analyses; those may be requested from shortlisted developers later.

The CBJ looks forward to collaborating with the selected developer(s) to finalize and implement an innovative and practical vision for Telephone Hill that meets Juneau's housing needs. Responses are due by 2:00 p.m. Alaska Time on February 11, 2027.

Responses will be evaluated according to the criteria in this RFQ, which prioritizes the demonstrated quality, success, and relevance of a developer's previous projects, followed by team experience and the proposed vision for the project. In order to submit a response to this RFQ, please complete the two-step registration process through Public Purchase.

For questions regarding the RFQ process or content please contact Stevie Gawryluk, CBJ Contract Administrator, at contracts@juneau.gov, the sole point of contact for this procurement.