



Engineering and Public Works Department  
155 Heritage Way  
Juneau, Alaska 99801  
Telephone: 586-0800 Facsimile: 586-4565

---

DATE: December 2, 2024

TO: Alicia Hughes-Skandijs, Chair  
Public Works and Facilities (PWFC)

THROUGH: Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: Proposed Uses for Marie Drake and Floyd Dryden

Since the August 5, 2024, COW meeting, staff have been meeting with the proposers, in priority as ranked by the Assembly, for Floyd Dryden and Marie Drake. The meetings had two objectives: 1) to confirm tenant improvement and site usage needs so that corresponding cost estimates could be prepared, and 2) to solicit feedback from proposers regarding program compatibility with the other proposed users at each facility.

As part of bringing the newly acquired facilities into the maintenance program, CBJ Facilities Maintenance engaged Nortech, a certified asbestos abatement firm, to verify whether components of the HVAC system at Marie Drake contained asbestos. Nortech confirmed several components contained asbestos and would require abatement in order for CBJ Facilities Maintenance to safely perform routine maintenance of the system. CBJ had Nortech assess areas of the building where potential tenant improvements were planned and also requested that baseline air monitoring be done throughout the building. **Multiple air monitoring samples of the unoccupied building were taken while the HVAC systems was running; all samples showed no asbestos present in the air.** However, asbestos was identified in components of the HVAC system and the interstitial spaces (above ceilings). Building records indicate presence of asbestos in drywall tape and in the mastic used for the original carpet installation.

The following memos and attachments will detail the results of these efforts and recommend options for further exploration.

**Attachments:**

- #1 – Proposed Uses for Marie Drake Facility Summary Memo
- #2 – Proposed Uses for Floyd Dryden Facility Summary Memo
- #3 – Marie Drake Parking Site Plans: A. Option 1, B. Option 2, C. Option 3