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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 Facility Summary

On-site walk-throughs were held with the organizations that ranked highest for Marie Drake, which included CBJ Parks & Rec, CBJ Facilities Maintenance Shop & Offices, Friends of the Planetarium, AEYC-SEA (Southeast Alaska Association for the Education of Young Children) Childcare, Friends of the Library Amazing Bookstore, CCFR CARES, and the Capital Kennel Club. Outcomes of note are that AEYC-SEA has withdrawn their request for office space and is interested in space for childcare only. AEYC-SEA has also informed us that they may not be able to obtain a childcare license from the State Department of Health if CCFR Cares is located in the same facility. Additionally, the Friends of the Library Amazing Bookstore has withdrawn their space request as they desired a Valley location. The next ranked proposer was JCOA (Juneau Commission on Aging), but they were interested in the gym, locker rooms, and adjacent spaces that were already spoken for by higher-ranking proposals. Consequently, 7,600 SF are currently unallocated. Staff have prepared tenant improvement cost estimates for converting these classrooms to office space to give a complete estimate for converting the entire building to a non-school use. The projected net impact on the available parking at Marie Drake (40 stalls) is a shortfall of 74 stalls.

Marie Drake ACM (asbestos-containing material) Investigation

Two site investigations were conducted by Nortech in August and September of 2024. Material and dust samples were taken, and air monitoring was performed. Key recommendations from Nortech’s assessment are summarized in the table below:

Minimum Abatement Required to Maintain Classroom Wing in Unoccupied Status	
Clean Mechanical Rooms 110, 223A, 323B	High levels of ACM dust detected here.
Clean Occupied Spaces of Basement (100 level)	High levels of ACM dust detected here.
Additional Abatement Required Prior to Occupancy of Classroom Wing	
Abate ACM Duct Tape in Mechanical Rooms 110, 223A, 323B	
Clean HVAC Ducts on all floors	
Clean Occupied Spaces on Ground Floor (200 level) and Top Floor (300 level)	Low levels of ACM dust detected here.
Clean Interstitial Ceiling Spaces at all floors	Low levels of ACM dust detected here.
Replace filter wall at Mechanical Room 110	
Repair any damaged HVAC Ducts	

Note: The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.

The estimated total project cost to maintain the classroom wing in unoccupied status is \$40,000 and is estimated to take three (3) months. This would keep the pipes from freezing and prevent mold growth. The Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit and can continue with its current limited occupancy.

The estimated total project cost for the minimum abatement required before occupancy is \$2.8 million, and it is estimated to take nine to ten (9-10) months to complete abatement specifications, bidding, and construction. This is exclusive of any tenant improvements required for other uses.

Tenant improvements from the current proposers total \$3.3M. Including the \$2.8M required for abatement prior to occupancy yields a total project cost of \$6M and a parking deficit of 74 stalls. If the unallocated upper floor is converted to office space at some point in the future, tenant improvements for that work are estimated at \$1.1M, with a need for 40 parking stalls, generating a grand total project cost of \$7.2M and 114 stall parking deficit.

#### Impacts to Future Use of Marie Drake

The interim plan for CBJ employees dislocated from the Municipal Way Building due to construction and lease expiration had been to relocate them to the upper floor of Marie Drake. Given the timeline for abatement, excluding any tenant improvements, other options are being pursued. The District Office building and Docks and Harbor Facilities at Auke Lake are being used for the relocation of these employees.

#### Next Steps

Given the abatement costs, it seems prudent to consider the level and type of investment CBJ wants to invest into this facility built in 1966. Staff have provided rough order of magnitude (ROM) cost estimates for some options outlined below. The options yield different levels of results but are intended to provide information at a high level. It would be possible to identify other options or sub-options that would be more appropriate, based on the ultimate goal for the facility.

Staff considered four options for the Marie Drake site:

Option 1: Demolish the entire building and replace with grade level parking. This could provide 212 additional parking spaces. (See Attachment #3A.)

Option 2: Demolish the Classroom wing and backfill with grade level parking, retain the Gym and Planetarium Wing. The majority of the Gym and Planetarium wing were abated in 2012. A new mechanical heating plant and electrical systems would be required as the existing support space would be demolished in this scenario (currently located in the basement of the classroom wing). This could provide 93 additional parking spaces. (See Attachment #3B.)

Option 3: Demolish 80% of the Classroom wing, retaining the portion that contains the heating plant, electrical service room, and main IT room. This version also retains the Gym and Planetarium wing. It provides space for Building Maintenance in the building. This assumes minimal renovation of the remaining 20% of classroom space and associated abatement. Improvements to the mechanical and electrical systems would also be required to serve the remaining portion of the Classroom wing. This could provide 70 additional parking spaces. (See Attachment #3C.)

Option 4: Gut the entire building to structure and renovate. This option assumes the existing structure is sound and will not require upgrades.

Please see the chart below for a summary of the options.

## Marie Drake Options

### Options for Retaining Existing Building

Option	Description	Total Project Cost	Timeline for Completion <sup>3</sup>	#Net Stalls/(Deficit)
A	Minimum Abatement <sup>1</sup> Required to Maintain Classroom Wing in Unoccupied Status <sup>2</sup>	\$40,000	3 mo.	-
B	Minimum Abatement Required to Enable HVAC System to be Maintained	\$2,800,000	9-10 mo.	-
C	Estimated Cost of Tenant Improvements requested by proposers <sup>5</sup>	\$3,280,000	9-12 mo. <sup>4</sup>	(74)
D	Future 3rd Floor Tenant Improvements to convert to office space <sup>5</sup>	\$1,135,000	9-12 mo.	(40)
<b>Subtotal Tenant Improvement Costs:</b>		<b>\$7,215,000</b>		(114)

### Options - Demolition and Parking

Option	Description	Building Demo/Construction	Parking Cost	Total Project Cost	Timeline for Completion <sup>3</sup>	# Stalls Added
1	Demo entire Building and replace with Parking	\$6,180,000	\$3,051,000	\$9,200,000	10-12 mo.	212
2	Demo Classroom Wing, backfill with Parking, retain Gym and Planetarium Wing	\$6,492,000	\$1,471,000	\$8,000,000	14-16 mo.	93
3	Demo 80% Classroom Wing, backfill with Parking, retain Boiler Room/IT hub at Basement, Gym and Planetarium Wing	\$8,960,000	\$1,273,000	\$10,200,000	16-18 mo.	70
4	Gut Building to Structure and Renovate.	\$75,700,000	\$0	\$75,700,000	18-24 mo.	0

#### Notes

- 1 Does not include required abatement to make unforeseen repairs.
- 2 Note: Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.
- 3 Estimated timeline once direction is given.
- 4 Work would have to occur after Option B is completed. Bid documents could be prepared while Option B is underway and potentially shorten time to complete work by six months.
- 5 Includes ACM abatement costs associated with tenant improvements.

### Action Requested:

Staff recommends Option 3. In addition to retaining the Gym and Planetarium, it also provides space for Building Maintenance, which could then vacate Mt. Jumbo Gym for other uses. It also retains the CBJ and JSD IT hub, which would be costly to relocate as well as difficult to find space for.

Request that PWFC provide guidance on the preferred option and forward it to the COW for further discussion.