



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 Floyd Dryden Facility Summary

The organizations that ranked highest for Floyd Dryden were CBJ Parks & Recreation for community use of the gym, Tlingit & Haida Early Education, and UAS/Auke Lake Preschool. CBJ held multiple walk-throughs with Tlingit & Haida (TH) in September and October to review the facilities and assess their tenant improvement needs. The scope of work identified by TH includes the following: adding exterior doors at sleeping rooms, replacing toilet fixtures with child-sized fixtures for Early Education program, patching/repairing finishes, installing carpet in rooms that currently have vinyl tile, etc. Tlingit and Haida estimates the cost of these improvements to be \$948,000 and is interested in having these improvements amortized over the term of the future lease agreement. Some of the improvements noted are required to comply with childcare licensing requirements. The UAS/Auke Bay childcare space will require similar modifications estimated at \$754,000, putting the total estimated tenant improvements at \$1.7M. Total parking needs, including community use of the gym, exceed the existing 137 stalls by 22. However there is room on the site to add more parking stalls.

Staff have entered into negotiations with T&H. We expect to bring a lease to the Assembly for review early next calendar year.