

# ASSEMBLY PUBLIC WORKS AND FACILITIES COMMITTEE MINUTES - DRAFT



December 02, 2024 at 12:10 PM

## Zoom Webinar Only

---

<https://juneau.zoom.us/j/91849897300> or 1-669-900-6833 Webinar ID: 918 4989 7300

*[Clerk's Note: Due to road conditions and CBJ Office closures on 12/2/2024, all Assembly Standing Committee meetings on this day were held as Zoom only meetings.]*

### A. CALL TO ORDER

### B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

### C. ROLL CALL

**Members Present Via Zoom:** Chair Hughes-Skandijs; Mr. Kelly; Mr. Smith, Ms. Hall

**CBJ Staff Present Via Zoom:** EPW Director Denise Koch, Deputy City Manager Robert Barr, Juneau School District (JSD) Superintendent Frank Hauser, JSD Operations Director Kristy Germain, Mayor Beth Weldon, Contracts Administrator Greg Smith, Utilities Treatment & Production Manager Chad Gubala, Chief CIP Engineer John Bohan, Finance Director Angie Flick, Assistant Municipal Attorney Sherri Layne, Utilities Engineer Alan Steffert, City Manager Katie Koester, EPW Deputy Director Nate Rumsey, P&R Director George Schaaf, City Clerk Beth McEwen, and Administrative Officer Breckan Hendricks.

### D. APPROVAL OF AGENDA - No changes or comments

### E. APPROVAL OF MINUTES

1. September 9, 2024 - Regular Meeting - Approved with no changes.

### F. ITEMS FOR ACTION

2. JPD Roof Replacement Close-out (CIP F22-027) and Transfer to CBJ Deferred Building Maintenance (CIP P44-091)

Director Koch explained that the project has closed out and asked for approval to move \$288,836 back to the Parks and Rec Deferred Building Maintenance through the CIP.

Mr. Smith moved that the Public Works and Facilities Committee forward the transfer of \$288,836 from the JPD Roof Replacement CIP to the Parks and Rec Deferred Building Maintenance CIP.

No objection. Motion passed.

3. FY2026 Draft Legislative Capital Priorities List

Director Koch explained that the FY2026 Draft Legislative Capital Priorities List is an aspirational list of projects that are believed to be important to the community but are not funded. She stated that they will submit the list to the State when the Legislative session starts to advocate for the projects. She said they will also use this list to advocate to the Federal Congressional Delegation to try to get funding for the projects. She explained that they asked for input from the CBJ Boards and Commissions, PWFC, Full Assembly, and COW, and plan to have the list finalized before the Legislative Breakfast at the end of January. Director Koch asked PWFC if there were any projects they wanted to remove or add and

recommended making a top 10 list this year, as shortening the list would make it more targeted and powerful.

Mr. Kelly asked if they needed to specify which 10 they needed to narrow it down to today or if they just needed to make the decision today on whether they should narrow it down to 10.

Director Koch responded that she was asking if they agreed with the concept of a top 10.

Mr. Smith stated that he understood the rationale of limiting it, but also understood that there is a lot of work that goes into entering 20 projects on the staff side. He suggested doing a ranking first and then deciding what number they wanted to cut it off at. He asked Director Koch to speak to the workload on staff with having 20 projects versus 10.

Director Koch answered that there would be an additional workload, but it would not be unmanageable.

Chair Hughes-Skandijs asked the Committee if they had any recommendations on adding or removing anything from the list.

Mr. Smith moved to remove the projects listed in the memo and add the projects listed in the memo.

Ms. Hall asked Mr. Smith to clarify what he meant by the motion.

Chair Hughes-Skandijs explained that the motion was to add projects that staff recommended and remove those that they received funding for.

Mr. Smith moved to remove Public Safety Radio Improvements, JDHS HVAC and Heating System Upgrades, Municipal Composting, and Aurora Harbor Rebuild Phase 4, and moved to add Glacial Outburst Flooding (GLOF) Response, Mitigation and Preparedness Project, and Aurora Harbor Drive-down Flow Project.

No objection. Motion passed.

Chair Hughes-Skandijs asked the Committee their thoughts on narrowing down the list to a top 10 to forward to the Assembly.

Mr. Kelly supported Mr. Smith's idea of passing the full list to the Assembly and then decide what they should keep or remove after things are ranked.

Ms. Hall agreed.

Chair Hughes-Skandijs clarified that the whole list was always going to go to the Assembly, but it sounded like the Committee is recommending to not narrow the list to a Top 10 until they see where the chips fall.

#### 4. Construction Funding Request for Dzantik'i Heeni (DH) Playground

Mr. Kelly moved that he be recused from discussing or voting on this agenda item, as his stepson attends the Montessori program that is housed at Dzantik'i Heeni.

No objection. Motion passed.

Director Koch explained that Engineering and Public Works has client departments who ask for different projects, and one of those clients is the Juneau School District with the Dzantik'i Heeni (DH) Playground. She noted that even though the projects are managed by Engineering and Public Works and move through PWFC, Engineering and Public Works does not edit the scope and budget of client department projects, but they do provide comparative information. She stated that the playground is very expensive. The school district advocated for the project, but the Manager's Office had concerns about the cost.

Mr. Barr, from the Manager's Office, expressed there was not a budget or dollar amount formerly assigned to the project. He stated that the project had grown, which included nice elements, but it was a very expensive playground that they believed could be done at a lower cost.

Superintendent Hauser thanked the Assembly for the opportunity to have this conversation. He expressed that this was an opportunity to provide not only a playground for elementary students, but also for the community, and that is where the design and cost came. He added that they requested the Assembly to approve the use of JSD Deferred Maintenance Funds for up to a third of the cost.

Chair Hughes-Skandijs stated that gave them a good oversight.

Mr. Smith asked if JSD put forward some of those funds for the project what it would do in terms of providing adequate maintenance for the schools.

Mr. Barr responded that his understanding is that the deferred maintenance funds allocated for the school district facilities were funds coming from the Assembly from the General Fund. He added that those monies were spent in collaboration between the School District and Engineering staff and between school board members and Assembly members through the Joint Assembly/School District Facilities Committee. He explained that the Manager's Office view was that there is far more deferred maintenance than they have dollars for in that fund and they would not advocate for using those funds for a playground.

Ms. Hall added that Mendenhall River playground is also a community playground, but this playground is three times the cost of that, which is concerning. She suggested scaling back the project to be more in line with some of the more recent playground construction projects.

Chair Hughes-Skandijs stated that when they approved the \$75,000 appropriation for the design, they discussed that it would be nice for this to be a community playground also. She asked if there has been coalescing with other organizations in the process so far.

Superintendent Hauser responded that through the design process, their focus had been on getting feedback on the design of the project and looking at available funding. He said early on in the process, a couple of organizations reached out about supporting it, but no commitments. He noted that depending on the conversations today, they would potentially look at further conversations from a community support perspective with local organizations.

Ms. Germain confirmed that they have not had firm commitments from any community groups for the playground or equipment.

Mayor Weldon stated that talking with their attorney this morning, they think this would fall under the cap. She asked if they would be willing to give up money under the cap to have this playground.

Superintendent Hauser responded that would be a Board discussion, but looking at FY26 budgeting, one of the uncertainties was if there would be a Base Student Allocation(BSA) increase, and they do not know what funding will look like next year.

Mr. Smith commented that he wants there to be a playground here, but has concerns about such an expensive project that may pull from critical funds for infrastructure and maintenance for the City. He noted he would like the cost to be scaled back and look for community work or donations to help with the cost.

Chair Hughes-Skandijs agreed that she also would like to see a neighborhood playground here and was happy to help connect outside funding sources. However, they have to budget with what they know. She suggested directing a rescope for the project.

Director Koch added that on the CBJ cover memo, it named other parks that would be constructed in the spring in the Lemon Creek area. She expressed that in terms of redirecting the scope of this project, the most expensive park was \$1.3 million, so they would recommend something under that dollar value.

Chair Hughes-Skandijs voiced that it sounded like they need to put a number on it but that would depend on how the committee felt.

Mr. Smith moved to ask for a rescope with a base city contribution of \$500,000 for a playground at Dzantik'i Heeni (DH) Playground.

No objections. Motion passed.

5. Proposed Uses for Marie Drake and Floyd Dryden

Director Koch gave an update on Floyd Dryden. She said they were working with the Assembly's top two users and negotiations were happening now. They expect to bring the Assembly an update of the negotiations and a draft lease in early 2025.

In regards to Marie Drake, they have had some proposed and favored users back out, so it is not currently allocated. She explained that as CBJ takes over the ownership and operation of the building, there was a high level of concern of asbestos in the building. They hired an independent company to check for that, and they did not find asbestos in the breathing space, but there was asbestos components in the HVAC units. Director Koch spoke about the different options, considerations, and costs they have discussed for the project. She recommended Option 3, which would retain the gym and planetarium, provide space for Building Maintenance so they can vacate Mr. Jumbo Gym for other uses, and retain the CBJ and JSD IT hub.

Mr. Smith asked if the option that included resituating IT and getting a new HVAC system was factored in the cost.

Director Koch responded that the relocation cost for the IT hub was not included in the \$8 million. She did not know the exact number for that cost, but it would be expensive and challenging to find a space large enough to relocate it to.

Mr. Smith asked if staff felt that additional parking in this area was the best use of that space.

Director Koch responded that the middle ground made sense, as there was a really high need for parking in the area, but it would still retain the pieces of the building that have already been remediated and have a lot of use and value.

Mr. Barr commented that any renovation costs for Marie Drake would be extreme.

Chair Hughes-Skandijs asked Mr. Barr if he meant that the cost was high for an abatement.

Mr. Barr responded that renovating for a childcare space introduced new complexities. He said that when they are abating for the purposes of office space, they are not abating with the idea of young children being in that space. He expects that an abatement project for conversion to a childcare space would be significantly higher than for a typical abatement.

Mr. Smith moved that the Public Works and Facilities Committee direct staff to pursue or move forward with Option 3, which includes demoing of 80% of the classroom wing, backfill with parking, retaining the Boiler Room/IT hub, and Gym and Planetarium Wing, and then investigate and move along to the Assembly for consideration by the full body.

Chair Hughes-Skandijs objected. She explained that she objected because she is not convinced that demolishing 80% of the classroom wing made sense. She stated she hardly thinks that parking is the highest public purpose for our spaces. She acknowledged that Marie Drake was in rough shape. She

expressed that she is curious about the costs of the abatements area and had questions about keeping the Boiler Room/IT hub and what it would cost to relocate it, and the viability of relocating that. Chair Hughes-Skandijs preferred finding out more about those things before forwarding it to the Assembly.

Mr. Smith, Mr. Kelly, and Ms. Hall voted yes. Chair Hughes-Skandijs voted no. Motion passed.

**G. INFORMATION ITEMS**

6. Dimond Park Fieldhouse Armoring Update (flood damage)

Director Koch updated the group that \$200,000 will be returned to the Sports Field CIP and the project is completed.

7. Capital Transit Fleet Electrification: Current Status and Future Plans

Director Koch stated they ordered seven electric GILLIG buses and have received six. She said contracts were in place for the charging infrastructure, and the bids came in under what they estimated. She noted that two mobile chargers will be arriving this month, and they expect to see a couple of the electric buses and revenue service starting next month.

8. Lead Service Line Inventory (LSLI) Status Update

Director Koch updated on the Lead Service Line Inventory. She noted that this was required by the federal government and rooted from the Flint Michigan lead crisis.

**H. CONTRACTS DIVISION ACTIVITY REPORT**

9. August 30, 2024 to November 25, 2024

**I. NEXT MEETING DATE**

10. January 27, 2025 at 12:10PM

**J. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).