

From: domadmin@juneau.org
To: [MD FD Options](#)
Subject: New submission from EPW - Middleschool Usage
Date: Friday, May 17, 2024 10:28:20 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Organization Name
CBJ Parks & Recreation Department
Organization Phone
907-586-5226
Organization Email
george.schaaf@juneau.gov
Submitter Name
George Schaaf
Submitter Phone
907-586-0932
Submitter Email
george.schaaf@juneau.gov
Proposal Name
CBJ Parks & Recreation - Facilities Maintenance Division & Areawide Recreation Programs
Which schools are you proposing to use?
<ul style="list-style-type: none">• Marie Drake Middle School
Are you proposing to rent or buy the building(s)?
Rent
Proposed Use
The Parks & Recreation Department proposes two distinct uses for the Marie Drake building: 1) Relocate the Department's Facilities Maintenance Division from the former Douglas School to Marie Drake (ground floor). 2) Use the gymnasium for Parks & Recreation programs, including basketball, volleyball, pickleball, and various senior programs. Drawings and cost estimates are available.
Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community
1. Housing By vacating the former Douglas School and Mt. Jumbo Gym, this proposal would open up an entire city block (0.9 acres) in downtown Douglas for housing.

3. Sustainable Budget & Organization

First, Mt. Jumbo Gym requires extensive repairs, including complete replacement of the roof and abatement of mold in storage areas. Completing these repairs would require a significant investment of limited resources for deferred maintenance of CBJ facilities. Relocating programs and activities from Mt. Jumbo Gym to the Marie Drake Gym would eliminate the need for costly repairs, while the larger space at Marie Drake could support expanded programming.

Second, Marie Drake is a more central location for the Facilities Maintenance Division, which maintains CBJ facilities from Thane to Amalga Harbor. By not beginning and ending their days in Douglas, Facilities Maintenance mechanics could save over 20,000 miles of driving annually.

What impact would your proposal have on the CBJ budget?

This proposal would have a negligible impact on the operating budget. Some work is required to create shop space, storage for parts and consumables, and offices for staff. Most of this work can be performed in-house.

Would you be willing to pay fair market value for rent/lease?

No

How much space are you proposing to use?

Approx. 40% of the first floor at Marie Drake would be occupied by the Facilities Maintenance Division, including the office, Commons, and Classrooms 205, 209, 210, and 210A.

The gymnasium and restrooms would be used for Parks & Recreation programs.

What level of retrofit would be needed for your proposal? Who would pay for that work?

Estimated cost of improvements is \$921,000, including EPW overhead and contingencies (actual construction costs are estimated at \$415,000). This includes: New double doors would be installed in Corridor C201, between rooms 201 and 202B. New double doors also would be installed in Corridor C204 at Room 211. New exterior double doors would be installed on the north wall of Classroom 210A and Room 211A. The Millennium lock system (CBJ standard) would be installed at these doors, as well as Room 201 and the main entrance. A new interior door would be added between Rooms 210A and 211A. Flooring would be removed to bare concrete in Rooms 210, 210A, and 211A. Exhausts would be added for a welding hood and dust collection system relocated from the current Facilities Maintenance shop in Douglas.

How long do you anticipate you would occupy the building(s)?

Indefinitely

Describe parking needs associated with your proposed use.

POVs - 15
CBJ Fleet - 12

Will you be requesting CBJ operating funds for your use?

No

If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?

No additional costs.

What other uses would be compatible with your proposed use?

CBJ IT - Marie Drake hosts a large server room with backup power and there is adequate space to relocate IT staff alongside Facilities Maintenance.

Storage - The balance of the first floor and/or the second floor could be used for climate-controlled storage of items currently kept at the former Douglas School and/or Thane Warehouse.

What other uses would not be compatible with your proposed use?

Public-facing services would be incompatible due to the lack of parking and utilitarian use of the space by maintenance staff.