



# Should You Vote for a New City Hall?

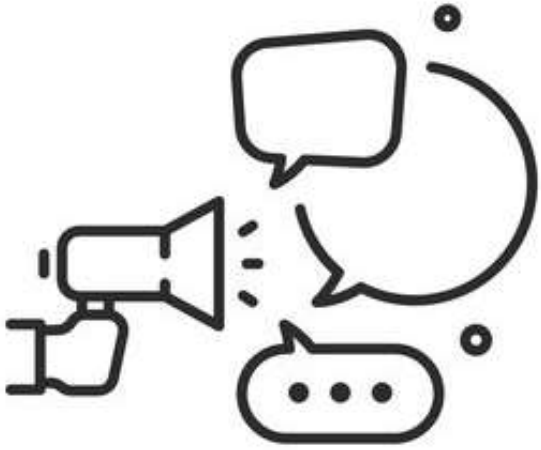


# **Wait, didn't we just vote on this?**

Quite a lot has changed, doing nothing is not an option.



## **What is the best use of your money?**



## **"Advocacy"**

Alaska State Statute (AS 15.32.052) requires specific financial authorization from the governing body for CBJ to incur any "expenditure" related to the dissemination of *any information* which may be perceived as influencing the outcome of an election, including CBJ staff time.

# We can all agree that CBJ should...

- ... operate efficiently and effectively,
- ... be easy to use (pay bills, participate, get info, etc)
- ... cost as little as possible.





# Why New? Why Now?

We are in a failing building and can't bear the thought of wasting your money without an informed vote.

## Way more than a coat of paint...

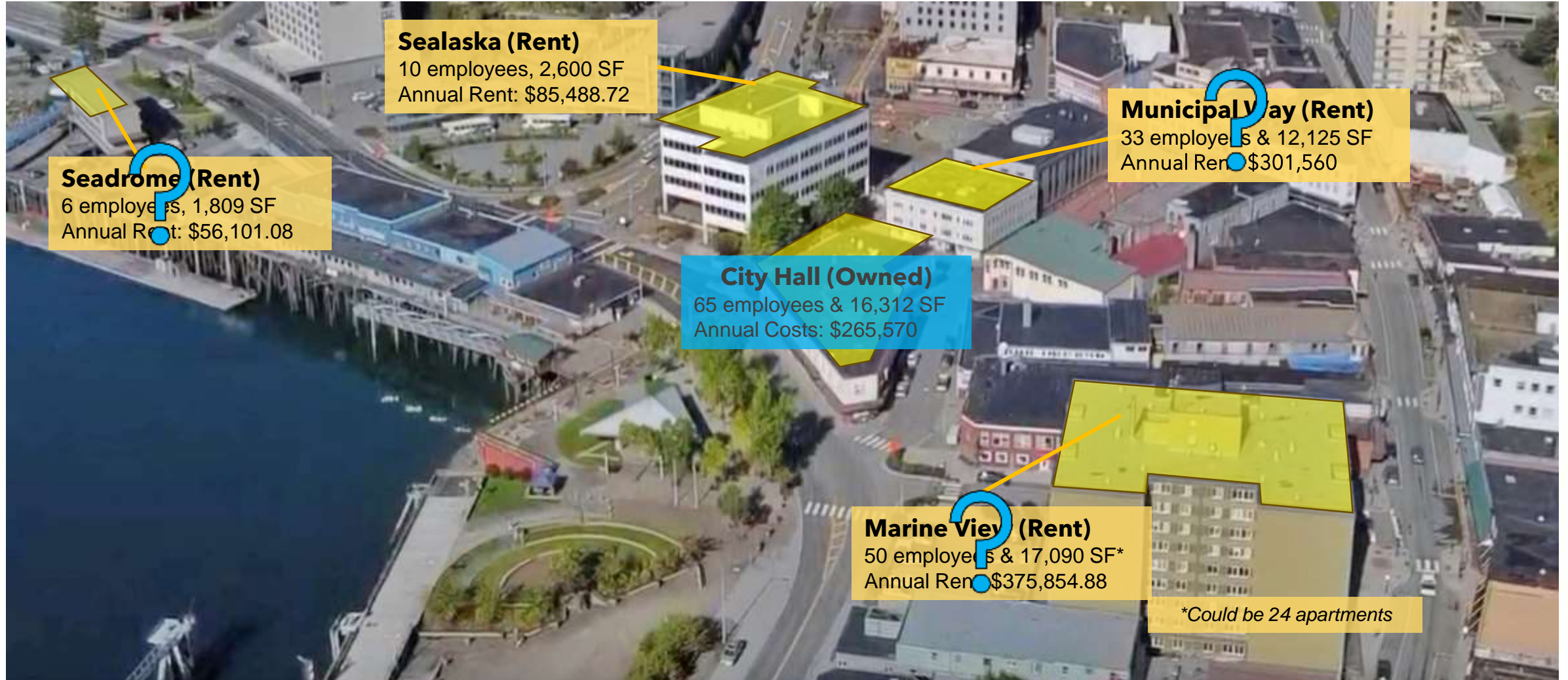
- 70 year-old building, fire station and a jail.
- Plumbing, electrical, roof, HVAC, asbestos, windows, more.

## How did it get this bad?



# Current Situation:

We own City Hall, rent space in four buildings. 164 employees in 50,000 SF



# Current Situation:

Office Space	Est. Number of Employees	Square Footage	2023 Monthly	2023 Annual	2023 Annual (Est.)
Sealaska Plaza (leased)	10	2,600	\$7,124.06	\$85,488.72	(see note)
Municipal Way Building (leased)	33	12,125	\$25,130.00	\$301,560.00	-
Marine View Building (leased)	50	17,090	\$31,321.24	\$375,854.88	-
Seadrome Building (leased)	6	1,809	\$4,675.09	\$56,101.08	-
<b>Leased Subtotal</b>	<b>99</b>	<b>33,624</b>	<b>\$68,250</b>	<b>\$819,005</b>	<b>\$1,387,916</b>
City Hall (155 S Seward Street)	65	16,312	\$22,131*	\$265,570*	\$453,076*
<b>Total</b>	<b>164</b>	<b>49,936</b>	<b>\$90,381</b>	<b>\$1,084,570</b>	<b>\$1,840,992</b>

Due to uncertainty of existing leases, 2033 assumes 33,624 sq ft at \$2.60/sf and a 3.5% annual increase.

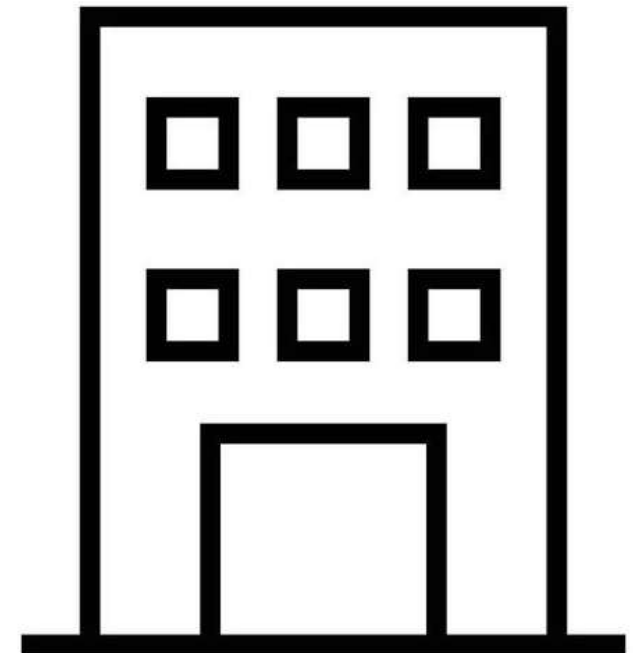
\*Notes operational costs, all others included in lease amounts.



# Rent, Lease or Buy?

- Need it for a week/month? **Rent...**
- Need longer, but unsure how long? **Lease/Lease to buy...**
- In Business Forever? **OWN.**

Sentra		<b>\$35/day</b> <small>*Plus tax and fees</small>
Altima		<b>\$40/day</b> <small>*Plus tax and fees</small>
Maxima		<b>\$45/day</b> <small>*Plus tax and fees</small>
Kicks		<b>\$35/day</b> <small>*Plus tax and fees</small>
Rogue Sport		<b>\$40/day</b> <small>*Plus tax and fees</small>
Rogue		<b>\$45/day</b> <small>*Plus tax and fees</small>
Murano		<b>\$50/day</b> <small>*Plus tax and fees</small>
Pathfinder		<b>\$65/day</b> <small>*Plus tax and fees</small>
Titan		<b>\$75/day</b> <small>*Plus tax and fees</small>



**Class B Office Space:  
Efficient, Functional, Accessible**

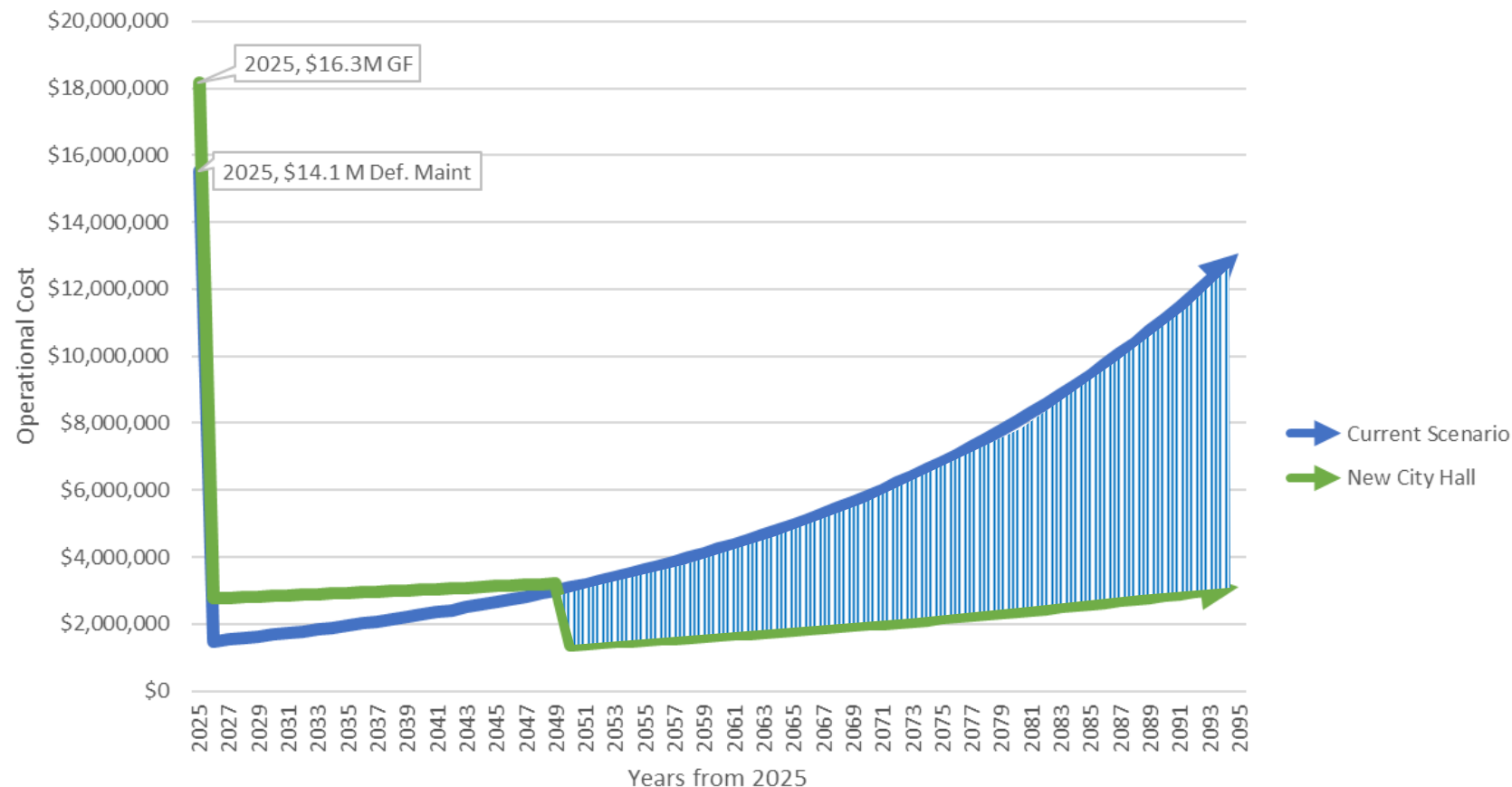




Let's talk about a NO Vote.

# The Fiscally Responsible Choice:

**Cost Comparison - Current vs. New City Hall**



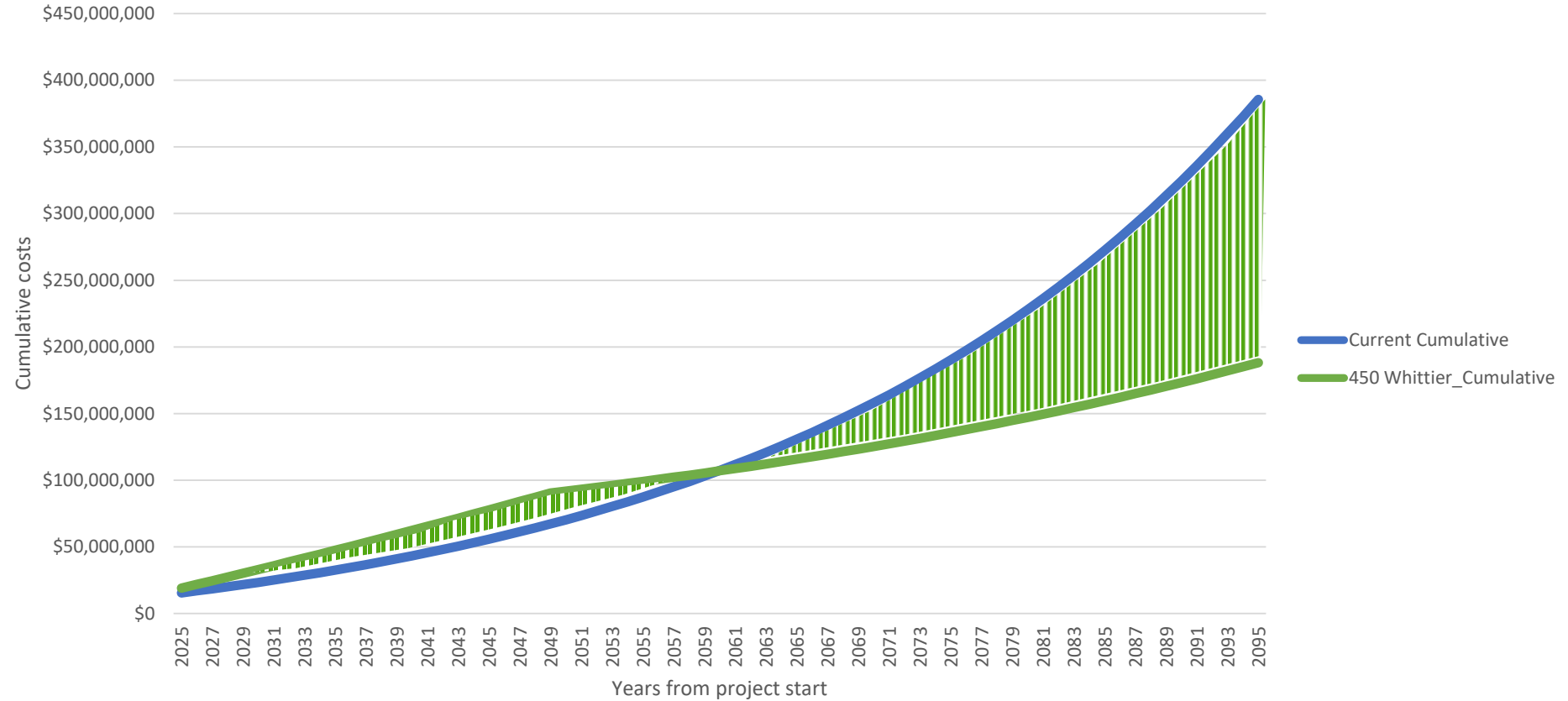
Renovation/Project Funds + Rent/Debt Service Payment + R&R + O&M

*\*Assumes nearly 50% increase in O&M (maintenance, utilities, etc.) for New City Hall due to larger consolidated building.*



## Cumulative Cost Comparison

(Rent/Debt Service Payment + R&R + O&M)



\*Assumes nearly 50% increase in O&M (maintenance, utilities, etc.) for New City Hall due to larger consolidated building.



## Rental Cost Components:

- = Cost of Capital (Profit)
- = Utilities
- = R&R
- = O&M

## Ownership Cost Components:

- ~~= Cost of Debt~~
- = Utilities
- = R&R
- = O&M

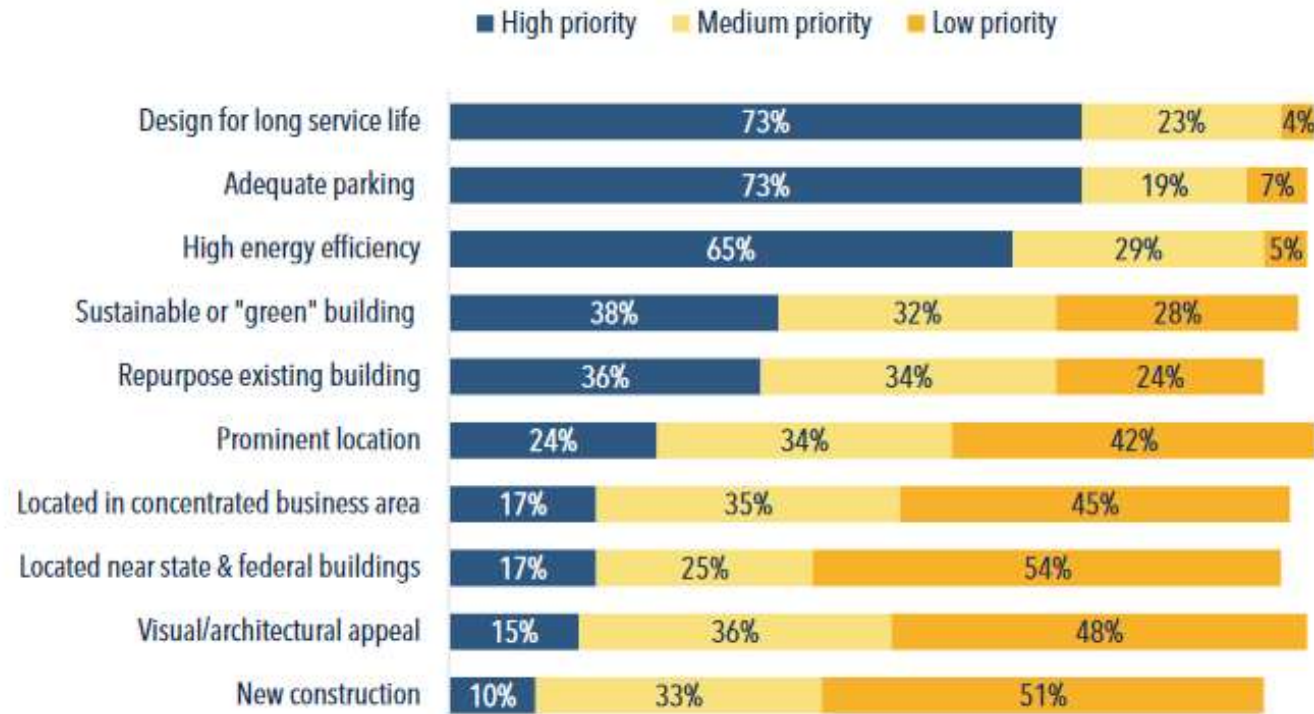
# What did public polling support?

**Table 9. How supportive are you of CBJ developing a new City Hall versus continuing to rent office space? (%)**

	Total n=1,316	Downtown/ Thane n=243	W. Juneau/ Douglas n=298	Valley/ Out The Road n=632	Salmon/ Lemon/ Switzer Ck n=127
<b>Supportive NET</b>	<b>74</b>	<b>79</b>	<b>72</b>	<b>73</b>	<b>78</b>
Very supportive	39	46	37	37	43
Supportive	35	33	35	36	35
<b>Opposed NET</b>	<b>18</b>	<b>11</b>	<b>21</b>	<b>18</b>	<b>19</b>
Opposed	8	6	9	9	6
Very opposed	10	5	12	9	13
Don't know	9	11	8	9	2

# Location Selection: Low O&M and Easy Access

When considering location and costs of a new City Hall, how should CBJ prioritize...



Note: Rows do not add to 100% due to "Don't know" responses.





# Location Selection Process:

## Dozens of sites considered over two years,

Based on community input and professional real estate analysis.

### All existing buildings considered either...

- were not available (for lease or purchase)
- lacked needed square footage,
- required significant displacement of State employees, and/or
- required a cost prohibitive renovation.

### Sites considered *(non-exhaustive)*:

- |                               |  |                                |  |
|-------------------------------|--|--------------------------------|--|
| • Walmart Building            | • Goldbelt Building (APFC)               | • Downtown Transit Center      | • 400 Willoughby                         |
| • Assembly Building           | • Diamond Park                           | • Jordan Creek Center          | • Dept of Transportation (Juneau 1, LLC) |
| • JDHS                        | • Lemon Creek Gravel Pit                 | • Mendenhall Mall (with annex) | • Current City Hall (Renovation)         |
| • Rock Dump                   | • Bill Ray Center                        | • Nugget Mall                  | • 450 Whittier (Selected site)           |
| • Marine View                 | • Vintage Park                           | • Goldstein Building           |  |
| • Former Gastineau Apartments | • Renninger Skate Park                   | • NOAA site                    |  |
| • Downtown Library            | • Capital Office Park (Fish & Game Bldg) | • 410 Willoughby               |  |

# Long Public Process, Ongoing...

## New City Hall Public Meeting Milestones

Date	Milestone
Aug. 8, 2021	PWFC approves process
Oct. 15- Nov. 15	Survey: results posted and shared at PWFC
Dec. 20, 2021	PWFC refines sites to 4
Jan. 26, 2022	Public Meeting #1
Feb. 14, 2022	PWFC: refines sites to 2
Feb. 22, 2022	Planning Commission Review
Mar. 7, 2022	PWFC: review economic analysis & select preferred alternative
Mar. 7, 2022	COW: site selection overview
April 11, 2022	COW: select preferred alternative
May 19, 2022	Public meeting #2
June 6, 2022	COW: Conceptual design presented
July, 2022	PWFC & Assembly: Introduce bond ordinance to put bond question on ballot
August, 2022	Assembly approves \$35M bond ordinance
October 4, 2022	Municipal Election, ballot proposition re: \$35M bond ordinance fails by approx. 200 votes
November 28, 2022	PWFC: New City Hall – What's Next
December 19, 2022	PWFC: Existing City Hall Deferred Maintenance Analysis
May 10, 2023	Assembly Finance Committee, Review of Existing Facilities Analysis
May 17, 2023	Assembly Finance Committee, Review of \$10M General Fund for NCH and Existing Site Analysis
June 5, 2023	Assembly Committee of the Whole work session
June 7, 2023	Assembly Finance Committee Discussion of CBJ Bond Capacity and Planning
June 12, 2023	Assembly and Finance Committee: Introduce public information ordinance, bond ordinance
June 26, 2023	Assembly approves public information ordinance
July 10, 2023	Assembly approves bond ordinance
Fall 2023	CBJ Open House, New City Hall (Date TBD)
October 3, 2023	CBJ Municipal Election Day

# city hall



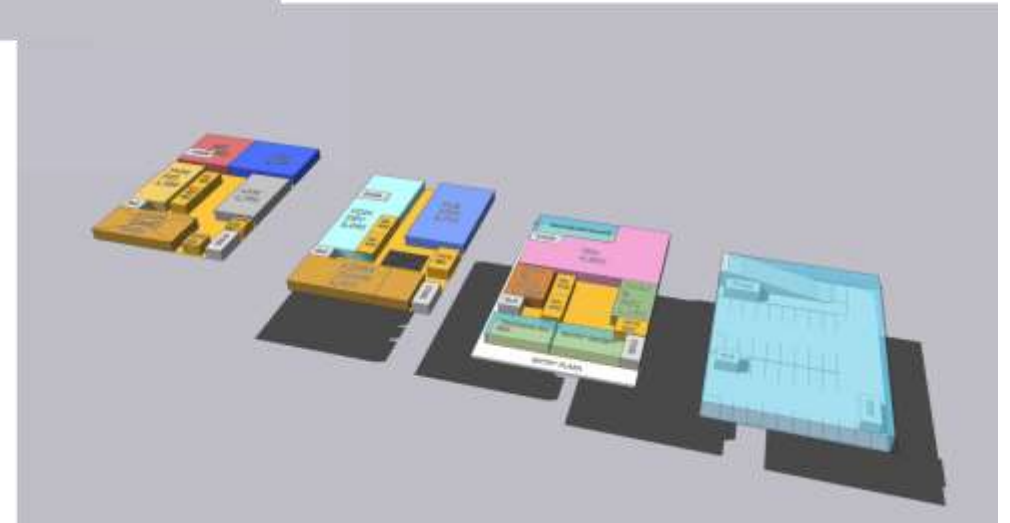
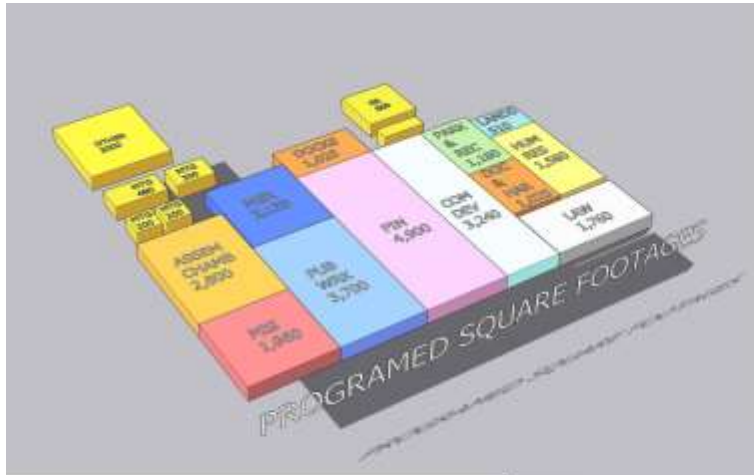
## 450 Whittier Street

- ☒ Cost Effective (CBJ owned property)
- ☒ Zoning (LC, GC, MU, and NC)
- ☒ Space Needs: 46,200 SF for 164 staff
- ☒ ADA Compliance
- ☒ Parking and improved area accessibility



# The Details: Project Scope

- 46,200 SQ FT
- 160+ EMPLOYEES
- ASSEMBLY CHAMBERS
- PUBLIC MEETING ROOMS & RESTROOMS
- DEDICATED PUBLIC PARKING
- ENERGY EFFICIENT
- DESIGNED FOR LONG SERVICE LIFE



# Parking & Transportation

## Public:

- Dedicated ADA-accessible underground parking
- Plus 36 on-street parking spaces
- Three bus stops (13 routes) within 500 ft

## Employees:

497 spaces on-site, many options for parking

- CBJ-owned lots
- Downtown Transit Center
- Tidelands
- North State Office Building

\*Move would free up 150+ parking permits in Marine Parking Garage



city hall  
450 Whittier Street

# Project Cost & Budget

## Estimated Construction

+ Development Costs: \$43.3M

- Includes 5% Escalation
- Design-Build Procurement

## Funding Sources:

- CBJ General Funds: \$16.3 Million
- Proposed Bond Amount: \$27.0 Million  
(Est. Value of Current City Hall: \$4.4 Million)

Description	450 Whittier Street
General Area in Square Feet	46,200
<i>2022 Building Construction Costs</i>	
Estimated construction cost	\$18,736,000
General requirements	\$2,248,320
Tax, Permits, Bond, Ins.	\$655,760
Fee	\$1,311,520
Contingency	\$2,810,400
Escalation 5% 2 years	\$2,576,200
<b>Construction Cost Total</b>	<b>\$28,338,200</b>
<i>2022 Development Costs</i>	
Owner costs	\$2,550,438
Design CA, SI	\$3,825,657
Permitting	\$283,382
Owner's bidding contingency	\$3,117,202
<b>Development cost total</b>	<b>\$9,776,679</b>
<i>Parking</i>	
Parking Construction, 36 spaces	\$2,288,497
Parking Development costs	\$868,485
<b>Parking Project Cost total</b>	<b>\$3,156,982</b>
<b>2022 Project Cost Total</b>	<b>\$41,271,861</b>
Escalation 5% 1 year	\$2,075,070
<b>2023 Total Project Cost Estimate</b>	<b>\$43.3 million</b>

## Design + Build Method



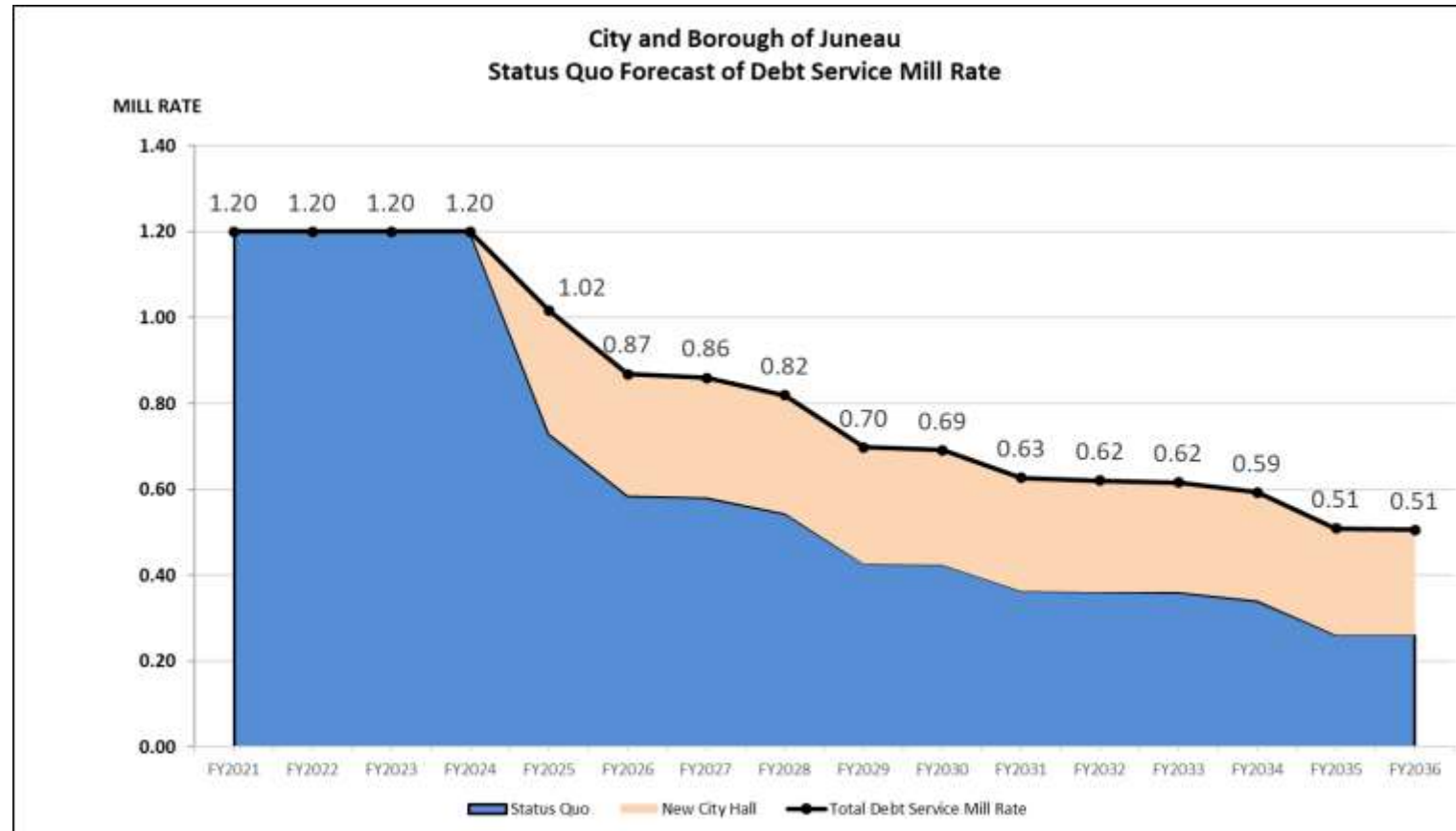
## Traditional Method





# The Details: Debt Service Mill Rate

The proposed bond will not increase property taxes.



# Where do your Property Taxes go in Juneau?



For each dollar of property tax revenue collected \$0.46 is spent on education, \$0.42 is spent on city services and \$0.12 repays voter-approved debt.



Education  
\$0.46 ↘



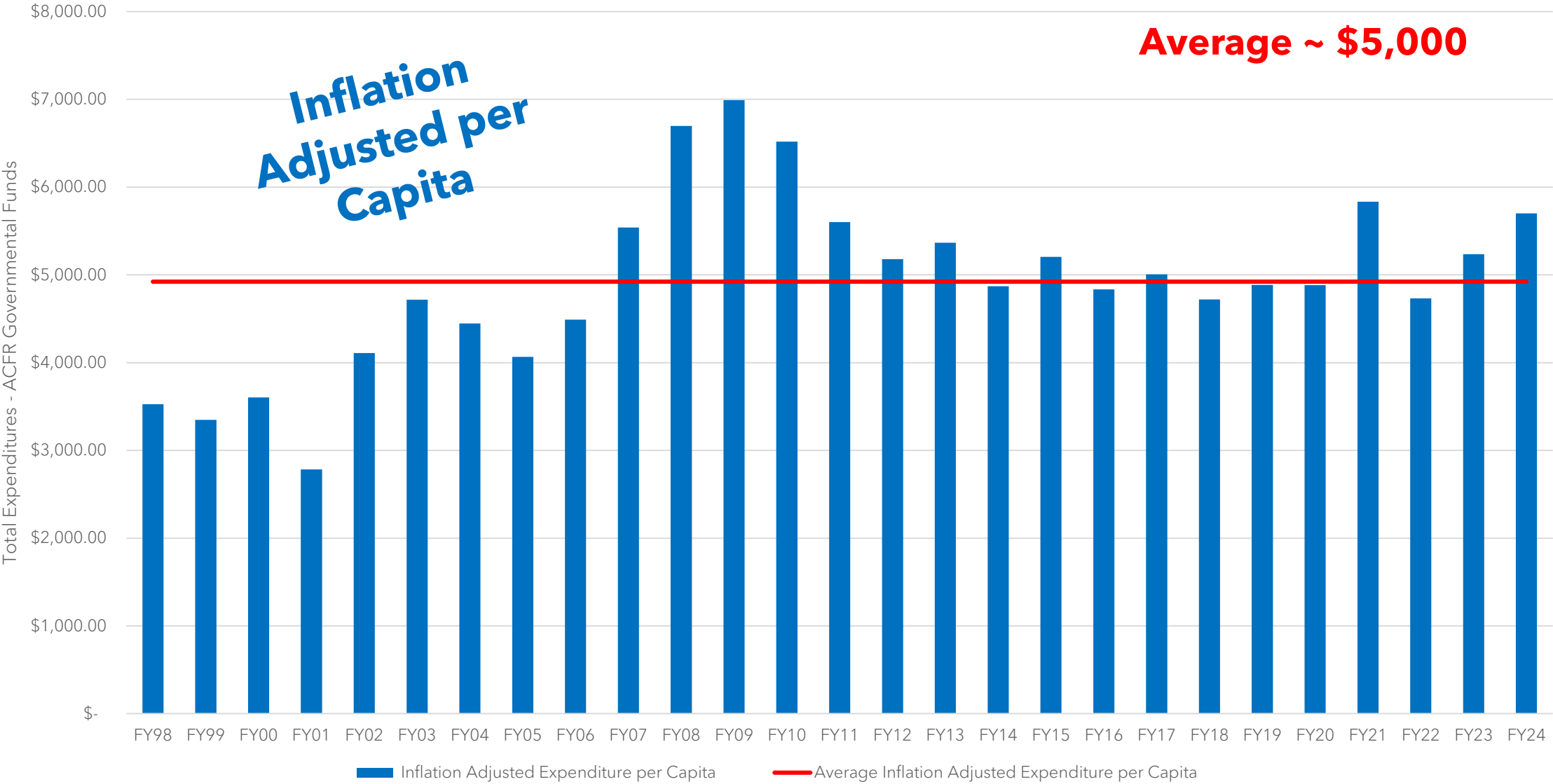
City Services  
\$0.42 ↘



Voter-Approved Debt  
\$0.12 ↘



Inflation Adjusted General Government Spending - Per Capita  
*Indexed to 2023 Dollars*



# The Details: Ballot Measure 1

**PROPOSITION NO. 1**  
**GENERAL OBLIGATION BONDS**  
**\$27,000,000**

For the purpose of constructing and equipping a new city hall, including below ground parking within the city and borough, shall the City and Borough of Juneau, Alaska, issue and sell its general obligation bonds, maturing within 25 years of their date of issue, in the aggregate principal amount of not to exceed \$27,000,000?



# Vote Yes on 1



- PAY LESS GET MORE, SAVE MORE
- MOST EFFICIENT OPERATIONAL CHOICE
- EASIEST ACCESS FOR PUBLIC USE
- FREE UP SPACE FOR HOUSING AND COMMERCE

city  
hall



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