



DATE: February 24, 2024

TO: Greg Smith, Chair  
 Committee of the Whole (COW)

THROUGH: Katie Koester, City Manager  
 Denise Koch, Engineering and Public Works Director

FROM: Jeanne Rynne, Chief Architect

FOR: Information

SUBJECT: Impact Analysis: Proposed Use for Marie Drake Option 3

At the December 2, 2024, Public Works and Facilities Committee (PWFC) meeting, staff presented three options<sup>1</sup> for the proposed use of the Marie Drake facility and site. PWFC recommended that Option 3 be moved forward to the COW for consideration.<sup>2</sup> This memo will summarize the cost and functional impacts of Option 3. Additionally, staff was asked to evaluate the relocation costs of the Juneau School District (JSD) IT hub and the boiler room, and abatement costs for Option 3.

Option 3 Summary:

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. 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.

**Estimated Total Project Cost:** \$10.2M

Please see the chart below for the options presented at the 12/2/24 PWFC meeting.

Marie Drake Options						
Options - Demolition and Parking						
Option	Description	Building Demo/Construction	Parking Cost	Total Project Cost	Timeline for Completion <sup>2</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 <sup>1</sup>	\$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 <sup>1</sup>	\$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 Note: Planetarium and Multi-Purpose Wing is served by a separate previously abated air handling unit.
- 2 Estimated timeline once direction is given.

Cost Impacts

Although Option 3 retains the IT hub and the boiler room within Marie Drake, staff were asked to identify the costs of relocating these components. Option 2, which demolishes the entire classroom wing, included the costs for rebuilding a new boiler room and associated electrical and mechanical infrastructure. The construction cost for building a new boiler room is estimated at \$1.3M. The cost of relocating the IT infrastructure is negligible (\$45,000) however available space may be an issue.

Abatement Scope of Work

<sup>1</sup> [December 2, 2024, PWFC Meeting Packet](#)

<sup>2</sup> [December 2, 2024, PWFC Meeting Minutes](#)

The abatement scope of work with Option 3 is primarily related to the demolition of 80% of the classroom wing and is estimated at \$3M; this cost includes not only abatement but demolition. The remaining 20% of the classroom wing will require abatement which is estimated at \$440,000. The majority of the multi-purpose wing was abated under a previous project in 2019-2020, which included abatement of the air handling unit that serves this wing. Additionally, mold and asbestos were abated in the gym locker rooms as part of this project.

#### Functional Impacts

Option 3 retains community use of the gym, managed by CBJ Parks & Recreation (P&R), which along with CBJ Facilities Maintenance (FM), was ranked as the top priority for proposed uses of Marie Drake by PWFC in June 2024.<sup>3</sup>

In addition to retaining the gym and the planetarium for community use, Option 3 allows CBJ Facilities Maintenance to vacate the former classroom wing of the Mt. Jumbo building. Mt. Jumbo is in an ideal residential location and could be a site for future housing development (which would require demolition).

FM would locate shop, office space, and parts storage at the south end of the building (remaining portion of the former classroom wing). The north end of the multi-purpose wing could be used to relocate CBJ and JSD storage from Thane Warehouse, creating more space needed for the Warming Shelter and potentially the CARES sobering center.

#### Parking

Option 3 adds approximately 75 spaces to the Marie Drake site. Twenty-six (26) stalls would be required for FM, with a minimum of thirteen (13) fenced to secure the Maintenance vans. The added stalls will supplement parking needs for CBJ employees if we move to the Burns Building (the Burn Building comes with 88 parking spaces, and we need approximately 160). Parking for JSD students has also been identified as a need.

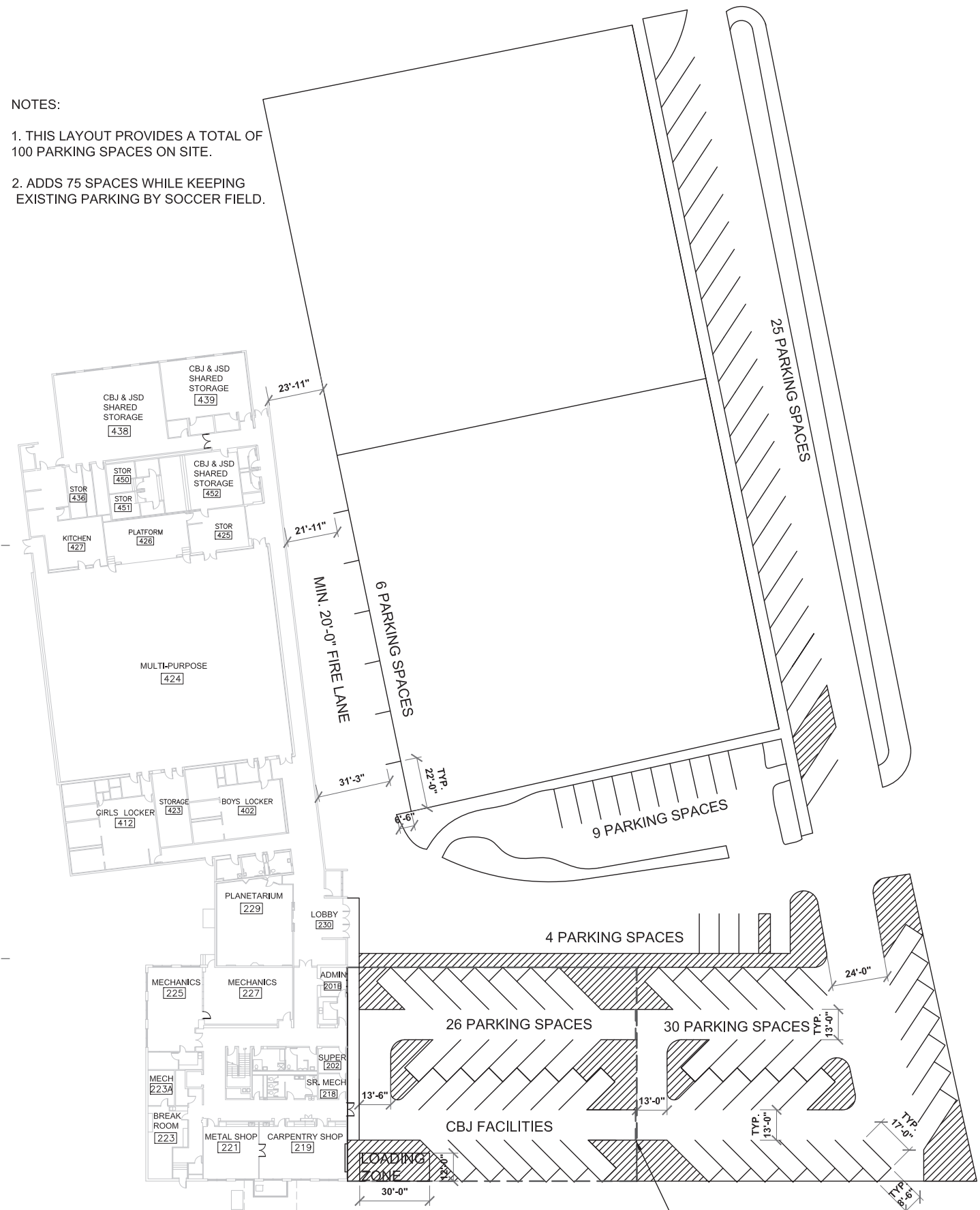
**Requested Action:** Introduce an ordinance for \$150K to fund public outreach and 35% design to develop more accurate cost estimates.

---

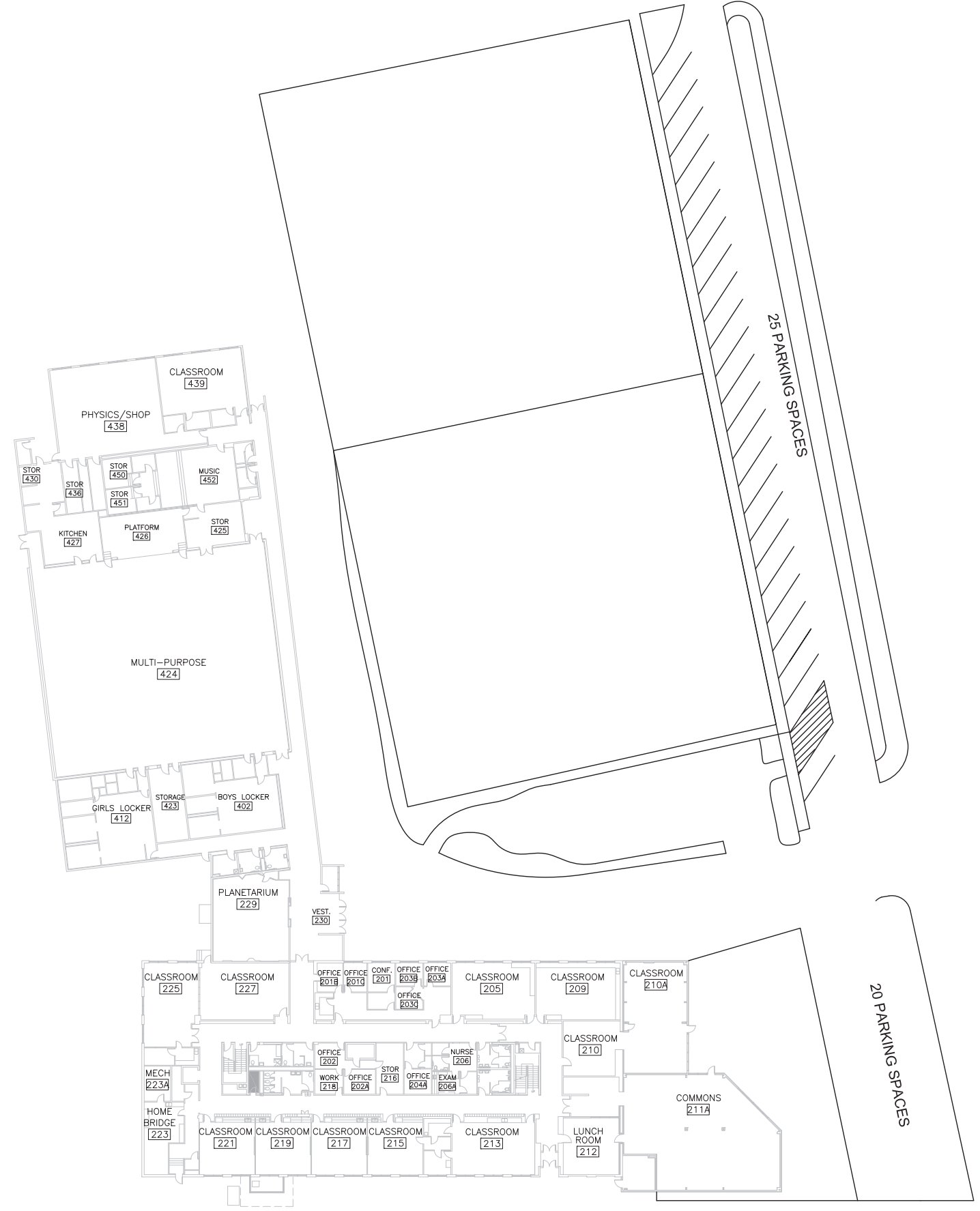
<sup>3</sup> [June 3, 2024, PWFC Meeting Packet](#)

NOTES:

1. THIS LAYOUT PROVIDES A TOTAL OF 100 PARKING SPACES ON SITE.
2. ADDS 75 SPACES WHILE KEEPING EXISTING PARKING BY SOCCER FIELD.

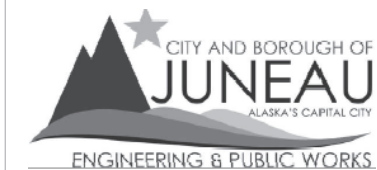


PROPOSED CONCEPT



EXISTING

SCHOOL:	<b>MARIE DRAKE - OPTION 3</b>
FLOOR:	<b>CONCEPT vs EXISTING</b>



NOTE: THIS DRAWING IS NOT TO SCALE AND IS INTENDED FOR REFERENCE ONLY. DO NOT USE FOR CONSTRUCTION