



City & Borough Manager's Office
155 Heritage Way Juneau, Alaska 99801
Telephone: 907-586-5240 Facsimile: 907-586-5385

DATE: August 5, 2024
TO: Michelle Hale, Chair
Committee of the Whole
FROM: Katie Koester, City Manager
SUBJECT: Floyd Dryden and Marie Drake Proposed Uses

Background

The Juneau School District has vacated Marie Drake and mostly vacated Floyd Dryden¹ as part of their school consolidation plan. CBJ will operate and maintain the buildings from this point forward. CBJ solicited proposals for uses of the buildings from community organizations (Tribal, nonprofit, and for-profit). Proposals were due on May 20, 2024. They were included in the supplemental section of the packet² of the June 3, 2024, Public Works and Facilities Committee meeting.

PWFC members ranked the proposals individually and the aggregate of the PWFC member rankings was listed in the Public Works and Facilities Committee (PWFC) June 3, 2024 packet. At the July 15, 2024 PWFC meeting, the body decided upon their ranking and eliminated options, which is reflected in the strike out in the tables below.

Diagrams of Proposed Allocations

The Engineering & Public Works Department then did a high-level block diagram allocating space in Floyd Dryden and Marie Drake. Space was allocated preferentially to the highest ranking proposals. For Floyd Dryden, the Central Council Tlingit & Haida Indian Tribes of Alaska (T&H) was tied with Community Use of the Gym as the highest ranking proposal. T&H proposed to use half to two thirds of the building to implement early education programs. I have attached two block diagrams for Floyd Dryden – one that allocates T&H their max request of two thirds of the building and one that allocates their minimum request of one half of the building. Please note that the maximum allocation for T&H does not leave space for the Family Promise of Juneau, JPD, or JAR requests. The Friends of the Library and CCFR request was accommodated at Marie Drake. Per conversation with UAS (rank #3), they intend to share a space with Auke Lake Preschool (rank #4) so the total space for both proposals is shaded in one color to represent shared use of the space.

¹ JSD has moved surplus furniture items from Marie Drake and Floyd Dryden into the Floyd Dryden gym for surplus events - July 11 & 12 for the government and July 13 – 14 for the public. Remaining items will then be recycled or disposed.

² PWFC June 3, 2024 Meeting Packet

<https://meetings.municode.com/adaHtmlDocument/index?cc=JUNEAUAK&me=93d95bc3ae154b37a0b6125f4335cd8c&ip=True>

Most of the proposals that PWFC approved for Marie Drake were accommodated at this location with the exception of the lowest ranking JCOA proposal. Also note that a significant portion of the second floor will be used in the near term as a temporary (~12 month) location for CBJ employees who are vacating the building on Municipal Way.

Funding

No funds were included in the FY25 budget for staff time, consultant time, or eventual tenant improvements for CBJ to lease Floyd Dryden and Marie Drake to community groups. CBJ is currently using the New City Hall CIP (D12-102) for this work. We have set up a separate phase to capture the costs associated with determining the uses as Floyd Dryden and Marie Drake for easy reallocation as necessary, which at this point has only included staff time. There will be capital costs associated with occupying the buildings; building maintenance has found a number of items that need immediate repair.

It should also be noted that CBJ asked proposers if they would be willing to pay fair market value for rent – without providing an indication of what that rent might be. The market rate for downtown commercial office space ranges from \$2.20 - \$2.90 per square foot monthly cost. CBJ maintenance costs for each building is likely in the \$1 per square foot monthly range – excluding janitorial, snow removal, and utilities. It also doesn't take into account putting 2 – 4% of funds aside for current replacement value. The FY2025 budget included \$1.1M for operations and maintenance of these facilities (which is what JSD had allocated). Even at the high of market rate, it is unlikely we will recover our full costs.

We will be coming to you in the future with an analysis of the CIP needs.

Action Requested

1. Direct staff on whether to proceed with T&H using one half or two thirds of Floyd Dryden.
2. Authorize staff to negotiate with proposers on space needs per the ranking.
3. Provide direction to staff on what additional information the body desires to progress in decision making.