

**ASSEMBLY STANDING COMMITTEE
PUBLIC WORKS AND FACILITIES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
January 30, 2017 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. January 9, 2017 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Transfer Request - Aspen & Pinewood Reconstruction
- B. Transfer Request - Aurora Harbor Re-Build, Ph II
- C. Appropriation Ordinance - Aurora Harbor Re-Build, Ph II

V. INFORMATION ITEMS

- A. Bartlett Hospital Alternate Emergency Access Update
- B. Planning Commission Recommendations for FY18 CIP
- C. Draft FY18 CIP
- D. Aurora Harbor PLA

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. January 5, 2017 through January 26, 2017

VII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

DRAFT
PUBLIC WORKS & FACILITIES COMMITTEE
Regular Meeting – January 9, 2017
12:00 – 1:00 PM – City Hall Assembly Chambers
MINUTES

I. ROLL CALL

Meeting was called to order at 12:00 p.m.

Members Present: Ms. Becker (Chair), Mr. Nankervis, Ms. Weldon

Staff Present: Roger Healy, Tina Brown, John Bohan, Michele Elfers, Mila Cosgrove, Rob Steedle, David Means, Greg Smith

II. APPROVAL OF AGENDA

Agenda approved.

III. APPROVAL OF MINUTES

Approval of minutes for November 21, 2016 – Approved

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

V. INFORMATION ITEMS

A. Gastineau School DIA Memorial Presentation

Barbara Cadiente-Nelson spoke on the behalf of the Douglas Indian Association (DIA). In June of 2012, construction workers unintentionally unearthed human remains from historic burials during the renovation of the Gastineau School. The burials were associated with the historic Native Cemetery in Douglas and the remains of 5 individuals were found. Ms. Cadiente-Nelson said that although it was well known that the Gastineau School was built upon Native graves, the news of the unearthing of these graves was a significant blow and an assault to the Native Community and to the Community as a whole. DIA coordinated immediate action to address the grief, shock, and anger that ensued. There were untold hours of meetings with DIA Elders and Tribal Members and after much deliberation the Elders reached a decision that the work at Gastineau School must continue.

Sean Boily of Northwind Architects discussed the plans for a memorial to honor the departed souls discovered on the site and the history of the Douglas Island people. There are three distinct elements for the memorial site. The central element will be for education. It will have a story line both in the Tlingit and English language, sharing a positive message of the Tlingit people's relationship to this land and location. The vision for this is to integrate words with Tlingit art into a bronze plaque component that is tiled into the existing plaza. It will have a Tlingit fire dish that is an element of carrying forward the sharing of the community honoring the departed souls there. It will consist

of an illuminated stone base with a cast bronze or copper component that will be rendered by an artist who will be brought into the design process. There will also be a plaque describing the discovery made during construction. In the quiet grove of trees near the plaza is a place that is suited for a memorial. Northwind Architects also wants to enhance the edges of the site with an element of protection and an interpretive relationship with the Taku River by using river rocks for the path. They are currently finishing up with the design. Construction will take place in the spring with some of the bronze work being installed as soon as they are received.

Discussion ensued.

B. Auke Lake Way & Mendenhall Loop – Speed Limit

David Epstein, Regional Traffic and Safety Engineer for Alaska DOT Southcoast Region, discussed his response to a letter from Bruce Botelho to the Assembly and the Mayor on November 7, 2016, requesting a speed study of Auke Lake Way and Mendenhall Loop. In order for this to take place Mr. Epstein said it would be a matter of the Assembly requesting a speed study from ADOT. ADOT could combine the CBJ request with a speed study they have already committed to once construction is finished on the Fritz Cove to Seaview project. Mr. Epstein indicated that a traffic speed study for the Backloop Road could be conducted at the same time at no cost. ADOT would need a request from the City in writing for the traffic speed study for Backloop Road. The traffic study would take place in the summer of 2018. He provided a copy of the policy and procedure.

Mr. Healy agreed and will provide ADOT with a letter requesting the traffic study.

Discussion ensued.

C. RecycleWorks Public Meetings Update

Michelle Elfers gave a detailed update on the RecycleWorks Program. Ms. Elfers said that two public meetings had been held since December and they have also spoken with the Lemon Creek Neighborhood Plan Steering Committee. Ms. Elfers stated that the RecycleWorks Program is at a juncture where decisions are needed for its future in the next 5 to 10 years. The highlights of the presentations were: The program is comprised of three staff members, Jim Penor, the Solid Waste Coordinator. Stewart Ashton, who is acting as the program operator and driver, and Ms. Elfers. The program goal is to find the best way to effectively deal with the trash that comes into our community. Currently, Juneau produces about 33,000 tons of trash a year. Staff conducted a waste characterization study and it told us that a good portion of our garbage could be beneficially reused, recycled or composted. We are currently recycling about 10 percent of our waste stream. The EPA says that 60 to 70 percent of garbage can be recycled and beneficially reused. Ms. Elfers pointed out that the collection of garbage is a regulated utility. The City is not allowed to collect garbage right now and we would have to own a certificate in order to do so. Ms. Elfers said that CBJ did try to get a second certificate but the negotiations were unsuccessful. Right now we do not control

where our garbage goes and once it gets to the landfill we do not have control as to what happens to it. An option would be to ship the garbage down south. Another option that is often talked about is to buy an incinerator or some kind of waste energy technology. We have conducted a few studies on this the most recent was 2 years ago as a part of the Biosolids project. What we found each time is that our waste stream is not large enough to be economically viable to support an incinerator or waste energy technology. Now we are focusing on maximizing our diversion of waste from the landfill and maximizing beneficial reuse of material.

Discussion ensued.

D. Meander Bend – Mendenhall River Update

Mr. Healy and Mr. Bohan provided an update on Meander Bend – Mendenhall River Proposed LID. 36 properties were sent informal proposed LID ballots requesting support of or opposition to the project based on an estimate of a \$100,000 assessment per property. The informal ballot results are 19 properties in favor, 14 properties opposed, 1 property undecided and 2 properties that did not respond. There are 2 CBJ parcels that do not participate. NRCS was provided the results and will take them into consideration as they proceed with their design. With the vote results this could become an issue as every resident included in the LID is required to participate via an increased property assessment.

Mr. Healy said that as a part of the requirements for the construction funding, the CBJ must act as an intermediary between the residents and the NRCS.

E. Downtown Street Improvement City State Permit Review (CSP)

Michele Elfers provided an update on the Planning Commission's review of the Downtown Street Improvement project as provided in the memo.

Discussion ensued.

VII. **CONTRACTS DIVISION ACTIVITY REPORT**

Mr. Bohan provided an explanation on the bid estimate versus the actual bid numbers. Mr. Bohan explained that when we publish an estimate the designer is trying to provide a low bid estimate, rather the firm is trying to provide a probable estimate of costs for the project. Ideally you want to be right in the middle.

Mr. Smith, Dzantik'i Heeni Roof Repairs will probably be re-bid with some reduced work.

VIII. **ADJOURNMENT** - Meeting adjourned at 1:10 PM.

The next PWFC meeting will be January 30, 2017, at which time we should provide the PWFC with the draft CIP.



DATE: January 23, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: John Bohan, P.E., Chief Engineer

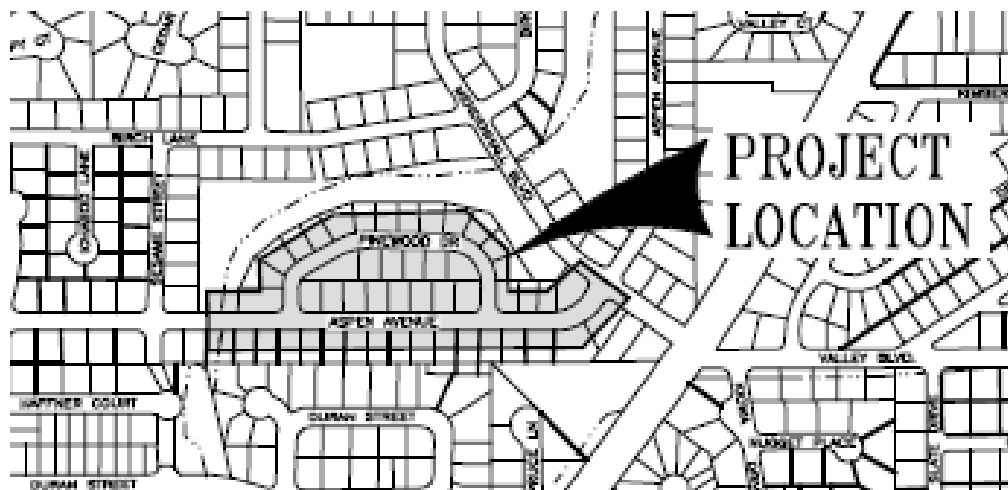
SUBJECT: Funds Transfer to Aspen Avenue and Pinewood Reconstruction

Staff requests a transfer of \$150,000 of Water Utility revenues from the Whittier Street CIP (R72-124) to the Aspen Avenue – Pinewood CIP (R72-125). The Aspen and Pinewood projects were combined to efficiently construct in this very flat area of the valley and take advantage the cost savings of constructing the two projects together. These funds are the Water Utility's contribution for the water improvements needed during the reconstruction project.

Whittier is almost complete, a couple of punch list items and the final change order remain to complete the project, at which time the remaining funds will be transferred and the CIP closed.

	Available funds before transfer	Transfer Amount	Available funds after transfer
R72-124 Whittier Street	\$1,721,633	-\$150,000	\$1,571,633
R72-125 Aspen Avenue	\$1,605,950	\$150,000	\$1,755,950

Staff requests the above transfer be forwarded to the full Assembly for approval.





Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

MEMORANDUM

To: Assembly Public Works and Facilities Committee
From: Gary Gillette, Port Engineer
Date: January 23, 2017
Re: Transfer Request – Aurora Harbor Re-Build-Phase II

CBJ Docks and Harbors requests approval to transfer funds from the Juneau Harbor Deferred Maintenance account to the Aurora Harbor Re-Build CIP account.

The request is to move \$800,000 to the existing Aurora Harbor Re-Build CIP for planned improvements of Aurora Harbor Re-Build-Phase II, specifically the removal and reconstruction of a portion of the Headwalk; Mainwalks E, F, and G; electrical and lighting; domestic water lines; and fire suppression system. The project includes moving the existing boat shelters to access the work; and to return the boat shelters to the new facility upon completion.

From Account	Project	Amount	Source
H51-085	Juneau Harbor Deferred Maint.	\$800,000	F350 Harbor Fund
To Account	Project	Amount	
H51-100	Aurora Harbor Rebuild	\$800,000	

The Docks and Harbors Board is scheduled to consider this transfer at its regular public meeting on January 26, 2013.



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

MEMORANDUM

To: Assembly Public Works and Facilities Committee
From: Gary Gillette, Port Engineer
Date: January 23, 2017
Re: Appropriation Ordinance – Aurora Harbor Re-Build-Phase II

CBJ Docks and Harbors requests approval to transfer funds from the Harbors Fund account to the Aurora Harbor Re-Build CIP account.

The request is to move \$700,000 of Harbors Funds to the existing Aurora Harbor Re-Build CIP for planned improvements of Aurora Harbor Re-Build-Phase II, specifically the removal and reconstruction of a portion of the Headwalk; Mainwalks E, F, and G; electrical and lighting; domestic water lines; and fire suppression system. The project includes moving the existing boat shelters to access the work; and to return the boat shelters to the new facility upon completion.

From Account	Project	Amount	Source
Harbors Fund	Fund Balance	\$700,000	Harbor Funds
To Account	Project	Amount	
H51-100	Aurora Harbor Rebuild-Ph II	\$700,000	

The Docks and Harbors Board is scheduled to consider this appropriation ordinance at its regular public meeting on January 26, 2017.

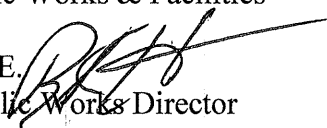
MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Mary Becker
Chairwoman, Public Works & Facilities

DATE: January 30, 2017

FROM: Roger K. Healy, P.E. 
Engineering & Public Works Director

SUBJECT: Alternate Emergency Access – Bartlett Regional Hospital
Egan Drive – Downtown to BRH

Concern has been raised regarding alternate ambulance access around the Egan Drive retaining walls during a time of closure of both directions of Egan Drive during a medical emergency originating from Downtown or Douglas areas. The last known blockage of both directions of travel in this area was the Channel Marina fire in 1996. Several years ago, concept drawings were developed that would extend Channel Vista Drive through to the back of Wildflower Court's parking lot. Envisioned as only an emergency access, the road would be gated at both ends. The new road would have to cross and accommodate the crossing of the Salmon Creek Reservoir road maintained by AEL&P, and continue the pedestrian/bicycle use along Egan Drive.

Engineering staff prepared a rough estimate of \$500,000.00 for this new route. This estimate did not include costs for property acquisition, utility accommodation, or paving costs. Most of the land required for the road is owned by AEL&P. The substantial electrical power infrastructure would very likely have to be moved if this road were to be constructed. If designed as an emergency access route, the road would have to be plowed of snow, and maintained as a standard roadway: paving the road would be required to reduce maintenance costs. At a conceptual level, the \$500,000 estimate could easily become multiples of the estimate with inclusion of property, utilities, and paving.

In conversations with Alaska Department of Transportation and Public Facilities (ADOT&PF) and the Capital City Fire Rescue (CCFR) staff, use of the bike path (from Channel Vista Drive to the Salmon Reservoir access) during this type of extreme emergency appears to be a viable option for ambulance access. ADOT&PF plows and sands this path on a regular basis.

Staff's recommendation is to draft and complete a joint Standard Operating Procedure between ADOT&PF and CCFR regarding ambulance access during periods of blockage of both directions of travel on Egan Drive.





(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

DATE: December 14, 2016
FILE NO.: CSP2016 0010

Roger Healy, Director of Public Works/Engineering
Assembly Public Works & Facilities Committee
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Proposal: Planning Commission review for proposals to go on the FY2018 CIP.

Hearing Date: December 13, 2016

Background: Each year the Planning Commission is tasked with reviewing and deciding whether or not to recommend that the Assembly approve the Borough's six-year Capital Improvement Program (CIP). The Commission understands that this review is intended to ensure that the CIP is consistent with the Comprehensive Plan and other City and Borough plans, such as the Land Use Master Plan, Juneau Economic Development Plan, and Climate Action and Implementation Plan.

In addition to reviewing the complete CIP, the Planning Commission reviews the draft document early in development, providing recommendations for use by the Manager's Office and Borough Assembly as the CIP list is finalized. At the direction of the City Manager and Community Development Department Director, this initial Planning Commission review has been moved earlier in the process to allow for more thorough consideration of the Planning Commission's recommendations.

Recommendations: After subcommittee work on this topic, and following suggestions from the City Manager and CDD Director on this process, Planning Commission review has been structured to ensure that the CIP is consistent with *general* programmatic topics that fall under the Planning Commission's purview, rather than focus on detailed project line items. These comments are offered to help ensure that the Borough's broad development and planning goals are met.

Roger Healy, Director of Public Works/Engineering
Assembly Public Works & Facilities Committee
File No.: CSP2016 0010
December 14, 2016
Page 2 of 4

It is intended that the Planning Commission's annual review will follow the general format established here, allowing subsequent reviews to track progress on these programmatic goals as a way to help foster consistency and achieve results.

The Planning Commission has identified four broad categories of potential capital improvements that are relevant to its review authority: *Housing*, *Community Vitality*, *Transportation*, and *Sustainability*. The following recommendations for the 2018-2023 CIP are consistent with those priorities, and reflect City and Borough accepted plans:

Housing:

1. Initiate a new landslide/avalanche/mass wasting study across the downtown area. A new study will have several benefits, including potentially increasing the inventory of developable land, and removing financing barriers, such as long-term financing, affecting housing development.
2. Develop specific incentive programs to promote housing development. Such programs could be derived from the Housing Action Plan, and should focus on Downtown, which is felt by the commission to be under-served by CBJ efforts to improve and increase housing borough-wide.
3. Identify priority projects and propose public/private partnerships to develop new housing inventory. It is hoped that such partnerships could facilitate effective development of under-utilized facilities in the Downtown core, with renovated buildings increasing the housing stock and residential options.

Community Vitality:

1. Focus on a solution for the Willoughby District parking deficit, likely a shared facility with the State of Alaska. This would have numerous benefits, including freeing up surface parking space needed for the proposed Willoughby Arts Complex, and other Willoughby District needs including State employee parking.
2. Identify parcels for CBJ acquisition through the Land Management Plan, and prioritize parcels relative to CBJ needs, including housing and recreation.
3. Emphasize general public improvements in the Lemon Creek area. This neighborhood carries a disproportionate share of overall community industrial and service needs, including the landfill and resource extraction, and has a deficit of public amenities like bike paths, parks, pedestrian links, or community facilities such as libraries.

Roger Healy, Director of Public Works/Engineering
Assembly Public Works & Facilities Committee
File No.: CSP2016 0010
December 14, 2016
Page 3 of 4

Transportation:

1. Facilitate a study of marine shipping in and out of Juneau, with an eye toward regaining competitive shipping rates. Current rates are creating a difficult strain on already high development costs.
2. Develop and implement a seasonal downtown circulator, with simple on/off transit nodes that link primary pedestrian areas, including a new emphasis on the Willoughby District.

Sustainability:

1. Prioritize implementation of recommendations and provisions from the Climate Action and Implementation Plan, and Juneau Commission on Sustainability annual report. One outcome should be establishing energy performance goals across all CBJ projects and a mechanism for monitoring such performance across departments.
2. Prioritize landfill diversion strategies, such as organic waste composting, and work toward waste volume reduction while long-term waste solutions are studied.

Juneau Commission on Sustainability:

Additionally, the Juneau Commission on Sustainability provided their list of recommendations for inclusion in the annual CIP (See Attachment). Their recommendations are as follows:

Full funding of these projects in current 2017-2022 project list:

- Compost feasibility study
- Wastewater Energy Efficiency Improvements

Additional projects to be included future FY2018 – 2023 list and for funding in 2018 CIP:

- Juneau-wide street lighting LED replacement to reduce CBJ energy costs
- Juneau-wide water conservation and efficiency program to reduce CBJ energy costs
- Full feasibility analysis and engineering alternatives for the of cost/benefit of shore power at public and private Cruise Ship berths
- Initiate transition to electric vehicles (EV) for CBJ vehicle fleet to save CBJ Transportation costs
- Initiate transition to electric CBJ buses to reduce CBJ bus operations, maintenance and life cycle costs
- Energy and Resource tracking software to save CBJ energy costs
- Install EV charging stations on streets that are on the Street Maintenance project lists to encourage EV adoption and save community transportation costs
- Install EV charging stations at new Valley Transit Center to encourage EV adoption and save community transportation costs

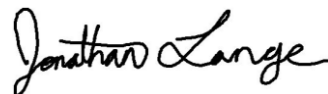
Roger Healy, Director of Public Works/Engineering
Assembly Public Works & Facilities Committee
File No.: CSP2016 0010
December 14, 2016
Page 4 of 4

The JCOS also recommends that energy efficiency and water conservation be incorporated into the design of 2018-2023 projects.

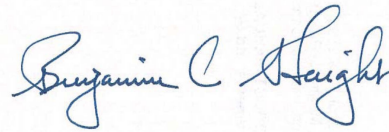
Thank you for taking these projects into consideration as you develop the FY2018 - 2023 Capital Improvement Program.

ATTACHMENT: October 25, 2016 CIP Letter from Juneau Commission on Sustainability.

Project Planner: _____



Jonathan Lange, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With City Clerk

December 19, 2016

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



Juneau Commission on Sustainability

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/cdd
155 S. Seward Street • Juneau, AK 99801

DATE: October 25, 2016

TO: Planning Commission, Manager's Office

FROM: Juneau Commission on Sustainability

RE: Recommendations on FY17/18 Capital Improvement Program

As noted by the Juneau Commission on Sustainability (JCOS) in past years, the Capital Improvement Program (CIP) process does not adequately address energy costs or opportunities for savings from energy efficiency. It also often fails to address opportunities to implement the recommended actions in the 2010 Juneau Climate Action and Implementation Plan (a prioritized list of these actions is presented in the draft Juneau Community Energy Plan (JCEP)).

As far as we can determine, the CBJ does not have a system to comprehensively audit energy expenditure. Without such an overview, the task of reducing organizational energy use and reducing costs is far more challenging than it needs to be. Knowing how much CBJ spends on energy, including where, when, and how much is being spent, will help identify potential energy savings. Also, the process of collecting this data will allow us to track the success of our efforts as we implement the above plans. The Juneau School District has demonstrated that significant cost savings (\$500,000+ annually) are possible by systematically addressing energy use and efficiency in their facilities.

While we understand that energy costs and savings are often considered as Departments prepare their CIP requests, there is no transparency in this process. The public and the Assembly have no way to know what options for energy savings have been considered and then either incorporated or discarded into the CIP requests.

As recommended in previous years, each initial CIP request should include a description of the energy and greenhouse gas (GHG) implications of the project. A request should consider whether it would increase or decrease energy demand and costs or be consistent with energy policies of the Comprehensive Plan and the Juneau Climate Action and Implementation Plan. This analysis should be considered as part of the screening process prior to the 'short list' of projects being presented to the Assembly and be included in the project descriptions presented to the Assembly.

The following list is based on based on the 2017-2022 six year departmental project list and identifies the following:

Planning Commission
JCOS Recommendations on CIP Program
October 25, 2016
Page 2 of 7

- i. Which proposals should be fully funded and some new projects that should be added and funded
- ii. Which proposed projects should incorporate sustainable design including energy efficiency and water conservation measures in both the project description and later design

Comments have also been made on how the current 2017 funded project list could/should be designed to realize opportunities to reduce energy use and water conservation.

It is noted that at this early stage of the 2018-2023 CIP process, JCOS has not seen new projects submitted by other CBJ departments/bodies. Additional comments may be made as more details of this list become available. JCOS would appreciate being alerted to the availability of this list.

JCOS would also appreciate comment from the Manager's Office or CBJ Engineering and Public Works department on how our recommendations could be best taken forward and what barriers they perceive to their full implementation.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Steve Behnke", with a stylized, cursive script.

Steve Behnke, Chair
Juneau Commission on Sustainability

Comments on FY18 CBJ CIP Projects

Recommend full funding of these projects in current 2017-2022 project list:

Proposed in existing CIP List:

- Manager's Office
 - Compost feasibility study
- Wastewater
 - Energy Efficiency Improvements

Additional projects to be included future FY2018 – 2023 list and for funding in 2018 CIP:

- Add Juneau-wide street lighting LED replacement to reduce CBJ energy costs
- Juneau-wide water conservation and efficiency program to reduce CBJ energy costs
- Full feasibility analysis and engineering alternatives for the of cost/benefit of shore power at public and private Cruise Ship berths
- Initiate transition to electric vehicles (EV) for CBJ vehicle fleet to save CBJ Transportation costs
- Initiate transition to electric CBJ buses to reduce CBJ bus operations, maintenance and life cycle costs
- Energy and Resource tracking software to save CBJ energy costs
- Install EV charging stations on streets that are on the Street Maintenance project lists to encourage EV adoption and save community transportation costs
- Install EV charging stations at new Valley Transit Center to encourage EV adoption and save community transportation costs

Incorporate energy efficiency and water conservation in the design of following 2017-2022 projects:

- Manager's Office
 - Vehicle and Equipment Wash Bays Planning and Design
 - Willoughby Arts Center
- Airport
 - Replace terminal building and east vestibule
- Bartlett Regional Hospital
 - Operating room renovation
 - Child and Adolescent Mental health Unit
- Eaglecrest
 - Mountain Operations - deferred maintenance
 - Night lighting
- Fire

Planning Commission
 JCOS Recommendations on CIP Program
 October 25, 2016
 Page 4 of 7

- Lemon Creek Fire Station Design
- Library
 - Replace Downtown Library Windows
 - Upgrade Douglas Library Meeting Room
- Parks & Rec
 - Deferred Building Maintenance
 - Centennial Hall
 - Meeting Room Renovation
 - Interior/Exterior Lighting
 - Augustus Brown
 - Major Renovations (Design)
 - Melvin Park Field Lighting Repairs include Energy Efficient Lighting system
 - Capital School Park Repairs and Safety Improvements
- Streets
 - Downtown Street Improvements (Front, Franklin, downtown core)
 - Calhoun Ave Improvements
- Wastewater
 - Area wide Water Repairs and replacements
 - Last Chance Basin Well Field upgrades
- Schools
 - School District Deferred Maintenance

Encourage broader sustainable design (which may reduce CBJ capital and operational costs) for the following 2017-2022 projects:

- Manager's Office
 - Vehicle and Equipment Wash Bays Planning and Design: low-impact products
 - Willoughby Arts Center
- Airport
 - Passenger Terminal Parking Lot rehab: improved public transit waiting area, covered bike parking/racks
 - Replace terminal building and east vestibule
- Fire
 - Lemon Creek Fire Station Design
- Bartlett Regional Hospital
 - Child and Adolescent Mental health Unit
- Docks and Harbors
 - Auke Bay Passenger For Hire Facility
- Visitor Kiosk

Planning Commission
 JCOS Recommendations on CIP Program
 October 25, 2016
 Page 5 of 7

- Archipelago Deck
- Land and Resources
 - Willoughby Parking
- Parks & Rec
 - Centennial Hall
 - Courtyard Landscaping and Hardscape: demonstration rain garden? Permeable pavement?
 - Arboretum Multi-Purpose Room
 - All projects
 - Encourage use of sustainable design (permeable pavement, rain capture, bike parking, energy conservation, etc.)
- Capital Transit
 - Bus Shelters/Interim Valley Transit Center: covered bike parking where needed and appropriate
 - Permanent Valley Transit Center
- Streets
 - Downtown Street Improvements (Front, Franklin, downtown core): covered bike parking
- Wastewater
 - SCADA: Monitor water use and energy consumption
 - Metering System Upgrades: Connect to real-time monitoring

Comments on FY17 CBJ CIP project descriptions

Manager's office

- IT Software Upgrade: Possible to include energy and water tracking software or process?
- Vehicle & equipment wash bays planning and Design: Encourage that “environmentally friendly wash bays” are mentioned, but ensure that water and energy are conserved and pollution impacts are minimized.
- Willoughby Arts Center: Keep sustainability in mind from concept design to construction and operation of the finished building (including the feasibility evaluation of a recognized sustainable building assessment tool such as Living Building <http://living-future.org/lbc> or LEED).
- CBJ Facility Infrastructure Deferred Maintenance: Encourage that “exterior envelopes, energy system efficiencies, mechanical and electrical systems” are mentioned, but encourage focus on the deferred maintenance projects that will save money and reduce carbon footprint.
- Court Plaza Building Canopy: Possible insulation upgrade?

Airport

- SREF match: Encourage life-cycle cost analysis of facility, as it is a “heated garage”.
- Passenger Terminal Parking Lot Repairs: Ensure lighting replacement is energy efficient, improve public transit stop (protected from rain and wind), possible bike parking?
- Main Stairwell Lighting Upgrade: “Reduce energy costs” mentioned.

Hospital

- Operating Room Renovations: Ensure that energy efficiency is considered where possible and hygienic.
- Roof replacements: Add additional insulation?

Docks and Harbors

- Aurora Harbor Rebuild: Metering to ensure that energy and water are not being wasted? Implement EV charging stations at Aurora Harbor.

Eaglecrest

- Deferred Maintenance: Prioritize energy and resource conservation projects.
- Snowmaking and water line replacements: Prioritize this project as it can increase revenue (open earlier) while reducing energy costs.

Parks & Rec

- Deferred building maintenance: Prioritize energy and resource conservation and efficiency projects.
- Augustus Brown Swimming Pool: Prioritize energy and resource conservation and efficiency projects.
- General: Prioritize energy and resource conservation and efficiency projects, add EV charging stations to swimming pools and recreation areas including Treadwell Arena.

Capital Transit

- Bus Shelters/Valley Transit Center: Ensure that (covered) bicycle parking is provided where appropriate.

Streets

- East St.: Energy conservation with street lighting.
- General: Encourage the replacement of all failing street lights with LED.

Planning Commission
JCOS Recommendations on CIP Program
October 25, 2016
Page 7 of 7

Wastewater

- SCADA system: Ensure resource efficiency and conservation monitoring is included.

School District

- Deferred Maintenance: Prioritize energy and resource conservation and efficiency projects.



DATE: January 25, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: John Bohan, P.E., Chief Engineer

SUBJECT: Draft FY 2018 CIP

Attached is the draft FY 2018 CIP for the Committee's information.

Since the CIP is an important part of the Committee's work, we are providing this early draft so that the Committee will have time to review and consider the project list.

For historical reference, last year's 6 Year CIP can be found on the web at:

<http://www.juneau.org/engineering/CIP/documents/FY2017-FY2022.php>

At the next PWFC meeting on 2/27, we will schedule this as an action item and will request that the Committee forward the CIP to the Finance Committee. At that meeting, we will provide copies of a full draft of the 6 Year CIP.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Mary Becker
Chairwoman, Public Works & Facilities

DATE: January 30, 2017

FROM: Roger K. Healy, P.E.
Engineering & Public Works Director

SUBJECT: Aurora Harbor Project Labor Agreement - Recommendation
Resolution No. 2670

CBJ Resolution No. 2670 (attached) directs the establishment of a Project Labor Agreement (PLA) Review Team for projects estimated to cost more than \$4 million dollars, adjusted for inflation from 2014. CBJ Docks and Harbors is advertising for the reconstruction of Aurora Harbor, Phase II, with an estimated cost of \$4,067,000. The threshold for consideration of PLA's has been adjusted for inflation per the Resolution for projects bid after January 1, 2016 to \$4,039,700.

In accordance with the Resolution, the CBJ PLA Review Team (Carl Uchytel, Port Director; Rorie Watt, City Manager, and Roger Healy, Engineering and Public Works Director – Chair) met on January 18, 2017 to determine whether application of a PLA on this project would advance important objectives of the CBJ. The Review Team voted unanimously that application of a PLA on Aurora Harbor, Phase II, would not advance important objectives of the CBJ and recommend no PLA on this project. This memo informs the Public Works and Facilities Committee of the Review Team's decision.

Background

In evaluating the applicability of PLAs on projects, evaluation of ten criterion are considered. Discussion below.

1. The construction project is very complex. The Aurora is not overly complex. The number of estimated subcontractors is not extensive, and nearly half of the value of the project (floats and piles) are provided as materials – constructed offsite.
2. The project is to be constructed over an unusually long period. The project will start in late-August, 2017 and final completion is anticipated on March 30, 2018. This is not a long construction period.
3. There has been a history of labor strife on past projects concerning the same facility. There has been no labor strife on Docks and Harbor projects that we are aware of.
4. There are demonstrable cost savings or other efficiencies flowing from a PLA. The cost savings and efficiencies from a PLA are in dispute. PLAs may keep labor rates static over the duration of the project, eliminate overtime claims, and reduce requested compensation for per diem. Additionally, PLAs may result in greater efficiencies by requiring trained and competent trades-persons to work within, and not outside, of their respective trade. The PLAs restrict workers from crossing over into a trade outside of their expertise, possibly requiring less oversight by the owner and greater efficiency from a trained trades person. However, Juneau has unique labor and bidding challenges due to its isolated location and substantial

January 30, 2017

percentage of non-union workforce in this type of construction. Contractors with expertise in this type of construction have stated that they would not bid this project if there was a PLA. Restriction of a competitive bidding pool may negate all the described benefits of a PLA.

5. The Owner-agency is operating under court mandated deadlines. There are no court mandated deadlines on this project.
6. There is some unique feature of the project which necessitates the use of an agreement. No unique feature is known to the Review Team.
7. The project unquestionably presents special challenges to the owner-agency. This project is not unique. Docks and Harbors have completed several other harbor reconstruction projects, similar in scope and schedule.
8. The project requires multiple general contractors or an unusually large number of contractors or subcontractors. Not anticipated.
9. The scope of the project could result in conflicts between competing labor unions regarding jurisdiction over the same type of work. None anticipated.
10. Excessive quantity of similar work in the community. Currently there is a large quantity of similar work within the community (completion of 16B), but the bidding pool for projects such as Aurora, Phase II, is small. Not requiring a PLA on this project will allow as competitive a bidding climate as possible, thereby furthering the goals and objectives of the CBJ.

cc: Carl Uchytel, Port Director

Presented by: The Manager
Introduced: 01/27/2014
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2670

**A Resolution Establishing a Project Labor Agreement
Review Process for Certain City and Borough Projects**

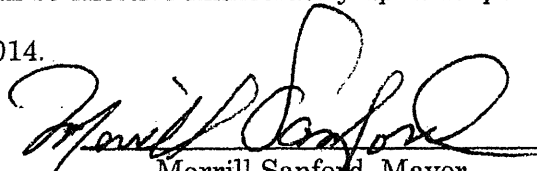
WHEREAS, the City and Borough Assembly has expressed its support of the use of project labor agreements to the fullest extent allowed by law.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Project Labor Agreement Review Procedure, attached as Exhibit A, is hereby adopted.

Section 2. This resolution shall be effective immediately upon adoption.

Adopted this 27th day of January, 2014.


Merrill Sanford, Mayor

Attest:

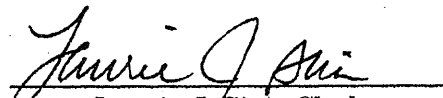

Laurie J. Sica, Clerk

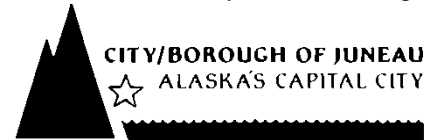
Exhibit A – Resolution Serial No. 2670
Project Labor Agreement Policy – Review Procedure

The City and Borough of Juneau Assembly expresses its support to use project labor agreements to the fullest extent allowed by law.

The use of a project labor agreement (PLA) fulfills important Assembly goals such as: timely and efficient completion of CBJ projects; minimizing costs and delay; ensuring labor peace and stability; and providing the CBJ the ability to negotiate and secure meaningful labor concessions prior to the bidding process.

The Assembly of the City and Borough of Juneau adopts the following review procedures aimed at implementing the Assembly's Project Labor Agreement Policy.

- A Project Labor Agreement Review Team is established.
- The Project Labor Agreement Review Team will review all projects estimated to cost four million dollars or more, provided that on January 1 of every even year, this amount shall be adjusted using the Anchorage Consumer Price index to reflect the amount of inflation since the last adjustment, with the assumption that a project labor agreement will be used where use of such an agreement will advance important interests held by the CBJ.
- The City Engineer, the management head of the CBJ department with a project to be developed, and the City Manager or the Manager's designee, shall constitute the Project Labor Agreement Review Team.
- The City Engineer shall serve as the Chair of the Review Team.
- In instances where a decision or recommendation is required from the Review Team, the decision will be made by a simple majority vote.
- In those instances where the Review Team cannot determine whether a benefit or public goal or objective is met by the application of a PLA, the determination will be referred to the Assembly Public Works and Facilities Committee for review and consideration.

MEMORANDUM

TO: Roger Healy, P.E.
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: January 26, 2017

SUBJECT: Contracts Division Activity
January 5, 2017 through January 26, 2017

Current Bids – Construction Projects >\$50,000

BE17-156	Centennial Hall Floor Renovation	Estimate \$140,000. Bids due 2/9/16.
BE17-033	CBJ Headworks Improvements	Estimate \$3.6 Million. Bids due 12/13/16. 5 bids received. Carver Construction apparent low bidder, \$2,422,930. NTP 1/26/17.
BE17-029	Valley Court Force Main Replacement	Estimate \$316,000. Bids due 1/5/17. 4 bids received. Arete Construction, \$291,870, low bidder. NTP 1/26/17
BE17-144	CBJ-MIS & Server Room A/C Installation	Estimate \$100,000. Bids due 2/1/17.
B16-010	Dunn Street Paving	Estimate \$400,000. Bids due 1/27/17.
DH17-021	Aurora Harbor Rebuild – Phase II	Estimate 4 Million. Bids due 2/8/17.
BE17-149	Twin Lakes Park Improvements	Estimate \$101,000. Bids due 2/7/17.
BE17-177	East Street Reconstruction	Estimate \$378,000. Bids due 2/10/17.

Current RFP's – Services

RFP E17-172	Term Contract for Plumbing Work	3 Contractors selected, Behrend's Mechanical, Inc., Harri Plumbing & Heating, Inc. and Pleasant's Plumbing & Heating, LLC. Processing Contracts 1/26/17.
RFP E17-171	Term Contract for Painting Work	3 Contractors selected Dave's Painting, Herr's Painting Contractors and TLC Painting. Processing Contracts 1/26/17.
RFP E17-180	CA & Inspection Services for CBJ Headworks Improvements	Proposals due 1/5/17. 2 proposals received. Under evaluation.

Other Projects – Professional Services – Contracts, Amendments & MR's >\$20,000

RFP E16-031	A1 – JNU Apron and Fencing Design	DOWL, \$602,241. NTP issued 1/19/17.
RFP E16-062	A3 - Planning & Design Services for Development of a Capital Transit Website and Route Maps	Trillium Solutions, Inc., \$22,000. NTP issued 1/19/17.
RFP E15-183	A5 – Conceptual Design and Planning Services for Franklin and Front Street Reconstruction for Downtown Street Improvements – PH I (Contract Administration and Inspection Services)	DOWL, \$94,121. Processing 1/13/17.
RFP E11-033	A9 – Waterfront Long Range Plan Area A – Land and Seawalk Plan and Design	Tetra Tech, Alaska LLC, \$427,200. Signatures in progress.

Requests for Quotes (between \$20,000-\$50,000)

RFQ E17-198	Paris Creek Pedestrian Bridge	Estimate \$30,000. Quotes due 1/31/17.
-------------	-------------------------------	--

Term Contract – CBJ Materials Sources Construction Services (between \$20,000-\$50,000)

--	--	--

***Term Contracts – General Construction (between \$20,000-\$50,000)
Construction Change Orders (>\$20,000)***

--	--	--

MR E17-166 – Term Contract for Professional Services. This solicitation is open for the next three years. Consultants continue to submit proposals. Contracts are in progress and underway.

Ballot letter for Mendenhall River Erosion – Meander Way and Rivercourt Way LID 200, mailed 11/16/16. Ballots due back 12/15/16. 34 of 38 property owners responded.

Key for Abbreviations and Acronyms

A	Amendment to PA or Professional Services Contract
CA	Contract Administration
CO	Change Order to construction contract or RFQ
MR	Modification Request – for exceptions to competitive procurement procedures
NTE	Not-to-exceed
NTP	Notice to Proceed
PA	Project Agreement - to either term contracts or utility agreements
RFP	Request for Proposals, solicitation for professional services
RFQ	Request for Quotes (for construction projects <\$50,000)
RSA	Reimbursable Services Agreement
SA	Supplemental Agreement