

**ASSEMBLY STANDING COMMITTEE
PUBLIC WORKS AND FACILITIES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

November 20, 2017 12:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. September 18, 2017 - Regular Meeting
- B. October 23, 2017 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Snow Removal Equipment Building 1b-Supplemental Agreement
- B. Proposed Schedule-Proposition One - 1% Sales Tax Distribution
- C. Maier Drive Sewer Forcemain Insurance Funds Appropriation

V. INFORMATION ITEMS

- A. Seawalk Planning Update
- B. Proposed School District Projects for FY18
- C. Planning Commission CIP Recommendations, 2018-2024 (red folder item)

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. October 18, 2017 to November 14, 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 – September 18, 2017
12:00 PM – City Hall Assembly Chambers
MINUTES

I. ROLL CALL

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

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

Members Absent: Ms. Weldon

Assembly Members Present: Loren Jones

Staff Present: Roger Healy, Tina Brown, Greg Smith, Michele Elfers, Alan Steffert, Rob Steedle, Beth McKibben, Ed Foster, Daniel Bleidorn

II. APPROVAL OF AGENDA

Approved.

III. APPROVAL OF MINUTES

August 8, 2017 – Approved with corrections

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

V. ITEMS FOR ACTION

A. West Douglas Road Supplemental Agreement

Mr. Healy discussed the request for the West Douglas Road Supplemental Agreement with ENCO in the amount of \$600,000 to extend the Pioneer Road they are currently working on another 1.1 miles to Middle Creek. This original bid came in \$500k below the estimate which left \$750k of a Legislative Grant that expires June of 2018. The Assembly needs to approve Supplemental Agreements that are above \$250,000.

Mr. Nankervis moved to forward the request for the West Douglas Road Supplemental Agreement with ENCO in the amount of \$600,000 to extend the Pioneer Road the Full Assembly.

No objections. Motion passed.

B. Salmon Creek Filtration Transfer Request

Mr. Healy discussed the need for a transfer request in the amount of \$300k from the Douglas Highway Waterline Replacement CIP into the Salmon Creek Filtration project for a 40% local match to utilize remaining funds of ADEC Grant for Salmon Creek Water Plant. This will allow for needed equipment upgrades to the Salmon Creek Water Plant.

Ms. Gladziszewski moved to forward transfer request in the amount of \$300k from the Douglas Highway Waterline Replacement CIP into the Salmon Creek Filtration project for a 40% local match to utilize remaining funds of ADEC Grant for Salmon Creek Water to allow for needed equipment upgrades to the Salmon Creek Water Plant to the full Assembly for approval.

No objections. Motion passed.

C. Maier Drive Forcemain Repair Transfer Request

Mr. Healy discussed Maier Drive Forcemain operation and its recent break caused by flooding on the Mendenhall River. The break needs to be repaired quickly. Risk Management is in discussions with our insurance carrier to see if the break is covered. At this time Staff, is requesting a transfer of \$100k from the Wastewater SCADA CIP to a new CIP Maier Drive Forcemain Repair. If the break is covered by insurance these funds will be returned to the SCADA CIP.

Mr. Nankervis moved to forward the transfer request of \$100k from the Wastewater SCADA CIP to a new CIP Maier Drive Forcemain Repair to the full Assembly for approval.

VI. INFORMATION ITEMS

A. Update on Downtown Traffic Flow & Visitor Service Funding

Mr. Healy discussed the amended resolution to fund \$150,000 for the downtown improvements related to traffic flow and visitor services funded by the Marine Passenger Fees.

Michele Elfers provide additional information on questions from the PWFC members, highlighted are the following:

- The use of Passenger Fees for Charging Stations. – There has been \$25,000 in the FY18 CIP for electric charging stations throughout Juneau, including on station downtown as a part of the \$25,000 that will be funded by Sales Tax, it is shown in the memo because it is part of the traffic flow.
- The use of Passenger Fees for Charging Stations in the Downtown area. - This is a request from a private business that has invested in electric circulators for downtown transport vehicles for tourists.
- Concern of the need for some type of a “viewable” plan that shows the coordination of the different user groups needs for way finding and what has

been done and what has not. – Perhaps hire a Consultant to help manage. There will not be enough funds for the fabrication and installation of signage. Planning on providing scope for the FY19 Budget.

B. Snow Storage

Mr. Healy discussed the current private snow haulers concerns about having access to CBJ properties for their private businesses to store snow. Both the CBJ Staff and Mr. Godkin are trying to find sites within the downtown area for snow storage. Staff does not recommend allowing private snow haulers to store their snow on CBJ properties; this would increase CBJ capital costs to increase snow storage capacity at other locations.

Ms. Elfers spoke providing information on the current CBJ storage sites.

Mr. Godkin spoke relaying the message to the PWFC that the private snow haulers are working with CBJ for a solution to the limit area that are available for snow storage.

C. Proposed Regulation Change-Onsite Wastewater Treatment and Disposal System

Mr. Healy discussed the need for changes in Juneau's OWTDS regulations. The regulation requirement that a "Service Contractor" be approved by the OWTDS system manufacture has placed many homeowners in a position of not having approved service contractors able to provide the pumping service. The Engineering and Public Works Department will initiate a change in the OWTDS regulations that allow homeowners to contract directly with Department approved services providers.

VII. CONTRACTS DIVISION ACTIVITY REPORT

Discussion ensued.

Special Note: Ms. Elfers let the PWFC know that the City has received Grant Funding in the amount of \$400,000 from the FTA for the Low No Admissions Program. We applied for funding for an Electric Bus and Charger.

VIII. ADJOURNMENT - Meeting adjourned at 12:50 PM.

**DRAFT
PUBLIC WORKS & FACILITIES COMMITTEE
Regular Meeting – October 23, 2017
12:00 PM – City Hall Assembly Chambers
MINUTES**

I. ROLL CALL

Meeting was called to order at 12:01 p.m.

Members Present: Loren Jones (Chair), Ms. Gladyszewski, Ms. Weldon, Mr. Gregory (by phone)

Staff Present: Mayor Ken Koelsch, Laurie Sica, Roger Healy, Tina Brown, Greg Smith, John Bohan, Michele Elfers (by phone), Charlie Ford, Beth McKibben, Nate Watts, Ed Foster, Patty Wahto, Catherine Fritz, Ken Nichols, Bob Bartholomew

II. APPROVAL OF AGENDA

Approved

III. APPROVAL OF MINUTES

September 18, 2017 Minutes were moved to November 20, 2017 PWFC Meeting.
Mr. Jones requested a change to his name, to the correct spelling to Loren.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

V. ITEMS FOR ACTION

A. Juneau Coordinated Transportation Coalition (JCTC) Grant Application Resolution

Mr. Gregory requested to remove himself from this discussion because he is a member of the SAIL Board.

Mr. Healy discussed the Juneau Coordinated Transportation Coalition (JCTC) and related community organization endorsement for the provided prioritized projects for this round of DOT&PF grants and the requirement of the support by the local municipal government.

Ms. Weldon moved to forward the request to endorse the prioritized projects for this round of DOT&PF grants to the full Assembly.

No objections. Motion passed.

B. Dunn Street Reconstruction Transfer Request

Mr. Healy discussed the unforeseen work discovered during the reconstruction of Dunn Street requiring additional funding to complete the project. The additional funding needed to cover the

extra work is \$25k. The funds would be transferred from the Eagles Edge CIP, which is nearly complete leaving a balance of \$160k.

Ms. Gladziszewski moved to forward the transfer request in the amount of \$25k from the Eagles Edge CIP into the Dunn Street Reconstruction project to the full Assembly for approval.

No objections. Motion passed.

C. Downtown Street Banner Selection Committee

Mr. Healy discussed the request of the PWFC's approval of a process and committee to replace the downtown street banners, along with the approval of the provided organizations to participate on the selection committee. Once the committee has been selected it will go on the consent agenda for Assembly approval.

Ms. Gladziszewski requested that we add a seventh person to the committee.

Mr. Jones would like to see Sealaska added to the committee.

Discussion ensued.

Ms. Gladziszewski moved to forward the request for approval of a process and committee to replace the downtown street banners, adding a seventh person to the full Assembly for approval.

No objections. Motion passed.

D. Project Playground Insurance Funds Appropriation

Mr. Healy discussed the initial funding from insurance to begin the reconstruction of the Project Playground is in the amount of \$1,334,074.14. This amount needs to be appropriated into a CIP. Mr. Bohan spoke, if there are additional costs the insurance company will reimburse us. Ms. Pierce of Parks and Rec spoke saying the insurance company is paying on a cash value basis up to the initial amount of the \$1,334,074.14 then any costs over and above will be replacement value. Any fund raising money, which the Juneau Community Foundation has raised about \$180k, will go to anything that the insurance company feels that is above and beyond reasonable costs. One of the items is more accessible surfacing. There was a deductible of \$100k.

Discussion ensued.

Ms. Weldon moved to forward the request to appropriate \$1,334,074.14 into a new CIP for Project Playground to the full Assembly for approval.

No objections. Motion passed.

E. Transfer Request – Downtown Streets Improvements Basement Roofs and Lighting

Mr. Healy discussed the need to replace sidewalk slabs over basements at the Alaskan Hotel and on Front Street, that require additional rehabilitation beyond what was originally planned or budgeted for in the Downtown Street Improvement projects in Phase I and Phase II in the amount of \$175k, and the need for adding and updating lighting throughout the project in the amount of \$85k. The

work on the Whittier Street Reconstruction project is complete with \$257,499.05 remaining. Staff requests to close out the Whittier Street Reconstruction project and move the remaining \$257,499.05 to the Downtown Street Improvements PH II project.

Discussion ensued.

Ms. Gladziszewski moved to forward a transfer request in the amount of \$257,499.05 from the Whittier Street Reconstruction project to the Downtown Streets Improvement PH II project to the full Assembly for approval.

No objections. Motion passed.

F. Lo-No Grant Receipt

Mr. Healy discussed the request for an appropriation of an ADOT&PF grant that CBJ received through the Federal Transit Administration to purchase a new electric bus in the amount of \$408,130. \$300,000 of existing grant money CBJ has identified for the purchase of a diesel powered bus now is to be used to supplement the purchase of the electric bus. Mr. Foster spoke indicating there are no Lo-No Grants available at this time and when one becomes available CBJ will apply.

Ms. Gladziszewski would like to see a cost analysis for the buses.

Discussion ensued.

Ms. Weldon moved to forward an appropriation of \$408,130 ADOT&PF Grant to the full Assembly for approval.

No objections. Motion passed.

G. Update on Juneau International Airport Construction Projects

Mr. Healy discussed the provided update on Juneau International Airport Construction projects. The PWFC previously reviewed several airport projects at the July 10, 2017 meeting. Several of the projects were introduced at the October 16, 2017, Assembly meeting and are being heard in the November 6, 2017, Assembly meeting. The provided update includes the current status of airport projects, current funding streams and the added descriptions for two projects, which the Airport Board has reviewed. In addition, the Airport is pursuing a Supplemental Agreement to the SREB contract as described in the Information Item C. Airport – SREB PH Ib with the current contractor F&W at an expected value of over \$2M, it will need Assembly/Airport Board approval. This is an update only, no action is required.

Mr. Jones stated the following projects were introduced at the October 16, 2017, Assembly meeting and will be heard at the November 6, 2017, Assembly meeting: Construct Runway Safety Area Phase IIC, Design Taxiway-A Rehabilitation, Taxiway-E Realignment, and Taxiway D-1 Relocation, Design and Construct Seaplane Base Improvements and Acquire Snow Removal Equipment.

Ms. Gladziszewski asked about the project that extends the lighting ability so planes can land when the weather is bad.

Ms. Wahto stated that they are still working with FAA on this on the type of funding for this project. Ms. Wahto also gave a specific update on the projects.

Discussion ensued.

H. FY18 & FY19 Proposed 1% Sales Tax Allocation

Mr. Jones stated that in the provided memo the second 2017-06 ordinance the N should be and O.

Mr. Bartholomew stated provided in the memo is a list from Mr. Healy of the schedule and recommendation for the use of Sales Tax for the FAA match money for the Airport ready and eligible projects. He prepared this because of a change in course. The Airport Board originally approved Staff to use Airport funds which include many types of FAA funding that need to allocate expenditure to the different funding sources. From a Staff standpoint this would require a lot of staff time. He took a look at the FY18 1% Sales Tax CIP Revenue and recommended that since it was intended for the hospital to take a bulk of the share of the FY18 & 19 % Sales Tax and the hospital is not ready to do a full blown project yet, BRH still has some planning and design work, that we could save a lot of administrative costs by using Sales Tax.

Ms. Gladyszewski stated the PWFC recommends approval to use FY18 Sales Tax dollars for the CBJ's match to FAA dollars for Airport project ready and eligible be forward to the full Assembly.

No objections. Motion passed.

VI. INFORMATION ITEMS

A. Roof and Canopy Drainage

Mr. Healy discussed the ongoing problem with the roof and canopy drainage in Downtown Juneau and the erosion to sidewalks. Nate Watts of CDD spoke on CBJ building code and land use code that requires roof and canopy to drain into approved drainage ways, which in the downtown area is the municipal storm water system. Enforcement would mean \$100 for the first citation, \$200 for the second and a court appearance for the third. This would be after providing notice of the violation and giving them a reasonable time to comply. Michele Elfers stated that this issue was discussed at the public meeting for the PH II Downtown Streets Improvement project in September. Recently an email was sent to the 175 persons on the Downtown Streets Improvement project list, alerting the community to this problem and the code requirements. The Community Development will begin enforcing the roof and canopy drainage code over the next few months.

Discussion ensued.

B. Wastewater Infrastructure – Mendenhall River Crossing

Mr. Healy discussed with a recent inspection of the forcemain crossing in the Mendenhall River near Marion Drive, which conveys wastewater from Back Loop and Montana Creek, following the decrease in seasonal river flow Staff discovered the forcemain crossing areas pipe and encasement has been exposed along one bank. CBJ is undertaking several actions including an amendment to the Marion Drive Crossing design services RFP to include new installation of the Marion Drive crossing requested and received a Class II Emergency declaration from the City Manager that allows the CBJ

to expedite purchase procedures and Staff is regularly inspecting the forcemain to evaluate its ongoing integrity. The recent Maier Drive forcemain replacement may be reimbursable through insurance. The Marion Drive replacement will have to be funded through Wastewater reserves, which will come before the PWFC.

Discussion ensued.

C. Airport – SREB PH Ib

Mr. Healy spoke on the Airport pursuing a Supplemental Agreement to the SREB contract. Ms. Wahto stated that the first phase of the SREB was eligible for FAA funding; we are into the next phases of items that are not eligible for FAA funding. What we are looking at is to get the most value for our money for our remaining funds, such as the Legislative Grant that was provided for this project. To add two more pieces with this funding and we are looking at doing a Supplemental Agreement for this Contract, it will be a little over \$2M, with the essence of time trying to use the grant money by the State, having the contractor already onsite and not going out to bid would all save money. This request would go before the Airport on November 14th, come back to PWFC on November 20th and presumably go before the Assembly on November 27th.

Discussion ensued.

VII. CONTRACTS DIVISION ACTIVITY REPORT

Ms. Gladziszewski asked about the Seawalk Design Services Franklin Dock to AJ Dock in that she thought the next portion of the Seawalk to be done would be Gold Creek to the Sub Port and asked if this section has been reviewed by the Committee of the Whole.

Mr. Healy spoke saying that our Seawalk projects are prioritized based on willing land owners and the maturity of the property plans, this section of the Seawalk is not mature in the planning as to where the alignment could be. As we have heard there is some talk about a harbor, an Ocean Center in this area and other things of that nature. Those plans are not mature enough to consider where we are going with this at this time. We can check to see if this has been brought before the Assembly or the Committee of the Whole and provide the PWFC with the results.

Mr. Jones mentioned that the next PWFC meeting was going to be on November 13th, but has now been moved to November 20th, the following meeting will be December 4th, but after that meeting our next scheduled meeting isn't until January 29th, tentatively add a January 8th PWFC meeting, we have CIP's coming up.

VIII. ADJOURNMENT - Meeting adjourned at 1:09 PM.



MEMORANDUM

TO: Roger Healy
Engineering & Public Works Director

THRU: Patty Wahto
Airport Manager

FROM: Catherine Fritz
Airport Architect

DATE: November 15, 2017

SUBJECT: Supplemental Agreement for Snow Removal Equipment Building Phase 1b

The JNU Airport Board met on November 14, 2017 and reviewed the Findings of Public Interest for the proposed Supplemental Agreement to F&W Construction on JNU's Snow Removal Equipment Building. They recommended that a Supplemental Agreement not to exceed \$2.6M be forwarded to the CBJ Public Works & Facilities Committee and CBJ Assembly for action. The following information was provided to the JNU Airport Board as the basis of their recommendation.

CBJ Engineering Department's Supplemental Agreement Policy requires that a finding of public interest be made, and that the Assembly approve Supplemental Agreement amounts that are greater than \$500,000. This memo provides project background, public interest considerations, and recommends action for the JNU Airport Board.

Background.

JNU's Snow Removal Equipment Building is a multi-phase project that includes federal, state, and local funding. Phase 1a is currently under construction with a January 15, 2018 completion. The construction contract is with F&W Construction in the original amount of \$13,373,833. Change orders to date have increased the current contract amount to \$13,538,473.41. The scope of Phase 1a includes the heated storage area for JNU's fleet of snow removal equipment and was primarily funded by the Federal Aviation Administration (FAA). Phase 1b adds a vehicle wash bay and maintenance bay to the building. These components are not eligible for FAA funding. They will be funded from a state of Alaska legislative grant and local sales tax funds. Future phases to complete JNU Airfield maintenance and operations needs do not have funding identified.

Phase 1b (wash bay/maintenance bay) is integrally connected to Phase 1a. The structural steel system, exterior envelope (walls and roof), electrical and mechanical systems from Phase 1a will be extended into Phase 1b. All of the materials and components of Phase 1a will be replicated. Portions of Phase 1a will be deconstructed and relocated into Phase 1b.

Public Interest Finding.

CBJ Engineering Department Policy #C-2 (Attachment #1) provides the evaluation criteria for considering public interest in executing a Supplemental Agreement that is discussed below.

- 1. Bid preparation costs to bid the work separately:** There will be no bid preparation costs if the Supplemental Agreement is authorized to proceed. The Contractor will proceed with the work upon

execution of the Supplemental Agreement. The estimated costs to prepare a new set of bid documents and bid the work as a separate contract are estimated at \$25,000-\$40,000.

2. Cost and Schedule Benefits from bidding the work separately: NO BENEFITS FOR SEPARATE BID.

Cost: The original five bids were competitive and below the construction cost estimate (see Bid Summary Attachment #2). Competitive bids for the Phase 1b work will likely result in similarly competitive bids that could be either higher or lower than the construction cost estimate. However, the current Contractor, F&W Construction has a significant bidding advantage that is discussed in items 3. and 4. below.

Another cost benefit of the Supplemental Agreement is that submittals and shop drawings will be more efficient, since Contractor team and design team already have working relationship, and Contractor already has material sources from specific suppliers and manufacturers. This is also a bidding advantage for the current contractor, F&W.

Schedule: The time required to bid and issue a new contract for the work is approximately 12 weeks: 4 weeks to prepare documents for bidding, 4 weeks for bid advertisement, and 4 weeks to issue notice to proceed. If bidding is selected rather than a Supplemental Agreement, the contract award could not occur until the end of February 2018. This affects the submittal process, which, in turn affects the steel manufacturing schedule. Work on site would not likely begin until June 2018. It is not likely that the work could be complete prior to the winter 2018 snow removal season.

Authorization of a Supplemental Agreement would allow submittals and materials ordering to begin in December 2017, and allow an onsite start date by April 1, 2018. Completion of the work could be expected by October 1, 2018 or earlier.

3. Similarity of Work: All of the materials and components of Phase 1a will be replicated in Phase 1b. The existing east wall and a portion of north wall will be deconstructed and relocated (see Attachment #3). The Contractor will utilize the same subcontractors and suppliers as the original project, as they are familiar with site conditions, specific materials and material sources, interface and coordination with other subs and the General Contractor's work. The major materials and subcontractors include roofing, steel, plumbing, fire suppression, sheet metal, electrical, concrete finishing, and painting. Using the same construction team for the complete building also provides a single point of legal contract responsibility for warranties.

4. Mobilization and Proximity: F&W and all primary subcontractors are currently mobilized and occupying the project site while they complete their final work. The existing Project Labor Agreement would be extended to include the work of the Supplemental Agreement. The timeline necessary for bidding the project provides F&W a bidding advantage since they are already on site. If the Supplemental Agreement is approved, the F&W team would not have to demobilize, saving both demobilization (of current contract work) and new mobilization costs.

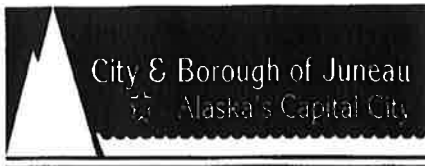
5. Schedule Impacts: Completing the Phase 1b work ahead of the 2018 snow season is highly desirable for JNU Airport operations. Additionally, new snow removal equipment is expected to be procured by Fall of 2018, making the completed facility more vital. The Supplemental Agreement will also allow state and local funding that was awarded for this project in 2012 to be fully expended more quickly.

6. Site Constraints: F&W is already familiar with the existing site conditions, airfield safety and security

requirements, and construction standards and expectations of the Airport. This too, is an advantage that could be expected to be a factor in F&W's favor if the work is bid.

7. Inspection and Administrative Efficiencies: ECI Alaska Architects and its team of subconsultants are already under contract for design and bidding services for Phase 1b. Their contract also allows the addition of construction administration services for the work of Phase 1b, whether bid or under Supplemental Agreement to F&W. A good line of communication, working relationship, and level of trust has already been established between JNU, ECI, F&W and all subconsultants/subcontractors. This reduces the amount of inspection and staff time needed to ensure the work is being completed to the expected construction standards. Bringing a new contractor into the project would require a significant amount of additional staff time through the submittal process and during on-site construction activities. This could affect the overall completion time of Phase 1b, as well as be costly for all parties.

A Supplemental Agreement offers a further advantage to the Owner. The Airport has begun negotiating with F&W to arrive at a fair, negotiated price for Phase 1b work. This direct collaboration with the Contractor is finding savings (credits) in Phase 1a for components of work that can be delayed until Phase 1b, thereby reducing the deconstruction that may be necessary. It is also allowing the Owner the benefit of direct experience of the project from the Contractor's team to identify details during negotiations, rather than after the fact, as is typical to bidding. This is expected to reduce the need for change orders in Phase 1b.



ENGINEERING DEPARTMENT
155 S. Seward Street
Juneau, Alaska 99801

Policy and Procedures Manual

Policy #: C - 2	Date:	Subject: Construction Contract Supplemental Agreement Approval Policy
------------------------	--------------	--

Definitions:

Change Order – A written amendment to the contract covering a modification that is within the scope of the original contract.

Supplemental Agreement – A written amendment to the contract covering a modification to the contract that is outside of the scope of the original contract. Supplemental agreements are typically for owner requested changes that are considered in the public's best interests.

Public Interest Finding – A written narrative authored by the Engineering Department and approved by authority as identified in this policy that clearly addresses the following benefits to be derived from issuing a supplemental agreement. The narrative shall recommend an action based on the relative benefits of these issues.

- Bid Preparation Costs to bid the work separately.
- Cost and Schedule benefits anticipated from bidding the work separately.
- Similarity of Work – are the trades, materials, and equipment needed to complete the work similar?
- Mobilization costs and Proximity – does one contractor's proximity give them an unfair advantage for which the bid price may exceed a negotiated price?
- Schedule Impacts – comparative schedule risks of bidding the work to awarding the work without schedule delays. Identify any weather, permit conditions, or environmental impacts. Identify any increased risks from a compressed construction schedule if bid.
- Site Constraints – will award of additional work to another contractor result in potential schedule and cost delay claims from either contractor that would be in excess of those same claims if awarded to the original

contractor.

- Inspection and Administrative Efficiencies – discuss relative efficiencies of office and field personnel if authorizing one contract or two.

Background:

Owner requests for work outside of the scope of the original contract arise from time to time. Typically, these requests result from bids lower than expected, newly identified needs, maintenance needs, public safety concerns, proximity, public desire, use of opportunity, and documented savings in mobilization and materials.

The intent of this policy is to provide a mechanism to complete such work, if it is determined that is in the public's best interests.

Policy:

The project manager is responsible for project budget accounting. Engineering Department personnel may authorize or recommend supplemental agreements to the following amounts:

Chief Architect/Engineer	Items up to \$10,000 or up to 5% of the original contract amount, whichever is less.
City Manager	Items larger than Chief Architect/Engineer level and up to \$500,000 or up to 25% of the original contract amount, whichever is greater.
CBJ Assembly	Supplemental agreement items over the City Manager level.

Implementation:

The Chief Architect/Engineer may authorize, or may authorize project inspectors, to have the contractor proceed with supplemental agreement work to the amounts specified above. Project inspectors or Project Managers will conclude the scope, schedule, and estimated amount of authorized work in writing on the attached electronic form as soon as possible and acquire signatures from:

The Contractor's Representative;
Project Manager
Chief Architect/Engineer
Chief Contracts Engineer.

The City Manager and Engineering Director will authorize all supplemental agreement work as specified above. The Project Manager is responsible for concluding the supplemental agreement scope, schedule, and budget amount in writing and acquiring signatures from:

The Contractor's Representative
The Chief Engineer/Architect
The Contracts Engineer
Client Department Representative
Engineering Director
City Manager

as soon as possible.

The Assembly will approve all supplemental agreements over those specified above. The Project Manager is responsible for concluding the scope, schedule, and estimated budget of the work in a memo for inclusion in consent agenda of the CBJ Assembly's packet.

Distribution:

Contracts Division
Architectural Division
Engineering Division
General Engineering Division
Public Works Director
Finance Director

BID SUMMARY
JNU SNOW REMOVAL EQUIPMENT BUILDING (SREB)
Contract No. BE 16-254
Bid Date: July 27, 2016

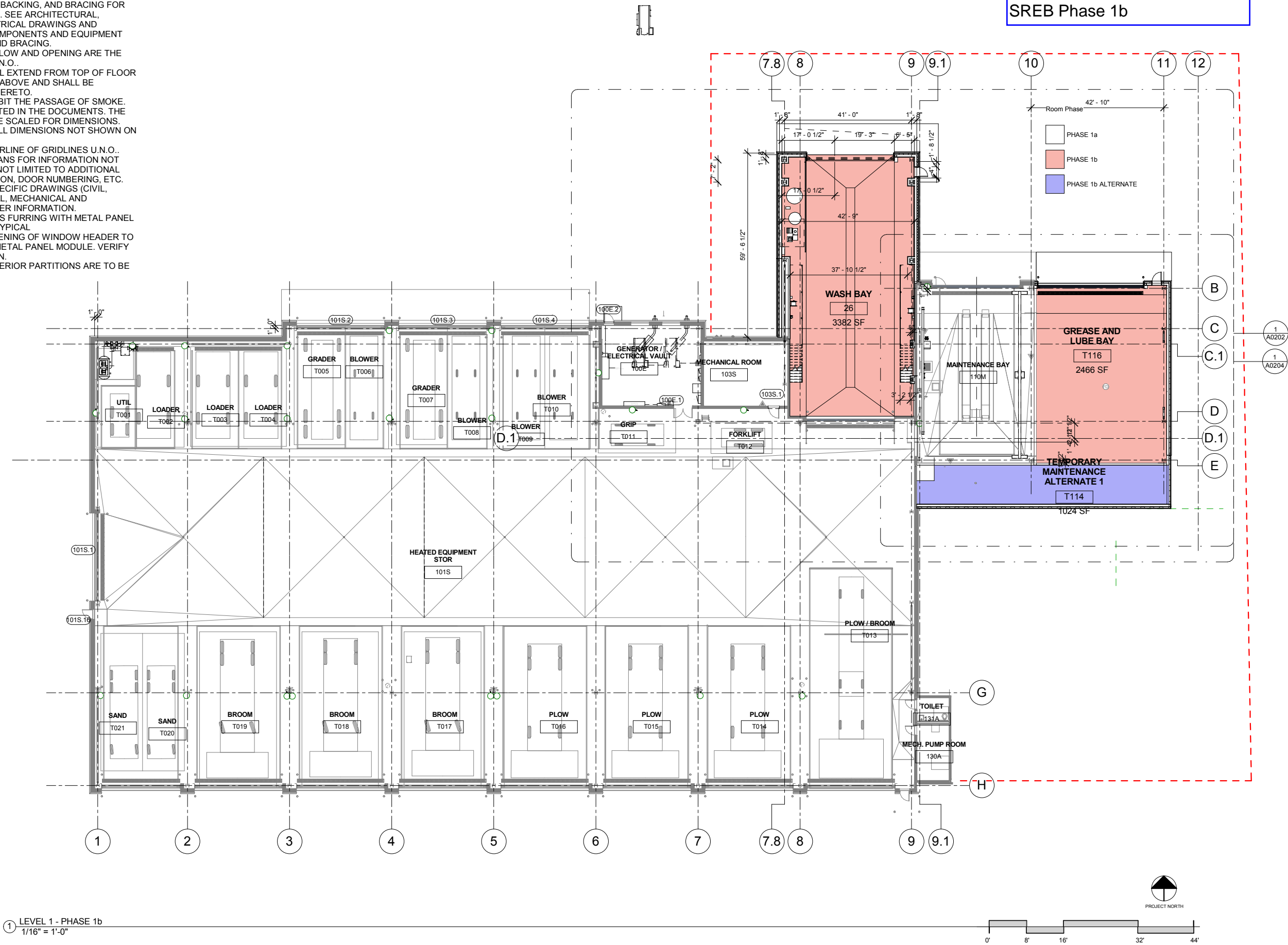
Certified by: Greg Smith ^{GS}
Recorded by: Janet Sanbei
CIP No.: A50-001
File No.: 1182

Architect's Estimate

		F & W Construction 3821 Dee Circle Anchorage, AK 99516	Dawson Construction PO Box 35825 Juneau, AK 99801	Unit Company 620 East Whitney Road Anchorage, AK 99501	Swalling Building Group PO Box 241066 Anchorage, AK 99524	UIC Construction 67000 Arctic Spur Road Anchorage, AK 99518
Base Bid: Furnish all labor, equipment and materials to Construct a new building for snow removal equipment storage and perform all WORK as described in these Contract Documents.	\$16,400,000	\$ 13,373,833.00	\$ 13,597,000.00	\$ 14,140,000.00	\$ 14,162,263.00	\$ 14,517,000.00

GENERAL NOTES

- 1. PROVIDE WATER RESISTANT GWB AT ALL AREAS INDICATED PER SPECIFICATIONS.
- 2. COORDINATE BLOCKING, BACKING, AND BRACING FOR WALL SUPPORTED ITEMS. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR COMPONENTS AND EQUIPMENT REQUIRING BLOCKING AND BRACING.
- 3. PARTITION ABOVE OR BELOW AND OPENING ARE THE SAME AS SCHEDULED, U.N.O..
- 4. FIRE RATED WALLS SHALL EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF DECK ABOVE AND SHALL BE ATTACHED SECURELY THERETO.
- 5. ALL WALLS SHALL PROHIBIT THE PASSAGE OF SMOKE.
- 6. DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. DETAILS WILL GOVERN ALL DIMENSIONS NOT SHOWN ON PLANS.
- 7. COLUMNS ARE AT CENTERLINE OF GRIDLINES U.N.O..
- 8. SEE ENLARGED AREA PLANS FOR INFORMATION NOT SHOWN INCLUDING BUT NOT LIMITED TO ADDITIONAL DIMENSIONAL INFORMATION, DOOR NUMBERING, ETC.
- 9. REFER TO DISCIPLINE SPECIFIC DRAWINGS (CIVIL, EQUIPMENT, STRUCTURAL, MECHANICAL AND ELECTRICAL) FOR FURTHER INFORMATION.
- 10. COORDINATE FIBERGLASS FURRING WITH METAL PANEL FASTENER LOCATIONS. TYPICAL
- 11. COORDINATE ROUGH OPENING OF WINDOW HEADER TO ALIGN WITH COMPLETE METAL PANEL MODULE. VERIFY PRIOR TO CONSTRUCTION.
- 12. ALL METAL STUDS AT INTERIOR PARTITIONS ARE TO BE 8" U.N.O.



©2016 ECI/Hyer, Inc.

JUNEAU INTERNATIONAL AIRPORT
SREB - PHASE 1b

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 16-0002

PHASE 1b 35% REVIEW

LEVEL 1 OVERALL

AUTHOR: Author CHECKED: Checker
REVISION:
ISSUE DATE: 9 OCT. 2017
JUNEAU CONTRACT: BE ##-##-##

A0201

FULL SIZE PRINTED ON 22 x 34



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: November 20, 2017

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: Roger Healy, PE, Director
Engineering and Public Works Department

SUBJECT: Proposed Schedule – Proposition One - 1% Sales Tax Distribution

Attached is the proposed schedule for allocation of Proposition One – 1% Sales Tax – over Fiscal Years 2019 to 2024.

Staff requests that the PWFC review and recommend this schedule, amended as requested, to the CBJ Finance Committee for approval.

cc: Rorie Watt, City Manager
Bob Bartholomew, Finance Director

Preliminary FY19 - FY24 1% Sales Tax Project Funding Schedule **14-Nov-2017**

<u>Department</u>	<u>Project & Total Cost</u>	<u>Allocation (Millions)</u>	<u>Prior ST Extension</u>			<u>FY19 - 24</u>			<u>3 Mo. FY24</u>
			<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	
Public Works	Wastewater Existing Infrastructure Mtnc	13.5			2	2.6	0.5	4	2.4
Parks & Rec	Building Maintenance - CBJ Owned	3.5			0.5	0.7	0.7	0.7	0.7
Public Works	Water Existing Infrastructure Mtnc	2				1	1		0
Airport	Airport FAA Project Match	3	1.8					0.6	0.6
Parks & Rec	P&R Augustus Brown Pool Deferred Mtnc	5					1.4	3.6	
Parks & Rec	P&R Centennial Hall Upgrade/Deferred Mtnc	4.5			1.7	2.8			
School District	Building Maintenance - JSD Major Mtnc / Match	5			0.8	1	1	1	1
Hospital	BRH - Rainforest Recovery Center Upgrades	2.5	0.7		1.8				0.2
Manager	IT - Infrastructure Upgrades	2		0.4	0.4	0.4	0.4		
Public Works	Waste - RecycleWorks Waste Diversion Program	2	0.6	0.2	0.2	0.4	0.2		
Manager	Housing	2		0.4	0.4	0.4	0.4	0.4	0.4
Parks & Rec	Parks	0.5							
Harbors	Harbor - Aurora Harbor Rebuild Phase III	1.5			0.5		1.5		
Totals:		\$47,000,000	3.1	0.6	6.1	8.7	8.7	8.7	2.4
Estimated Available Sales Tax:		47	3.1	0.6	6.1	8.7	8.7	8.7	2.4



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: November 14, 2017

TO: Loren Jones, Chair
Public Works and Facilities Committee

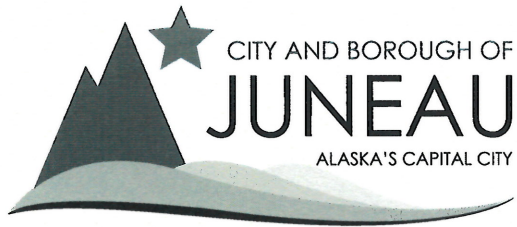
FROM: John Bohan, Chief CIP Engineer and Water Superintendent

SUBJECT: Maier Drive Sewer Forcemain Insurance Funds Appropriation

The CBJ has received initial funding from our insurance company for \$400,000 to begin the replacement of the failed Maier Drive sewer forcemain. These funds need to be appropriated into a CIP in order to spend them. The funds will be appropriated into the existing CIP created to begin the planning and design work for the forcemain repair.

Recommendation

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



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: November 20, 2017

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: Roger Healy, PE, Director
Engineering and Public Works Department

SUBJECT: Proposed School District Projects for FY18

The CBJ Engineering Department and JSD Facilities staffs continue to coordinate the delivery of small projects funded from the \$600,000 annual capital funding identified as School District Deferred Maintenance. Attached is the proposed list for the upcoming year.

cc: Rorie Watt, City Manager
David Means, JSD Administrative Services Director

Juneau School District

Suggestions for small deferred maintenance and capital improvement projects

Draft for Facilities Committee

November 3, 2017

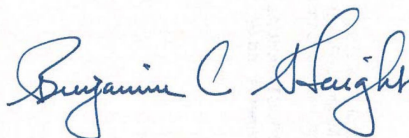
Project	Facility	Rationale	Estimated Cost
Former item on list: Paint -- paint is peeling off sections of building <i>Current thinking is to install metal siding on penthouse and try one more summer to paint the fascia</i>	FDMS	Deferred maint.	\$14,000 Recommend funding from S02-101
Heating controls -- update controllers throughout facility <i>Admin recommends holding off on this upgrade pending future use of MD</i>	MD	Deferred maint.	Remaining phases: up to \$330,000
Heating controls -- school uses Network 8000 Direct Digital Control system -- phase III upgrades pneumatic actuators to electric	DMHS	Catastrophic failure	Remaining phases \$70,000
Paint -- Maint facility needs painting	Maint	Deferred maint.	\$34,000
Carpet -- facility needs new carpet in several rooms - Rooms \$7,000 each room, approx. 1000 sq ft rooms	DMHS	Deferred maint.	\$49,000
Carpet -- facility needs new carpet in hallway <i>Admin recommends holding off on this upgrade pending future renovation plans for school</i>	MRCS	Deferred maint.	\$90,000
Replace partitions in restrooms	DHMS	Deferred maint.	\$15,000
Install 2 sinks in 9 2nd floor classrooms for Montessori <i>This was suggested by consultant during MD study; Admin recommends holding off on this upgrade pending future use of MD</i>	MD		\$85,000

Project	Facility	Rationale	Estimated Cost
Repair driveway/walkway to main entry <i>This was suggested by consultant during MD study; Admin is concerned about safety</i>	MD	Safety	\$210,000
Renovate YDHS commons <i>This was suggested by consultant during MD study; Admin recommends holding off on this upgrade pending future use of MD</i>	MD		\$120,000
Replace classroom exterior porch slabs <i>This item is included in the item below</i>	MRCS	Deferred maint.	\$65,000
Replace front Lexan windows with glass	DHMS	Cost savings	\$115,000
Hot water tank repair	TMHS	Failure	\$60,000
Walk-in freezer unit for food service	Unsure	Cost savings	Still working on solution
Various outside and infrastructure upgrades	MRCS	Deferred maint.	Any amount up to \$300,000
LED light for gym	HBV	Cost savings and safety	\$5,000
Dumpsters - Replace	Various	Deferred maint.	Still working on estimate
Electric Unit for Elevator (older elevator)	JDHS	Potential failure	\$42,000
Partial Roof repair about 5,000 sq feet	JDHS	Deferred maint.	\$300,000
Replace ceiling tiles	District office	Deferred maint.	Still working on estimate



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

Date: November 15, 2017

From: Ben Haight, Chair
 Planning Commission 

To: Roger Healey, Director of Engineering
 Assembly Public Works and Facilities Committee

RE: Planning Commission CIP Recommendations, 2018-2024

Background: Each year, the Planning Commission is tasked with reviewing and recommending to the Assembly whether to 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.

Over the last two years, in coordination with the CBJ Manager's Office and CDD Director, an effort has been made to make Planning Commission review of the CIP list more meaningful by allowing for an early recommendation of Planning Commission priorities in addition to final review before formal Assembly adoption. Planning Commission review of the draft CIP document early in the review process allows more timely recommendations for use by the Manager's Office and Borough Assembly as the CIP list is assembled.

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

Planning Commission review has been structured to include both a summary of general Policy Recommendations that fall under the Planning Commission's purview, as well as a list of recommended Specific Projects that follow from the general recommendations. These recommendations are offered to help ensure that the Borough's broad development and planning needs are met.

A. POLICY RECOMMENDATIONS: The Planning Commission has identified three general categories that are relevant to its review authority and that should inform an evaluation of the consistency of potential capital improvements with the Comprehensive Plan: Housing, Community Vitality, and Sustainability. The following general goals reflect those priorities and draw from current City and Borough plans:

Public Works & Facilities Committee
 CIP Recommendations, 2018-2024
 CDD Case No.: CSP2017 0016
 November 16, 2017
 Page 2 of 3

Housing:

1. Develop incentive programs to promote desired housing development. Such programs should be derived from recommendations of the CBJ Housing Officer, Affordable Housing Commission, Economic Development Plan, and the Housing Action Plan.
2. Focus housing initiatives in the near-term on Downtown, which the Commission identifies as under-served by CBJ efforts to improve and increase housing stock Borough-wide.
3. Explore public/private mechanisms to help create new or renovated housing inventory, with a focus on under-utilized facilities.

Community Vitality:

1. Continue to focus on Willoughby District improvements, including parking garage, waterfront and sea walk development, and integrated seasonal visitation opportunities.
2. Strengthen the CBJ Land Management Plan including by working across CBJ departmental land designations to prioritize parcels for acquisition or disposal relative to CBJ and community needs, including housing, infrastructure, and recreation.
3. Initiate goals and actions from the Lemon Creek Area Plan to address the fact that Lemon Creek carries a disproportionate share of community industrial and service needs, with a deficit of public amenities like recreational areas, parks, trails, and community facilities.

Sustainability:

1. Prioritize and enact recommendations from the Climate Action and Implementation Plan and Juneau Commission on Sustainability annual report.
2. Prioritize recycling and landfill diversion strategies, such as organic waste composting, and work toward waste volume reduction while long-term waste solutions are studied.

B. SPECIFIC PROJECTS: The following detailed projects would implement Planning Commission priorities from the general policy goals above, and are recommended for CBJ action:

- (Housing) Initiate a new mass wasting study across the downtown area. A new study would have several benefits, including the potential to increase the inventory of developable land and to remove financing barriers where regulatory and development ambiguity exists. A study would have the benefit of providing a better understanding CBJ liability and establishing a more accurate risk assessment.

Public Works & Facilities Committee
CIP Recommendations, 2018-2024
CDD Case No.: CSP2017 0016
November 16, 2017
Page 3 of 3

- (Housing) Fund and maintain the accessory apartment incentive grant program and implement a similar grant incentive program for the creation of apartments in larger mixed-use facilities, in either new or renovated units. Recent 1% Sales Tax funds may be an appropriate funding source.
- (Housing) Develop a home energy efficiency program with incentives to reduce electrical costs and improve housing affordability in Juneau. Many housing units rely on inefficient and costly electric resistance baseboards for heat. A program to provide assistance and incentives for homeowners and landlords to improve energy efficiency and to convert from electric resistance to alternate sources would provide benefits to AEL&P, homeowners, and renters.
- (Community Vitality) Adopt recommendations of the Lemon Creek Area Plan and implement a capital program to add recommended improvements. Of these improvements, a multi-modal trail linking Dzantik'i Heeni Middle School and Switzer Creek to the Pinewood Neighborhood is seen as an important initial priority because it would create better neighborhood function and encourage on-going citizen involvement with a visible first step.
- (Community Vitality) Develop and implement a seasonal downtown circulator with simple on/off transit nodes that link primary pedestrian areas, including a specific emphasis on the Willoughby District. This step should help lessen traffic congestion in the downtown core, particularly South Franklin Street.
- (Sustainability) Develop an Electric Vehicle charging plan for CBJ-managed facilities and streets. All CBJ construction and street projects should plan for and incorporate EV charging infrastructure.
- (Sustainability) Adopt procedures and tracking software to monitor and report CBJ energy use and costs consistently across all departments and facilities. This action is recommended in the Comprehensive Plan, the Juneau Climate Action and Implementation Plan (2011), the draft Juneau Renewable Energy Strategy (2017), and the Juneau Commission on Sustainability's Annual Reports and CIP Recommendations for 2016 and 2017.
- (Sustainability) Initiate a study of opportunities for organic waste composting.

MEMORANDUM

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

FROM: Greg Smith
Contract Administrator

Date: November 15, 2017

SUBJECT: Contracts Division Activity
October 18, 2017 to November 14, 2017

Current Bids – Construction Projects >\$50,000

BE17-207	Douglas Highway Water Main Replacement	Estimate \$2,416,260. Bids due 7/26/17. 4 bids received. Miller Construction apparent low bidder, \$1,694,125. Assembly Approved on 9/18/17. Award in progress.
BE18-033	JNU Gate 2 Passenger Boarding Bridge	Estimate \$2.16 mil. Bids due 2/6/18.
BE18-025	Pederson Hill Subdivision, Phase 1	Estimate \$3 mil. Bids due 11/16/17.
BE17-244	Jensen-Olson Arboretum Sunroom Renovation	Estimate 60,000. 5 Bids received. Silver Bow Construction Co. low bidder \$58,000. NTP issued 10/23/17.
BE17-254	Retaining Wall Cleaning and Sealing 2017	Estimate \$80,000. Bids due 11/28/17.
BE18-098	Downtown Street Improvements – Phase II	Estimate \$1,979,000. Bids due 12/12/17.
BE18-074	Glacier Fire Station Roof Replacement	Estimate \$425,000. Bids due 12/14/17.
BE18-081	Sayèik Gastineau Community School Native Burial Ground Monument	Estimate \$110,000. Bids due 12/1/17.

Current RFP's – Services

RFP E18-125	Design Services for Birch Lane Pavement and Drainage Improvements	Proposals due 11/1/17. 4 proposals received. PDC Engineers selected. Negotiation letter sent 11/15/17.
RFP E18-122	Design Services for Shaune Drive Pavement and Drainage Improvements	Proposals due 10/24/17. 3 proposals received. PDC Engineers selected. Negotiation letter sent 11/9/17.
RFP E18-130	Design Services for D and H Street – Douglas – Paving Improvements	Proposals due 11/7/17. 3 proposals received. Evaluating 11/15/17.
RFP E18-101	Design and CA for Dzantik'I Heeni and Marie Drake Schools HVAC Control Upgrade	Proposals due 10/10/17. 3 proposals received. PDC Engineers, successful proposer. Negotiation letter sent 11/6/17.
RFP E18-119	Maier Drive Force Main Replacement	Proposals due 10/26/17. 2 proposals received. PND Engineers successful proposer. Negotiation letter sent 11/13/17.
MR E18-124	Design Project Playground Rebuild Resolicitation	Proposals due 10/19/17. 2 proposals received. Corvus design successful proposer. Negotiation letter sent 11/1/17.
RFP E18-135	Design Services for Salmon Creek Water Filtration Plant Improvements	Proposal due 12/12/17.
CFA E18-080	Design and Production of a Fire Dish (Art) for the Native Burial Ground Monument at Sayèik Gastineau Community School	Art proposals due 11/16/17.

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

RFP E16-031	A 3 – JNU Apron and Fencing Design	DOWL, \$56,820. Processing 10/17/17.
RFP E15-143	PA 11- BRH Server Room Fire Suppression System: Part 1 & 2	Wilson Engineering, \$44,150. NTP issue 11/6/17.
RFP E18-122	Contract for RFP E18-122 Design Services for Shaune Drive Pavement and Drainage Improvements	PDC Engineers, \$57,761. Processing 11/15/17.
RFP E16-194	A2 – Biosolids Dryer and Facility Design	DOWL, \$1,155,452. NTP issued 11/14/17.
RFP E16-235	A2 – CA & Insp Services for McGinnis Subdivision Paving	Wilson Engineering, \$23,556.25. NTP issued 11/14/17.
RFP E15-263	A1 – CBJ Biosolids Belt Dryer Systems	Veolia Water Technologies, Inc., \$77,698. Routing for signatures.
MR E17-166(PND)	PA4 – Mendenhall Wastewater Treatment Plant Biosolids Dryer Facility Soils, Utilities, and Asphalt Special Inspection and Supervision	PND Engineers, Inc., \$44,930. Routing for signatures.

Construction Change Orders (>\$20,000)

E16-096	CO 2 - Governor's House Area Road	Admiralty Construction, \$100,550.82. Processing 11/2/17.
E16-096	CO 2 – Governor's House Area Road	Admiralty Construction, \$50,000. Processing 11/2/17.
BE17-137	CO 2 – Downtown Street Improvements – PH I	Arete Construction, \$72,678.95. Processing 11/9/17.

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.

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