

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

August 10, 2020 12:00 PM
Regular Meeting - Zoom Webinar

Please click the link below to join the webinar: <https://juneau.zoom.us/j/96487299626> Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 Webinar ID: 964 8729 9626

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. June 22, 2020 - Regular Meeting

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

V. INFORMATION ITEMS

- A. Valley Transit Center Land Purchase
- B. Public Art Process & DBA Bench
- C. Upstairs Downtwon Housing Inventory, Downtown Parking & Tax Abatement
- D. Review of Potential City Streets and Energy Efficiency Building Maintenance Projects if Bond Proposition Passes

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. June 17, 2020 - July 14, 2020
- B. July 15, 2020 - August 6, 2020

VII. ADJOURNMENT

- A. Next meeting is scheduled for August 31, 2020

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

**PUBLIC WORKS & FACILITIES COMMITTEE
MINUTES – REGULAR MEETING
June 22, 2020**

I. CALL TO ORDER

The meeting was called to order at 12:05 PM.

Members Present: Ms. Hale, Ms. Triem, Mr. Voelckers – Planning Commission Liaison, Mr. Bryson joined the meeting at 12:12 PM. Assembly Member Loren Jones was also in attendance.

Staff Members Present: Katie Koester, Beth McEwen, Di Cathcart, Ed Foster, Brian McGuire, Carl Uchytel, Erich Schaal, John Bohan, Nathan Coffee, Greg Smith, Lori Sowa, Jill Maclean, Irene Gallion, and Janet Sanbei.

II. APPROVAL OF MINUTES

A. June 1, 2020 – Regular Meeting

Ms. Triem moved the minutes of June 1, 2020, and asked for unanimous consent.

No objections, minutes approved.

III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS

None.

IV. ITEMS FOR ACTION

A. \$75,000 Alaska Department of Fish & Game Grant for Harbor Sewer Stations

Ms. Koester gave a brief explanation of the grant and match required.

Ms. Triem moved the Public Works & Facilities Committee forward the Alaska Department of Fish & Game grant to the full Assembly for approval, and asked unanimous consent.

No objection, motion passed.

B. \$233,960 Alaska Energy Authority Grant #7910062 for Purchase of Electric Buses

Ms. Koester briefed the Committee on the source and purpose of this grant.

Discussion ensued.

Mr. Bryson moved the Public Works & Facilities Committee forward the Alaska Energy Authority Grant Appropriation for the purchase of an Electric Bus and infrastructure to the full Assembly for approval, and asked for unanimous consent.

V. INFORMATION ITEMS

A. USDA Composting Grant Opportunity

Ms. Koester explained a grant opportunity has come forward for the City to partner with Juneau Composting in piloting a program for assisting the City in reducing organic waste coming through the City sewer system. The pilot program would divert organic waste from the schools to Juneau Compost. Currently, much of the organic waste from businesses and residences goes through the sewer system. This grant gives the City the opportunity to pilot a process for eliminating this type of waste and strain on the community sewer system.

Discussion ensued.

VI. CONTRACTS DIVISION ACTIVITY REPORT

A. May 27, 2020 to June 16, 2020

VII. ADJOURNMENT

The meeting adjourned at 12:35 PM.

A. Next meeting will be July 20, 2020, 12:00 PM.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

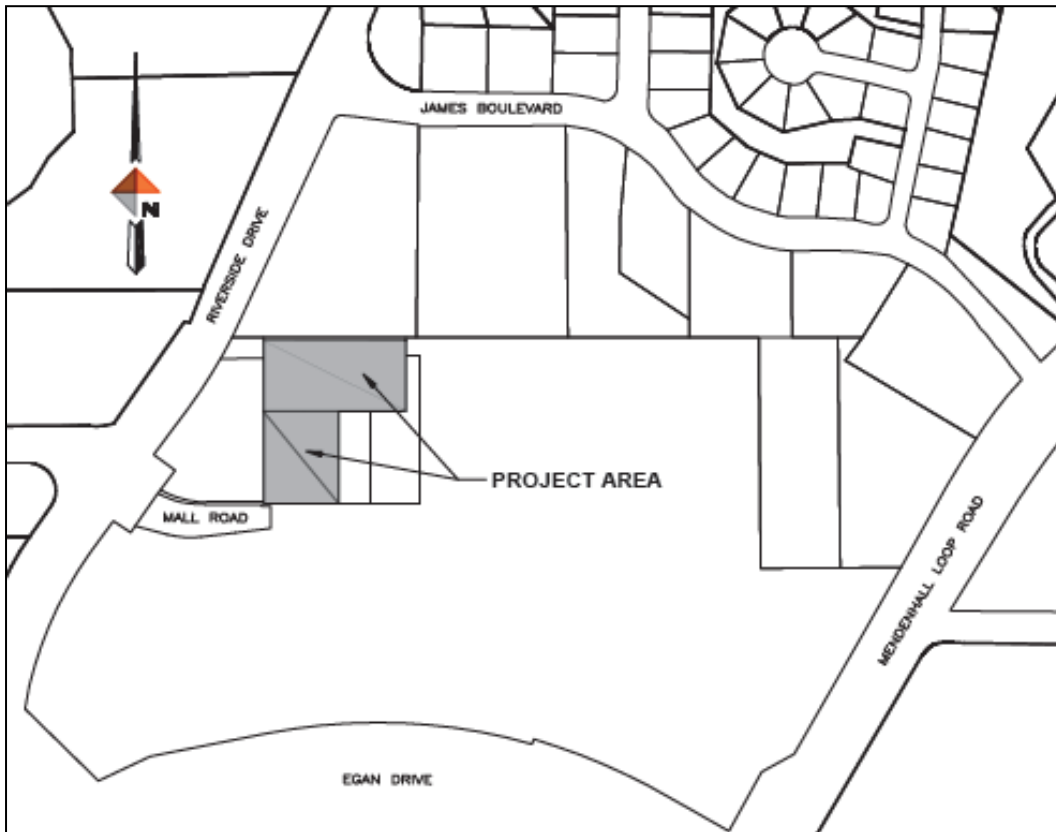
TO: Public Works and Facilities Committee
Daniel Bleidorn
FROM: Dan Bleidorn, Lands & Resources Manager
SUBJECT: Valley Transit Center Update
DATE: August 4, 2020

The Committee of the Whole received a Valley Transit Center update on May 20, 2019 which included a progress report on site selection, preliminary design, funding and information on the conditional use permit process. To date, the Assembly has appropriated about \$1.3M to the project and anticipate \$3.2 million in grants for construction costs.

At the April 28, 2020 meeting, the Planning Commission approved a conditional use permit to allow the development of a transit center with driver break facilities and possibly a public bathroom, along with the associated Park and Ride on a future lot within the current Mendenhall Mall lot in a Light Commercial zoning district.

At this point in time we have preliminary agreement on valuation for the necessary property for \$1,190,000.

Since funding has already been appropriated, the Manager will acquire the land in accordance with 53.04 and no assembly action is needed. Staff will work with the property owners to complete acquisition and will proceed with construction bid advertising in December for the Valley Transit Center.



Valley Transit Center (VTC) location





Engineering & Public Works Department

Marine View Building, Juneau, AK 99801

907-586-5254 <phone>

MEMORANDUM

DATE: August 6, 2020

TO: Chair Hale and City and Borough of Juneau Public Works and Facilities Committee

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: Donations of Public Art

The purpose of this memo is to inform the committee on ongoing work to establish a process for submitting public art requests to the City and Borough of Juneau.

Occasionally an organization or individual will approach the CBJ wanting to install public art on CBJ facilities, infrastructure or in the right-of-way. The approach thus far to these requests has been to work with the applicant artist or organization on project details to ensure the installation does not interfere with city services. Engineering and Public Works has developed a form, attached, in an effort to consolidate the information staff needs to consider a request in one document to hopefully make it easier for a requestor to navigate the process of obtaining permission for a public art project. This process for donating and/or installing public art is distinct from when CBJ commissions art as part of a construction project, which is outlined in CBJ Chapter 62.65 – Art Works In Public Places.

An example of such a request is a bench the Downtown Business Association, in collaboration with Sean Boily of Northwind Architects, would like to install in front of Heritage Coffee. The intent of the bench is to not only provide a comfortable respite for visitors and residents, but also provide advertising of Juneau as a year round destination with world class skiing.

Recommendation: Informational only, provide feedback and comments on process.

Enc:

Draft Public Art Proposal Form

DBA Eaglecrest Ski Bench Proposal



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

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

Public Art Proposal Project Submission form

Thank you for your interest in a public art installation in Juneau. Public art contributes to the vibrancy and vitality of the capital city and brings joy and utility to residents and visitors alike. Because often public art is installed in CBJ right-of-way or on CBJ property, it is important for CBJ to understand and approve the installation to ensure it can co-exist with existing services and facilities. In order to consider your request in the most expedient manner, it is helpful to collect the information below. Please keep in mind, depending on the nature of your proposal, it may require review by the Historic Commission.

Date Submitted:

Contact:

Organizational Affiliation (if any):

Project description:

Please include:

-A brief description of the proposed art work or thumbnail sketch describing the location, dimensions, materials, colors and approximate budget).

-A copy of a similar image, or a photo of the artist's previous work, that gives the city an idea of what the final product would look like.

Artist Information: (Information about the artist, including but not limited to any previous experience with the proposed type of art and any organization the project may be affiliated with/sponsored by).

Maintenance Plan: (Plan for any ongoing maintenance that the project will require for normal wear and tear, vandalism, or other activity that deteriorates the art over time).

Funding source:

Timeline for installation:

Does the proposal complement an adopted CBJ plan: (plans and studies can be found at <https://beta.juneau.org/community-development/plans-studies>)

Written consent from any directly impacted landowners/businesses

Email your submission, or any questions you have, to Janet Sanbei at CBJ Engineering and Public Works, janet.sanbei@juneau.org * 907.586.0800



DBA Eaglecrest Ski Lift Bench



DESCRIPTION OF THE ART

Part of the DBA strategy is foster an attractive, safe, and clean environment that attracts people downtown. An objective of this strategy is to increase the amount of art downtown and interest in it.

The refurbished Eaglecrest Chair Lift is a way to provide visitors and residents with a reminder of Juneau's winter activities while showcasing a part of the ski area downtown.

ARTIST DETAILS

The efforts to refurbish the chair was a collaboration by Sean Boily refurbishing (Northwind Architects), Christine Carpenter (Corvas Design), signage graphics and Toby Harbanuk, signage printing (Capital Copy).

MAINTENANCE

The DBA has an active Design Committee that will facilitate all maintenance of the chair lift regarding normal wear and tear, vandalism, or other activity that deteriorates the art over time.

FUNDING SOURCE

A combination of DBA funding and donation of time by the artists.

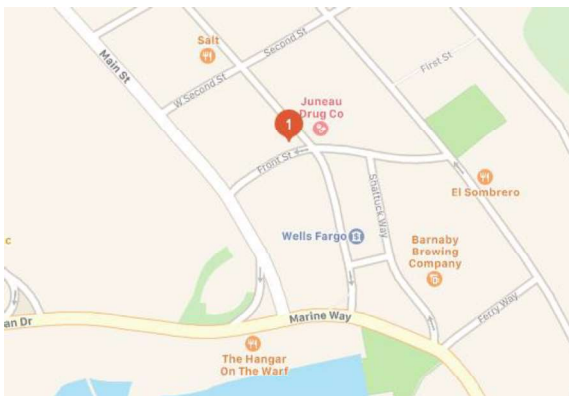


DBA Eaglecrest Ski Lift Bench: Installation Details

BENCH DIMENSIONS

42" wide, 21" front to back. Seat height is 20".

INSTALLATION LOCATION



Heritage Coffee, 130 Front Street

INSTALLATION DETAILS

Hardware: 4x 3/8" anchor bolts – expanding type, 3" long

The sidewalk at that location is 12' wide. The intention is to install the chair under the canopy, up against the building. Will leave 9' 6" clear sidewalk width outboard of the bench.

MEMORANDUM



155 S. Seward St. Juneau, Alaska 99801
 Scott.Ciambor@juneau.org
 Voice (907) 586-0220
 Fax (907) 586-5385

Date: August 10, 2020

TO: Lands Committee

CC: Public Works & Facilities Committee

FROM:

Jill Maclean, Director, Community Development Department, AICP

Scott Ciambor, Chief Housing Officer *Scott Ciambor*

Re: Upstairs Downtown Housing Inventory, Downtown Parking & Tax Abatement

Dear Lands Committee:

The goal of encouraging more development – both residential and commercial - in downtown has been a long-standing priority, most recently identified in the Juneau Economic Development Plan and the Housing Action Plan, and is currently under discussion in Blueprint Downtown Juneau.

Upstairs Downtown Housing Inventory

At the [March 2, 2020 Lands Committee meeting](#), CBJ staff presented the Upstairs Downtown Housing Inventory Story Map to visualize the challenges to residential and commercial development in the downtown.

Key points from the Upstairs Downtown Housing Inventory Story Map exercise include:

- Only 181 housing units in the study area;
 - 37 short-term rentals currently registered on AirBNB/VRBO; total employee assisted housing (seasonal rentals for employees) is unknown;
- Study area has the characteristics of a business district: 100 business/government use building vs. 37 residential Creating a downtown mainly populated 9am to 5pm;
- Age demographics in downtown housing are 18-49 (2010 census).
- Zero housing units developed in the study area since 2017;
- Age and condition of the buildings are a pro and a con - expensive to rehabilitate or convert to housing, providing character and maybe Historic Tax Credit grant eligible;
- 79% of the properties are locally owned; and
- Significant barriers to development include hazard zones, parking regulations and management.

Municipal Tools to Bridge the Financing Gap and Promote Downtown Development

Municipalities have numerous tools to encourage development. Each of following are listed in either the Juneau Economic Development Plan or the Housing Action Plan.

- Parking
 - Lower / zero parking requirements
 - Eliminate fee-in-lieu payments
 - Cover costs of parking

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- Downtown Tax Abatement
- Grant Programs
 - Juneau Affordable Housing Fund
 - Upstairs Downtown Grant Program (eligibility: units of new development, code compliance)
- Loans
- Provide Land for Development

Repeatedly, property owners and developers have expressed that it is cost prohibitive to develop downtown and create additional housing downtown or commercial developments, unless one of more of the previous incentives are implemented and, in the case of parking, eliminated.

A partial list of housing incentive requests was gathered for the August 9, 2018 COW meeting. ([Attachment A: Housing Incentives request 2016-2018](#))

Downtown Parking Regulations

Although it may not be apparent at first glance, many of the 2020 Assembly Goals revolve around land use. Land use codes, including parking regulations, can either be tools for development—or challenges. Either way, they shape our community. In a place such as Juneau, where costs to development are high and construction is complicated due to climate and terrain, the CBJ should eliminate the obstacles that it has control of, while balancing the needs of surrounding neighborhoods, to revitalize and incentivize a seven-day a week, year-long vibrant downtown.

Many communities recognize that parking should be market driven with the belief that a developer will not intentionally set their development up for failure by not providing enough parking. If the necessary land is not available for their needs, they will choose another location. Developers opting for downtown development seek out opportunities that are supported by a walkable, vibrant, pedestrian-friendly areas that are not vehicle-centric.

Parking regulations in downtown are contrary to many adopted plans—yet it is one area that CBJ has complete control of. A majority of downtown was developed prior to the automobile, and the Parking 1 (PD1), Parking 2 (PD2) and Fee-in-Lieu Districts (FIL) were created to off-set the requirement of providing off-street parking recognizing that it was not possible without demolishing many buildings. Without relief, many buildings would sit vacant. As time as shown, the relief provided is not enough for infill development and expansions. Further, these districts are inequitable—changes in use are not required to pay FIL or provide parking; yet a new development and expansions are required to.

Since Fee-in-Lieu was adopted in October 2006, only 4 developments have been required to pay for a total of \$175,904. Yet, how many changes of use or expansions within a building have occurred in these 14 years that have not provided parking for intensified uses?

CBJ has complete control of parking—and the ability to make change easily.

Downtown Housing Tax Abatement

A 2020 Assembly Goal is to “develop downtown housing incentives including tax abatement”.

Since the passage of Alaska SB 100 that gave municipalities the option to provide tax exemption or deferral for economic development property in 2017, the Assembly has discussed utilizing this tool on numerous occasions as it pertains to housing development.

Initial research on the application of SB100 and Housing Tax Exemption program was provided to the [Assembly Finance Committee on April 18, 2018](#). A table of examples from Washington State, Oregon ,and New York were included.

Property Tax Abatement for Senior Housing

At the [April 29, 2019](#) , [May 20, 2019](#), and [June 10, 2019 COW meeting](#), essential terms for tax abatement that would meet a variety of housing needs was discussed. (Downtown, senior, and workforce housing) This led to the introduction and passage of [Ordinance 2019-23](#), An Ordinance Providing for a Property Tax Abatement Program to Incentivize the Development of Assisted Living for Senior Citizens.

Anchorage Tax Incentives for Housing – January 2019

The municipality of Anchorage put into place Ord. No. 2019-12 to incentivize housing development for projects. A summary of the program including description of units created is included in a separate memo in this packet.

Draft language for a CBJ Downtown Housing Tax Abatement Program

The Lands Committee requested draft ordinance language for a Downtown Housing Tax Abatement program at the March 02, 2020 meeting. Terms in the draft ordinance are similar to the Anchorage program. (New units over four, time period of 12 years, tax exemption that applies to building/not the land).

MEMORANDUM

TO: Katie Koester
 Engineering & Public Works Director

FROM: Greg Smith
 Contract Administrator

Date: July 15, 2020

SUBJECT: Contracts Division Activity
 June 17, 2020, to July 14, 2020

Current Bids – Construction Projects >\$50,000

BE20-243	DPAC & DT Fire Station Fall Restraints	NTP issued to Island Contractors, Inc. 06/23/2020, \$109,556.00
BE20-214	2020 Area Wide Paving	NTP issued to SEEM on 6/22/20, \$493,994.
BE20-259	Douglas Library Meeting Room Renovation	Estimate \$60,000, bids due 7/22/20.
BE20-286	Melvin Park Field No. 1 Grading	Estimate \$138,600, bids due 7/30/20
MR BE21-035	Eaglecrest Material Supply Blasting	One non-responsive bid received. Contract negotiated with AJC, NTP issued on 7/10/20, \$52,500.
BE20-191	Chicken Yard Park and Auke Lake Wayside Improvements	Estimate \$203,000.00, bids due 08/04/20
BE21-030	Augustus Brown Pool- Upper Roof Replacement	Estimate \$300,000.00, bids due 08/11/2020
BE20-230	JPD & DT Library HVAC Control Upgrades	6 bids received, Notice of Intent to Award sent to Meridian Systems, Inc 07/09/2020 \$327,159.00
BE20-192	Adair Kennedy Park Improvements	Estimate \$200,000.00, bids due 08/06/20

Current RFP's – Services

RFP E20-215	CA&I for Hospital Drive Reconstruction	NTP issued to DOWL on 7/9/20, \$116,740.
RFP E20-267	Planning and Design for S. Franklin Pedestrian Improvements	Proposals due 6/9/20. One proposal submitted by DOWL. Fee negotiations in progress.
RFP E20-255	Design for Goodwin Rd Reconstruction	NTP issued to DOWL on 6/22/20, \$30,905.
RFP E20-281	Design Services for Calhoun Avenue Reconstruction	Proposals due 07/10/2020- 3 proposals received-under Evaluation
RFP E21-031	Juneau Douglas Treatment Plant Motor Control Center Upgrades Design	Proposals due 07/14/2020- 2 proposals received-under evaluation

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

Am 5 RFP E19-076	Wastewater Utilities Permitting Document Preparation Assistance	NTP for Am 5, for an industrial user survey, issued to Tetra Tech on 7/8/20, \$45,514.
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Term Contracts for Small Civil & Utility Construction Services (>\$20,000)

PA 3 to E19-192(ADM)	3rd St. Sidewalk and Retaining Wall Repairs	NTP issued to Admiralty Construction 07/15/2020, \$35,000.00
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Contracts Division Activity
June 17, 2020, to July 14, 2020

Construction Change Orders (>\$20,000)

CO 2 to BE19-218	JNU Taxiways A – D1 – E	CO 2, executed 6/19/20, increased contract with SECON by \$46,519.08.
CO 1 to MR BE20-261	JPD Fence Reinforcement Material Installation	CO 1, executed 6/26/20, increased contract with ENCO by \$48,150.

MR E20-139 – Term Contract for Professional Services. This solicitation is open for a three-year period. 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

MEMORANDUM

TO: Katie Koester
 Engineering & Public Works Director

FROM: Greg Smith
 Contract Administrator

Date: August 5, 2020

SUBJECT: Contracts Division Activity
 July 15, 2020, to August 6, 2020

Current Bids – Construction Projects >\$50,000

BE20-259	Douglas Library Meeting Room Renovation	Estimate \$60,000. 2 bids received 7/22/20. Island Contractors low bidder \$44,288. NTP issued 8/4/20.
BE20-286	Melvin Park Field No. 1 Grading	Estimate \$138,600, 3 bids received 7/30/20. Admiralty Construction low bidder. \$109,142. Award in progress.
BE20-191	Chicken Yard Park and Auke Lake Wayside Improvements	Estimate \$196,230.00. 2 bids received 08/04/20. Admiralty Construction low bidder \$209,863.00. Award in progress.
BE21-030	Augustus Brown Pool- Upper Roof Replacement	Estimate \$300,000.00, bids due 08/11/2020
BE20-192	Adair Kennedy Park Improvements	Estimate \$200,000.00, bids due 08/06/20
BE20-187	JNU Sand Shed Demolition	Estimate \$500,000, bids due 8/26/20.

Current RFP's – Services

RFP E20-281	Design Services for Calhoun Avenue Reconstruction	3 proposals received; DOWL, PDC Engineers, proHNS. proHNS selected. Fee negotiations underway.
RFP E21-031	Juneau Douglas Treatment Plant Motor Control Center Upgrades Design	2 proposals received- RMC Engineers and Taku Engineering. Taku Engineering selected.
RFP E20-260	CA&I for 2020 Area Wide Paving	NTP issued to proHNS LLC on 7/29/20, \$44,440.

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

Am 3 RFP E18-219	JDWTP Decant Station Design	NTP for Am 3, for 35% designs, issued to PND on 7/30/20, \$86,850.
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Term Contracts for Small Civil & Utility Construction Services (>\$20,000)

PA 3 to E19-192(ADM)	3rd St. Sidewalk and Retaining Wall Repairs	NTP issued to Admiralty Construction 07/15/2020, \$35,000.00
PA 5 to E19-192(E)	Rotary Park Drainage Improvements	NTP issued to ENCO Alaska 7/30/20, \$50,000

Term Contracts for Material Sources (>\$20,000)

PA 2 to E19-124(C)	Ramp Construction and Overburden Stripping	NTP issued to GR Cheeseman Construction 8/4/20, \$50,000
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MR E20-139 – Term Contract for Professional Services. This solicitation is open for a three-year period. Consultants continue to submit proposals. Contracts are in progress and underway.

Contracts Division Activity
June 17, 2020, to August 6, 2020

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RFP	Request for Proposals, solicitation for professional services
RFQ	Request for Quotes (for construction projects <\$50,000)
RSA	Reimbursable Services Agreement
SA	Supplemental Agreement