

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

August 31, 2020 12:00 PM

Zoom Webinar

Regular Meeting Please click the link below to join the webinar: Zoom webinar. Please click the link below to join the webinar: <https://juneau.zoom.us/j/96804070959> Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 Webinar ID: 948 6048 6192

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**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

- A. August 10, 2020 - Regular Meeting Minutes

**III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS**

**IV. ITEMS FOR ACTION**

- A. Bartlett Regional Hospital (BRH) Triage/HVAC Upgrades Appropriation
- B. Morris Art Collection

**V. INFORMATION ITEMS**

- A. Small Cruise Ship Master Planning Update
- B. Composting Grant and Source Control Update

**VI. CONTRACTS DIVISION ACTIVITY REPORT**

- A. August 5, 2020 to August 25, 2020

**VII. ADJOURNMENT**

- A. Next Meeting - September 14, 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](mailto:city.clerk@juneau.org)

**PUBLIC WORKS & FACILITIES COMMITTEE  
MINUTES – REGULAR MEETING  
Zoom Webinar  
August 10, 2020**

**I. CALL TO ORDER**

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

Members Present: Ms. Hale, Ms. Triem, Mr. Bryson joined the meeting at 12:08 PM. Assembly Members Loren Jones, Alicia Hughes Skandijs, and Mayor Beth Weldon were also in attendance.

Staff Members Present: Katie Koester, Di Cathcart, Beth McEwen, Dan Bleidorn, Scott Ciambor, Jeff Rogers, John Bohan, George Schaaf, Greg Smith, Nathan Coffee, Jill Maclean, Irene Gallion, and Janet Sanbei.

**II. APPROVAL OF MINUTES**

**A. June 22, 2020 – Regular Meeting**

Carol Triem moved the minutes of June 22, 2020, and asked for unanimous consent.

No objections, minutes approved.

**III. PUBLIC PARTICIPATION & NON-AGENDA ITEMS**

Norton Gregory – 1108 5<sup>th</sup> Street Douglas, - Flooding on 5<sup>th</sup> Street of Douglas. He stated the debris and water from the other side of 5<sup>th</sup> Street runs into his garage. He stated the dirt Road on F Street runs without direction with heavy rain fall. The uphill drain is not big enough to handle the large amount of water coming down the mountain at this time.

Ms. Hale stated she will discuss with the Public Works Department regarding this issue. She also encouraged Mr. Gregory to continue working with Public Works.

**IV. ITEMS FOR ACTION**

None.

**V. INFORMATION ITEMS**

**A. Valley Transit Center Land purchase**

Ms. Koester gave a brief update regarding the purchase of the land for the Valley Transit Center.

Discussion ensued.

**B. Public Art Process & DBA Bench**

Ms. Koester gave a brief explanation for the purpose of discussion. Artists within the community are interested in donating art to be installed throughout Juneau. A process needs to be established for accepting the art.

Discussion ensued.

**C. Upstairs Downtown Housing Inventory, Downtown Parking & Tax Abatement**

Ms. Maclean gave a brief update regarding the downtown parking issues in districts 1 and 2, and fee in lieu of parking. Ms. Maclean gave a short PowerPoint presentation regarding the parking challenges in the Downtown area. She explained options that could be considered. Mr. Ciambor, Chief Housing Officer, also participated in the presentation.

Discussion ensued.

**D. Review of Potential City Streets and Energy Efficiency Building Maintenance Projects if Bond Proposition Passes**

Ms. Koester gave a short presentation on energy efficiency and transportation improvements per the proposed Bond Ordinance. She stated staff has provided her with a few projects that will fit within this Bond.

**VI. CONTRACTS DIVISION ACTIVITY REPORT**

A. June 17, 2020 – July 14, 2020

B. July 15, 2020 – August 6, 2020

**VII. ADJOURNMENT**

The meeting adjourned at 1:02 PM.

A. Next meeting will be August 31, 2020, 12:00 PM.



**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 27, 2020

TO: Michelle Hale, Chair  
Public Works and Facilities Committee

FROM: Katie Koester, Director  
Engineering & Public Works

SUBJECT: Bartlett Regional Hospital (BRH) Triage/HVAC Upgrades Appropriation

The Engineering Department received a request from BRH for \$400,000 in CARES Act funding to begin planning, design and cost estimating for permanent improvements to the hospital to address entry, HVAC, and other infrastructure improvements required to address operational changes at the hospital caused by the COVID pandemic. The current facility does not have entries configured to perform the necessary assessment of individuals prior to entering the hospital facility. BRH erected a temporary shelter by the Emergency Department entry for this purpose but a permanent solution is required at all public entries. BRH also needs to perform upgrades to the hospital HVAC to increase the number of isolation rooms and improve air handling systems throughout the facility. Other improvements could include electronic schedule, telemedicine, and renovations to patient intake areas. BRH anticipates that the renovations could cost approximately four million dollars. BRH requests \$400,000 in CARES Act funding to begin planning, design and cost estimating for these improvements. Since the CARES Act funds are required to be expended by 12/31/2020, time is of the essence.

I request the PWFC discuss funding for COVID-19 mitigation measures suggested by Bartlett Regional Hospital and make a motion to introduce an ordinance to appropriate \$400,000 for design to the full Assembly.



City and Borough of Juneau  
City & Borough Manager's Office  
155 South Seward Street  
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

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TO: Chair Hale and Assembly Public Works and Facilities Committee    DATE: August 27, 2020

FROM: Rorie Watt, City Manager

RE: Morris Art Collection

Many months ago, I pitched the idea of a waterfront museum as a potential way to reduce costs and help make the waterfront more attractive to locals, to year round use. Those packets can be found below:

[Assembly Committee of the Whole 12/6/2019](#)

[Assembly Committee of the Whole 3/2/2020](#)

The Assembly had a variety of opinions on whether a waterfront museum was a good idea or not, but eventually did not object to some additional public process. That obviously hasn't taken place and given the collapse of this season's cruise ship schedule and the pandemic in general, we have not had time to work on waterfront planning.

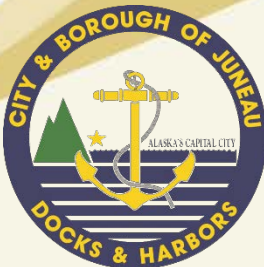
However, there is an important and timely issue that needs caring for. Mr. Morris of the Morris Corporation has a significant collection of Alaskan art, produced by a group of artists generally referred to as the Alaska masters. The collection includes about 350 pieces of art produced by artists including Sydney Lawrence, Billy Ray, Rie Munoz, Fred Machetanz, Scott McDaniel, Skip Wallen, Eustace Ziegler, and Nathan Jackson.

As the Morris Corporation has sold the Empire Building, they need to move the art to an appropriate location. The two basic choices are to move the artwork out of State, or my great preference - Mr. Morris has reached out and has generously offered to loan the art collection to CBJ for several years.

With approval of the Assembly, I would like authorization to sign a MOA with Morris Communications to temporarily receive, store and display the art as we are able with existing facility space.

# Small Cruise Ship Infrastructure Master Planning Update

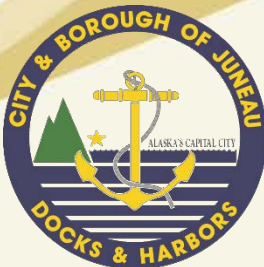
Presentation by Erich Schaal, P.E. Port Engineer  
PWFC August 31, 2020





# Request for Proposals Recap

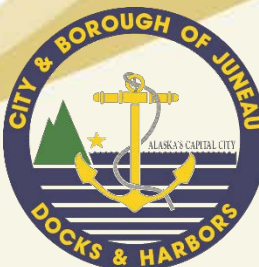
- November 2018 - Request for proposal was advertised
- February 2019 - PND Engineers was selected (only proposer)



# Project Team

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- PND Engineers – Project Lead, Marine Design
- McDowell Group – Market and Economic Analysis
- Corvus Design – Facility Inventory and Planning Documents
- Marine Exchange of Alaska – Vessel Traffic and Nav Assessment
- NorthWind Architects – Renderings and Graphics

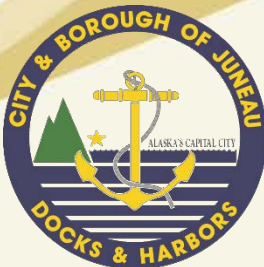




# Project Outcomes

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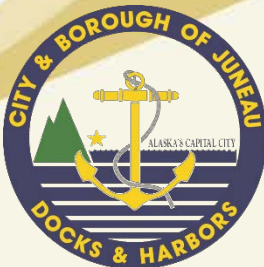
- Identify small cruise ship forecast and market trends
- Evaluate opportunities for infrastructure investment
- Develop cost estimates and infrastructure options through schematic design
- Produce a master plan document to guide D&H for the next decade



# Project Schedule/Milestones
















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- July 2019 – Facility Inventory field work began
- February 2020 – The Market Assessment and Economic Analysis completed
  - D&H reservations and fleet data was compiled to identify unmet capacity and identify facility size requirement
- March 2020 – Top site schematics began
- June 2020 – Top site schematic results shared
- July thru Sept 2020 – Public Involvement
- Oct thru Nov 2020 – Draft Final Master Plan Creation

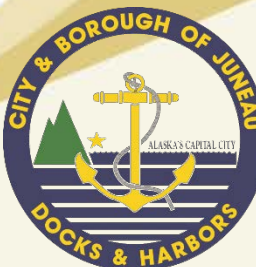


# Project Deliverables

- Borough wide review and Facility Inventory site visits
- Site Capability Matrix
- Market Assessment and Economic Analysis
- Top locations for possible development
- Provide Juneau Small Cruise Ship Master Plan 2020 Document

LEGEND		REGULATORY	BIOPHYSICAL	TRANSPORTATION	UTILITIES
	Compatible/no or limited issues		Allowable Zoning		Required Deep Water Access
	Some concerns that need to be addressed/resolved/above average costs		Environmental Permitting		Navigation Channel
	Incompatible/significant concerns/high costs		Impacts to Sensitive Shore/Environmental Resources		Road Service
			Low Slope Site		Existing Coach Transportation
			Acceptable Wind/Current Exposure		Pedestrian Service
			Gravel/Shell Site Usability		Electrical Service
			Required Deep Water Access		Sewer Service
			Navigation Channel		Water Service
<b>PROPOSED SITE</b>					
1	Little Rock Dump				
2	National Guard Dock				
3	Intermediate Vessel Float				
4	Inside Cruise Ship Terminal				
5	Port Field Office				
6	Seadrome Dock				
7	NOAA/ADF&G Dock				
8	Gold Creek/Subport				
9	Harris Harbor				
10	Aurora Harbor				
11	Norway Point				
12	Douglas Harbor				
13	Auke Bay Marine Station				

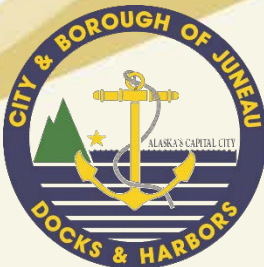
LEGEND		SITE		COSTS	VISITOR EXPERIENCE
	Compatible/no or limited issues		Availability of Needed Land Area		
	Some concerns that need to be addressed/resolved/above average costs		No Safety Obstructions		
	Incompatible/significant concerns/high costs		Compatible/Usable Existing Marine Facilities		
			Compatible/Usable Existing Landfill Facilities		
			Compatible to Adjacent Uses		
			Site Upgrade Costs		
			Marine Facilities Costs		
			Dredging Costs		
			Adjacent to Wetlands (less 1/4 mile)		
			Located Near Businesses (less 1/4 mile)		
			Positive Site Experience		
			Area is Not Congruent		
<b>PROPOSED SITE</b>					
1	Little Rock Dump				
2	National Guard Dock				
3	Intermediate Vessel Float				
4	Inside Cruise Ship Terminal				
5	Port Field Office				
6	Seadrome Dock				
7	NOAA/ADF&G Dock				
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10	Aurora Harbor				
11	Norway Point				
12	Douglas Harbor				
13	Auke Bay Marine Station				



# Site Development - Key Findings from the Market Study & D&H Data Base

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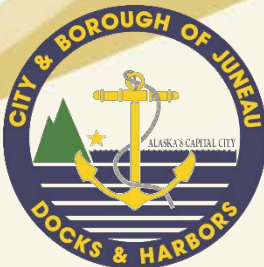
- The McDowell Market Study revealed that the small cruise lines prefer to be located in the central downtown waterfront. Their reasons are proximity to services, shopping, amenities, hotels, bars, restaurants, general convenience & walkability throughout downtown.
- D&H assessed its past reservations, fleet data base & projected itineraries and has estimated a need for 700 LF of new moorage capacity to service the demand without having to turn away vessels.



# Top site locations assessed for possible development

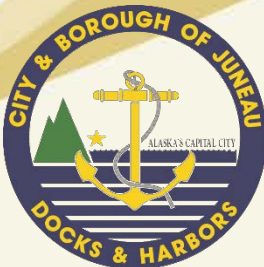
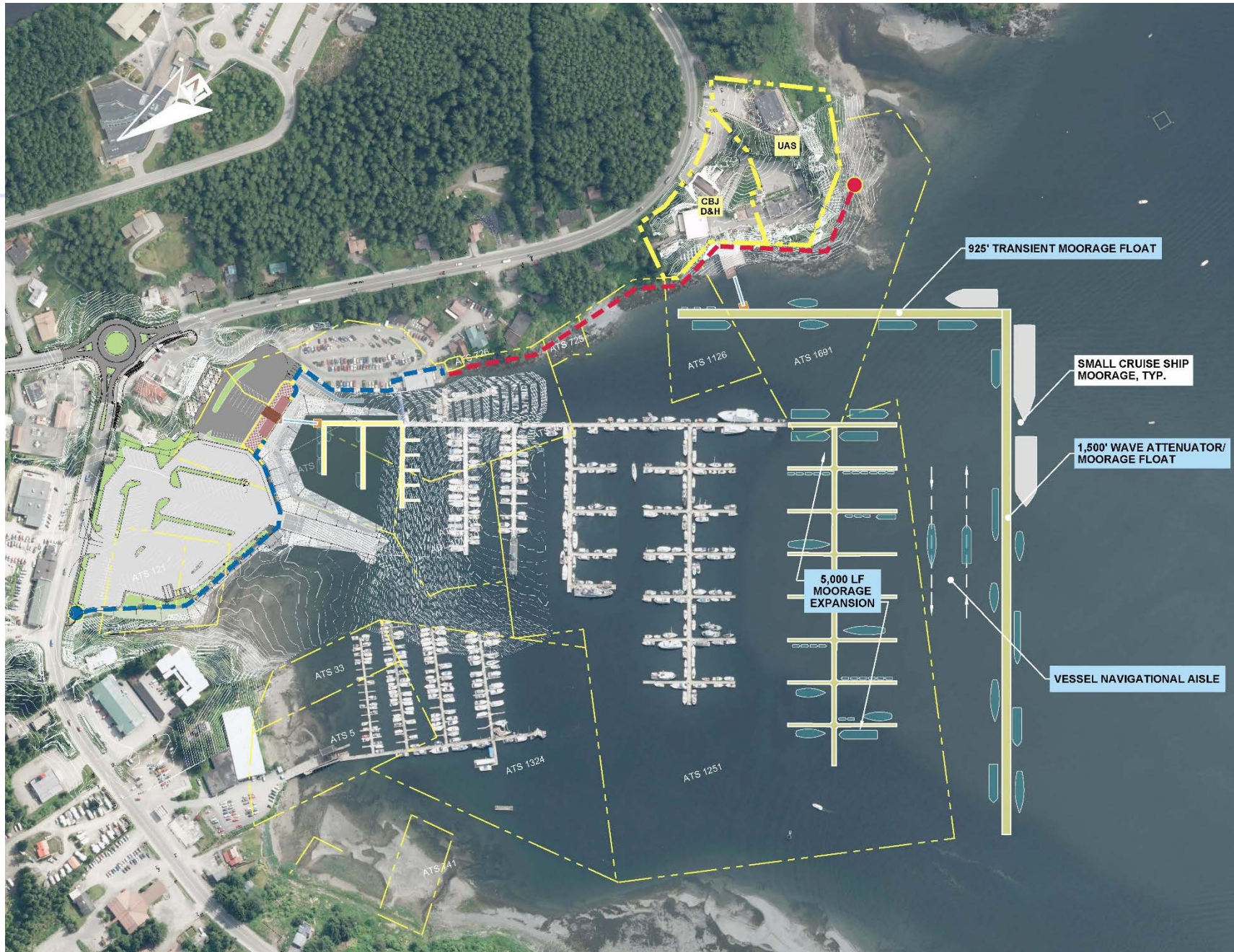
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- Auke Bay (even though not downtown)
- Little Rock Dump
- Douglas Harbor
- Harris Harbor
- NCLH / USCG Support
- NOAA/Seadrome – emerging as D&H prelim. preferred site



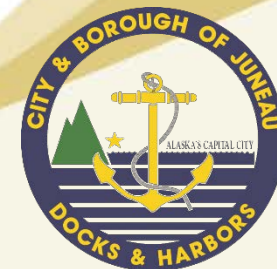


# Auke Bay



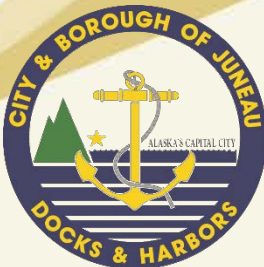
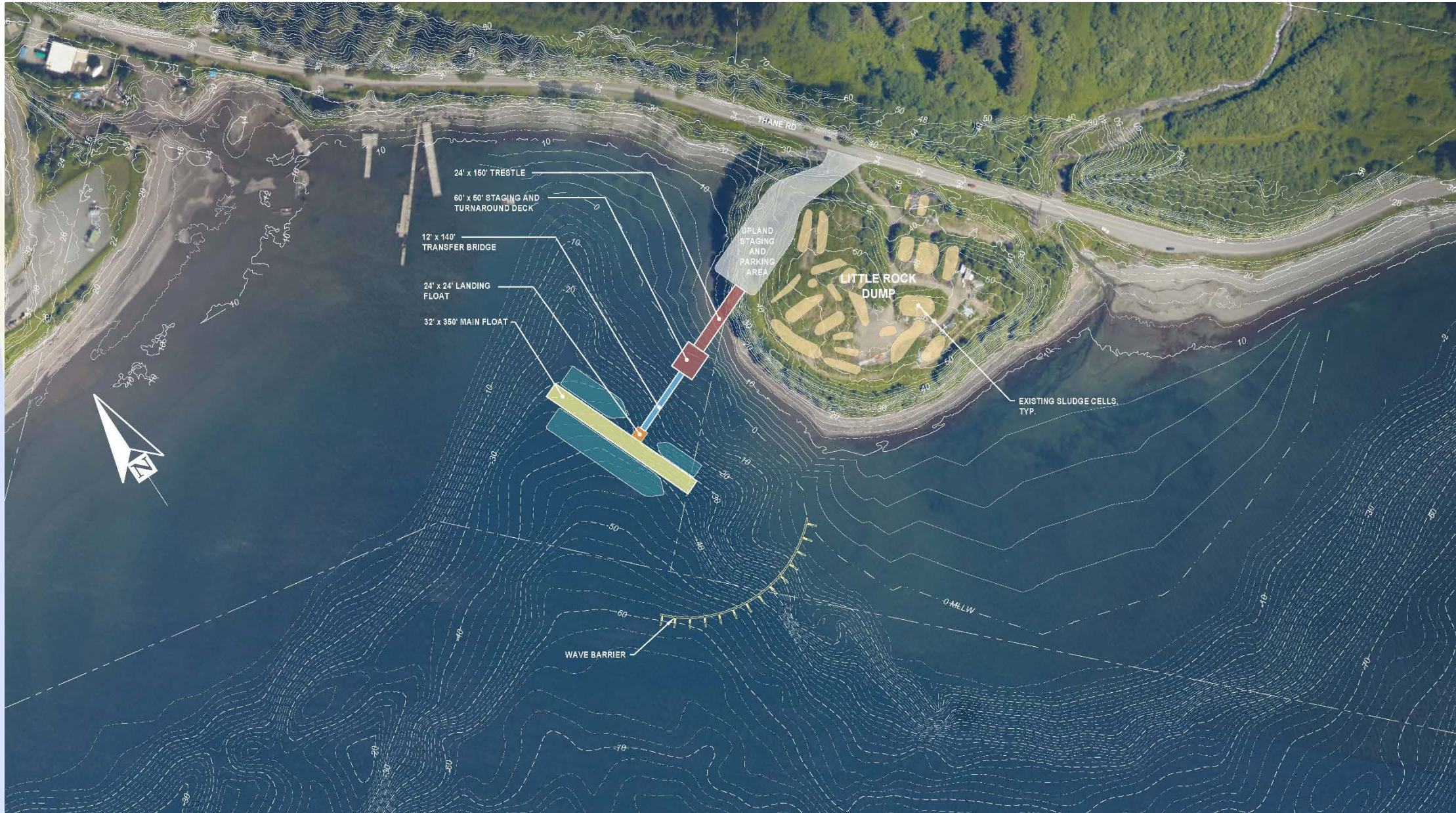


# Top Downtown Vicinity Sites



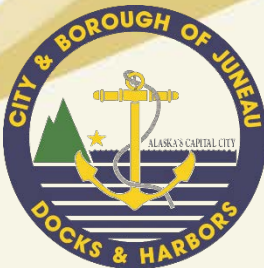


# Little Rock Dump



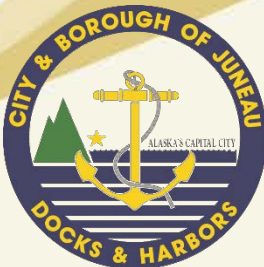


# Douglas Harbor



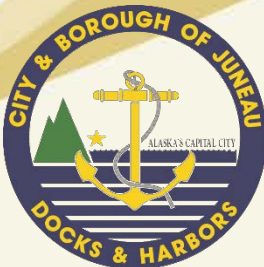
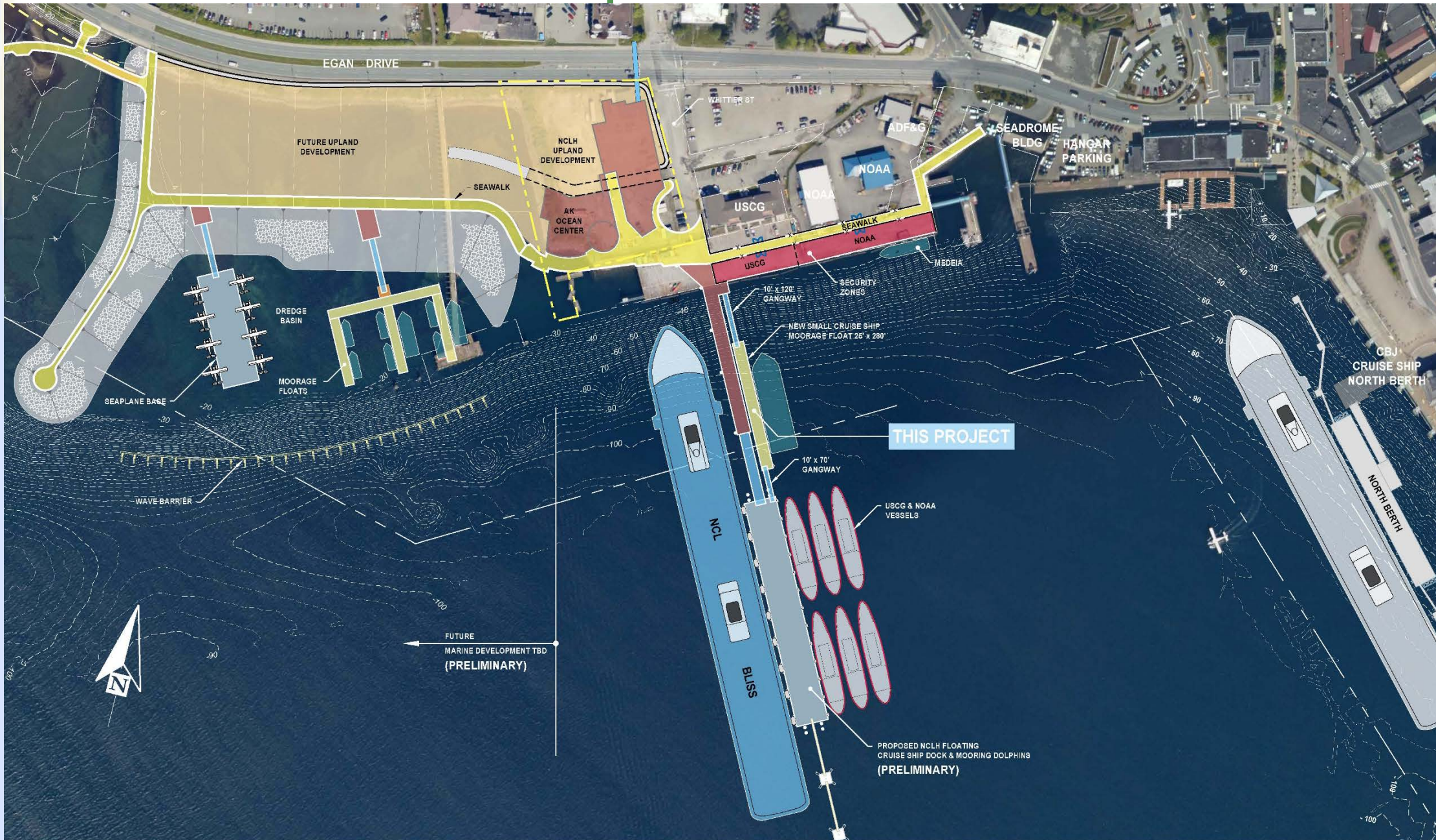


# Harris Harbor



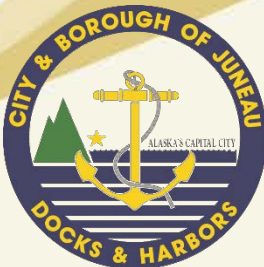
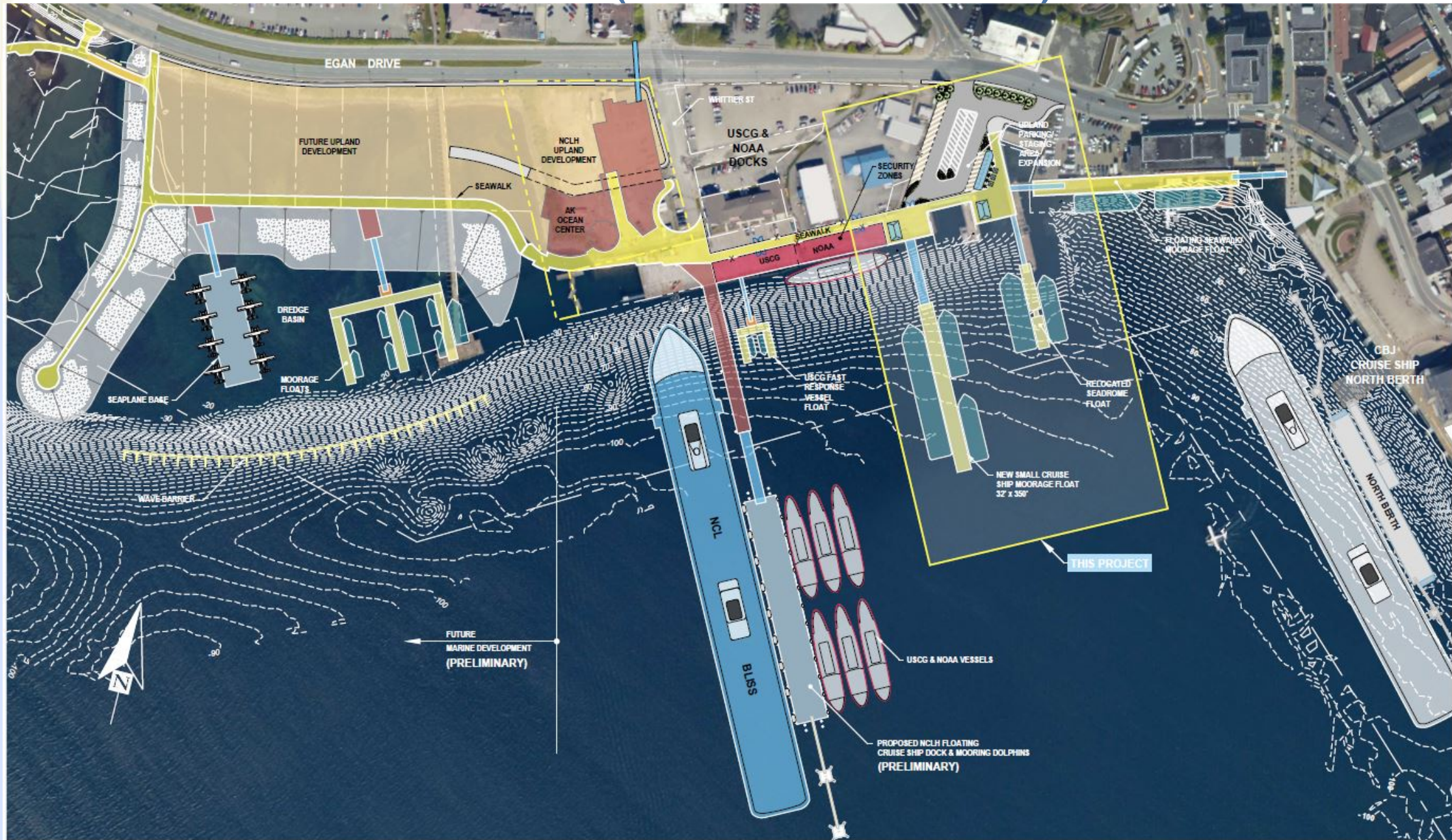


# NCLH / USCG Subport



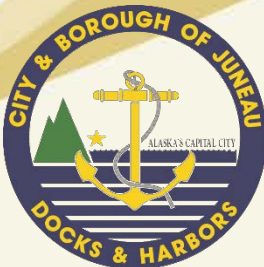
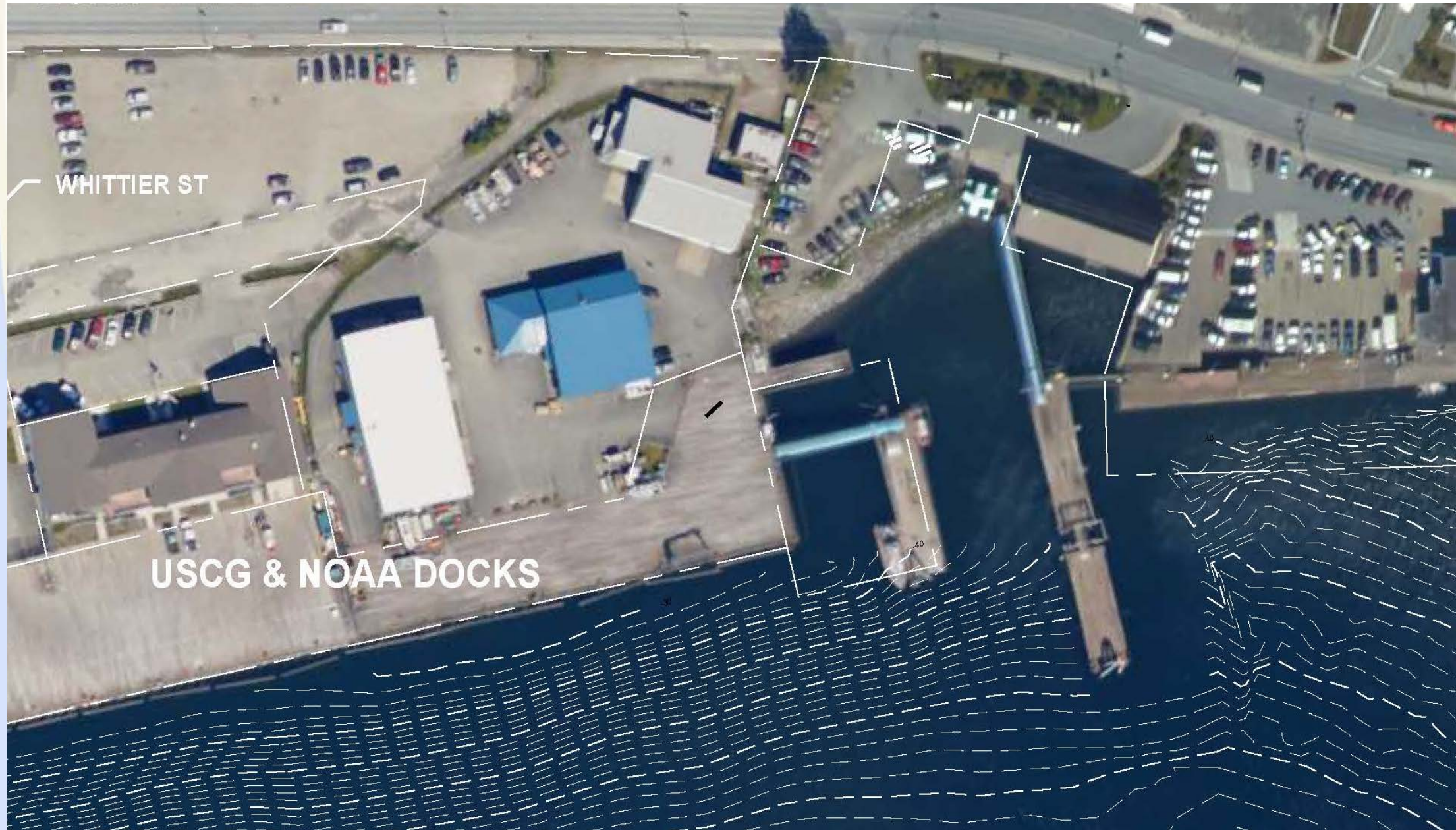


# NOAA / Seadrome (Prelim. Preferred Plan)



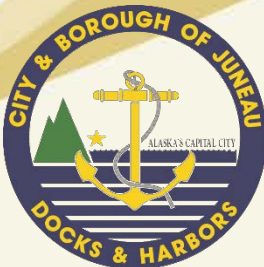
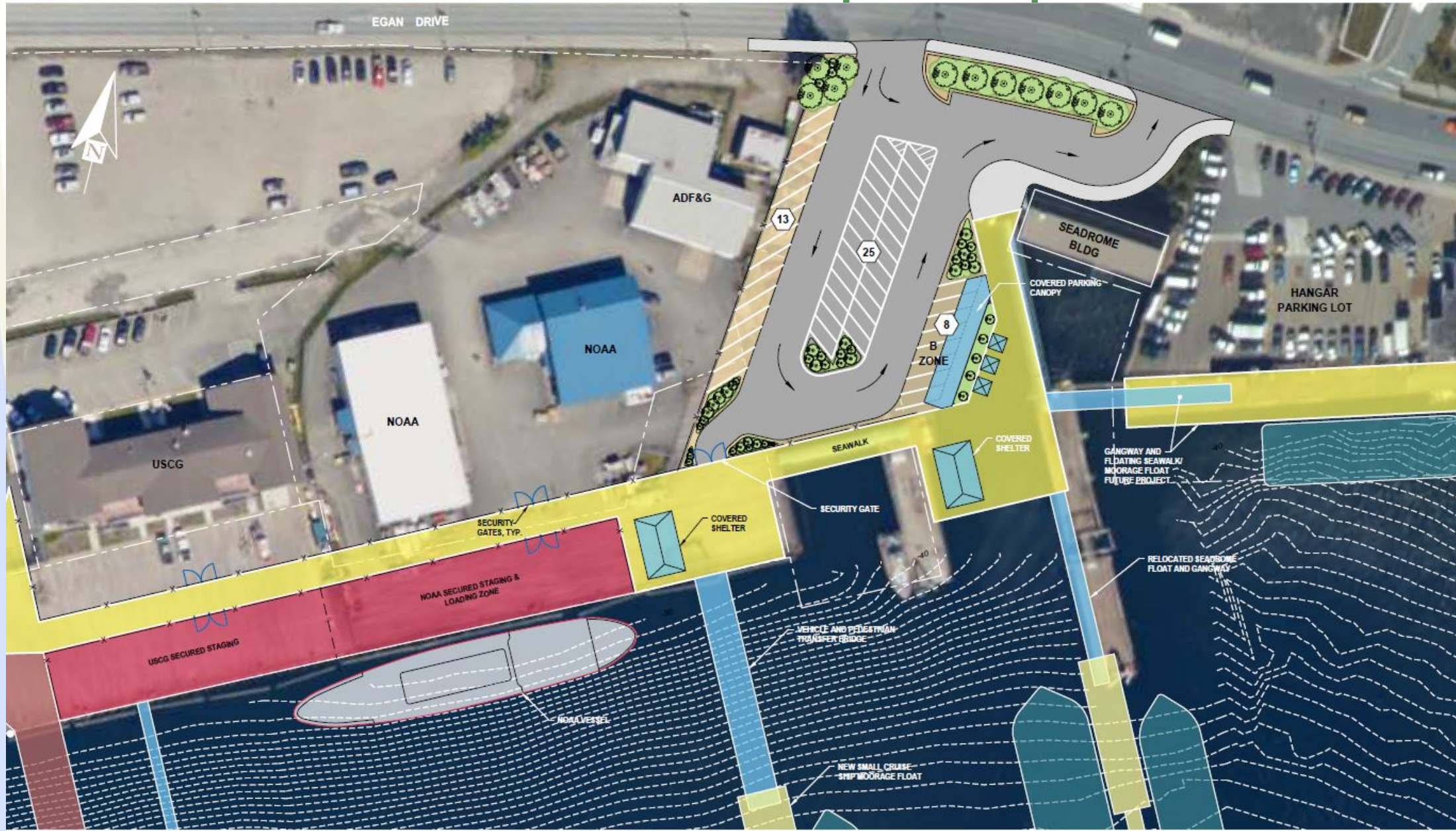


# NOAA / Seadrome Existing Uplands





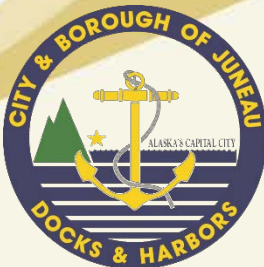
# NOAA / Seadrome Developed Uplands



# NOAA / Seadrome Facility Advantages

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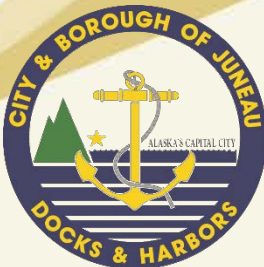
- Provides 700 LF Moorage
- Provides ample uplands for parking, staging & pedestrian circulation
- Provides flexibility for Seawalk extension
- Meets small cruise lines objectives for central downtown location
- Has preliminary support from NOAA and Goldbelt although many details would need to be worked out to move this forward.





# Questions?

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**Engineering & Public Works Department**

155 South Seward Street

Juneau, Alaska 99801

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

DATE: August 27, 2020

TO: Michelle Hale, Chair  
Public Works and Facilities Committee

FROM: Lori Sowa  
Utilities Engineer

THROUGH: Katie Koester  
Engineering and Public Works Department Director

SUBJECT: Composting Grant and Source Control Update

In June, CBJ applied for a grant through the USDA's Community Compost and Food Waste Reduction Pilot Projects. Earlier this week, we were notified that our project was not selected for award. The CBJ's proposed pilot program would have explored the use of cardboard slated for recycling as a carbon source, composted food waste from schools, and facilitated a series of food waste reduction and composting community meetings through the Juneau Commission on Sustainability.

The USDA anticipates having funding for another grant program next year. The work that went into this grant proposal, including the partnerships forged and ideas explored, will provide a good starting point for next year's grant application.

Some of the work planned within the grant proposal is still being pursued in the near term. Staff is working with JuneauComposts! to explore ways to trial cardboard and/or shredded paper as a carbon source in the composting process. While in-person community meetings are not currently advisable due to Covid, JCOS is still interested in hosting Sustainability Sessions on the topic of food waste and composting, either virtually this winter or at a point in the future when community meetings are allowed. Working with schools this year to compost food waste is not possible in our current situation, but this remains a goal once we are through the pandemic.

In related work, the wastewater utility has contracted with Tetra Tech to conduct an Industrial User Survey for the Mendenhall Wastewater Treatment service area as required by the Alaska Department of Environmental Conservation. Through this effort, we will identify known and potential sources of high strength wastes entering our sewer system. This will guide our educational outreach and source control program development geared towards keeping unwanted wastes out of our system.

## MEMORANDUM

TO: Katie Koester  
Engineering & Public Works Director

FROM: Greg Smith  
Contract Administrator

Date: August 26, 2020

SUBJECT: Contracts Division Activity  
August 5, 2020, to August 25, 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.
BE20-286	Melvin Park Field No. 1 Grading	NTP issued to Admiralty Construction on 8/21/20, \$109,142.
BE20-191	Chicken Yard Park and Auke Lake Wayside Improvements	NTP issued to Admiralty Construction for \$209,863. on 08/17/2020
BE21-030	Augustus Brown Pool- Upper Roof Replacement	5 Bids received, Notice of Intent to Award sent to Dawson Construction 08/18/2020, \$362,866.
BE20-230	JPD & DT Library HVAC Control Upgrades	NTP issued to Meridian Systems, Inc 07/23/2020 \$327,159.
BE20-192	Adair Kennedy Park Improvements	Estimate \$200,000. 5 bids received. Low bidder deemed Non-Responsible and bid rejected. Intent to Award to next lowest bidder Admiralty Construction, \$206,375.
BE20-187	JNU Sand Shed Demolition	Estimate \$500,000, bids due 8/26/20.

### **Current RFP's – Services**

RFP E20-267	Planning and Design for S. Franklin Pedestrian Improvements	NTP issued to DOWL on July 29, 2020, for \$397,00.00
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	NTP issued to RMC Engineering Services, LLC on 08/26/2020 in the amount of \$51,360.

### **Term Contracts for General Construction Services (>\$20,000)**

PA 8 to E19-122(D)	BRH Juneau Medical Center Suite A Expansion	NTP issued to Dawson on 8/5/20, \$49,854.
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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.
PA 6 to E19-192(ADM)	Second St to Capital View Drainage Improvements	NTP issued to Admiralty Construction on 8/12/20, \$39,800.

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  
August 5, 2020, to August 25, 2020

Key for Abbreviations and Acronyms

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