

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

May 2, 2022 12:10 PM
Assembly Chambers & Zoom

To participate via zoom please use this link: <https://juneau.zoom.us/j/91849897300> Or
iPhone one-tap: US: +16699006833, 91849897300# or +12532158782, 91849897300# Or
Telephone: Dial (for higher quality, dial a number based on your current location): US:
+1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301
715 8592 Or +1 312 626 6799 Webinar ID: 918 4989 7300

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Regular Meeting - April 11, 2022**

IV. ITEMS FOR ACTION

- A. Proposed Bartlett Regional Hospital "CT's and MRI Replacements" Appropriation**
- B. LEED Certification Centennial Hall Ballroom Renovation**

V. INFORMATION ITEMS

- A. Energy Management and Information System Status Update**
- B. Biosolids Solutions Update**
- C. Update on potential New City Museum Facility**

VI. UPDATE ON PWFC ACTION ITEMS TO ADVANCE 2021 ASSEMBLY GOALS

- A. PWFC Milestones for 2022 Assembly Goals**

VII. CONTRACTS DIVISION ACTIVITY REPORT

- A. Contracts Division Activity Report**

VIII. NEXT MEETING DATE

- A. June 6, 2022, 12:10 PM**

IX. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the

meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**PUBLIC WORKS & FACILITIES COMMITTEE
DRAFT MINUTES – REGULAR MEETING
Assembly Chambers/Zoom Webinar
April 11, 2022**

I. CALL TO ORDER

The meeting was called to order at 12:10 PM.

II. Roll Call

Members Present: Mr. Bryson, Ms. Triem, Mr. Smith and Christine Woll attended via Zoom.

Staff Members Present: Denise Koch, Deputy Clerk Di Cathcart, John Bohan, Jeff Rogers, Dan Bleidorn, Janet Sanbei, George Schaaf, Jeremy Hsieh, Robert Barr, Sherri Layne, Caleb Comas, Cristian Crabtree, and Lori Sowa.

III. APPROVAL OF MINUTES

A. March 7, 2022 – Regular Virtual Meeting

No objection, minutes passed.

IV. ITEMS FOR ACTION

None.

V. INFORMATION ITEMS

A. Junk Vehicle Round Up

Ms. Sowa stated there will be 2 roundups this coming summer. The first roundup will be during the Litter Free cleanup at the beginning of May. The first 50 people to register will be given a free towing to Skookum's lot. The second way is to put an amendment in place which will allow larger vehicles which are currently exempt to come through the Junk Vehicle program. These are more expensive and staff is working with Skookum to develop a pricing structure for these larger classes of vehicle to allow them to come in through the program. There are no anticipated appropriations required for this fiscal year, but an additional \$50,000 has been added to next year's budget to include the expansions.

Discussion included explaining the issues with larger junk vehicles and the processes for approaching these issues.

B. Valley Transit Center Update

Ms. Koch gave a brief update stating the construction has restarted and is anticipated to open sometime this summer...probably in July, but will be announced when it gets closer to the actual date. There will be two electric bus charging stations at the facility. This will also become the main Valley transfer station. This will require some major modifications to the route system in order for this to work with the new facility. There is an extensive outreach to the public currently happening. These will be advertised

allowing public to attend. There is a survey happening at this time...especially desiring the riding public to respond.

Discussion included applying for grants, a downtown circulator, and if the charging infrastructure locks us into a particular bus manufacturer.

C. Parking Management Fund Balance

Mr. Schaaf gave a presentation regarding the parking management and the parking management fund. He stated some changes to the parking permits will be happening in the downtown area. COVID19 changes caused a large hit to the parking fund balance. Contract costs and maintenance costs have continued which have increased over time. Parking fees have not changed in more than 10 years. Marine Parking Garage will increase 40%, which will heavily increase CBJ Department budgets. This will happen July 1, 2022. The fund will stabilize over the next few years, and will be reviewed over the next several years to be sure fees and expenses will keep the balance sufficient.

Discussion ensued regarding parking demand during different times of the year. Questions regarding on-street/off-street parking and the effects of each of the off-street parking price increases. Why were the pay-lots not increased? On-street parking striping should be changed to better mark where cars should park.

D. Appropriating Ordinances

- Augustus Brown Pool - \$3M
- Affordable Housing fund - \$5M
- Information Technology - \$1.5M
- JPD Radio Upgrades - \$500K
- Lemon Creek Multi Modal Path - \$1M
- New City Hall (or renovation) - \$6.3M
- North Douglas Channel Crossing - \$250K
- Teal Street Center (United Human Services) - \$1.3M

Mr. Watt stated these ordinance are already scheduled for April 25, 2022. These are on the Agenda here because there were some questions by the Assembly Finance Committee requiring they come back to the Public Works and Facilities Committee for discussion.

VI. PWFC 2022 Assembly Goals

A. PWFC Milestones for 2022 Assembly Goals

Mr. Behnke mentioned that JCOS has been working to identify a process for Zero Waste which will help move this goal forward. He also stated the contract to update the Greenhouse Gas Emissions inventory is going forward through Purchasing for Sole Source of the only company which will look at the community greenhouse gas emissions, not just a single business or residence.

Discussion included questions regarding the Zero Waste strategy and the Alaska Youth for Environmental Action group from the Juneau Douglas High School, been working with local restaurants to get environmentally friendly to go containers, and whether JCOS is

acknowledging businesses which are being environmentally friendly and contributing to the school program. Discussion also included the Sustainability reward program.

VII. CONTRACTS DIVISION ACTIVITY REPORT

A. March 3, 2022 to April 6, 2022

VIII. NEXT MEETING DATE

A. Next Regular Meeting will be May 2, 2022, 12:10 PM

IX. ADJOURNMENT

The meeting adjourned at 12:58 PM.

Packet Page 6 of 60
Bartlett Regional Hospital

3260 Hospital Drive, Juneau, Alaska 99801

907.796.8900

www.bartletthospital.org

DATE: March 23, 2022

TO: Wade Bryson, Chair
Public Works and Facilities Committee

FROM: Robert Tyk, Chief Financial Officer
Bartlett Regional Hospital



RE: Proposed Bartlett Regional Hospital "CT's and MRI Replacements" Appropriation.

Bartlett Regional Hospital (BRH) requests an appropriation of 2.3M from the BRH Cash reserves for the purpose of creating a new capital project titled "CT's and MRI Replacements". Two CT Scanners and the MRI have reached the end of their useful life and replacement is scheduled. BRH is in need of Design Services, Contract Management and Construction Services related to the installation of the BRH purchased equipment. This project is estimated to cost \$2.3M.

I recommend that you forward the following to the full Assembly for approval:

Appropriate \$2,300,000 from Bartlett Regional Hospital into a new CIP fund for FY 22.

Cc: Jerel Humphrey, Chief Executive Officer
Marc Walker, Director of Facilities
Katie Koester, Director Engineering and Public Works



DATE: May 2, 2022

TO: Wade Bryson, Chair
Public Works and Facilities Committee

THROUGH: Katie Koester, Engineering & Public Works Director

FROM: Jeanne Rynne, Chief Architect

SUBJECT: LEED Certification
Centennial Hall Ballroom Renovation

Executive Summary

In accordance with CBJ Municipal Code 49.35.800 (c), staff presented a request for exemption to the LEED Certification requirement of the Centennial Hall Ballroom Renovation to the Juneau Commission on Sustainability (JCOS) at their April 6, 2022 meeting. JCOS approved staff's recommendation for an exemption. Code requires that requests for exemption obtain consent from the Manager and the Assembly, upon consideration of the recommendation from JCOS. Staff requests the recommendation for exemption be forwarded to the Assembly through the City Manager.

Background

The CBJ Municipal Code 49.35.800 requires that renovation of existing CBJ buildings over \$5M achieve a minimum level of LEED Certification. The estimated cost of the Centennial Hall Ballroom Renovation project is \$5.8 million. The exception procedure allows for a determination of economic feasibility to exempt a project from LEED Certification. The primary reason that we are requesting the exemption is that the project does not meet LEED eligibility criteria, namely because it is a partial building renovation. Please see the April 6, 2022 memo to JCOS. Indirectly the exemption request meets the criteria of not being economically feasible as we do not have the funds to undertake a whole building renovation at this time. Voters approved \$7M for a renovation of Centennial Hall in 2019, which limits the scope of work for this project. Furthermore, the scope was confined to the ballrooms to complete the highest priority improvements while allowing for potential expansion in the future. None of the scope of work in this project would need to be redone or demolished if Centennial Hall is expanded in the future. Furthermore, the work that is being done under the Ballroom Renovation project, would be in support of LEED Certification at such time that a whole building renovation is completed.

Furthermore, staff agrees with JCOS's recommendation to consider future modifications to this code section and is happy to provide support for that effort.

Action

We request that the PWFC recommend approval of the LEED Certification request, along with the recommendation from JCOS, be forwarded to the Assembly through the City Manager for consent.

49.35.800 - Sustainable building standards for construction and renovation of buildings.

(a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

- (1) LEED shall be the quantitative measurement for how well standards are met;
- (2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;

(A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

(b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

- (1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.

(c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.

(d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.



**Juneau Commission
on Sustainability**

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

Date: April 20, 2022
To: Wade Bryson, Chair, Assembly Public Works & Facilities Committee
Thru: Katie Koester, Director, Engineering & Public Works
From: Gretchen Keiser, Chair, Juneau Commission on Sustainability
Subject: LEED Certification and Potential Exemption under CBJ Code 49.35.800
Centennial Hall Ballroom Renovation

In accordance with CBJ Municipal Code 49.35.800 (c), the CBJ Chief Architect approached the Juneau Commission on Sustainability (JCOS) with a request that JCOS recommend to you that the Assembly exempt the Centennial Hall Ballroom Renovation (CHBR) project from the requirement for LEED Certification. See the attached April 6, 2022 memo from Ms. Jeanne Rynne for a summary of the project circumstances and LEED certification.

JCOS Recommendation: JCOS recommends that the Assembly consider an exemption from LEED certification be granted for the CHBR project. The JCOS recommendation is based on the following reasons:

1. The project's scope is only a *partial renovation of the entire Centennial Hall building*, which effectively undermines its ability to achieve LEED certification – a process typically applied to a building as a whole. Specifically, the project does not include HVAC replacements in non-ballroom parts of the building, no windows/daylighting, no restrooms/plumbing, and no exterior work related to location or transportation – all of which are factors affecting a project's eligibility for LEED certification.
2. According to Ms. Rynne, the CHBR project incorporates a number of green building practices to the extent possible, including:
 - a. A new highly efficient HVAC system with: separately zoned to each of the three ballrooms, air source heat pumps, a variable frequency air handling system, occupancy load demand controls for outside air ventilation, and reuse of existing air ducts.
 - b. Low/no VOC products will be specified to improve indoor air quality.
 - c. An indoor air quality management plan will be implemented by the contractor.
 - d. The contractor will implement a waste management plan and JCOS further recommends that the CHBR project serve as a demonstration project to identify practices that can allow

for the reuse of the construction and demolition materials and reduce the waste disposed at the landfill.

3. According to Ms. Rynne, the energy efficiency improvements in this project will facilitate LEED certification when the overall building remodel is completed, with the potential inclusion of a bigger capital complex.

To be clear, JCOS' recommendation for an exemption does not address the specific grounds for granting an exemption – the economic feasibility of achieving LEED certification – as enumerated in CBJ Code 49.35.800(c).

Additional JCOS Recommendation: The CBJ Chief Architect also made recommendations regarding possible improvements to CBJ Code 49.35.800. The LEED Certification code has been in place since 2011 and a number of public facilities have achieved LEED certification. In 2019, an exemption to the LEED certification requirement was granted for the Airport North Terminal Project with an agreement to implement certain EV purchase, charging infrastructure, and rental fleet incentive provisions that have yet to be accomplished to my knowledge. Modifications to the code may be warranted to address current green building standards, revisions to the grounds for considering an exemption, an updated project cost threshold, etc. The JCOS is available to collaborate with CBJ staff on a review of CBJ Code 49.35.800.

Attachment

April 6, 2022 Memo. Ms. Rynne to Ms. Keiser, *LEED Certification. Centennial Hall Ballroom Renovation.*

cc: Rorie Watt, CBJ City Manager
Jeanne Rynne, CBJ Chief Architect



DATE: April 6, 2022

TO: Gretchen Kaiser, Chair
Juneau Commission on Sustainability

FROM: Jeanne Rynne, Chief Architect

SUBJECT: LEED Certification
Centennial Hall Ballroom Renovation

Executive Summary

In October 2019, voters approved funding for renovations to Centennial Hall. CBJ Engineering is proceeding with a \$5.8M renovation of the ballrooms toward that end. CBJ Municipal Code 49.35.800 requires that renovation of existing CBJ buildings costing over \$5M achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The Centennial Hall Ballroom Renovation is challenged to meet LEED Certification as the facility type and scope of the renovations do not meet LEED eligibility criteria. In spite of this, CBJ is striving to incorporate sustainable features in the project to the extent possible. The purpose of this memo is to inform the Commission of this challenge, to demonstrate our efforts toward achieving sustainable elements in the project scope and to request the commission recommend the Assembly exempt Centennial Hall Ballroom Rennovations from LEED certification.

Background

As construction costs have escalated since October 2019 due to pandemic related material and supply chain issues, the scope of the renovations have had to be reduced to focus primarily on the ballroom renovations. Also, Centennial Hall will be potentially impacted by plans for a future Capital Civic Center. This focus on the ballrooms serves to improve the current facility and allows for expansion in the future. No work done as part of this renovation will need to be redone or demolished to allow for the future expanded project. Moreover, these ballroom improvements will facilitate LEED certification for a future whole building renovation.

Challenges to eligibility for LEED Certification

In analyzing the project's ability to achieve LEED certification, we reached out to a LEED consultant who confirmed the challenges we outline below.

- LEED Certification is applied to a building as a whole. It is difficult to separate out a portion of a building to achieve certification for just that portion. This would require the distinct area being separately metered, etc.
- The ballrooms are within a building that is not LEED certified.
- We are not replacing the HVAC in the non-ballroom spaces; as the existing HVAC systems are 38 years old, it is quite likely that they do not meet minimum LEED certification requirements.
- Within our project space, there are no plumbing fixtures or regular occupants. Thus, credits associated with water efficiency do not apply.
- There are no existing windows in the ballroom and they are not desired based on the intended function of the space. Credits in Indoor Environmental Quality are earned based on views and daylighting.
- We will not be adding anything to the exterior of the building such as bike racks, rainwater management or EV parking. These items are related to the LEED Location and Transportation credits.
- Due to the above constraints, this project does not fit within any of the LEED Certification frameworks.

Sustainable Elements Included in the Project

Despite the eligibility challenges for LEED certification, we are incorporating green building practices to the extent possible. These strategies include:

- HVAC:
 - The current system has high-energy use because it uses older technology with all three ballrooms zoned as one single, larger zone. The new system will be zoned by individual ballrooms. This promotes energy efficiency as the ballrooms can be scheduled independently with the heating/cooling only provided to the individual zone.
 - Air source heat pump units will be utilized to provide the heating/cooling of the (3) separate ballroom spaces via variable refrigerant flow type duct coils installed in the existing ductwork.
 - The original air handling unit will be replaced with a new, more efficient unit, utilizing variable frequency drives.
 - The new air handling system will use demand control ventilation strategies to provide only minimal outdoor air when the space is not occupied. Outdoor ventilation air is increased as the occupant load increases.
 - The new system will reuse the existing ducts to reduce construction waste.
 - We anticipate this work to reduce the Ballroom EUI (Energy Use Intensity^[1]) by 61% from 131 to 51

- Products with low to no VOC (volatile organic compounds) will be specified to improve indoor air quality.
- Contractor will implement an Indoor Air Quality (IAQ) management plan during construction. This plan will insure that construction practices will lead to a high level of indoor air quality for occupants.
- Contractor will implement a Waste Management plan, which will lessen the construction impact on our waste stream.
- Energy efficiency improvements included in this ballroom project will facilitate the entire building achieving LEED certification when a complete remodel is accomplished.

Future Recommendations

JCOS may want to consider proposing modifications to 49.35.800 to include exceptions related to the inability to meet LEED eligibility criteria due to project scope or facility use. Currently the code does not address this condition. Language indicating that the LEED requirement apply to renovations that include 50% or more of the building might mitigate this issue.

Additionally, JCOS may want to consider increasing the dollar threshold for which LEED Certification is required in light of recent construction cost escalation.

Requested Action: Recommend the Assembly exempt Centennial Hall Ballroom Renovations from LEED certification since as a partial building renovation of ballrooms, the project scope is not eligible for LEED certification.

^[1] EUI (Energy Use Intensity) expresses a building’s energy use as a function of its size. One EUI =1000 BTU/SF/year. Per Energy Star the median EUI in the US for a convention hall/meeting hall is 56.1



TO: Wade Bryson, Chair Public Works and Facilities Committee
FROM: Nate Abbott, Building Maintenance Supervisor, Parks and Recreation Department
DATE: April 27, 2022
RE: EMIS Status Update

On December 4, 2021, the Assembly adopted new goals; several of these goals had energy reduction and sustainability components to them. Facilities Maintenance, in collaboration with the Public Works and Engineering Department, Engineering Division and the Finance Department, has been working to implement an Energy Management and Information System (EMIS) to help achieve these goals. EMIS is a broad family of software tools that monitor, analyze, and control building energy use and system performance. Implementing an EMIS for CBJ will help reduce energy usage, greenhouse gas emissions, and costs. On average Better Buildings, an initiative of the U.S Department of Energy, reports that organizations that implement a basic EMIS can realize 2.4% in energy savings. For CBJ buildings, this could equate to over \$75,000 in annual energy savings, or another way to look at it is the potential to save 22,481 gallons of fuel and 791,000 kwh in electricity.

Facilities Maintenance is currently using an EMIS called Energy Star Portfolio Manager to track energy usage. This is a free software supported by the Federal Government. Energy Star Portfolio Manager provides some basic tools to track usage in facilities and compare usage to other like facilities. Entering in historical and current energy usage allows staff to easily identify and research changes in usage. For example, at the Downtown Library we realized that a significant decrease in usage coincided with the installation of a new building control system. At the Glacier Fire Station the information was used to identify a significant increase in the facilities energy use which prompted an investigation into the operations and maintenance practices to identify the source of the increase. CBJ has energy usage data entered from 2015 to present day for 32 facilities.

Ongoing plans include the purchase of a purpose built EMIS system to use for tracking usage in CBJ Facilities. Energy Star Portfolio Manager is a great program and it is free but it lacks a lot of functionality and features that will help make an EMIS sustainable. We have spent the last several months developing a list of needed features in an EMIS solution and have been demoing software with the goal of selecting a long-term software solution to be implemented in July of 2022 for a pilot program of roughly 30 facilities. Software pricing typically is based on the number of utility meters you want to track and the number of utility bills you want to automatically import. We have allocated \$15,000 in the Facilities Maintenance Budget for FY23 for the software purchase this will cover basic software and allow us to work with automatically importing some utility bills.

Once a software is selected, we will develop and implement a process to insure energy information is entered into the EMIS on a regular basis. The long-term success of any EMIS hinges on the consistent and timely input of energy data. We also need to continue to track down and enter in historical usage information for facilities going back to at least 2008. The more historical information we have on facilities the easier it is to identify operation and maintenance issues that may be contributing to high energy usage. Implementing an EMIS is an important component of a city wide energy management program that will help us be more energy efficient in the operations and maintenance of our facilities.

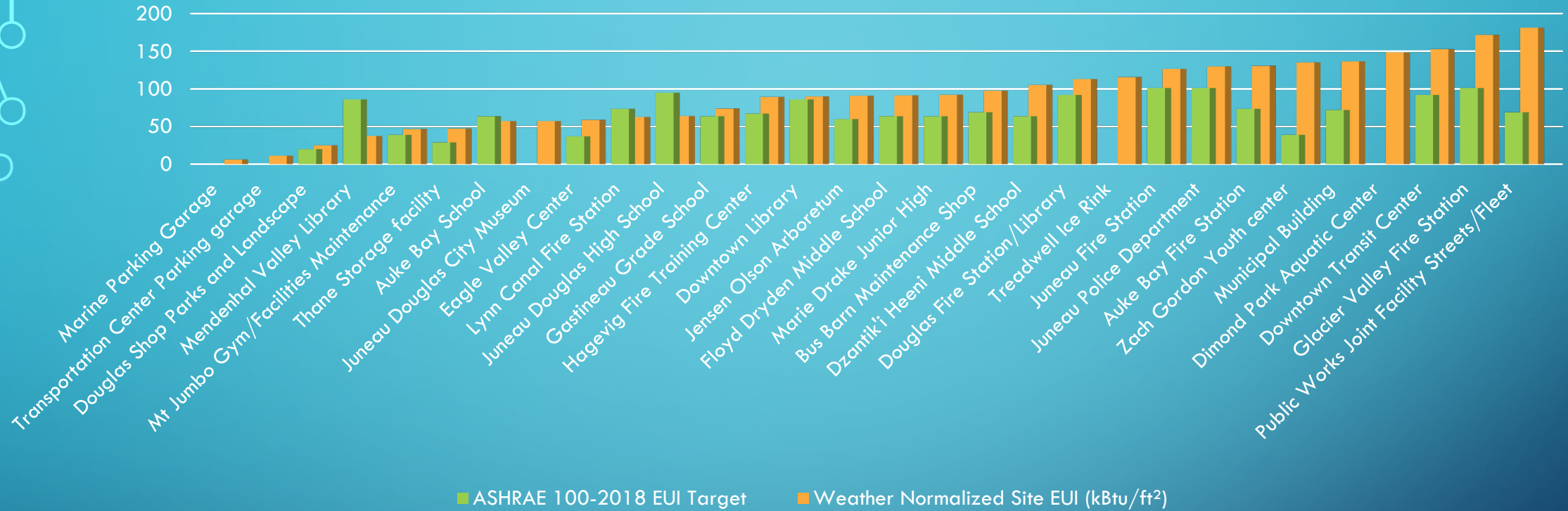


CBJ ENERGY USE AND MANAGEMENT

IMPORTANT TERMS

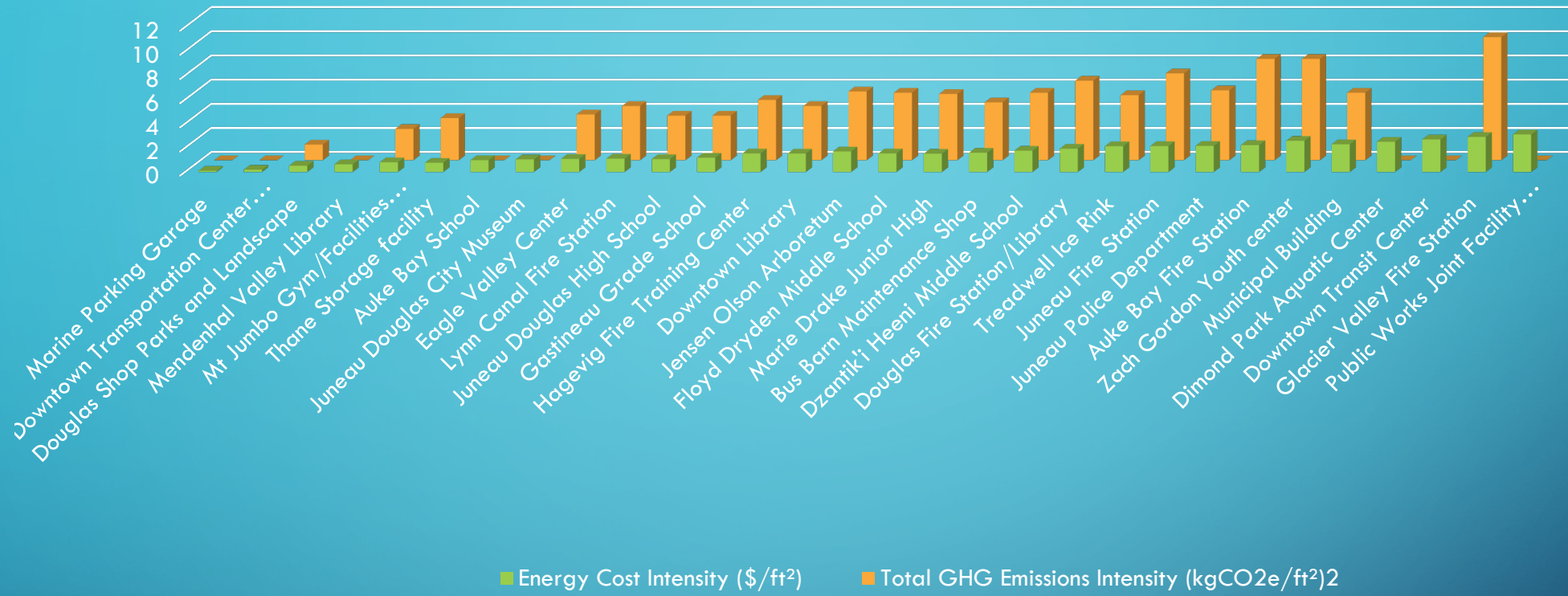
- Energy use intensity (EUI) = Energy use per square foot per year in 1000 Btu's (industry standard on measuring energy usage)
- Energy Cost Intensity = energy cost per square foot per year
- Green House Gas Emission Intensity = KgCO₂e per square foot per year
- Target energy use intensity (Target EUI) = Target energy use per square foot per year in 1000 btu's as defined by ASHRAE Standard 100-2018 Energy Efficiency in Existing Buildings.

Weather Normalized Site EUI VS Target EUI



- ASHRAE 100-2018 sets EUI targets for facilities adjusted for climate zone and operating hours
- ASHRAE does not have a target EUI for all facility use types

Energy Cost Intensity and GHG Emission Intensity



- Some facilities have no GHG emissions due to being all electric

Downtown Library

Baseline: [N/A](#)

Summary

Details

Energy

Water

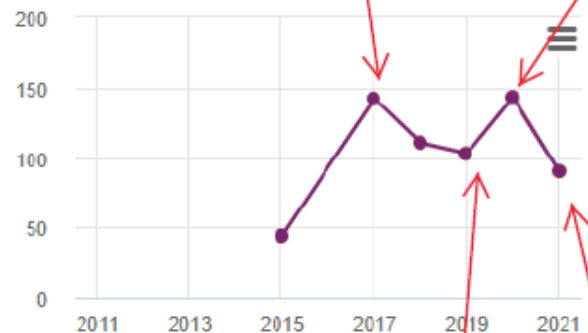
Waste & Materials

Goals

Design

Weather Normalized Site EUI Trend (kBtu/ft²)

[Change Metric](#)



(Chart current as of 02/02/2022 09:49 AM GMT-0900)

[Refresh Chart](#)

LED Lighting completed

Outside air dampers malfunction

Pandemic 100% outside air

Metrics Summary

Metric	Dec 2018 (Other)	Dec 2021 (Other)	Change
ENERGY STAR Score (1-100)	Not Available	Not Available	N/A
Site EUI (kBtu/ft ²)	110.7	90.1	-20.60 (-18.60%)
Weather Normalized Site EUI (kBtu/ft ²)	110.7	90.1	-20.60 (-18.60%)
Energy Cost (\$)	35,780.63	27,679.16	-8101.47 (-22.60%)
Total GHG Emissions Intensity (kgCO ₂ e/ft ²)	5.0	4.5	-0.50 (-10.00%)
Total GHG Emissions (Metric Tons CO ₂ e)	90.8	82.0	-8.80 (-9.70%)

EUI reduction attributed to controls and LED upgrades

Controls upgrade completed

Green house gas reduction attributed to controls upgrade

Example of project verification

- Estimated 17 point reduction in EUI
- Estimated \$12,100 annual reduction in energy costs
- Estimated \$166,700 in life cycle cost savings.
- Estimated actual reduction 20 points EUI
- Estimate actual annual savings of \$8,000

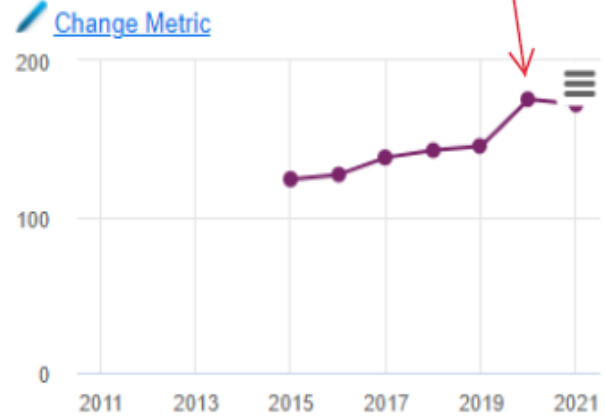
Energy Use

Annual energy use averages 8,300 gallons of fuel oil and 229,000 kWh of electricity. The building has an Energy Use Index (EUI) of 117 kBtu/sqft which is 20% higher than the average coastal Alaska library. A reasonable goal is to reduce the EUI to 100 kBtu/sqft by incorporating optimal control sequences in the DDC system and pursuing EEMs.

GLACIER FIRE STATION

Sharp rise in EUI from 1 year to the next

Weather Normalized Site EUI Trend (kBtu/ft²)



(Chart current as of 02/08/2022 11:49 AM GMT-0900)

Refresh Chart

Change Metrics

Change Time Periods

Metrics Summary

Metric	Dec 2018 (Other)	Dec 2021 (Energy Current)	Change
ENERGY STAR Score (1-100)	Not Available	Not Available	N/A
Site EUI (kBtu/ft ²)	138.0	172.5	34.50 (25.00%)
Weather Normalized Site EUI (kBtu/ft ²)	142.5	171.8	29.30 (20.60%)
Energy Cost (\$)	43,594.22	52,662.24	9068.02 (20.80%)
Total GHG Emissions Intensity (kgCO ₂ e/ft ²)	8.0	10.2	2.20 (27.50%)
Total GHG Emissions (Metric Tons CO ₂ e)	143.8	184.1	40.30 (28.00%)

GHG increased almost 30% compared to 2018 indicating that increase in EUI is due to heating source

Example of why tracking is important

- Sharp rise in EUI from 2019-2020
- Sharp rise can be attributed to heating this is indicated by the increase in GHG intensity
- Rise was investigated and found to be related to operations and boiler setting
- Need continue to track to verify results



DATE: May 2, 2022

TO: Wade Bryson, Chair Public Works and Facilities Committee

THROUGH: Katie Koester, Director of Engineering and Public Works

FROM: Denise Koch, Deputy Director of Engineering and Public Works and Brian McGuire, Utility Superintendent

SUBJECT: Biosolids Solutions Update

Problem

The treatment of wastewater (sewage) results in the production of biosolids. Currently, biosolids are transported to Oregon for landfill disposal. This disposal solution is very expensive. The cost of shipping – and not disposal drives the costs. Shipping costs have increased significantly (~25%) in the last few years and are still expected to climb. Currently, it costs \$4,201 to ship a connex and with approximately 340 connex containers shipped per year, an annual operating cost of approximately \$1.4 million.

Potential Solutions - Disposal of Biosolids

Capital Landfill –

Capital Landfill accepted biosolids between March 2019 and May 2021. In May 2021, Capital Landfill stopped accepting biosolids due to general odor concerns at the landfill. Waste Management is still battling odor concerns and is not willing to accept biosolids.

Beneficial Reuse (i.e. land application) –

Biosolids cannot be land applied anywhere in Alaska due to levels of Per- and Polyfluoroalkyl Substances (PFAS) that exceed Alaska Department of Environmental Conservation (DEC) standards. It is possible to land apply CBJ's PFAS affected biosolids in Washington or Oregon. However, this method still incurs the majority of the disposal costs - shipping. Plus, those state's long term position on solids containing PFAS is uncertain.

Thermal Treatment (commonly thought of as incineration) –

There are two permitted thermal treatment units in Alaska that are approved to destroy PFAS in contaminated soil. Both of these units are located in Southcentral Alaska. However, the cost to ship the biosolids and then treat them for PFAS is cost prohibitive.

Maximize bulk density (pack it in!) –

Increase the mass of biosolids per shipping container by reducing the amount of pore (i.e. empty) space. CBJ worked with vendors to get quotes for options such as a crusher or pelletizer. The table below contains estimates for these technologies. Either of these options would reduce the number of connex containers that need to be shipped and significantly reduce annual shipping costs. Operational cost increases associated with additional electricity would be minimal.

Method	Density (lb/ft ³)	Connex/Yr	2022 Shipping Cost per Connex (\$)	Annual Shipping Cost (\$)	Estimated additional capital cost of option (\$)	Estimated annual shipping savings (\$)	Simple Payback (YR)
Current	10	340	4,201	1,428,340	0	0	NA
Crusher	25	111	4,201	466,311	2,500,000	962,029	2.5
Pelletizer	35	79	4,201	331,879	4,000,000	1,096,461	4

Increasing the density of the biosolids will immediately decrease our annual operating costs to ship biosolids out of the community and has a very short payback period.

Recommended Action

Move forward with an ordinance to purchase a crusher using \$2,500,000 from the Wastewater Enterprise Fund.



—Juneau Douglas—
CITY MUSEUM

Juneau-Douglas City Museum
114 West Fourth Street
Juneau, Alaska 99801
907-586-3572
www.juneau.org/museum

To: PW&F Committee Chair, Wade Bryson and Committee Members
From: Beth Weigel, Museum Director
Cc: City Manager, Rorie Watt, Deputy City Manager, Robert Barr, Engineering and Public Works Director, Katie Koester
Re: Update on potential New City Museum Facility

At the City Manager's request, I am providing an update on the City Museum's current facility, the Veteran's Memorial Building and how a New City Museum Facility would benefit our community. Links to previous discussions on a New City Museum at COW meetings are below.

Link to 12/6/2019 COW packet for the initial New City Museum proposal by City Manager:

<https://packet.cbjak.org/CoverSheet.aspx?ItemID=7706&MeetingID=1191>

Link to 3/2/2020 COW packet for City Museum Update by City Manager:

<https://packet.cbjak.org/CoverSheet.aspx?ItemID=7987&MeetingID=1264>

Since the Juneau-Douglas City Museum moved into the Veteran's Memorial Building in 1989, a wide range of improvements, remodeling, and retrofitting have occurred to turn this once library into a museum. However, this now 71 year old historic building is in great need of further improvements to fix an ongoing and growing water infiltration problem that puts the permanent collection at risk. Additionally, collections storage is at capacity and hinders our ability to carry out our mission as a public trust to collect, preserve, exhibit, and interpret the cultural and historical objects of the Juneau and Douglas areas.

A New City Museum facility located on the waterfront would provide better access for both our local community and seasonal visitors since the current location has no parking, no easy public or commercial drop off point, and requires effort to walk uphill from where cruise ship visitors disembark. By doubling the square footage, the City Museum would not only be able to better protect and preserve the invaluable objects in its care, but also be able to better serve and highlight underrepresented communities and stories of our past by creating a more equitable and inclusive public facility. The need for this type of community engagement was clearly evidenced when working with Indigenous partners recently to mount the award winning exhibit *Echoes of War: Unanga's Interment during WWII* and to re-install the Wooshkeetaan Kootéeyaa (one of four totem poles in our collection) inside the State Office Building.

Finally, a New City Museum Facility on the waterfront will provide an opportunity to increase our revenue from admissions, museum store sales, rentals, and programs. A waterfront location would also allow us to become an Ambassador for the CBJ welcoming visitors and growing meaningful and productive relationships in our community that demonstrate an awareness of Juneau's cultural heritage, values, and community memory so we may draw strength and perspective from the past, inspire learning, and find purpose for the future.



Veteran's Memorial Building

- Built in 1951 entirely with public funds.
- Site of the July 4th 1959 Statehood Ceremony and Celebration
- 1951-1989 Home to Juneau Memorial Library
- Placed on the National Register of Historic Places in 2006
- 1989 – present Home to Juneau-Douglas City Museum

An Aging Historic Building that used to be a Library



Poorly insulated windows that allow moisture buildup on the inside that is deteriorating window coverings on the inside.



An Aging Historic Building that used to be a Library

Pop out walls from the inside that are impacted by poorly insulated windows.



An Aging Historic Building that used to be a Library

Wainscoting, the fireplace, and an old wood box limit exhibit options.



An Aging Historic Building that used to be a Library



Currently the Museum Store is small and awkwardly shoehorned in between the lobby and the main gallery.

An Aging Historic Building that used to be a Library

All objects must be carried up narrow steep stairs.

Collections Processing room that was designed to process books. Limited space.



Water Main Shut Off in Collections Storage. Covered for protection if fails but also creates difficulty in shutting off.

An Aging Historic Building that used to be a Library

Original Library shelving converted to accommodate object storage.



An Aging Historic Building that used to be a Library

HVAC system retrofitted into basement. Low clearance and no ceiling.



Water Infiltration



Standing water which turns to ice in winter is a constant problem outside behind the building around HVAC system fans and on drainage pads. Standing water drains into the building bringing storm water into sewer system and on to treatment plant. Main drain inside old boiler room cannot always keep up with drainage resulting in flooding.



Water Infiltration

Water makes way to drain soaking floor and carpet in Collections Processing Room. Note Water bug alarm.



Water leaking down walls and behind wall covering in Collections Processing Room.



Water weeping down wall in Collections Storage Room. A constant clean up to mitigate water.



Water coming through pop out wall soaking carpet in Murray Gallery.



Standing water from weeping walls moves toward the drain in the Collection Storage Room.

Water Infiltration



Water saturates and rots old interior wood moldings around block windows and vents in the Collections Storage Room in the basement. Rot can introduce pests and mold that can harm collections.



Collections Storage at Capacity



Collections Processing Room is used to store overflow from the Collections Storage Room. Can no longer add framed art to permanent collection due to lack of storage. Documents in the permanent collection stored in archival boxes near capacity.



Collections Storage at Capacity

Even after undertaking a space saving project with museum professional, shelves in the Collections Storage areas are near capacity.



Collections Storage at Capacity



Large object storage area near capacity. Many objects difficult to move. Storage solutions are the best we can do, not best practice.



Benefits of a New City Museum Facility on the Waterfront

Increase accessibility to the City Museum for both the local community and seasonal visitors.

Create additional collections storage and exhibition space allowing the City Museum to more effectively carry out its mission as a public trust to collect, preserve, interpret, and exhibit those materials that document the cultures and history of the Juneau and Douglas area.

Build trust in the community through inclusivity and equity for underrepresented communities.

Increase revenue from admissions, museum store sales, rentals, and programs.



Space Description	Size	Quantity	Total Space	Occupants	Comments
EXHIBITION / PUBLIC AREAS					6,914 SF
Entry Vestibule	100	1	100	0.0	
Lobby	400	1	400	26.7	Current lobby area is 315 sf
Gift Shop	300	1	300	10.0	Current giftshop is 0 sf, shoehorned into lobby, integral to cost recovery
Temporary Gallery	650	1	650	21.7	
Permanent Gallery	700	1	700	23.3	
Permanent Gallery	400	2	800	26.7	
Permanent Gallery	700	1	700	23.3	
Public restroom - Mens 1 WC, 1 urinal, 1 lav	170	1	170		
Public restroom - Womens 4 WC, 1 lav	230	1	230		
Discovery Room	200	1	200	6.7	

COLLECTIONS AREA						6,054 SF
Collection Storage	1800	1	1,800	6.0		
Collection Storage to incorporate collections currently off site	700	1	700	2.3		sf somewhat speculative, dependent on actual collection size, best guess
Collection Storage - New, expansion	700	1	700	2.3		more would be better - current storage space (1800) is overfull
Clean collection workroom	400	1	400	1.3		
Dirty collection workroom	250	1	250	0.8		
STAFF AREA						
Office - Director	150	1	150	1.0		
Office - Curator of Collections	100	1	100	1.0		
Office - Curator of Education/Programs	100	1	100	1.0		
Office - Admin	100	1	100	1.0		
Copy/Print area	100	1	100	1.0		
Staff restroom - unisex	50	1	50			

Mechanical	900	1	900	3.0	
Janitorial	60	1	60	1.0	Would be nice for this to be large enough to have a standing height slop sink & close to dirty room
Subtotal			9,660	160.2	
Stairs	200	2	400		3208.2
Elevator - One elevator 2 stops	100	2	200		
Elevator Mech Room	100	1	100		
Circulation - Classroom, events, rentals, public waterfront viewing	2608.2	1	2,608		
			12,968		12,968 SF
Existing Facility	5500SF				
Construction Cost?			\$ 8,429,330		

Other Informational Documents Included in the Packet

Frequently Asked Questions about the Juneau-Douglas City Museum (2022) prepared by City Museum Staff

Draft of New City Museum Square Footage Needs (2019) prepared by Nathan Coffee, retired CBJ architect

AAM TrendsWatch: Museums as Community Infrastructure (2022)

AAM Museum Facts: At A Glance (2022)

AAM Museums and Trust (2021)



**American
Alliance of
Museums**

Portrait of Alaska: A Rie Muñoz Retrospective

New Exhibit Opening – First Friday, May 6th, 4-7pm

June 3rd First Friday

Stop in for a behind the scenes tour.

July 1st First Friday

Celebrate the 15th Anniversary of the Jensen-Olson Arboretum with a special exhibit



Frequently Asked Questions about the Juneau-Douglas City Museum

New City Museum Facility

Why build a New City Museum on the waterfront?

Building a New City Museum facility on the waterfront would provide better access for both our local community and seasonal visitors since the current location has no parking, no easy public or commercial drop off point, and requires effort to walk uphill from where cruise ship visitors disembark. It would also provide an opportunity to increase our revenue from admissions, museum store sales, rentals, and programs. A waterfront location situates the City Museum as an Ambassador for the CBJ welcoming visitors and growing meaningful and productive relationships in our community that demonstrate an awareness of Juneau's diverse cultural heritage, values, and community memory creating a more equitable and inclusive public facility.

Why not renovate the current City Hall building to become the New City Museum?

Renovating or retrofitting the current City Hall to become a museum would introduce the same kinds of issues the City Museum faces in the Veteran's Memorial Building. Since the building was not intended to be a museum the building would need all the same kinds of upgrades and changes that were done to the Veteran's Memorial Building. Some of these would include the installation of an HVAC system, installation of gallery lighting, pop out walls to cover windows, appropriate collections storage with high density storage space, processing space, and other specialized equipment. The current City Hall is also relatively old and in great need of repair. The basement of the building would not be usable for collections since it is below the water table and could easily flood. The size and shape of the building does not lend itself to easy monitoring of visitors.

Why not incorporate a New City Museum into the New City Hall on Willoughby?

Having a parking facility would be more useful for City Hall, and designing a multipurpose building that has varying functional needs could be challenging and more expensive. While placing the City Museum in this area would further concentrate the arts options for visitors, it would also introduce unneeded competition with the State Museum or other arts venues.

Why not further renovate and remodel the Veteran's Memorial Building?

Any renovations and remodeling to the outside of the building would jeopardize its listing on the National Register of Historic Places. And since the building can't be expanded, the City Museum has outgrown the building. There is no longer adequate storage space to further grow the permanent collection. This impedes the City Museum from fulfilling its function as a public trust that collects and preserves those materials that document the cultures and history of the Juneau and Douglas area.

Who are the City Museum's stakeholders that will financially support the building of a New City Museum?

In addition to the Friends of the Juneau-Douglas City Museum, other stakeholders include the Juneau Community Foundation, local Rotary Clubs, the Rasmuson Foundation, Museums Alaska, the Juneau Delegation, AEL&P, the mining community, corporations within the Indigenous community, The Filipino Community and various private donors.

What are must haves for a New City Museum?

Must haves for a new facility would include an appropriate air handling or HVAC system, storage areas that include high-density mobile storage systems, a processing area, a work area for making mounts, labels and other things needed for exhibitions, high speed internet, both built in and free standing case-work, interactive exhibit areas for visitors of all ages, multiple galleries with appropriate lighting, minimal natural light in collections and galleries, an admissions/welcome area, a media screening room, administrative offices, public restrooms, a museum store, a multipurpose community room for classes, programs and events, a small kitchen and break area, and an elevator for both visitors and freight.

Veteran’s Memorial Building and Off-Site Storage

What year was the Veteran’s Memorial Building built?

1951

What year did the City Museum move into the Veteran’s Memorial Building?

1989

Where else has the City Museum been located?

1976-1982 Compressor Building at the Last Chance Basin, CBJ owned.

1982 – July 1985 Davis Log Cabin Visitor Information Building, CBJ owned.

July 1985-June 1986 No facility. Temp office in P&R and storage in Mt. Jumbo building

May 1986- October 1987 South Franklin Street Facility, Rental.

November 1987-November 1988-Merchants Wharf Building, Donated/In-Kind Space

December 1988-Present Veteran’s Memorial Building, CBJ Owned.

When was the Veteran’s Memorial Building added to the National Register of Historic Places?

June 7, 2006

Why was the Veteran’s Memorial Building added to the National Register of Historic Places?

The Veteran’s Memorial Building was the first building in Juneau to be built entirely with public funds and it was the site of the July 4th 1959 Statehood Ceremony when the 49-star flag was officially flown in Alaska’s Capital. In honor of this long awaited day for Alaskan Statehood and our Veterans past and present, the 49-star flag is still flown at this site.

What does it mean to be listed on the National Register of Historic Places?

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

What is the square footage of the Veteran’s Memorial Building?

5500 square feet.

What are some of the past improvement projects done at the Veteran’s Memorial Building?

Electrical upgrades; gallery lighting upgrades; ventilation/HVAC; carpet and flooring; building repainting; exterior lighting; false gallery walls; landscaping; entrance upgrade; addition of museum store; basement block window replacements; roof; bathroom tile and upgrades.

What off-site storage does the City Museum currently use?

One third of the Auke Bay Specimen Lab, one bay at the Thane Warehouse, and a basement room at the Municipal Building.

How much does the City Museum pay annually for off-site storage?

Total Cost: \$7,720.08 - Municipal Building: \$1,720.08, Auke Bay Specimen Lab: \$6,000.00

General Information about the City Museum

What is the mission of the City Museum?

The Juneau-Douglas City Museum fosters among its diverse audiences an awareness of Juneau’s cultural heritage, values and community memory so we may draw strength and perspective from the past, inspire learning, and find purpose for the future. As a public trust, we collect, preserve, interpret, and exhibit those materials that document the cultures and history of the Juneau and Douglas area.

How is the City Museum different than the State Museum?

While both the City and State Museums are located in Juneau, they have very different mandates and serve different stakeholders. The City Museum focuses specifically on the Juneau and Douglas gold belt region, collecting material culture and interpreting the multifaceted history tied specifically to this place. While the City Museum serves as a public trust for preserving the history of the area on behalf of the Juneau-Douglas community, the City Museum also strives to connect and serve the Juneau-Douglas community in the present through such programs as Solo Artist exhibits, school groups, and restorative justice projects. The City Museum is part of the City & Borough of Juneau and is overseen by the Library Department.

The Alaska State Museum’s (ASM) mandate is to collect, preserve, and exhibit the history of the entire State of Alaska. While Juneau is represented, it is a small portion of their overall collections and exhibits. They serve a much wider community than just Juneau. The ASM is part of the division of Alaska State Libraries, Archive, and Museums and is governed by the State of Alaska.

What is the City Museum’s role in CBJ?

The City Museum acts as a public trust to collect, preserve, interpret, and exhibit materials that document the cultures and history of the Juneau and Douglas area. We often provide CBJ staff with historic images, information, or other resources that help with various projects implemented throughout CBJ. We also work collaboratively with the HRAC. When appropriate historic City documents past retention, artwork, or objects may be transferred to the City Museum for consideration to be included in the permanent, reference or education collection.

What history/stories/people/voices does the City Museum represent?

The City Museum aims to represent all facets of our diverse community. You can find permanent exhibits on precolonial life, the arrival of gold miners, the mining period, local businesses, fishing (both traditional and commercial), the connection of local Lingit to the wood and waterways of the area, indigenous art, maritime culture, the political history of Juneau, and much more. Past temporary exhibitions have highlighted underrepresented voices like the Japanese-Americans and Unangax to bring forward their stories of racial bias which led to internment during World War II.

Whose voice/stories/history is missing or could be better represented at the City Museum?

The City Museum is constantly striving to tell the most inclusive and equitable history as possible. This pursuit is ongoing through outreach projects to smaller communities, the collection of material culture, and the planning of new exhibits to present a richer and more accurate representation of the Juneau Douglas community. Some underrepresented groups at the moment include the Filipino, Latinx, Black, and LGBTQIA+ communities.

How does the City Museum serve the local Juneau community?

The City Museum is the caretaker of the history of the Juneau Douglas area while also providing opportunities for our community to connect and gather for exhibition openings and tours, programs, and other events. November through April admission is free to all visitors thanks to a variety of community financial sponsors. Also throughout the winter the City Museum works with local artists through the Solo Artist exhibit program to guide them through the process of developing, marketing, hanging, and opening a museum exhibit that highlights their unique work. A new Solo Artist show opens each month (November through February) and then in March the City Museum hosts the 12x12 Community Art show where local artists are encouraged to submit a piece of art measuring 12 inches by 12 inches on a topic put forth by the City Museum based on suggestions from the community at the previous year's 12x12 show.

The City Museum has also been involved in several large scale restorative justice projects such as the Funter Bay Project and the reraising and dedication of the Wooshkeetaan Kootéeyaa. Recently the City Museum received a \$50,000 grant from the National Trust for Historic Preservation's Telling the Full History Preservation Fund to work with our Indigenous partners and KTOO on a project that will create an exhibit and documentary film about the burning of the Douglas Indian Village in 1962.

The City Museum also serves local schools through tours and take home education kits; local researchers and historians through consultations with our Curator of Collections and Exhibits. The City Museum also seeks out grant opportunities that help highlight historical and artistic endeavors in the community. Finally, the City Museum has a robust volunteer program that provides opportunities for mostly retired community members to lead walking tours, act as a docent, work with collections and interact with visitors and ring up sales at our front desk.

How does the City Museum serve visitors to Juneau?

While the City Museum welcomes out of town visitors all year round, from May-October the City Museum extends business hours and is open seven days a week to welcome both independent and cruise ship visitors. Through well rounded exhibits about the history of Juneau, historical walking tours, State Capitol tours, visitors get to know our community and engage with local citizens who share their expertise and unique stories.

How much revenue does the City Museum earn annually from admissions?

FY18 \$39,448; FY19 \$38,317; FY20 \$26,197. These numbers are from summer admissions and do not include the \$3,858 donated annually to cover cost of free winter admission.

How much revenue does the City Museum Store earn annually in merchandise sales?

FY18 \$11,636; FY19 \$15,806; FY20 \$16,158.

How many visitors does City Museum host annually?

The City Museum reports annual visitation by Fiscal Year for the CAFR Parks, Recreation, and Culture Operating Indicators by Function/Program. Prior to COVID-19 in FY18 there were 23,366 visitors, in FY19 there were 24,178 visitors, FY20 saw no cruise ship visitors during the first part of summer so there were 17,475 visitors, and FY21 saw no cruise ship visitors which reduced visitation to the museum to 11,205 visitors. In both FY20 and FY21 the City Museum was periodically closed or on reduced open hours.

What are the City Museum's hours?

Summer hours (May-September): Monday-Friday 9:00am-6:00pm, Saturday & Sunday 10:00am-4:30pm
Winter hours (October-April): Tuesday-Saturday 10:00am-4:00pm

What year was the City Museum established?

Founded in 1976 as the Last Chance Mining Museum by a community effort to preserve the City's mining heritage, the museum's mission broadened in 1982 and was renamed the Juneau-Douglas City Museum.

How much is admission to the City Museum?

Free admission due to sponsorships from November-April. Sponsorship brings in \$3858 for these six months. May-October \$6 general admission, \$5 Senior (65 and older), free for 12 and younger, free for blue star/active military.

How many staff members (FTE) does the City Museum have?

We have four staff members that make up 3.75 FTE.

Collections and Exhibits

How many objects does the City Museum have in its permanent collection?

The City Museum cares for about 100,000 pieces in our permanent collection that includes objects (3-D pieces), photographs, and archival material (paper-based items).

What other collections does the City Museum manage?

In addition to the Permanent Collection, the City Museum also manages an extensive Reference Collection with nearly 4,000 items that is easily accessible to researchers, as well as an Educational Collection that is mostly comprised of material that can be handled and used.

Does the City Museum have an archive?

The City Museum has archival material meaning that we have paper-based objects in our collection like documents, logs, records, and other materials of that kind. However, the way a museum manages a collection is very different from how an archive would manage a collection, often causing confusion about the ease of identifying particular items in the archival portion of our Permanent Collection. As a result, we do not have an archive in the way the State has an archive.

Does the City have an archive?

CBJ does not have a central archive. CBJ maintains a retention schedule, divided by department, for all documents created by CBJ. Some document types are labelled permanent and are retained in perpetuity. However, this is a small portion of the documents created by CBJ. These permanently

retained documents are stored in various storage locations around CBJ due to lack of a centralized storage space and are not managed as a traditional archive would be. The City Museum has some CBJ documents as part of their Permanent Collection but this is a very small portion of historic documents created by CBJ (and the cities of Juneau and Douglas when they were separate) and cannot be considered a well rounded archive.

Why not de-accession things from the permanent collection to create more space?

Deaccessioning is the act of removing an object from a museum's permanent collection and disposing of it in some manner consistent with the ethics of the home museum. However, a museum's mandate is to protect all items in their permanent collections in perpetuity. There are some grounds on which a museum could deaccession objects, such as not fitting into the collecting/interpretive scope of the museum or the item has degraded to a point of being relatively useless for research or display. But general museum policy is that once an item has been added to a collection, it is meant to stay there for the rest of its life. Removing items from a collection could seriously hinder the ability of the institution to provide accurate interpretation of the community it represents.

Would off-site storage solve the problem of not having enough collection storage space?

No, additional off-site storage space would create more problems than solutions and would only act as a short-term solution. Most off-site storage locations would require additional funds for rent, security, and renovation of the space to ensure it is appropriate to house museum collection items. Having multiple locations divides up the collection, causing difficulties for conducting research, planning exhibits, and overall accessibility. Objects needed for exhibits (which we do 8-12 times a year) would require hiring an appropriate vehicle as the City Museum does not have access to one. It also makes it incredibly difficult for the Curator of Collections and Exhibits to properly maintain the collections under their care.

Does the City Museum loan permanent collection objects?

The City Museum loans out Permanent Collection objects to recognized institutions that can provide the museum standard level of safety and security necessary for maintaining such collections. We do not loan items to any location where the objects would be displayed in private, unprotected spaces.

What are some of the highlights in the City Museum's permanent collection?

The City Museum cares for four totem poles (kootéeyaa), three of which are over 35 feet. There are also art pieces by renowned Alaskan masters such as Sydney Laurence, Eustace Paul Ziegler, Nathan Jackson, Ray Peck, Dan DeRoux, and Fred Machetanz in the permanent collection.

How many research questions does the City Museum receive annually?

The Curator of Collections and Exhibits responds to about 100 questions a year requiring varying degrees of depth and time

How many new exhibits does the City Museum develop and open annually?

The City Museum develops and opens 8-12 new exhibits a year both at the Veteran's Memorial Building and at satellite locations around town.

How often does the City Museum change exhibits?

Winter – once a month (however sometimes there will be multiple new exhibits a month in different galleries). Summer – multiple galleries are prepared for the season (May to October).

How many objects does the City Museum accession each year?

The City Museum accessions (accepts into the Permanent Collection) 300-600 new objects each year. About 1000 objects are cataloged (including new accessions and previously accessioned by not yet processed objects).

How does the City Museum determine what objects are added to the permanent collection?

The Curator of Collections and Exhibits determines if the object fits within the Museum's mission and geographic collection area, if the object can be used to interpret a part of the Juneau-Douglas history, and if there is adequate space to store the object safely. After these determinations have been made the Curator consults with the Museum Director to make the final determination.

Due to limited space and staff, most donations are passively collected which means they are items that are brought in by a member of the public as a donation. While there are holes in the Permanent Collection that need to be filled through more active collecting this type of collecting has been placed on hold due to space and staff limitation. The exception to this is many of the recent acquisitions that relate to the COVID-19 Pandemic.

Programs

How many programs does the City Museum host annually?

Walking Tours= 206

Other Programs = 30-40

Total Programs= Between 236-246

How many people are served by programs?

Walking Tour Participants= 1700-2000

Other Program participants =2000-3000

Total Participants = 3700-4700

How many volunteers does the City Museum have?

25-30 mostly retired professionals and over the age of 50.

What is the economic impact of the City Museum's volunteer program?

Volunteers provide over 2000 hours of service annually. The national average for the value of a volunteer is currently \$29.95/hr and for Alaska is \$30.30/hr. Therefore at the AK amount volunteers donate the equivalent of over \$60,000 annually.

What ages are served through the programs?

City Museum programs engage and serve all ages from preschoolers to older adults age 65 and over.

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MAIN LEVEL					6,914 SF
Entry Vestibule	100	1	100	0.0	
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Office - Curator of	100	1	100	1.0	
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				0.0	

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					12,968		12,968 SF
Existing Facility		5500	SF				
Construction Cost?					\$ 8,429,330		

Museum Facts: At A Glance

Museums Are Economic Engines



Museums support more than

726,000

American jobs.

Every direct job at a museum supports an additional job in the economy. This is a higher rate than many other industries.*

Museums contribute

\$50 billion

to the US economy each year.

Museums and other nonprofit cultural organizations return more than \$5 in tax revenues for every \$1 they receive in funding from all levels of government.*



The economic activity of museums generates more than \$12 billion in tax revenue, one-third of it going to state and local governments. Each job created by the museum sector results in

\$16,495

in additional revenue.*



MUSEUMS ADVOCACY DAY
2022

*NOTE: These statistics depict the museum field pre-pandemic.



Museums Are Trusted

The American public regards museums as highly trustworthy—ranking second only to friends and family, and significantly more trustworthy than researchers and scientists, NGOs generally, various news organizations, the government, corporations and business, and social media.



People Love Museums

More people visited an art museum, science center, historic house or site, zoo, or aquarium in 2018 than attended a professional sporting event.



Museums Are for Everyone

Museums are committed to ensuring that people of all backgrounds have access to high-quality museum experiences. In 2012, 37% of museums were free at all times or had suggested admission fees only; nearly all the rest offered discounts or free admission days.



Museums Partner with Schools

Museums help teach the state and local curriculum, tailoring their programs in math, science, art, literacy, language arts, history, civics and government, economics and financial literacy, geography, and social studies.

Museums and the COVID-19 Pandemic:

Early in the pandemic, survey data confirmed

1 out of 3

of museum directors felt their museum may shutter permanently without immediate support...

...a threatened loss of

12,000 museums

as well as

124,000 jobs.

During the pandemic, Paycheck Protection Program (PPP) and Shuttered Venue Operator Grants (SVOG) provided critical lifelines.

Still, a recent survey shows:

attendance remains down

38% on average from pre-pandemic levels.

17% of directors still feel there is some risk of closing permanently without additional relief.

60% report experiencing pandemic-related financial losses since March 2020, with the average being a little over \$791,000.

Data from the Fourth National Snapshot of COVID-19 Impact on US Museums, conducted by AAM and Wilkening Consulting.

Museum Facts: Details



Museums and the COVID-19 Pandemic

- The pandemic has inflicted profound damage on US museums, the vast majority of which are 501(c)(3) nonprofit charitable organizations.¹
- Early in the pandemic, essentially all museums were closed to the public. 33 percent of directors felt their museums were at some risk of permanent closure without immediate support—a threatened loss of 12,000 museums and 124,000 jobs.²
- While PPP and SVOG provided critical lifelines, a [recent survey](#) shows attendance remains down 38 percent on average from pre-pandemic levels and 17 percent of directors still feel there is some risk of closing permanently without additional relief.³
- 60 percent of museums report experiencing pandemic-related financial losses since March 2020, with the average being a little over \$791,000. 60 percent of responding museums have budgets of \$1 million or less.⁴



Museums Are Economic Engines (Pre-Pandemic data)

- Museums support over 726,000 American jobs.⁵
- Museums contribute \$50 billion to the U.S. economy each year.⁶
- Seventy-six percent of all U.S. leisure travelers participate in cultural or heritage activities such as visiting museums. These travelers spend 60 percent more money on average than other leisure travelers.⁷
- The economic activity of museums generates over \$12 billion in tax revenue, one-third of it going to state and local governments. Each job created by the museum sector results in \$16,495 in additional tax revenue.⁸
- Every direct job at a museum supports an additional job in the economy. This is a higher rate than many other industries.⁹
- Museums and other nonprofit cultural organizations return more than \$5 in tax revenue for every \$1 they receive in funding from all levels of government.¹⁰



Museums Are Community Anchors

- In determining America's Best Cities, *Bloomberg Business Week* placed the greatest weight on "leisure amenities [including density of museums], followed by educational metrics and economic metrics...then crime and air quality."¹¹
- *Money Magazine's* annual 'Best Places to Live' survey incorporates the concentration of accredited museums.¹²

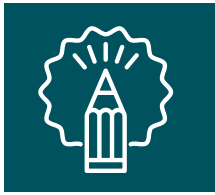
"Museum Facts" - continued:



Museums Serve the Whole Public

- More people visited an art museum, science center, historic house or site, zoo, or aquarium in 2018 than attended a professional sporting event.¹³
- Museum websites serve a diverse online community, including millions of teachers, parents, and students (including those students who are home-schooled).
- Museum volunteers contribute a million hours of service every week.¹⁴
- Support for museums is robust regardless of political persuasion. 96% of Americans would approve of lawmakers who acted to support museums. The number is consistently high for respondents who consider themselves politically liberal (97%), moderate (95%), or conservative (93%).¹⁵
- Many museums offer programs tailored to veterans and military families. In 2019 over 2,000 museums in all 50 states participated in the 10th year of the Blue Star Museums program, offering free summer admission to all active-duty and reserve personnel and their families.¹⁶ In the past five years more than 4 million active duty members and their families have participated in the Blue Star Museums program, which is, on average, more than 800,000 visitors per year, and many other museums offer military discounts or free admission throughout the year. While impacted by the pandemic, the program returned for summer 2021.
- Museums also provide many social services, including programs for children on the autism spectrum, English as a Second Language classes, and programs for adults with Alzheimer's or other cognitive impairments.¹⁷
- Museums are committed to ensuring that people of all backgrounds have access to high quality experiences in their institutions. In 2012, 37% of museums were free at all times or had suggested admission fees only; nearly all the rest offered discounts or free admission days.¹⁸
- Since 2014, more than 600 museums located in all 50 US states, the District of Columbia, and the US Virgin Islands have facilitated almost 3 million museum visits for low-income Americans through the Museums for All program.¹⁹
- About 26% of museums are located in rural areas²⁰; other museums reach these communities with traveling vans, portable exhibits, and robust online resources.

"Museum Facts" - continued:



Museums Partner with Schools

- Museums spend over \$2 billion each year on education activities; the typical museum devotes three-quarters of its education budget to K-12 students.²¹
- Museums receive approximately 55 million visits each year from students in school groups.²²
- Museums help teach the state and local curricula, tailoring their programs in math, science, art, literacy, language arts, history, civics and government, economics and financial literacy, geography, and social studies.²³
- Children who visited a museum during kindergarten had higher achievement scores in reading, mathematics, and science in third grade than children who did not. Children who are most at risk for deficits and delays in achievement also see this benefit.²⁴



Museums Are Trusted

- The American public regards museums as highly trustworthy—ranking second only to friends and family, and significantly more trustworthy than researchers and scientists, NGOs generally, various news organizations, the government, corporations and business, and social media.²⁵
- Museums preserve and protect more than a billion objects.²⁶
- The American public considers museums a more reliable source of historical information than books, teachers, or even personal accounts by relatives.²⁷



Museums and Public Opinion

- 97% of Americans believe that museums are educational assets for their communities.
- 89% believe that museums contribute important economic benefits to their community.
- 96% would think positively of their elected officials for taking legislative action to support museums.
- 96% want to maintain or increase federal funding for museums.²⁸



Museums Save Species

- In 2020, accredited zoos and aquariums (museums with living collections) spent \$209 million on field conservation projects in 115 countries.²⁹
- Museums are involved with conservation breeding, habitat preservation, public education, field conservation, and supportive research to ensure survival for many of the planet's threatened or endangered species. Museums also conduct or facilitate research to advance the scientific knowledge of the animals in human care and to enhance the conservation of wild populations.



Museums Improve Public Health

- Living in a community with cultural resources confers a five year advantage in cognitive age: museums and similar cultural organizations provide the biggest boost to cognitive health.³⁰

"Museum Facts" - continued:

References

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23. [Building the Future of Education: Museums and the Learning Ecosystem](#), AAM, 2013
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29. [2020 Annual Report on Conservation and Science](#), Association of Zoos and Aquariums
30. [Neighborhood cognitive amenities? A mixed-methods study of intellectually-stimulating places and cognitive function among older Americans](#), Finlay et al, Wellbeing, Space and Society, Vol. 2, 2021



Additional information on the benefits and needs for museums in the community may be found by reading 2022 Trends Watch Museums as Community Infrastructure, located at <https://www.aam-us.org/programs/center-for-the-future-of-museums/trendswatch-museums-as-community-infrastructure-2022/>.

PWFC Action Items to Advance 2022 Assembly Goals 5.02.2022 Progress Report

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Assembly Goal 3. Sustainable Budget and Organization – Assure that CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community.

Implementing Action Item	PWFC Action	5.02.22 Progress Report
<u>3c. Long term strategic planning for CIPs</u>	Committee work to engage in Big Picture Capital Project Planning; build on Legislative Priority List process.	4.11.22 Review of 8 appropriating ordinances as part of big picture capital project planning.
<u>3f. Maintain Assembly focus on deferred maintenance including BRH and JSD;</u>	Do committee work so that Assembly can increase funding for deferred maintenance.	2.14.22 overview of maintenance spending. \$5M in deferred maintenance request passed by Assembly.

Assembly Goal 5. Sustainable Community – Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

Implementing Action	PWFC Action	5.02.22 Progress Report
<u>5a. Develop a zero waste or waste reduction plan</u>	Establish framework for stakeholder engagement; Define goals for composting and level of municipal involvement	4.11.22 JCOS is collecting feedback on task force organization to inform stakeholder engagement portion of zero waste planning efforts in preparation for project launch with passage of CIP (July 2022).
<u>5b. Develop strategy to measure, track and reduce CBJ energy consumption.</u>	Support and follow efforts of Facilities Maintenance to implement an Energy Management and Information System (EMIS)	5.02.22 Presentation from Building Maintenance
<u>5c. Implement projects and strategies that advance the goal of reliance on 80% renewable energy sources by 2045</u>	Do committee work on Green House Gas (GHG) Emissions data collection/ measuring initiative to ensure a useful metric the Assembly can support	4.11.22 Staff working on contract with Dynamhex that would estimate community wide GHG emissions and have a GHG planning component.
	Define CBJ's role in providing EV charging infrastructure and electricity to the community. Support efforts to continue building the EV charging network to provide convenient and affordable EV charging for the public and to lay the groundwork for applying for grants.	5.02.22 Staff will provide EV update to JCOS 5.04 detailing locations for installs and next steps
<u>5d. Develop climate change adaptation plan</u>	Review "Juneau's Changing Environment: Predictions and Responses to Climate Change."	
<u>5e. Develop strategy to reduce abandoned/junked vehicles.</u>	Do committee work to support the Assembly in increasing funding for junk vehicle disposal, including possible incentives.	5.02.22 Junk vehicle round up a success; 50 people (which was the limit for processing) signed up in first 20 minutes.



MEMORANDUM

TO: Katie Koester
Engineering & Public Works Director

FROM: Caleb Comas
Contract Administrator

Date: April 28, 2022

SUBJECT: Contracts Division Activity
April 6, 2022, to April 27, 2022

Current Bids – Construction Projects >\$50,000

BE22-234	Savikko Fields 3 & 4 Grass Turf Installation	NTP issued to Admiralty Construction for \$432,125 on 04/06/22
BE22-252	Riverbend Elementary School Water Damage Repair	NTP issued to Carver Construction for \$1,032,768. on 04/22/22
BE22-232	West Third and Dixon St. Reconstruction	NTP issued to Admiralty Construction for \$612,185 on 04/19/22
BE22-195	Harris Street Reconstruction	Bids due on 05/18/22, estimate between \$1,500,000 and \$1,750,000
BE22-184	JNU SREB Pump Replacement	Bids due on 05/11/22, estimate between \$75,000 and \$100,000

Current RFPs – Services

RFP E22-256	Inspection Services for Six Water Storage Tanks	Award in progress. Estimate \$201,011
RFP E22-258	CA&I for Spruce Lane Reconstruction	NTP issued to Wilson Engineering on 4/21/22, \$64,580
RFP E22-288	CA&I for W. Third & Dixon Street Reconstruction	Awarded to proHNS, LLC, on 4/18/22, contract negotiation in progress.
RFP E22-276	Douglas Area Utilities Evaluation and Project Scoping	Proposals received on 4/21/22. Proposal evaluations in progress. Estimated \$100,000
RFP E22-256	Term Contract for Material Sources Construction Services - Extension	Proposals due 5/5/22
RFP E22-299	Planning, Design & CA for JNU Gate 5 Passenger Boarding Bridge	Proposals due 5/11/22
RFP E22-310	Design for JNU Main Terminal Ramp & RON Parking Ramp	Proposals due 5/12/22
RFP E22-296	Design and CA for the Capital Civic Center	Proposals due 5/5/22

Construction Change Orders (>\$20,000)

CO 2.4 to BE21-149	BRH Behavioral Health Facility	Bonding Letter issued on 4/25/22, \$1,492,785.90
CO 1 to BE21-164	BRH Site Improvements	Bonding Letter issued on 4/11/22, \$58,500
CO 20 BE20-020	JNU Terminal Reconstruction	Bonding Letter issued on 4/22/22, \$157,386.96
CO 21 BE20-020	JNU Terminal Reconstruction	Bonding Letter issued on 4/22/22, \$156,763.71

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

Am 8 to E20-053	BRH Outpatient Psychiatric Services Facility Replacement	NTP issued to Northwind Architects on 4/12/22, \$261,473
Am 1 to E22-250	CA&I for Meadow Ln Improvements	NTP issued to Homeshore Engineering on 4/26/22, \$137,290
Am 1 to E20-133	CCFR Mechanical Upgrades	NTP issued to RESPEC on 4/21/22, \$166,860
Am 11 to E19-267	Emergency and Maintenance Services for Public Works Utilities – Lemon B MOV Upgrade	NTP issued to RMC on 4/14/22, \$31,044
Am 6 to E20-215	CA&I for Hospital Drive Reconstruction for BRH Water & Sewer Upgrades Phase II	NTP issued to DOWL on 4/11/22, \$67,850
Am 5 to E20-215	CA&I for Hospital Drive Reconstruction for BRH Site Improvements Phase II	NTP issued to DOWL on 4/11/22, \$189,700

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

- Am** Amendment to PA or Professional Services Contract
- CA&I** Contract Administration & Inspection
- 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