



Engineering Department

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DATE: March 3, 2014

TO: Mary Becker, Chair
Assembly COW

FROM: Rorie Watt, PE, Director 
Engineering Department

RE: Asset Lists

As requested by the Assembly, attached are asset lists for Building Maintenance, Water, Wastewater, Airport and Docks & Harbors.

As you can see, it is not a uniform process. Each Department tracks their facilities differently, typically because they have different types of facilities, different life spans, different funding issues, different user issues and differing ability to regularly inspect and evaluate the condition of their assets.

As an example, Public Works has a list of assets and an estimated value that has been prepared so that utility rates can be considered. Building Maintenance has more of a damage control list as they seek to keep facilities operating within the limited funding that is available.

All of these lists are based upon estimates and no one should read into an individual estimate too closely. However, they do a good job of displaying the magnitude of the issues.

Probably the best summary is that as Juneau grew rapidly in the 80's we invested heavily in facilities and infrastructure and that many of those assets are approaching the ends of their useful lives. Over the next decade and more, we should be prepared to focus more resources on major maintenance or complete replacement of those assets.

P44-073 Major Maint.		F.Y. 2014 - 2016 MAINTENANCE LIST - REPLACEMENT, RENOVATIONS & REPAIRS March 2014		
BUILDING NO. & NAME	WORK DESCRIPTION	Status	Consultant/Contractor	Total Project Costs Estimated
02 -MUNICIPAL BLDG.	Roof Penthouse-Rotten framing & T-111 Siding Replacement with Metal	Summer '14	Bid May '14	\$50,000
	Water piping replace - all floors with Abatement	Summer '14	Maint Staff/Contr as Req'd	\$280,000
	Marquee-Membrane roof replacement & metal flashing replacement	Summer '14	Bid May '14	\$175,000
	Exterior Concrete Patching, Prep and Painting	Proj. Pending	Brent Direction Needed	\$175,000
	Exterior Windows - Wood Frame Rot Replacement - all floors	Proj. Pending	Brent Direction Needed	\$280,000
	Carpet Replacement -All Floors with Abatement	Proj. Pending	Brent Direction Needed	\$350,000
03- TREADWELL AREA	Repair localized roof leaks caused by wind driven rain at metal roof fasteners	As Req'd	Maint Staff/Contr as Req'd	\$7,000
04- JD CITY MUSEUM	HVAC system repl. Asbestos abate, repl boiler, water and heating system piping	Summer '14	PDC Engrs/Wolverine	\$800,000
	Note: Funded from dedicated CIP, not Bldg. Maintenance P44-073			
	Main Entry Door brushes to stop wind blown water infiltration	Summer '14	Maint Staff	\$3,000
	Replace two rear corner windows due to rust and old seals	Summer '14	Bid May '14	\$10,000
	Carpet Replacement approx. 8,500 sq.ft. x \$40/yd installed	Proj Pending	Install winter '14	\$60,000
	Caulk entry concrete joints to stop basement stair water infiltration	Proj Pending	Maint Staff	\$2,000
05F- DOUGLAS FIRE STATION	Refinish conference room parquet floor	Fall '14	Maint Staff	\$5,000
05L- DOUGLAS LIBRARY	Total Light fixture re-lamp from T-12 to T-8 flourescent tubes	Fall '14	Maint Staff	\$15,000
	Digital heating control system with Bldg. Automation System integration	Fall '15	Design/Bid	\$35,000
06- D.P. AQUATICS CENTER				
07-CRUISE VISTOR'S CENTER				
08- MAYFLOWER BUILDING	Replace Exterior Windows and Wood frames *Note historic preserv. Rules apply	Proj Pending	Design '14 Bid '15	\$215,000
	Grade and asphalt parking area -Approx 3,000 sq.ft	Proj Pending	Brent Direction Needed	\$35,000
	Install kitchen exhaust fan to outside & modify siding at penetration -St. Ann's side	Summer '14	Maint Staff	\$5,000
09-CRUISESHIP TERMINAL				
10 & 11 -Not Used				
12- Mt. JUMBO GYM	East Exterior wall concrete leak repairs & rusted angle beam replacement	Summer '14	MRV-Master Cond. Study	\$55,000
	HVAC, interior lighting and acoustical upgrades	Proj Pending	MRV-Master Cond. Study	\$140,000
	Roof Replacement - On hold pending MRV Master Cond. Study results	Proj Pending	Tie in with poss. Mtl.siding	\$280,000
	Repl. galvanized water piping with copper at showers, restrooms	Fall '14	Maint Staff	\$10,000
13 - Mt. JUMBO CITY SHOP	Pipe insulation asbestos abatement-Furnace room, weld shop, filter storage	Spring '15	Bid Winter '14	\$28,000
	Chip seal parking areas	Spring '15	Bid Winter '14	\$12,500
	Basement shops - Bring up to current codes	Fall '15	MRV-Master Cond. Study	\$45,000
			SHEET SUBTOTAL:	\$2,272,500

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BUILDING NO. & NAME	WORK DESCRIPTION	Status	Consultant/Contractor	Total Project Costs Est.
14-Not Used				
15-HAGEVIG FTC	Automatic Gate Operator, Controls, Security Cameras	Spring '14	AE Rogers/Ever Electric	\$100,000
16- JUNEAU FIRE STATION	Main Floor Water & Waste Piping Repl. due to electrlysis	Proi Pending	Design Study/Term Consult	\$280,000
	Dorm and shower room renovations -Design compete	Summer '15	North Wind? Bid Winter '14	\$385,000
	Install Digital HVAC Control system w/BAS integration	Proi Pending	Design Study/Term Consult	\$85,000
	Boiler - Buy two new segments as future replacements	Recomm.	Behrends	\$6,000
	Total Light fixture re-lamp from T-12 to T-8 flourescent tubes	Fall '14	Maint Staff	\$20,000
17- GLACIER FIRE STATION	Metal Siding and Roof Replacement	Design '14	Term Consult/Bid '15	\$400,000
	Install Digital HVAC Control system w/BAS integration	Proi Pending	Design Study/Term Consult	\$115,000
	Total Light fixture re-lamp from T-12 to T-8 flourescent tubes	Fall '14	Maint Staff	\$15,000
	Replace Air Compressor	Fall '14	Maint Staff	\$10,000
	Boiler - Buy two new segments as future replacements	Recomm.	Behrends	\$6,000
18-AUKE BAY FIRE STATION	Parking area asphalt - Slope & Drainage corrections, repairs	Summer '15	CBJ Engr. Nelson/Bid	\$70,000
	Boiler- Segment seal leak repairs. Braize repairs, repack seals.	Spring '14	Maint Staff	\$10,000
	Kitchen Remodel w/Lounge & Dorm finish replacement	Spring '15	Desqn/Term Contractor	\$70,000
	Total Light fixture re-lamp from T-12 to T-8 flourescent tubes	Fall '14	Maint Staff	\$15,000
19-AUGUSTUS BROWN POOL	Metal Roof 25 years old and nearly rusted through at boiler stack due to sulfur from exh. emissions. Parts for pneumatic HVAC control system are no longer made or available. A digital control system is needed for zone control & energy savings. Water piping leaks increasing-some piping is in CMU walls and not accessible. Window wall at viewing area -metal frames highly corroded, and window seals are gone. Spot repairs are no longer practical. High windows at South clerestory are single pane, cracked and should be blocked off during new construction to enclose horizontal space into a sealed return air-plenum. These windows do not provide any natural light into the pool area and should be eliminated. Concrete pool liner cracks will be investivgated during May shutdown. Replace resin flooring in changing rooms, exits to pool area. Replace flooring in entry, reception, public viewing area. Water lines over Electrcial panels does not meet current code. Replace main distr. Panel, subpanels & all orig. diconnects w/controls.	Unknown	Per MRV Comprehensive Condition Assesment Report Due July 2014 Report will identify building deficiencies, estimate costs to repair or replace systems within 0-2 yrs and 2-4 yrs	\$10,000,000
	Replace entry storefront and metal doors	Summer '14	Design complete. Bid April '14	\$65,000
	Total Light fixture re-lamp from T-12 to T-8 flourescent tubes	Fall '14	Maint Staff	\$20,000
20-JD TREATMENT PLANT	Not maintained by Bldg. Maintenance			
21-MENDENHALL TREATMENT PLANT	Not maintained by Bldg. Maintenance			
22-CITY SHOP	Number Deleted from list after 7-mile Shop completion in 2012.			
			SHEET SUBTOTAL:	\$11,672,000

P44-073 Major Maint.		F.Y. 2014 - 2016 MAINTENANCE LIST - REPLACEMENT, RENOVATIONS & REPAIRS March 2014		
BUILDING NO. & NAME	WORK DESCRIPTION	Status	Consultant/Contractor	Total Project Costs Est.
23-DOUGLAS SHOP				
24-INCINERATOR BLDG.				
25- SHOPPER'S PARKING				
26-MENDENHAVEN STORAGE				
27- LEMON CREEK HAZMAT	Repair seal coating at spill surface concrete pad		Maint Staff	\$10,000
	Power wash exterior - this is performed 2x/year by Bldg. Maint		"	\$2,000
	Install flashing over small gable roof at garage door		"	\$2,000
	Replace ceiling insulation where required		"	\$1,000
28- NOT USED				
29- JUNEAU POLICE DEPT.	Automatic gate operator replacement, controls, security cameras	Spring '14	AE Rogers/EVER Electric	\$100,000
	Replace carpet w/base - both levels \$40/sq.yd. x 1600 sq.yds (15,000 sq.ft.)	Summer '15	Design: Archt'l Term Contract	\$90,000
30- COMMUNICATIONS BLDGS.				
31- STATTER HARBOR BLDG.				
32- DOWNTOWN HARBORMASTER BLDG.	Drainage correction at low slope porch entry roof	Summer '14	Maint Staff	\$5,000
33-THANE WAREHOUSE	Power wash and metal siding rust repairs, repainting	Summer '14	Engr Staff/ Painting Term Contr.	\$60,000
	Install sprinkler system so storage height can be increased	Fall '14	Design needed	\$115,000
34- BUS BARN & MAINT. FACILITY	Connect bldg. into city sewer line. Decomission old septic system	Summer '14	J.Bohan /Term Contractor	\$25,000
	Total facility renovation. CIP funds sufficient to begin Design. Constr. In 2017	2016 -?	Issue Design RFP in April '14	\$6,200,000
	Note: Funded from dedicated CIP, not Bldg. Maintenance P44-073			
35-DOWNTOWN TRANSIT CENTER				
36- PUBLIC RESTROOMS-MARINE PARKING GARAGE				
37-MARINE PARKING GARAGE	Repl. 10 rusted exterior doors with heavy duty fiberglass & safety glass insert	Summer '14	NorthWind/ Bid May '14	\$85,000
*Note: Full garage due to parking issues may postpone these projects.	Power wash exterior, paint exposed wood, seal concrete	Spring '14	In house spec/Herr's Painting	\$50,000
	Replace dry sprinkler piping system. System has air leaks, +30yrs. old.	Fall '14 & '15	CRW Engrs. Anch./Bid Aug. '14	\$175,000
	Elev. Lobby Interior renovation. Design complete, finishes selected by Lib. Staff	Fall '14	MRV/Bid	\$35,000
	Fix settlement problem at elevator lobby metal/glass entry. Leaks increasing.	Unknown	Design RFP needed:Civil/Archt'l	\$140,000
	Replace all light ceiling fixtures in parking garage with LED high/low	Fall '14	Electrical Contractor Bid	\$140,000
39- MENDENHALL LIBRARY -Leased Space				
40 -NOT USED				
41-HARRIS HARBOR	CBJ Docks and Harbors maintains this			
42-JUNEAU HARBOR	CBJ Docks and Harbors maintains this			
43-DOUGLAS HARBOR	CBJ Docks and Harbors maintains this			
44- CONSOLIDATED STREETS SHOP 7-MILE	CBJ Public works maintains this bldg.			
45 -NOT USED				
46-VALLEY SHOP				
47- AUKE BAY WASTEWATER TREATMENT PLANT	Not maintained by CBJ Bldg. Maintenance			
			SHEET SUBTOTAL:	\$1,035,000

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BUILDING NO. & NAME	WORK DESCRIPTION	Status	Consultant/Contractor	Total Project Costs Est.
48- LYNN CANAL FIRE STATION	Boiler repairs	Summer '14	Maintenance Staff	\$15,000
	Paint plywood interior of vehicle bay	Summer '14	Engr. Staff/Painting Term	\$14,000
	Install guardrail on exterior stair landing	Summer '14	Maintenance Staff	\$5,000
49-WATER DEPT. LEMON CREEK SHOP	Interior remodel project currently underway. Bid awarded Feb. '14	Spring '14	JYL/North Pacific Erectors	\$400,000
	Note: Funded from dedicated CIP, not Bldg. Maintenance P44-073			
50- WATER DEPT PUMPHOUSE BLDGS	Maintenance by Water Department			
51- AUKE BAY WASTEWATER OUTBUILDINGS	"			
52-WASTEWATER MISC. OUTBUILDINGS	"			
53-VALLEY WASTEWATER MISC.OUTBUILDINGS	Maintenance by Waste Water Dept.			
54 -57 NOT USED				
58 - CENTENNIAL HALL	Roof replacement with metal flashing and accessories	Summer '14	JYL/ Bids in April '14	\$1,500,000
	Note: Funded from dedicated CIP, not Bldg. Maintenance P44-073			
	Full water piping system replacement, additional restrooms	Fall '14	JYL/Bid in May '14	\$1,800,000
	Kitchen water piping replacement, renovate existing restrooms			
	Note: Funded from dedicated CIP, not Bldg. Maintenance P44-073			
	Operable acoustical wall carpet re-glue and install perimeter trim pieces	Spring '15	Constr.Term Contract	\$45,000
59- ZACH GORDON YOUTH CENTER	Install new heater core assembly in domestic hot water heater	Spring '14	Maintenance Staff	\$8,000
	Flooring replacement - hallway and weight training room hard surfaces	Fall '14	Engr. Staff/Term Contractor	\$35,000
	Decommision underground heating oil tank. Install new above ground tank.	Summer '15	Design RFP/Bid	\$105,000
	Replace galvanized 2" diameter water supply line with copper	Summer '14		
	Kitchen remodel - DEC approval req'd. Note: Rasmusen Grant Funded not P44-073	Fall '14	JYL/Bids June '14	\$75,000
60 -65 NOT USED				
66- MUNI WAY BUILDING -Leased space				
67-NOT USED				
68-DIMOND PARK SHOP				
69-DIMOND PARK GREENHOUSE				
70-JENSEN ARBORETUM HOUSE & GARAGE				
71 -75 NOT USED				
76-NORTH FRANKLIN STREET PARKING LOT				
77- MARINE VIEW BUILDING -LEASED SPACE				
78-NOT USED				
79-MENDENHALL TREATMENT PLANT (NEW)	Maintenance by Waste Water Dept.			
80- JUNEAU LIBRARY (DOWNTOWN)	Replace 20 exterior windows - Staff area and channel side - seals failed. Sizes vary.	Sprrng '15	Design RFP/Bid	\$152,000
81-NOT USED				
			Sheet Subtotal:	\$379,000

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BUILDING NO. & NAME	WORK DESCRIPTION	Status	Consultant/Contractor	Total Project Costs Est
82- BUS SHELTERS CAPITAL TRANSIT				
83- CAPITAL TRANSIT BREAK ROOM IN DTC				
84-96 NOT USED				
97- APARC PARKING KIOSKS				
98-100 NOT USED				
101- ADAIR KENNEDY PARK	Replace failing wood facia on baseball grandstand. Paint football stands.	Spring '14	Term painting contractor	\$25,000
102- COPE PARK				
103-DIMOND PARK				
104-EVERGREEN CEMETARY				
105- GLACIER VALLEY SPORTSFIELDS				
106-GUNAKADEIT PARK -S. FRANKLIN				
107-HOMESTEAD PARK				
108- HANK HARMON RIFLE RANGE				
109- MENDENHALL RIVER SPORTSFIELDS				
110-MELVIN PARK	Construct permanent concession stand	Parks and Rec direction needed		unknown
111-RIVERSIDE ROTARY PARK	Repair sink holes in walking surface asphalt.	Parks and Rec direction needed		
	Build restrooms	Parks and Rec direction needed		
	Chipseal parking lot	Parks and Rec direction needed		
112-SAVIKKO PARK				
113- TWIN LAKES PARK	Replace metal doors on both public restrooms	Summer '14	Maintenance Staff	\$20,000
114- LAST CHANCE BASIN HISTORICAL AREA				
115-DZANTIK' I HEENI SPORTSFIELDS	Replace shingles over kiosk	Summer '14	Maintenance Staff	\$5,000
116-RENNINGER SKATE PARK				
117- SAGA LODGE				
118- CAPITAL PARK				
119-120 NOT USED				
121-DOWNTOWN CLOCK from 1890				
122- DOWNTOWN STREETLIGHTS				
123 -CARILLON	Note: Removed from Sealaska building FY.'14			
124-A'antiyeik PARK				
			SHEET SUBTOTAL:	\$50,000
			GRAND TOTAL -ALL SHEETS	\$15,408,500
			AMT. IN P44-073 Major Maint	\$900,000