

**State Office Building Juneau - North Parking Garage**

**FY2020 Request: \$1,000,000**  
**Reference No: 62631**

**AP/AL:** Appropriation

**Project Type:** Deferred Maintenance

**Category:** General Government

**Location:** Statewide

**House District:** Statewide (HD 1-40)

**Impact House District:** Statewide (HD 1-40)

**Contact:** Cheryl Lowenstein

**Estimated Project Dates:** 07/01/2019 - 06/30/2024

**Contact Phone:** (907)465-5655

**Brief Summary and Statement of Need:**

State Office Building Juneau - North Parking Garage Project funds needed for evaluation and pursuit of financing agreement with the City and Borough of Juneau for deferred maintenance or replacement if deemed appropriate.

Repairs only are estimated at \$5.1M to perform architecture/engineering, renovations to all levels and stairwells to include needed electrical, mechanical, sprinkler and structural work. Recently performed inspection and waiting on fee proposal for phased upgrades.

<b>Funding:</b>	<u>FY2020</u>	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>Total</u>
1197 AK Cap Inc	\$1,000,000						\$1,000,000
<b>Total:</b>	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

**Project Description/Justification:**

See attached Willoughby District Parking Master Plan Initial Evaluation of Options from the City and Borough of Juneau.

The City and Borough of Juneau has long been interested in having the State invest in the North State Office Building parking garage and has previously made overture to State Administrations about the idea of a joint parking project that would be used by State employees, the legislature and other municipal uses, particularly in relation to our efforts to more densely develop our "Willoughby District".

Much of State employee (and legislative) parking is in CBJ garages or on surface lots owned by CBJ. CBJ is strongly supportive of State employment, yet State use of limited land in downtown Juneau limits economic development opportunities for the community.

As I understand it, SOA Admin is considering maintenance funding for the existing structure. We believe that there is a great opportunity to leverage State funds and to better solve the State's parking needs and we strongly support the investment by the State to protect and provide employee parking. However, we think that a significant investment of ~ \$4.5M to rehabilitate the structurally failing garage potentially misses a bigger opportunity to add parking (which the State also needs).

We welcome the opportunity to discuss joint facility funding that would meet the needs of CBJ, the legislature and state employees. I have attached excerpts from our 2015 parking facility study that identified the North State Office Building garage as one of the better opportunities in Juneau for achieving that goal.

Prior Juneau Assemblies considered appropriating local funding for a joint project, but the State did not appear ready to advance a project. Now that it appears that the State has reached the conclusion that the structure is in need of serious repairs, it is time to develop the best project possible.