



AIRPORT BOARD AGENDA

July 14, 2022 at 6:00 PM

Airport Alaska Room/Zoom

<https://juneau.zoom.us/j/82856995400>

or

Dial: 833-548-0276, Meeting ID: 828 5699 5400

**TO TESTIFY: CONTACT PAM CHAPIN, 586-0962
BY 3:00 PM ON JULY 14, 2022**

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF MINUTES
- D. APPROVAL OF AGENDA
- E. APPROVAL OF MINUTES
- F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- G. UNFINISHED BUSINESS

1. **Interest Income Loss Explained - Jeff Rogers, CBJ Finance Director:** At the June 9, 2022 Airport Board meeting, staff alerted the Board to the loss in FY22 Operational Revenues from a negative hit to the interest income for the City & Borough of Juneau (CBJ). Instead of \$21,300 in interest income, it is down (\$86,600), for a total impact of (\$107,900). Airport CARES funding is covering the loss. However, the Airport Board requested an explanation of how a negative revenue in interest income (negative interest rate?) could happen and how this proportionate share hit the Airport. Staff was told that the loss stemmed from reserve and capital account interest losses. Jeff Rogers, CBJ Finance Director, will be present at the Board meeting to explain this and answer any questions.
2. **Bagwell Gas Detection/Alarm System:** At the May 12, 2022, Airport Board meeting, staff advised the Board that the estimated cost that the Board approved in the spring of 2021 (\$93K - design \$43K and system replacement \$50K) would be much higher for system install. The design was awarded earlier this year and after full inspection, cost estimates have come in which are higher than the earlier estimates. Reasons for the increase are:

- Cost for materials, equipment and labor have all gone up considerably.
- The work scope for this project is larger than the initial estimate.
- This project is standalone (not part of the terminal project) and would need to mobilize crews from various trades.

There are 7-8 different sub-contractors needed for the project, that are no longer on-site able to do small tasks in a different part of the terminal. Now each contractor has to mobilize/demobilize separately for different tasks when they could have been able to send a worker already on-site over to the bagwell project. Travel costs for out-of-town specialty subs were not included in the previous estimate, but now included in the updated estimate. This is coupled with a poor bid environment, increased labor costs and supply/shipping uncertainties. Early estimates completed prior to design, did not consider site conditions and additional plumbing and sprinkler work; as well as minimal code ventilation and pressurization with additional fan units, ductwork and electrical. The engineer's

estimate as of June 2022 was \$123K. Only one bid was received by Schmolck Mechanical as shown below.

BIDDERS	TOTAL BID
Schmolck Mechanical Contractors	\$195,400.00
Engineer's Estimate	\$122,948.00

This project is required for air quality safety. Staff recommends concurrence with bid award and to increase the cost for this project to \$195,400 based on the bid.

Board Motion: *"Approve the bid award for the Bagwell Gas Detection System to Schmolck Mechanical Contractors in the amount of \$195,400, funding provided by the Airport CARES funding."*

H. NEW BUSINESS

3. **Airport Manager's Annual Evaluation:** The Airport Board will conduct a survey among members regarding the Airport Manager's work during the past year. The annual evaluation will be held under executive session at the August 11 Airport Board meeting.

4. **Airport Manager's Report:**

I. CORRESPONDENCE

J. COMMITTEE REPORTS

5. Finance Committee:

6. Operations Committee:

K. ASSEMBLY LIAISON

L. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

M. BOARD MEMBER COMMENTS

N. ANNOUNCEMENTS

O. NEXT MEETING DATE

P. EXECUTIVE SESSION

Q. 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.

AIRPORT MANAGER'S REPORT

1. Airport Fund Balance (AFB) and Capital Revolving Account Balance (CRAB) (Attachment #1). The Airport Fund Balance reflects what is reported to/adopted by the Assembly, and align with the CBJ Comprehensive Annual Financial Reports (CAFR). The report also reflects updated/revised FY21/22 budget amounts based on the February 18, 2021, Airport Board meeting, including the proposed use of CARES Act funds to cover the projected operational budget deficits. The CRAB reflects the approved use of the additional \$108K for funding the Float Pond Phase 2 Design work until the grant is awarded after bidding. Note, while the Assembly recently adopted the budget, this has not yet updated to reflect FY22 Projected and the FY23 /24 budgets.

2. CARES/CRRSAA/ARG Fund Balance (Attachment #2). The breakdown of CARES Act/CRRSAA funds used and proposed to be used/proposed to-date is detailed below. This is an update based on June Board motions and bids. Attachment #2 shows the updated spreadsheet of the projects and expenses for the CARES Act funds. The list shows the projects and funding already in use, as well as projects for consideration. At this time, the Airport is looking at approximately \$7M still available and looks to the Board for approval on additional projects. The spreadsheet provides further detail for the table (below).

CARES/CRRSAA/ARG Act Use		7/1/2022
30,590,133	Grant awards*	
(727,145)	FY20 Operational Expenses	
(3,427,111)	FY21 Operational Exp incl tenant relief; yearend	
(602,375)	FY21 Airport GO Bond debt service	
(662,625)	FY22 Airport GO Bond debt service	
(203,028)	TWY Regulator Upgrade (appropriated)	
(1,610,000)	Bag Belt Replace - Est; + \$50K design (10/21)	
(600,000)	Parking Lot Design (max) - Estimate	
(238,400)	Bagwell Gas Detect \$43k desgn+construct 195.4k pend	
(165,000)	SREB Circulation Pump Upgrade *May 22 bids	
(175,000)	Sand/Chem bldg Back-up Boiler TBB July 2022	
(50,000)	Forklift vehicle	
22,129,449	Balance	
	<i>Proposed Use</i>	
(98,347)	Required Concession Relief (not for other use)	
(1,200,000)	FY22 Tenant Rent Relief (est)	
(2,192,800)	FY22 Operational Expenses (est) + 107.9K int hit	
(1,200,000)	FY23 Tenant Rent Relief (est)	
(1,572,100)	FY23 Operational Expenses (est)	
(1,421,500)	FY24 Operational Expenses (est)	
(660,300)	FY23 Airport GO Bond debt service	
(657,000)	FY24 Airport GO Bond debt service	
	April 2022 Board Project Approvals	
(100,000)	Terminal Seating	
(75,000)	Terminal Lighting	
(350,000)	Terminal Ceiling	
(20,000)	Man Lift	
(35,000)	Fuel Station Access Control & Generator	
(20,000)	TSA Bag Screening Floor	
(32,000)	SREB Wash Bay Protection	
(296,400)	NWDA Electrical Upgrades	
(190,000)	Float Pond Electrical Upgrades	
(5,000,000)	Parking Lot Construction -TBD -Est (in design)	
7,009,002	<i>Proposed/estimated balance FY22 end</i>	

3. Airport Superintendent Position. After conducting interviews, the Airport has selected Andres Delgado as the new Airport Superintendent. Mr. Delgado currently works as a Marketing Coordinator/Assistant Operations Manager in Bakersfield, CA for Lloyds Aviation. He oversees crew with flight operations with aircraft, fueling and various airfield compliance from Part 139 certification to airport security. Andres also helped develop the Safety Management System (SMS) program for them. He is finishing up on his BS degree in Aviation Administration. Andres will begin work at JNU on July 25, 2022. Phil Adams will continue to provide support and training during Mr. Delgado's onboarding.

4. Airport Triennial Wheels-rolling Emergency Exercise. The Airport will hold its live, wheels rolling drill on **Saturday, July 23, 2022**. The live drill is required every third year to be in compliance with the Airport's Operating Certificate. Volunteers are welcome, please see: [Volunteers needed for airport full scale exercise – City and Borough of Juneau](#). Phil Adams is overseeing this live drill and planning leading up to the event. It has been well-advertised with additional notices to be issued just prior to the exercise.

5. Ramp and Remain Over Night (RON) Design Project, Jetbridge 5 Design Project and Float Pond Access Road/Embankment Construction Grants. These projects will require Board approval for grant funding appropriation and contract award for the ramp project. Staff is still working on contract negotiations for the design projects before coming to the Board for approval, and Federal Aviation Administration (FAA) grant application. The process will also require Assembly approval and appropriations of grants. Due to timing of FAA grant awards, a special Board meeting may be required later in July and August. The design work for each of these projects is estimated at \$1.75M for the ramp project and \$200K for the jetbridge project. The float pond access road/embankment construction project is estimated at just under \$2.5M. In order to make this federal fiscal year grant awards, special meetings outside of our Board meetings will likely be required. This is for planning purposes.

6. LAB Hangar. The tenant has informed staff that the hangar sale is scheduled for the end of July. The Airport is still waiting for a description of the potential buyer's activity/use; this is needed prior to drafting a new lease, so that the Authorized Use section can correctly reflect the proposed activities. The Airport recently resent this information.

7. Outbound Baggage Belt (Corner) Repair. While the Airport has been working design for an updated outbound baggage belt system, a corner unit went down in May. It has taken a lot coordination to work on getting a corner unit replacement part located and finally installed June 29, 2022. Special thanks to the Terminal crew and the Airfield crew who helped install the new unit, as well as helped handle screened baggage to bypass this broken unit until it was fixed.

8. Bag Claim Floor Tile. The Airport has requested a price to continue the tiling on the first floor into the baggage claim area. The area currently has older brown carpeting which is continuously dirty from baggage and direct access with curbside loading. The area is also darker and looks disconnected from the new section of the terminal. The estimate for the tile and install is \$170-\$200K and staff would work the funding for this through the Terminal Project local match (not FAA eligible).

9. Block M Hangar Flooding/Topo Map. Staff has provided the notice to proceed for DOWL to perform the topo mapping around the Block M hangars. This was the first step the Board requested before other steps are considered. An update was emailed to the tenants in this area on June 2, 2022. On June 27, 2022, a hangar owner on the west end reached out to state that they had flooding issues too. These are the northern most hangars on the west side. Staff will be looking at this flooding issue as well.

10. MEBA Union Negotiations. A tentative agreement has been reached between the City and Marine Engineers' Beneficial Association (MEBA). This will go out for a vote to members, and if approved, to the Assembly for ratification. Once union vote is finalized, the details of the contract may be released. This will be for a three-year contract – FY23-25. If approved, pay rates would go into effect as of July 4, 2022 (the first day of the new fiscal pay schedule).

11. Insurance Underwriter Meeting. CHUBB Risk Engineering will be in Juneau starting July 11, 2022, for a review and audit of Airport facilities, programs, construction projects, airport compliance (including annual certification inspections) and any insurance claims.

12. Hot Topics. The following is a list of on-going topics that staff is working on in addition to the regular Architect and Engineering Project Reports:

- **UPDATE - COVID-19 Vaccines at Airports.** Capstone Clinic's last day administering vaccines at the airport was **June 30, 2022.**
- **UPDATE - Title 49 (Jordan Creek) Variance Request.** Title 49 Variance and Permit Applications, along with supporting documentation, were submitted to CBJ Community Development Department (CDD) on March 15, 2022. CDD reviewed the two requests and determined that the request for tree/shrub removal inside the Airport perimeter was already part of an original variance. The Airport has completed the cutting/removal of the trees, and adjusted the berm for easier maintenance. CDD has scheduled the second variance request for outside the fence along Jordan Creek (requesting limbing and vegetation removal along Jordan Creek on Airport property) to the **Planning Commission**. That meeting has moved and is **NOW SET FOR JULY 28, 2022 at 7 p.m.** The variance request highlights safety, security and law enforcement. Staff report will be available July 18, 2022 at <https://juneau.org/community-development/planning-commission>. Comments will be received until July 22, 2022. Results of the hearing will be posted online on July 29, 2022.
- **UPDATE – Runway 26 Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) approach lighting.** Senator Sullivan submitted language changes for the FY23 Reauthorization Bill that would allow the transfer, ownership and maintenance of approach lighting systems to the FAA upon completion. The language would add MALSR equipment to the list of allowable lighting equipment, and allow the transfer of this to the FAA even if paid for through Airport Improvement Program (AIP) funding. This is now pending final Senate and House approval.

- **NO CHANGE** – *Alaska Department of Natural Resources (DNR) Land Conveyance/Easement*. During the Airport Runway Safety Area (RSA) Project, the ends of the runway shifted and required additional land (safety area) at each end of the runway. Additionally, the installation of the Runway 8/26 approach lighting (MALSF (Medium Intensity Approach Light Systems with Sequenced Flashing Lights)/MALS (Medium Approach Light System)) requires easement into State wetlands. Two tracts of land at each end are still in the process of finalizing survey work and conveyance to the Airport. Staff is working on this with DNR to close out this portion of the project. Staff confirmed with DOWL surveyors that there was no change in the original survey documents and that no deviation between proposed work (in permit) and as-built exists. Therefore, the Airport moved into the conveyance process, which is currently in its final DNR review. Airport staff and DNR expect that the final review and recording will occur later this month. A third tract of land (west end) that is currently used for FAA approach lighting is easement only. The cost (mitigation ratio) is cost prohibitive at this time.
- **NO CHANGE** - *Alaska Department of Environmental Conservation (ADEC) Storm Water Pollution Prevention Plan (SWPPP) Multi-sector General Permit (MSGP)*. Continuous work on testing and tenant paperwork requirements; and update to program.
- **NO CHANGE** - *Spill Prevention and Control Countermeasure (SPCC) Plan*. The Airport reviewed the draft SPCC plan comments on April 28 and should have the final draft in hand for review sometime in July. This is an ADEC requirement.
- **NO CHANGE** – *PFAS Testing and Monitoring*. Cox Environmental continues with their quarterly testing of groundwater, survey the test wells to determine flow direction, including two private wells within the test radius. More samples were taken in June 2022.
- **NO CHANGE** – *Egan/Yandukin Intersection Improvements Project*. ADOT has narrowed down design alternatives for the project. Please visit ADOT website for the project at <http://dot.alaska.gov/eganyandukin>.
- **NO CHANGE** – *Juneau Douglas North Crossing Project – PEL Study*. Alaska Department of Transportation (ADOT) has started the North Crossing project, for a second crossing over the channel between Juneau and Douglas. The Airport has been asked to participate in the Technical Advisory Committee meeting due to protecting aircraft approach corridors coming down the channel. The next meeting will be held July 19. Please visit the ADOT website for the project www.jdnorthcrossing.com or make comment to the project email JDNorthCrossing@dowl.com.
- **NO CHANGE** – *FAA Compliance Land Use/Financial Letter (January 2019)*. Staff continues to work on the remaining compliance items and will bring items back to the Board for action as necessary. Staff continues toward acquisition of the Loken/Channel Flying property which was noted as a non-compliant through-the-fence operator.

- **NO CHANGE** – *FAA Disabilities Compliance and Title VI Review*. Staff will be following up the plan and self-evaluation programs now that the terminal has substantial completion.
- **NO CHANGE** – *Passenger Facility Charge (PFC) cap increase* JNU continues to discuss the increase of PFC with our DC Lobbyist and Congressional Delegation to keep it in the queue.
- **NO CHANGE** – *Capital Improvement Program (CIP) and Passenger Facility Charge (PFC) 10*. With FFY20 FAA AIP terminal grants covering the entire amount of FAA-eligible terminal construction, PFC (PFC9) collections may be abbreviated with less match required. Staff is monitoring the amount needed for the terminal project (match and bond interest to assess when to start PFC10 application process.
- **NO CHANGE** – *TSA passenger screening checkpoint equipment*. This project has been put on hold due to construction requirements for the larger equipment. TBD.
- **NO CHANGE** – *Maintenance Programs* (roofs, heat pump equipment, baggage systems, etc.). Staff continues to look at a tracking system for all building component preventative maintenance programs. At this time, staff is collecting current basic system, and needs. Staff continues to look at maintenance contracts for specialized systems similar to what we do with airfield lighting and controls.

13. Airport Project Manager Reports (Attachments #3 & #4)

ATTACHMENT #1

Section H, Item 4.

Date	CIP Revolving Balance*	Reimbursed Amount (+)	Forward Fund Amount (-) anticipate reimbursement	Encumbered Amount (-) permanent/ <u>no</u> reimbursement	Description
	\$819,246	-	-	-	BUDGET
Aug-18		\$23,438	(\$23,438)		PFC9 reimburse Master Plan match (portion)
Feb-16		\$3,000	(\$3,000)		SREF Geothermal remaining encumbrance
Jan-14		\$39,063	(\$39,063)		RWY Rehab match (portion) anticipate 2019 reimbur
Apr-15		\$32,849	(\$32,849)		RWY Rehab match (portion) anticipate 2019 reimbur
Jul-18		\$310,000	(\$310,000)		Sand/Chem/Fuel Design.
Nov-18		\$21,988	(\$21,988)		Sand/Chem/Fuel Construct match antic 2019 reimb (org \$106,250)
Apr-19			(\$477,000)	**	<i>NO LONGER REQ.Termnl Recon -less Float Pond Design (\$40k and \$108K) / Property Acq (\$50k)</i>
Jan-21			(\$50,000)		Property Acquisition Frwd Fund Specialist
Jan-21			(\$40,000)		Float Pond Frwd Fund Design
May-21			(\$108,000)		Float Pond Frwd Fund Design
	\$144,246				AVAILABLE BUDGET

*Represents all three Capital Accounts: Airport Revolving Captial Reservice Acct (ARCRA), Airport Construction Contingency Reserve, Project Design

**Terminal bonds have been sold; all funding is in place; temp forward funded \$675K to be credited once Controller's completes transfer back to acct

Available Fund Balance Summary
Airport Fund

Last Update: 11/8/21

OPERATING

	FY20 Actuals	FY21 Actuals	FY22 Budget	
Revenues:	6,602,372	4,591,010	4,824,900	
CARES Reimb (operations):	724,664	3,427,111	3,382,910	
Expenditures:	(7,466,591)	(8,015,383)	(7,941,600)	
Transfers (to)/from Capital Projects:	(800,000)			
*Other Financing Sources (Uses):	151,133	(268,948)	-	
Increase (decrease) in Fund Bal (FB):	(788,422)	(266,210)	266,210	**
Beginning Available FB	4,488,200	3,699,778	3,433,568	
Ending Avail FB, including Reserve:	3,699,778	3,433,568	3,699,778	
Less 3 Mo. Operating Reserve	(1,866,600)	(2,003,800)	(1,985,400)	
Ending Available Fund Balance	1,833,178	1,429,768	1,714,378	

*Other Financing sources (uses) include: capital expenditures, transfer of Sales tax to Airport fund, and transfers between Airport operations and CIP projects, other changes in restrictions of fund balance.

**FY21 deficit was determined too late to post prior to FY21 closeout; will be collected in FY22

ATTACHMENT #2					
Projects for CARES Funding					
7/1/22					
Project #	Project Name	Cost Est.	Board Approved	Description	Status
	Public Parking Rehab - Design	\$600,000	\$600,000	Design Long, short, employee, rental car	Board approved
	SREB Circulation Pump Replace	\$115,000	\$165,000	Updated May 2022 Board meeting bid \$156.2K	Board approved
	Outbound Bag Belt/ Conveyor Sys	\$1,610,000	\$1,610,000	Design/Construct motor,belts, fire door, MCP	Board approved
	Sand/Chem Back-up Boiler	\$175,000	\$175,000	in design, tbb in July 2022	Board approved
	TWY Regulator Upgrade	\$203,028	\$203,028	cost	Board approved
	Bagwell Gas Detection System	\$92,885	\$238,400	Design and Replace pend bid approv \$195.4K	Board approved - pending
	Forklift for SREB/SCAB Chem	\$50,000	\$50,000	Approved Dec 2021	Board approved
1	Public Parking Rehab	\$5,000,000		LT, ST, employee, rental car, lighting, drainage ADA	
2	Terminal Seating	\$100,000	\$100,000		Board approved
3	Terminal Lighting Replacement	\$75,000	\$75,000	LED replace fluorescent old/remaining terminal	Board approved
4	Acquire Man Lift	\$20,000	\$20,000	In-terminal Man Lift for maintenance/cleaninng	Board approved
5	Fuel Station Access Control	\$20,000	\$20,000	Automated fuel access control	Board approved
6	Fuel Station Back-up Generator	\$15,000	\$15,000	In-Line and portable generator + enclosure cost ??	Board approved
7	TSA Bag Screening Floor Replace	\$20,000	\$20,000		Board approved
8	Ceiling Tiles Replacement Old/DL	\$350,000	\$350,000	350k-1M Bulk tile order replace all remaining	Board approved
9	SREB Wash Bay Protection	\$32,000	\$32,000	Ext curtains, ceiling protect, seal/paint dr	Board approved
10	Compactor Relocation / Replace	\$350,000		\$250k design/pad electrical \$100K compact	
11	Blk M, N, O trench drain/paving	\$1,000,000		Est for trench drains and paving	
12	Blk O paving behind hangars	\$280,000		may combine with above	
13	North AK Seaplane/Ward Paving	\$150,000		between tenant lease and TL, TL repair work	
14	Power/Electric to Float Pond	\$190,000	\$190,000	est only to extend down north rd, not to each dock	Board approved
15	Water/Sewer Float Pond/Other			TBD	
16	NWDA Electrical 3-Phase Site Only	\$296,400	\$296,400	brought to box only, not to lease lots update 6/22	Board approved
17	Biffy Dump Station	\$90,000		DOES NOT INCLUDE DESIGN/CA	
18	Compass Rose	\$10,500		Siting only; not include painting	
19	Penthouse (2009) DOAS Repair	\$100,000		est for entropy wheel compressors, etc	
20	Alex Holden Re-design/Repave	\$2,100,000		Cargo Road, raise bed, curb gutter, drainage, pave	
21	Sidewalk Blower/Plow	\$30,000			
22	SREB Maintenance /Addition	\$12,300,000		Est ECI, FAA ineligible maintenace bays/shops	
23	Penthouse (2009) Cooling System	\$30,000		erminal project	
24	Sand/Chem Ship Ladder - Mix Tank	\$15,000		plus shipping??? 2019 quote	
25	Floor Rile Replacment Dep. Lounge	\$10,000			
26	Lighting&Cameras/Security Upgrade			no est yet	
27	Coastal Helicopter Paving			TBD...part of RON parking in master plan	
28	Chain Drive Security Gates			tenant request	
29	Anchor West End Pull-out				
30	Power to N Terminal Ramp Side			tenant request	
31	Water to N Terminal Ramp Side			tenant request	
32	Lactation Pods North End			tenant request; not federal requirement	
33	Food Concession 1st Floor			tenant request; concessionaire viability	
		\$25,429,813	\$4,159,828		
		Total Project	Approved spending	NOTE: Projects only, not operational uses	



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: July 6, 2022

RE: Projects Office Monthly Report

Project specific summaries of project status and activity are presented below.

Terminal Reconstruction – Phase 1&2: In June, Dawson Construction continued to work on the project punch-list items, completing more of the work items required by the original construction contract, and completing more of the work items that have been introduced into the contract by Requests for Proposal (RFP) / Change Order.

Look Ahead to Upcoming Phase 2 Activity. The Contractor's schedule for July calls for the continued effort to complete all outstanding project work items. This work will include modifications to the Lumicor panels at the main stair, the installation of the stainless steel handrails at the second floor ramp, the installation of the glass guardrail assembly around the second floor light-well, the installation of the revised bollards at Gate 1, the installation of the replacement light fixtures throughout the terminal, the installation of the new 135 ramp lighting and the repairs to the existing terminal roof assembly.

The manufacturer's inspection of the new roof assembly has been scheduled for mid-July. This inspection will be conducted by a representative from Carlisle SynTec Systems, and this inspection will initiate the manufacturer's 30 year roof warranty.

JNU is currently working on the preparation of Change Order 23, which is not expected to add any additional time to the BE20-020 contract. To date, Dawson Construction has submitted a total of 314 Requests for Information (RFIs) on the Terminal Reconstruction project, and JNU has issued a total of 183 RFPs to Dawson Construction. The majority of the RFPs were issued to address additional work that was introduced to the BE20-020 construction contract in response to RFIs. The remaining RFPs address work items that have been initiated by the Owner to address such things as interior finish upgrades and revisions, repairs to existing electrical and mechanical equipment and systems, and to address the addition and/or replacement of existing equipment items to promote energy efficiency and long-term cost savings.

JNU continues to coordinate with Dawson Construction on scheduling the Owner training sessions for the new mechanical systems, the new electrical systems, and the access control systems.

Terminal Fire Alarm Upgrade: Johnson Controls and their electrical subcontractor Alaska Electric continue to stand-by to perform the final testing of the new fire alarm detection, annunciating devices and public address systems. This work has been on hold pending the installation of the necessary dedicated telephone lines that are needed for the system auto-dialer.

Look Ahead: The Contractor's schedule for July calls for the completion of all system testing.

The Substantial Completion date is currently identified within the BE21-159 contract as April 1, 2022, but is going to be extended by Change Order. Haight & Associates (Electrical Engineer & Designer of Record) remains under contract and is providing construction administration services for this project.

Main Ramp (Part 121/135) Rehabilitation & Remain Overnight (RON) Jet Parking Design. The contract for design services has been awarded to DOWL. DOWL is currently working on the submission of their phased work plan and associated fees. The project schedule is still calling for bidding the construction of this project in the spring of 2023.

Sand/Chemical Building – Roof Warranty: A representative from Carlisle SynTec Systems will be in Juneau this month and will perform an inspection of the roof installation on the Sand-Chemical building. This inspection has been on-hold because Carlisle was not sending technicians into the field during the first two years of the COVID-19 pandemic. This inspection will initiate the manufacturer's roof warranty.

Sand/Chemical Building - Commissioning: No change since last report. JNU has directed PDC Engineers to suspend work on the commissioning effort on the Snow Removal Equipment Building (SREB) and Sand/Chemical building mechanical systems until GSHP-1 has been repaired, and until SREB pumps P-1A and P-1B have been replaced.

Float Pond Improvements – Phase 2: JNU has completed the review of the 95% set of design/bid documents for the second phase of this project, and PND Engineers is currently integrating the review comments into the final set of these documents. JNU is working on the completion of the Division 0 and Division 1 documents with the goal of releasing this project for bid later this month.

The Federal Aviation Administration (FAA) grant money for this project was rolled over to FFY 22 (AIP entitlements) to facilitate this bid schedule.

The scope of work for the project will include raising a portion of the existing roadbed, the introduction of a drainage ditch, armoring a portion of the southern pond bank with rock and reconstructing/re-positioning 14 of the existing concrete float plane dock headwalls. The order of the work is critical with the pond embankment needing to be done prior to the road work. Staff and PND are working on this schedule since the pond will need to be drained for this work during the winter months, while also coordinating the timing of the grant.

Runway Safety Area (RSA) Expansion Phase IIC: No change since last report. The project has been determined to be Substantially Complete, and both JNU and DOWL continue to work with the Contractor (SECON) on finalizing the project close-out documentation. Final payment has not yet been made to SECON. DOWL continues to finalize the project as-built record documents and the final engineer's report based on JNU review comments.

Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment: No change since last report. The start-up, testing and commissioning of the new SREB back-up generator, transfer switch and load bank remains on hold pending the development of a schedule update by the project General Contractor.

Per the contract, manufacturer's representatives / factory technicians for the new generator, new load bank and new switchgear are to be present for the start-up, testing and commissioning work. Only the CAT technician was present for the first start-up and testing effort. SECON has been advised of the contract requirements and has been asked to reschedule the start-up, testing and commissioning. SECON has not yet provided a schedule for this work.

ATTACHMENT #3

Section H, Item 4.

Construction Administration & Inspection services continue to be provided by DOWL who is serving as the Project Engineer. Field inspection work is being provided by Morris Engineering Group under contract to DOWL.

Runway Visual Range (RVR) Replacement. No change since last report. The FAA began running new conduit and conductors to their RVR equipment last July. The RVR system (measures visibility for instrument approach aircraft) is now ready for replacement. Staff will again provide a safety officer and oversight while the FAA works on the project. The cutover of the new RVR was scheduled for the first week of June with an estimated two-week outage during the replacement. Final cutover and inspection has been delayed until July due to personnel coming down with COVID.

Lavatory Waste Dump Site: No change since last report. JNU has updated the project construction cost estimate (\$94K), and the overall project budget (\$128K) based on a budgetary fee estimate (\$19K) provided by PDC Engineers to complete the design work and the associated bidding and construction documents. This project remains on hold pending the identification of a funding source for the design component.

Other Projects.

From the April 6, 2022, Airport Board Finance Committee:

Terminal Ceiling Tile Replacement (all remaining sections): JNU has accepted Dawson Construction's proposal for RFP 177 Suspended Ceiling Tile Replacement. This proposal broke the ceiling tile replacement work into seven separate work areas and asked Dawson Construction provided pricing for each one. Dawson's pricing breaks down as follows:

TASK 1 – FIRST FLOOR OPEN AREAS	\$ 66,112.15
TASK 2 – FIRST FLOOR ROOMS:	\$ 5,510.95
TASK 3 – SECOND FLOOR OPEN AREAS	\$ 92,885.45
TASK 4 – SECOND FLOOR PRE-SECURITY BAR	\$ 12,577.10
TASK 5 – SECOND FLOOR SECURE-SIDE FOOD SERVICE & BAR..	\$ 7,601.55
TASK 6 – SECOND FLOOR ALASKA AIRLINES OFFICES	\$ 9,038.30
TASK 7 – SECOND FLOOR ALASKA ROOM	\$ 18,952.70
RETAINAGE – Provide four (4) factory sealed cartons of the ARMSTRONG “Ultima” 2x2 square edged ceiling tiles. Each carton to contain 10 ceiling tiles / 40 square feet. Turn Cartons over to Owner	\$ 828.05

The total amount for this proposal equals \$212,678.20. It must be noted that Dawson Construction has excluded all work to relocate the ceiling mounted fire alarm and public address system components from their proposal. The ceiling materials need for this work have been ordered and are expected to arrive in Juneau at the end of this month.

Hangar M Site Survey & Topo: No change since last report. JNU has received a fee proposal from DOWL to complete a site survey and topographic study of the site that surrounds the Block M hangars. JNU has issued a Letter of Agreement to DOWL and has given them an approval to start work.

SREB Wash Bay Water Protection: JNU has issued an updated RFP package to Dawson Construction (the next available Contractor on CBJ Engineering's Term Contractor contract list) for this work. The RFP is asking for a proposal to patch and paint the water damaged gypsum wallboard; to prep, seal and re-paint the

interior face of the exterior vertical lift door; and to furnish and install splash curtains and plastic panels for ceiling splash protection. Dawson has indicated that they will submit a proposal on or before July 15.

Fuel Station Access Control/Fuel monitoring/tracking: No change since last report. On September 28, 2021, JNU received a fee proposal from RESPEC (formerly Haight & Associates), in the amount of \$4,730 to provide the necessary design documents to expand the diesel-gasoline fuel dispenser system at the NWDA Fuel Station to include access control and fuel usage tracking features. Haight & Associates has been asked to review the site controllers offered by Gas Boy, which is the manufacturer of the Fuel Station fuel pumps. JNU has not yet accepted this proposal.

This work is needed to introduce a reliable theft-prevention system and fuel usage tracking system to the new fuel station. The current set-up cannot track fuel usage in any way, and relies on the use of padlocks on the pumps to prevent unauthorized use / theft.

Fuel Station Back-up Generator: No change since last report. JNU is currently looking into available options (portable generator vs. fixed mounted) for an emergency power source for the Airfield Maintenance fuel station.

The fuel station is currently not connected to any emergency / stand-by power system. In the event of an area-wide power outage, JNU has no safe way to transfer fuel out of the new storage tanks. This work is needed to provide a back-up power system to power the fuel station in the event of utility power loss.

Power to Float Plane Pond: CBJ-JNU has accepted the cost estimate / fee proposal from Alaska Electric Light & Power (AEL&P) to extend a new 15KV 3-phase electrical service to the west end of the float pond on May 19, 2022. CBJ-JNU has issued a notice-to-proceed to AEL&P for this work. AEL&P is currently working on ordering materials and will provide a construction schedule as soon as the materials delivery date is known.

AEL&P had estimated their construction cost to be \$137,576.82 in 2023 dollars. By way of a reminder, AEL&P continues to warn that their materials costs continue to be affected by Covid related availability and supply-chain issues and that actual costs may differ from that estimated. To address this, JNU has adjusted this estimated construction cost to include AEL&P materials contingency, Contract Administration (CA) fees and a construction contingency, bringing the anticipated total project cost to \$189,856.00.

This work is needed to provide operational power for the 36-inch valve actuator, lights and heat within the float pond valve vault. This work will also introduce electrical service which will be available as a tenant improvement to those operators that have floats along the north side of the float pond. JNU is working with RESPEC (Ben Haight) to develop a power distribution plan to bring power down the north side of the float pond for tenant use.

Upgraded Power to the Northwest Development Area: CBJ-JNU has accepted the cost estimate / fee proposal from AEL&P to extend a new 12.5 KW 3-phase electrical service into the Northwest Development Area (NWDA). CBJ-JNU has issued a notice-to-proceed to AEL&P for this work. AEL&P is currently working on ordering materials and will provide a construction schedule when the materials delivery date is known.

AEL&P had estimated their construction cost to be \$224,000.00 in 2023 dollars. By way of a reminder, AEL&P continues to warn that their materials costs continue to be affected by Covid related availability and supply-chain issues and that actual costs may differ from that estimated. To address this, JNU has adjusted this estimated construction cost to include and AEL&P materials contingency, CA fees and a construction contingency, bringing the anticipated total project cost to \$296,400.00.

This work is needed to provide upgraded power service to the nine (9) new hangar lease lots that are located in the NWDA. This power will also be used to provide upgraded site lighting within the NWDA.



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: July 7, 2022

RE: Airport Architect's Report

Updates since last report in italics.

2022 Airfield Civil Repairs: *The work is complete and Arete Construction's invoice has been approved. The culvert was repaired on June 20; the curb and storm drain grate on Alex Holden Way were completed on June 9. Insurance will not reimburse the \$21,827 cost of the repairs, as the damage was caused by human activity, NOT by the storm itself. (If the airfield crew had not cleared the drains and the resulting flooding had caused damage, the damage would have been covered by insurance, even if the damage were many times the cost of the repairs.)* The project had two components, repair of a crushed culvert end under Taxiway A between Taxiways B1 and B2, and replacement of 50 feet of curb and a storm drain inlet at the south end of Alex Holden Drive.

Snow Removal Equipment Building (SREB) Pump Replacement: *Harri Plumbing is under contract. The pumps have been submitted and approved, but the specified Variable Frequency Drives (VFDs) that control the pumps have a 50-52 week lead time, which would put Substantial Completion in mid-summer 2023 and force JNU to heat the SREB with the electric boiler all next winter. Harri Plumbing is investigating a VFD alternative configuration that would allow installation and Substantial Completion this fall. RESPEC (formerly PDC Engineers) is under contract for construction phase services (including commissioning) for a total additional fee of \$10,355.*

Bagwell Mechanical Repairs: *We received one responsive bid from Schmolck Mechanical for \$195,400. This is significantly more than the construction cost estimate of \$123K that RESPEC provided on May 10, 2022. All of the reasons cited by RESPEC in their May estimate remain true, but in the current bidding climate it proved difficult to judge the magnitude of their effects on construction cost. RESPEC recommends a 20% construction contingency, which would bring the construction phase total to \$234,480 (\$195,400 x 1.2) or approximately \$235,000. This represents an increase in construction cost of \$185,000 (\$235,000 - \$50,000 previously approved by the Board.) RESPEC's engineering contract for the project includes construction phase services. At the May Airport Board meeting, the consultant's construction cost estimate was \$122,948, significantly more than had been previously estimated. Reasons for the increase include:*

- 1. The project is now a separate project rather than a change order to the terminal project.*
- 2. The work requires 7-8 different subcontractors who will be mobilizing and demobilizing for a relatively small amount of on-site work. Several of the subcontractors are from out of town and will incur travel costs.*

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3. The bid environment is poor and there are uncertainties in material procurement. Labor rates and equipment and material costs have increased since May 2021.
4. The May 2021 estimate was completed prior to design. Minor plumbing and sprinkler work was added due to actual site conditions found during design. Although the scope added is minor (a couple pipe reroutes and demo) it adds (3) subcontractors to the project; plumber, sprinkler fitter, insulator.
5. Direct digital controls interconnection to existing JNU Building Automation System was added as requested by JNU to assist with maintenance.
6. Separately from the gas detection system, the normal building ventilation in the bagwell does not meet current codes; two small exhaust fans were added to correct the deficiency.

Outgoing Baggage Belt Repair/Replacement: *In response to a question from Alaska Airlines, JNU is looking into the replacement of the entire system in accordance with TSA's Planning Guidelines and Design Standards, ver. 7.0, released October 8, 2020. Considering the system as a totality in light of the most current TSA guidance may be a more appropriate solution than piecemeal replacement of about half of the individual baggage handling belt units. Jensen Yorba Wall provided 100% bid documents on June 3 to replace on a one-for-one basis about half of the individual units. Current information as to manufacturers' lead times suggests that with the one-to-one replacement, the Airport would be looking at summer 2023 installation. We will coordinate the installation schedule with TSA (Transportation Safety Administration), Alaska Airlines, Delta Air Lines, and Airport staff.*

Parking Lot Repairs: *DOWL has completed their Phase I (Site Investigation and Concept Development) work and will be presenting their work to the Board at the July 14 meeting.*

Gate 5 Passenger Boarding Bridge Replacement: *Jensen Yorba Wall Architects is preparing a fee proposal and scope per our request. We expect to present it to the Board at a special meeting later in July. If the Board approves, the funding request will go to the City & Borough of Juneau (CBJ) Assembly. We expect Notice-to-Proceed to be issued in late September. The Federal Aviation Administration (FAA) has agreed that we may sole-source the design services, but required an independent estimate of consultant fees for the work. The fee estimate was completed June 14 by JNU; fees were estimated at \$185,000. JNU received no consultant proposals on May 11 in response to our Request for Proposals (RFP) for design services. JNU has received the Categorical Exclusion (CATEX) Determination for environmental from the FAA.*

Sand/Chemical Back-up Electric Boiler: *Morris Engineering is under contract for design for \$49,835, with construction documents due July 31. Due to boiler lead times, we expect installation in early spring 2023. This will require renting the temporary boiler from Harri Plumbing again this coming winter.*

TSA Bag Screening Flooring Replacement: *After receiving the Terminal Hazmat Report (see following project) which will include the flooring in the TSA Bag Screening area, options will be scoped within the Board approved \$20K budget.*

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Terminal Hazmat Report: *CBJ Contracts will request letters of interest to review documentation, sample and test as required to provide a written record of hazmat materials in the remaining portions of the terminal building that have not been renovated since hazardous materials were routinely used in building construction. This does not include remediation of remaining hazmat; any necessary remediation will be incidental to a capital improvement project.*

Terminal Furnishings: *Per Patty's direction, Kris Ritter and I are coordinating our work to make the best use of the existing terminal furnishings and purchase more as appropriate, starting with more slings/beam lounges (silver frames w/black seats). A cost estimate will be prepared based on cooperative purchasing agreements and needed quantities. The nearly complete terminal renovation expands public areas, necessitating additional furnishings, as well as repair/replacement of severely worn existing furnishings. The Board approved the use of up to \$100K of CARES funding at the May 2022 Board meeting for these furnishings.*