

AIRPORT BOARD

AGENDA

6:00 P.M., THURSDAY, JUNE 9, 2022

ALASKA ROOM and ZOOM:

<https://juneau.zoom.us/j/82856995400?pwd=YUNLd2p1OFI3TnY3NUpKa3BRQmFidz09>

or

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

TO TESTIFY: CONTACT PAM CHAPIN, 586-0962
BY 3:00 P.M. ON JUNE 8, 2022

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: Regular Monthly Meeting of May 11, 2022

IV. APPROVAL OF AGENDA

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. UNFINISHED BUSINESS

A. Northwest Development Area (NWDA) Electrical Upgrade. Staff has received a quote from Alaska Electric Light & Power (AEL&P) for the electrical upgrade to 3-phase power to the NWDA at a cost of \$224,011, with inflation, plus 15% contingency and 15% contract administration for a total of \$296,400. Project includes approximately 1,600' trenching for (4) 4"C. Intended use is 12.47KV 3-phase power, power spare, phone and TV. This will complete the tie between JB3-245 and JB3-408. One new road crossing with (4) 4"C to support the relocation of a 75KVA single phase transformer near the fueling station. This includes completing the service conductor relocation to hangars and Civil Air Patrol (CAP) using taxiway conduit crossings installed in previous phases. Second new road crossing to tie JB3-246 to the new 3-phase tie. This item was brought before the Airport Board Finance Committee with an IOU to provide the estimate to the Board for a decision to proceed. Funding for this project is provided by the CARES grant as outlined in the CARES project list summary.

Board Motion: *"Approve the electrical upgrades to the NWDA including 3-phase power at a cost not-to-exceed \$296,400, funding provided by the CARES grant."*

B. Electrical to Float Pond. Another IOU from the Airport Board Finance Committee for project costs is the updated estimate for the electrical to the Float Pond. The Airport received an updated cost estimate / fee proposal from AEL&P to extend a new 15KV 3-phase electrical service to the west end of the float pond for \$137,577 in 2023 dollars. It must be noted that AEL&P continues to warn that their materials costs continue to be affected by COVID related availability, supply-chain issues and that actual costs may

differ. To address this, the Airport has estimated construction contingency cost and contract administration, bringing the anticipated total project cost to \$190,000 (rounded) as outlined in the CARES project list summary.

This work would provide power for the 36-inch valve actuator, lights and heat within the float pond valve vault, as well as run electrical service along the north side of the float pond road, allowing float pond tenants to tie into electrical at their own docks.

Board Motion: *“Approve the electrical installation to Float Pond west end and along north side of the float pond road (for tenant ability to tie-in), at a cost not-to-exceed \$190,000, funding provided by the CARES grant.”*

VII. NEW BUSINESS

A. Airport Manager’s Report:

1. Runway Visual Range (RVR) Replacement. The FAA is on schedule to finalize the replacement of the RVR equipment at JNU. Electrical work was completed last summer. The work and some periodic/brief outages will begin the first week of June, for approximately two weeks. Notice to Air Missions (NOTAMs) will be issued for the work, including any outages.
2. Deputy Airport Manager. Scott Rinkenberger will be retiring from JNU on June 17, 2022. He and his wife will be moving to Arizona. The Airport thanks Scott for his time and dedication at JNU and wish them the best in their new chapter. Phil Adams will be stepping into the Deputy Airport Manager position and the Airport is currently recruiting for the Airport Superintendent position.
3. 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](#).
4. LAB Hangar. The Airport has sent over the Lease Action Request Form and requested a description of the potential buyer’s activity/use. This is needed prior to sending a draft lease to the proposed tenant. At this time, the Airport has still not received this information back from the potential buyer.
5. 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.
6. MEBA Union Negotiations are ongoing. This will be for a three-year contract – FY23-25.

7. Airport Board Seats. There are three members that are up for renewal: Jodi Garza, Jerry Godkin and Chris Peloso. Two have reapplied, with one new applicant. In addition, the City Clerk will be sending out notification to people who applied last year in case they are still interested.

8. Airport Fund Balance (AFB) and Capital Revolving Account Balance (CRAB) (Attachment #1). NO CHANGE. The Airport Fund Balance was updated to more accurately reflect what is reported to/adopted by the Assembly, and align with the City & Borough of Juneau's (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.

9. Budget Impacts. The Airport has briefed the Airport Board on changes to the FY23/24 budgets as they have been reported to staff, post-Board budget approval. This includes increases to insurance, year-end accounting changes; now the inclusion of the General Obligation (GO) Bond coverage (FY23/24), and as of May 2021, CBJ Finance Department has notified the Airport of a negative hit to the interest income for FY22. Instead of \$21,300 in interest income, it is (\$86,600), for a total impact of (\$107,900). Staff is still looking into this, but has included it on the update of the CARES Summary table. Additionally, union negotiations for FY23-25 are still ongoing. This could impact the personnel costs, as well as impact Juneau Police Department (JPD for Airport Security) and Capital City Fire/Rescue (CCFR) Airport Rescue/Fire Fighting (ARFF) costs.

10. CARES/CRRSAA Fund Balance and Project List. (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 May Board motions, updates to budget (insurance, interest income-see above), updates to previously approved project estimates, and GO Bond inclusion.

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 just under \$7M still available and looks to the Board for approval on additional projects, including the electrical installation/upgrades proposed under New Business, above. The spreadsheet provides further detail for the table (below).

CARES/CRRSAA/ARG Act Use		6/2/2022
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	
(92,885)	Bagwell Gas Detect + \$42,885 design EE 123k	
(156,200)	SREB Circulation Pump Upgrade *May 22 bids	
(175,000)	Sand/Chem bldg Back-up Boiler system	
(50,000)	Forklift vehicle	
22,283,764	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)	
(1,282,000)	*April 2022 Board Project Approvals*	
(660,300)	FY23 Airport GO Bond debt service	
(657,000)	FY24 Airport GO Bond debt service	
(5,000,000)	Parking Lot Construction -TBD -Est (in design)	
6,999,717	<i>Proposed/estimated balance FY22 end</i>	
Proposed Electrical upgrades to NWDA (296,400) and Electrical to		
Float Pond (190,000)		

11. 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** - *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 is set for **July 12, 2022**. The variance request highlights safety, security and law enforcement. While the request for a waiver does not fit current guidelines for a waiver, the Airport is welcome to continue and plead their case to the Planning Commission in-person.

- **UPDATE** – *Runway 26 Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)* approach lighting. Staff has been working with our DC Lobbyist and Congressional Delegation to introduce congressional language into the FY23 FAA Reauthorization Bill which would allow the transfer, ownership and maintenance to the FAA once completed. Senator Sullivan has sent this proposed language in on our behalf (and any other airport that would benefit from this). It would add MALSR equipment to the list of allowable lighting equipment, and allow the transfer of this to the FAA. The Airport has programmed in Airport Improvement Program (AIP) funding for this system completion pending final Senate discussion. As of May 13, 2022, the sample amendment language was submitted for timely filing of amendments. The Airport will wait to see if this will need further vetting, justification (and pleading) with the senate to approve the language.

- **UPDATE** – *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. Paralleling this work, the Airport is looking at acquiring accretion rights in the wetlands for future rebound land.

- **UPDATE** - *Alaska Department of Environmental Conservation (ADEC) Storm Water Pollution Prevention Plan (SWPPP) Multi-sector General Permit (MSGP)*. A reminder to all businesses to review ‘best practices’ that have been posted on the JNU Airport’s SWPPP webpage. Businesses need to file either Notice of Intent (NOIs) or No Exposure forms and receive letters from ADEC. To-date, the Airport has only received a handful of these. Those tenants/users that have not filed for NOI or No Exposure are in violation. The Airport is looking into contracting out services to gather monthly/quarterly samples, assessments, as well as the administrative reporting requirements of the SWPPP program. ***The annual Airport SWPPP Best Practices meeting was held on May 18, 2022, with little tenant/user attendance.***

- **UPDATE** - *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 by the end of June. This is an ADEC requirement.
- **REMINDER** - *Mask Mandate at Airports*. The federal mask mandate requiring everyone to wear masks on airplanes, at airports, as well as on other forms of public transportation was removed by a Federal judge. The Federal government has filed an appeal, but until such time, **the mask mandate ended April 18, 2022, but is still highly recommended by the CDC.**
- **UPDATE** - *COVID-19 Vaccines at Airports*. Capstone Clinic will continue to administer vaccines at the airport through **June 15, 2022 (LAST DAY)**.
- **NO CHANGE** - *COVID*: The most recent information may be found on the **CBJ website**: <https://juneau.org/covid-19> for local updates.
- **NO CHANGE** – *PFAS Testing and Monitoring*. Cox Environmental Services has completed a draft report for ADEC with proposed next steps in the monitoring phase of this project. The report filed with ADEC recommends quarterly testing of groundwater, survey the test wells to determine flow direction, and coordinate with Army National Guard (ANG) for the testing of their drill sites (six) on Airport property. ADEC is still reviewing the report but the Airport will wait until the results of the ANG testing to plan further delineation. The ANG draft work is under review with ADEC and Cox Environmental at this time. A round of groundwater monitoring is planned and proposed additional delineation of soil and groundwater dependent on the ANG findings for spring/summer 2022. More sampling is anticipated this month. See above Manager’s Report for PFAS Insurance Claim money.
- **NO CHANGE** – *Honsinger Pond/Access (work in progress)*. Bicknell has legal access to their Honsinger Pond property through Alaska Department of Transportation (ADOT). Airport staff have been brought into discussions for development of the adjacent property due to (helicopter) flight paths and FAA compliance for development near an airport. Bicknell has now applied for rezone of several parcels from Industrial to General Commercial. The Airport continues to work through FAA on land use adjacent to airports for compliance.
- **NO CHANGE** – *Egan/Yandukin Intersection Improvements Project*. ADOT has narrowed down design alternatives for the project. The Planning and Environmental Linkage (PEL) Study is also now available on line. Please visit ADOT website for the project at <http://dot.alaska.gov/eganyandukin>. Also any comments or concerns may be emailed to eganyandukin@alaska.gov. The Airport is registered as one of the stakeholder panelists due to adjacent property and impact to traffic to/from the airport. The Airport (along with comments from the FAA) previously submitted comments to ADOT regarding the complexity and

costs of two of the three alternatives that both proposed to use airport property. The third alternative did not impinge on airport property.

- **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 first meeting was held April 25, with more meetings including public outreach meetings for this project. 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. While this is a compliance matter, property acquisition is eligible for federal funding. The process has started for procuring a property acquisition specialist including \$50,000 of forward-funding approved by the Board.
- **NO CHANGE** – *FAA Disabilities Compliance and Title VI Review*. Staff has completed the plan and self-evaluation programs for the final part of the 2017 FAA compliance audit for Americans with Disabilities Act (ADA) and Title VI review and it has been signed off by the CBJ. The final plan and compliance update were forwarded to the FAA for review, however, some of the outstanding items will not be in compliance until the terminal remodel is complete. FAA still requires periodic updates.
- **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. Many large airports are also backing this increase due to capital projects relying primarily on PFCs, not impacted by COVID. The Airport has brought this up with our Congressional Delegation in the hopes of including PFC increases for non- and small-hub airports.
- **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), as well as other projects listed in the PFC9 application; and look at 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. A new date for equipment has not yet been determined.
- **NO CHANGE** – *TSA has cancelled janitorial contracts* at airports nationwide. TSA will pay for utilities associated with equipment use, but the contract requires airports to continue with janitorial - without compensation. This issue has been forwarded to our Washington, D.C. Lobbyist for Congressional weigh-in.
- **NO CHANGE** – *Maintenance Programs Refinement* (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. Until a complete tracking system is set up, the Airport looks at continuing maintenance contracts with new systems as they come off warranties.

12. Airport Project Managers Reports (Attachment #3 and #4)

VIII. CORRESPONDENCE:

IX. COMMITTEE REPORTS

A. **Finance Committee:**

B. **Operations Committee:**

X. ASSEMBLY LIAISON

XI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XII. BOARD MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. TIME AND PLACE OF NEXT MEETING:

A. Airport Board, 6:00 p.m., July 14, 2022, Alaska Room and ZOOM

XV. EXECUTIVE SESSION

XVI. ADJOURN

ATTACHMENT #1

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 reimb
Apr-15		\$32,849	(\$32,849)		RWY Rehab match (portion) anticipate 2019 reimb
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 Reserve 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

ATTACHMENT #1

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					
6/2/22					
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	\$156,200	Updated May 2022 Board meeting	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		Board approved
	TWY Regulator Upgrade	\$203,028	\$203,028		Board approved
	Bawell Gas Detection System	\$92,885	\$92,885	Design and Replace per May Board mtg est \$123k	Board approved
	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		btween tenant lease and TL, TL repair work	
14	Power/electric to Float Pond	\$190,000		est only to extend down north rd, not to each dock	Board meeting 6/2022
15	Water/Sewer Float Pond/Other			TBD	
16	NWDA electrical 3-phase site only	\$296,400		brought to box only, not to lease lots update 6/22	Board meeting 6/2022
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 tile replacment Dep. Lounge	\$10,000			
26	Lighitng&Cameras/Security Upgrd			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	\$3,519,113		
		Total Project	Approved spending	NOTE: Projects only, not operational uses	

ATTACHMENT #3



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: June 2, 2022

RE: Projects Office Monthly Report

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

Terminal Reconstruction – Phase 1&2: Following the inspection by the project design team on May 11, 2022, the Terminal Reconstruction project was deemed to be Substantially Complete on May 12, 2022. A list of outstanding work items and deficiencies (project punch-list) has been developed and has been provided to Dawson Construction.

In May, 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 June 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 and the installation of the new 135 ramp lighting.

Work is also planned to address the last of the membrane roof work (weather permitting), and the completion of the mechanical and electrical start-up and commissioning work.

JNU is currently working on the preparation of Change Order 22, which is not expected to add any additional time to the BE20-020 contract. To date, Dawson Construction has submitted a total of 312 Requests for Information (RFIs) on the Terminal Reconstruction project, and JNU has issued a total of 178 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.

ATTACHMENT #3

Terminal Fire Alarm Upgrade: In May, Johnson Controls and their electrical subcontractor Alaska Electric continued testing the new fire alarm detection, annunciating devices and public address systems.

Look Ahead: The Contractor's schedule for June 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.

Proposals have been received by CBJ Engineering department from three engineering firms to provide design services for this project. These proposals are currently being evaluated and scored. Evaluators will be submitting these reviews to CBJ Engineering on or before June 7, 2022.

JNU would like to get a design team on board before summer and to schedule construction bids in the spring of 2023.

Sand/Chemical Building: 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: No change since last report. JNU is currently reviewing the 95% set of design/bid documents for the second phase of this project. 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. CBJ Engineering Department has amended the current contract with PND for the second phase of design work and JNU has been coordinating with PND to have bid-ready documents completed for a schedule that would bid as early as this winter. The work was originally scheduled for this fall but the schedule has slipped. 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. The Federal Aviation Administration (FAA) grant money for this project was rolled over to FFY 22 (AIP entitlements) to facilitate this bid schedule.

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

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 is now scheduled for the first week of June with an estimated two-week outage during the replacement.

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 received a proposal from Dawson Construction for RFP 177 Suspended Ceiling Tile Replacement on 5.26.2022. 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 is 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.

Hangar M Site Survey & Topo: 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 is currently working on updating an RFP package which will be released to the next available Contractor on CBJ Engineering's Term Contractor contract list. The RFP will ask for costs 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 panel ceiling splash protection.

ATTACHMENT #3

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: JNU received an updated 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. AEL&P now estimates their construction cost to be \$137,576.82 in 2023 dollars. It must be noted that 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.

Upgraded Power to the Northwest Development Area: JNU received an updated cost estimate / fee proposal from AEL&P to extend a new 12.5 KW 3-phase electrical service into the Northwest Development Area (NWDA) on May 19, 2022. AEL&P now estimates their construction cost to be \$224,000.00 in 2023 dollars. It must be noted that 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: June 3, 2022

RE: Monthly Projects Report

Updates since last report in italics.

Outgoing Baggage Belt Repair/Replacement. Jensen Yorba Wall will provide 100% bid documents June 3 for advertising June 17. Current information as to manufacturers' lead times suggests that we are looking at summer 2023 installation. *We will coordinate the installation schedule with TSA (Transportation Safety Administration), Alaska Airlines, Delta Air Lines, and Airport staff.*

Bagwell Mechanical Repairs. *The work was advertised May 25, the pre-bid meeting is Friday, June 3 at 10:00a.m., and bids are due on Thursday, June 16 at 2:00p.m.* At the May meeting JNU reported the consultant's construction cost estimate of \$122,948, significantly more than 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.
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.

Parking Lot Repairs. *DOWL continues with their Phase I (Site Investigation and Concept Development) work. In May they completed an initial review by JNU staff, and the first stakeholder meeting. A second stakeholder meeting is scheduled for Thursday, June 9. DOWL plans to review the concept design with the Airport Board at its July 14 meeting. In April DOWL completed*

geotechnical investigation, traffic site investigation (vehicle counting), and a first round of meetings with Republic Parking.

Gate 5 Passenger Boarding Bridge Replacement. *JNU received no consultant proposals on May 11 in response to our Request for Proposals (RFP) for design services. The Federal Aviation Administration (FAA) has agreed that we may sole-source the design services, but they will require an independent estimate of consultant fees for the work. The estimate is in progress. JNU has received the Categorical Exclusion (CATEX) Determination for environmental from the FAA.*

Snow Removal Equipment Building Pump Replacement. *Bids were received May 11. Harri Plumbing is the sole responsive bidder. According to City & Borough of Juneau (CBJ) Contracts, "Alcan Electric (subcontractor to Harri Plumbing) has an outstanding \$40 parking ticket, and we cannot send an NTP (Notice to Proceed) until that's resolved". In checking with collections, it appears that they recently made another payment, presumably to come into complete compliance, but \$40 remains for some reason. CBJ Contracts has promised to follow up with Harri Plumbing. Respec (formerly PDC Engineers) provided a fee proposal of \$10,355 for construction phase services including commissioning. JNU has received the building permit. We anticipate installation of the pumps in late fall 2022.*

Sand/Chemical Back-up Electric Boiler. *CBJ Contracts expects to send Morris Engineering their NTP in the next couple of days. Morris Engineering provided a fee proposal for design of \$49,835, based on site visits and an extensive discussion with JNU staff. Due to boiler lead times, we expect installation in early spring 2023. This will require renting the temporary boiler again this winter.*

2022 Airfield Civil Repairs. *Arete Construction submitted and JNU accepted a quote for \$21,827 for the work. On June 2, Arete reported that they should be pouring curb tomorrow and will backfill next week (on Alex Holden Drive). They were not sure about the timing of the culvert repair, but will let staff know the timeframe soon as possible. Substantial Completion will be September 1. The project has 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. Both components resulted from snow removal operations this past winter. On June 7, The Airport Architect and Airport Superintendent will meet with the CBJ Risk Management Officer, Chelsea Swick, and the Regional General Adjustor for McLarens to discuss whether the damage will be covered by CBJ's insurance (similar to the same storm damage to Riverbend Elementary School).*

TSA Bag Screening Flooring Replacement. *During hazmat sampling for the Bagwell Mechanical Repairs project, replacement of the TSA Bag Screening Area flooring was discussed. It was noted that the flooring should be tested for asbestos. A proposal has been given to the Airport to test the flooring.*

Terminal Hazmat Report. *Dahlberg Design submitted a proposal to review documentation, sample and test as required to provide "a clear record of where sampling has taken place and where it has not, and—if possible—to sample any areas that have not been investigated to complete the record." This does not include remediation of remaining hazmat; any necessary remediation*

will be incidental to a capital improvement project. The proposed sampling and testing fee is \$7,800.

Terminal Furnishings. *A furniture layout for the area on both sides of the front entry has been prepared. On behalf of JNU, Renée Loree, CBJ Purchasing Officer, is looking into the cooperative purchasing agreement through which JNU would purchase the furniture. The nearly complete terminal renovation expands public areas, necessitating additional furnishings, as well as repair/replacement of severely worn existing furnishings. Scoping is in progress and an estimate will be developed.*