

AIRPORT BOARD
AGENDA
6:00 P.M., THURSDAY, APRIL 14, 2022
ZOOM WEBINAR: <https://juneau.zoom.us/j/96699462037>
Or Telephone: 253-215-8782, Webinar ID: 966 9946 2037

**TO TESTIFY: CONTACT PAM CHAPIN, 586-0962
BY 3:00 P.M. ON APRIL 13, 2022**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Regular Monthly Meeting of March 10, 2022
- IV. APPROVAL OF AGENDA
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. UNFINISHED BUSINESS
 - A. **Project List Priorities (Attachment #1).** The Airport Board Finance Committee met on April 7 to review and prioritize the list of federally ineligible projects that are candidates for the CARES funding. The Finance Committee approved several of the projects on the list for CARES funding use to be moved forward for Board approval.
 - 1. Public Seating for the Terminal – Estimate \$100,000
 - 2. Replace Lighting Fixtures (from old fluorescent to LED in the remaining sections of the terminal) – Estimate \$75,000
 - 3. Acquire Man Lift (ceiling work, cleaning windows, lighting and fire suppression maintenance) – Estimate \$20,000
 - 4. Fuel Station Access Control – Estimate \$20,000
 - 5. Fuel Station Back-up Generator – Estimate \$15,000 + enclosure
 - 6. TSA Bag Screening Flooring Replacement – Estimate \$20,000
 - 7. Ceiling Tile Replacement (remaining old in bag claim, departure lounge, meeting area) – Estimate \$350,000 to \$1M
 - 8. SREB Wash Bay Water Protection – Estimate \$32,000
 - Board Motion:** *“Approve the above listed eight projects from the Airport’s CARES Project Wish List, and funding from the Airport’s CARES act grant.”*
 - The Finance Committee also requested that a spreadsheet be developed for these projects for easier tracking purposes (Attachment #1).
 - B. **Airport Board Meetings.** The Airport anticipates having the Alaska Room ready and set-up for hybrid Airport Board meetings by the end of April. The City requires the ability for public/others to attend remotely. Staff is working with the City & Borough of

Juneau's (CBJ) IT Department to configure "Zoom Room" conferencing to go along with in-person meetings. This is a similar set up to the CBJ Assembly Chambers. The Airport is looking at in-person meetings again beginning as early as the May 2022 Airport Board meeting. This is being brought to the Board for discussion about future meetings if needed.

VII. NEW BUSINESS

A. Airport Manager's Report:

1. Passing of Congressman Don Young. The Airport extends its sincerest condolences to the family of Congressman Don Young. Congressman Young not only supported all of Alaska at a national level, but has been instrumental in helping JNU on many specialized matters such as the Medium Intensity Approach Light System with Runway Alignment Indicator Lights (MALSR) approach lighting system and Passenger Facility Charge (PFC) support. The list of aviation support and accomplishments by Congressman Young is just a small accounting of his legacy in Alaska.
2. Alaska Seaplanes Safety Management System (SMS) Certification. On March 15, 2022, Alaska Seaplanes was presented their SMS certificate by Federal Aviation Administration (FAA) Flight Standards. This Safety Certificate was several years in process and shows their commitment to flying at a higher standard, as their slogan states. This certificate is only held by a handful of air carriers in the United States.
3. Hangar Flooding Update. Staff was directed to obtain the grade of the area around the Block M hangars prior further direction on any trench drains or repaving. Staff is waiting for the survey points that were done during the Taxiway project before bringing this back to the Board/Operations Committee.
4. Badging Office Staff. The Airport is still looking to hire a full-time badging officer. Until then, Travis Dybdahl, Airport Accounting Technician, is stepping in for half days. Staff also received approval to bring back Shannon Van Valin as a temporary fill-in to assist during evenings.
5. Airport Fund Balance (AFB) and Capital Revolving Account Balance (CRAB) (Attachment #2). The Airport Fund Balance reflects what is reported to/adopted by the Assembly, and align with the CBJ Comprehensive Annual Financial Reports (CAFR). Once the CBJ budget is adopted, this will be updated for the FY23/24 budgets. 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.
6. CARES/CRRSAA Fund Balance. Airport staff has updated the CARES Use Summary table to reflect the additional \$80,300 in insurance costs passed down by the City, and the additional CARES funding required to balance the budget for FY23 and FY24. Staff has also shown the \$98,347 for concession relief that is required for the CARES grant (previously just a footnote). Staff has also put a \$5M placeholder in

for the parking lot construction. These changes give a more realistic balance of available grant money remaining.

CARES/CRRSAA/ARG Act Use		3/10/2022
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/Alarm - est; + \$42,885 design	
(115,000)	SREB Circulation Pump Upgrade	
(175,000)	Sand/Chem bldg Back-up Boiler system	
(50,000)	Forklift vehicle	
22,324,964	Balance	
	<i>Proposed Use</i>	
(98,347)	Required Concession Relief (not for other use)	
(1,200,000)	FY22 Tenant Rent Relief (est)	
(2,084,900)	FY22 Operational Expenses (est)	
(1,200,000)	FY23 Tenant Rent Relief (est)	
(1,572,100)	FY23 Operational Expenses (est)	
(1,421,500)	FY24 Operational Expenses (est)	
	GO bond debt service FY23/24 TBD	
(5,000,000)	Parking Lot Construction -TBD -Est (in design)	
9,748,117	<i>Proposed/estimated balance FY22 end</i>	
*\$98,347 concession relief requirement, see above		
Note: Add'l Concession grant \$393,387 signed 1/3/22, not incl in total		

7. Alaska Room Update. The Airport has let Rotary know that their meetings may resume at the Airport beginning in May.

8. 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 on March 15, 2022. Staff is awaiting the Airport's application and permit to be assigned to a Planner and has requested to be placed on the next/earliest Planning Commission meeting agenda. Two separate variance and permit applications were submitted to allow limbing and immediate trimming of vegetation along Jordan Creek area on Airport property for aviation safety, security and law enforcement. Separate applications address two different areas of concern: 1) inside the fence is a haven for wildlife to bed down including deer and birds, requiring additional patrol and mitigation; and 2)

outside the fence between Yandukin and the new Glory Hall, which sees a lot of camps for many of our unsheltered population, as well as criminal/drug activity.

- **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. 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 will be scheduled for some time in May.***
- **UPDATE** - *Spill Prevention and Control Countermeasure (SPCC) Plan*. The Airport has a draft SPCC plan in hand for review and anticipates having this plan updated before summer. This is an ADEC requirement.
- **UPDATE** - *COVID*: The most recent information may be found on the **CBJ website**: <https://juneau.org/covid-19> for local requirements. The Alaska Travel Portal has been shut down. The CBJ has determined the COVID Risk level at Level 1-Minimal with masking in public areas recommended. This does not apply to airports and aircraft.
- *Mask Mandate at Airports*. A federal mandate is in place which requires everyone to wear masks on airplanes, at airports, as well as on other forms of public transportation. **This mandate was extended and is set to expire April 18, 2022 unless the mandate is extended.** Failure to abide by the facemask mandate may result in fines, removal from facilities and/or stricter punishment, including being banned from flying.
- *COVID-19 Testing and Vaccines at Airports*. Capstone Clinic continues to administer vaccines at the airport. This is currently scheduled to continue through June 2022. COVID testing at the Airport discontinued January 31, 2022.
- **NO CHANGE** - *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/MALS) 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 State of Alaska Department of Natural Resources (DNR) to close out this portion of the project. A third tract of land (west end) that 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 wetland for future rebound land.

- **NO CHANGE** – *Polyfluoroalkyl Substances (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.

- **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** – *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** – *Runway 26 Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR)* approach lighting discussions with FAA. Staff continues to work with our DC Lobbyist (and Congressional Delegation) to look congressional language to complete the system. Sample language was provided to the late Congressman Young to incorporate into the FAA reauthorization bill that would add MALSR equipment to the list of allowable lighting equipment, and allow the transfer of this to the FAA. This means that Airport Improvement Program (AIP) funding could be used as an additional source for this type of lighting. *Staff is working with FAA to review the language in the current bill to see if this system fits the regulatory requires outside of the contiguous states (exemption).*
- **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.

9. Airport Project Managers Reports (Attachments #3 and #4)

VIII. CORRESPONDENCE:

IX. COMMITTEE REPORTS

A. **Finance Committee:** Meeting held on April 7, 2022 (see above motion).

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. Assembly Finance Committee Budget Presentation April 27, 2022, in Assembly Chambers

B. Airport Board, 6:00 p.m., May 12, 2022, in the Airport Alaska Room and via ZOOM

XV. EXECUTIVE SESSION

XVI. ADJOURN

Projects for CARES Funding

4/6/22

Project #	Project Name	Cost	Description	Status
	Public Parking Rehab - Design	\$600,000	Design Long, short, employee, rental car	Board approved
	SREB Circulation Pump Replacement	\$115,000		Board approved
	Outbound Bag Belt/ Conveyor System	\$1,610,000	Design/Construct/Replace motor,belts, fire door, MCP	Board approved
	Sand/Chem Back-up Boiler	\$175,000		Board approved
	TWY Regulator Upgrade	\$203,028		Board approved
	Bawell Gas Detection System	\$92,885	Design and Replace	Board approved
	Forklift for SREB/SCAB Chem	\$50,000	Approved Dec 2021	Board approved
1	Public Parking Rehab	\$5,000,000	Long, short, employee, rental car, lighting, drainage ADA	
2	Terminal Seating	\$100,000		Finance Cmt approved
3	Terminal Lighting Replacement	\$75,000	LED replace fluorescent in old/remaining terminal	Finance Cmt approved
4	Acquire Man Lift	\$20,000	In-terminal Man Lift for maintenance/cleaninng	Finance Cmt approved
5	Fuel Station Access Control	\$20,000	Automated fuel access control	Finance Cmt approved
6	Fuel Station Back-up Generator	\$15,000	In-Line and portable generator	Finance Cmt approved
7	TSA Bag Screening Floor Replacement	\$20,000		Finance Cmt approved
8	Ceiling Tiles Replacement Old/DL		Bulk tile order through contractor to replace all remaining	Finance Cmt approved
9	SREB Wash Bay Protection	\$32,000	Exterior curtains, ceiling protection, seal/paint exterior dr	Finance Cmt approved
10	Compactor Relocation / Replacement	\$350,000	\$250 design/hardstand electrical et \$100 for two compact	
11	Block M, N, O trench drain/paving	\$1,000,000	Est for trench drains and paving	
12	Block O paving/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	\$250,000	current est only to NW corner, not to each dock ++Add'l	
15	Water/Sewer to Float Pond/Other		TBD	
16	NWDA electrical 3-phase to site only	\$350,000	brought to box only, not to lease lots	
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	UNKWN 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, this is the FAA ineligible maintenace bays/shops	
23	Penthouse (2009) cooling system	\$30,000	known ??? Terminal project	
24	Sand/chem Ships Ladder -Mixing Tank	\$15,000	plus shipping??? 2019 quote	
25	Floor tile replacment Dep. Lounge	\$10,000		
26	Lighitng and Cameras/Security Upgrd		no est yet	
27	Coastal Helicopter Paving		TBD...part of RON parking in master plan	
28	Security Gates change to Chain Driven		tenant request	
29	Anchor West End Float Pond 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 for airport size	
33	Food concession 1st Floor		tenant request; concessionaire viability; no space allotted	
		\$25,193,413		

ATTACHMENT #2

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

ATTACHMENT #2

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	<u>4,488,200</u>	<u>3,699,778</u>	<u>3,433,568</u>	
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	<u>1,833,178</u>	<u>1,429,768</u>	<u>1,714,378</u>	

*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 #3



MEMORANDUM

TO: Patty Wahto, Airport Manager

DATE: April 7, 2022

FROM: Mike Greene, JNU Airport Project Manager

RE: Projects Office Monthly Report

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

Terminal Reconstruction – Phase 1&2: In March, Dawson Construction completed work on the installation of the wood panel ceiling, light fixtures and interior finishes within the main entrance of the terminal and re-opened this area for use by the public. The second elevator and the new escalator were also completed, and following inspection by the State Elevator Inspector, were both accepted and put into service. Dawson Construction also opened up the main stair and upper ramp for use by the public. Crew installed temporary acrylic panels in portions of the stair and ramp guardrails pending the arrival of the Lumicor glass/artwork panels.

Crew removed all of the temporary construction partitioning from the first floor level, leaving only the temporary partitioning around the light-well on the second floor level. Crew also removed all of the temporary construction fencing and temporary security fencing from their materials staging area, and from in front of the terminal.

Look Ahead to Upcoming Phase 2B Activity. The Contractor's schedule for April calls for a two-week slow-down as they wait for the arrival of the last of the materials needed for the completion of the work required by the original construction contract. This work will include the installation of the Lumicor panels at the main stair and second floor ramp, 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, and the installation of the last of the carpeting in the second floor passenger waiting area.

Dawson Construction will continue to coordinate with the Fire Alarm Upgrade project and the associated system cut-over work. 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. Dawson Construction will also continue working within the Phase 1B work area to address remaining punch list items and to finalize the outstanding RFP (Request for Proposal)/Change Order work.

JNU is currently working on the preparation of Change Order 21, which will add another 21 days to the BE20-020 contract, extending the Phase 2 Substantial Completion date from April 21, 2022 to May 12, 2022. While this date reflects an extension of the contract because of the introduction of additional work through the RFI (Request for Information) / RFP / Change Order process, it does not represent the date by

ATTACHMENT #3

which all work will be completed. The majority of the work required as part of the Terminal Reconstruction project will be completed before this date. Additional work that was introduced by RFP will require additional time to complete because of long lead times associated with the fabrication of materials and uncertain delivery dates.

To date, Dawson Construction has submitted a total of 312 RFIs on the Terminal Reconstruction project, and JNU has issued a total of 172 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 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: In March, Johnson Controls and their electrical subcontractor Alaska Electric continued work on the installation of new fire alarm detection and annunciating devices, new public address speakers and new cabling within the first floor Alaska Airlines spaces, the first floor Transportation Security Administration (TSA) screening space, first floor baggage and within the first floor of the new north terminal. Crew has also been working on the installation of these items within the second floor departure lounge when access is available. This work has now reached the 70% completion milestone.

Look Ahead: The Contractor's schedule for April calls for the completion of the new fire alarm and public address system devices and new cabling within the first and second floor levels. Johnson Controls also plans on completing the system cut-overs, but has not yet identified when this will happen.

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 Airport has obtained the environmental categorical exclusion (CATEX) for this project. The draft RFP for design services has been sent to City & Borough of Juneau Engineering Department with the hopes that the RFP can be advertised either later this month or early May, and get a design team on board before summer. The construction bids could potentially go out for bid next year.

Sand/Chemical Building: No change since last report. Building Maintenance reported on Monday November 29, 2021, that ground source heat pump (GSHP) -1 is currently non-operational. It is believed at this time that the stage two compressor and thermistor have failed. The loss of GSHP-1, which represents the primary building heat source, leaves the Sand/Chemical building unheated. JNU has contracted with Harri Plumbing to utilize their portable fuel-oil fired boiler to provide temporary heat.

- JNU is coordinating with Daiken and Meridian and has requested assistance in investigating what has caused the most recent failure of GSHP-1.
- JNU has directed PDC Engineers to suspend work on the commissioning effort on the 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.

Sand/Chemical Building – Fueling Station: No change since last report. JNU has requested a proposal from Haight & Associates (electrical engineering) to provide the necessary design documents to

ATTACHMENT #3

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. Haight & Associates has submitted a fee proposal in the amount of \$4,730 to complete the design for this project. JNU has not yet followed up on this proposal with a letter of agreement, and no design work has been started/completed.

Float Pond Improvements – Phase 2: No change since last report. JNU has not completed a full review of PND Engineers 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 had 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 and 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: The initial work on the start-up, testing and commissioning of the new SREB back-up generator, transfer switch and load bank was unsuccessful, and subsequent efforts have been delayed due to a reluctance by the project General Contractor to perform this work in accordance with the requirements of the construction contract.

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.

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: The FAA began running new electrical to the RVR 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

ATTACHMENT #3

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) Getting updated costs for tile and installation.

Light Fixture Replacement: Awaiting proposal for replacement of the fluorescent lights with LED.

Snow Removal Equipment Building Wash Bay Water Protection: Getting updated costs for the curtain splash, ceiling protection and paint.

Fuel Station Access Control/Fuel Monitoring/Tracking: Not in progress yet.

Fuel Station Back-up Generator: Looking at options for portable generator vs. fixed mounted.



ATTACHMENT #4

MEMORANDUM

TO: Patty Wahto
Airport Manager

FROM: Ke Mell
Airport Architect

DATE: April 7, 2022

RE: Architect's Monthly Report

Outgoing Baggage Belt Repair/Replacement. Jensen Yorba Wall (JYW) continues with design. The schedule has slipped a couple of weeks, as JYW has had difficulty confirming technical details of the installation with baggage handling manufacturers. We are still on track for early summer bid with fall/winter installation and Substantial Completion in early spring 2023.

Bagwell Mechanical Repairs. RESPEC provided 95% bid documents, which JNU is reviewing. We anticipate 100% bid documents April 28, with early summer bid and fall/winter construction.

Parking Lot Repairs. DOWL is under contract for design. Ken Nichols and others from DOWL visited JNU March 28 and 29 to meet with airport staff and see site conditions. DOWL will survey the parking lot in the next few weeks; geotechnical drilling is scheduled for April 18 and 19. Site investigation and concept development services should be completed by June 1.

Gate 5 Passenger Boarding Bridge (PBB) Replacement. The Categorical Exclusion Determination was submitted to the Federal Aviation Administration (FAA) on March 10. The consultant Request for Proposal (RFP) went to City & Borough of Juneau (CBJ) Contracts on April 5 for advertisement. We are working towards PBB replacement in winter 2022-23.

Old Shop Leak. On March 31 Alaska Commercial Contractors (ACC) inspected the roof. They found no obvious point of entry for the water that poured in during January's heavy rains. ACC has been asked to flood-test the plumbing vent in the roof. If the vent is not the source of the leak, we will wait until the leak recurs before further investigation.

Snow Removal Equipment Building Pump Replacement. *Assuming project from Mike Greene.* CBJ Contracts has the 100% documents for bidding. They plan to advertise on April 13 and open bids for on May 4. That would put construction in late summer/early fall.

Sand/Chemical Back-up Electric Boiler. *Assuming project from Mike Greene.* Morris Engineering has been selected as the consultant. They visited the site on April 6, and will meet with Airport staff on April 7. The installation of the boiler is anticipated this fall.

ATTACHMENT #4

Architect's Report
April 7, 2022
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2022 Airfield Civil Repairs. *Assuming project from Mike Greene.* This project has two components: repair of a crushed culvert end under Taxiway A between Taxiways B1 and B2; and replacement of 50' of curb and a storm drain inlet at the south end of Alex Holden Way. Both components resulted from snow removal operations this winter. The project cost estimate is \$8,930 for Alex Holden Way. The culvert repair work is estimated at \$10K. Both estimates exclude topsoil or seeding.

Terminal Furnishings. *New project per Manager's request.* 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.