

AIRPORT BOARD
AGENDA
6:00 P.M., THURSDAY, JULY 7, 2016
ALASKA ROOM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Regular Monthly Meeting of June 14, 2016
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENTS
- VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

A. Wings Airways Request for 30 year Lease on ‘Wings/Seaport’ Hangar
(Attachment #1): Wings Airways is working with Wells Fargo on the sale of the ‘Wings/Seaport’ hangar facility located at 8421 Livingston Way (Block P, Lot 4B). Wings Airways has requested a new 30-year lease based on their proposed purchase of the hangar facility (rather than an assignment of lease). The bank would also require this longer term commitment for financing the purchase.

A similar lease term was granted for TEMSCO in January. The updated Leasing Policy has not been finalized which would define ‘investment’. The request for a specific term commensurate with the purchase price would adhere to the language in the current leasing policy that the term of a lease be *‘long enough to allow the leaseholder a reasonable return on capital investment’*.

The TEMSCO lease was approved by the Board as a *‘one-time event until the Leasing Policy [could] be updated’*. This was a policy decision by the Board. Staff recommends treating this Wings Airways’ lease similarly.

Board Motion: *Approve Wings Airways request for a new 30-year lease, based on the purchase of the Wings/Seaport hangar located at 8421 Livingston Way, Block P, Lot 4B.*

B. Aircraft Rescue and Fire Fighting (ARFF) Grant Appropriation: Staff has applied for a Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant in the amount \$2,584,688 for ARFF Building Modifications, to accommodate the new truck. A grant offer is expected at the end of the July. In the meantime, staff requests approval to introduce the grant for Assembly appropriation, along with funds from the Airport Fund Balance as partial Local Match. Additional funding for local match was previously approved by the Assembly through CBJ 1% sales tax. State match is anticipated after FAA grant award, and will be appropriated at a later date.

Board Motion: “Appropriate a Federal Aviation Administration Airport Improvement Program grant in the amount \$2,584,688 and Local Match in the amount \$50,000 from the Airport Fund Balance Account, to the Airport Rescue and Fire Fighting Building Modifications Capital Improvement Project, and forward to the Assembly for final appropriation process.”

C. Aircraft Rescue and Fire Fighting (ARFF) Building Modification Bid:

(Addendum of bid summary to be handed out at meeting) Construction bids for the ARFF Building Modifications project (contract E16-146) are currently scheduled to open on July 7, 2016, at 2:00 p.m. The protest period will extend to the close of business on July 8, 2016. There are no alternates identified in the project. The Airport Board will be asked to recommend that the construction contract be awarded to the lowest responsive and responsible bidder, pending no protest action, verification of all contract documentation, and appropriation of grant funding and local match. This will then be forwarded on to the Assembly. Summary of bids and proposed motion will be presented at the meeting.

D. Airport Manager’s Report:

1. Airport Rescue and Fire Fighting (ARFF) Truck Storage during Construction. The Streets Department has given the Fire Department/Airport permission to use the old Valley Street building to store the new ARFF truck (and whatever we need to store) during ARFF building reconstruction. We will still meet our current Index C with our trucks and the new truck will be minutes away for quick access.

2. Economic Impact Study. A *draft* of the updated Economic Impact Study can be found on the Airport website. The draft in-depth report link is:

http://www.juneau.org/airport/projects/documents/JNUEconomicImpact_June_29_2016Draft.pdf .

The draft summary flyer link is:

http://www.juneau.org/airport/projects/documents/11_17_FLYER_JNU_Economic_Impact_June_28_2016.pdf

These are out for review and comment at this time. Please direct any comments to Ken Nichols, Airport Engineer.

3. Airfield Projects Update.



Frangible stop signs on roadways.



Freshly painted/marked fuel tanks.



Infield mowing and landside trimming is a continuous operation this summer. Crew has continued brushing the fence line as well.

4. Airport Engineer Report (Attachment #2)

5. Airport Architect Report (Attachment #3)

VIII. CORRESPONDENCE:

IX. COMMITTEE REPORTS

A. **Finance Committee:** The Airport anticipates multiple FAA Airport Improvement Program grants over the next couple months. These grants will need to appropriate local match, and in one case, forward fund State match until the grant process is completed. Due to the complexity of the funding and the proposed use of Airport Fund Balance, staff is requesting a Finance Committee meeting be held in the next few weeks. The proposed date for the meeting would be July 18.

B. **Operations Committee:** Meeting still pending review of comments on draft Leasing Policy.

X. ASSEMBLY LIAISON

XI. PUBLIC COMMENTS

XII. BOARD MEMBER COMMENTS

XIII. ANNOUNCEMENTS

XIV. TIME AND PLACE OF NEXT MEETING:

A. Airport Board, 6:00 p.m., August 9, 2016, Alaska Room

XV. EXECUTIVE SESSION

XVI. ADJOURN

ATTACHMENT #1



June 14, 2016

Patty Wahto
Airport Manager
Juneau International Airport
1873 Shell Simmons Dr, Suite 200
Juneau, AK 99801

Dear Patty,

As we discussed, Wings Airways is working with Wells Fargo to purchase the "Wings" Hangar at 8421 Livingston Way. We are applying for bank financing with a term of 20 years. The bank requires the term on the land lease with the airport to be longer than the term of the loan. I believe the current lease will expire in about 10 years. We need a commitment from the airport prior to proceeding.

Will the airport commit to a new lease with Wings Airways with a term of 30 years, provided we are successful with Wells Fargo on the acquisition? The investment will be in excess of \$2 million.

If you have any questions, please call me at 623-810-8421.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Jacobsen", with a long, sweeping underline that extends across the page.

Bob Jacobsen



MEMORANDUM

TO: Patricia Wahto
JNU Airport Manager

FROM: Ken Nichols, P.E., C.M.
JNU Airport Engineer

RE: Engineer's Report

DATE: June 29, 2016

General

Project specific summaries of project status and activity are presented below. Additionally, I have attached a table of project status information.

Airport Sustainability Master Plan

Airport staff is currently preparing financial information so the consultant team can prepare the financial plan for the document. A draft of the economic impact report was received the evening of June 28, 2016, and is being reviewed by staff.

Runway Safety Area (RSA) Expansion Phases I and IIA

Grant and project closeout efforts continue. An easement for the Federal Aviation Administration (FAA) approach lighting equipment has been submitted to the Alaska Department of Natural Resources. I expect the easement will be finalized by the end of the year.

RSA Expansion Phase IIB

Aircraft parking aprons are in design development for both the NE and NW sites. Currently, the project will include five bid schedules for the work to enable flexibility in award. I am now receiving three updates per week from the consultant on the project as we converge on the planned bid dates. On June 28, 2016, I performed a walk-through of the Emergency Vehicle Access Road (EVAR) section of the project with the plans. Based on my observations, this part of the project will require an extensive public outreach and education effort both before and during the project due to the number of trees to be cut and the proximity of the work adjacent to the Mendenhall Wetlands Refuge. The plans will contain requirements for public service announcements, trail signage during construction, detours, and closures to allow the work to proceed. I intend to hold a series of meetings prior to the start of the work to inform the public. In addition, I have given the consultant direction to have an inspector available for the work that can be professional in dealing with the public on-site during the contractor's work. This work is covered under the USACE permit for the project, which has been extended through April 30, 2019.

ATTACHMENT #2



Panoramic photo of the eastern EVAR area. Image is distorted. Tree line follows an east/west line.

Runway 8/26 Rehabilitation

Installation of the roaming maintenance station was installed and turned over to staff. However, the functionality of the unit is limited due to dead spots in the Wi-Fi coverage on the airfield. We have not accepted the system as complete.

Previously identified deficiencies in the runway safety area grades, as well as grading around FAA equipment (VASI, RVR, etc.), will be the subject of a separate future project. I will work with the ADO in the near future to develop an action plan.

As stated previously, I expect the renumbering the runway to 9/27 will take place in 2020.

Air Cargo Hard Stand

I have received a bid set for review from Stantec and comments from Alaska Airlines. This project will go out for bid in July for construction in August and September.

Runway 26 MALSR

No action was taken on this project in June.

ADEC Storm Water Multi-Sector General Permit

Ongoing monitoring for the discharge from Outfall 3 (behind the shop) continues. I attempted to take another sample in June for ammonia analysis, but there has been no runoff from the area. As a follow on to the airline meeting held in May, alternative deicing positions will be developed and circulated for review.

Float Pond Improvements

I have made little progress toward preparing the NEPA checklist for the FAA. In my research, I found that the current float pond level control structure was installed in 1989 and funded by FAA Airport Improvement Program (AIP) funds.

ATTACHMENT #2**AIRPORT ENGINEER'S PROJECT STATUS REPORT**

Kenneth S. Nichols, PE, CM

Project	Status	Schedule	Contractor	Notes
Air Cargo Hardstand				
Design	Complete		Stantec	
Bidding	In-Progress	Open 8/3/16		
Construction	Scheduled	August/September 2016	tbd	
Runway 8/26 Rehabilitation				
Closeout	In Progress	Summer 2016	Secon	Warrantee Period
North RSA Grading				
Survey	Complete	tbd	R&M	Combine with RWY 9/27 Conversion
Runway 9/27 Conversion				
Planning and Coordination	Future	tbd	staff	FAA will set schedule
Construction	Future	tbd	tbd	
Runway Safety Area Phase I				
Closeout	In Progress	Construction Complete	AIC	Final Easement to be Recorded 2016
Runway Safety Area Phase IIA				
Closeout	In Progress	Construction Complete	Secon	Need As-Built Drawings from FAA
Runway Safety Area Phase IIB				
Design	In Progress	Complete by 07/11/16	DOWL	NE and NW Development Areas
Bidding	Scheduled	Open 8/17/16		
Construction	Future	2016 & 2017	tbd	
Runway 26 MALSR				
Planning and Permitting	Not started	Summer 2016	staff	
Sustainability Master Plan				
Finalize ALP	In Progress		AECOM	
Economic Impact Report			AECOM/Sheinberg	Draft Received
Finalize Report		Fall 2016	AECOM	
Taxiway A & F Rehab, Taxiway C, D, E RIM				
Formulation, Planning, Permitting	In Progress	To Advertise July 2016	staff	Planning consultant tbd
Design	Future	Fall/Winter 2017	tbd	Design consultant tbd
Construction	Future	2018-2019	tbd	



ATTACHMENT #3

MEMORANDUM

TO: Patty Wahto,
JNU Airport Manager

DATE: June 29, 2016

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of June 2016 Activity

Airport Improvement Program (AIP) grant applications for FFY16 were submitted to the FAA on June 17, 2016. Five applications for a total of approximately \$36M in AIP grants were submitted. The Projects Office is buzzing with activity to get these projects through the bidding and selection process to enable the grants to be appropriated prior to the close of the federal fiscal year.

The bidding period for the Aircraft Rescue and Fire Fighting (ARFF) Building Modifications project began on June 16, 2016. The pre-bid conference was held on June 27, 2106 and included a walk-through of the existing ARFF building. Bids are scheduled to open on July 7, 2016. Bid and appropriation will coincide with the July Airport Board meeting. Consultant services for construction management are currently being negotiated. The project was submitted to the City and Borough of Juneau building permit office during June, as well.

The Snow Removal Equipment Building began the construction bid period on June 28, 2016. The construction cost estimate is \$16.4M for the roughly 43,000 square foot, one-story building. The project will include a Project Labor Agreement and will utilize a Dispute Resolution Board (DRB). We have worked closely with Engineering and Law Department staff on both of these issues to serve the best interests of the project. The DRB policies and operating procedures will be developed in more detail over the next few weeks. Once a contractor receives the construction contract, the three-member DRB will be selected. Consultant services for construction management are also being negotiated at this time.

The shop roof is nearly complete and Airfield Maintenance has been able to return to normal operations in and around the building. The contract close-out will proceed during July.

Maintenance projects around the terminal during June included additional demolition in the former second floor dining area and preparing a contract for painting Gate 2 stairwell.

Three proposals were received on June 16, 2016 for the advertising Request for Proposals (RFP). Evaluation is currently underway.

ATTACHMENT #4
ADDENDUM TO AIRPORT BOARD AGENDA MEETING JULY 7, 2016

VII. New Business Sections B. and C.

ARFF Building Modifications Bid Summary, Contract E16-146

Construction bids were opened at 2pm on July 7, 2016 with the following results:

BIDDER	TOTAL BID
Dawson Construction, LLC	\$1,810,000.00
North Pacific Erectors	\$1,925,000.00
Alaska Commercial Contractors, Inc.	\$1,952,000.00
Construction Cost Estimate	\$2,197,000.00

The apparent low bidder is Dawson Construction. The CBJ Purchasing Division has posted the bid results and the protest period has begun, per Purchasing Code 53.50.062. Following Airport Board approval of the bids and completion of the protest period, a recommendation to award the total bid in the amount of \$1,810,000 will be forwarded to the CBJ Assembly for approval on July 11, 2016. The contractor is also required to submit all subcontractor and Disadvantaged Business Enterprises (DBE) documents by July 14, 2016 to be deemed responsible.

The AIP grant application will be modified to reflect the actual bid amount and resubmitted to the FAA. The revised figures for the project budget are:

AIP grant =	\$2,200,312.50
Local match =	\$73,343.75
State of Alaska match =	\$73,343.75
PROJECT TOTAL =	\$2,347,000.00

Amended Board Motion for Agenda Section VII. B Aircraft Rescue and Fire Fighting (ARFF) Grant Appropriation: *“Appropriate a Federal Aviation Administration Airport Improvement Program grant in the amount \$2,200,312.50 and Local Match up to the amount \$50,000 from the Airport Fund Balance Account, to the Airport Rescue and Fire Fighting Building Modifications Capital Improvement Project, and forward to the Assembly for final appropriation process.”*

Board Motion for Agenda Section VII. C Aircraft Rescue and Fire Fighting (ARFF) Building Modification Bid: *“Approval of contract award to Dawson Construction, LLC, in the amount of \$1,810,000.00 for E16-146 JNU Aircraft Rescue and Fire Fighting Building Modifications, pending completion of protest period, acceptance of final contract documentation and appropriation of Airport Improvement Program grant; and forward to the Assembly for final bid acceptance.”*