

**SPECIAL ASSEMBLY MEETING
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

March 7, 2022 6:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream
Meeting No. 2022-06; Immediately followed by the Assembly Committee of the Whole
Worksession. Zoom Webinar <https://juneau.zoom.us/j/95424544691> or call 1-253-215-8782
and enter Webinar ID#954 2454 4691; CBJ YouTube channel for livestream
<https://www.youtube.com/channel/UCbC37ygkTn7MdlLadv92kaQ>

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. AGENDA TOPICS

A. Joint Meeting with the Board of Education (School Board)

Discussion Topics:

BSA legislation and projected enrollment
Facilities update (Riverbend and MRCS)
COVID policy
Investment in early education (PreK)
Deferred maintenance
Support for Middle College concept
Insurance

B. Joint Meeting with the Juneau International Airport Board

Discussion Topics:

North Terminal Update
Other Projects
Airport GO Debt Payments
Insurance

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

A. Instruction for Public Participation

The Assembly follows COVID protocols in accordance with CDC guidelines, CBJ ordinances & resolutions, and COVID mitigation strategies at the time of a meeting. Assemblymembers meet in-person, to the extent possible. ***The public is recommended—but not required—to mask at meetings.*** The public may participate in person or via Zoom webinar. Testimony time will be limited

by the Mayor based on the number of participants. ***Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278. For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required.*** Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.org.

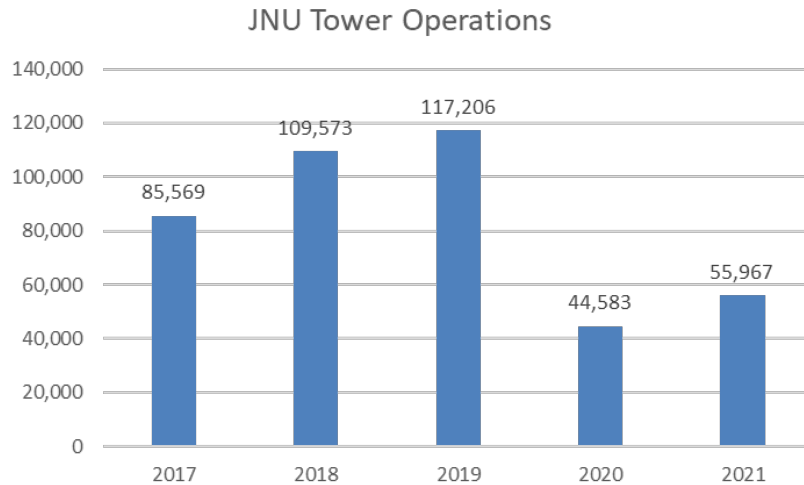
VII.ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

Joint Airport/Assembly COW March 7, 2022

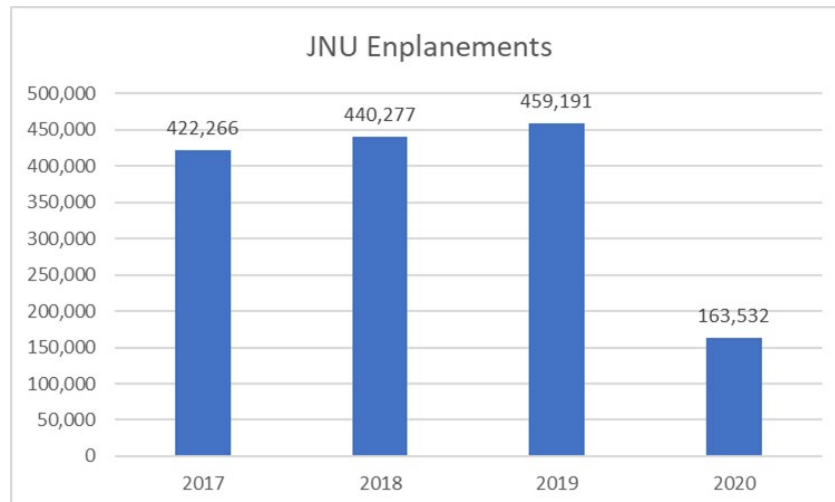
➤ **Operations/Passenger Info** Aircraft operations and passenger numbers measure the pulse of an airport.

- Aircraft operations (take-offs/landings) annually (as reported by ATC)*
 - 117,206 in 2019
 - 44,583 in 2020 **DOWN 62%**
 - 55,967 in 2021 **DOWN 52%**



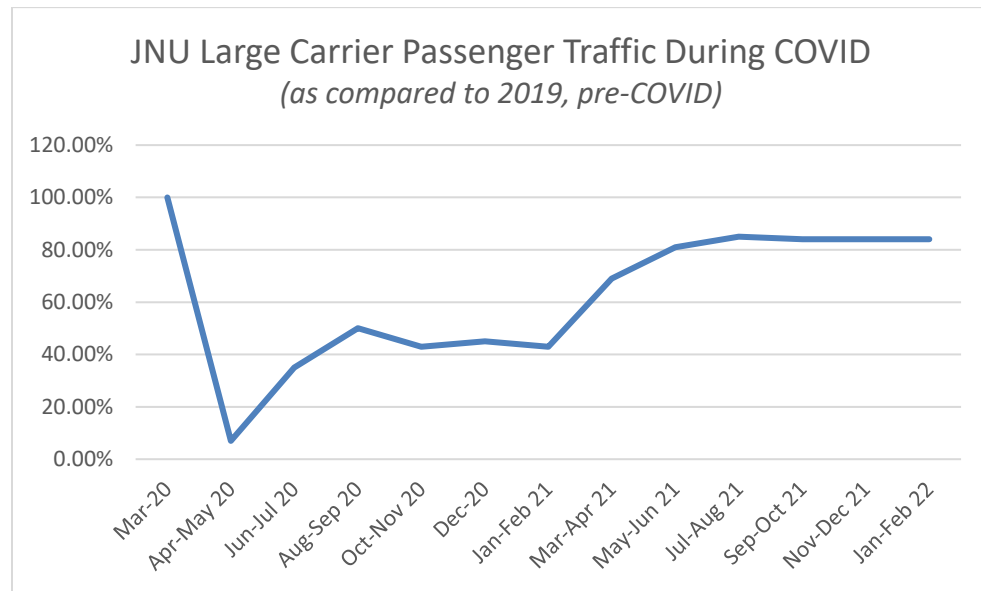
**Helicopter traffic is a large part of our summer operations, which has not rebounded yet. Helicopter traffic also impacts passenger enplanement numbers (total for the airport).*

- **TOTAL Passenger Enplanements** (departing passengers) are reported on an annual basis to FAA. Reports (total of ALL commercial carriers including airline, air taxi, helicopter, etc) are not released until Sept/Oct of following year. (We will not know final number for all carriers for CY2021 until Sept/Oct 2022.) CY2019 had a record high of 459,191 enplaned (outbound) passengers. COVID impacted travel and passenger enplanement for 2020-on.



- **LARGE, AIR CARRIER Enplanements** comparing the change just for the large carriers (Alaska and Delta):
 - 2019: 328,743 enplanements
 - 2020: 136,813 enplanements **DOWN 58%**
 - 2021: 253,170 enplanements **DOWN 23%** *(Preliminary numbers)*

Passenger enplanements began rebounding in 2021 (compared to 2019 preCovid) but continue to be down.



➤ **Operational Budget FY21 Actuals, FY22 Projected, FY23/24 Proposed budgets**

A glimpse of the Airport's Operating Budget to be presented next month:

	FY2021 Actuals	FY2022 Projected	FY2023 Proposed	FY2024 Proposed
Budget (Expenses)	\$8,018,121	\$8,631,600	\$8,751,800	\$8,875,700
Budget DEFICIT	(\$2,276,559)	(\$2,084,900)	(\$1,491,800)	(\$1,377,700)
GO Bond Debt	(\$ 602,375)	(\$ 662,625)	\$	\$
Tenant Rent Credit	(\$ 1,150,552)	(\$ 1,200,000) <i>est</i>	(\$ 1,200,000) <i>est</i>	\$
CARES Act Use Budget	\$ 4,029,486 <i>est</i>	\$ 3,947,525 <i>est</i>	\$ 1,838,000 <i>est</i>	\$ 1,377,700

See table of 'CARES' use below

- Aviation/Commercial tenants receiving full rent abatement (land, terminal, tiedown, aircraft parking) for FY21, FY22 and FY23 budgets
- Increases to Airport Rates/Fees deferred to a future date (possibly FY24)

- **CARES/CRRSAA/ARPA Grant Use Summary/Balance:** The breakdown of CARES /CRRSAA/APA grant funds *used* and *proposed* is detailed below. This has been updated based on budget FY22 Projected, and FY23/24 Proposed budgets as of the February 10, 2022 Airport Board meeting.

CARES/CRRSAA/ARG Act Use		2/2/2022
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/Alarm - est; + \$42,885 desgn	
(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>	
(1,200,000)	FY22 Tenant Rent Relief (est)	
(2,084,900)	FY22 Operational Expenses (est)	
(1,200,000)	FY23 Tenant Rent Relief (est)	
(1,491,800)	FY23 Operational Expenses (est)	
(1,377,700)	FY24 Operational Expenses (est)	
	GO bond debt service FY23/24 TBD	
	Parking Lot Construction - TBD	
14,970,564	<i>Proposed/estimated balance FY22 end</i>	
*\$98,347 concession relief requirement		
Note: Add'l Concession grant \$393,387 signed 1/3/22, not incl in total		

Note: Table does not include the estimated cost for parking lot construction (repave, drainage, lighting) of \$5M, nor other possible projects (non-FAA eligible). Likewise, GO bond debt service for FY23/24 (est \$1.3M) not shown.

- **Current Capital Projects** (see **Attachment #1** project summary for current projects in progress or starting up).
- **FAA-ineligible Capital Projects** (see **Attachment #2** project summary for projects under consideration by the Board for the CARES/CRRSSA/ARPA grant funds).
- **FAA Capital Project List** (see **Attachment #3** for FAA CIP updated list). This list captures the FFY22-28 that are FAA eligible. Attachment #2 projects are not eligible for FAA AIP funds; only 'CARES'. Note **Local share matching funds TBD** (PFC's unavailable for 9 years due to terminal project bonds)
- Other Notables:
- Air North resuming summer service between Whitehorse and JNU starting in June (3-4 days/week) using ATR42 aircraft
 - JNU's received \$220M FAA AIP funds past 15 years; plus \$30M CARES

ATTACHMENT #1

Capital Improvement Projects (CIP) FFY22/23

PROJECT NAME	CONSTRUCTION AMT	CONTRACTOR	DESIGN TEAM/AMT	COMMENTS/NOTES
Terminal (North) Reconstruction <i>In progress</i>	\$24M 71.6% FAA-eligible (93.75% FAA participation) Both \$5.9M GO & \$15.8M Airport Revenue Bonds Revenue Bonds paid back through FAA AIP & PFC \$\$	Dawson Construction	McCool Carlson Green	Began Spring 2020. North terminal open Fall 2021; main stairs, up escalator, elevators, main entry, public circulation and meeting room scheduled to open April 2022. Fire Alarm project. Fall 2022 completion. \$14.8M FAA AIP (Airport Rev. Bonds required to bid) \$5.9M GO Bond \$2.2M PFC (+ \$3.3M bond int) \$800K Airport Fund Balance \$300K Sales Tax
Taxiway Alpha Rehab, Taxiway Echo Realign, Taxiway Delta-1 Relocation. <i>In progress</i>	\$27M	SECON	PDC Engineers – Design DOWL Engineering – Contract Administration	Began Spring 2020. Rehab Taxiway, Realign-relocate intersections as part of Runway Incursion mitigation requirements; culvert replacement (last IOU from the Environmental Impact Statement); Summer 2022 completion.
Float Pond Phase 2 South Access Road (construct)	\$2.4M	TBB	PND Engineers design	Delays to review/bids. Now anticipate Summer/Fall 2022 contract and grant award.
Main Ramps (121/135) Airline and Commuter Parking Ramp Rehab (design)	\$1.5M	TBD	TBD	Design aircraft parking, drainage, lighting; anticipate construction costs \$10M FFY23.
Remain Overnight (RON) Parking Ramp (design)	\$250K	TBD	TBD	Design new air carrier overnight parking away from gates currently overbooked; anticipate construction cost \$2.2M FFY23
Jetbridge Gate 5 Replacement (design)	\$200K	TBD	TBD	Design jetbridge at Gate 5 replacement; anticipate construction cost \$2M FFY23
Public Parking Lots Rehab (design)	\$600K CARES FUNDING	TBD	DOWL- Engineering	Design contract for Short/Long term public parking, employee parking and rental car parking lots; including drainage, lighting, EV hookups; anticipate construction cost of \$5M FFY23 CARES FUNDING

ATTACHMENT #1

PROJECT NAME	CONSTRUCTION AMT	CONTRACTOR	DESIGN TEAM/AMT	COMMENTS/NOTES
Outbound Baggage Conveyor System Replacement (Design & Install)	\$1.6M CARES FUNDING	TBD	JYW	Replace bag conveyor components (belts, motors, supports, sensors, master control, fire doors. CARES FUNDING
General Aviation Ramp Access and Trench Drains (Design & Construct)	TBD CARES FUNDING	TBD	TBD	These are the areas not covered by FAA funding including the trench drain on the east end for hangar flooding. CARES FUNDING
Property Acquisition	\$1.5M	TBD	Will require hiring federal property acquisition specialist to ensure federal requirements met; property appraisal prior to negotiations	Loken/Channel Flying property surrounded by airport property. FAA wrote up JNU Airport as 'out of compliance' with this private parcel (access to airfield); acquire property or require owners to pay sq ft rate to access. Working on hiring property specialist. FAA reimburses total cost after acquisition.

ATTACHMENT #2

Projects for CARES Funding; as of Feb 2022

~~SREB Circulation Pump Replacement:~~

~~Replace Pump P-1A & P-1B: \$ 115,000 (incl temp heat design, CA) Board approved Nov 2021~~

~~SAND-CHEM Electric Back-up Boiler:~~

~~80KW Electric Boiler: \$175,000 (incl design CA, temp heat) Board approved Nov 2021~~

~~Forklift for SREB/SCAB chemicals (currently renting). \$50K Board approved December 2021~~

Public Parking Rehabilitation (Short-term, Long-term, Employee, Rental car lots); including subbase, potholes, pavement repair/or replace, lighting repairs/upgrades, Americans with Disabilities Act (ADA) curbs/gutters. Contract with DOWL currently in design and magnitude of cost to see which/how much repairs to complete. Estimate: \$1.5M - \$5M

**** Per Feb Board Meeting & Operations Meeting:*

Hangar Flooding and drainage issues at Block M, N, O trench drains estimated at \$1M, plus paving, combine with other paving work on field for better pricing

Capital Improvement Project local match.

Compactor(s) placement (permanent site) with shelter. Will require concrete hard-stand, electrical and lighting. Estimate: \$75K - \$150K + \$100K replace compactors (\$50K each) note: scheduled on Fleet eight years from now.

(2009) Penthouse the DOAS (Dedicated Outdoor Air System) inoperable (entropy wheel frozen, compressors are inoperable). Staff cannot get some of the parts for the DOAS (ClimateMaster). Foreign made product runs on different voltage. Cost unknown, estimate: \$100K

Floor tile replacement east end entry, departure lounge etc. ... broken tiles. Estimate: \$5K- 10K

Transportation Security Administration (TSA) bag screening flooring replacement. Very worn/in bad shape. Possibly replace during bag conveyor work. \$15K-20K

Ceiling Tile Replacement/New Ceiling. Tiles fall out on passengers, difficult to remove and replace, get dirty fast, and not supported on all sides (easily dislodged; fall). Tiles discontinued/no longer manufactured. Different than rest of the new terminal. Replacement \$350K - \$1M see quote via Dawson (if done with project).

Public seating, both inside (most of soft seating is ripped and looks horrible), and some outside benches. Prices vary but unlike the last purchase we need to get heavy traffic/high volume/industrial public use seating. \$100k

Replace Light (fluorescent) Fixtures with LED. Old and increasingly difficult to get lamps for fixtures in remaining 'old' section of the terminal. \$50 - \$75K minimum

ATTACHMENT #2

Acquire Man Lift. Ceiling work, cleaning, lighting maintenance, fire suppression systems, heating/ventilation/air conditioning, window cleaning, etc., rather than renting. \$15k-20k

Snow Removal Equipment Building (SREB) Wash Bay Water Protection:

Curtains at Exterior Door	\$15K
Ceiling Protection	\$13K
Seal and Paint Exterior Door	\$ 4K

Sand-Chemical Ships Ladder at Mixing Tank:

Brine Maker 2019 Quote: \$15K + shipping (unknown)

Fuel Station Access Control:

Placeholder Estimate: \$15-\$20K

No cost estimate has been completed for the access control upgrades.

Fuel Station Back-Up Generator:

Placeholder Estimate: \$10-15K (portable and inline)

No cost estimate has been completed for this work. Scope of work would require the installation of a double throw switch and a generator receptacle to suit connection to a portable generator.

Placeholder estimate does not include the cost of a generator or generator enclosure.

Paving at Block O Hangars:

2020 Quote from SECON: \$280K

Quote received during TWY A-D1-E project. Quote includes the placement of 4-inches of D1 and 2-inches of hot mix asphalt and three catch basins / area drains. The three new culverts which extend across TWY H were installed as a Change Order to the TWY A-D1-E project.

Paving at Alaska Seaplanes Hangars:

Placeholder Estimate: \$150K

No cost estimate has been completed for this taxiway repair work.

******Paving project to be lumped together for cost savings of a larger project**

Northwest Development Area (NWDA) Electrical Relocation/Upgrade Exterior Lighting:

Estimate: \$25K (WAG) + \$300-\$350K for Alaska Electric Light & Power (AEL&P) 3-phase

Checking with AEL&P for 3-phase, also relocate electrical in order to develop 13 hangar lots

No cost estimate has been completed for this work. JNU has retained two (2) complete light pole assemblies from the terminal project which could be placed in the NWDA. (New, includes Pre-cast bases, poles and fixtures.) Need to extend conduit and conductors to the new pole locations.

Biffy Dump Station:

2020 Cost Estimate (Ken Nichols): \$86K (does not include design / CA management)

Compass Rose:

2019 Proposal escalated to 2021: \$10.5K

Quote received from Compass Rose Surveying, Inc. Quote excludes painting.

ATTACHMENT #2

Sidewalk plow/blower. Utility trailer with attachments to get where large plows cannot (or tear up). \$25-\$30K

SREB Airfield Maintenance Office Addition:

2020 estimate escalated to 2021: \$12.3M (total project estimate) *** or phase from shell to partial complete as unknown cost (less than \$12.3M)

Lighting and Cameras/Security & Safety around Airport ... Including airfield ramp lighting replacement

Penthouse cooling system (x2). With more servers/electronics being installed, it is heating both penthouse rooms. \$15-30K (for both)*** checking for terminal/Federal Aviation Administration eligibility

Alex Holden Re-Design and Re-Paving: 2015 estimate escalated to 2021: \$2.1M (does not include design / CA management) # check with Public Works for CBJ project eligibility

Paving adjacent to Coastal Helicopters: Cannot locate the estimate for this work. May want to wait since this is planned as RON parking and would require thicker/heavier asphalt or hardstand ... and is Airport Improvement Program eligible for future project. cost TBD

From January 6, 2022 Finance meeting:

Tenant Suggestions (AIP eligible projects are noted and would not suggest use of CARES funding for these):

Water/Sewer Extension on Airport; many area do not have these utilities; cost TBD

Power/electric to Float Pond; cost will need to re-assessed TBD

Pave Road behind east end hangars; potholed, requires regular grading; cost TBD, include in other paving projects to save money.

Security Entrance Gates changed to Chain Driven Openers; cost TBD, viability TBD

Anchor west end Float Pond pull out; cost TBD

Power to New North End Ramp side; cost TBD, how to charge for use TBD

Water to New North End Ramp side; cost TBD, how to charge for use TBD

Lactation Pods north end; not required for non/small hub airports; typically post security screening (for security reasons; cost TBD

Food concession 1st Floor. May not be viable for vendor to have multiple non-secure concessions; space for additional concession may be an issue.

ATTACHMENT #2

AIP Eligible (but brought up at Finance meeting):

Taxiway C (Intersection) pavement Rehab (note this is tied to the Runway Incursion Mitigation process and would require realignment of two new taxiway filets or waiver, which Airport is working on). cost TBD, currently on CIP list, AIP eligible

Fuel Farm Access within Airfield. This was originally part of Runway Safety Area plans and included in the extensive Environmental Impact Study and Corps of Engineer permitting. FAA Eligibility should still fall within this scope, cost TBD, probably still AIP eligible.

East End Access would require Environmental Impact Study, mitigation and fill of wetlands (only the MALSR approach lighting was included in EIS). This was not included in original EIS; cost TBD-extensive.

East End Float Pond Rd pavement. Cost TBD could be included in other pavement work.

Acquire Channel Flying/Loken property. This is already in progress, on CIP; AIP/PFC eligible.

PROPOSED JNU ACIP February 1, 2022

Juneau International Airport (JNU)

\$ 3,167,793 \$ 3,465,548

FFY	Description	Project Total	AIP Entitlement	BIL	AIP Discretionary	Desired Fed Share	Local Share	Total
2022	Available Funds							
2022	Construct Float Pond Access Road - Float Pond	\$ 2,474,042	\$ 2,319,414			\$ 2,319,414	\$ 154,628	\$ 2,474,042
2022	Design Terminal Ramp Part 121/135 Apron Rehab, drainage, fencing, lighting	\$ 1,500,000	\$ 1,406,250			\$ 1,406,250	\$ 93,750	\$ 1,500,000
2022	Design Jet Bridge 5 Replacement	\$ 200,000	\$ 187,500			\$ 187,500	\$ 12,500	\$ 200,000
2022	Design RON Ramp	\$ 250,000	\$ 234,375			\$ 234,375	\$ 15,625	\$ 250,000
2022	Available Funds							
2023	Land Acquisition - Channel Flying (FAA Compliance)	\$ 1,500,000			\$ 1,406,250	\$ 1,406,250	\$ 93,750	\$ 1,500,000
2023	Construct Terminal Ramp Part 121/135 Apron Rehab, drainage, fencing, lighting	\$ 10,000,000	\$ 5,355,840		\$ 4,019,160	\$ 9,375,000	\$ 625,000	\$ 10,000,000
2023	Construct RON Ramp	\$ 2,200,000			\$ 2,062,500	\$ 2,062,500	\$ 137,500	\$ 2,200,000
2023	Construct Replace Jet Bridge 5	\$ 2,000,000		\$ 1,875,000		\$ 1,875,000	\$ 125,000	\$ 2,000,000
2023*	Planning/Environmental (Replace ATC) Old Sand Shed Site Utilization Study	\$ 500,000		\$ 468,750		\$ 468,750	\$ 31,250	\$ 500,000
2023	Design East GA Taxilanes and Apron (Ward, Seaplanes)	\$ 250,000		\$ 234,375		\$ 234,375	\$ 15,625	\$ 250,000
2023	Design West Ramp, West GA Taxilanes	\$ 250,000		\$ 234,375		\$ 234,375	\$ 15,625	\$ 250,000
2023	Design and RA 26 MALSR (FAA F&E or AIP w/transfer of ownership Project)	\$ 500,000		\$ 468,750		\$ 468,750	\$ 31,250	\$ 500,000
2023	Design Safety Area Grading @ RW Shoulder and NAVAIDS	\$ 400,000		\$ 375,000		\$ 375,000	\$ 25,000	\$ 400,000
2023	Design Conversion of Runway 8/26 to 9/27 (MAGVAR)	\$ 75,000		\$ 70,313		\$ 70,313	\$ 4,688	\$ 75,000
2024	Available Funds							
2024	Reconstruct West Ramp	\$ 3,300,000	\$ 3,093,750			\$ 3,093,750	\$ 206,250	\$ 3,300,000
2024	Reconstruct East GA Taxilanes	\$ 2,800,000	\$ 74,043	\$ 2,550,957		\$ 2,625,000	\$ 175,000	\$ 2,800,000
2024	Reconstruct West GA Taxilanes	\$ 2,800,000		\$ 2,625,000		\$ 2,625,000	\$ 175,000	\$ 2,800,000
2024	Design Fuel Farm Access Road	\$ 350,000		\$ 328,125		\$ 328,125	\$ 21,875	\$ 350,000
2024	Equipment Replace ARFF Truck	\$ 1,000,000		\$ 937,500		\$ 937,500	\$ 62,500	\$ 1,000,000
2025	Available Funds							
2025	Construct Safety Area Grading @ RW Shoulder and NAVAIDS	\$ 3,300,000	\$ 3,093,750			\$ 3,093,750	\$ 206,250	\$ 3,300,000
2025	Construct Conversion of Runway 8/26 to 9/27 (MAGVAR)	\$ 400,000	\$ 74,043	\$ 300,957		\$ 375,000	\$ 25,000	\$ 400,000
2024	Equipment Acquire Wetlands Access Vehicle (ARFF)	\$ 300,000		\$ 281,250		\$ 281,250	\$ 18,750	\$ 300,000
2025	Construct 26 MALSR (FAA F&E or AIP w/transfer of ownership Project)	\$ 3,750,000			\$ 3,515,625	\$ 3,515,625	\$ 234,375	\$ 3,750,000
2026	Available Funds							
2026	Construct Fuel Farm Access Rd.	\$ 1,000,000	\$ 937,500			\$ 937,500	\$ 62,500	\$ 1,000,000
2026	Equipment Acquire Snow Removal Equipment	\$ 5,000,000	\$ 2,230,293	\$ 2,457,207		\$ 4,687,500	\$ 312,500	\$ 5,000,000
2027	Available Funds							
2027	Design E-1 Ramp	\$ 850,000	\$ 796,875			\$ 796,875	\$ 53,125	\$ 850,000
2027	Design Taxiway C Reconfiguration (RIM)		\$ -			\$ -	\$ -	\$ -
2028	Available Funds							
2028	Construct E-1 Ramp	\$ 5,500,000	\$ 5,156,250			\$ 5,156,250	\$ 343,750	\$ 5,500,000
2028	Available Funds							

*

New Tower Qualifies for BIL ATC Set Aside

\$ 52,449,042

\$ 24,959,883

\$ 13,207,559

\$ 11,003,535

\$ 49,170,977

\$ 3,278,065

\$ 52,449,042