

AIRPORT BOARD

AGENDA

6:00 P.M., THURSDAY, MAY 12, 2022

ALASKA ROOM/ZOOM WEBINAR:

<https://juneau.zoom.us/j/87915285486?pwd=REFUWnd1WDR4ZGUxSy83UHRTN2tTUT09>

or dial 877 853 5257 , Meeting ID: 879 1528 5486, Passcode: 496451

TO TESTIFY: CONTACT PAM CHAPIN, 586-0962
BY 3:00 P.M. ON MAY 11, 2022

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: Regular Monthly Meeting of April 14, 2022

IV. APPROVAL OF AGENDA

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. UNFINISHED BUSINESS

A. **Bagwell Gas Detection/Alarm System.** Last spring the Airport Board approved the design and replacement for the bagwell gas detection system. The estimated cost at the time was \$93K for design (\$43K) and system replacement (\$50K). The design was awarded earlier this year and after full inspection, cost estimates have come in which are higher than the earlier estimates. Reasons for the increase are:

- Cost for materials, equipment and labor have all gone up considerably
- The work scope for this project is larger than the initial estimate
- This project is standalone (not part of the terminal project)

In May 2021, the project was assessed as a possible change order to the existing terminal project, using all subcontractors available. However, it could not be tied to the terminal project funding. For a relatively small project like the Bagwell gas detection and exhaust project, a separate standalone project will cost significantly more than a project that already has a contractor on-site, especially when there are many different contractors doing small amounts of work. There are 7-8 different sub-contractors on the proposed Bagwell project, that now will not be on-site able to do small tasks in a different part of the terminal. Now each contractor has to mobilize/demobilize separately for different tasks when they could have been able to send a worker already on-site over to the bagwell project. Travel costs for out-of-town specialty subs were not included in the previous estimate, but now included in the updated estimate.

Additionally, equipment and material costs have increased substantially since May 2021. This is coupled with a poor bid environment, increased labor costs and supply/shipping uncertainties. Early estimates completed prior to design, did not consider site conditions

and additional plumbing and sprinkler work; as well as minimal code ventilation and pressurization with additional fan units, ductwork and electrical. The engineer's estimate is now at \$123K (rather than \$50K). This is an update at this time. Staff will update the Board on costs when actual bids come in.

VII. NEW BUSINESS

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

1. Deputy Airport Manager Position. The Airport is pleased to announce that Phil Adams has accepted the Deputy Airport Manager position. In addition to working as the JNU Airport Superintendent for the past year, Phil worked in Airport (airfield) Operations in Jackson Hole. Phil holds his Bachelor's degree in Aviation Administration, and Master's degree in Aviation Safety. He is also accredited by the American Association of Airport Executives. Phil will start his official Deputy duties in July. In the meantime, the Airport is recruiting for the Airport Superintendent position that Phil will be vacating.
2. Air North Postponing Service to JNU. Air North notified the Airport that they would be postponing scheduled service between Whitehorse and Juneau for the 2022 summer season. Air North stated that they feel it is best that they delay the routes until they can do it without all the issues they have – from lack of personnel, to the Whitehorse airport undergoing construction with gates and ramps, as well as a few other 'hitches' that would make this difficult to operate smoothly. Air North wants it to be a good experience for all, so they are delaying their service until next year. Air North apologized for this decision, but would feel worse if the operation was not seamless.
3. Delta Air Lines Resuming Year-round Service. Delta Air Lines will resume year-round service again between Juneau and Seattle. Summer service will continue to use 737-800 aircraft, and transition to A319 (required navigation performance (RNP)-equipped) aircraft in the winter season.
4. Per- and Polyfluoroalkyl Substances (PFAS) Insurance Claim. The Airport was notified by our City & Borough of Juneau (CBJ) Risk Management Department that CBJ Property Insurance would cover a portion of the City's PFAS contamination, for the cost of testing and monitoring to-date. The Airport's portion of the insurance claim payment is \$171,199.64. The total encumbered by the Airport to-date is approximately \$300K, so this is much better than expected. Thanks to Risk Management Department for pursuing various insurance coverages.
5. 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 not received this information back from the potential buyer.

6. Airport Fund Balance (AFB) and Capital Revolving Account Balance (CRAB) (Attachment #1). The Airport Fund Balance reflects what is reported to/adopted by the Assembly, and align with the CBJ Comprehensive Annual Financial Reports (CAFR). 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.

7. CARES/CRRSAA Fund Balance and Project List. (Attachment #2) 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 also put a \$5M placeholder in for the parking lot construction. These changes give a more realistic remaining balance of available grant money.

At the April Airport Board meeting, staff presented an 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 a little over \$8M still available and looks to the Board for approval on additional projects. The spreadsheet provides further detail for the table (below).

CARES/CRRSAA/ARG Act Use		4/14/2022
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)	
(1,282,000)	*April 2022 Board Project Approvals*	
	GO bond debt service FY23/24 TBD	
(5,000,000)	Parking Lot Construction -TBD -Est (in design)	
8,466,117	<i>Proposed/estimated balance FY22 end</i>	
*Terminal ceiling, lighting, seating, flooring, fuel generator/access wash bay protectors, manlift Est range \$630K - \$1.3M		

8. Block M Hangar Flooding/Topo map. Staff has received a fee proposal for the topo mapping around the Block M hangars. Staff expects to execute that contract within the week and have information by June.

9. 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 should be cutting/removing the trees, but grasses and ‘a berm’ were still required. The variance did not specify the berm height, so that could be modified to a more manageable height as long as it is still a recognizable berm. Airfield crew removed the trees and shrubs inside the fence and documented with photos for CDD. CDD notified staff that the limbing and vegetation along Jordan Creek on Airport property for aviation safety, security and law enforcement did not meet the requirements of a variance and they had no grounds within City code to make a recommendation to the Planning Commission in favor of a variance. However, the Airport is welcome to continue with a variance request and plead their case to the Planning Commission in-person. This will be assigned to a Planner and a date for Planning Commission will be set.
- **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 has been scheduled for May 18, 9:30 a.m. via zoom:***
<https://juneau.zoom.us/j/89222785858?pwd=a2JlbFRNK0IxUSswK0x0czZ2NU1udz09> Dial 877 853 5257, Meeting ID: 892 2278 5858, Passcode: 227987
- **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 May or early June. This is an ADEC requirement.
- **UPDATE** - *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.**

- *COVID-19 Testing and Vaccines at Airports.* Capstone Clinic continues to administer vaccines at the airport. This is currently scheduled to continue through June 15, 2022. COVID testing at the Airport was discontinued January 31, 2022.
- **NO CHANGE - 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.
- **NO CHANGE – Alaska Department of Natural Resources (DNR) Land Conveyance/Easement.** During the Airport Runway Safety Area (RSA) Project, the ends of the runway shifted and required additional land (safety area) at each end of the runway. Additionally, the installation of the Runway 8/26 approach lighting (MALSF/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 DNR to close out this portion of the project. Once we confirm that there was no deviation between proposed (in permit) and as-built, the Airport can move into the conveyance process. 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 wetland for future rebound land.
- **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.
- **NEW/UPDATE** – *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. ADOT will hold a public open house on this project on May 11 from 4:30 p.m. – 6:30 p.m. via zoom. 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** – *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). Also following up with DC Lobbyist Katie Kachel for the FY23 language.*
- **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.

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

11. Airfield Update (Attachment #5)

VIII. CORRESPONDENCE:

- IX. COMMITTEE REPORTS
 - A. **Finance Committee:**
 - B. **Operations Committee:** Parking Lot options, TBD, week of May 23, 2022.
- 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., June 9, 2022, via Alaska Room/ZOOM (hybrid)
- 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 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 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

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		



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: May 5, 2022

RE: Projects Office Monthly Report

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

Terminal Reconstruction – Phase 1&2: In April, Dawson Construction continued work on the completion of more of the work items required as part of the original construction contract, and on the completion of more of the work items that have been introduced into the contract by Requests for Proposal (RFP)/Change Order. This work included flooring upgrades in the existing east entry, the start of the Change Order work within the non-secure Tailwind lease area and the start of the Lumicor glass/artwork panels at the main stair.

The design team (architectural, structural, mechanical and electrical) will conduct a Substantial Completion inspection on Wednesday May 11, 2022. From this comprehensive inspection, an updated project “punch-list” of all items that have not yet been fully completed and accepted will be prepared and issued to Dawson Construction.

Look Ahead to Upcoming Phase 2 Activity. The Contractor’s schedule for May calls for the continued effort to complete all outstanding project work items. This work will include power washing the exterior of the terminal, the installation of the last of 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 last of the carpeting in the second floor passenger waiting area and the installation of the revised bollards at Gate 1.

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/Change Order 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

ATTACHMENT #3

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 April, Johnson Controls and their electrical subcontractor Alaska Electric completed the cut-over work between the old and new fire alarm panels, and began testing the new fire alarm detection and annunciating devices. Crew also worked on testing the new public address speakers throughout the terminal.

Look Ahead: The Contractor's schedule for May calls for the interconnection of the new fire alarm panels to new telephone lines, and the completion of all system testing.

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

Main Ramp (Part 121/135) Rehabilitation & Remain Overnight (RON) Jet Parking Design. The Airport has obtained the environmental categorical exclusion (CATEX) for this project. The RFP for design services was first advertised by CBJ Engineering Department on April 21, 2022 and the pre-proposal meeting with interested design professionals was conducted on May 4, 2022. Design proposals are due on May 12, 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 SREB and Sand/Chemical building mechanical systems until GSHP-1 has been repaired, and until SREB pumps P-1A and P-1B have been replaced.

Float Pond Improvements – Phase 2: JNU 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: 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.

ATTACHMENT #3

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. 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 has issued RFP 177 Suspended Ceiling Tile Replacement to Dawson Construction as part of the Terminal Reconstruction project to replace the old ceiling tile. JNU has not yet received this cost proposal.

Terminal Light Fixture Replacement: (all remaining 2' x 2' fluorescent fixtures) JNU has issued RFP 156 Light Fixture Replacement and RFP 176 Light Fixture Replacement 2 to Dawson Construction as part of the Terminal Reconstruction project to address the replacement of all of the existing 2' x 2' fluorescent light fixtures with new LED fixtures. The FAA has determined that the combined proposal cost of \$81,877.72 is AIP eligible, and JNU has issued acceptance letters for RFP 156 and RFP 176 to Dawson Construction.

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 not yet issued a Letter of Agreement to DOWL for this 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. 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, to furnish and install splash curtains and plastic panel ceiling splash protection.

Fuel Station Access Control/Fuel monitoring/tracking: 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.

ATTACHMENT #3

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: 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 has requested 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. In January 2022, AEL&P has provided a “ballpark” estimate of \$120,300.00 to bring 3-phase power to the valve vault. At that time, AEL&P advised that materials costs had skyrocketed (2 to 3 times on some items) due to Covid related availability and supply-chain issues. JNU, working with RESPEC, has since revised the scope of work to include a step-down transformer to provide future 115-120V power to the float plane docks. This increase in scope has raised the January 2022 proposed project cost to \$192,000.00. JNU will update the proposed project cost when the revised AEL&P proposal has been received.

This work is needed to provide operational power for the 36-inch valve actuator, lights and heat within the float pond valve vault. This vault currently has no power feed to it.

Upgraded Power to the Northwest Development Area: JNU has requested 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). In January 2022, AEL&P had provided a “ballpark” estimate of \$203,000.00 for this work. At that time, AEL&P advised that materials costs had skyrocketed (2 to 3 times on some items) due to Covid related availability and supply-chain issues. JNU has since revised the scope of work to include design fees, CA fees and the relocation / upgrade of an existing pad-mounted transformer adjacent to the new fuel station. This increase in scope has raised the January 2022 proposed project cost to \$312,700.00. JNU will update the proposed project cost when the revised AEL&P proposal has been received.

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: May 5, 2022

RE: Monthly Projects Report

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.

Bagwell Mechanical Repairs. Respec has delivered 100% bid documents and a construction cost estimate of \$122,948, significantly more than the \$45,000-\$50,000 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.

With JNU Board approval, we will send the package to CBJ contracts for bid and fall/winter construction.

Parking Lot Repairs. Site Investigation and concept development (Phase I) is due June 1. DOWL has completed geotechnical investigation, traffic site investigation (vehicle counting), and a first round of meetings with Republic Parking. JNU staff review is under way and will be complete May 11. Stakeholder input meetings will be scheduled shortly. DOWL plans to review the concept design with the Airport Board Operations Committee the month of June, and will present the concept design to the full Airport Board at its July meeting.

Attachment #4

Airport Architect's Report
May 5, 2022
Page 2

Gate 5 Passenger Boarding Bridge Replacement. The consultant Request for Proposals (RFP) has been advertised and proposals are due May 11. We expect to have a contract in place on or before July 1, with deliverables due September 15 for winter 2022-23 replacement. Staff has received the Categorical Exclusion (CATEX) Determination for environmental from the Federal Aviation Administration (FAA).

Snow Removal Equipment Building Pump Replacement. Bids for construction are due May 11. Schmolck and Harri Plumbing have expressed interest. JNU has applied for the building permit. We anticipate installation in late fall.

Sand/Chemical Back-up Electric Boiler. 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.

2022 Airfield Civil Repairs. Arete Construction is compiling a quote, which is expected shortly. Construction will take place this summer. 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.

Terminal Furnishings. *No change.* 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.

Old Shop Leak. *Closed.* If the leak recurs, we will reopen.



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Phillip Adams, Airport Superintendent

DATE: 5/4/2022

SUBJECT: Airfield Update

The following is an update of the completed and in progress projects for the JNU Airfield Operations and Maintenance staff:

- Float pond ramp project has been completed. This will allow planes to dock themselves on the wood ramp when the wind would make it difficult for the concrete ramp to be used. **(Completed)**
- Units 27, 28, and 29 (MB plow/broom combos) have had some mechanicals issues this year. Unit 27 was down for a good portion of the season due to a broken rear axle spline. It was discovered that the units came from the factory with insufficient grease in the hub assemblies that caused premature wear. All units are being serviced and repaired. **(Completed)**
- Oshkosh plow truck units 72, 73, and 74 have worked well throughout the winter season. There have been a few minor issues that were taken care of quickly by Seaside Diesel. **(Completed)**
- Airfield crew is working on removing the sand from the movement and non-movement areas. They will be working on the heaviest concentrated areas first and will be coordinating with stakeholders for getting around equipment. **(Substantially Completed)**
- Lead-in-lines at Twy E, Twy F, and Twy G will be hydro blasted to eliminate confusion for aircraft and to comply with the Airport's Federal Aviation Administration approved signs and markings plan in the Airport Certification Manual. We will be working with Pacific Asphalt to get this completed. **(Completed)**

ATTACHMENT #5

- Catch basins and zip drains are being cleaned to aid with drainage throughout the airfield. We are working with the waste water treatment plant to schedule their vacuum trucks for this project. (Completed)
- Tree limbing is continuing on Airport property near the Glory Hall area. This will improve visibility and safety for users of the walking paths. Airport operations staff are monitoring this area closely and working in conjunction with the Airport Law Enforcement Officer and the Manager of the Glory Hall to improve the safety of this area of Airport-owned property. The limbing is not within the 25-foot buffer for streams. (Completed)
- Brush removal and berm modifications at Jordan Creek inside the perimeter fence are underway. This will help to increase visibility for wildlife mitigation and improve mowing and maintenance operations. (Brush Removal – Completed) (Berm Mod's – In Progress)
- Rap area between Gate 5 and Coastal will be cleared of excess sand and graded in preparation for a coat of sealant (GSB-88) to help with foreign object debris mitigation. (In Progress)
- Painting has started for the year. The drive lanes in front of the terminal have been completed along with the crosswalks closest to the terminal. The crosswalks are being painted to meet current Americans with Disabilities Act requirements as well. The crew will next start on the 135 parking spots to enlarge the boxes and to update the parking layout. (In Progress)
- Old deice mixing tanks and equipment at the old airfield shop are being removed to optimize available space and to improve appearance. Currently waiting on a quote to decommission the old fuel tanks and pump. (Ongoing)
- The Airport's Full Scale exercise is scheduled for July 23, 2022. The initial planning meeting was February 3, the midterm meeting was April 14, and the final planning meeting will June 30. The Local Emergency Planning Committee has this as a running item on their agenda and fliers will be made to encourage community members to be involved as participants. (Ongoing)

AIRPORT BOARD
AGENDA
ATTACHMENT #6
6:00 P.M., THURSDAY, MAY 12, 2022
~ADDENDUM~

VI. UNFINISHED BUSINESS

B. Snow Removal Equipment Building (SREB) Circulation Pump

Replacement: Bids for the SREB Circulation Pump Replacement were opened on Wednesday, May 11. There were two bidders, however, one was deemed non-responsive. Harri Plumbing came in at \$156,181. The Board authorized the expenditure of \$115K for design and replacement. Design was just under \$5K, not including contract administration costs; for a total project now at \$165K. Staff recommends award to Harri Plumbing & Heating, Inc. for \$156,181, pending the 24- hour protest period (which ends at 4:30 p.m. on Thursday, May 12. Staff also requests approval for the additional costs of the project, originally estimated at \$115,000, to \$165,000; an increase of \$50,000, to be funded by the Airport CARES Act funding.

RESPONSIVE BIDDERS	TOTAL BID
<i>Harri Plumbing & Heating, Inc.</i>	\$156,181.00
<i>Engineer's Estimate</i>	\$100,000.00

Board Motion: *“Approve the bid award of \$156,181 to Harri Plumbing & Heating, Inc., for the replacement of the SREB Circulation Pump, pending completion of the public protest period; and an increase of \$50,000 for the total project costs, funding provided by the Airport CARES Act.”*