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MEMORANDUM

TO: Patty Wahto, Airport Manager

DATE: June 2, 2021

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: In May, Dawson Construction continued work on the installation of the exterior metal siding and flashing on the north and west sides of the addition. On the interior of the building, crews wrapped up work on the installation of the light gage metal interior wall framing and interior sound batt insulation and gypsum wallboard assemblies. The drywall finishers/painters continued work on taping, mudding, priming and painting the gypsum board assemblies on the first and second floor levels. Crew started work on the installation of the interior ceramic wall tile, carpet tiles and cabinetry within the second floor level. Crews also worked on the installation of the suspended ceiling grids and hanging the interior doors. The HVAC (heating ventilation air conditioning) crew continued work on the installation of ductwork on all floor levels, and on the installation of the heat pumps and air-handling equipment within the new north mechanical penthouse. The plumbers started work on the installation of the plumbing fixtures within the new restrooms on the first and second floor levels. The electricians continued work on the installation of new light fixtures and on trim-out.

The Contractor's current project schedule now shows that the Phase 1 areas will be ready for beneficial occupancy in the first week of August 2021. This time extension is the result of the discovery of differing site conditions, the introduction of additional work and delays associated with the late demolition of the existing telecom room.

Look Ahead to Upcoming Activity. The Contractor's schedule for June calls for the continuation of work on the installation of the exterior metal panel siding, continuing work on the installation of interior ceiling, wall and floor finishes. Continuation of work on the installation of interior casework, interior doors and door hardware. Work will also continue on the installation of the HVAC equipment within the penthouse, plumbing fixtures, and electrical trim-out work.

Terminal Fire Alarm Upgrade: City & Borough of Juneau (CBJ) Contracts issued the project Notice-to-Proceed for this project to Johnson Controls on May 11, 2021. Per the contract documents, the project is to be determined to be Substantially Complete within 140 calendar days of the Notice-to-Proceed, which is September 27, 2021.

Johnson Controls has submitted two substitution requests. The first substitution request has proposed to eliminate the replacement of approximately 50 recessed ceiling mounted speakers within the two large two-story open areas of the terminal with LRAD (Long Range Acoustical Device) type speakers. Following a performance test of these speakers within the terminal, JUN has accepted this substitution request and has issued RFP 01 to incorporate this change in scope and change in cost to the contract. The second substitution request has proposed to eliminate the mass notification requirement from the contract. Following the confirmation from

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the Fire Marshall that the mass notification feature is not required by code or by the Fire Marshall, JNU has accepted this substitution request and has issued RFP 02 to incorporate this change in scope and change in cost to the contract. The net change of RFP 01 and RFP 02 to the contract will be a deduction of approximately \$6,000.

JNU continues to work on getting Haight & Associates (Electrical Engineer & Designer of Record) under contract to provide construction administration services for this project. In the meantime, JNU has issued notice to Johnson Controls advising of the contract requirements relating to the submission of the project administrative submittals and materials submittals.

Work on this project has not yet started.

Sand/Chemical Building & Fueling Station: JNU continues to work with Dawson Construction and with the project design team on closing out this project and on the resolution of warranty issues.

GSHP-1 (ground source heat pump #1) remains operational and JNU continues to work with Daikin, Meridian Controls, and the project design team to determine whether the heat pump itself was defective, or whether the compressor failures were the result of outside influences. JNU has filed a warranty deficiency with Dawson Construction under the project's one-year construction warranty to recover the costs incurred to introduce and maintain temporary heat and to switch-out the compressors in GSHP-1.

JNU continues to work with PDC Engineers on the commissioning effort for the shared GHSP system for the Snow Removal Equipment Building (SREB) and Sand-Chemical building. In their initial report, PDC Engineers confirmed the suspicion that the primary circulation pumps (P-1A and P-1B) in the SREB are undersized. PDC reports that the head loss associated with the overall supply and return system (SREB plus Sand-Chemical) is much higher than originally anticipated, and these pumps cannot meet the needed design flow rate. This determination confirms the suspicions that these pumps were the cause of the flow issues that were automatically turning off the heat pumps and initiating errors in the Direct Digital Controls (DDC) and heating plants. JNU concurs with the PDC recommendation to replace the existing pumps, which have 15 HP (horse power) motors, with larger pumps that would be driven by 25 HP motors. The initial cost estimate for the replacement of these two pumps is currently \$26,500.

The fuel delivery pump on the 10,000 gallon gasoline storage tank at the new fuel station has been replaced and this system is now back on-line. JNU is no longer re-fueling off-site.

JNU also continues to work with Dawson Construction to finalize the close-out of this project and to finalize a number of warranty deficiencies that have been encountered. These deficiencies include roof leaks, vertical lift door issues and floor slope-drainage issues.

Look Ahead to Upcoming Activity: JNU will continue to coordinate with Dawson Construction to make sure that all of the punch list items are completed, to make sure that all of the warranty issues have been corrected, and continue work on the project close-out. The Airport Improvement Program (AIP) grant for this project cannot be closed until the old Sand Shed Demolition project is complete.

Sand Shed Demolition: Southeast Earthmovers (SEEMS) has completed all work items required by the original construction contract. Crew has only to complete work on the installation of one additional section of fencing as introduced into the contract by RFP 08.

SEEMS and JNU continue to coordinate directly with Aral and Craig Loken, and with Mike Wilson with Coastal Helicopters, on project status, project scheduling and site access.

Float Pond Improvements – Phase 2: **No change since last report.** JNU continues to work with PND Engineers for the second phase of this project. Work that is to be completed in this next phase will include raising a portion of the existing roadbed, the introduction of a drainage ditch, armoring a portion of the southern

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pond bank with rock and reconstructing 14 of the existing float plane dock headwalls. PND has submitted their fee proposal to complete the design, and design-construction documents for this second project phase, as addressed earlier in the Board agenda. CBJ Engineering Department will amend the current contract with PND for the second phase of design work and try to get this out to bid this summer.

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 project Contractor SECON, along with their subcontractors (Alaska Commercial Contractors, Ever Electric, and Behrends Mechanical) continue to work on the construction of the new Airfield Lighting Regulator Vault (ALRV) addition to the SREB. Crews continue work on the rough-in for the electrical distribution system, HVAC and fire suppression systems.

SECON and their electrical subcontractor (Ever Electric) continued work on pulling new conductors into the conduit / duct banks that were installed last summer. Remaining work to be completed this summer includes: the relocation of the airfield lighting regulators to the new ALRV, the relocation of the Runway Lighting Intensity Monitor (RLIM) and its communication cabinet within the new ALRV, the installation of the Airfield Lighting Controls and Monitoring System (ALCMS) within the new ALRV and the cut-over and commissioning of the new ALRV and lighting control system.

Construction Administration & Inspection (CA&I) services continue to be provided by DOWL who is serving as the Project Engineer.

As the Engineers of Record, PDC Engineers continues to provide Limited Construction Administration services, coordinating with JNU and with DOWL to insure that all work completed by the construction Contractor complies with the requirements outlined within the project construction documents. PDC Engineers continues to coordinate with JNU, DOWL, and SECON on responding to questions raised by the Contractor and to review materials submittals for items that had previously been scheduled to be installed in Phase 2 (Summer 2021).

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.

Parking Lot Repairs: At the May 13, 2021, Airport Board meeting, the Board approved a not-to-exceed amount of \$600K for engineering design services for parking lot repair/repave investigation, testing and design. These recommendations included JNU complete soils investigations to get a better idea of what sub-surface conditions are contributing to the asphalt failures and JNU investigate a complete re-paving of one or more of these parking lots instead of completing patchwork repairs. The Board will revisit the project construction once estimates are determined for the full or phased lot repair/repave.

To address these recommendations, JNU is coordinating with CBJ Contracts to prepare and advertise a Request for Quote (RFQ) for professional design services and construction administration services for this project. The scope of work that will be outlined within this RFQ will include subsurface soils investigative work for each work area, and the preparation of bidding and construction documents which reflect a phased construction plan to complete the replacement of the asphalt paving, concrete curbs and gutters, surface and subsurface drainage systems, striping, exterior lighting and exterior directional and regulatory signage in each parking lot. All repair/replacement work is to be designed in accordance with the American's with Disabilities Act Accessibility Guidelines (ADAAG). The proposed schedule for this work will be to complete the Consultant

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selection process in the fall of 2021, complete the design work during the winter of 2021/2022, and bid the first construction phase in the spring of 2022.

There have been no advancements in the 2019 revisions proposed by Republic Parking for the short-term parking lot or their request to replace the attendant booths. Staff has reached out to Republic to see if they are still interested in their portion of the parking lot upgrades, and to coordinate with Republic Parking as the scope of work for the two pay parking lots is developed.

In the meantime, JNU must address the worst of the asphalt damage in these lots as soon as possible. The cold-patch work completed by Airfield Maintenance in the public pay lots two years ago has deteriorated, and needs to be done again. There are now potholes in the secure employee lot that are so large that they need to be cordoned off.

Ramp Lighting Upgrades: JNU is currently working on revising the construction documents to expand the project scope of work to introduce additional building mounted high-efficiency LED light fixtures on the west side of the new north terminal to illuminate the 135 apron. This revision is necessary because of the recent decision to eliminate the free-standing light poles that were to be installed within the 135 apron as part of the Terminal Reconstruction project. JNU continues to work with Haight & Associates on completing a final review before submitting this project to CBJ Engineering for release for competitive bid. This project is currently scheduled to be bid later this summer.

Haight & Associates provided confirmation from the manufacturer that the proposed high efficiency LED flood light fixtures meet the Federal Aviation Administration's (FAA) Buy American requirements.

The costs associated with this work have been determined by the FAA to be Airport Improvement Program (AIP) eligible and allowable for AIP participation. The grant has already been received and appropriated (including Airport match funds).