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MEMORANDUM

TO: Patty Wahto, Airport Manager

DATE: April 7, 2022

FROM: Mike Greene, JNU Airport Project Manager

RE: Projects Office Monthly Report

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

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

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

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

Dawson Construction will continue to coordinate with the Fire Alarm Upgrade project and the associated system cut-over work. Work is also planned to address the last of the membrane roof work (weather permitting), and the completion of the mechanical and electrical start-up and commissioning work. Dawson Construction will also continue working within the Phase 1B work area to address remaining punch list items and to finalize the outstanding RFP (Request for Proposal)/Change Order work.

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

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

To date, Dawson Construction has submitted a total of 312 RFIs on the Terminal Reconstruction project, and JNU has issued a total of 172 RFPs to Dawson Construction. The majority of the RFPs were issued to address additional work that was introduced to the BE20-020 construction contract in response to RFIs. The remaining RFPs address work items that have been initiated by the Owner to address such things as interior finish revisions, repairs to existing electrical and mechanical equipment and systems and to address the addition and/or replacement of existing equipment items to promote energy efficiency and long-term cost savings.

JNU continues to coordinate with Dawson Construction on scheduling the Owner training sessions for the new mechanical systems, the new electrical systems, and the access control systems.

Terminal Fire Alarm Upgrade: In March, Johnson Controls and their electrical subcontractor Alaska Electric continued work on the installation of new fire alarm detection and annunciating devices, new public address speakers and new cabling within the first floor Alaska Airlines spaces, the first floor Transportation Security Administration (TSA) screening space, first floor bagwell and within the first floor of the new north terminal. Crew has also been working on the installation of these items within the second floor departure lounge when access is available. This work has now reached the 70% completion milestone.

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

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

Main Ramp (Part 121/135) Rehabilitation & Remain Overnight (RON) Jet Parking Design. The Airport has obtained the environmental categorical exclusion (CATEX) for this project. The draft RFP for design services has been sent to City & Borough of Juneau Engineering Department with the hopes that the RFP can be advertised either later this month or early May, and get a design team on board before summer. The construction bids could potentially go out for bid next year.

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

- JNU is coordinating with Daiken and Meridian and has requested assistance in investigating what has caused the most recent failure of GSHP-1.
- JNU has directed PDC Engineers to suspend work on the commissioning effort on the SREB and Sand/ Chemical building mechanical systems until GSHP-1 has been repaired, and until SREB pumps P-1A and P-1B have been replaced.

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

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expand the diesel-gasoline fuel dispenser system at the NWDA Fuel Station to include access control and fuel usage tracking features. Haight & Associates has been asked to review the site controllers offered by Gas Boy, which is the manufacturer of the Fuel Station fuel pumps. Haight & Associates has submitted a fee proposal in the amount of \$4,730 to complete the design for this project. JNU has not yet followed up on this proposal with a letter of agreement, and no design work has been started/completed.

Float Pond Improvements – Phase 2: No change since last report. JNU has not completed a full review of PND Engineers 95% set of design/bid documents for the second phase of this project. The scope of work for the project will include raising a portion of the existing roadbed, the introduction of a drainage ditch, armoring a portion of the southern pond bank with rock and reconstructing/re-positioning 14 of the existing concrete float plane dock headwalls. CBJ Engineering Department has amended the current contract with PND for the second phase of design work and JNU had been coordinating with PND to have bid-ready documents completed for a schedule that would bid as early as this winter. The work was originally scheduled for this fall and the schedule has slipped. The order of the work is critical with the pond embankment needing to be done prior to the road work. Staff and PND are working on this schedule since the pond will need to be drained for this work during the winter months, while also coordinating the timing of the grant. The Federal Aviation Administration (FAA) grant money for this project was rolled over to FFY 22 (AIP entitlements) to facilitate this bid schedule.

Runway Safety Area (RSA) Expansion Phase IIC: No change since last report. The project has been determined to be Substantially Complete, and both JNU and DOWL continue to work with the Contractor (SECON) on finalizing the project close-out documentation. Final payment has not yet been made to SECON. DOWL continues to finalize the project as-built record documents and the final engineer's report based on JNU review comments.

Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment: The initial work on the start-up, testing and commissioning of the new SREB back-up generator, transfer switch and load bank was unsuccessful, and subsequent efforts have been delayed due to a reluctance by the project General Contractor to perform this work in accordance with the requirements of the construction contract.

Per the contract, manufacturer's representatives / factory technicians for the new generator, new load bank and new switchgear are to be present for the start-up, testing and commissioning work. Only the CAT technician was present for the first start-up and testing effort. SECON has been advised of the contract requirements and has been asked to reschedule the start-up, testing and commissioning. SECON has not yet provided a schedule for this work.

Construction Administration & Inspection services continue to be provided by DOWL who is serving as the Project Engineer. Field inspection work is being provided by Morris Engineering Group under contract to DOWL.

Runway Visual Range (RVR) Replacement: The FAA began running new electrical to the RVR last July. The RVR system (measures visibility for instrument approach aircraft) is now ready for replacement. Staff will again provide a safety officer and oversight while the FAA works on the project. The cutover of the new RVR is now scheduled for the first week of June with an estimated two-week outage during the replacement.

Lavatory Waste Dump Site: No change since last report. JNU has updated the project construction cost estimate (\$94K), and the overall project budget (\$128K) based on a budgetary fee estimate (\$19K) provided by PDC Engineers to complete the design work and the associated bidding and construction

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documents. This project remains on hold pending the identification of a funding source for the design component.

Other Projects.

From the April 6, 2022, Airport Board Finance Committee:

Terminal Ceiling Tile Replacement (all remaining sections) Getting updated costs for tile and installation.

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

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

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

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