

ATTACHMENT #3



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.