

ATTACHMENT #3



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: June 2, 2022

RE: Projects Office Monthly Report

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

Terminal Reconstruction – Phase 1&2: Following the inspection by the project design team on May 11, 2022, the Terminal Reconstruction project was deemed to be Substantially Complete on May 12, 2022. A list of outstanding work items and deficiencies (project punch-list) has been developed and has been provided to Dawson Construction.

In May, Dawson Construction continued to work on the project punch-list items, completing more of the work items required by the original construction contract, and completing more of the work items that have been introduced into the contract by Requests for Proposal (RFP) / Change Order.

Look Ahead to Upcoming Phase 2 Activity. The Contractor's schedule for June calls for the continued effort to complete all outstanding project work items. This work will include modifications to 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 revised bollards at Gate 1, the installation of the replacement light fixtures throughout the terminal and the installation of the new 135 ramp lighting.

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.

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 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.

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Terminal Fire Alarm Upgrade: In May, Johnson Controls and their electrical subcontractor Alaska Electric continued testing the new fire alarm detection, annunciating devices and public address systems.

Look Ahead: The Contractor's schedule for June calls for 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.

Proposals have been received by CBJ Engineering department from three engineering firms to provide design services for this project. These proposals are currently being evaluated and scored. Evaluators will be submitting these reviews to CBJ Engineering on or before June 7, 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 Snow Removal Equipment Building (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: No change since last report. 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: No change since last report. 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.

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.

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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 received a proposal from Dawson Construction for RFP 177 Suspended Ceiling Tile Replacement on 5.26.2022. This proposal broke the ceiling tile replacement work into seven separate work areas and asked Dawson Construction provided pricing for each one. Dawson’s pricing breaks down is as follows:

TASK 1 – FIRST FLOOR OPEN AREAS	\$ 66,112.15
TASK 2 – FIRST FLOOR ROOMS:	\$ 5,510.95
TASK 3 – SECOND FLOOR OPEN AREAS	\$ 92,885.45
TASK 4 – SECOND FLOOR PRE-SECURITY BAR	\$ 12,577.10
TASK 5 – SECOND FLOOR SECURE-SIDE FOOD SERVICE & BAR..	\$ 7,601.55
TASK 6 – SECOND FLOOR ALASKA AIRLINES OFFICES	\$ 9,038.30
TASK 7 – SECOND FLOOR ALASKA ROOM	\$ 18,952.70
RETAINAGE – Provide four (4) factory sealed cartons of the ARMSTRONG “Ultima” 2x2 square edged ceiling tiles. Each carton to contain 10 ceiling tiles / 40 square feet. Turn Cartons over to Owner	\$ 828.05

The total amount for this proposal equals \$212,678.20. It must be noted that Dawson Construction has excluded all work to relocate the ceiling mounted fire alarm and public address system components from their proposal.

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 issued a Letter of Agreement to DOWL and has given them an approval to start 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 list. 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; and to furnish and install splash curtains and plastic panel ceiling splash protection.

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Fuel Station Access Control/Fuel monitoring/tracking: No change since last report. 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.

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: No change since last report. 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 received 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 on May 19, 2022. AEL&P now estimates their construction cost to be \$137,576.82 in 2023 dollars. It must be noted that AEL&P continues to warn that their materials costs continue to be affected by Covid related availability and supply-chain issues and that actual costs may differ from that estimated. To address this, JNU has adjusted this estimated construction cost to include AEL&P materials contingency, Contract Administration (CA) fees and a construction contingency, bringing the anticipated total project cost to \$189,856.00.

This work is needed to provide operational power for the 36-inch valve actuator, lights and heat within the float pond valve vault. This work will also introduce electrical service which will be available as a tenant improvement to those operators that have floats along the north side of the float pond.

Upgraded Power to the Northwest Development Area: JNU received 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) on May 19, 2022. AEL&P now estimates their construction cost to be \$224,000.00 in 2023 dollars. It must be noted that AEL&P continues to warn that their materials costs continue to be affected by Covid related availability and supply-chain issues and that actual costs may differ from that estimated. To address this, JNU has adjusted this estimated construction cost to include and AEL&P materials contingency, CA fees and a construction contingency, bringing the anticipated total project cost to \$296,400.00.

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.