

ATTACHMENT #4



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: June 3, 2022

RE: Monthly Projects Report

Updates since last report in italics.

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. *We will coordinate the installation schedule with TSA (Transportation Safety Administration), Alaska Airlines, Delta Air Lines, and Airport staff.*

Bagwell Mechanical Repairs. *The work was advertised May 25, the pre-bid meeting is Friday, June 3 at 10:00a.m., and bids are due on Thursday, June 16 at 2:00p.m.* At the May meeting JNU reported the consultant's construction cost estimate of \$122,948, significantly more than 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.

Parking Lot Repairs. *DOWL continues with their Phase I (Site Investigation and Concept Development) work. In May they completed an initial review by JNU staff, and the first stakeholder meeting. A second stakeholder meeting is scheduled for Thursday, June 9. DOWL plans to review the concept design with the Airport Board at its July 14 meeting. In April DOWL completed*

geotechnical investigation, traffic site investigation (vehicle counting), and a first round of meetings with Republic Parking.

Gate 5 Passenger Boarding Bridge Replacement. *JNU received no consultant proposals on May 11 in response to our Request for Proposals (RFP) for design services. The Federal Aviation Administration (FAA) has agreed that we may sole-source the design services, but they will require an independent estimate of consultant fees for the work. The estimate is in progress. JNU has received the Categorical Exclusion (CATEX) Determination for environmental from the FAA.*

Snow Removal Equipment Building Pump Replacement. *Bids were received May 11. Harri Plumbing is the sole responsive bidder. According to City & Borough of Juneau (CBJ) Contracts, "Alcan Electric (subcontractor to Harri Plumbing) has an outstanding \$40 parking ticket, and we cannot send an NTP (Notice to Proceed) until that's resolved". In checking with collections, it appears that they recently made another payment, presumably to come into complete compliance, but \$40 remains for some reason. CBJ Contracts has promised to follow up with Harri Plumbing. Respec (formerly PDC Engineers) provided a fee proposal of \$10,355 for construction phase services including commissioning. JNU has received the building permit. We anticipate installation of the pumps in late fall 2022.*

Sand/Chemical Back-up Electric Boiler. *CBJ Contracts expects to send Morris Engineering their NTP in the next couple of days. 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. This will require renting the temporary boiler again this winter.*

2022 Airfield Civil Repairs. *Arete Construction submitted and JNU accepted a quote for \$21,827 for the work. On June 2, Arete reported that they should be pouring curb tomorrow and will backfill next week (on Alex Holden Drive). They were not sure about the timing of the culvert repair, but will let staff know the timeframe soon as possible. Substantial Completion will be September 1. 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. On June 7, The Airport Architect and Airport Superintendent will meet with the CBJ Risk Management Officer, Chelsea Swick, and the Regional General Adjustor for McLarens to discuss whether the damage will be covered by CBJ's insurance (similar to the same storm damage to Riverbend Elementary School).*

TSA Bag Screening Flooring Replacement. *During hazmat sampling for the Bagwell Mechanical Repairs project, replacement of the TSA Bag Screening Area flooring was discussed. It was noted that the flooring should be tested for asbestos. A proposal has been given to the Airport to test the flooring.*

Terminal Hazmat Report. *Dahlberg Design submitted a proposal to review documentation, sample and test as required to provide "a clear record of where sampling has taken place and where it has not, and—if possible—to sample any areas that have not been investigated to complete the record." This does not include remediation of remaining hazmat; any necessary remediation*

will be incidental to a capital improvement project. The proposed sampling and testing fee is \$7,800.

Terminal Furnishings. *A furniture layout for the area on both sides of the front entry has been prepared. On behalf of JNU, Renée Loree, CBJ Purchasing Officer, is looking into the cooperative purchasing agreement through which JNU would purchase the furniture. 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.*