

ATTACHMENT #3



MEMORANDUM

TO: Patty Wahto, Airport Manager

DATE: March 3, 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 February, Dawson Construction focused their efforts on the completion of the Terminal main entry and on the completion of the central circulation areas adjacent to the new elevators and main interior stair on both floor levels. Crews worked on the installation of the new ceiling assemblies and ceiling mounted light fixtures in these areas. Crews also worked on the installation of the last of the stainless steel handrail assemblies at the main stairs and upper ramp.

Change Order 20 recently added 31 days to the BE20-020 contract, extending the Phase 2 Substantial Completion date from March 21, 2022 to April 21, 2022. While this date reflects an extension of the contract because of the introduction of additional work through the RFI / RFP / Change Order process, it does not represent the date by 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 has introduced by RFP will require additional time to complete because of long lead times associated with the fabrication of materials and uncertain delivery dates.

Main Terminal Entrance: The existing main entry to the terminal remains closed to public use because of extensive changes that had to be made to the mechanical (heat pump) system and light fixture layouts to eliminate conflicts between the mechanical components and the building structural steel and conflicts between the ductwork and the new light fixtures. These conflicts have now been resolved, and the revised main entry work schedule is as follows:

Installation of the wood ceiling assembly will take place the week of March 1-5.

Main Entrance re-opened for use by the public on March 16, 2022.

Main (UP) Escalator: The process to integrate artwork onto the guardrail glass panels at the top of the escalator has taken longer than anticipated. Current production schedule has these panels arriving in Juneau on March 14. Based on this information, the revised escalator work schedule is as follows:

The installation of the glass infill / guardrail closure panels will be completed by February 11, 2022.

The “kid guards” will be installed / complete by February 18, 2022.

Inspection by the State Elevator Inspector is scheduled for March 7, 2022.

The installation of the glass art panels / guard railing panels will be completed March 15, 2022.

Escalator opened for use by the public on March 16, 2022.

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Main Interior Stairs: The opening of the stairs has been impacted by a railing change and by the arrival of the artwork / guardrail panels. Per Dawson Construction, the revised stairs work schedule is as follows:

The installation of the stainless steel handrails will be complete by February 11, 2022.

The installation of the last of the ceramic tile flooring will be complete by February 18, 2022.

The installation of the carpet squares on the upper ramp will be complete by February 18, 2022.

The installation of the glass art panels / guard railing panels will be completed March 15, 2022.

Main Stairs opened for use by the public on March 16, 2022.

Elevator V1: JNU had intentionally delayed the opening of Elevator V1 for use by the public to avoid conflict with the internal circulation plan needed to facilitate the construction phasing. Now that the temporary work partitioning has been removed from the first floor level, and will soon be removed from the second floor level, it is time to bring this second elevator on-line. The revised elevator work plan is as follows:

The installation of the flooring in front of the elevator will be complete on February 11, 2022.

The installation of the seismic joint assembly will be complete on February 18, 2022.

Inspection by the State Elevator Inspector is scheduled for March 7, 2022.

Elevator V1 opened for use by the public on March 8, 2022.

Look Ahead to Upcoming Phase 2B Activity. The Contractor's schedule for March calls for wrapping up the last of the work within the Phase 2B work areas. This work includes the completion of the floor and ceiling finishes, and the removal of the last of the temporary construction partitioning around the main entry on the first floor level. 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 has started coordinating with Dawson Construction on scheduling the Owner training sessions for the new mechanical systems, the new electrical systems, and the access control systems.

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 170 Requests for Proposal (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 equipment and systems and to address the addition and/or replacement of existing equipment items to promote energy efficiency and long-term cost savings.

Terminal Fire Alarm Upgrade: In February, 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 60% completion milestone.

Look Ahead: The Contractor's schedule for March calls for the continuation of the new fire alarm and public address system devices and new cabling within the first and second floor levels. Alaska Electric continues to coordinate directly with Dawson Construction to access work areas that are common to both projects.

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

Snow Removal Equipment Building (SREB): No change since last report. PDC Engineers submitted their 100% set of design documents for the replacement of the two 25 horsepower circulation pumps and associated system drives to JNU on November 10, 2021. JNU has not yet been able to finalize the Division 0 and Division 1 specification sections in coordination with CBJ Engineering/Contracting. This project will be released for competitive bid as soon as staff has the time to allocate to this project.

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.

Work on the development of the design documents for the introduction of an 80KW back up electric boiler to the Sand/Chemical building has not yet begun.

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 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.

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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.

Construction Administration & Inspection (CA&I) 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 documents. This project remains on hold pending the identification of a funding source for the design component.