

Attachment #4



MEMORANDUM

TO: Patty Wahto
Airport Manager

FROM: Ke Mell
Airport Architect

DATE: May 5, 2022

RE: Monthly Projects Report

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.

Bagwell Mechanical Repairs. Respec has delivered 100% bid documents and a construction cost estimate of \$122,948, significantly more than the \$45,000-\$50,000 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.

With JNU Board approval, we will send the package to CBJ contracts for bid and fall/winter construction.

Parking Lot Repairs. Site Investigation and concept development (Phase I) is due June 1. DOWL has completed geotechnical investigation, traffic site investigation (vehicle counting), and a first round of meetings with Republic Parking. JNU staff review is under way and will be complete May 11. Stakeholder input meetings will be scheduled shortly. DOWL plans to review the concept design with the Airport Board Operations Committee the month of June, and will present the concept design to the full Airport Board at its July meeting.

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Gate 5 Passenger Boarding Bridge Replacement. The consultant Request for Proposals (RFP) has been advertised and proposals are due May 11. We expect to have a contract in place on or before July 1, with deliverables due September 15 for winter 2022-23 replacement. Staff has received the Categorical Exclusion (CATEX) Determination for environmental from the Federal Aviation Administration (FAA).

Snow Removal Equipment Building Pump Replacement. Bids for construction are due May 11. Schmolck and Harri Plumbing have expressed interest. JNU has applied for the building permit. We anticipate installation in late fall.

Sand/Chemical Back-up Electric Boiler. 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.

2022 Airfield Civil Repairs. Arete Construction is compiling a quote, which is expected shortly. Construction will take place this summer. 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.

Terminal Furnishings. *No change.* 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.

Old Shop Leak. *Closed.* If the leak recurs, we will reopen.