



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: August 31, 2022

RE: Airport Architect's Report

*Updates since last report in italics. Look ahead in **bold italics**.*

Snow Removal Equipment Building (SREB) Pump Replacement: *Harri Plumbing's contract has been extended for 60 days (to October 7, 2022 for Substantial Completion and November 5 for Final Completion). We are negotiating the installation details for the alternative variable frequency drives (VFDs) that Harri Plumbing has proposed substitutions for those specified. The pumps and the alternative VFDs are in Juneau. (Harri Plumbing will absorb the cost and use the alternative VFDs on another project if they are not approved for this project). The specified VFDs that control the pumps have a 50-52 week lead time, which would put Substantial Completion in mid-summer 2023 and force JNU to heat the SREB with the electric boiler all next winter.*

Bagwell Mechanical Repairs: *Schmolck Mechanical provided a schedule allowing three and one-half months of lead time for the equipment being ordered, and anticipating construction after the first of the new year, with closeout in mid-February, comfortably before the early March 2023 contractual Substantial Completion.*

Sand/Chemical Back-up Electric Boiler: *Morris Engineering is finalizing their study of the heating and electrical loads associated with the future SREB addition and have determined where to draw power from SREB for the Sand/Chemical electric boiler with no impact on SREB's current operations and minimizing the impact on the SREB future addition. Morris Engineering and team are finalizing the construction documents. Due to boiler lead times, we expected installation in early spring 2023. This will require renting the temporary boiler from Harri Plumbing again this coming winter. John is working with Purchasing on this.*

Parking Lot Repairs: *We have received a Scope of Work from DOWL for Phases 2 through 5, which takes us through the rest of design, construction documents, and bidding. **We await their fee proposal for the work.** DOWL completed their Phase 1 (Site Investigation and Concept Development) work and presented it to the Board at the July 14 meeting. On September 1, JNU will meet with Republic Parking to discuss their operations during the two construction seasons—2023 and 2024. It would be too disruptive to attempt all the work in one season. JNU is also looking at options for temporary employee parking during construction. With regard to parking after construction, JNU staff are looking at automated parking options that would enable the Airport staff to manage parking, with a potentially significant increase in revenue.*

ATTACHMENT #4

Airport Architect's Report
August 31, 2022
Page 2

Gate 5 Passenger Boarding Bridge Replacement: *Jensen Yorba Wall Architects and their aviation planners are working with JNU, Delta Air Lines, and Alaska Airlines to determine needs and evaluate options. Deliverables are due September 29, 2022. The work is funded by JNU's local match until **the Board and CBJ Assembly approve the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant for design.** The remaining design work will be issued a Notice-to-Proceed upon grant appropriation, expected after the CBJ Assembly's September 12 meeting. JNU has received the Categorical Exclusion (CATEX) Determination for environmental from the FAA.*

Outgoing Baggage Belt Repair/Replacement:

The Transportation Security Administration's (TSA) planning team is evaluating the Airport's peak bag load to determine if the system needs to be upgraded in accordance with TSA's Planning Guidelines and Design Standards, ver. 7.0, released October 8, 2020. Considering the system as a totality in light of the most current TSA guidance may be a more appropriate solution than piecemeal replacement of about half of the individual baggage handling belt units.

Jensen Yorba Wall provided 100% bid documents on June 3 to replace about half of the individual units on a one-for-one basis. Current information as to manufacturers' lead times suggests that from bid to installation would be approximately one year. Regardless of the route taken (system replacement or one-for-one replacement), staff will coordinate the installation schedule with TSA, Alaska Airlines, Delta Air Lines, and JNU staff.

Terminal Hazmat Report: Dahlberg Design has a contract to review documentation, sample and test as required to provide a written record of hazmat materials in the remaining portions of the terminal building that have not been renovated since hazardous materials were routinely used in building construction. This contract does not include remediation of remaining hazmat; any necessary remediation will be incidental to a capital improvement project. *Sampling is expected to begin shortly.*

TSA Bag Screening Flooring Replacement: After receiving the Terminal Hazmat Report (see preceding project) which will include the flooring in the TSA Bag Screening area, options will be scoped within the Board approved \$20K budget.

Terminal Furnishings: Work continues. Per Patty's direction, staff is coordinating the best use of the existing terminal furnishings and purchase more as appropriate, starting with more slings/beam lounges (silver frames w/black seats). A cost estimate will be prepared based on cooperative purchasing agreements and needed quantities. The nearly complete terminal renovation expands public areas, necessitating additional furnishings, as well as repair/replacement of severely worn existing furnishings. The Board approved the use of up to \$100K of CARES funding at the May 2022 Board meeting for these furnishings.

Alaska Seaplanes Building

JNU continues working with Corey Wall of Jensen Yorba Wall (architect for Alaska Seaplanes) on the building layout.