



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: January 5, 2023

RE: Projects Office Monthly Report

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

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

Work completed in December included work on the installation of the glass guardrail assembly around the thru-floor opening.

Look Ahead to Upcoming Activity. The Contractor's schedule for January calls for the continued effort to complete all outstanding project work items. This work will include repairs to the existing terminal heat pumps, modifications to the control of the existing air-handler in the Air Traffic Control Tower, modifications to the Lumicor panels at the main stairs, the installation of the glass guardrail assembly around the second floor light-well and the balancing of the entire terminal Heating, Ventilation, and Air Conditioning (HVAC) equipment systems.

Terminal Fire Alarm Upgrade: The fire alarm project is now essentially complete, but a problem with feedback within the public address system is delaying the final acceptance of the work. Johnson Controls continues to work with the project electrical engineer RESPEC, and with JNU, to find a resolution to this feed-back problem.

Look Ahead: The Contractor's schedule for January calls for the resolution of the feedback issue, as well as the completion of the remaining system start-up, testing and Owner training.

RESPEC (formerly Haight & Associates), electrical engineer and designer of record, remains under contract and is providing construction administration services for this project.

Main Ramp (Part 121/135) Rehabilitation and Remain Overnight (RON) Jet Parking Design. While the DOWL design team remains behind schedule on the development of their design and bidding documents for the project, they are moving the design of this project forward.

DOWL continues to coordinate directly with tenants and stakeholders to obtain information relating to their operations, aircraft and ground equipment, and to identify all potential operational impacts. In conjunction with this tenant coordination, DOWL is also working on the development of the Construction Safety Phasing Plan (CSPP) for the project. The DRAFT CSPP is to be submitted to JNU for review this week.

DOWL continues to coordinate the development of the Ramps project scope of work and construction schedule with the JNU Gate 5 Passenger Boarding Bridge (PBB) Replacement project. DOWL also continues to coordinate the development of the Ramps project with the JNU Parking Lot Improvements project.

The project is currently scheduled to be released for competitive bid in May of 2023, with a project award scheduled to occur in late July / early August. The current work phasing plan identifies the development of new Remain Overnight (RON) as the only construction work that is to be completed in the summer / fall of 2023. The scope and duration of the 121 ramp work, and the 135 ramp work is currently being reviewed to determine if all of this work could / should be addressed during the 2024 summer construction season, or split between the 2024 and 2025 summer construction seasons.

JNU continues to work with DOWL to identify project priorities, to provide input during the development of the project design and to make design decisions in a timely manner.

As mentioned in a previous report, DOWL approached JNU with a request for additional compensation from one of their design sub-consultants. This request has since been retracted.

Sand/Chemical Building – Roof Warranty: No change since last report. A representative from Carlisle SynTec Systems performed a follow-up inspection of the Sand/Chemical roof installation on September 30, 2022. The representative did not accept the installation and advised Dawson Construction that the heat-welded membrane seams within the two large roof valleys required additional attention. Dawson Construction currently plans on addressing the additional seaming work as soon as possible, weather permitting.

Carlisle / Dawson Construction has not yet furnished JNU with the manufacturer’s roof warranty or this new installation.

Sand/Chemical Building - Commissioning: No change since last report. JNU has advised RESPEC (formerly PDC Engineers) that the work to replace pumps P-1A and P-1B in the Snow Removal Equipment Building (SREB) has been completed, and to prepare to resume work on the commissioning effort on the SREB and Sand/Chemical building mechanical system.

Rehabilitate Access Road (Float Pond Improvements – Phase 2): SECON has completed work on hauling and staging the armor rock into the float pond staging area. This rock will be placed along portions of the south bank of the float pond to prevent further erosion by wave action.

SECON’s current project schedule indicates that they are not planning to start lowering the pond water level from 15’ MLLW to 13’ MLLW until the first week of February 2023. JNU has made the suggestion to SECON that this work proceed at once to take advantage of the current warm weather. This suggestion cited the fact that JNU has never tried to lower the pond water level in freezing conditions, and that the presence of ice could slow drain time, and potentially clog the 36-inch water valve assembly. This suggestion also advised that the current warm weather has melted most of the ice from around the tenant docks, which are no longer locked into the ice. This will greatly help to prevent any ice related damage to the docks as the water level is lowered. SECON has agreed to start the drain work at once.

SECON’s current project schedule also indicates that they intend to start the in-water (armor rock placement) work in the first week of February 2023. The Project Construction Schedule remains as follows:

- Float Pond Re-Open: March 31, 2023
- Substantial Completion: June 15, 2023

Limited Construction Administration and Inspection services will be provided by PND Engineers, who are the engineers of record for this project.

Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment: JNU continues to work with SECON, DOWL and Morris Engineering Group to wrap up the remaining punch-list work items, and on finalizing all work associated with the retainage of the existing Airfield Lighting Regulator Vault (ALRV) and the development of a dual-ALRV lighting control system.

JNU has received a proposal from SECON, in the amount of \$ 148,614.98, for RFP 029 – Additional ALRV Work. This RFP was issued to address the work intended to finalize the temporary dual-ALRV installation into a permanent dual-ALRV installation.

JNU has also received a determination from the FAA that states: *“The temporary dual ALRV arrangement was necessary to complete the JNU TWY A-D1-E project. That project is complete and there is no need for the dual ALRV arrangement. Dual ALRV’s may be desirable but costs associated to make the temporary dual ALRVs permanent are not AIP eligible.”*

JNU has asked DOWL-Morris Engineering Group to provide a breakdown of SECON’s RFP 29 proposal to identify what each work item is worth. DOWL has also been asked to prioritize the work tasks in terms of most needed to least needed. With this information, JNU can better evaluate how (or if) we should proceed.

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.

Gate K (Crest Street) Culvert at Jordan Creek: JNU has received and has reviewed the 35% set of conceptual drawings as submitted by proHNS for the replacement of the Jordan Creek culvert. proHNS also submitted a conceptual construction cost estimate, which places the value of this work at \$508,000.

proHNS continues to work on the development of the construction documents (plans and technical specifications) with the goal of providing a 95% review set to JNU on or before the end of February 2023. The goal remains to release this project for competitive bid as soon as possible. The current project schedule calls for construction to begin in the early spring of 2023.

As mentioned in previous reports, engineers from proHNS completed their initial site inspection on August 26 and, while on site, confirmed that the culvert exhibits deformation, and that the location of the deformed area corresponds to the depression in the asphalt paving above. Following this inspection, it was the opinion of the engineers that the culvert was not in danger of imminent collapse, but did need to be replaced as soon as practical.

Fuel Station Access Control/Fuel Monitoring/Tracking: **No change since last report.** In July 2022 JNU, working through CBJ Engineering - Contracts, released an RFP for design services under CBJ’s term contract for design consultant services to develop design and construction documents for the introduction of an access control system for the airfield fuel station. The RFP had identified a scope of work that included the introduction of an access control / fuel theft-prevention system, fuel monitoring and usage tracking, and the introduction of a back-up generator to provide emergency stand-by power for the fuel station.

On September 1, 2022, CBJ Engineering - Contracts advised JNU that no responses to the RFP had been received. This indicated that, at that time, there was no interest (or availability) within the design community to work on this project. JNU is currently soliciting interest from local electrical engineers to provide a fee proposal for this project. This funding was approved for CARES funding by the Board earlier this year.

Upgraded Power to the Northwest Development Area (NWDA): **No change since last report** The work by Alaska Electric Light & Power (AEL&P) to extend new 12.5 KW 3-phase electrical service into the NWDA remains on hold until the necessary conductors arrive in Juneau. This work is intended 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. AEL&P has indicated that the completion of this work may be delayed until spring.

Power Extension to the Float Pond: JNU has received and accepted a proposal from Alaska Electric Light & Power (AEL&P), in the amount of \$86,800.14, to extend primary power approximately 2,050 feet along the north side of the float pond access road. This extension will be routed from the new transformer location, along the north side of the float pond, and will extend as far to the east as the Ward Air gangway. AEL&P's work will include the installation of three step-down transformers that will be used to make 115V-220V 60 amp service available to the three primary commercial tenants that have floats at the northwest side of the pond.

JNU has coordinated this work with Wings Airways, Alaska Seaplanes and Ward Air and has advised that they will each need to contact and contract directly with AEL&P to have the stepped down power extended from the transformers, across the access road and terminated at their respective gangways. JNU has also advised these tenants that AEL&P's estimated cost to bring this power across the access road will cost them each \$3,701.03. JNU has received acknowledgement from each of these tenants that they have contacted AEL&P and have begun the contracting process.

AEL&P has indicated that they would address this work when they return in the spring to complete the power upgrade work within the northwest development area (NWDA).

SREB Wash Bay Water Protection: JNU has received and accepted Dawson Construction's proposal, in the amount of \$49,925.00, 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 within the Snow Removal Equipment Building (SREB) wash bay.

This proposal was obtained through the CBJ's Term Contractor contract, and Dawson Construction is currently waiting for CBJ to issue a Notice-to-Proceed.

Dawson Construction has indicated that they will begin work within the wash bay in the spring of 2023, when the use of the wash bay by Airfield Maintenance is greatly reduced.

End of Report