



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: May 31, 2023

RE: Airport Architect's Report

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

Parking Lot Repairs: *JNU received the FAA CARES grant amendment on May 15. Secon's construction contract was awarded on May 30, and DOWL's contract amendment for construction phase services took effect on May 12. JNU looks forward to Secon's schedule, which will drive public outreach as the work progresses.*

The temporary long-term parking lot is operating on the airfield north of Alaska Seaplanes' new building, near FedEx. Staff reports that this is going well; people are paying in advance as they are supposed to, and JNU has only had one complaint, which is being addressed.

Short-term parking will move within the existing parking lots in response to the progress of construction. Temporary long-term parking has close to 200 spaces. There is a 14-day limit (rather than the normal 30 days). During construction there will be no long-term weekly rate; just the daily rate of \$16/day. Parking will be pre-paid at payment kiosks in the temporary long-term lot, or by application. Short-term parking will be pre-paid at payment kiosks on either side of the main entrance to the terminal. The short-term rate will remain unchanged. Republic will have employees on hand to assist customers with making payments, to direct them to available parking and to patrol to ensure payment.

Funds approved to date do not include any construction contingency (to cover unanticipated changes during construction). Any project of this size will have changes during construction, so it is possible that during construction the Board will be asked to approve additional CARES funds to that end. CARES funds must be expended by late April 2024.

The project is being coordinated with the solicitation for an automated parking lot payment system. Additional security cameras will be a future project.

Outgoing Baggage Belt Repair/Replacement: *JNU received the FAA CARES grant amendment on May 15 and the contract was awarded on May 30 to Robson Handling Systems. In April Robson had provided a tentative schedule of 24-26 weeks—or about six months—from contract award to final completion. This will be updated by Robson. The April schedule puts installation in our off season (winter 2023-2024). Staff will coordinate the installation schedule with Transportation Security Administration (TSA), Alaska Airlines and Delta Air Lines. CARES funds must be expended by late April 2024. A future project will work with TSA through their planning and design process to upgrade the system as a whole.*

Gate 5 Passenger Boarding Bridge (PBB) Replacement: *Bid advertisement is anticipated June 8; CBJ Contracts is finalizing the bid package. The cost estimate at 95% design was \$3.2M, of which the PBB itself was estimated at \$1.9M. The estimated lead time on the PBB is 40 weeks; installation is scheduled for late spring/early summer of 2024 in close coordination with the Main Ramp (Part 121/135) Rehabilitation and Remain Overnight (RON) Jet Parking project.*

Terminal Furnishings: *A Purchase Order has been issued to Arconas and first payment (1/3 of the total of \$427,025) has been made for the terminal seating, which will fully furnish the departure lounge, 135 lounge and additional airport spaces. Staff are awaiting the delivery schedule; installation to be by JNU staff, probably in the fall.*

Alaska Seaplanes Building: *On Memorial Day Southeast Earthmovers connected the storm drain from the AK Seaplanes' lots to the catch basin in the grassy area under the Rental Car Return/Ground Transportation Staging ONLY/PERMIT REQUIRED sign on the west side of Shell Simmons.*

In April, Dawson removed a bit of siding to tie the floor of the pedestrian connection into the foundation of the terminal's north wall. The wall itself has not been opened. Dawson will give JNU staff advance notice. JNU staff are closely monitoring the connections to the terminal building.

Alaska Seaplanes has submitted their Tenant Improvement Request (TIR) for the entire building; JNU staff are reviewing. In October 2022 JNU has approved the TIR for foundations only. Drainage is being closely coordinated with the Main Ramp Rehabilitation and Parking Lot Repairs projects.

Sand/Chemical Back-up Electric Boiler: NO CHANGE The temporary boiler is no longer needed and has been removed. ECI Alaska (architect for Snow Removal Equipment Building (SREB) and Sand/ Chemical Building) is providing architectural support; JNU staff are reviewing architectural progress drawings. Design is 95% completed, except the minor architectural support.

Old Shop Underground Storage Tank (UST) Replacement: NO CHANGE. Staff are reviewing the Design Development documents. On April 6, under Nortech's supervision, "Three test pits were excavated to the north, east and west of the buried tank, within approximately five to ten feet of the tank. The test pits were dug to the water level, which was 4.5-5.5 feet below the ground surface at the time. No signs of an oil release from the buried tank were noted through field screening and visual observations, and laboratory samples will be sent to confirm." The reduced uncertainty re potential contamination will favorably affect the cost estimate, which we have not yet received.

Per CBJ Contracting requirements, consultant services under term contract cannot exceed \$50,000 in a single project authorization. As Nortech's design and bid phase services total \$47,150, JNU may end up with a different consultant providing construction phase services.

JNU's Old Shop Building (constructed in 1962) has an UST feeding the oil-fired boiler which heats the building. Both the UST and the boiler were shown in the original drawings, and there is no evidence that the tank was ever replaced.

Bagwell Mechanical Repairs: Building Maintenance staff instructed airline personnel as to the functioning of the system, and the ToxAlert system has been fully operational since April 12. Staff will approve the contractor's and consultant's final invoices upon receipt.