



TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: July 6, 2023

RE: Projects Office Monthly Report

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

**Terminal Reconstruction: No change since last report.** Dawson Construction still has project punch-list items, work items required by the original construction contract, and work items that have been introduced into the contract by Requests for Proposal (RFP) and Change Orders to complete. JNU continues to work with Dawson to finalize these outstanding work items.

The primary focus on the project continues to be the modifications needed to bring the glass guardrail assembly around the second floor through-floor opening into code compliance. The current version of this assembly is a modified version of the original design (taller glass panels), and the resulting assembly does not meet the lateral resistance required by IBC Section 1607.8.1. The project design team has submitted a proposal from Capital Office Supply to furnish and install a full-height (floor-to-ceiling) glass assembly as a replacement for the existing glass guardrail. This proposal appears to be incomplete and is under review by JNU.

**Terminal Fire Alarm Upgrade: No change since last report.** This project is now substantially complete, and the Contractor's remaining work items include Owner training and the submission of the project as-built documents and the Operating & Maintenance (O&M) manuals.

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

**Main Ramp (Part 121/135) Rehabilitation and Remain Overnight (RON) Jet Parking Design.** This project was released by City & Borough of Juneau (CBJ) Contracts for competitive bid on June 28, 2023, with bids due on July 19, 2023, if the bid date is not extended by addendum. The project pre-bid conference was conducted on July 6, 2023, with representatives from JNU, CBJ Contracts and DOWL present. Only one potential bidder (SECON) was present at this meeting. One addendum has been issued on this bid, and a second will be issued when completed.

The estimated construction cost of the project base bid is \$12.3M. This estimated cost excludes JNU Administration costs or Construction Administration and Inspection (CA&I) fees. The addition of these items brings the estimated base bid project cost to \$14.5M.

The project currently includes one additive bid alternate. If awarded, BID ADDITIVE No. 1 will address the mill and asphalt paving overlay work within the 135 Apron (PHASE 8, PHASE 9, PHASE 10 and PHASE 11). The estimated cost for this work is \$3.5M.

The project bidding and construction documents, as well as the Construction Safety & Phasing Plan (CSPP) identify 12 project work phases. These phases, and associated sub-phases, were developed to address safety concerns and to minimize disruption to aircraft movement and tenant operations. The contract has been set up to allow construction operations to continue from the Fall of 2023 through to the Fall of 2026.

JNU has issued a scope of work document to DOWL which outlines the extent of CA&I services to be provided by DOWL during the construction phases of this project. DOWL has submitted an initial CA&I fee proposal, which is currently under review by JNU.

**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 for this new installation.

**Rehabilitate Access Road (Float Pond Improvements – Phase 2):** SECON has completed the project punch list work, and JNU continues to work with PND Engineers and SECON on project close-out. PND Engineers continues to work on the Engineers Report, which will be submitted to the Federal Aviation Administration (FAA) as soon as it has been completed.

**Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment:** **No change since last report.** JNU continues to work with SECON, DOWL and Morris Engineering Group to finalize the last two Request for Proposals (RFP’s) and to wrap up the remaining project punch-list work items.

JNU has asked DOWL to review SECON’s proposal, in the amount of \$55,676.21, for **RFP 027REV1 – EXISTING ALRV & EXISTING GENERATOR.** This RFP was issued to address a number of work items, including work associated with the creation of the dual-ALRV installation. DOWL has been asked to review RFP 027R1 and to identify any work items that have been completed that have not yet been incorporated into the contract by Change Order.

JNU has also asked DOWL to review SECON’s proposal, 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 asked DOWL to provide a breakdown of SECON’s RFP 029 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.

**Gate K (Crest Street) Culvert at Jordan Creek:** Following JNU’s receipt of the FAA CARES grant, CBJ Contracts issued a Notice-of-Award and Notice-to-Proceed to SECON on June 14, 2023. Per the terms of the construction contract, the work must be determined to be substantially complete within 130 days from Notice-to-Proceed, which is to now occur on or before October 22, 2023.

SECON is currently working on preparing their administrative and materials submittals, which will include their overall project schedule, their materials delivery schedule and their in-water work schedule. Once this schedule information has been received, JNU will convene the project pre-construction meeting.

The work to remove and replace the culvert is still anticipated to require 40 days, but at this time, the anticipated work start date is unknown. During the 40 day work period, the airfield access over Jordan Creek

at the Gate K culvert will be closed. Gate K will remain open for use, and a detour will be provided per the project Safety Plan.

proHNS Engineers continues to provide limited CA&I services for this project. They have recently been working on the review of the long-lead materials submittals.

**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.** AEL&P is currently gearing up for the 2023 summer work season, and will soon resume work to extend new 12.5 KW 3-phase electrical service into the NWDA. This work will complete the 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 not yet provided a schedule for this work.

End of Report