



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: December 6, 2023

RE: Airport Architect's Report

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

Parking Lots Improvements: *Substantial Completion was reached on November 14, 2023. A few light poles remain to be installed, as the manufacturer could not supply all the fixtures at once. Loose ends remain, including signage and activation of the gates at the rental car lot. JNU airfield crew and JPD worked with Republic to remove all abandoned vehicles from the temporary long-term lot so JNU can take down the temporary fencing and store snow there this winter. All parking and ground transportation areas are in use. Republic is operating both long- and short-term parking with payment kiosks in front of the terminal.*

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, but JNU staff, DOWL, and Secon have been working closely to keep changes to a minimum. *Three additional change orders have been drafted (Change Order #1 was a 45-day time extension with no change in contract sum.) Change Order #2 is necessary changes which could not have reasonably been foreseen in advance; which includes removal of some duct bank, old septic tank, change in piping, tree removal, additional signage, employee lot access control system, and vault work. Change Order #2 total is \$97,611.18. Change Order #3 is the quantities reconciliation. As with most construction work, items (asphalt, base course, sub-base, excavation, etc.) are paid by installed quantity, which is not known until actual quantities are reconciled with those in the bid documents at the end of the project. According to DOWL, the total for CO #3 is less than \$500K, although the actual amount is not yet final. The Board is being asked to approve additional CARES on a not-to-exceed amount of \$600,000 for the balance of this project. Final quantities numbers may be known and updated at the December Board meeting.*

Quantity reconciliations on civil projects are typically 10-15% of contract value. Secon's current contract is for \$8.28M, of which \$600K is 7.2%. CARES funds must be expended by late April 2024.

Contractual Substantial Completion has been extended from October 15 to December 1. The choice was between many loose ends at Substantial and many fewer; staff chose the latter. Postponement of Substantial Completion will not adversely affect project closeout or use of CARES funds.

Additional security cameras will be a future project.

During the course of the project, it has become increasingly clear that there are design, utility, and paving issues that will need to be addressed in a future reconstruction of Shell Simmons and Yandukin.

Outgoing Baggage Belt Repair/Replacement: *Robson is on schedule for installation in mid- to late-January. According to Robson "The equipment for the conveyor upgrades for Juneau has shipped, as of November 30th. The container should arrive right before Christmas." JNU staff will coordinate the installation schedule with Transportation Security Administration (TSA) and Alaska Airlines. 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: *Dawson's updated schedule shows the PBB arriving in Juneau on May 21 and the installation being Substantially Complete by June 7, 2024. The work will take place in close coordination with TSA, Alaska Airlines, Delta Air Lines, and the Main Ramp project.*

Terminal Furnishings: *JNU staff are working with Arconas to layout in-seat charging stations for the Departure Lounge. A contractor will provide electricity through the floor from the bagwell. Funds remaining from the furnishing budget will pay for the electrical contract—now being finalized—and as many charging stations as possible.*

The departure lounge has been entirely furnished with new seating by Arconas. New hardwood benches have been assembled and placed on the first floor, near the front entrance and baggage claim. Seating removed from the departure lounge has been moved to other locations in the terminal. The soft, brown lounge seating has been concentrated in the 2nd floor lounge over the main entrance overlooking Shell Simmons.

Alaska Seaplanes Building: *Dawson has connected the Alaska Seaplanes building to the Terminal. The buildings are separated by grilles in the terminal wall and fire doors in Seaplanes' wall. Dawson's work is almost complete, and they have turned the building over to Seaplanes.*

Landscaping on JNU property along Shell Simmons and installation of the Service Animal Relief Area fence at the north end of the terminal will be completed in spring 2024.

Alaska Seaplanes submitted an Airfield Tenant Improvement Request (ATIR) for Lease Lot 2, just north of their building. Staff responded with comments but have not yet received a response.

NorthStar Trekking Addition: *Exterior siding is going up, and work is proceeding inside. The building is structurally separate from NorthStar's hangar building on Lot 6A and occupies a portion of their former parking area.*

Sand/Chemical Back-up Electric Boiler: *JNU received 100% bid documents and construction cost estimates from the consultants. The estimates are based on the 95% documents. The mechanical estimate is \$334,733; the electrical estimate is \$125,971. This totals \$461K, excluding minor*

architectural work estimated at \$10-30K. The Board approved total project budget is \$175,000, of which \$44,835 has already been contracted for design, and \$99,700 to Secon to trench and lay conduit between the buildings. Since the currently available budget after design and trenching is \$30,463, the Airport Manager recommends that this project not be advertised for bid, and that instead JNU investigate the purchase of a new, temporary oil-fired boiler comparable to the one we have been renting for the past several years. The power and data conduits in the completed trench between buildings can still be used for any future purpose.

In October, Secon and Chatham trenched between the Snow Removal Equipment Building (SREB) and the Sand/Chemical building in order to provide sufficient electrical capacity for the new boiler. The trench was paved and the conduit terminated at each end of the trench. The remainder of the project (electrical conduit and wire in SREB and Sand/Chem, the boiler itself, and minor architectural work) can be done during the winter.

JNU is again renting Harri Plumbing's temporary boiler, pending completion of this project.

JNU Buried Tank Removal & Replacement (formerly Old Shop UST): *Alaska Fuel Systems Inc. was the only bidder, with a bid of \$175,000 which the Airport Board accepted at their November 30 special meeting. As the tank itself has a long lead time, CBJ Contracts has issued a Limited Notice to Proceed for review of the tank submittal, the submittal has been approved, and the tank has been ordered. Substantial Completion is scheduled for February 29, 2024.*

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.

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

Bagwell Mechanical Repairs: *A couple minor closeout items remain. RESPEC's work was time and materials, and there will be \$5K-10K that they won't use under their contract. JNU received the Notice of Completion (NOC) resolving the Department of Labor's compliance issue and approved Schmolck's final invoice.*