



MEMORANDUM

TO: Patty Wahto, Airport Manager
FROM: Ke Mell, Airport Architect
DATE: January 31, 2024
RE: Airport Architect's Report

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

Parking Lots Improvements: The electrical final inspection took place on Friday, January 12. That completes work in the field; ***only closeout paperwork remains to be done.***

Additional security cameras for the parking lots will be a future project.

During the course of this project, it became 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: Due to scheduling issues with their electrical subcontractor, Robson revised their installation schedule from mid to late January to **mid to late February**. *Robson stated, "the electricians will start Mon 05-Feb, anticipation is that the mechanical demo/reinstall will start on Wed 07-Feb"*. Most of the equipment has been delivered and is in the 40' container parked in the former sand shed lot. 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: *The building permit is being processed by the CBJ Permit Center. The existing PBB is currently operational but may not last until the new PBB arrives.* Dawson's most recent schedule shows the new 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.

JNU Buried Tank (UST) Removal & Replacement (formerly Old Shop UST): The tank is expected about February 17; Alaska Fuel Systems anticipates about a week to set up the new tank and a week to pull the old one. They will melt frozen ground if necessary. Substantial Completion is scheduled for February 29, 2024.

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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.

Terminal Furnishings: *Alaska Electric has completed the installation of floor outlets in the Departure Lounge to accommodate the addition of charging units to the new seating. Funds remaining from the furnishing budget will pay for a few charging units, which have been ordered.*

Because the charging units do not qualify under Buy American, JNU will continue to buy them in small quantities as funds allow. There are a total of 376 seats in the Departure Lounge. To fully power the Lounge per the seating layout would require 208 power stations costing approximately \$1000 each.

Alaska Seaplanes Building: Alaska Seaplanes Building is in use. Landscaping of 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: *The exterior is complete; work continues on the interior. 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: *Staff are preparing the project for bidding as directed by the Board at their January 11, 2024, meeting. When bids are received, the Board will decide whether to proceed with the project. Based on the 95% documents, the Engineer's estimate is approximately \$490,000. The mechanical estimate is \$334,733; the electrical estimate is \$125,971, and minor architectural work is estimated at \$10-30K. When bids are received, the Board may decide to 1) accept the bid; 2) reduce the scope to a portable boiler at an estimated \$175K; or 3) continue to lease a boiler unit at \$40K/year.*

Initially the Board approved a total project budget was \$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. The current available budget after design and trenching is \$30,463.

JNU staff investigated the purchase of a new, temporary oil-fired boiler comparable to the one we have been renting for the past several years. Harri Plumbing, from whom JNU is currently renting a

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portable boiler, said that the lead time would be about four months. Harri's believes that "a budget of \$165,000 would cover the procurement and assembly of a portable heating trailer, fuel tank and hoses similar to what we are using now but with approximately 300 MBH capacity."

In October 2023, 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. Spare power and data conduits--for any future purpose--were laid in the completed trench.

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

Bagwell Mechanical Repairs: *The only outstanding item is the consultant's (RESPEC's) final invoice.* RESPEC's work was time and materials, and there will be \$5K-10K that they won't use under their contract.