



# MEMORANDUM

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TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: July 3, 2024

RE: Airport Architect's Report

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

**Gate 5 Passenger Boarding Bridge (PBB) Replacement:** *The PBB components were placed by crane on June 22 and June 24. Since then, Dawson Construction and subcontractors have been assembling, attaching, and connecting ancillary equipment that does not require a crane. Dawson anticipates relinquishing most of the Gate 5 apron on July 3, retaining a small footprint to complete their work. The intent is to allow Alaska Airlines to park an aircraft at Gate 5, holding short, for ground boarding. Electrical and mechanical connections, testing and commissioning are in progress, and will be followed by Substantial Completion, scheduled for July 11. After that, Gate 5 will be available for use.*



Until Substantial Completion, Delta continues to use the Remain Over Night (RON) aircraft parking space just east of Gate 5; access is via the Gate 6 stairs. Work is taking place in close coordination with Transportation Security Administration (TSA), Alaska Airlines, Delta Air Lines, and the Main Ramp Project. All parties are working together to minimize the inevitable disruption of multiple major projects at the same time in the same area. To date, cooperation has been exceptionally good, and staff looks for that to continue.

**Channel/Loken/Coastal Land Acquisition:** *Cox Environmental submitted the Site Characterization Report for JNU property south of the Loken in-holding. Please refer to the agenda for a link to the report. Staff are digesting the information and working with Cox Environmental on the next steps.*

Cox Environmental is under contract for JNU's Alaska Department of Environmental Conservation (ADEC) required Site Assessment Work Plan (SAWP), and under contract with Loken for their parallel SAWP. Drilling on both properties to assess the extent of below grade contamination was completed on May 9. Cox Environmental reported that "Based on field screening, contamination is likely present in soil borings ... located in the vicinity of the decommissioned waste oil burner. The contamination was present down to the water table which was encountered at a depth of 9-10 ft. below ground surface (bgs). The borings on the eastern portion of the Coastal/JIA properties did not indicate contamination is likely present. We will issue a full report after we complete sampling of the newly installed groundwater wells next week and have the results of the soil/groundwater samples from the lab."

**Land Acquisition Support:** *JNU is requesting proposals from qualified consultants to provide land acquisition support services and coordination for a Federal Aviation Administration (FAA) funded acquisition of one parcel, currently owned by Channel Flying, Inc., and identified for acquisition on the Airport Layout Plan. The consultant will assist JNU and the City & Borough of Juneau (CBJ) Lands in navigating the FAA's airport land acquisition process. The parcel is currently listed for sale by the current owner, so this would be a willing sale. FAA funded land acquisition is extremely complicated, and JNU does not have current staff expertise in this. A pre-proposal meeting was held on July 3. One prospective proposer attended. Proposals are due on July 17.*

**Mendenhall Riverbank Stabilization:** *Staff are working with CBJ Contracts to advertise bids for the repair work, with drawings prepared by proHNS engineers. JNU will seek reimbursement from the Federal Emergency Management Agency (FEMA) and the State of Alaska Department of Military and Veteran's Affairs (DMVA) for the work.*

**Masterplan Update:** *The current Airport Master Plan will be updated with regard to data and forecasts of aviation demands, expansion for future planning consideration Airport Layout Plan and related Exhibit "A". This update does not look to change the sustainability goals, environmental inventory, nor financial plan. Michael Baker International submitted their proposed scope. Staff are reviewing it.*

**Departure Lounge Carpet:** *Carpet in the TSA passenger screening area and the Departure Lounge needs replacing; the work must include repair of underlying irregularities in the floor slab that are telegraphing through the carpet and accelerating wear. Mike Greene will run the work through Dawson's contract for the terminal, but it will be paid for with local match, not FAA funds.*

**Jordan Creek Greenbelt Lighting:** *The \$150K appropriated by the CBJ Assembly appears to be the right order of magnitude to do something, but it will likely not be pretty. Staff have had a couple of conversations with Darrell Wetherall, transmission and distribution engineer for Alaska Electric Light & Power (AEL&P), as to where to draw power. He said AEL&P has programs that might be*

helpful, but it will be complicated to figure out. Andrés has asked for cameras, so we will try to incorporate some in the project.

**Alaska Seaplanes Cargo Facility:** Alaska Seaplanes has submitted a proposal for access to the cargo facility through the former taxi staging area on the west side of Shell Simmons. Staff are working with them.

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 summer 2024. JNU is researching fencing similar to the previous north SARA fencing (black metal, not chain link), and *Dawson has provided topsoil and seed* to repair the landscape damage resulting from last summer's construction of the Alaska Seaplanes' building.

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.

**Taxi/Ground Transportation Extended Canopy:** Something similar to the bus canopy (except shorter) would likely be quite expensive on account of the design wind loads. It might be possible to provide additional shelters similar to the one we have. Staff will explore options.