



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: June 5, 2024

RE: Airport Architect's Report

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

Master Plan Update: *The Request for Proposals (RFP) was advertised on May 18; proposals are due on June 7.*

Channel/Loken/Coastal Land Acquisition: 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 bgs [below ground surface]. 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."

Staff are working with CBJ Contracts to obtain the services of a Federal Aviation Administration (FAA) land acquisition specialist to assist JNU with purchase of the property. The specialist will assist JNU and City & Borough of Juneau Lands in navigating the FAA's airport land acquisition process.

Snow Removal Equipment Buildings (SREB) Commissioning: *Staff received the full commissioning report on May 31 and are reviewing it. Staff will determine what can be done in-house and how best to use existing JNU maintenance contracts to address the outstanding issues.*

The ground source heat pump system serving the SREB was commissioned on April 28 through May 2 by Respec in coordination with JNU staff and Meridian Systems. Commissioning was largely successful in improving performance of the heating system, but there remain a few issues to be resolved. Commissioning was to have included the Sand/Chemical Building, but that commissioning cannot proceed because Ground Source Heat Pump #1 is out of service.

Parking Lots Improvements: *A walk to the employee parking in mid-February with near-freezing conditions, staff noted a slight swale in the concrete sidewalk just to the far side of the yellow tactile warning that was wet ice and extremely slippery. This was brought this to Secon's attention.*



Last week:



JNU staff sincerely thank Secon and Compass Construction for their prompt and thorough attention in remedying this winter hazard.

Gate 5 Passenger Boarding Bridge (PBB) Replacement: *The fixed portion of the new PBB is already in Juneau. The columns are at Alaska Marine Lines in Seattle, with the rotunda, moveable portion, and accessories to follow. All components are expected to be in Juneau on June 18, and to be installed immediately after Secon paves the Gate 4 area as part of the Rehabilitate Part 121/135 Apron & Remain Overnight (RON) Parking Apron Project. Gate 5 is scheduled to be Substantially Complete on June 29, weather permitting. Secon cannot pave in heavy rain and the crane cannot set PBB components with windy conditions. The Ground Power Unit (GPU) and Pre-Conditioned*

Air unit (PCA) are subject to manufacturing delays and expected in Juneau *a few weeks later than anticipated*. The delay of the GPU and PCA will not affect the function or usability of the PBB.

Until Gate 5 PBB is installed, Delta will use the Remain Over Night (RON) aircraft parking space just east of Gate 5; access will be 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.*

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 reviewing the proposal.*

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. JNU is researching fencing similar to the previous north SARA (service animal relief area) fencing (black metal, not chain link), and Dawson has agreed to repair the landscape damage resulting from last summer's construction of the Alaska Seaplanes' building.