



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: November 6, 2024

RE: Projects Office Monthly Report

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

Terminal Reconstruction: JNU continues to work on finalizing the following outstanding work items:

Ground Source Loop Field System Modifications: Dawson Construction / Harri Plumbing continue to work on the modifications to the terminal's loop field system per Request for Proposal (RFP) 190R3.

Task 3: The work to furnish and introduce Fernox heating, ventilating and air conditioning (HVAC) Protector F1 inhibitor to the 6,700-gallon 15% methanol, 85% water solution at a concentration of 0.5% of the fluid volume or approximately 90 gallons remains incomplete.

Task 4: The work to furnish and introduce methanol as necessary to bring the total building solution to the desired 15% methanol, 85% water by volume mixture remains incomplete.

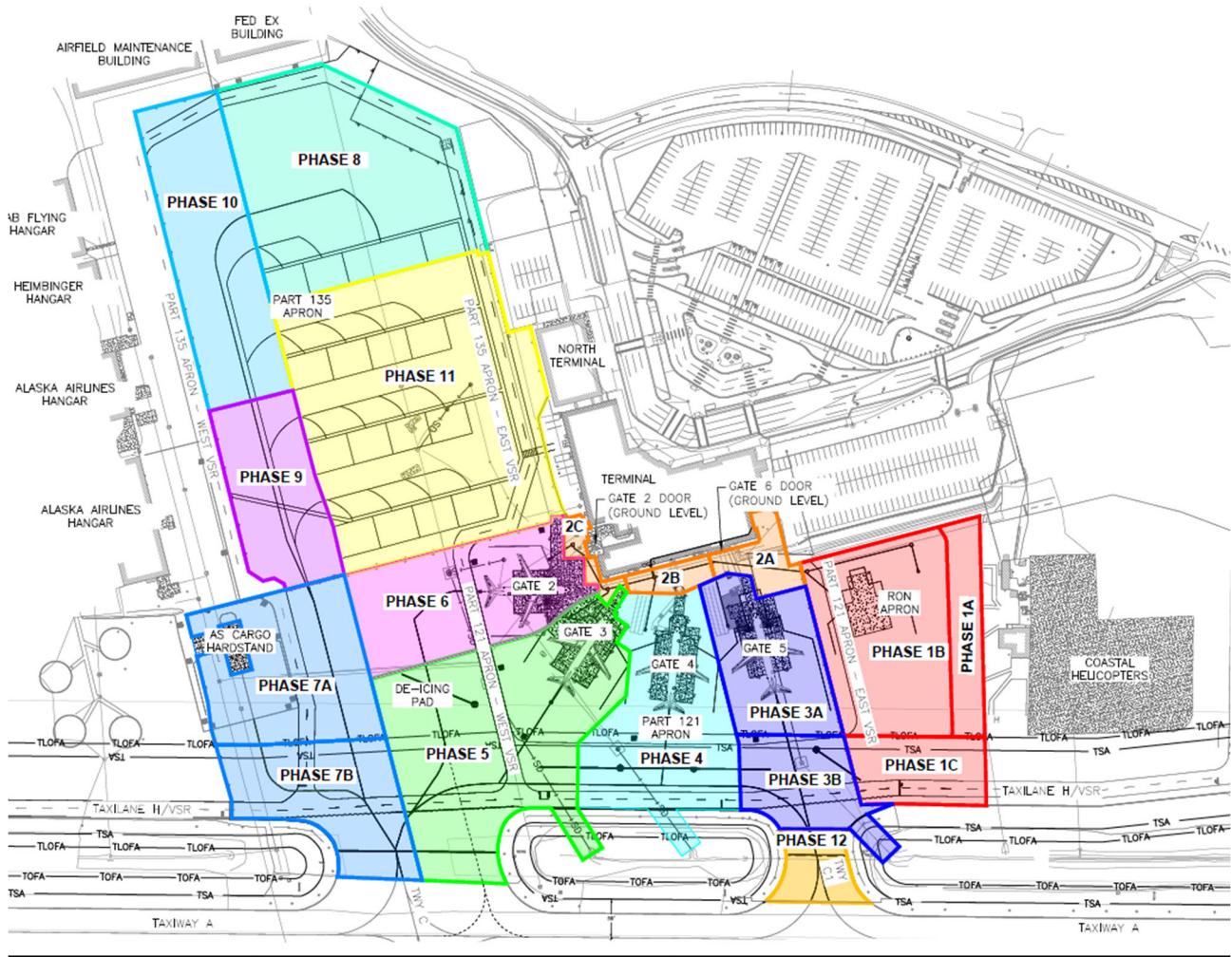
Task 5: The replacement flexible hoses for thirty (30) of the older heat pumps have been furnished to JNU Building Maintenance. The strainer baskets have not yet arrived in Juneau. Building Maintenance has received their new flush cart and has begun work on the replacement of the new flexible hoses. This work remains incomplete.

Lighting Control Replacement: JNU has accepted Dawson Construction's revised proposal, in the amount of \$158,474.83, for RFP 183 – Lighting Control Replacement. This RFP will replace the failing lighting control equipment within the older portion of the terminal. This control equipment is no longer being supported by the manufacturer and the control of much of the interior and exterior lighting in this portion of the terminal is either being done manually or is being left on 24/7. Dawson Construction has not yet furnished a proposed start / completion date for this work.

Terminal Air Balancing (TAB): The final balancing of the terminal's new and old mechanical HVAC systems cannot be completed until the work associated with RFP 190R3 has been completed, and the known repairs to DOAS-1 (Dedicated Outside Air System) and five of the terminal heat pumps have also been completed. JNU continues to work with JNU Building Maintenance staff to address these continuing problems.

Rehabilitate Part 121/135 Apron and Remain Overnight (RON) Parking Apron. This project is currently in winter shut-down. The project Contractor (SECON) has not demobilized and will resume work on the project in the spring of 2025. Work not yet completed includes the asphalt pavement rehabilitation in

the Phase 7 (Alaska Airlines Air Cargo hardstand area), the runway asphalt repair work per RFP 008 and the installation of the new light poles within the 121 apron.



Project RFP Summary:

JNU/DOWL has issued RFP 01 Ramp Lighting Modifications to SECON. This RFP asked for a deductive proposal to reduce the height of the six (6) new ramp light poles from 60 feet to 57 feet and to remove the obstruction lights from the contract scope of work. The engineers' estimate for this work was a deduct of \$15,325. JNU has subsequently received and accepted a revised proposal from SECON, which identifies a **credit** in the amount of \$12,677.00.

JNU/DOWL has issued RFP 02 Remove Low Strength Concrete to SECON. This RFP had asked for a deductive proposal to delete the contract requirement to slurry 67 feet of 24-inch culvert in the Phase 2A work area. This culvert was to have been filled with grout and abandoned in place but must remain in use following changes made to the adjacent Parking Lot Improvement project. The engineers' estimate for this work was a **deduct** of \$6,200. This RFP has subsequently been rescinded.

JNU/DOWL has issued RFP 03 – Ramp Marking Reductions, which addressed the elimination of the project asphalt markings in the 135 Apron from the project scope of work because Additive Alternate 1 (mill and pave the 135 apron) had been awarded. The revised engineers estimate for this work was a deduct of \$158,400. JNU has subsequently received and accepted a proposal from SECON, which identifies a **credit** in the amount of \$158,400.

JNU/DOWL has issued RFP 04 – Additional Pipe Slurry to SECON. The scope changes include filling the existing storm drain culverts under the Gate 2 and Gate 3 hardstands with controlled low strength material. This change eliminates the requirement to remove these culverts and to remove and replace portions of the existing hardstands at Gate 3 and Gate 4. The engineer's estimate for this work was a deduct of \$224,930. JNU has subsequently received and accepted a proposal from SECON, which identifies a **credit** of \$231,130.

JNU/DOWL has issued RFP 05 – Hardstand Reinforcing to SECON. The scope changes include the addition of rebar within the cast-in-place concrete hardstands to resist cracking. JNU has accepted SECON's proposal (**addition** of \$45,432) to complete this work. This work was determined to NOT be Airport Improvement Program (AIP) eligible because it represented an Owner initiated betterment to the contract documents.

JNU/DOWL has issued RFP 06 – UTS Milling in 135 Apron to SECON. This RFP changed the asphalt milling method in the 135 apron from uniform milling to UTS (profile) milling. This change will better address the reduction of the ponding within the asphalt surface. The engineer's estimate for this work was \$400,000. JNU has accepted SECON's proposal (**addition** of \$403,754.00) to complete this work. This work has been determined to be AIP eligible by the Federal Aviation Administration (FAA).

JNU/DOWL has issued RFP 07 – TWY C1 Culvert Replacement to SECON. This RFP asked for a proposal to remove 220 lineal feet of 24-inch culvert galvanized steel culvert at TWY C-1 with 24-inch corrugated plastic culvert. The engineer's estimate for this work was \$65,917.50. JNU has subsequently received and accepted a revised proposal (addition of \$64,760) from SECON. This work has been determined to be AIP eligible by the FAA.

JNU/DOWL has issued a revised version of RFP 08 – Patch Asphalt to SECON. The original version of this RFP asked for a proposal to mill and re-pave four small areas (approximately 100 square feet each) of asphalt paving within the surface of Runway 8-26 and to machine groove the drainage grooves with multi-blade equipment. The initial engineer's estimate for this work is \$30,000.00. SECON's initial proposal for this work came in at \$183,905.00. This very high cost was due to the fact that SECON does not have the required multi-blade equipment, and had explained that purchasing this equipment, or having a subcontractor bring it into Juneau would cost over \$100,000. The revised version of this RFP eliminated the requirement to use multi-blade equipment and allowed the use of standard single-blade saw-cutting equipment with a reduced saw-cut spacing requirement. SECON's revised **proposal** for this work came in at \$28,535.00. JNU has accepted SECON's revised proposal for this work. The FAA has provided a determination that this work will NOT be AIP eligible because it is outside of the scope of the original grant.

JNU/DOWL has issued RFP 09 – Light Pole Bollards to SECON. This RFP asked for a proposal to install four (4) owner furnished bollards around each of the six (6) new light poles that are being installed in the 121 Apron and five (5) bollards around the new electrical panels / disconnects at the Gate 5 PBB. The initial engineer's estimate for this work was \$44,660 and SECON's proposal came in at \$66,700. Further review by DOWL of the Contractor's incurred costs have validated the higher price. JNU has subsequently received and accepted a revised proposal (**addition** of \$66,700) from SECON. This work was determined to be AIP eligible by the FAA.

JNU/DOWL has issued RFP 10 – Conduit Removal in 135 Apron to SECON. This RFP asked for a proposal to remove one (1) abandoned 3-inch steel pipe conduit which was encountered in the 135 Apron. This pipe was found to have been placed directly under and within the asphalt paving, which was creating a large crack in the old asphalt surface. The initial engineer's estimate for this work is \$6,600. SECON's **proposal** came in at \$6,940.00. JNU has subsequently received and accepted SECON's proposal and this work has been determined to be AIP eligible by the FAA.

JNU/DOWL has issued RFP 11 – Conduit Repair to SECON. This RFP asked SECON for a proposal to install a patch to seal a crack that was found in an old existing cementitious conduit that was encountered

within the Phase 5 work area. The initial engineer's estimate for this work is \$550. SECON's **proposal** came in at \$620.00. JNU has subsequently received and accepted SECON's proposal and this work has been determined to be AIP eligible by the FAA.

JNU/DOWL has issued RFP 12 – Vault Drain Repair. This RFP asked SECON for a proposal to re-route an existing 6-inch vault drainpipe and extend it to daylight into the infield. The initial engineer's estimate for this work is \$3,720.00. SECON's **proposal** came in at \$1,540.00. JNU has subsequently received and accepted SECON's proposal and this work has been determined to be AIP eligible by the FAA.

JNU/DOWL has issued RFP 13 – Additional Tie-Down Removal. This RFP asked SECON for a proposal to remove additional tie-downs that have been found below the existing asphalt in the 135 Apron area. The initial engineer's estimate for this work was \$4,720.00 and SECON's **proposal** came in at \$27,870.00. Further review by DOWL of the Contractor's incurred costs have validated the higher price. JNU has subsequently received and accepted SECON's proposal and this work has been determined to be AIP eligible by the FAA.

JNU/DOWL has issued RFP 14 – RON Asphalt Repairs. This RFP asked SECON for a proposal to mill and replace the asphalt paving that had been damaged as a result of the Alaska Airlines baggage train collision with a new light pole base in the RON area. Alaska Airlines indicated that they would prefer to deal with SECON directly to cover the repair costs, so this RFP has been rescinded from the Apron project.

JNU/DOWL has issued RFP 15 – Additional Concrete Removal. This RFP asked SECON for a proposal to remove the previously unknown concrete structures that have been discovered in a portion of the Phase 11 work area within the 135 apron. Upon discovery of these structures, the project engineers determined that the structures could not remain because they represented a direct conflict with the mill and re-pave work. The initial engineer's estimate for this work was \$295,300. Upon receipt of this estimate, JNU immediately advised the FAA of this differing site condition and of the initial estimated cost. The FAA was also advised that this initial estimate represented a "best-case" scenario as it was anticipated that there would be more structures unearthed within the Phase 11 work area. SECON ultimately provided a **proposal** in the amount of \$432,215.00. This proposal accurately reflected the amount of structural concrete removed, the introduction of new structural subbase and the change from mill and pave to the introduction of new asphalt paving. JNU has subsequently received and accepted SECON's proposal and this work has been determined to be AIP eligible by the FAA.

JNU has issued RFP 016 – Additional Concrete Repairs. This RFP asked SECON for a proposal to remove and replace damaged portions of the concrete curbing within the new public and staff parking lot. This concrete was damaged last winter by snow-removal operations. JNU has not yet received a proposal from SECON for this RFP. This work will not be AIP eligible (outside of the scope of the original grant) and will need to be funded by JNU.

JNU has issued RFP 017 – Culvert Zinc Replacement. This RFP asked SECON for a proposal to install new sacrificial zinc anodes within the large diameter Jordan Creek culvert at TWY H and at TWY A. JNU has not yet received a proposal from SECON for this RFP. This work will not be AIP eligible (outside of the scope of the original grant) and will need to be funded by JNU.

Culvert Condition Survey – Jordan Creek @ Runway 8-26: No change since last report. JNU has contracted with proHNS engineering to perform a condition survey of the large half-arch metal culvert which allows Jordan Creek to pass beneath Runway 8-26. This culvert was installed in 2014-2015 as part of the Runway 8-26 Rehabilitation project (E14-259 / AIP 3-02-0133-60-2014). The survey was deemed necessary based on the continued concern that stray electrical current from the airfield lighting system is damaging in-ground metal assemblies through electrolysis. proHNS has completed the initial field work, and has reported that they did observe damage to the culvert and that the damage closely resembled what had been observed

on the Jordan Creek culvert that had failed at Gate K. JNU has not yet received the final inspection report from proHNS.

JNU staff met with proHNS on February 14, 2024, and was advised that proHNS had identified a potential in-place repair for the existing culvert. This repair would consist of the application of a spray-on polymer / carbon fiber lining that would be applied to the entire inside face of the old culvert. This lining would harden and become a permanent load bearing and weatherproof installation. This lining would become the culvert in the eventuality that the old culvert fully deteriorated away. This lining option would allow the culvert to be repaired without having to close Runway 8-26 at any time and would avoid disruption to airfield operations.

JNU has asked proHNS to investigate this repair option with respect to environmental and application limitation, as well as estimated construction cost.

Safety Area Grading at Runway Shoulder and Navigational Aids (NAVAIDS): The design contract to HDR Engineering was awarded on October 30, 2024. This award was initially delayed by the FAA's release of the project design grant, and then by a delay in obtaining City & Borough of Juneau (CBJ) Assembly approval. JNU has confirmed with HDR that they will still be able to meet a deliverables schedule that reflects a bid-opening date of July 1, 2025. This revised bid opening date would have an anticipated construction contract award / notice-to-proceed date in late August 2025 or early September 2025. The construction contract will be written to allow the successful bidder the option to complete the project in 2025 or in the spring of 2026.

HDR's survey team will be in Juneau during the week of November 11 – 15 to complete the field survey work needed for the project design effort.

Sand/Chemical Building – Roof Warranty: **No change since last report.** Dawson Construction has reported that a representative from Carlisle SynTec Systems inspected the roof installation during the first week of July 2024, and that a small list of recommended corrections was generated from this inspection. Dawson Construction is currently working on these corrections. This work has not yet been completed and continues to be done at no cost to JNU. Carlisle/Dawson Construction has not yet furnished JNU with the manufacturer's roof warranty for this new installation. Dawson Construction has indicated that they do not yet know whether Carlisle will want to conduct a re-inspection or if they will accept photos of the new work in lieu of re-inspection.

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 previously approved for CARES funding by the Board.

End of Report