



# MEMORANDUM

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TO: Patty Wahto, Airport Manager

FROM: Ke Mell, Airport Architect

DATE: July 24, 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 minor manufacturing defect that manifested on July 16 was repaired and the PBB restored to service on July 18.* The largest outstanding punch list item is insulation of the ducts on top of the PBB. Dawson will need three days of dry weather for this, which will require Gate 5 to be locked off and out of service.

**Channel/Loken/Coastal Contamination:** *(No change)* Cox Environmental submitted the Site Characterization Report for JNU property south of the Loken in-holding to DEC for review and comment. Our next steps will depend on their response.

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."

**Channel/Loken Land Acquisition Support:** *One proposal, from Electric Power Systems (EPS), was received on July 17. Staff have asked EPS for additional information with regard to its qualifications.* JNU requested 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.

**Mendenhall Riverbank Stabilization:** *(No change.)* Staff are working with CBJ Contracts to advertise bids for the repair work, with drawings prepared by proHNS engineers. ProHNS will be assisting w/permitting shortly, as soon as they receive their contract. 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:** *Staff have received and are reviewing a revised scope of work, with proposed schedule and fee from Michael Baker International.* 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.

**Departure Lounge Carpet:** *(No change.)* Carpet in the TSA passenger screening area and the Departure Lounge need 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:** *(No change.)* 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.

**Taxi/Ground Transportation Extended Canopy:** *(No change.)* 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.

**Alaska Seaplanes Cargo Facility:** *Landscaping of JNU property along Shell Simmons at the north end of the terminal is complete. JNU staff thank Alaska Seaplanes and Dawson for their assistance. JNU has ordered fencing similar to that of the previous north Service Animal Relief Area (SARA), i.e., black metal, not chain link, which staff will install this summer.*

*(No change.)* Alaska Seaplanes has submitted a proposal for truck access to the cargo facility parking lot on lease Lot 2 through the former taxi staging area on the west side of Shell Simmons. Staff are working with them.