



MEMORANDUM

TO: Patty Wahto, Airport Manager

FROM: Mike Greene, JNU Airport Project Manager

DATE: May 3, 2023

RE: Projects Office Monthly Report

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

Terminal Reconstruction: Dawson Construction did not perform any work on the terminal project in April. They did follow-up on the matter of the glass guardrail around the through-floor opening and are working on the preparation of a proposal to introduce full height glazing around this opening. Dawson Construction still has project punch-list items, work items required by the original construction contract, and work items that have been introduced into the contract by Requests for Proposal (RFP) and Change Orders to complete. JNU continues to work with Dawson to finalize these outstanding work items.

The primary focus on the project continues to be the modifications needed to bring the glass guardrail assembly around the second floor through-floor opening into code compliance. The current version of this assembly is a modified version of the original design (taller glass panels), and the resulting assembly does not meet the lateral resistance required by IBC Section 1607.8.1. The project design team has submitted a proposal from Capital Office Supply to furnish and install a full-height (floor-to-ceiling) glass assembly as a replacement for the existing glass guardrail. This proposal appears to be incomplete and is under review by JNU.

Look Ahead to Upcoming Activity. The Contractor's schedule for May calls for the continued effort to complete all outstanding project work items. This work will include repairs to the existing Dedicated Outside Air System (DOAS-1); modifications to the Lumicor panels at the main stairs; the installation of the glass guardrail assembly around the second floor light-well; and the balancing of the entire terminal Heating, Ventilation, and Air Conditioning (HVAC) equipment systems.

Terminal Fire Alarm Upgrade: JNU has accepted a proposal, in the amount of \$1,758.00, from Johnson Controls to revise the public address interconnection at the Delta Airlines ticket counter / baggage check, which will eliminate the last of the feedback problems. Once this work is complete, the final testing of the system can be completed.

RESPEC (formerly Haight & Associates), electrical engineer and designer of record, remains under contract and is providing construction administration (CA) services for this project.

Main Ramp (Part 121/135) Rehabilitation and Remain Overnight (RON) Jet Parking Design.

In April, DOWL completed work on a scope reduction analysis to bring the overall scope of work in line with the original total project budget. This scope reduction focused on a reduction in the amount of asphalt removal and replacement/asphalt milling and overlay work within the 135 ramp, a reduction of the total area of the structural section within the RON, a reduction in the number of trench drains installed within the 121

ramp, a reduction in the number of pole mounted ramp light fixtures and a simplification of the ramp lighting control system.

In April, DOWL continued work on the preparation of the project Construction Safety Phasing Plan (CSPP) and work phasing plans, the aircraft movement studies, the storm drain system layout, and the revised construction cost estimate and provided JNU with 90% design documents on May 4. JNU is currently reviewing these documents.

In May, JNU and DOWL will complete the coordination effort between the Ramps project scope of work and construction schedule with the JNU Gate 5 Passenger Boarding Bridge (PBB) Replacement project and with the planned replacement of the PBB's at Gate 3 and Gate 4 by Alaska Airlines. DOWL will also complete the last of the tenant outreach with tenants and stakeholders to obtain information relating to their operations, aircraft and ground equipment, and to identify all potential operational impacts.

The project is currently scheduled to be released for competitive bid in late-May 2023/early-June with a project award scheduled to occur in late-July/early-August. The current work phasing plan identifies the development of new RON as the only construction work that is to be started in the summer/fall 2023. The phasing plan currently divides the 121 ramp work and the 135 ramp work into nine (9) work phase which are to be addressed within the 2024 and 2025 summer construction seasons.

JNU continues to work with DOWL to identify project priorities, to develop and review the project budget in relation to the scope of work, to develop the project phasing plan, to provide input during the development of the project design and to make design decisions in a timely manner.

JNU will soon be issuing an RFP to DOWL to provide CA services during the construction phases of this project.

Sand/Chemical Building – Roof Warranty: No change since last report. A representative from Carlisle SynTec Systems performed a follow-up inspection of the Sand/Chemical roof installation on September 30, 2022. The representative did not accept the installation and advised Dawson Construction that the heat-welded membrane seams within the two large roof valleys required additional attention. Dawson Construction currently plans on addressing the additional seaming work as soon as possible, weather permitting.

Carlisle/Dawson Construction has not yet furnished JNU with the manufacturer's roof warranty or this new installation.

Sand/Chemical Building - Commissioning: No change since last report. JNU has advised RESPEC (formerly PDC Engineers) that the work to replace pumps P-1A and P-1B in the Snow Removal Equipment Building (SREB) has been completed, and to prepare to resume work on the commissioning effort on the SREB and Sand/Chemical building mechanical system.

Rehabilitate Access Road (Float Pond Improvements – Phase 2): In May, SECON remobilized to the float pond and started work on rehabilitating (ditch excavation, placing geotextile fabric, placing rip rap, hauling and placing recycled asphalt product (RAP), grading and compaction) the south access road. SECON's current project schedule calls for the asphalt paving work to start in the first week of June to meet the current Substantial Completion deadline of June 16, 2023.

JNU has issued **RFP 02-PAVE ROADWAY CROSSINGS** to SECON, and has obtained a revised proposal in the amount of \$48,500 to patch the asphalt paving at the nine utility crossings in the pond access road. These crossings were made by Alaska Electric Light & Power (AEL&P) last fall when they extended power to the float pond and when they worked on the power upgrades into the Northwest Development Area (NWDA). JNU has not yet accepted this revised proposal.

Limited Construction Administration and Inspection services continue to be provided by PND Engineers, who are the engineers of record for this project.

Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment: JNU continues to work with SECON, DOWL and Morris Engineering Group to finalize the last two Request for Proposals (RFP's) and to wrap up the remaining project punch-list work items.

JNU has asked DOWL to review SECON's proposal, in the amount of \$55,676.21, for **RFP 027REV1 – EXISTING ALRV & EXISTING GENERATOR**. This RFP was issued to address a number of work items, including work associated with the creation of the dual-ALRV installation. DOWL has been asked to review RFP 027R1 and to identify any work items that have been completed that have not yet been incorporated into the contract by Change Order.

JNU has also asked DOWL to review SECON's proposal, in the amount of \$148,614.98, for **RFP 029 – ADDITIONAL ALRV WORK**. This RFP was issued to address the work intended to finalize the temporary dual-ALRV installation into a permanent dual-ALRV installation. JNU has asked DOWL to provide a breakdown of SECON's RFP 029 proposal to identify what each work item is worth. DOWL has also been asked to prioritize the work tasks in terms of most needed to least needed. With this information, JNU can better evaluate how (or if) we should proceed.

Gate K (Crest Street) Culvert at Jordan Creek: There has been no further movement on the Jordan Creek culvert replacement project since the bid opening on March 1, 2023. This bid has not yet been accepted or awarded, pending receipt of the Federal Aviation Administration CARES grant amendment.

The original project schedule called for construction to begin in the early spring of 2023, with the contract set up to allow the Contractor a total of 140 calendar days to complete all work. The work to remove and replace the culvert is still anticipated to require 40 days, but at this time, the anticipated work start date is unknown. During the 40 day work period, the airfield access over Jordan Creek at the Gate K culvert will be closed. Gate K will remain open for use, and a detour will be provided per the Safety Plan.

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 approved for CARES funding by the Board earlier this year.

Upgraded Power to the Northwest Development Area (NWDA): AEL&P is currently gearing up for the 2023 summer work season, and will soon resume work to extend new 12.5 KW 3-phase electrical service into the NWDA. This work will complete the upgraded power service to the nine (9) new hangar lease lots that are located in the NWDA. This power will also be used to provide upgraded site lighting within the NWDA. AEL&P has not yet provided a schedule for this work.

Power Extension to the Float Pond: AEL&P is currently gearing up for the 2023 summer work season, and will soon resume work on extending primary power approximately 2,050 feet along the north side of the float pond access road. This extension will be routed from the new transformer location, along the north side of the float pond access road, and will extend as far to the east as the Ward Air gangway. AEL&P's work

will include the installation of four step-down transformers that will be used to make 115V-220V 60 amp service available to the primary commercial tenants that have floats at the northwest side of the pond.

JNU has coordinated this work with Wings Airways, Alaska Seaplanes and Ward Air and has advised that they will each need to contact and contract directly with AEL&P to have the stepped down power extended from the transformers, across the access road and terminated at their respective gangways. JNU has also advised these tenants that AEL&P's estimated cost to bring this power across the access road will cost them each \$3,701.03. JNU has received acknowledgement from each of these tenants that they have contacted AEL&P.

JNU coordinated this work with the Rehabilitate Access Road project with SECON, and issued **RFP 02-PAVE ROADWAY CROSSINGS** to SECON (see Taxiway (TWY) A Rehabilitation, Taxiway D-1 Relocation and Taxiway E Realignment above). JNU has not yet accepted the SECON proposal for this work.

AEL&P has not yet provided a schedule for this work.

SREB Wash Bay Water Protection: Dawson Construction has received the materials needed for this project, and will be starting work in the first week of May.

The scope of work will include patching and painting the water damaged gypsum wallboard; the preparation (caulk to seal) and re-painting of the interior face of the exterior vertical lift door; and the installation of splash curtains and plastic panel ceiling splash protection within the wash bay.

Dawson Construction has indicated that this work will be completed by the end of May.

End of Report