



ATTACHMENT #4

MEMORANDUM

TO: Patty Wahto,
JNU Airport Manager

DATE: February 6, 2019

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of January 2019 Activity

Sand/Chemical Building & Fueling Station. Dawson Construction completed its first concrete pour for the Sand/Chemical Building on January 31, 2019. They are using approved cold weather concrete procedures to ensure the work is completed in conformance with specifications. Electrical and plumbing subcontractors were also working through January, and Dawson's crew began prefabricating wall sections in their shop. This will expedite framing once the foundations are complete. Construction progress meetings have begun, and are being held approximately every other week until on-site construction activity increases.

Terminal Reconstruction. A two-day Schematic Design Review meeting was held January 23-24, 2019. All aspects of the design were reviewed, and scope adjustments were made without compromising the overall program, ensuring that the \$21.6M budget can be maintained. Alaska Airlines shared several options for realigning check-in kiosks in the Main Lobby; these plans will be further considered as design proceeds.

The consultant team is currently assessing LEED requirements to determine the impacts to the project budget and schedule if LEED certification is pursued. They are also completing land surveying work that will be incorporated into the construction documents.

The required City Project Review was pulled from the January Planning Commission agenda after it was discovered that the project must also obtain a Conditional Use Permit. The reviews will occur together, and have been tentatively scheduled for February 19, 2019, but may need to be delayed to allow Airport staff to work with CBJ Community Development staff to review applicable requirements.

The public Art Panel was selected in January and held its first meeting on February 5, 2019. Members of the Art Panel are: Patty Wahto, Rachelle Bonnett, Lauralye Miko, Glenn Ojard, Rhonda Guest, and Dennis Harris. A Call For Art/Artists (similar to a Request for Proposals that hires consultants) will be developed in February. It is scheduled for public advertisement by the end of February.

Shell Simmons Lease Lots. Airport staff has continued developing options for laying out lease lots to the north of the existing terminal for future private development. The following features have been identified as important considerations for all of the Shell Simmons Drive Lease Lots:

- safe vehicular access from Shell Simmons for customers to load/unload, then return to Shell Simmons or proceed toward Yandukin;
- minimizing the need for cargo customers to pass in front of the terminal as they depart the airport to reduce congestion along the front curb;
- establishing a new secure gate for airfield access;
- providing an underground route for JNU water line and possibly electrical service from the north side (where utility mains are located) to the south side (where they are needed);
- providing access and maneuverability to clear snow from the internal frontage route;
- maintaining sufficient taxi and large truck staging area at the current location;
- consideration of future (long term) improvements to the Shell Simmons/Yandukin intersection;
- providing multiple lease lots with similar characteristics so as to maintain equitable public opportunity for development;

The current layout (found at the end of this report) provides four lease lots of approximately 13,000sf each.

ATTACHMENT #4

An internal frontage drive (shown in grey) allows two-way traffic into three of the lease lots. Alaska Seaplanes has expressed interest in leasing both lots 1 and 2, so those two lots would be treated as one with respect to frontage drive access. The Airport would maintain the frontage drive that would include a secure gate onto the airfield, and a snow gate to enable snow removal. Pending additional comments from the Airport Board, it will be finalized as the basic lease lot layout document. Details of the layout will be confirmed with a civil engineer to ensure that traffic safety for the Shell Simmons driveway cut, necessary clearances around the security gate, and similar technical considerations are addressed. These lots do not need to be recorded as a subdivision, so the Airport Manager may work with Alaska Seaplanes, as well as other developers over time, to adjust the lease lines to respond to specific tenant needs.

Project Closeouts. The Gate 2 Passenger Boarding Bridge and the Airfield Rescue and Fire Fighting (ARFF) Building Modifications projects are currently in closeout phase.

Warranty Work. The one year guarantee period of work at the ARFF apparatus bays ended in December 2018. JNU staff performed an inspection prior to the one year deadline and noted a deficiency of performance relating to the concrete slab in the apparatus bays. Significant cracking had occurred, so the project's structural engineer performed an inspection and a warranty deficiency was issued. Dawson Construction promptly responded with a repair plan that included filling the cracks with an epoxy material, and they offered to coat the entire floor with the same finish to provide an additional layer of protection. This repair work was done in January 2019. Unfortunately, the wet conditions of the slab were not understood at the time the coating was applied, and it failed to properly adhere. It is currently being removed from the slab by Dawson crew. This will not affect the repair of the cracks themselves; they are now stabilized.

Other architectural projects during January included:

- Continued work on the elevator outage protocol with Alaska Airlines and TSA.
- Continued surplus equipment auction preparation
- Began design work for a new secure exit lane system.



Perimeter excavation and concrete formwork at Sand/Chemical Building



ATTACHMENT #4

NOTES

1. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
2. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 1, N.A.D. 83.

