ATTACHMENT #1

MEMORANDUM

TO: Patty Wahto,
JNU Airport Manager

DATE: April 21, 2020

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Planning Summary for New Airfield Maintenance Shop

SCOPE. There is one remaining component to design and construction for JNU's Snow Removal Equipment Facilities (SREF) – the Airfield Maintenance Shop. The Shop is programmed to be approximately 20,000 sf, with spaces that serve two primary functions - Equipment Maintenance and Crew Support, as described in the table below. When constructed, the JNU airfield maintenance program will be fully housed in the SREF.

EQUIPMENT MAINTENANCE	
function	area (sf)
AIRFIELD LIGHTING SHOP / STORAGE	634
MAINT CIRCULATION / TEMP MAINT BUILD-OUT	1,914
LUBE / OIL	496
MECH. OFFICE / MANUALS	175
PARTS ROOM	429
MECH BENCH AREA	428
WELDING	419
PARTS CLEANING	238
BATTERY	80
TIRE	101
TOOL	192
GREASE AND LUBE BAY	2,350
AIRFIELD SIGN REPAIR SHOP	892
MAINT. MEZ / MISC STORAGE	1,017
MECH/ELECT: FANS,PUMPS,CONTROLS,FIRE, COMM	862
TOTAL AREA	**10,227**

CREW SUPPORT	
function	area (sf)
BREAK ROOM & FIRST AID	310
KITCHENETTE	112
MAINT SUPER	173
SNOW DESK & RADIOS	183
QUIET ROOM	96
FIRST AID	87
RADIO	114
LOCKERS / TOILETS / JAN	2,042
CORRIDORS	3,723
WILDLIFE PATROL	182
TRAINING & MEETING ROOM	222
WEAPON REPAIR	71
TRAINING ROOM	426
MAINT. MEZ / MISC STORAGE	1,018
MECH/ELECT: FANS,PUMPS,CONTROLS,FIRE,	862
TOTAL AREA	**9,621**

BUDGET. The project budget is based on a construction cost of $450/sf. and totals approximately $12M for the completed building. This is a preliminary estimate that was developed by reviewing the recent costs of the Snow Removal Equipment Building (SREB) and Sand/Chemical building. The budget assumes similar construction materials to these two existing facilities.

			Estimated Cost
DESIGN and BIDDING			
	Consultant services through bidding	6.0%	$540,000
	JNU Admin and design support	3.0%	$270,000
	CBJ Engineering bidding & printing		$20,000
CONSTRUCTION (20,000 sf x $450/sf)			**$9,000,000**
	Construction Contingency	8.0%	$720,000
	Consultant, CA, Inspection Services	6.0%	$540,000
	Admin, Permits, CA support	5.0%	$450,000
	Misc construction not included in bid		$75,000
	Equipment, Furnishings, IT		$50,000
	Project Contingency	3.0%	$270,000
TOTAL PROJECT COST			**$11,935,000**

SCHEDULE. All of the planning work for this project is complete. The environmental clearances were granted in 2016. The design team (led by ECI Architects) has completed Schematic Design for the overall SREF, including this final component. The preliminary schedule assumes that design would not have substantive program changes.

DESIGN & BID PREP	6.1.20 – 1.3.21
BIDDING & AWARD	1.4.21 – 2.28.21
CONSTRUCTION	3.1.21 – 3.18.22

ALTERNATIVE SCOPING TO MEET REDUCED BUDGET. There exists the option of proceeding with less than the full scope of the Airfield Maintenance Shop if full funding is not available.

OPTION 1. CONSTRUCT AS TWO PHASES: Because the program has two primary functions, it is possible to proceed with only one (which is about one-half of the total area) and leave the other for a future phase. This option requires the that airport maintain the old maintenance shop for the component that is delayed. The design would proceed through Design Development for both phases to ensure that the portion that is delayed can be added later without significant changes to the portion that moves ahead first. The design time would be lengthened by approximately four weeks, causing an overall completion to extend to late April 2022. The reduced project budget would be approximately 65% of the full cost, $7.8M.

OPTION 2. CONSTRUCT A SHELL AND COMPLETE AS MUCH AS POSSIBLE: This option would endeavor to construct the foundation and shell of the entire 20,000 sf area, and finish areas in accordance with user priorities and available funding. The design time would increase by up to ten weeks for this option, in part due to additional cost estimating that would be required. The risk of this option is potentially having many areas that are unusable for an extended period of time until the funding to complete the spaces is found. This option would require that the airport maintain the old maintenance shop because few spaces in the new building would be sufficiently finished to be usable. The project cost for the shell only (including design and construction admin) is estimated at $6-7M. Making areas within the shell usable will depend on the operations priorities and available funding. The design time would be lengthened, but the construction time could be reduced under this option, depending on the amount of areas that could be completed to a usable condition.

It is critical to keep in mind that this scoping information is based on my very preliminary discussions with the design architect, under a very short schedule, and without the beneift of input from the JNU airfield staff. Be assured that if funding becomes available to consider additional work at SREF, JNU staff would work diligently with the consulting team to make the most of this opportunity.