



TO: Dave Palmer, Airport Manager

FROM: Catherine Fritz, AIA, Airport Architect FILE: 1382.16; 1182.16

DATE: October 2, 2008

RE: Terminal Renovation and Sno-Man Bldg. Project Updates

### **Terminal Renovation**

We have agreed to allow North Pacific Erectors to cancel their order for the Centria metal wall panels, due to Centria's non-performance of the contract. The inability to secure a manufacturing date has caused a significant and frustrating delay in the Phase I completion. The architects have selected an alternative manufacturer, Dri-Design, that has provided a preliminary schedule showing panel shipment by the end of January 2009. The cost is expected to be equal to or slightly less than Centria. The window and metal panel installation will be rescheduled for early Spring 2009. Part of the collaborative decision to abandon Centria is for the Airport to defer liquidated damages associated with completion to a later date. While delaying completion is disappointing, this decision is best for airport operations, as the building will not be opened to the winter weather. All items of the contract components other than the new siding and windows will be complete by the Phase I deadline of November 1, 2008.

Design work for Phase II renovation has moved into the final stage - Construction Documents. The next milestone is the 95% complete set that is due on December 1, 2008. An updated cost estimate was received yesterday, showing the design generally within budget, although the Base Bid is about \$300,000 high and the Additive Alternates are about \$200,000 low. The design team is currently reviewing the estimate in detail; adjustments will be made to pull the design into conformance with the budget, which has set the Base Bid at \$11,850,000 and additive alternates at \$950,000. We are continuing to work with CBJ to secure the cash flow plan that allows bid advertising to begin on December 18, 2008.

A milestone review of the Design Development documents for Phase II was held on Friday, September 19. It was a productive meeting that included all disciplines of the design team. We met with visitor industry representatives, food and retail tenants, and TSA. Several members of the public stopped by to review the design and provided positive feedback. We held review meetings with Alaska Airlines representatives on September 8 and Sept. 22 to review renovation plans.

A meeting on September 30 with the architect, Tony Yorba, addressed specific construction component phases that will be incorporated into the contract documents. The impacts to airport operations were identified. Once Tony has completed the drafting of each component phase, I will begin meeting with airport tenants to inform them of the proposed plan and get their feedback for minimizing disruptions.

### **Airfield Maintenance (aka Sno-Man) Building**

The Schematic Design work continues. A meeting on September 11 provided feedback to the design team at a mid-point of this design phase. The Schematic Design is due on November 17, 2008, and will include an updated cost estimate. I expect to have a milestone review in late November. Meetings with FAA regarding funding of the Sno-Man building suggest that portions of the project will likely be delayed. The priority is to construct the main shop and equipment storage building. The sand storage, urea, and fueling station may need to be moved to later phases. We will address the project's priorities at the completion of Schematic Design.