



TO: Dave Palmer,  
JNU Manager

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FROM: Catherine Fritz, AIA  
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FILE: 1382.16  
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RE: Terminal Renovation and Sno-Man Bldg. Project Updates

### **Terminal Renovation.**

North Pacific Erectors continues Phase I construction work. The roof is 99% complete and the site work is 75% complete with paving expected within the next two weeks. The work has gone smoothly and there have been no significant operational or safety incidents as a result of the construction. The project has paid for additional security staff at the curb to keep traffic moving and safe given the barricades and limited crosswalks.

The next component of work is the new CMU wainscot on the South wall, followed by the metal panels and new windows. The main change order to date is the extension of the parapets to accommodate the increased insulation thickness of the roof assembly. This was overlooked during design. There have been both credits and additional costs in change order items; the net of all accepted items to date is an additional cost to the project of approximately \$32,000. While it can be frustrating to have change orders, the amount so far is within industry standards. The Contractor has not requested a time extension due to any of the changes to date.

Design work for Phase II renovation is proceeding through the Design Development phase quickly with an expected milestone completion date of August 25, 2008. Meetings are scheduled with Alaska Airlines, JCVB, and the selected artists to coordinate design and communicate the project's overall scope and schedule. I also expect to be meeting with the advertisements company soon to review ideas for modernizing the aesthetics of the displays, recognizing that it is an important revenue source for the airport.

With the assistance of a summer college intern (architecture student), I expect to develop a public display of the Phase II work soon. There will be significant logistical issues to work out during Phase II construction, and keeping information open and flowing with tenants and the public is essential.

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

Working with the architect and civil engineer, we recently reviewed seven site layout options. An eighth layout that incorporates all of our comments has been received. We will hold another teleconference soon to discuss the final layout prior to the submission of the Conceptual Design Report that is due on July 18.

Several components of the project will proceed with design and construction documents immediately so we can meet the FAA grant expenditure requirements. We expect to have the documents for the site complete by late August, and the equipment specifications will also be completed on an accelerated timeline. The building design will proceed along the typical schedule and be coordinated with the RSA project schedule. This project is currently scheduled to be advertised for bids in early 2010.