



ATTACHMENT #2

TO: Dave Palmer,
Manager

DATE: November 7, 2007

FROM: Catherine Fritz, AIA
JNU Architect

FILE: 1382.16

RE: Terminal Renovation Project Update

Over the past several weeks, the terminal's Schematic Design has been refined to address review comments from a variety of stakeholders. The Schematic Floor Plans are now posted on the website, and the section and elevations drawings are expected soon. The east end addition has been revised to a full two-story space, with a low slope (aka 'flat') roof. A small portion of the first floor Baggage Area will be open to the story above, and surrounded with natural light. These improvements are expected to enhance both the functional and aesthetic aspects of this portion of the terminal. A presentation of the final Schematic Design documents will be made at the November 15, 2007 Board meeting.

The Schematic Design documents have been submitted to the Cost Estimator and are expected back soon. They will be reviewed by the design team and summarized at the upcoming Board Meeting.

The Architects are recommending that the renovation project's advertisement for bids be delayed until Fall, 2008 to allow sufficient time to work out more of the design details. While this is disappointing, after careful review of what is best for the project, I have agreed with Tony Yorba's recommendation. This extended timeline will allow Alaska Airlines additional time to determine their space needs, and it will allow all of our stakeholders to be more prepared for the impacts of construction. To that end, I will be providing a project update to the JCVB Board at their luncheon meeting on November 20, 2007.

The Ground Source Heat pump testing began in mid-October. The 200 foot deep well is complete, and the water pipe is currently being installed. The thermal conductivity test will begin once the water pipe loop is complete and the heat exchanger installed. Water will be circulated through the loop for approximately one week to gather data. The heat exchanger will then be removed and the test will be complete. An analysis of the data is expected by the end of November, allowing the engineer to recommend a specific system to us, along with a cost estimate.

The 1% for Public Art program has begun by developing a recommended list of Art Panel members and initial drafting of the Call for Art and Artists (see attached memo regarding panel recommendation). The panel is expected to have an initial meeting in late November to review the Call for Artists. Once finalized, this document will be publicly advertised. From there, proposals will be reviewed by the Art Panel and artist(s) will be selected. Final approval of the artist and specific art proposal will be done by the Assembly, per local ordinance.

Development of a Business Plan for the terminal continues. We are analyzing new revenue opportunities offered by the renovation. We are also review existing concessions and leases to determine how existing and new vendors can participate in business opportunities in the terminal.

Alaska Airlines and TSA will meet tomorrow to discuss desired improvements to the check-in area. Our role is to assist in the development of a layout that will address the operational concerns of both TSA and Alaska regarding passenger and baggage check-in. Construction costs associated with improved check-in and baggage screening are not included in the Schematic Cost Estimate.