

## ATTACHMENT #2



TO: Dave Palmer,  
JNU Manager

DATE: December 5, 2007

FROM: Catherine Fritz, AIA  
JNU Architect

FILE: 1382.16

RE: Terminal Renovation Project Update

We have split the project into two phases to allow an initial scope of work to begin in Summer 2008. The architects are preparing contract documents for Phase I that will include a new roof, siding and window replacement along the south side (secure departure lounge), and modifications to the front curb along Shell Simmons Drive. This bid package will be released in February 2008, with construction expected to begin in April. Estimated construction cost for this work is \$1.2 million.

The second bid package will include all of the remaining scope that has been described in earlier design documents (see schematic design section of web site [juneau.org/airport/projects](http://juneau.org/airport/projects)). The design team has recently begun the Design Development phase. Construction documents will be complete by October 2008 to allow a Fall 2008 bid. Construction is expected to begin in early 2009. Construction cost for this phase is estimated at \$11.8 million. The attached summary schedule illustrates the two phases of work in greater detail.

I presented a project update to the JCVB at their monthly luncheon meeting on Nov 20th. The group provided positive feedback and were supportive of the proposed improvements. I will be working closely with JCVB staff to identify specific spaces in the new design for their visitor information display.

The Public Art Panel was appointed by the Assembly on Nov. 26th. The panel will meet in December to get oriented and review the draft RFP that will solicit art/artists. The committee may decide to solicit specific types of art, choose artists to work under commission for specific pieces, or use a combination of these. Once the RFP is complete (est. Feb. 2008), the solicitation will be publicly advertised. The Art Panel will select art and/or artists that will ultimately be approved by the CBJ Assembly.

I met with city and state museum staff on November 27<sup>th</sup> to review the art and exhibits throughout the terminal. There is a lot of enthusiasm for replacing or modernizing much of the current inventory. They would like to work closely with the Art Panel and the design team, in hopes that a comprehensive interiors plan can develop. The City Museum will host an Intern starting in January, and they offered some time by the Intern to inventory all of the art in the airport, noting the various owners and lenders.

A meeting was held on Dec. 5th to discuss the findings of the Ground Source Heat Pump (GSHP) analysis and directions for new mechanical systems of the terminal. The energy consultant, Jim Rehfeldt, needs to finalize his report and recommendations, but there are strong indications that the GSHP system will be beneficial to the airport for both the short and long term. While this system is expected to have higher first costs, the payback will be very short due to the rising prices of energy. We agreed to continue to seek additional project funds to assist with this important component of the project.

Discussions continue with Alaska Airlines and TSA to improve the passenger and baggage check in processes. A limited amount of work may be included in Bid Package #2 to extend belt lengths to address the current bottleneck of baggage during peak check-in loads.

<b>Terminal Renovation &amp; Expansion Phases I and II</b>														
2007			2008					2009						
Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan
<p><b>Design</b></p> <p>Schematic Design            Review, including Cost Estimate            Ph I Design Development            Ph I Review, including Cost Estimate            Ph I Construction Documents to 95%            Ph I Final Review, edits, cost est, bid prep            Ph II Design Development            Ph II Review, including Cost Estimate            Ph II Construction Documents to 95%            Ph II Final Review, edits, cost est, bid prep</p>														
<p><b>Bid</b></p> <p>Ph I Advertise for Bids, including addendum time            Ph I Open Bids            Ph I Award Bid            Ph II Advertise for Bids, including addendum time            Ph II Open Bids            Ph II Award Bid</p>														
<p><b>Construction</b></p> <p>Ph I Mobilization, Shop Drawing Submittal            Ph I Construction (time allowed per contract)            Ph I Substantial Completion            Ph I Final Completion            Ph II Mobilization, Shop Drawings            Ph II Construction (time allowed per contract)            Ph II Substantial Completion            Ph II Final Completion            Construction not in GC contract</p>														
<b>Closeout</b>														