



TO: Dave Palmer,
JNU Manager

DATE: December 9, 2008

FROM: Catherine Fritz, AIA
JNU Architect

FILE: 1382.16
1182.16

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

Terminal Renovation.

Final design documents (95%) for the upcoming renovation and expansion were submitted on December 2, 2008. The required final cost estimate has not yet been submitted. The design team continues to incorporate review comments, but will not meet the contractual completion deadline of December 15, 2008. This will cause a delay in the scheduled bid period. At this time, we hope to begin the advertisement for bids on December 29, 2008 with a scheduled bid opening of February 12, 2009. No penalties for late delivery of documents or impacts to the bid schedule are included in Jensen Yorba Lott's design contract.

Several meetings were held over the past month to make decisions about the GSHP well field construction. Both Airport and CBJ Engineering Department staff agreed to proceed with a well field bid that would combine the ground work of the new valley swimming pool and the airport terminal. This allows a project that is large enough to attract well drilling contractors from the Lower 48 that are experienced with this specific work. To further reduce construction and cost risks, and to learn more about preferred drilling methods, test wells of 300-400 ft in depth will be drilled at each site in January. The design team is responsible for this investigative work that will provide critical information about deep ground conditions. This information will be reflected in the bid documents for the well field that will be advertised in January, 2009.

I have reviewed the Dispute Resolution Board process used for construction of the new high school, and simplified it to apply to our construction project. This will consist of a 3-member board of experts (one selected by the Contractor; one selected by the Airport; the third selected by the other two) that will adjudicate disputes during construction. I've attached the DRB Process Diagram to this report for general information.

Airfield Maintenance (aka Sno-Man) Building.

The Schematic Design submittal was received on time and complete on November 17, 2008. The cost estimate indicates a total construction cost of \$32.7 million. I met with the architects on December 3, 2008 and we developed a phasing strategy to align the project with scheduled FAA funding. ECI/Hyer is developing a scope of work to fit within the \$23 million FAA funding that will include the main building for storage and repair of equipment and the related critical site work. A future phase will address the needs of sand storage, urea handling, a fueling station, airfield lighting replacement and controls, and site amenities such as covered open storage areas.

We are reviewing schedules to confirm a mid-January, 2009 Schematic Design review work session with the design team, in Juneau.

