



TO: Dave Palmer  
JNU Manager

DATE: April 3, 2009

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

### **Terminal Renovation.**

Project activity of the past month concentrated on award of the Terminal Renovation and Geothermal Loop Field Project contracts, and the start of construction on both.

The Notice to Proceed on the Terminal Renovation was issued March 13, 2009, and work commenced immediately, approximately 10 days ahead of schedule. The construction contract has five internal deadlines, referred to as "phases." The initial phase will construct the new two-story addition and mechanical penthouse. It is scheduled to be substantially complete by January 1, 2010. Progress meetings with the Contractor are held weekly throughout the construction period.

Construction management office operations are falling into place with the hiring of a full-time Construction Assistant and a half-time Office Assistant. I expect to have the Project web site updated within a few weeks, and it will be easier to keep it current once the new Office Assistant begins work. Other construction assistance will be provided by special consultant inspectors. A Class II RFP (not to exceed \$50,000 in professional services) will be issued next week to solicit proposals from qualified consultants for these inspection services. Existing contracts with the design team are also being amended to provide construction services support.

Construction contract changes are tracked on a spreadsheet that will be updated on an ongoing basis and shared with the Airport Board next week. The only significant change to date has been the deletion of Additive Alternate No. 4, substitution of Centria Wall panels. After further consideration with the Architect and Contractor, it was determined that this alternate would not provide substantive improvements of the R-Value of the exterior wall. Thus, the approximate \$90,000 was not a cost effective component. A credit has been returned to the Owner for this work. Additional changes that will add costs to the project are being considered, and will be presented to the Airport Board next week.

The Pre-Construction conference for the Geothermal Loop project was held on April 2. Work is expected to begin in mid-April. Weekly progress meetings will be held in the Airport Projects office. We are considering a modification to this contract that will allow the asphalt to be ground and stockpiled for future airport use, rather than disposal that was originally planned in the construction contract documents.

Last summer's construction project (exterior siding, windows, and Shell Simmons Drive realignment) has resumed. Temporary walls have been erected in the Departure Lounge to allow removal of the windows and installation of new siding. Corrosion of steel framing members will require additional work by the Contractor. This was not unexpected due to the known failed condition of the EIFS and is being addressed quickly to avoid delays.

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

I received a fee and schedule proposal from ECI/Hyer on April 2, 2009, that will bring the project through construction documents. There will be a milestone review at the end of Design Development, which is expected to be around August 2009. The horizontal geothermal loop field planned for this facility is being included in the RSA project that will soon go out to bid.