

ATTACHMENT #5

April 8, 2009

Airport Board  
Juneau International Airport  
City and Borough of Juneau  
1873 Shell Simmons Drive  
Juneau, AK 99801

RE: Common Wall Drainage

The Channel Flying Hangar and the Airport Sand Storage Building share a common wall.

Alaska Airlines sold these two connected hangars in the late 70's. Although there was a requirement to sheetrock the common wall there was no maintenance contract or agreement between the two owners. The airport was the second owner after Alaska Airlines and that purchase took place, I believe, in the mid 80's there was no maintenance agreement or contract between Channel Flying and the Airport at that time. Channel Flying found it necessary to maintain the trough in order to eliminate flooding of their offices and anything stored on the floor on the west side 30' of their hangar. This was accomplished by circulating hot water from a boiler up the south wall, across the 120' trough, down the north wall drain pipe, and back. A used oil boiler, oil tank and compressor installed in a 28ft freezer van outside of the south wall was used to accomplish this. No additional heat is used from the boiler. There is one circulator pump and the sole purpose is to keep snow from building up in the trough or on the roof.

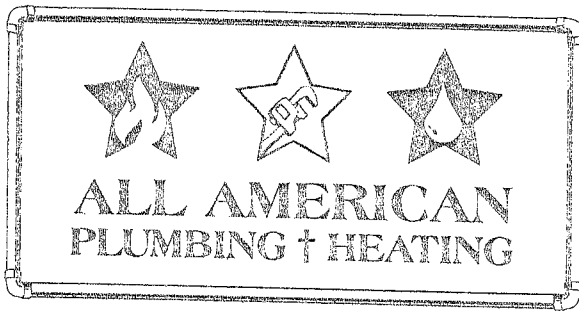
Last fall Cameron Plumbing red tagged the 24 year old boiler and due to unavailable parts and additional expense of maintenance it was determined that replacement was necessary. We met with Airport Manager and discussed options. It was our recollection that, at that time, he recognized the obligation of the airport to share the expenses of the common wall. Mr. Palmer had the airport engineer come over and see if we could come up with a better plan. No other possibilities were brought up and replacing the boiler was the only option. All American Plumbing was contracted and the boiler was replaced a few weeks after the first snow.

When I submitted the bill to the airport manager he informed me that he checked with the City Attorney and it was his opinion that the Airport had no liability with the shared trough. The advice we received differs from this substantially.

We have two goals. The first one is to address the cost of replacing the boiler and the All American Plumbing bill. The second is to agree on a maintenance agreement between the two hangar owners that address the common wall and drainage issues.

Give it some thought and I will wait to hear from you.

Craig Loken  
Channel Flying  
723-7880



ALL AMERICAN PLUMBING & HEATING LLC RESIDENTIAL  
PLUMBING & HEATING SERVICE  
9229 Emily Way • Juneau, Alaska 99801  
789-1800

12/18/08	9798
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CHANN FLETCHER  
PO Box 33179  
Juneau, AK 99803

INSTALLER NEW USED ON BOTTOM IN CONTAINER  
PIPED IN TO ROOF SNOW MELT SYSTEM  
DID NOT PIPE INTO HATCHES TO HANGER ALL NEW  
COMPONENTS, PUMP, SPRING, ILLUMINATION, RELAY'S, FLOW/TEMP  
COMPRESSOR, FLOW FILTER INCLUDES ALL PARTS, LABOR, SUPPLIES  
REMOVAL OF OLD SYSTEM.

\$16,970.00

I hereby authorize the work described above and agree to the terms and conditions. I recognize that aged and deteriorated plumbing fixtures, piping, may no longer be serviceable, and I agree to hold ALL AMERICAN PLUMBING & HEATING LLC blameless for any damage or destruction to those items as a result of these conventional repair efforts. I agree to pay for all work, goods, and services received. As a matter of policy, refunds and or adjustments are made in the form of certificates towards future product or service & purchases. I represent that I am either the owner of the property or the owner's agent, and have authority to order said work. A service charge of 2% per month (24% annual) will be charged on all balances 30 days or more past due.

369.40 - INV. # 1563

10279 \$9100-

#### Payment Method

☒ Check # \_\_\_\_\_

☐ Cash

☐ Credit Card

☐ Master Card ☐ Visa

CC: \_\_\_\_\_

EXP: \_\_\_\_/\_\_\_\_/\_\_\_\_

CCV: \_\_\_\_\_

Thank you for the opportunity to serve you!

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Call Out Fee:	\$30
Additional Charges:	
Service #1:	16,970.00
Service #2:	
Service #3:	
Subtotal:	16,970.00
Tax:	375.00
Total:	17345.00
Paid:	9100.00
Remainder Due:	8245.00

COMMON TROUGH DRAINAGE

