



## ATTACHMENT #2

TO: Dave Palmer,  
JNU Manager

DATE: June 5, 2009

FROM: Catherine Fritz, AIA  
JNU Architect

FILE: 1382.16  
1182.16

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

**Terminal Renovation.** Construction actively continues on all three major contracts: Terminal Renovation (Phases I and II), and Geothermal Loop Field.

**1. Terminal Renovation Phase I:** North Pacific Erectors is completing the final installation details of the exterior metal panels and windows. The temporary walls in the Departure Lounge are expected to be removed by June 10<sup>th</sup>, and the Substantial Completion inspection is scheduled for the same day. There will be a punch list of minor items that will be complete by mid-July. Project closeout will extend into August, but no significant issues are expected.

**2. Terminal Renovation Phase II:** The new addition is taking shape as primary structural steel is completed. Metal decking and steel wall framing will proceed next; the roof is scheduled to begin installation in July. Concrete footings are expected to be complete by June 15, grade beams and slabs will continue through July. The ice-melt system (to be installed in the sidewalk) is under detailed review by the mechanical engineer and the plumbing subcontractor. Once this installation is complete, the new concrete sidewalk and street paving will begin. The sub-grade work will continue to be phased to minimize operational impacts to the terminal, but the paving will occur as a single event. Substantial Completion of Phase I is January 1, 2010.

Progress meetings are held weekly with the contractor, design and inspection consultants, and JNU staff. Alaska Airlines and Airport Security have standing invitations to the meetings, and representatives have been attending when their schedules allow.

No significant change order items or possible owner-directed changes have been made. I am negotiating with the design team on additional fees for design work needed to extend the exterior siding and new windows on the front façade. A rough estimate of the construction cost for this work is \$200,000 to \$250,000. The increase over the earlier 'guess-timate' of \$150,000 provided in April is that I have asked the designers to consider new windows to improve the energy performance of our wall system and to possibly extend the exterior deck to capture space directly outside of the Lounge. Once the design work and a more accurate cost estimate are complete, this information will be presented for final review by the Board. If approved, the additional work would best be accomplished as a change order to McGraw's contract.

**3. Geothermal Loop Field:** Subcontractor Gregory Drilling is nearly complete with the 107 geothermal borings. They report that they will be off the site by June 12, allowing the trench and horizontal pipe work to begin. A change order has been agreed to in the amount of \$22,000 to grind the wasted asphalt on site and stockpile it for future airfield use.

JNU Maintenance Mechanics participated in heat pump training on May 20<sup>th</sup> provided by the heat pump manufacturer, Climate Master. This was an overview of the geothermal system and included the engineering concepts and principles behind the system, and introduced the staff to the broad issues of maintenance and operations. There will be a longer, more detailed training sessions in the Fall that will be specific to our installation.

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

The design contract negotiations are nearly complete; design will resume by July 1, 2009. The estimated project construction cost is approximately \$20 million and will include two additive alternates, the Fueling Station and the Outdoor Covered Storage. The design contract is just over \$1 million, and includes both lump sum and T&M items (to be used at Owner's discretion, if needed). A milestone review of completed Design Development has been tentatively scheduled for the week of October 5, 2009. The Construction Documents will be ready for bidding by March 1, 2010. The specific schedule for bidding will be discussed at a meeting with FAA staff on June 11<sup>th</sup> along with the construction funding request.