



TO: Dave Palmer,
JNU Manager

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

Terminal Renovation.

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

1. Terminal Renovation Phase I: North Pacific Erectors has begun installation of the exterior metal panels. Window installation will begin in about two weeks. There have been several minor change order items, but this was not unexpected due to the nature of the existing wall system and the deteriorated old siding. Original contract amount was \$1,825,330 and change orders to date equal approximately \$65,000 additional. The work is scheduled to be substantially complete by early June. Returning natural daylight into the Departure Lounge will be greatly appreciated by travelers.

2. Terminal Renovation Phase II: McGraw's Custom Construction is working aggressively to allow the new addition to be shelled in by late summer. Foundations are currently being set and steel erection will begin next week. The work along Shell Simmons Drive has been disruptive to travelers, but special efforts are being made by both the Contractor and JNU staff to keep things safe and moving as smoothly as possible. Three temporary employees have been hired as Curbside Assistants (Crossing "Guides") to direct traffic and provide assistance to travelers. Airport Security continues to provide enforcement and the Contractor is assisting with warming signs and lights. The Contractor is requesting modifications to the phasing sequence of work to allow all concrete and paving work in front of the terminal to be completed by October. We support this concept, but need to be assured of safe exiting from the building and other operational provisions, so the request is under careful review. If approved, it is not expected to affect the overall project completion deadlines.

The Construction Assistant and Office Assistant are on board and providing invaluable assistance to the project. Our college intern, Clarissa Suson, will return on May 18. The design consultants are providing construction services including shop drawing reviews, clarifications, periodic on-site inspection, etc. The contract for their services is approximately \$350,000.

The architect and structural engineer have reviewed options for replacing the existing up-direction elevator. A new escalator is longer due to new design requirements, and is not feasible. It would project into the limited entry space and would require significant structural modifications. Re-building the existing escalator seems probable. An estimate is being prepared by the escalator manufacturer and is expected to be less than \$100,000. This work could be directly coordinated by JNU staff and eliminate overhead costs by a General Contractor.

The design team is also looking at extending the exterior siding and repairing the canopy across the front of the building, terminating the new façade with the 1984 portions of the building. We expect to review a cost estimate and design concept for this additional work within a week. This work, if approved, would best be accomplished as a change order to McGraw's contract. No other significant changes in the work have occurred or are being considered at this time.

3. Geothermal Loop Field: Admiralty Construction and subcontractor Gregory Drilling are working diligently on the geothermal borings. Sixteen borings have been completed at this time. Two drill rigs are performing the 360 ft. borings to house the heat loop pipes. The drilling is scheduled to be complete in mid-June. Inspection is being provided by Murray & Associates mechanical engineers. A Supplemental Agreement was issued on this contract to repair the asphalt patch on the runway. A change order is being developed to grind the wasted asphalt on site and stockpile for future airfield.

Operations around the construction area are being maintained through careful attention by tenants and airfield maintenance. The contractor has been sensitive to operational needs and fully cooperative.

Airfield Maintenance (aka Sno-Man) Building.

I met with the project architect on April 29 and reviewed the fee proposal. Some adjustments to the proposal are being made prior to approving it for a contract amendment. The design work is expected to resume in a few weeks. A milestone review will be held in September, 2009. The horizontal geothermal loop field planned for this facility is being included in the RSA project that will soon go out to bid.