



ATTACHMENT #1

TO: Jeannie Johnson,
JNU Airport Manager

DATE: February 3, 2010

FROM: Catherine Fritz, AIA
JNU Airport Architect

FILE: 1382.16

RE: Terminal Renovation & Snow Removal Equipment Facilities Project Updates

Snow Removal Equipment Facilities: At the request of FAA staff, an analysis of planned space for the new SREF was developed. For the past year, it has been FAA's position that the full cost of the facility should not be born by FAA alone because some aspects of the facility will be used in a multi-purpose manner for operational needs other than snow removal. The purpose of the analysis was to determine a fair distribution of costs, while allowing JNU to design reasonable (and needed) maintenance and storage functions into the facility. FAA requested that the programmed spaces identified in the Schematic Design documents be organized into three main categories: 1. airfield lighting support components, 2. spaces agreed to by JNU and FAA as mostly associated with snow removal operations and eligible for FAA funding (over two funding phases), and 3. spaces allowed per FAA regulations (AC), but not considered by FAA staff to be essential to snow removal operations. Additionally, FAA requested that a percentage of use specific to snow operations be assigned to each space.

The result of this analysis is that JNU has proposed that approximately 92% of the total building area be eligible for funding. It is expected that 2.5% of the remaining 8% of project cost will come from the state of Alaska (based on standard funding allocation for airport projects) and the remaining 5.5% will be derived from local sources. While the local contribution is higher than the typical 2.5%, staff recommends that the additional funding be sought to allow the facility to be an effective, long term-solution for our airfield operational and maintenance needs. FAA is currently reviewing this proposal; we expect a response in the near future, which will allow design work to resume.

FAA and JNU staffs have already agreed to approach the funding of this project in a phased manner. Phase I, construction of geothermal heat loop, is included in the current Runway Safety Area project. Phase II consists of the main SREF maintenance shop and equipment storage areas, and is estimated at a total cost of \$26.5 million. Approximately \$1.5 million of the total project cost has already been received for design, which is currently underway. Phase III scope consists of the sand & chemical storage building, a fueling station, and development of remaining site amenities such as outdoor covered storage, additional paving, and fencing. Phase III is estimated to cost \$12 million.

Terminal Renovation: An important project milestone was achieved on January 14, 2010 when Substantial Completion of Phase I was reached, allowing limited areas of the new construction to be occupied. The geothermal loop system became operational during this period, as well, with heat pumps supplying warm air and ventilation to new areas. The ice-melt system was charged and operated for a few hours to ensure that the system is functioning, but was then turned off to allow pipes to be temporarily disconnected. The disconnect was needed to allow the installation of the new escalator that is located in the immediate vicinity of the ice-melt system manifolds.



Rental car counters are operational

Phase II is now underway and will be completed in mid-April. The scope of this phase includes completing the extension of the building along Shell Simmons Drive, installing the new bag claim device, and extending walls in the Bag Well. There will continue to be impacts to travelers and to airport tenants, especially Alaska Airlines and TSA. JNU staff continues to be conscientious about mitigating these impacts and keeping the construction moving in a cooperative manner. The Contractor remains on-schedule, with overall project completion expected in October 2010. Approximately 55% of the construction contract has been paid to McGraw's Custom Construction to date.



Heat pumps for geothermal system



The new escalator is in place

Related projects outside of the current construction project have also begun. These include:

- Interior Renovation of the Departure Lounge. The scope and preliminary cost estimates are being developed so that design can begin. The work is expected to include new interior finishes, lighting, furniture, and display renovations. Alaska Airlines is collaborating with us in this work, to install new gate service components such as counters, gate kiosks, and information displays.
- Request for Proposals (RFP) for new advertising concession. This is currently under final review and coordination with CBJ Purchasing Dept. The advertisement of the RFP is expected to be released in early February.
- Public Art. The artists are currently revising the design concept to respond to the scale of the new addition. A re-submittal of the sculpture is expected in early February, 2010. Upon approval of the concept, the artists will begin production of the enameled metal birds. Installation has not yet been scheduled.