

TO: Jeannie Johnson,  
JNU Airport Manager

DATE: August 5, 2010

FROM: Catherine Fritz, AIA  
JNU Airport Architect

FILE: 1382.16

RE: Departure Lounge Renovation  
Scoping Document

The current construction contract includes the installation of heat pumps in the ceiling of the Departure Lounge. No other work was included in the construction documents due to vulnerable bid conditions in 2008 when the project was designed.

The scope of needed renovations in the Departure Lounge includes lighting upgrades, replacement of interior wall and floor finishes, and furniture upgrades. The east end of the Departure Lounge has space designated for a food and retail concession. While most costs of a new concession would be the responsibility of the tenant, the airport will need to provide basic infrastructure, so funds should be set aside accordingly. The estimated costs are:

**DEPARTURE LOUNGE RENOVATION SCOPING SUMMARY**

Description	est total cost	est time to complete	comments
1. Lighting upgrades	\$125,000	4 months	energy conservation
2. Interiors upgrades	\$425,000	6 months	wood ceiling, floors, walls, casework, power
3. Departure Lounge furniture	\$50,000	3 months	refurb existing; new soft seating
4. Departure Lounge Concession	\$25,000		infrastructure by JNU; build-out by concessionaire
Estimated total	<b>\$625,000</b>		

