



ATTACHMENT #3

TO: Jeannie Johnson,
JNU Airport Manager

DATE: November 4, 2010

FROM: Catherine Fritz, AIA
JNU Airport Architect

FILE: 1382.16

RE: Terminal Renovation &
Snow Removal Equipment Building Projects Update

Terminal Renovation.

The project moved toward Substantial Completion in October. This is an important contractual milestone that recognizes the building as being ready to use for its intended purpose. Our project has been constructed around airport operations, which has meant that many components have been put into use prior to achieving the actual Substantial Completion. Thus, the effect of this milestone is not so obvious to the public. Additionally, the upcoming renovation of the Departure Lounge is outside the contractual timeline of the main project. It will not be complete until approximately mid-January.

Despite the contractual status of Substantial Completion, most spaces in the terminal are now being occupied. Long-lead materials continue to be received, which will allow final completion of interior trim, carpet, and other components. Touch up painting and cleaning is being accomplished, and airport staff training on new systems has begun. Trouble shooting of mechanical, lighting, and other new equipment will continue for the next year, through the warranty period. We are fortunate that the Contractor will continue to have a presence on site for the next several months because this will allow prompt attention to concerns as they arise.

Construction in the new Community Room is complete, and the space was used for the Design Development Review of the Snow Removal Equipment facility on October 27, 2010. We are currently selecting furniture and customizing the room to serve a variety of community needs. TSA offices are complete, and their operations are now fully relocated into permanent spaces.

The rental cars have returned to the east end lot, and the temporary lot will be used by the Contractor for a few more months. Alaska Airlines continued working on the ATO space throughout October, installing a new floor system, interior walls, and related tenant improvements. We are working with them to reconfigure the check-in area with new kiosks and finishes. We were pleased to discover that we have sufficient carpet left to complete the first floor Lobby and Departure Lounge for the cost of labor only.

The installation of advertising hardware and displays required an extensive amount of coordination and teamwork between airport staff, our new provider The Younger Agency, and CBJ's MIS staff. This work will continue for several weeks, but the new look is dynamic and exciting, and has brought positive responses from the public.

Additional construction items that are scheduled for November and December include the new waste line connection in front of the elevator, replacement of glass in TSA Screening (once an acceptable product is found), completion of the roof, and completion of the new second floor tenant lease space.

Snow Removal Equipment Facility.

Design Development review was completed in October, and culminated in an all-day review on October 27, 2010 that included airport admin and project staff, airfield operations crew, and the design team. The scope has been reduced to a building of approximately 52,000 sq. ft. for the Phase I building. The Sand and Chemical building, fueling station, and misc site improvements were shifted to a future phase. The project cost of Phase I is approximately \$24 million.

A meeting with FAA staff on Nov 1, 2010 presented our need for the project and discussed funding strategy. FAA staff is very supportive of our project, but requested that we prioritize this project among our other AIP needs at the airport. They committed to funding at least 38,000 s.f. of the building, which is about 73%. At our request, they agreed to review an additional 3,000 s.f. for funding consideration, and we agreed to pursue outside funding sources to make up the remaining approximate 27% of funding.



Siding at East end nears completion.



Polling Station on Nov. 2, 2010.



Community Room's first use: Design Review of Snow Removal Equipment Bldg. .