



ATTACHMENT #1

TO: Jeannie Johnson,
JNU Airport Manager

DATE: June 2, 2011

FROM: Catherine Fritz, AIA
JNU Airport Architect

FILE: 1382.16

RE: Terminal Renovation Main Entry
Scope, Schedule, Budget

Scope.

The team of design consultants that designed the Terminal Renovation is now working on the Main Entry Renovation. The group is led by Jensen Yorba Lott Architects and includes PND structural engineers, Murray & Associates mechanical engineers, and Haight & Associates electrical engineers.

The design repeats, and complements, the concept used at the new "Arrivals" entry near the Bag Claim. The wall will cant (lean) out from the base. It will be constructed of structural steel and with an infill of glass curtain wall. Metal siding to match adjacent areas will be used on solid sections of the exterior wall. The existing glass canopy will be extended to cover the main entry and may need to include a section in front of an existing planter, given the need to connect the remaining canopy in front of the old terminal areas. This will be determined during the design process.

Design parameters are:

- Increase R value in exterior wall system by adding insulation, replacing glazing, and adding new metal siding.
- Decrease air infiltration by replacing main vestibule automatic doors.
- Protect sprinkler lines from freezing, replace vestibule unit heater with heat pump, and replace exterior lights with LED fixtures to improve electrical and mechanical energy consumption.
- Delete deteriorated deck that has safety and operational problems.
- Repeat the aesthetic components of the 2010 façade (metal siding, aluminum curtain wall, cant wall, glass canopy, etc.).

Attached is a photographic narrative of the scope of the project.

Schedule.

The design team expects to have drawings and specifications complete for bidding by August 1, 2011. It will take approximately 2 weeks for the CBJ Engineering Department to assemble, print, and advertise the project. Bidding and award takes 70-90 days, depending on bid review and approval dates for Airport Board and CBJ Assembly. An award to the Contractor by November 15, 2011 will allow shop drawings and submittals to be accomplished during winter, which then allows the on-site work to begin by late February, 2012. Construction is expected to take 90-120 days, depending on severity of winter weather. The goal is to complete all work by June 15, 2012 to minimize impacts to summer passenger traffic.

JNU Main Entry Proposed Project Schedule

Complete construction drawings, specs	Aug 1, 2011		
Assemble, print, & prepare bid package	Aug 15, 2011		
Advertise and award bid		Nov 1, 2011	
Contractor submittals, fabrication		Feb 15, 2012	
Contractor begins work on site		Mar 1, 2012	
Substantial Completion			June 15, 2012

ATTACHMENT #1

Budget.

The existing terminal renovation fund currently has \$1 million reserved for this construction work. This is part of the \$2.5 million presented to the Airport Board at the March 19, 2010 work session. The drawings and specifications will be reviewed by HMS Estimators and the project budget will be adjusted if necessary. Other budget line items will include building permit, special inspection, and consultant services for construction administration. Staff time will also charge to the project as needed, and a contingency of approximately 5% will be set aside for change orders. The total project budget for the Main Entry Renovation is currently estimated at \$1.2 million.

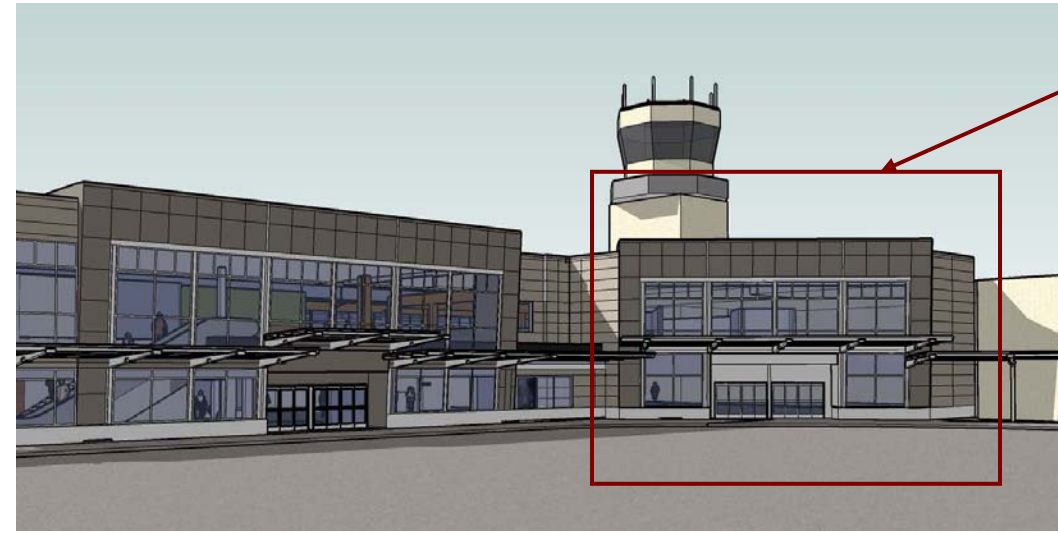
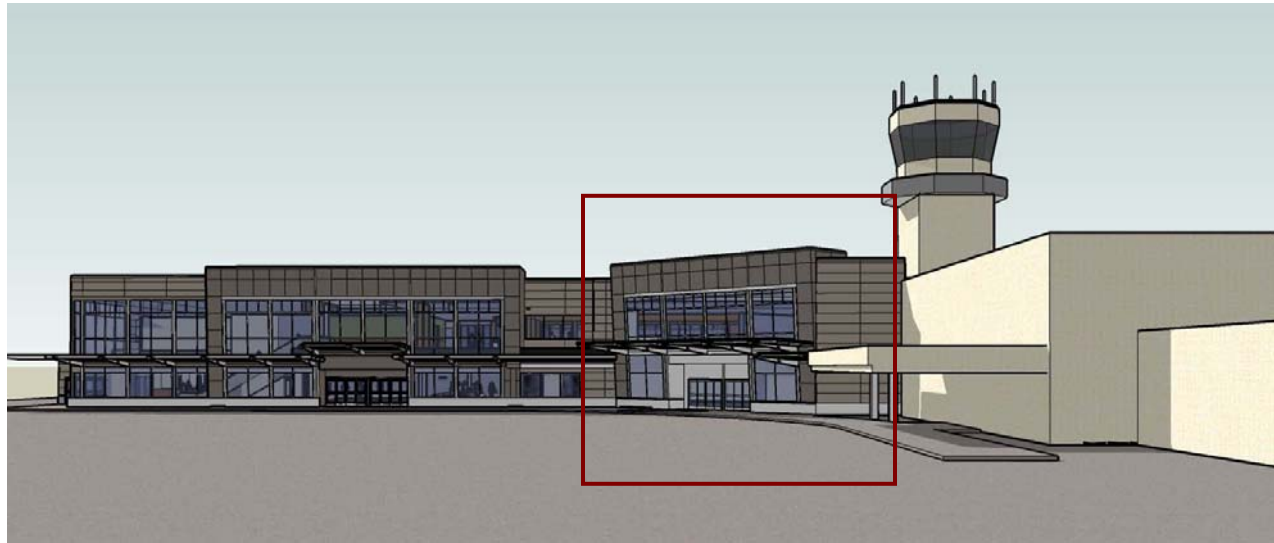
JNU Main Entry Project Draft Budget

Prepared by Catherine Fritz, June 3, 2011

Construction	\$1,000,000.00
Construction Contingency	\$50,000.00
Consultant Services (Design, CA)	\$75,000.00
Special Inspection	\$10,000.00
Project Admin (bid ad, printing, permits, incidentals)	\$65,000.00
total	\$1,200,000.00

ATTACHMENT #1

Proposed Renovation of JNU Terminal Main Entry Summary of Deficiencies Prepared May 27, 2011



Scope of 2011-12 renovation includes:

- Exterior steel wall framing that cants at same angle as new 'Arrivals' entry.
- Replace deteriorated deck with glass canopy to match adjacent 2010 canopies.
- Increase wall insulation, improve glazing, and install metal siding to match 2010 addition.
- Replace main vestibule automatic doors.
- HVAC & Electrical renovations: Protect sprinkler lines from freezing, replace vestibule unit heater with heat pump, replace exterior lights with LED fixtures to match 2010 improvements.



Guardrail doesn't meet current code; roof repairs needed to remove moss.



Main entry vestibule ceiling damage from frozen sprinkler line located in ceiling.

Smoking on deck is unsightly and affects main entry below. Ongoing tobacco ash odor problem.

Code violation and tripping hazard at deck doors. Sign that reads, "Please do not feed the birds" reflects bird problem.



Exterior damage due to failing Exterior Insulation Finish System (EIFS).

Inefficient lighting without controls (stays on until lamps burn out).

