

**MEMORANDUM**

TO: Jeannie Johnson
Airport Manager

FROM: Catherine Fritz
Airport Architect

RE: Phase II Terminal Pre-Design

DATE: January 6, 2012

CBJ Engineering Department Director, Rorie Watt, recently requested that the Airport bring forward project funding requests for future sales tax revenues to the February 6, 2012 Public Works & Facilities Committee meeting. You will recall that we discussed Phase II, Pre-1984 Terminal Replacement, in a strategic planning session with the Airport Board in March 2011. It is timely that we begin preliminary design of the remaining areas of the terminal (including development of a parking garage) as soon as possible, so as to be considered in the upcoming dialog with the Assembly about the next Sales Tax ballot measure.

Below, I have outlined a process for developing design concepts to articulate the scope and budget of terminal replacement, and refine the conceptual work originally done in 2005 for a parking garage.

Background.

The 2005 Terminal Master Plan grew out of a thorough planning process that included an inventory of the existing facility's assets and limitations. It called for renovation and expansion of the 1984 portions of the building, and replacement of pre-1984 areas. The study identified facility limitations for tenants, passengers, and airport staff including parking. It described airside (apron) proximity issues, and discussed facility operations & maintenance costs.

In 2006, the Airport Board formed a Stakeholder Committee to scope the needed renovations into a multi-phase approach. Project priorities were set, with the primary goals being:

- Reducing Operating Costs,
- Modernizing Infrastructure, and
- Improving Passenger Experiences.

Phase I is nearly complete. The scope included a 12,000 s.f. expansion and 40,000 s.f. of renovation of most of the 1984 portions of the building. Total cost of Phase I was approximately \$19.5 million.

Phase II Design Study.

The next step of the terminal renovation project is to articulate the concept for replacement of the pre-1984 portions of the building. The project scope, schedule, and budget will be developed so as to allow project funding to be sought.

Design services from HNTB and JYL Architects will be used to develop conceptual diagrams, drawings, and 3-D images that respond to project goals. The study will consider opportunities for new construction and address challenges of maintain airport operations throughout the replacement. Airport staff will develop a narrative that will accompany the drawings, and a powerpoint presentation for external use

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The architects will begin working in Juneau on January 11, 2012. It is expected that documents will be available for Airport Board review on January 17, 2012. Final adjustments in drawings and diagrams will be done during the following two weeks, while narratives and presentation materials are prepared. This schedule will allow the Assembly Public Works & Facilities Committee to consider a request for Sales Tax funding at their February 6, 2012 meeting.