

ATTACHMENT #3



TO: Patricia deLaBruere,
JNU Airport Manager

DATE: September 5, 2013

FROM: Catherine Fritz, AIA
JNU Airport Architect

FILE: 1382.16

Terminal Renovation.

The Request for Letters of Interest (LOI) for concessions in the terminal brought forward three potential concessionaires for the five types of food and beverage services, summarized below:

	Kim Mungle	Abby's Kitchen	64 Thunderbird LLC
Food service that includes "grab and go" items	X	X	X
Hot beverage service (coffee, tea, espresso, etc.)	X	X	X
Full liquor service bar		X	X
Catering for airport meeting rooms		X	X
Catering for all aircraft on airfield		X	X

The next step is to receive and review written proposals (due by September 19th), then meet with each party in an interview to hear their proposal fully (scheduled for September 26th). We anticipate contract negotiations during October, and will begin design work for facility modifications as soon as we know the new concessionaire(s) and the scope of necessary remodel.

The concession surveys identified several opportunities for improving services at JNU. Improving food and beverage offerings is one important aspect, but staff is also considering other concessions such as special product kiosks, seasonal offerings, and specialized travel services like chair massage. Information gained from the surveys is being incorporated into a larger concessions redevelopment program that will be initiated over the next several months.

Other miscellaneous projects around the terminal during August included development of a new art exhibit in the secure Departure Lounge and gathering artifacts for the 100 Years of Aviation in Alaska exhibit (scheduled to begin in mid-September). Project staff is also drafting new concession lease documents that support the LOI solicitation process for other concessions at the airport.

Development of the project budget for the next stage of terminal renovation is underway. One of the budget line items is 1% of expected construction cost dedicated for public art, which will be approximately \$70,000. Staff is considering options for the art project, one of which could be replacement of the "Welcome to Juneau/Welcome to the Airport" exterior sign with a more significant, sculptural icon. An Art Panel will need to be appointed per the ordinance to make actual selection of artists and approve the final design of art that is selected, but the Airport can specify its preference for art media and location. A decision about the type and location of public art is not time-sensitive to other aspects of the project's design and construction.

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Model building exhibit by Bill Morris and James Miller, Sr.

Snow Removal Equipment Facility.

Airport staff has held several meetings with Congressional staff and federal lobbyist during the past few weeks to address FAA funding challenges for the SREF.

AEL&P's contract to bring electrical utilities into the site is in place. They are expecting to start work within the next couple of weeks. The temporary fencing contract with AAA Fencing is also underway. Materials have been ordered and work is scheduled for completion by September 30, 2013.

The building permit for the SREF continues, and the Airport's job trailer set-up is nearly complete. The Project Labor Agreement (PLA) analysis is complete and under review by other CBJ departments. If a PLA is determined to be beneficial to the project, then the contract documents will be revised to include such provisions. Staff continues to stand by ready to proceed with advertisement for bids once FAA assurance of funding is secured.