

ATTACHMENT #3



MEMORANDUM

TO: Patricia deLaBruere
JNU Airport Manager

DATE: October 2, 2014

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of September 2014 Activity

Two important project funding issues dominated activity in the Airport Architect's office during September. The first is an analysis that responds to the Federal Aviation Administration's (FAA) request for detailed accounting of all costs associated with construction of the Northeast Development Area. The purpose is to articulate a clear audit trail of previous construction activities at the site (e.g., embankment, geothermal piping) in context with the current proposal to remove the Snow Removal Equipment Facility (SREF) from the NE Area and replace it with a Fixed Base Operator (FBO). This analysis is expected to be complete in October 2014. The result will be a negotiated agreement between the Airport (JNU) and the FAA as to how much funding needs to be returned to FAA to move forward with the proposed SREF site change.

As part of the review, the FAA has requested an updated development plan for the NE site, which is attached to this report (Attachment #3). The proposed FBO is located next to the existing Wings of Alaska hangar at the northwest corner of the site along the existing frontage road (former location of SREF). The commercial and public apron uses of the overall NE Development Area have not changed substantively from earlier concepts. Once the SREF location is finalized, apron completion of both the NE and NW Development Areas could be scheduled for funding in the FAA's Airport Capital Improvement Plan (ACIP).

The second project funding issue is Phase II Terminal Renovation. A concept to replace the oldest portions of the terminal was presented at the September 10, 2014 Airport Board meeting. The total project cost of this concept is expected to be approximately \$14 million. This includes \$9.5 million for construction and \$4.5 million for design, construction administration, temporary tenant accommodations, permits, inspection, public art, and similar project costs. Approximately \$8 million in project funds currently exist for the next phase of terminal renovation; the difference of \$6 million needs to have a funding source identified.

These two projects are part of the Airport's greater list of needed capital improvements. The multiple projects that are competing for ever-decreasing funding options led staff to begin a comprehensive review of priorities and possible funding to meet JNU's needs.

Staff met on-site with Lindsey Rowles from JNU's advertising concessionaire, The Younger Agency, on September 11, 2014. Younger has held JNU's advertising contract since October 2010. It is a five-year contract with the option of being extended up to two additional years. They have been very responsive and creative in the use of available ad locations and types of mediums. They are also sensitive to JNU's desire to have place-based graphics that incorporate natural scenery into the advertising message whenever feasible. During the visit, staff identified at least three new locations for advertisements, and shared ideas on how to enhance the use of the digital information board.

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Design of the “Welcome to Juneau/Welcome to the Airport” sign is underway. Airport staff met with the ad hoc sign committee on September 18, 2014, to review design concepts. It was agreed to pursue a basic design using the airport logo and the Dibond metallic sign material. The graphic layout and sign production work for two back-to-back signs will be completed by Commercial Art. The existing concrete sign base and vertical supports will be refurbished and re-used. Once the design concept is approved, staff will proceed with production. The total cost of the project is expected to be approximately \$12,000.

Airport Projects staff completed the update of the art acquisition policy and associated forms during September. The exhibit agreement with Juneau Sister Cities was extended to allow the group to continue its temporary display in the Departure Lounge, and a new agreement was drafted with the UAS ceramics program for a similar exhibit.

Another round of surplus disposal from the former restaurant and kitchen is underway. Staff began working with the CBJ Purchasing Department’s new online surplus system to post items that other CBJ entities are interested in using. These items have insufficient value to justify the cost of staff time to organize for public sale auction. However, once the no-value items are removed, the next step will be to organize another set of surplus items for public sale.



Concept of two-sided sign proposed to replace existing sign at NE edge of employee parking lot.