

ATTACHMENT #2



MEMO

TO: Patricia deLaBruere,
JNU Airport Manager

DATE: November 3, 2014

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of October 2014 Activity

Throughout October, the Projects Office worked on future Capital Improvement Project (CIP) planning. A comprehensive list of airfield, landside, and building needs for the next six years was developed. The CIP list forecasts projects for federal, state, and local funding based on general scope and schedule. The scope and more detailed costs of specific projects are refined as the design process proceeds. From time to time, projects arise that are not on the CIP list. This recently occurred when the Projects Office became aware of the need to replace the roof of the Airport Maintenance Shop. Once the new Snow Removal Equipment Facility (SREF) is constructed the operations in the building will be relocated, but the structure is in sound condition, which will allow the building to be re-purposed. Replacing the roof is essential to maintaining the wood structure. The cost and possible funding sources are currently being assessed, and the CIP list will be updated soon.

Staff met with food and beverage concessionaire, Jacobsen/Daniels Associates (JDA), to review the concession activity from the 2014 summer season and discuss possible changes for next year. The facility is working out well for current operations as JDA solidifies their systems for deliveries and storage of dry and cold/frozen food, and better understands the general flow of product into the airport. JDA would like to expand its menu to add a larger selection of hot menu items. Projects staff will work with JDA to assess the mechanical and electrical impacts, as well as space needs and specific equipment that is desired. The area currently designated for alcohol in the secure Departure Lounge is very limited in size, and JDA has requested that the Airport consider additional space for that operation. Staff will immediately explore concepts to accommodate their needs so that changes (if agreed upon) can be possible before the 2015 tour season.

A letter that outlined detailed accounting of all costs associated with construction of the Northeast Development Area was forwarded to the Federal Aviation Administration (FAA) in late October. If the FAA concurs with JNU's methodology for repayment, the next step will be to work with the Airport Board to finalize the proposal to relocate the SREF to the NW Development Area. If a new SREF site is selected and funding is confirmed, the limited re-design of the building, as well as design for the new geothermal field, can begin. Funding for re-design is included in the General Obligation Bond request in local FY2016. The new geothermal loop field is eligible for AIP discretionary funding and is included in JNU's FFY2016 request to the FAA.

The architectural staff developed as-built drawings for the existing first floor restrooms located near the Projects Office. These restrooms are in poor condition and do not meet the Americans with Disabilities Act. Further, when the north end of the terminal is replaced, restrooms in that zone of the building will be demolished, putting even more use on the deteriorated facilities. The scope is to provide new interior finishes to both the existing Mens and Womens restrooms, and construct an accessible Family restroom. The design work will be done in-house, with assistance from a mechanical engineer if needed. Construction funds of \$60,000 is identified in the CIP list from FY16 Airport operating budget. This will allow the construction to begin at the end of the 2015 tourism season.

Replacement of the north wing of the Terminal is on hold until additional construction funding in the amount of \$6 million can be secured. The CIP plan identified \$3.5 million from local General Obligation Bond in local FY2016, and \$2.6M from FAA entitlement funds in FFY2017.