

ATTACHMENT #3



The Juneau Chamber of Commerce

9301 Glacier Hwy, Suite 110 • Juneau AK 99801

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October 9, 2017

David Epstein, Chair

Members of the Board

Juneau International Airport Board of Directors

City and Borough of Juneau

1873 Shell Simmons Dr., Suite 200

Juneau, Alaska 99801

RE: North Terminal Renovation

Dear Chair Epstein and Airport Board;

As you know, in 2012 the voters approved general obligation bonds which included \$6.9 million for north terminal renovation. In 2014, CBJ issued \$1 million of these bonds, of which a small amount of the proceeds used for preliminary conceptual design work for the north terminal. The airport has further identified additional funding towards this project.

There are two phases relative to airport terminal renovation. The first, completed recently, was the renovation of the main passenger terminal. That project renovated approximately 40,000 square feet and added an additional 13,000 square feet. The second includes the renovation of the north terminal along with what is referred to as the 'knuckle', an area of mechanical, kitchen and offices between the main terminal and the north terminal. The 2012 general obligation bond measure related to phase 2.

Conceptual design work for the north terminal, performed in 2014 by Jensen Yorba Lott, included at least two concepts. One was a complete renovation of the knuckle and the north terminal. The other was to leave the knuckle intact (saving the work on that component for a future phase three), and only renovate the north terminal. We understand that the complete renovation is anticipated to cost approximately \$16 million, and to date the airport has been unable to secure all of the funding needed to proceed with this work. We also understand that the construction cost estimate (does not include project overhead) for the north terminal renovation alone was approximately \$9.55 million and that the funding accumulated to date – bonds and other funding – should be sufficient to proceed with north terminal renovation.

As we know you agree, the north terminal is an important asset and component of the airport. It is the main transportation hub for much of Southeast Alaska, and their gateway to Juneau. During the summer of 2017, over 500 people flew in and out of

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the north terminal every day. That is roughly equivalent to four 737's worth of passengers, spread out through an entire day.

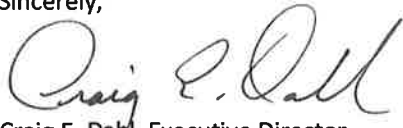
The north terminal is in very bad shape. Built in the 1940's it has deteriorated beyond an acceptable level of condition and many people have told us it is an embarrassment. Green slime oozes down the exterior façade. The interior carpet is 30 years old. The automatic doors are broken so often the airport maintenance department often leaves the operating mechanisms fully exposed for quicker access; and water consistently leaks through the ceiling, into dispatch offices and baggage areas. Its design is also no longer best suited for today's needs.

Juneau's construction industry also needs projects. A project like this one – that has funding available and should be able to come to a construction ready point reasonably quickly – should be pursued as expeditiously as possible.

We encourage you to consider working to complete the north terminal expansion, leaving the knuckle replacement for a future project, as soon as practical. It would be good for the airport, Juneau and the communities of Southeast Alaska who access our Capitol City.

Thank you for the time and energy that you put into serving the community of Juneau.

Sincerely,



Craig E. Dahl, Executive Director
Greater Juneau Chamber of Commerce

Cc: Mayor Ken Koelsch
City Assembly
Patty Wahto, Airport Manager