

**MEMORANDUM**

TO: Patty Wahto
Airport Manager

FROM: Catherine Fritz
Airport Architect

DATE: November 7, 2017

SUBJECT: Terminal Renovation Phase 2 Scoping

As you are aware, determining an affordable scope of work for the next phase of terminal renovation has been a very challenging process. Since 2012, we have considered multiple options for replacing the pre-1984 areas of the terminal, but the limited available funding, as well as the restricted uses of specific funding sources, has not allowed a fund-able solution to be found. Over the past year, we unsuccessfully attempted to access additional local and federal funding sources. The lack of additional funding has now opened discussions to view the problem differently. Much like the Snow Removal Equipment Facilities project, we are now considering what can be done with available and eligible funding to best meet both the immediate and long term needs of the airport and its tenants.

JNU's Part 135 operations involve scheduled air service, as well as charter service in the Southeast Alaska region. Alaska Seaplanes and Harris Air are the current providers of this service. While their proximity to the main terminal is convenient and desired, they are not obligated to the same security and operational provisions as the Part 121 service that is provided by Alaska Airlines and Delta Air Lines. Over the course of the past several weeks, an idea has developed to permanently separate the Part 135 operations from the main terminal by demolishing the current older portions of the terminal and subdividing the land into lease lots for private Part 135 commercial development. JNU could participate by improving road access, constructing a shared loading zone, and constructing an enclosed concourse that would extend from the main terminal to the new "North Terminal." This concept is described more fully in the attached Project Narrative that has been submitted to the FAA for a partial funding request for design. Additional graphics and discussion are being prepared for the November 14, 2017 JNU Airport Board meeting.

The primary advantages for JNU Airport for this idea are:

- Preliminary cost estimates indicate that the critical needs of the Main Terminal, as well as infrastructure support to the proposed privately-developed Part 135 North Terminal can be met within available funding (approximately \$15M).
- The operational and maintenance cost of the existing older portions of the terminal would be eliminated. Reconstruction of the "knuckle" with new infrastructure can be expected to reduce operational and maintenance costs of the terminal overall.
- The loading and unloading activity on the front curb of the terminal that is associated with Part 135 operations would be eliminated.

Recommendation:

Staff recommends that the concept to separate Part 135 operations from the Main Terminal be pursued as the next phase of terminal renovation, and asks for concurrence by the JNU Airport Board.



PROJECT NARRATIVE

Design/Construct Terminal Reconstruction Phase 2

November 1, 2017

PROJECT NEED.

Modernization of the JNU Terminal began in 2005 through an adopted Terminal Master Plan that called for two major phases of work: 1. Renovate and expand portions of the building that were constructed after 1984, and 2. Reconstruct portions of the building that were constructed prior to 1984 within the same general footprint. The majority of Phase 1 was completed in 2012. Since that time, JNU has identified local and federal funding sources to begin to address Phase 2 needs. The complete funding for all of Phase 2 work as originally envisioned has not been secured (estimated \$38M total cost), so smaller components to facilitate completion Phase 2 have begun, and an alternative approach to facilities for Part 135 Regional Air Carriers is now being planned.

Phase 2 will design and construct a new (replacement) secure exit lane from second floor passenger Departure Lounge to non-secure second public Lobby. Phase 2 will also include design to reconstruct all portions of the terminal that were originally constructed prior to 1984. Approximately 21,500 sf of building area will be demolished, along with 4,500 sf of exterior canopy (see Exhibit A, attached). Reconstructed (new) areas will total approximately 18,200 sf and interior remodel area will be 6,000 sf (see Exhibit B, attached). The scope will address code deficiencies, replace infrastructure (elevator/escalator, security systems, mechanical and electrical systems), improve energy efficiency, increase flexibility and adaptability of interior spaces for airport administration, and improve passenger services.

This scope is proposed to be accomplished under the FY18 AIP grant for design and an FY20 AIP grant for construction, as well as local funding sources. At this time, it is estimated that approximately 50% of the overall project (design and construction) will be eligible for AIP funding. As the design develops, JNU will work closely with FAA to confirm this assumption.

The reconstructed main terminal will no longer include Part 135 Regional Air Carrier spaces under the same roof. Rather, land that is currently used for the oldest parts of the terminal and for surface parking of vehicles and building support on the landside, and aircraft equipment on the airside will be subdivided into lots for commercial development (see Figure 1). This will result in a new North Terminal for Part 135 tenant needs. JNU will provide infrastructure improvements to support the North Terminal, including road intersection improvements, a shared loading zone, and an enclosed concourse that connects to the Part 121 terminal.

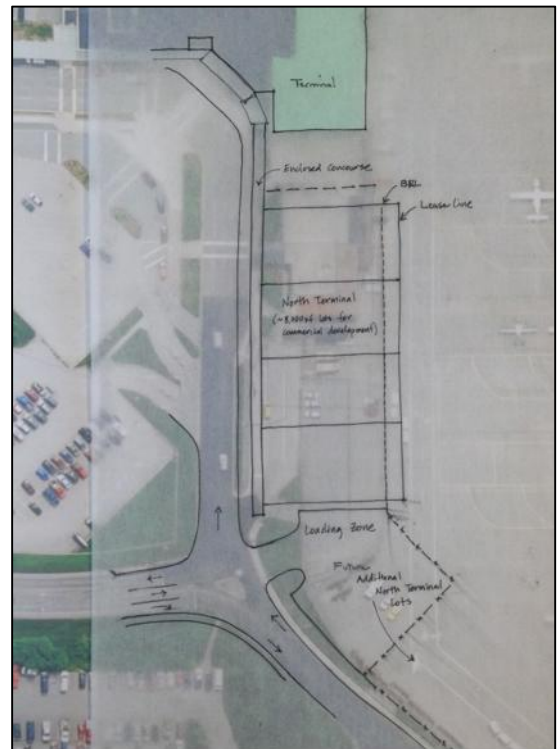


Figure 1: Concept sketch to reconstruct main terminal and establish lease areas for commercial development of new North Terminal.

JNU will request CATEX review by FAA under Order 1050.1F 5-6.4v "Replacement or reconstruction of a terminal, structure, or facility with a new one of similar size and purpose, where location will be on the same site as the existing building or facility." A Request for SHPO Section 106 review for this project will also be made.

ATTACHMENT #1

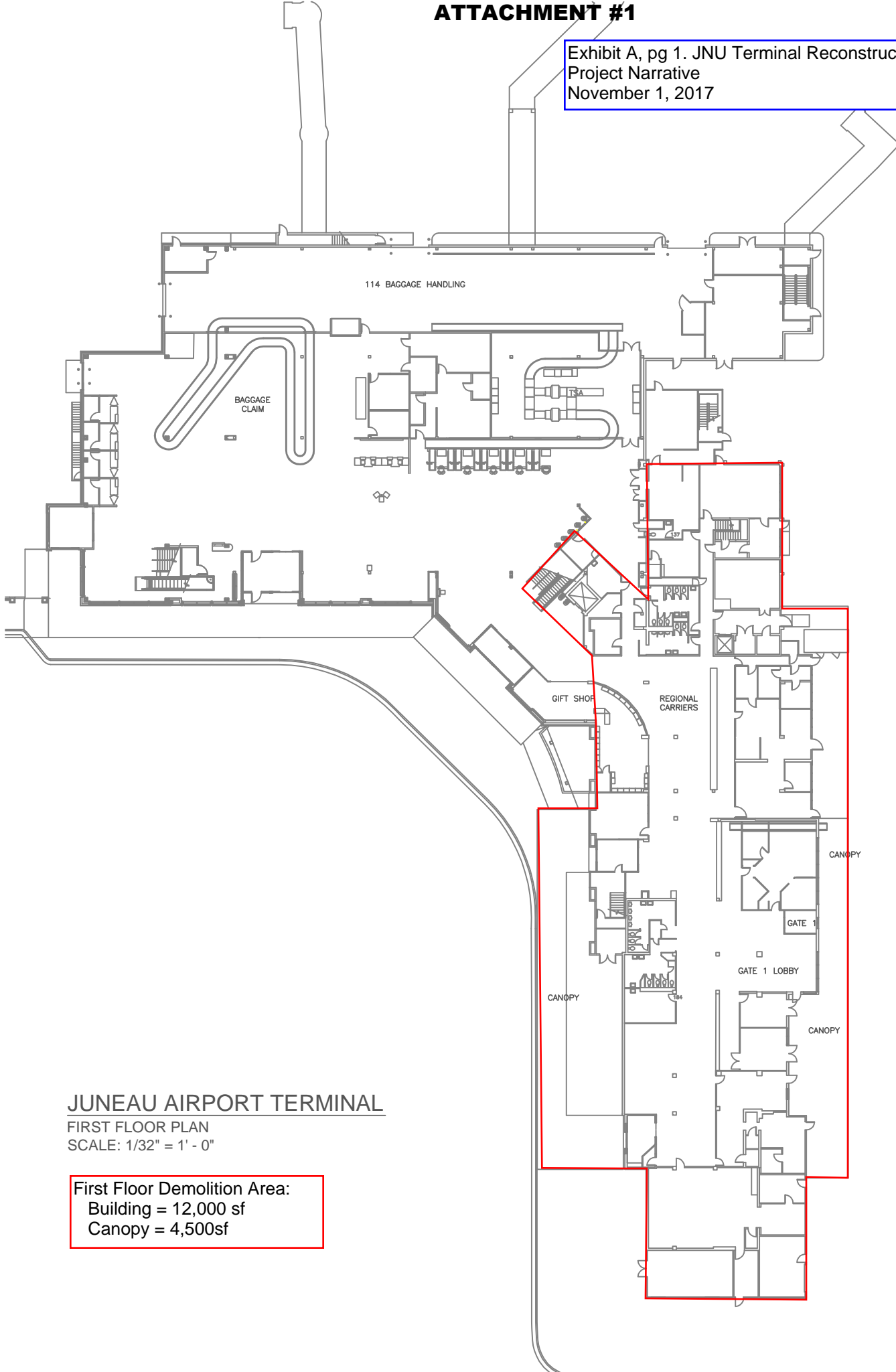
PROJECT ELEMENTS.

The Terminal Reconstruction Phase 2 activities expected from this FY18 grant include:

1. Prepare Request for Proposals and select a design team to provide design services.
2. Review previous project planning and programming documents, including applicable Advisory Circulars and design standards, and update as appropriate.
3. Work with FAA to confirm eligible AIP funding components and confirm a financing plan for all components of the project (design and construction).
4. Analyze phasing options for accommodating all project components while maintaining full operations of existing services in the terminal.
5. Complete design and construction documents that describe the full scope of Terminal Reconstruction, in multiple phases as may be needed.

ATTACHMENT #1

Exhibit A, pg 1. JNU Terminal Reconstruction
Project Narrative
November 1, 2017



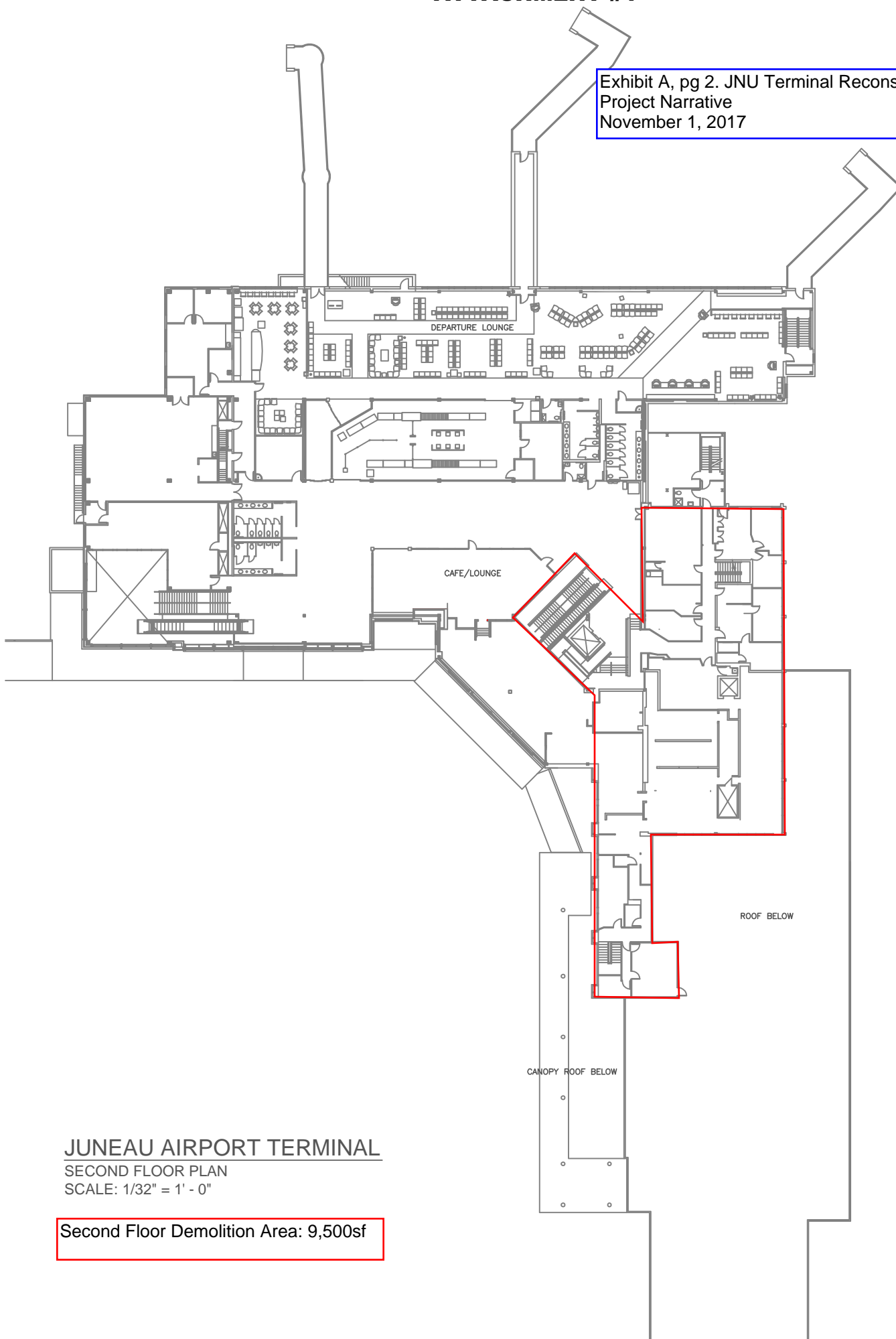
JUNEAU AIRPORT TERMINAL

FIRST FLOOR PLAN
SCALE: 1/32" = 1' - 0"

First Floor Demolition Area:
Building = 12,000 sf
Canopy = 4,500sf

ATTACHMENT #1

Exhibit A, pg 2. JNU Terminal Reconstruction
Project Narrative
November 1, 2017



JUNEAU AIRPORT TERMINAL

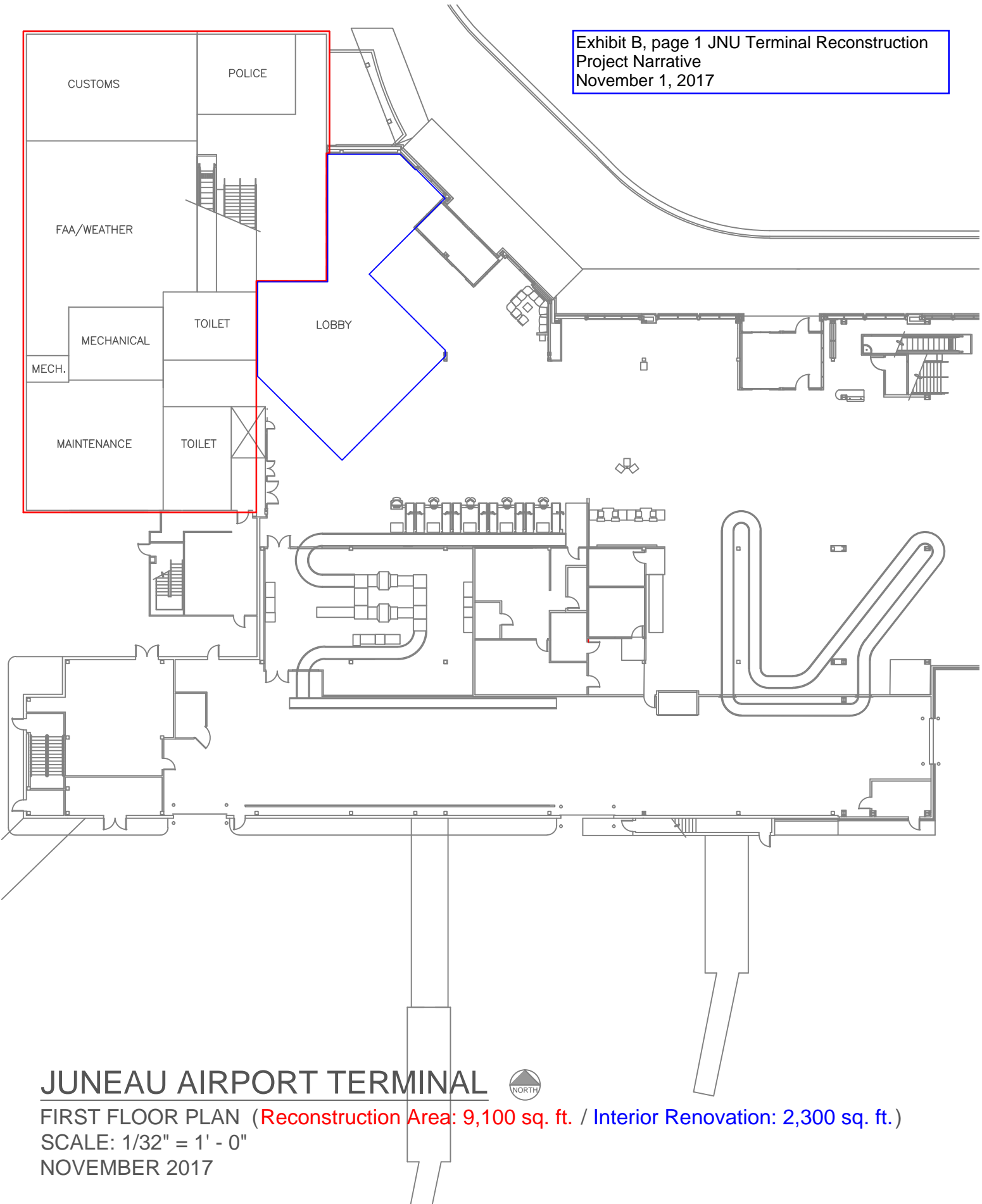
SECOND FLOOR PLAN

SCALE: 1/32" = 1' - 0"

Second Floor Demolition Area: 9,500sf

ATTACHMENT #1

Exhibit B, page 1 JNU Terminal Reconstruction
Project Narrative
November 1, 2017



JUNEAU AIRPORT TERMINAL



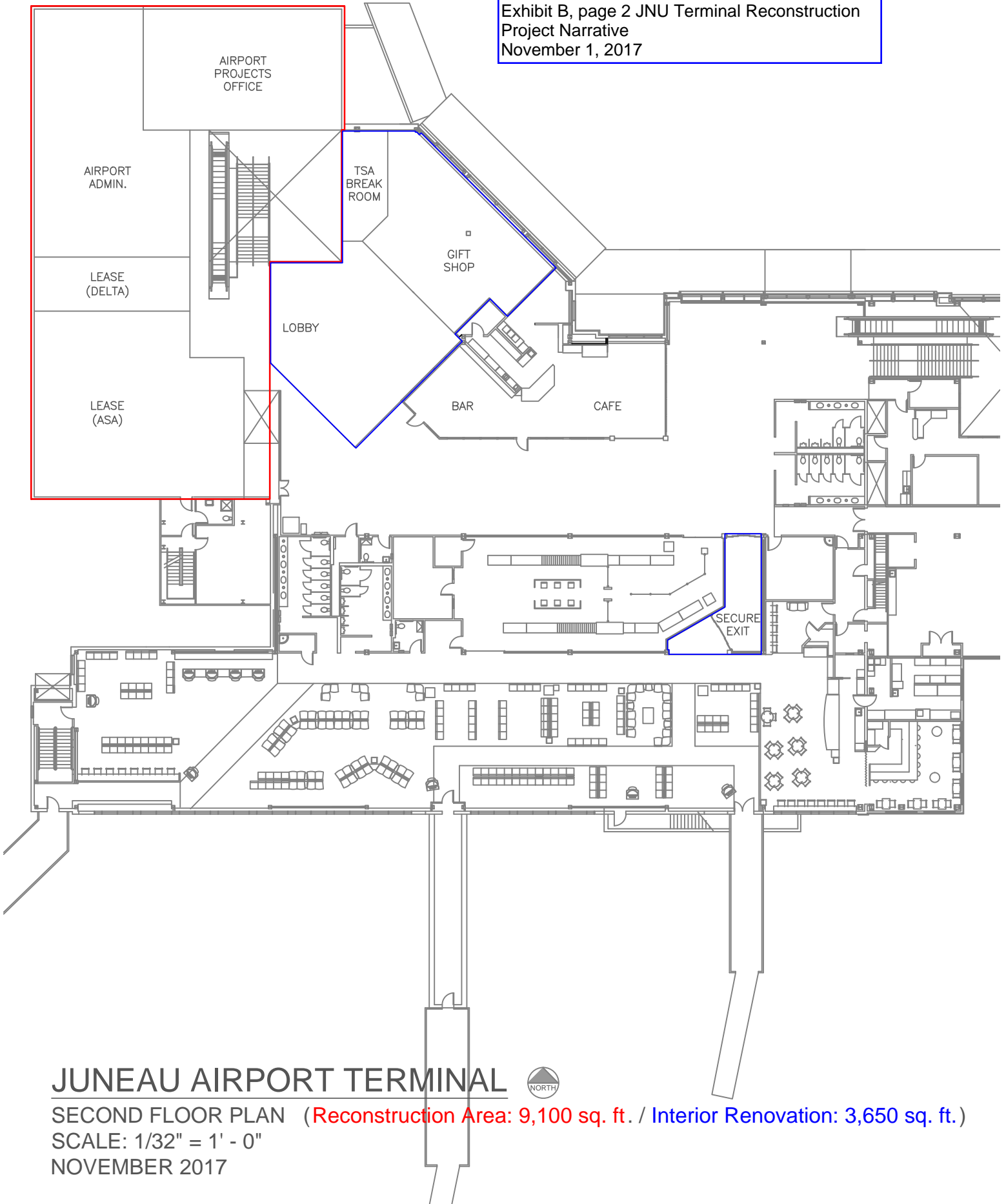
FIRST FLOOR PLAN (Reconstruction Area: 9,100 sq. ft. / Interior Renovation: 2,300 sq. ft.)

SCALE: 1/32" = 1' - 0"

NOVEMBER 2017

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Exhibit B, page 2 JNU Terminal Reconstruction
Project Narrative
November 1, 2017



JUNEAU AIRPORT TERMINAL

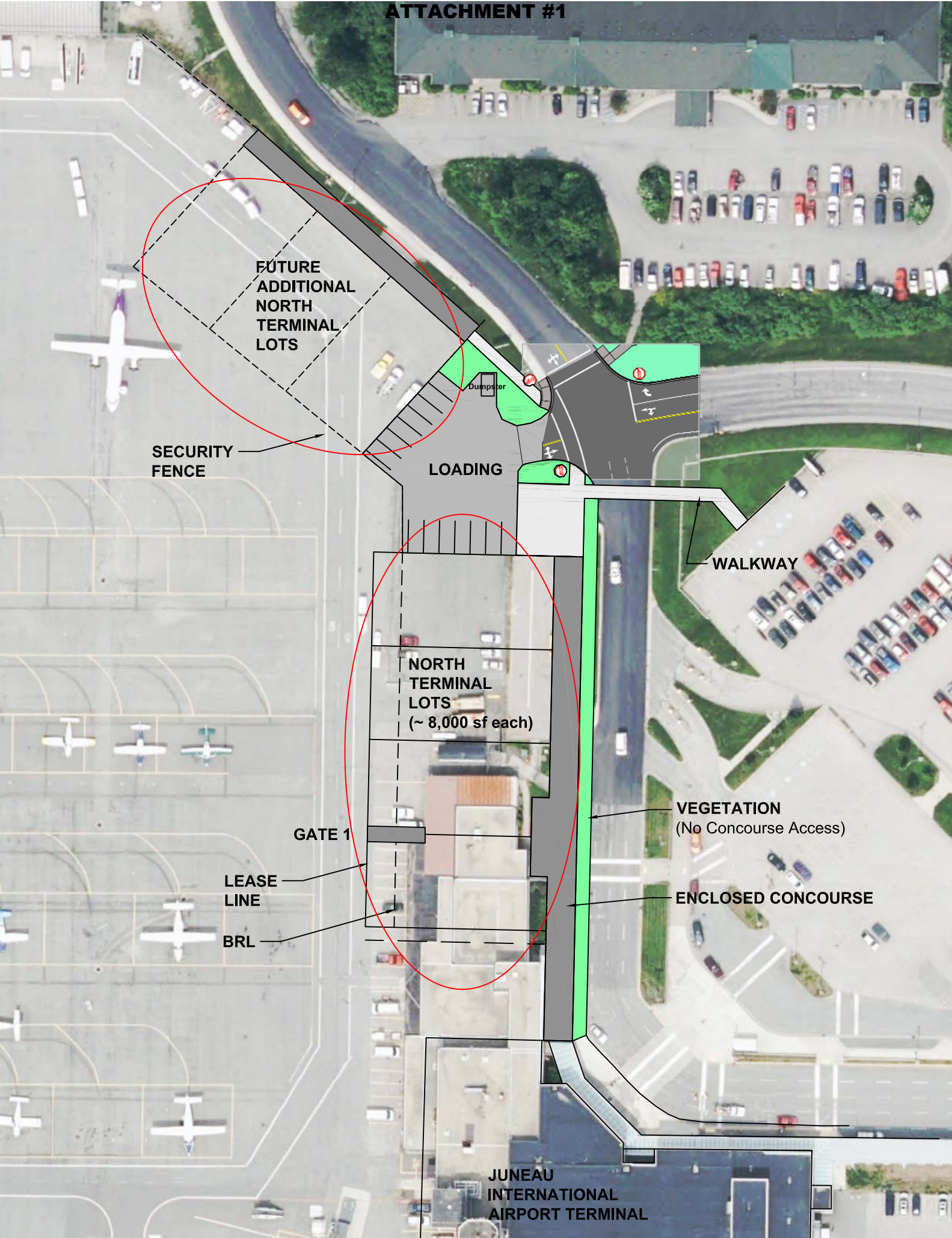


SECOND FLOOR PLAN (Reconstruction Area: 9,100 sq. ft. / Interior Renovation: 3,650 sq. ft.)

SCALE: 1/32" = 1' - 0"

NOVEMBER 2017

ATTACHMENT #1



**FUTURE
ADDITIONAL
NORTH
TERMINAL
LOTS**

**SECURITY
FENCE**

LOADING

Dumpster

WALKWAY

**NORTH
TERMINAL
LOTS
(~ 8,000 sf each)**

GATE 1

**LEASE
LINE**

BRL

**VEGETATION
(No Concourse Access)**

ENCLOSED CONCOURSE

**JUNEAU
INTERNATIONAL
AIRPORT TERMINAL**