



TO: Dave Palmer,
JNU Manager

DATE: June 4, 2008

FROM: Catherine Fritz, AIA
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RE: Terminal Renovation and Sno-Man Bldg. Project Updates

Terminal Renovation.

North Pacific Erectors began work on the terminal on May 13, 2008. Taking advantage of the excellent weather in May, NPE Project Manager, Chris Gilberto, concentrated the initial work on the roof. It is currently about 65% complete. One change order item has been authorized – the parapets and curbs that support the mechanical equipment need to be raised to accommodate the roof's increased insulation thickness. The cost of this extra work is not yet determined; no extension of completion time is expected.

Removal of the Exterior Insulation Finish System (EIFS) is also underway on the South (airfield) elevation, lower level. This demolition is required to prepare for the new Concrete Masonry Unit wainscot that will extend approximately five feet up the wall.

Work along Shell Simmons Drive and the taxi waiting plaza is scheduled to begin on June 5th. Detours for pedestrians and vehicles will be maintained by the sub-contractor, Miller Construction. The Airport will add security personnel along the front curb to limit congestion and assist with pedestrian detours.

Regarding, Phase II renovation, the recent cost estimate suggests a construction cost of approximately \$12.5 million. This is slightly higher than earlier estimates, but it includes the full cost of the Ground Source Heat Pump system. I am currently reviewing the project budget, and waiting for the outcome of the energy grant application to determine if the full \$12.5 million scope can be maintained. If funds are not available to support this amount, the scope will be scaled back.

The Art Panel met on May 13th and reviewed 17 proposals from 9 artists. The panel thoroughly reviewed and discussed all proposals, and recommends that the hanging sculpture concept presented by Criswell & Henrickson be accepted. The Art Panel asked that the artists work with the architects and members of the panel to refine the concept so that it integrates with the architecture in the new 2-story area of the expanded baggage claim space. The expected total cost of the art is approximately \$100,000.

Airfield Maintenance (aka Sno-Man) Building.

A work session with the design team was held on May 19-21, 2008. We reviewed the building program, site conditions, and developed a project schedule. It was agreed to locate the maintenance facility at the westerly edge of the site, adjacent to the Wings of Alaska facility. This location provides good access to the airfield, is closest to existing utilities, and allows good flexibility for other future uses of remaining portions of the parcel.

We discussed energy saving measures for the building and directed the energy engineer to pursue the viability of a horizontal ground loop system near the taxiway. Constructing the ground loop in this area makes good use of airport land that is restricted from above-grade development. The conceptual design report is scheduled to be complete by mid-July.