



ATTACHMENT #2

MEMORANDUM

TO: Patricia deLaBruere
JNU Airport Manager

DATE: February 4, 2016

FROM: Catherine Fritz, AIA
JNU Airport Architect

RE: Architect's Report of January 2016 Activity

The Aircraft Rescue and Fire Fighting (ARFF) Building Modifications Design Report was completed during January and submitted to the Federal Aviation Administration (FAA) on February 3, 2016. Following FAA concurrence, the design team will proceed with refining the design into bid ready documents. The current construction cost estimate is approximately \$2.34M, which includes the cost for temporary relocation of security fencing and Gate K; the total project cost estimate is approximately \$3M. This is above the earlier project estimate of \$1.98M that was based on the concept of an extension to the ARFF Apparatus Bays rather than the replacement that is now considered the most viable option. Efforts are being made to reduce construction costs through design detailing, and efficiencies in the construction management tasks are being developed. An updated construction cost estimate will be developed when the drawings are 95% complete, which is expected by late May.

The professional services team led by ECI was selected for the Snow Removal Equipment Facilities (SREF) design and construction administration services. The first two contracts (geothermal loop field and SREF phase I) are currently being negotiated. Design and construction documents for the geothermal loop field will be incorporated as a specific component of the larger RSA II-b NE/NW Apron Development project. This is similar to the contract structure that was used for the horizontal loop field at the NE quadrant and will be less costly than a stand alone project. The Pre-Design meeting for the geothermal loop field project is tentatively scheduled (assuming contract execution) for February 11, 2016.

The SREF design will kick off with scoping meetings that are tentatively scheduled for the week of February 15, 2016. The architectural program will be revisited and the design team will get oriented to the new site at the northwest quadrant.

Renovation plans for the first floor toilet rooms (in the "knuckle" area of the building) are nearly complete. We are working with the City & Borough of Juneau (CBJ) Engineering Department's term contracts to hire the construction contractor, and utilize airport staff to perform demolition. This allows the contractor to have clear access to the work areas, and reduces unknown conditions and disruptions to the public. The total cost of the renovation is estimated at \$100,000; the completion date is targeted for May 2016. These restrooms will be the only ones on the first floor when we reconstruct the north end terminal. They are also in dire need of repairs.

Airfield Shop Roof Replacement construction documents are currently out to bid. The bid opening is scheduled for February 12, 2016. Substantial completion is scheduled for June 10, 2016. Construction management services will be done by Airport staff with support from design consultant Tony Yorba.

The Transportation Security Administration (TSA) has been in contact with the Airport to utilize a portion of the old kitchen and service area (near the dining room) for administrative offices. This area would not be part of the north end terminal work. TSA needs to look at funding for remodel of the area to suit their need.

Projects Office staff continues to update the website that includes incorporating the new CBJ format and organizational framework. Staff has also begun development of a new Request for Proposals for the advertising concession. The current contract with Lamar is scheduled to expire on September 30, 2016.