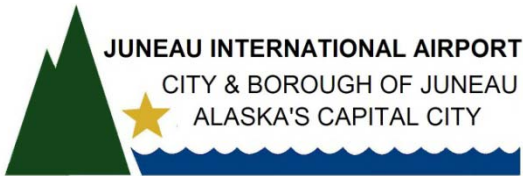


AIRPORT BOARD
AGENDA
6:00 P.M., WEDNESDAY, JANUARY 11, 2012
ALASKA ROOM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES:
 - A. **Regular Monthly Meeting of December 14, 2011**
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENTS
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Airport Manager's Report:**
 - 1. Dispute Resolution Board Finding
 - 2. Snow Removal Equipment Facility Funding Update
 - 3. Airport Staff Updates: Jerry Mahle Retiring, Marc Cheatham Permanent Status
 - 4. Special Committee of the Whole Meeting January 17, 2012
 - 5. Airport Engineer Report (Attachment #1)
 - 6. Airport Architect Report (Attachments #2 and 3)
- VIII. CORRESPONDENCE
- IX. COMMITTEE REPORTS
 - A. **Wildlife Hazards Working Group**
 - B. **Finance Committee**
 - C. **Operations Committee**
- X. ASSEMBLY LIAISON
- XI. PUBLIC COMMENTS
- XII. BOARD MEMBER COMMENTS
- XIII. ANNOUNCEMENTS
- XIV. TIME AND PLACE OF NEXT MEETING:
 - A. Airport Board, 6:00 p.m., February 8, 2012, Alaska Room
- XV. ADJOURN

ATTACHMENT #1



To: Jeannie Johnson, JNU Manager

From: Thomas G. Carson, JNU Engineer

Re: JNU RSA Improvements Project Update

January 4, 2012

File: 1603.13

Construction over the past month:

- AIC did not dredge or haul any material during December.
- The water elevation of the Pond ranged from 16' 2" to 16'-10". No make-up water from the Mendenhall River was needed this month.
- AIC worked on the new storm drain system along the west side of the N.E. Development Area. By the end of December, that work was about 50% complete. The remainder must be complete by March 1, 2012.
- AIC completed finish grading at the Temsco parking lot where a new storm drain system had been installed. The storm drain system picks up a roof drainage from Temsco's building and surface drainage from their parking lot.
- Throughout the month, the Jordan Creek culvert work remained a significant challenge for AIC. Late in the month, in preparation for winter shutdown, AIC reinforced all excavation slopes with shot rock and allowed Jordan Creek to flow its normal course. Work in Jordan Creek must be completed by April 15, 2012 due to ADF&G permit restrictions.
- Miller Construction delivered shot rock which AIC used for stabilization and foundation work related to the storm drain installation and the Jordan Creek work.
- AIC completed winter shutdown punch list items.

Permitting and coordination activities:

- JNU staff continued working with FAA's design team for 08 and 26 MALSR.
- JNU staff continued coordinating with DOWL's Phase 2 design team. There is an "over-the-shoulder" design review scheduled for January 10, 2012. Design work appears to be on schedule.

As of the end of December, AIC had earned \$30,873,000, representing 107.9% of the original \$28.6 million contract (94.9% if change orders are included). Twenty one change orders have been authorized to date, resulting in a \$3,895,891 increase to the original award amount (an increase of 13.61%), bringing the contract total to \$32,516,682. Change orders to date have authorized side-slope improvements around the pond, gangway assemblies, loading platforms, relocation of the East Runway Slough, and the new storm drain system around the west and east sides of the N.E. Development Area. To date, 91 days have been added to the contract deadline, which is now March 30, 2012.



This image shows storm drain work underway in the N.E. Development area. Stockpiled dredge material is visible just beyond the new storm drain manhole.



This image, taken on December 2, typifies the challenge AIC faced with water from Jordan Creek.



This image shows some of the rip rap slope stabilization that AIC installed at the Jordan Creek excavation site in preparation for winter shutdown.

TO: Jeannie Johnson,
JNU Airport Manager

DATE: January 5, 2012

FROM: Catherine Fritz, AIA
JNU Airport Architect

FILE: 1382.16

RE: Terminal Renovation Project Update
Snow Removal Equipment Facility Project Update

Terminal Renovation.

The Contractor recently met with restaurant and gift shop tenants to review temporary wall layouts and details for both the first and second floor areas affected by the upcoming construction. Airport staff continued working with restaurant staff to configure a temporary coffee stand during the Main Entry Renovation work, and to finalize the design to retrofit the existing coffee shop space created by the entry renovation. The temporary coffee shop will begin construction in mid-January.

The RFP for Gift Shop concession was issued in December. A pre-proposal meeting was held on January 5, 2012 that allowed Proposers to ask questions and tour the Gift Shop space. Airport staff has identified an area in the North Wing to construct temporary storage of display cases that will be affected by the entry renovation. Mechanical and electrical engineers are completing design for the Gift Shop renovation so that new lighting, power, heating, and ventilation can be provided.

Two exterior door vestibules began renovation in December. By lengthening the vestibules, we will be able to stagger the automatic doors to minimize both doors being open simultaneously. This will help reduce heat loss from the building. Door and vestibule repairs will continue for several more weeks, but already we have heard positive comments on this improvement. The revised layout of one of the vestibules has provided a good location for the Laptop Lounge. The current laptop space will be incorporated into the new Gift Shop, so relocation is necessary.

We received the draft report of the Energy Audit on the pre-1984 portions of the building. It recommended many specific repairs to reduce energy use, and was organized by priorities that considered both energy savings and cost of repair. Airport Projects and Terminal Maintenance staff met and reviewed the report, and divided up responsibility for various repairs. A spreadsheet will be developed that will help us track on progress of the repairs. Some of the repairs are more extensive than we can accomplish with staff or small construction contracts. These will be considered at a later time.

Gate signs for the Departure Lounge were hung in December. Additional directional signage arrived, but was damaged and will be replaced.



Depth of entry vestibules in the terminal's North Wing are increased to minimize heat loss.

Snow Removal Equipment Facility.

On December 7, I attended a design meeting with the architects review project components and building systems. The consultants are working toward construction documents completion in late March, 2012.

Other.

At the request of CBJ Engineering Department Director, Rorie Watt, we will be making a request to the Public Works & Facilities Committee for future sales tax funding consideration at the February 6, 2012 meeting. I have prepared a separate memo to address needed pre-design work to establish the scope, schedule, and budget of replacement of the pre-1984 portions of the terminal, and improved parking facilities.



ATTACHMENT #3

MEMORANDUM

TO: Jeannie Johnson
Airport Manager

FROM: Catherine Fritz
Airport Architect

RE: Phase II Terminal Pre-Design

DATE: January 6, 2012

CBJ Engineering Department Director, Rorie Watt, recently requested that the Airport bring forward project funding requests for future sales tax revenues to the February 6, 2012 Public Works & Facilities Committee meeting. You will recall that we discussed Phase II, Pre-1984 Terminal Replacement, in a strategic planning session with the Airport Board in March 2011. It is timely that we begin preliminary design of the remaining areas of the terminal (including development of a parking garage) as soon as possible, so as to be considered in the upcoming dialog with the Assembly about the next Sales Tax ballot measure.

Below, I have outlined a process for developing design concepts to articulate the scope and budget of terminal replacement, and refine the conceptual work originally done in 2005 for a parking garage.

Background.

The 2005 Terminal Master Plan grew out of a thorough planning process that included an inventory of the existing facility's assets and limitations. It called for renovation and expansion of the 1984 portions of the building, and replacement of pre-1984 areas. The study identified facility limitations for tenants, passengers, and airport staff including parking. It described airside (apron) proximity issues, and discussed facility operations & maintenance costs.

In 2006, the Airport Board formed a Stakeholder Committee to scope the needed renovations into a multi-phase approach. Project priorities were set, with the primary goals being:

- Reducing Operating Costs,
- Modernizing Infrastructure, and
- Improving Passenger Experiences.

Phase I is nearly complete. The scope included a 12,000 s.f. expansion and 40,000 s.f. of renovation of most of the 1984 portions of the building. Total cost of Phase I was approximately \$19.5 million.

Phase II Design Study.

The next step of the terminal renovation project is to articulate the concept for replacement of the pre-1984 portions of the building. The project scope, schedule, and budget will be developed so as to allow project funding to be sought.

Design services from HNTB and JYL Architects will be used to develop conceptual diagrams, drawings, and 3-D images that respond to project goals. The study will consider opportunities for new construction and address challenges of maintain airport operations throughout the replacement. Airport staff will develop a narrative that will accompany the drawings, and a powerpoint presentation for external use.

January 6, 2012

The architects will begin working in Juneau on January 11, 2012. It is expected that documents will be available for Airport Board review on January 17, 2012. Final adjustments in drawings and diagrams will be done during the following two weeks, while narratives and presentation materials are prepared. This schedule will allow the Assembly Public Works & Facilities Committee to consider a request for Sales Tax funding at their February 6, 2012 meeting.