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Friedman Memorial Airport Authority

Regular Board Meeting

August 5, 2014



1616 Airport Circle



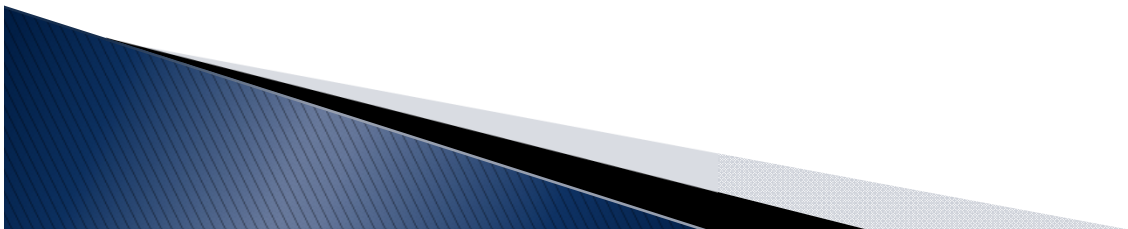
Hailey, ID 83333



208.788.4956

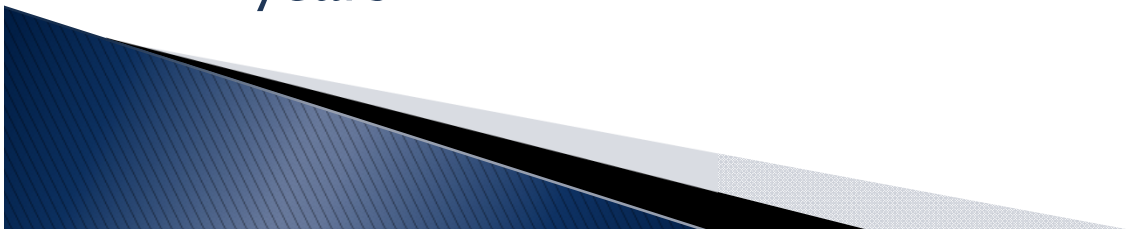
Public Hearing

- FY' 15 Rates & Charges
- FY' 15 Budget
 - Approval




FY 15'Draft Rates & Charges

- ▶ Staff has reviewed Board & Committee comments and concerns from the June and July Board meetings to arrive at a sound and responsible conclusion.
 - Runway Safety Area Improvement Project has and will continue to draw significant capital from FMA Operational Reserves.
 - Not all expenditures are covered or recoverable thru AIP or PFC.
 - They are recoverable thru Rates & Charges adjustment.
 - Recovery strategy utilizes a 20 year reimbursement schedule, modeled after a depreciation schedule.
 - This strategy results in approximately \$150,000 in FY '15 with automatic CPI increases annually for the following 19 years.

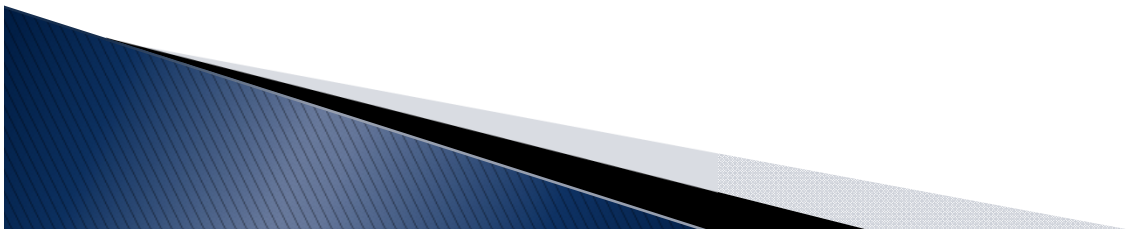


FY 15'Draft Rates & Charges

- ▶ Rates & Charges adjustments focused on Landing Fees, Transient Aircraft Parking Fees, and Passenger Terminal Parking Fees.
 - ▶ Rates & Charges adjustments are related to activities that initiated the expenditures
 - ▶ Survey of similar airport rates and charges indicates that even after implementing suggested Rates & Charges adjustments, FMA remains average or below average compared to competitive set airports
 - ▶ Public Hearing Notice published on July 23 and July 30, 2014
- 

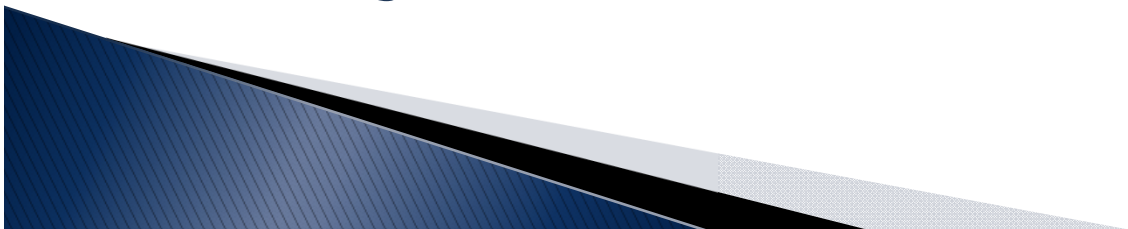
FY 15'Draft Budget

- ▶ Staff has reviewed comments received from the Board during the June and July FMAA meetings and refined the Draft FY'15 Budget for consideration.
- ▶ The FY'15 Budget:
 - Provides the Board the ability to operate FMA and meet all of the coming year's needs.
 - Meets FMA needs regarding Safety Area Implementation projects.
 - Includes a salary adjustment for the Airport Manager.
 - Proposes 2.0% CPI adjustments in employee compensation (2% is based on the Consumer Price Indexes Pacific Cities and U.S. City Average).
 - Includes the ability to adjust compensation 3% maximum cap for salary adjustments predicated on merit – based performance over the course of the year.



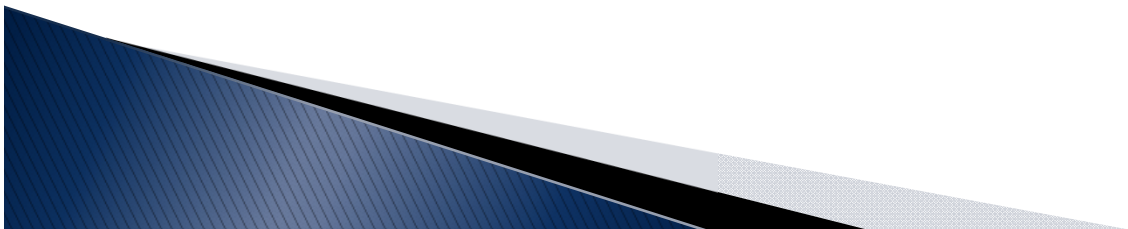
FY 15'Draft Budget (Continued)

- Continues to support the Board's goal to Master Plan sooner, rather than later.
- Supports the Board's Department of Transportation Small Community Air Service Development Program Grant
- Is designed so that all revenue generated by Airport and any local taxes on aviation fuel are expended by FMAA for the capital or operational expenses of the Airport.
- Begins the process of restoring FMA Operational Reserves to Pre-Runway Safety Area Implementation Project level.
- Public Hearing Notice published on July 30, 2014
- The Board should approve the budget on or before August 15, 2014



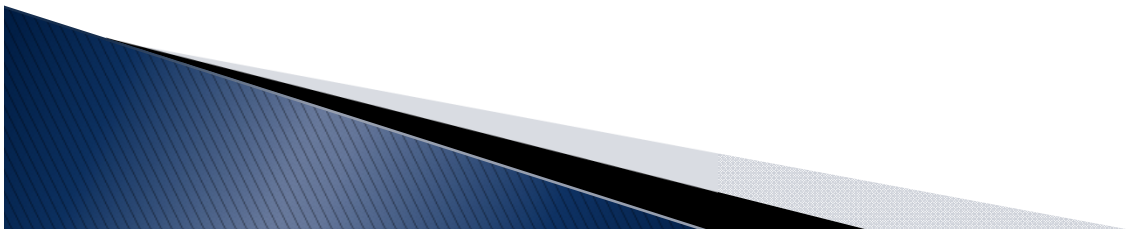
Approve Friedman Memorial Airport Authority Meeting Minutes

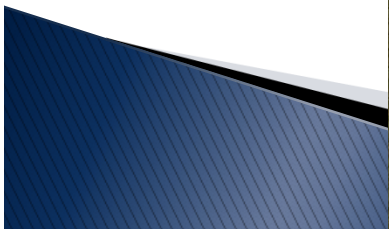
- July 1, 2014 Regular Meeting
 - Approval



Reports

- ▶ Chairman Report
- ▶ Blaine County Report
- ▶ City of Hailey Report
- ▶ Airport Manager Report
- ▶ Communication Director Report









AIRPORT STAFF BRIEF QUESTIONS

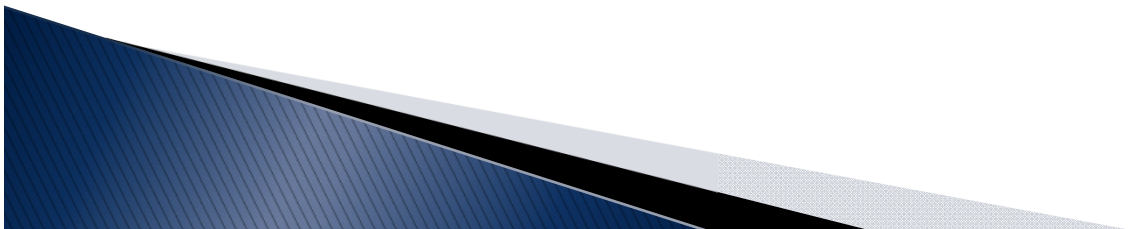


UNFINISHED BUSINESS

Airport Solutions Existing Site

► Plan to Meet 2015 Congressional Safety Area Requirement

- Presented by:
 - Mr. Dave Mitchell, T-O Engineers
 - Airport Manager



Formulation

- ▶ Still waiting on FAA review



Construction Projects

- ▶ Project 1: Hangar Taxilane and Apron Improvements
- ▶ Project 2: Relocate/Extend Taxiway B and RSA Grading
- ▶ Project 3: Terminal Reconfiguration
- ▶ Project 4: Airport Operations Building
- ▶ Project 5: Terminal Apron/Site Preparation
- ▶ Project 6: Relocate Twy B/Remove Twy A/North Apron
- ▶ Future Projects



Projects 3 and 4

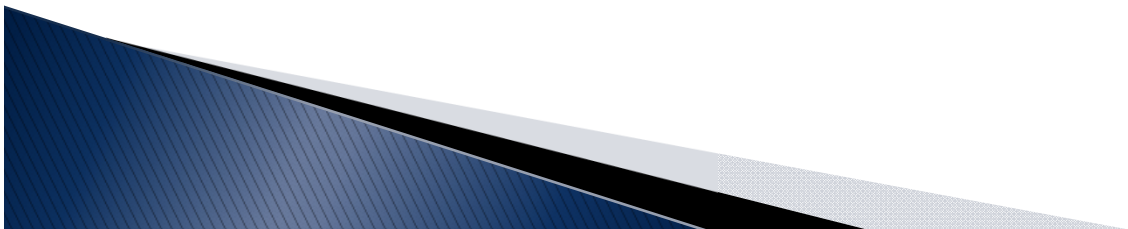
Terminal/Airport Operations Bldg



Project 3

Terminal Reconfiguration

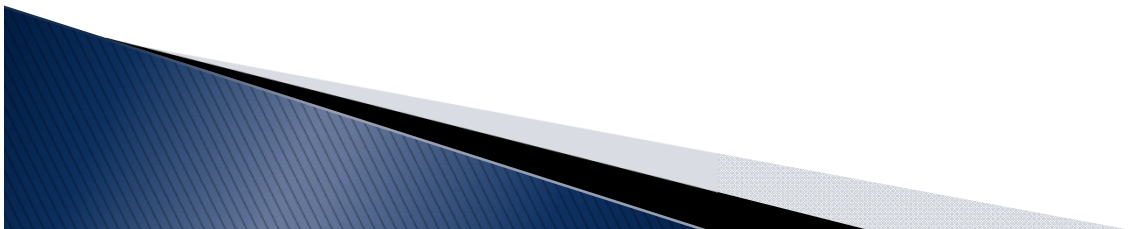
- ▶ Architectural Committee: July 16
 - Interiors
 - Budget
- ▶ Schedule:
 - Documents available August 19
 - Bid opening September 16



Project 4

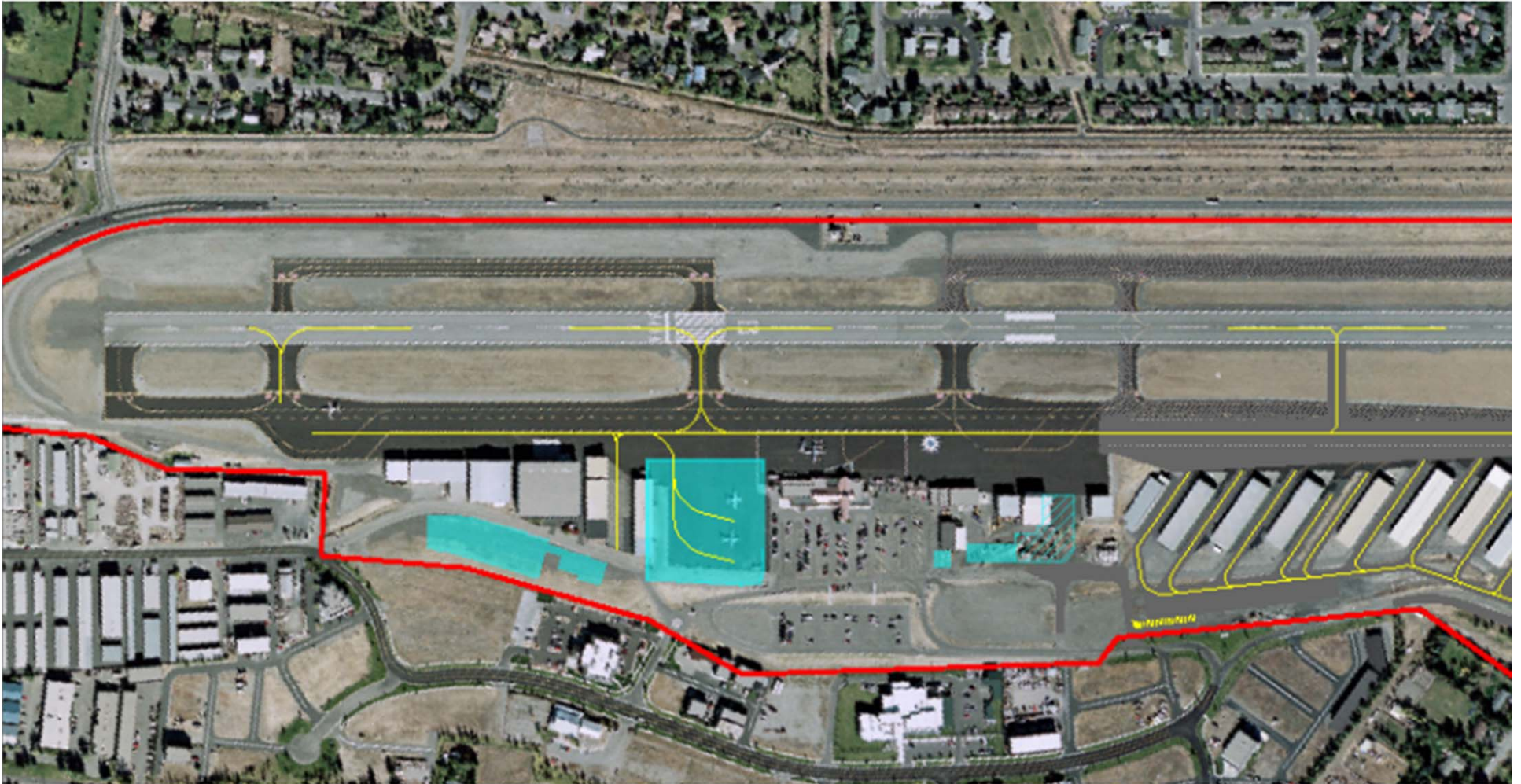
Airport Operations Building

- ▶ Architectural Committee: July 16
 - Interiors
 - Budget
- ▶ Schedule:
 - Documents available approximately September 1
 - Bid opening approximately September 23



Project 5

Terminal Apron/Site Preparation



Project 5

Terminal Apron/Site Preparation

► Bids Opened July 29

Item	Engineer's Estimate	Western Construction	Idaho Sand and Gravel
A – Terminal Apron	\$1,271,402.00	\$1,206,988.05	\$1,407,424.20
B – AOB Site	\$815,605.70	\$722,702.35	\$766,780.95
C – N. Hangar Site	\$180,001.00	\$170,554.30	\$218,033.00
A+B+C	\$2,267,008.70	\$2,100,244.70	\$2,392,238.15
Add Alternate (Concrete)	\$584,900.00	\$440,020.00	\$418,449.90
Total w/ Alternate	\$2,851,908.70	\$2,540,264.70	\$2,810,688.05

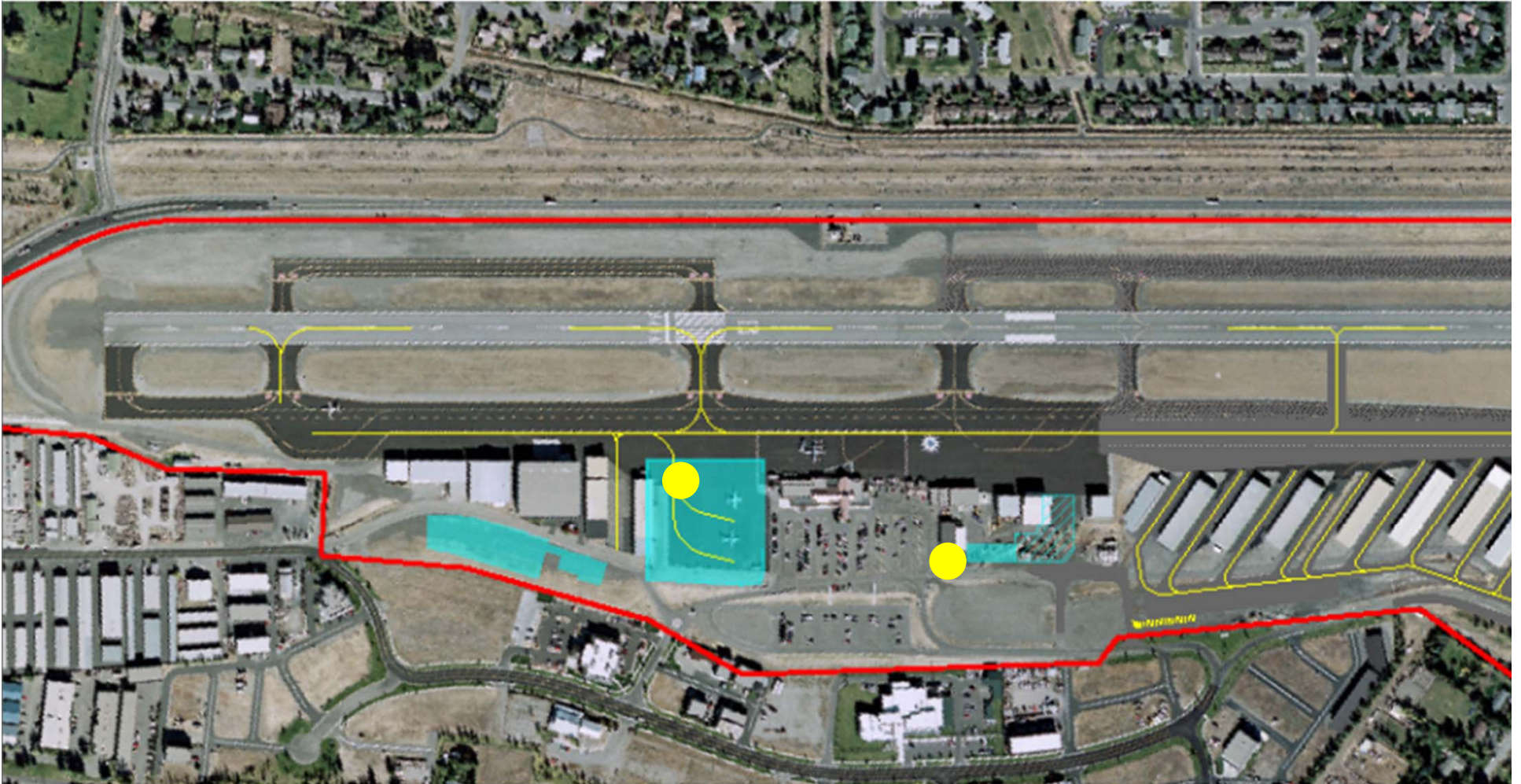
Project 5

Terminal Apron/Site Preparation

- ▶ Western Construction bid is responsive
- ▶ Concrete advantages:
 - More durable
 - Resistant to fuel/de-icing
 - Constructability
- ▶ Recommend award to Western Construction in the amount not to exceed \$2,540,264.70



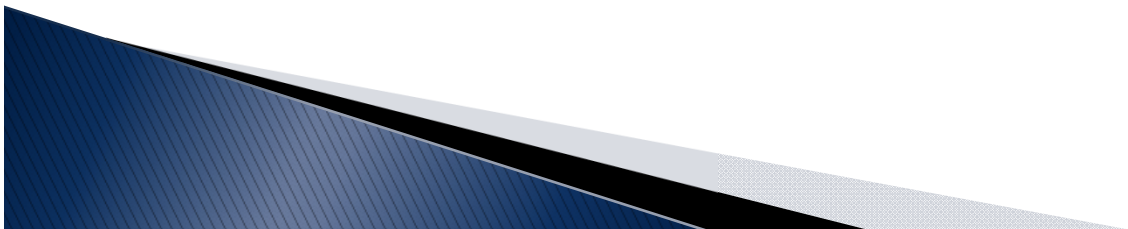
“Project 5a” Gate Relocations



“Project 5a”

Gate Relocations

- ▶ Quotes were sought from four contractors
- ▶ Three declined to quote
- ▶ One quote received, from Balanced Rock Electric
 - \$84,202
 - Includes security equipment not included in Project 5 bids.
 - Cost for this quote is \pm \$4,400 less than comparable bid items on Project 5
- ▶ Award of this quote allows us to move the gates in advance of Project 5 start

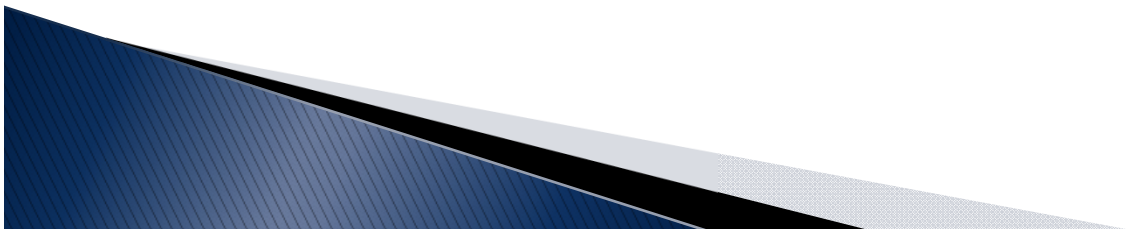


Project 5

Terminal Apron/Site Preparation

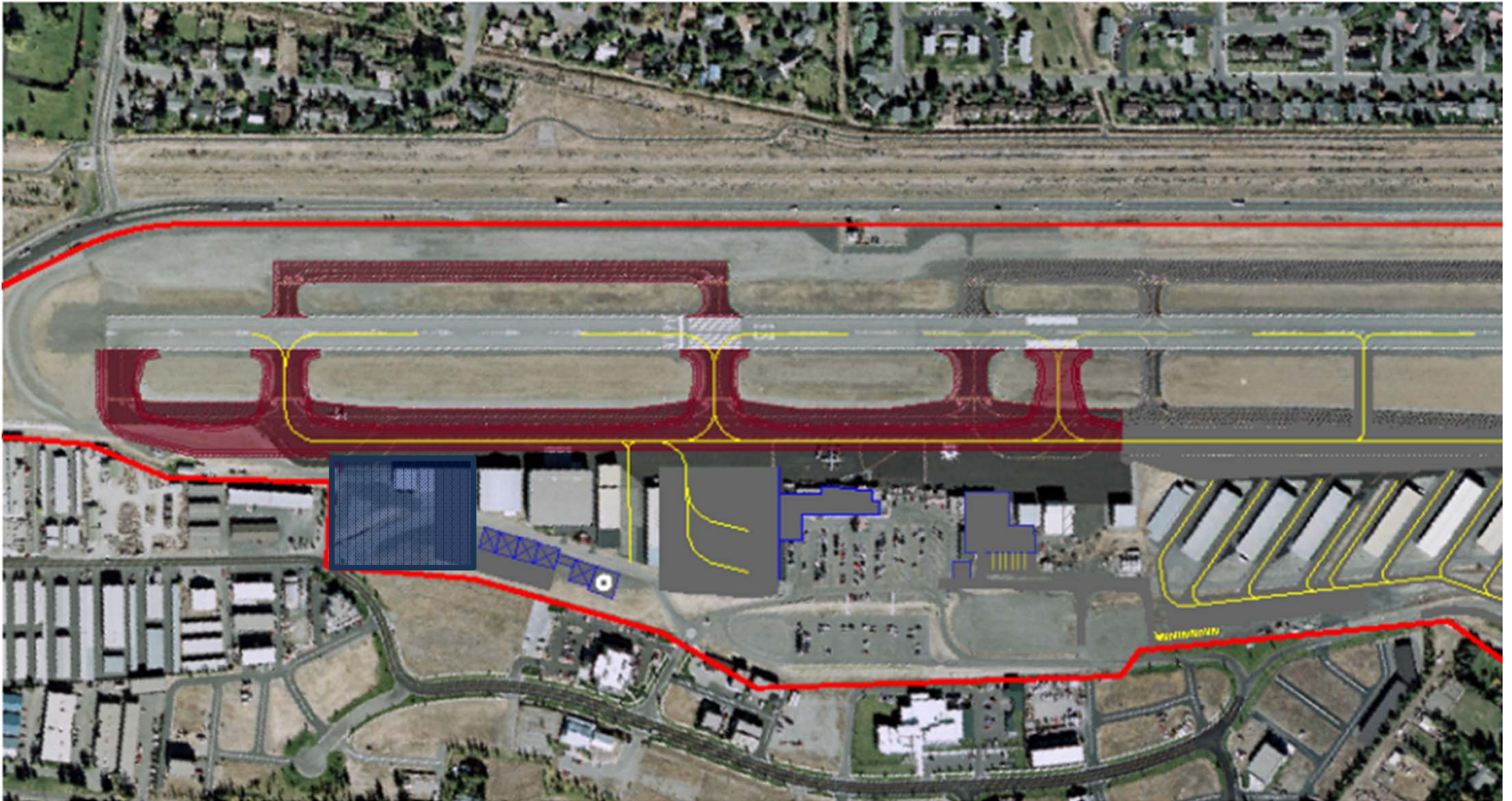
Board Actions Requested:

- ▶ Award Project 5 to Western Construction in an amount not to exceed \$2,540,264.70, subject to FAA approval.
 - Gate relocations will be changed order out after award
- ▶ Award stand alone gate project to Balanced Rock Electric in the amount of \$84,202.00, subject to FAA approval.
- ▶ Note: Verbal approval from FAA for both projects received on 8/5/2014.



Project 6

Relocate Twy B/Remove Twy A/ North Apron



Project 6

Relocate Twy B/Remove Twy A/ North Apron

- ▶ Schedule:
 - September: Scope of work
 - October: Fees
 - January: Design complete
 - February: Open bids
 - March: Award



Project 6



Taxiway B (25 days)

Taxiway B (25 days)

Apron (60+ days)

Apr

27

May

21

Jun



Project 6

- ▶ There is a slim possibility that end of year funds will be available
- ▶ Grant application will be necessary to access those funds

Board Action Requested:

- ▶ Authorize Staff to proceed with a grant application for Project 6 and other remaining work in the RSA Improvement Program.



Facility Acquisitions

- ▶ Hangars:
 - Two owners plan to rebuild
 - Working with owners to develop sites
- ▶ USFS Helitack:
 - USFS has decided to relocate the Helitack facility off airport
 - Offer for existing facility has been accepted



Future Projects

- ▶ Building demolition
- ▶ Bypass taxiway construction
- ▶ Parking lot improvements/landscaping
- ▶ Runway rehabilitation



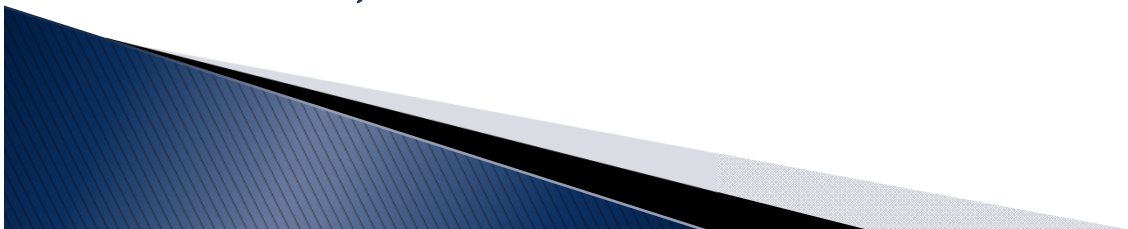
Retain/Improve/Develop Air Service

- ▶ Fly Sun Valley Alliance Update



Master Plan Update

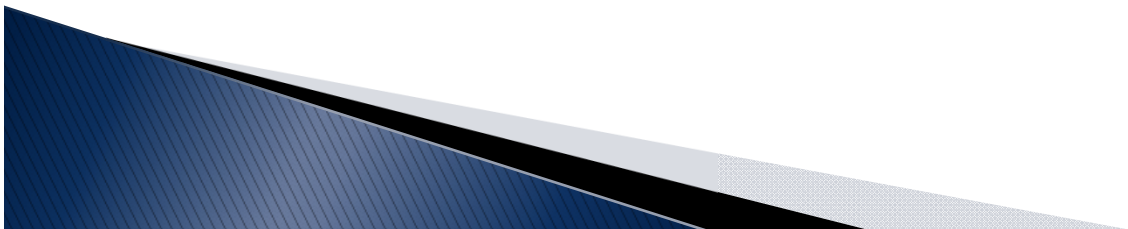
- ▶ The Board approved a Master Plan Scope of Work during the April FMAA meeting
- ▶ Board continued to discuss the Master Plan Scope of Work during the July FMAA meeting
- ▶ Staff has completed an Independent Fee Estimate (IFE) and Fee Negotiation Process in June
 - Initial Fee Estimate – \$644,837
 - Fee Estimate after discussion – \$623,722
 - Independent Fee Estimate – \$580,680
 - Negotiated Fee Estimate – \$611,726
 - Negotiated FEE is a 5% reduction from initial fee
 - Negotiated Fee estimate is 5% higher than IFE (10% considered reasonable)
- ▶ Approve Mead & Hunt proposed fee not-to-exceed \$611,726



» NEW BUSINESS

Bellevue/Flying Hat Ranch LLC

- ▶ Bellevue/Flying Hat Ranch, LLC
 - 227 Acres Proposed Annexation Process
 - Board discussion



» PUBLIC COMMENT



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Thank you



1616 Airport Circle



Hailey, ID 83333



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