



Friedman Memorial Airport Authority

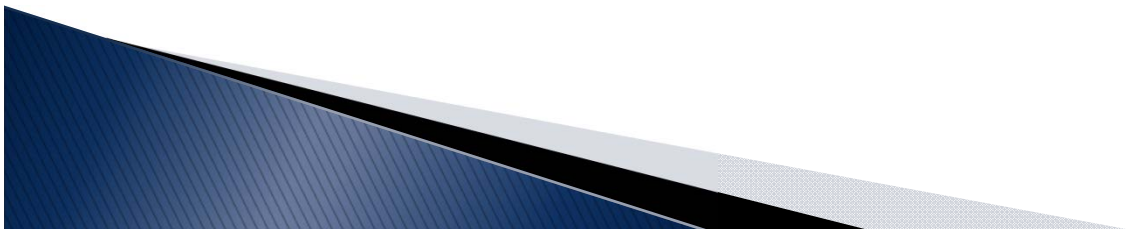
Regular Board Meeting

June 6, 2017



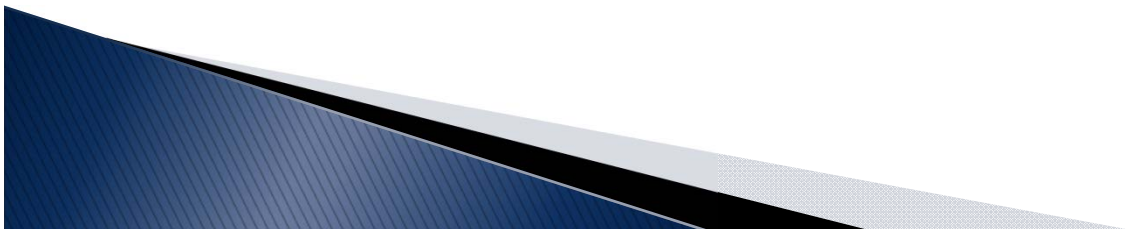


Approve Agenda





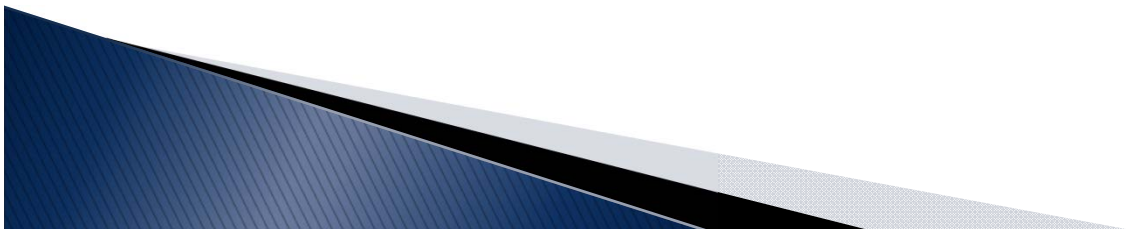
Public Comment





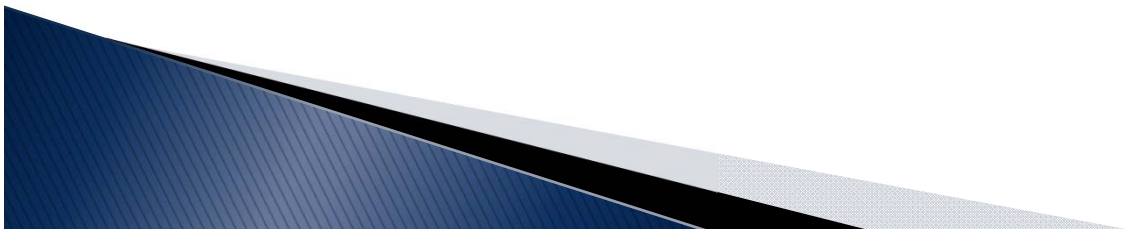
Approval of Meeting Minutes

May 2, 2017 Regular Meeting





Reports



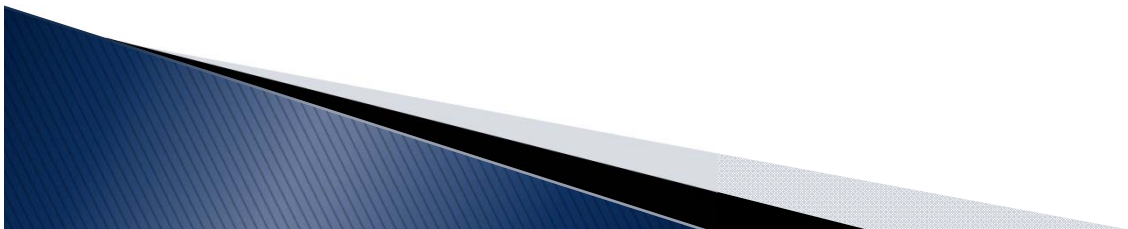
Reports

- ▶ Chairman Report
 - ▶ Blaine County Report
 - ▶ City of Hailey Report
-
- ▶ Airport Manager Report
 - ▶ Fly Sun Valley Alliance Report



Airport Manager Report

June 6, 2017



EMB-175

- ▶ Final flight tests and crew training complete
 - May 24 and 25
 - Successful!
- ▶ Inaugural Flight June 30 – United Express
 - SFO
 - DEN
- ▶ Delta – July 1
 - SEA



Triennial Emergency Drill

- ▶ June 10
- ▶ +40 volunteers



Contract Tower Association Workshop

- ▶ June 18–22, Washington D.C.
- ▶ Idaho Contract Tower Coalition
- ▶ Capitol Hill Appointments
 - Simpson
 - Risch
 - Crapo
- ▶ Leesburg, VA Remote Tower Visit



P3 | AIRPORT SUMMIT

SAN DIEGO | JULY 24-25, 2017



Where Partnerships Begin
San Diego Grand Hyatt | July 24-25, 2017

EARLY REGISTRATION SAVINGS
END FRIDAY, JUNE 9

[LEARN MORE »](#)

- ▶ July 24-25
 - San Diego
- ▶ SUN offered free registration
- ▶ Jacob and Lisa attend?



ACEC National Award

► SUN RSA Project



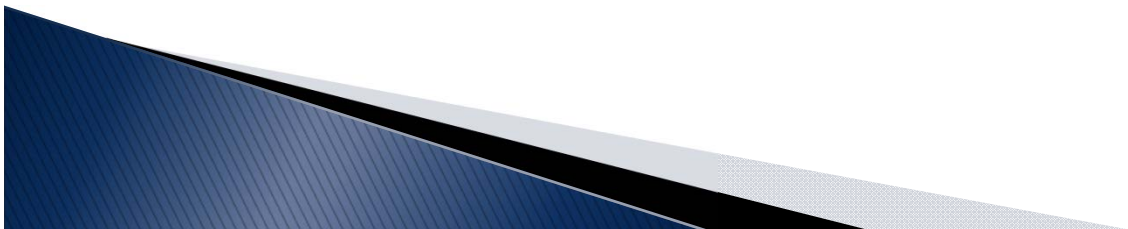
Other happenings... Updates

- ▶ SAAC Artists Reception – May 25
- ▶ Summer schedule kicks off June 9
- ▶ July/August activity planning
 - Airspace consultant
 - Eclipse?
- ▶ June 7
 - ADO Visit
 - Steve Engebrecht
 - Chuck Garrison
- ▶ July 6
 - Senator Risch staff visit at SUN



“On the Horizon”

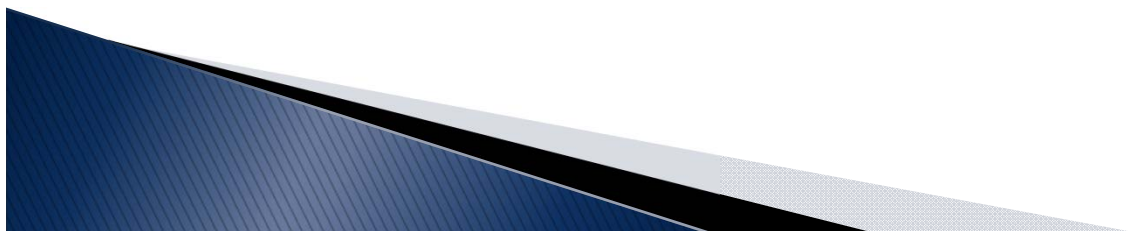
- ▶ Presentation by approach planner
- ▶ FY18 Budget Review
- ▶ Auditor RFP Process
- ▶ Update on Project(s)



Reports

- ▶ ~~Chairman Report~~
- ▶ ~~Blaine County Report~~
- ▶ ~~City of Hailey Report~~
- ▶ ~~Airport Manager Report~~
- ▶ Fly Sun Valley Alliance Report

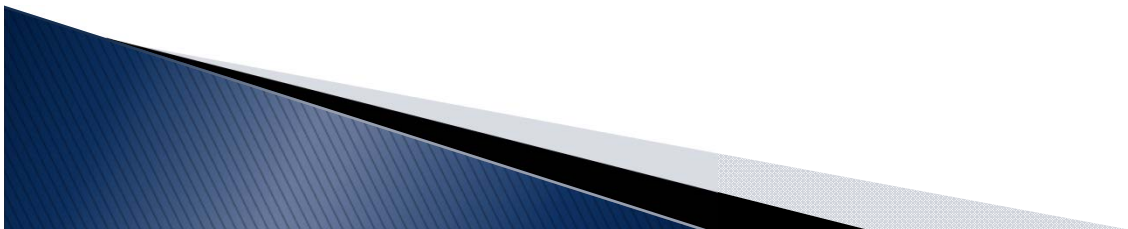




1% LOT for Air

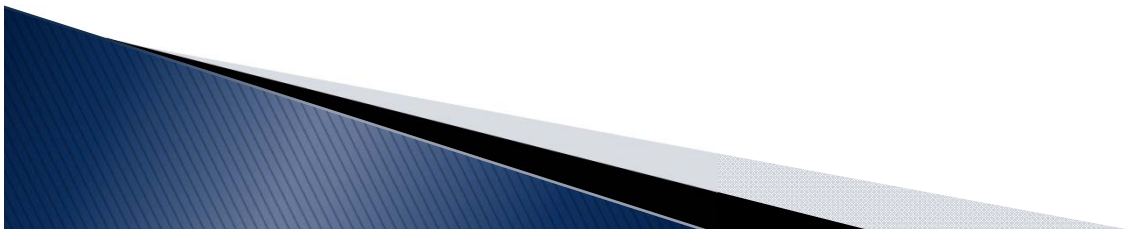
- ▶ Passed on May 16

- Hailey
 - 76% for
- Ketchum
 - 74% for
- Sun Valley
 - 82% for



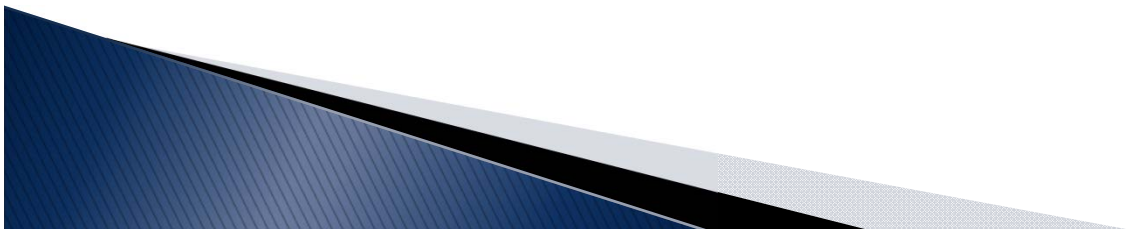


Airport Staff Brief Questions

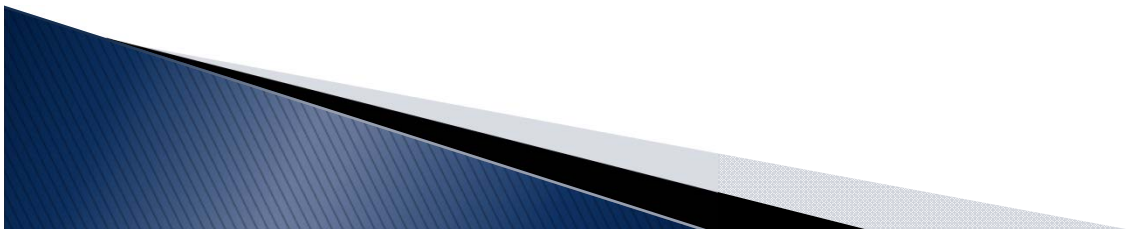




Old Business

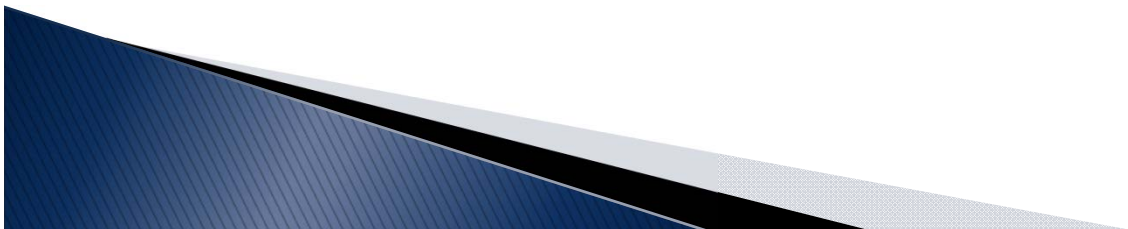


Construction and Capital Projects



RSA Improvements Project – Update

- ▶ No presentation
- ▶ AIP '041 close-out
 - Working on it. Still...



Terminal Air Carrier Apron and Parking Lot Improvements

- Negotiation
- Strategy moving forward



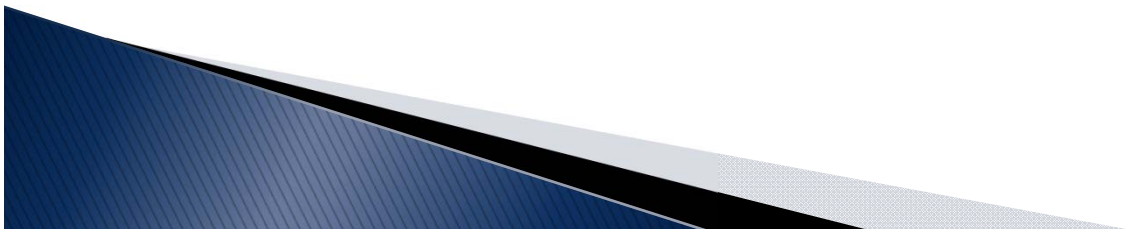
Apron/Parking Lot Negotiation

- ▶ Met with Knife River representatives
- ▶ Phone and email communication
- ▶ Received a proposal from Knife River on May 22

Schedule	Original Bid	Proposal	Difference	%
A (Parking Lot)	\$1,868,426.20	\$1,410,300.00	(\$458,100.00)	-24.5%
B (Apron Expansion)	\$1,857,082.40	\$1,628,632.40	(\$228,500.00)	-12.3%
Add-Alternate (Concrete Apron)	\$171,845.00	\$0.00	(\$171,845.00)	-100%
Total	\$3,897,353.60	\$3,038,932.40	(\$858,421.20)	-22.0%

Apron / Parking Lot Negotiation

- ▶ Proposal good only for all of the work proposed.
- ▶ Specifically excludes the concrete option for the apron.
- ▶ \$478,000 of the reduction is due to deleted work scope (including add-alternate).
- ▶ \$380,000 in reductions offered by Knife River.
- ▶ 30% reduction in “general items” (Mobilization, Safety, Quality Control, and Survey).
- ▶ No reduction in other work items.



Apron/Parking Lot Negotiation

Budget Situation (With Proposal – Eligible Costs Only)

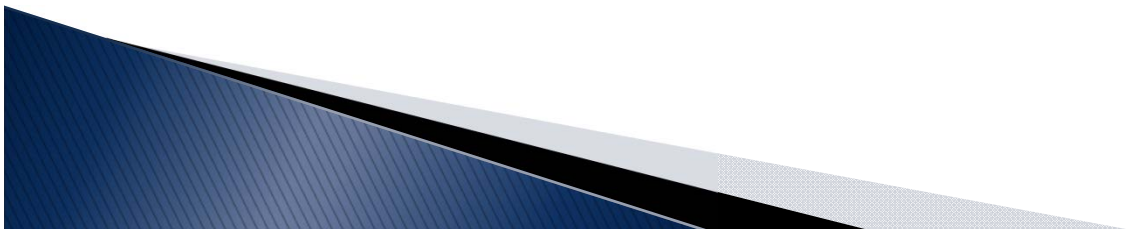
▶ Apron Construction:

◦ Proposal Amount	\$3,038,932
◦ <u>Non-AIP</u>	<u>(\$321,000)</u>
◦ Eligible Portion	\$2,717,932
◦ With Engineering @ 11%	\$3,016,905

▶ Other Costs:

◦ Runway Rehabilitation:	\$319,000
◦ Snow Removal Equipment:	\$380,000
◦ <u>Other (EA, Land, Trees, Etc.):</u>	<u>\$700,000</u>
◦ Subtotal	\$1,399,000

▶ **TOTAL:** **\$4,415,905**



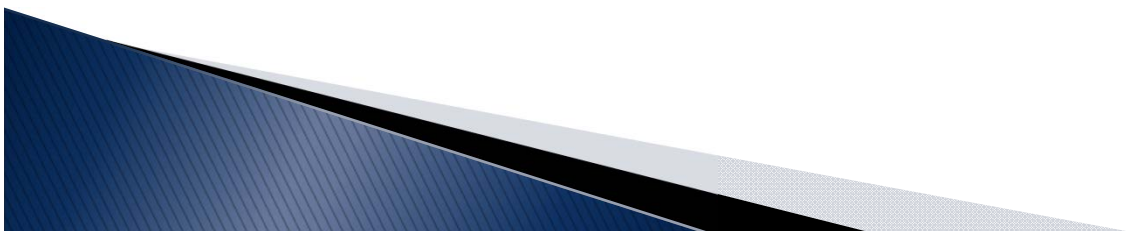
Apron/Parking Lot Negotiation

- ▶ Total costs, FY '17 and '18 \$4,415,905

Fiscal Year	AIP	Total Available
2017 – Entitlement	\$1,829,079	\$1,951,018
2018 – Entitlement	\$1,000,000	\$1,066,667
2018 – Discretionary*	\$600,000	\$640,000
Total	\$3,429,079	\$3,657,685

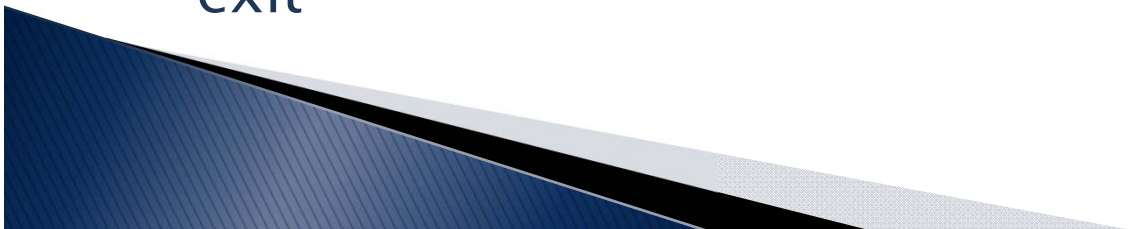
*No guarantee of Discretionary

- ▶ Shortfall of approximately \$758,220



Apron / Parking Lot Strategy

- ▶ Re-bid project
- ▶ Schedule A (Parking Lot): As designed, without ADA ramp and heated sidewalk
- ▶ Schedule B (Apron): As designed, with concrete paving in the base bid
- ▶ Add/Alt. Schedule C: ADA ramp and heated sidewalk
- ▶ Add/Alt. Schedule D: Alternate to Schedule A – north exit



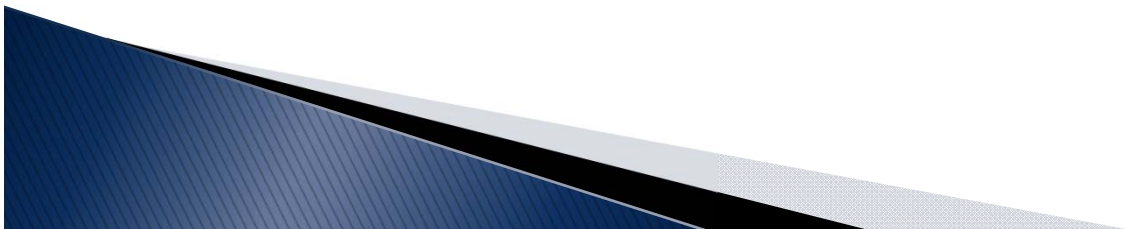
Apron/Parking Lot Strategy



Cost Estimate: \$400–500K
(based on previous bid)

Apron/Parking Lot Strategy

- ▶ North Exit
 - Only if budget does not allow project as designed
 - Seen as a temporary solution
- ▶ Pros/Cons
 - + Savings of up to \$1,000,000
 - + Includes two exit lanes
 - No change to traffic flow
 - No pedestrian access
 - Some work would need to be removed eventually
 - Parking booth?



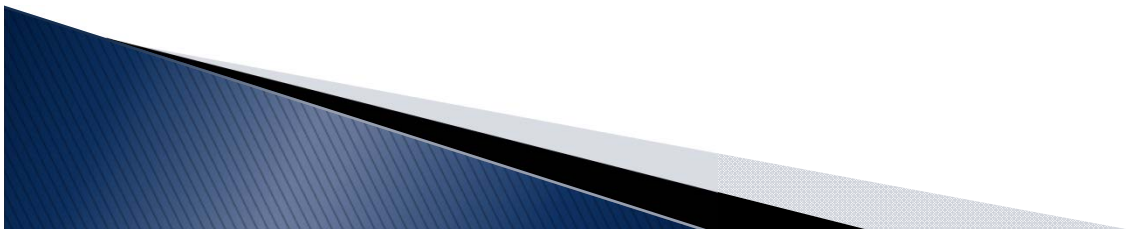
Parking Booth Options

- ▶ Researched other options for award of the booth.
- ▶ Scenario 1 – Pre-Manufactured Booth
 - Booth Cost: \$40–50K
 - Site Costs: \$45–50K
 - Total Costs: \$85–100K



Parking Booth Options

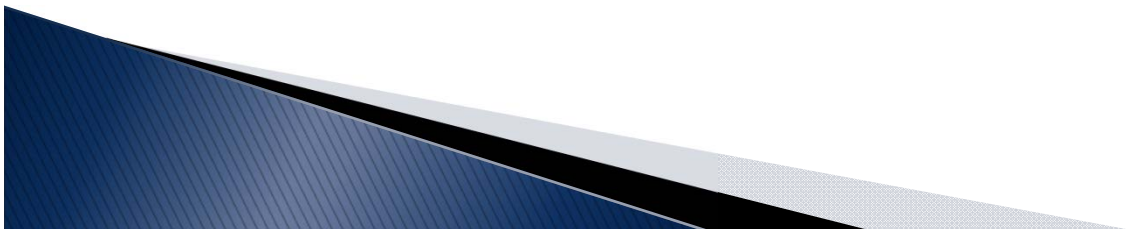
- ▶ Scenario 2 – Simplify Design and Re-Bid
 - Estimated Cost: \pm \$100K
- ▶ Scenario 3 – Premanufactured Office Building
 - Estimated Cost: \pm \$100K
- ▶ Scenario 4 – Accept Bid From Conrad Brothers
 - Cost: \$112K
 - Possibility to negotiate deductive change orders after award
 - Conflicts with North Exit Alternative



Apron / Parking Lot Strategy

Input/Direction Requested:

- ▶ End negotiations?
- ▶ Re-bid apron project as proposed?
- ▶ Parking booth?
 - Bids expire before next meeting
 - Could wait until after bid of apron/parking lot, then re-bid



Runway Pavement Maintenance

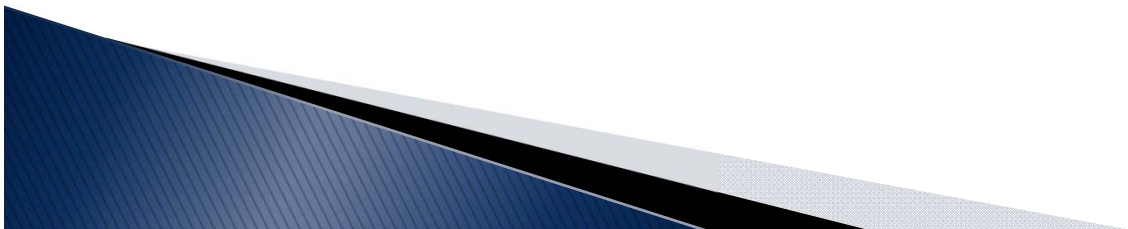
- ▶ In progress – going well
 - Seal coat and restripe of runway
 - New air carrier apron markings (E-175)



Runway Pavement Maintenance

- ▶ T-O Engineers Work Order 17-03
 - Bidding services for the overall project
 - Construction services for the runway rehabilitation project
 - Total fee: \$53,665.00 (Time and Materials)

- ▶ Board Action Requested:
 - Approve Work Order 17-03 with a total fee not to exceed \$53,665.00.



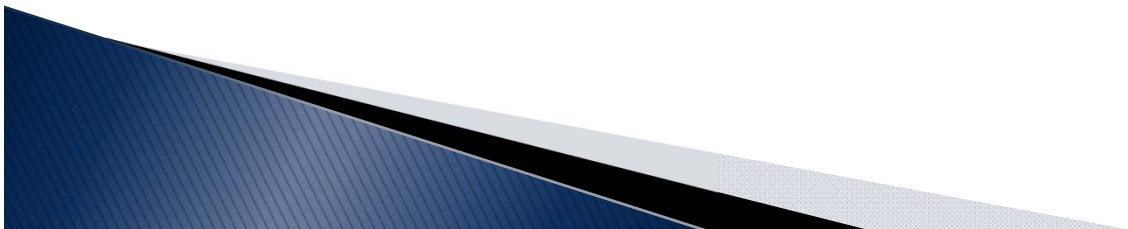
Snow Removal Equipment Acquisition

- ▶ Out to bid to purchase loader mountable self-contained snow blower attachment



Snow Removal Equipment Acquisition

- ▶ Bids open June 7
- ▶ Special meeting may be necessary to award
 - Place order before July for delivery before winter



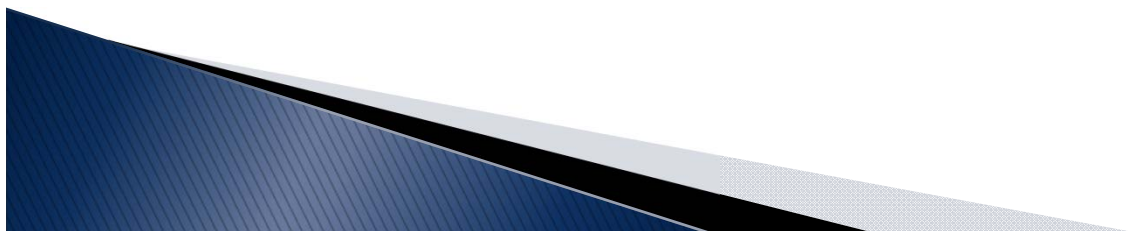
Snow Removal Equipment Acquisition

- ▶ T-O Engineers Work Order 17-05:
 - Preparation of specifications and documents
 - Bidding and delivery assistance
 - Total Fee: \$19,900 (Time and Materials)

- ▶ Board Action Requested:
 - ▶ Approve Work Order 17-05 with a total fee not to exceed \$19,900.00.

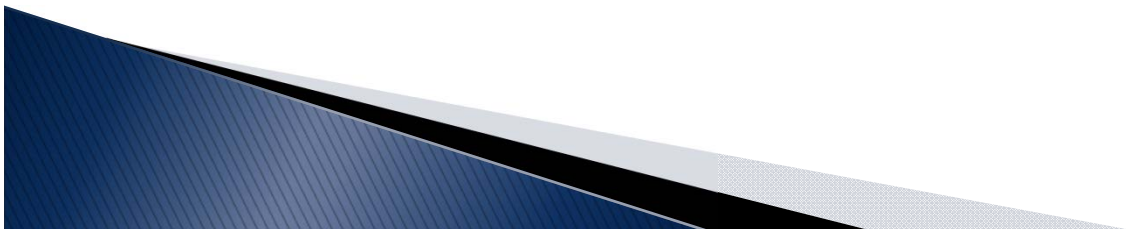


Airport Planning Projects



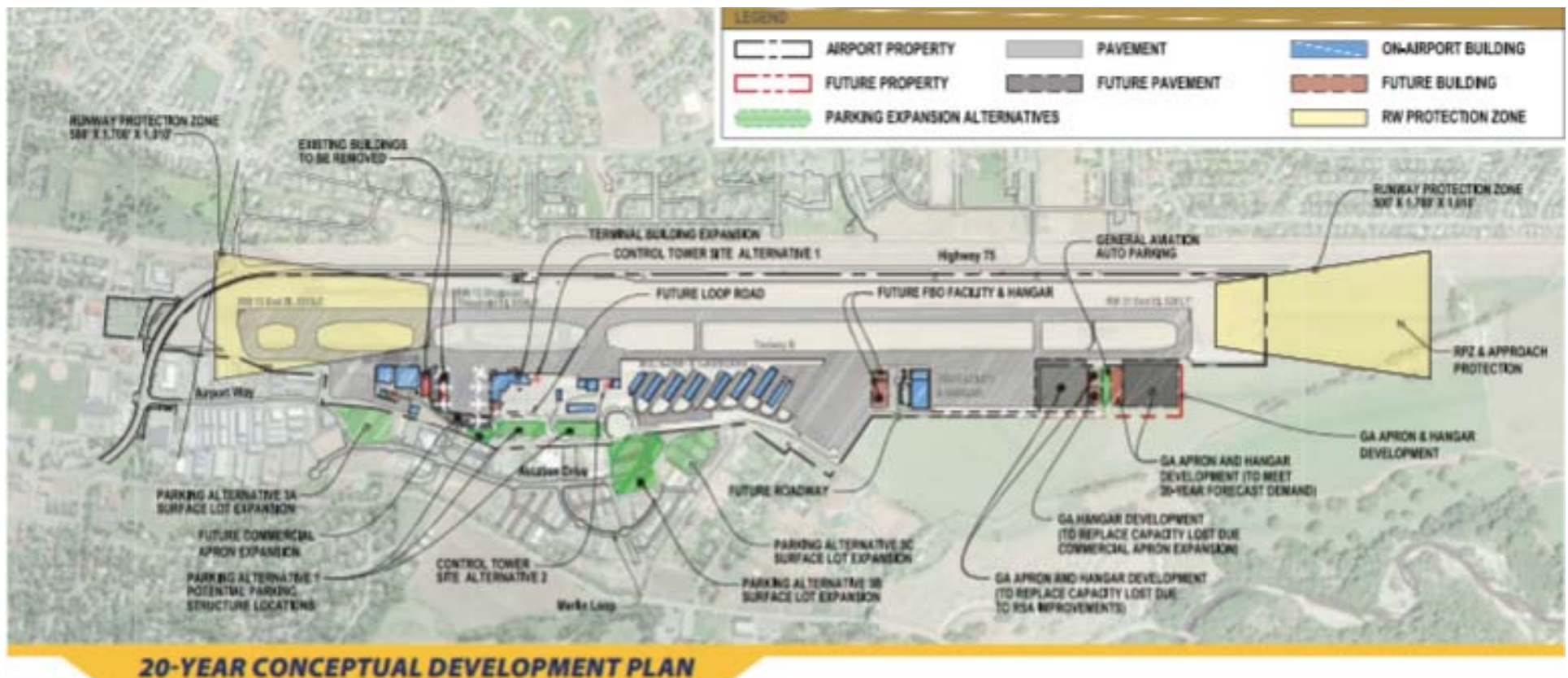
Friedman Memorial Airport (SUN)

Environmental Assessment – Land Acquisition and Obstruction Removal



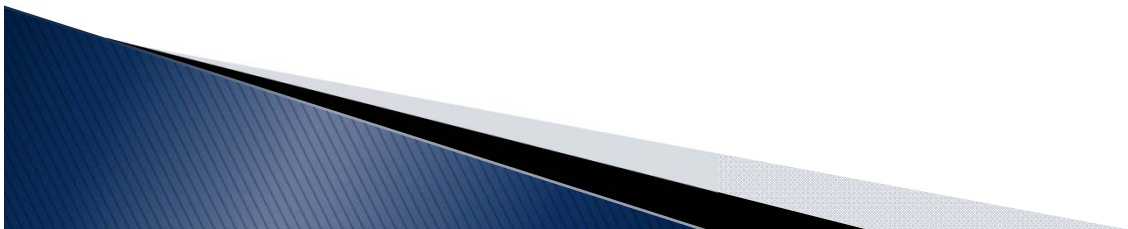
Airport Master Plan

The Airport Master Plan recommends: “land acquisition, creation of perpetual easements, or other lawful measures to protect the Airport from potential encroachment and obstructions.”



Proposed Purpose

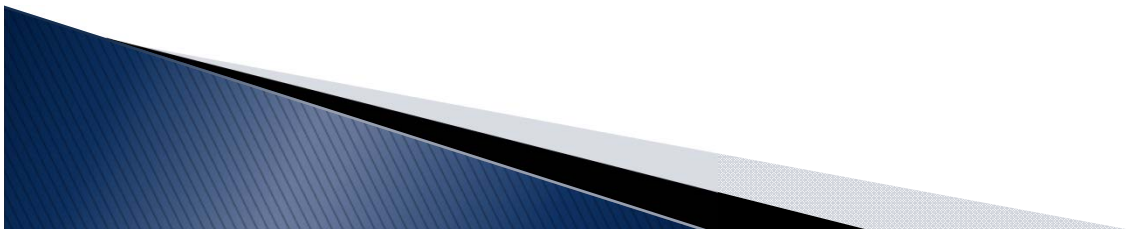
- ▶ Acquire Land for RPZ Protection – This project includes developing RPZ protection alternatives. These alternatives have the potential for acquisition of between 47 and 54 acres +/- for the protection of Runway 31.
- ▶ Acquire Land for Obstruction Removal and permanent maintenance– This project includes the removal of over 100 trees in the approach and/or departure surfaces to the runway.
 - Obstruction removal includes decommissioning the existing obstruction lighting.
 - Removal of the cottonwood trees (and tree root balls to prevent re-growth) in this area is also recommended to provide clearer approaches and departures.



Proposed Need

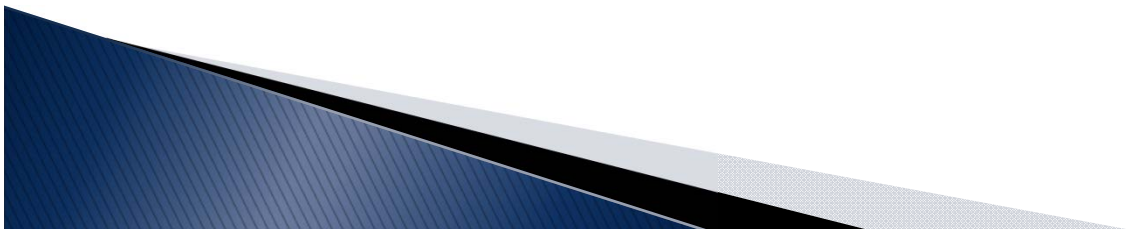
Federal Aviation Regulations (FAR) Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace.

- ▶ Provide a Runway Protection Zone (RPZ) for Runway 31 and provide a clear departure surface for safe operations of commercial service aircraft.
- ▶ These guidelines define the critical areas in the vicinity of airport that should be kept free of obstructions (RPZ).
 - Existing and proposed manmade objects
 - Objects of natural growth (trees)
 - Terrain



Alternatives

- ▶ Three Alternatives have been developed for consideration, which all meet the project purpose and need.
- ▶ Alternatives considered are based on various methods used to meet the project need.
- ▶ Alternatives are not final and are subject to change based on FAA, FMA, Public Input, landowner negotiations, and results of Environmental Survey.
- ▶ After the alternatives screening process has completed, the Preferred Alternative and the No-Action Alternative will be evaluated in the EA



Alternative 1



LEGEND

QUANTITY AFFECTED

	AIRPORT BOUNDARY	
	PROPOSED LAND ACQUISITION	±34 ACRES
	ACTIVE PASTURE AREA	±27 ACRES
	LIGHTS	6 TOTAL
	TREE OR GROUP OF TREES	APPROX. 40
	ACCESS GATE	
	REMOVE BUILDING	NONE
	AFFECTED COVE CANAL	±2273 LF

Alternative 2

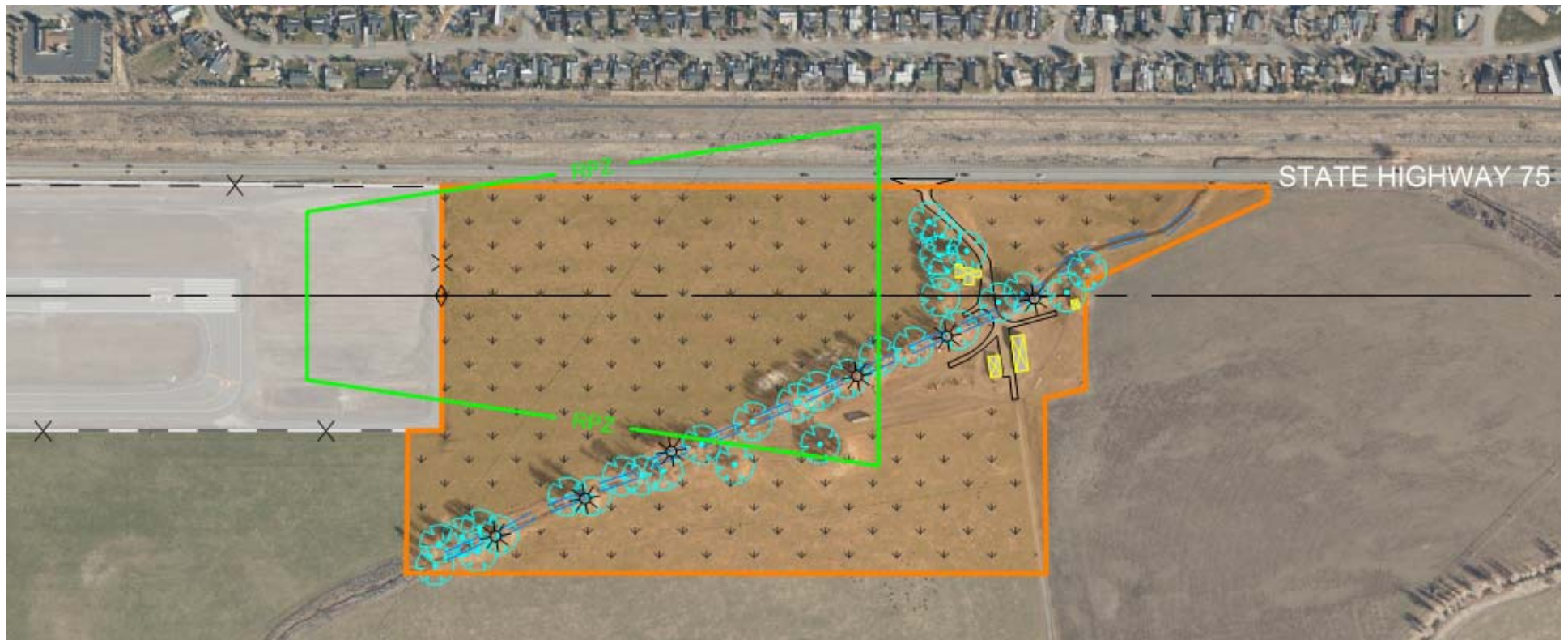


LEGEND

QUANTITY AFFECTED

	AIRPORT BOUNDARY	
	PROPOSED LAND ACQUISITION	±42 ACRES
	PROPOSED PERMANENT EASEMENT	±4 ACRES
	ACTIVE PASTURE AREA	±37 ACRES
	LIGHTS	6 TOTAL
	TREE OR GROUP OF TREES	APPROX. 40
	ACCESS GATE	
	REMOVE BUILDING	NONE
	AFFECTED COVE CANAL	±2273 LF

Alternative 3



LEGEND

	AIRPORT BOUNDARY
	PROPOSED LAND ACQUISITION
	ACTIVE PASTURE AREA
	LIGHTS
	TREE OR GROUP OF TREES
	ACCESS GATE
	REMOVE BUILDING
	AFFECTED COVE CANAL

QUANTITY AFFECTED

±52 ACRES
±40 ACRES
6 TOTAL
APPROX. 40
NONE
±2668 LF

Next Steps

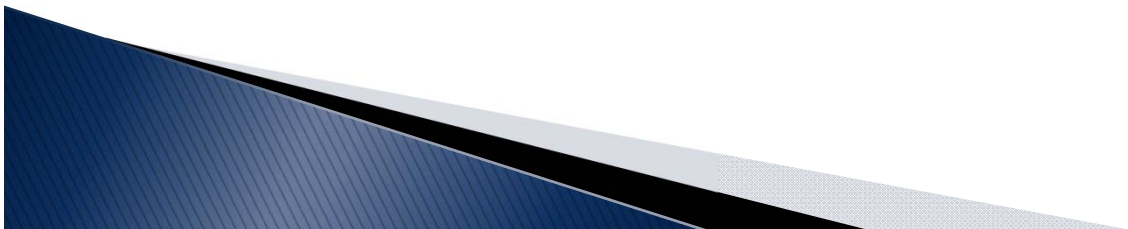
Environmental Assessment (EA)

- ▶ Environmental Inventory
 - Cultural Resource Studies – Field Survey Completed
 - Biological Survey – Yellow-Billed Cuckoo (June 15–September 31) Four investigations required
 - Hazmat – Phase 1 investigation
- ▶ Selection of a Preferred Alternative
- ▶ Public Open House
- ▶ Prepare EA
- ▶ Draft EA to FAA for review
- ▶ Public Hearing
- ▶ Final EA





New Business



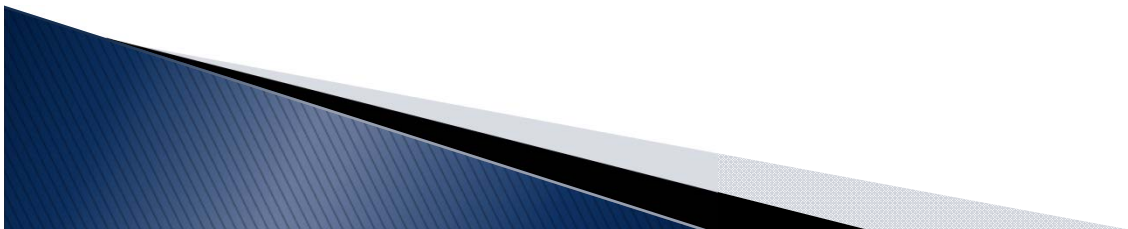
FY '18 DRAFT Budget Review

- ▶ PRELIMINARY!

- ▶ Assumptions/Inclusions:

 - Revenue

 - Conservative projections
 - Loss of FBO lease space (old maintenance hangar)



FY '18 DRAFT Budget Review

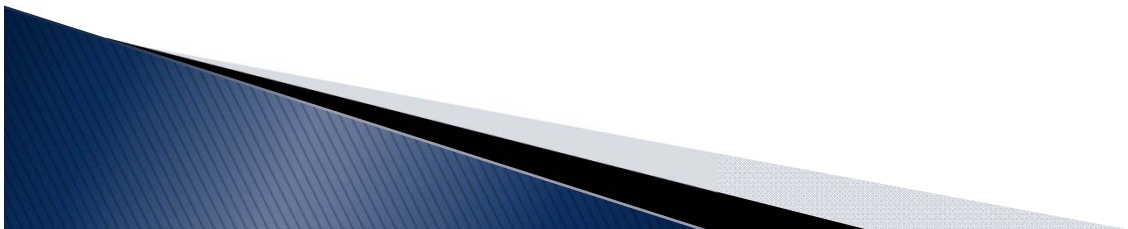
► Operational Expenses

- Still accounting for “new” facilities
- Moved several budget line categories for more accurate tracking and additional operational needs
 - Repairs/Maintenance – Buildings
 - Repairs/Maintenance – Airfield
- Numerous consulting fees
 - Wildlife Hazard Assessment and Mitigation Plans
 - Approach and Airspace
 - Guiding documents (minimum standards and rules and regulations)

FY '18 DRAFT Budget Review

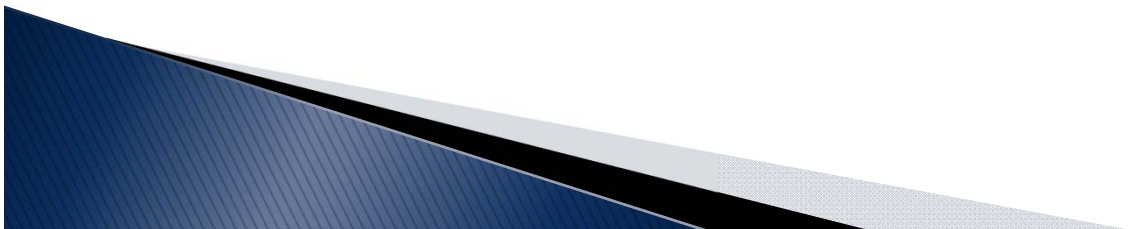
▶ Capital Expenses

- AIP '043 – what will it look like?
 - Assumed “middle of the road”
- Non-AIP eligible/local only funds is the primary reason for shortfall



FY '18 DRAFT Budget Review

- ▶ Staff continues to refine
 - More positive revenue projections (trends)
 - Additional review of expenses
- ▶ New iterations looking more positive
 - Finance/Lease Committee coordination before July meeting

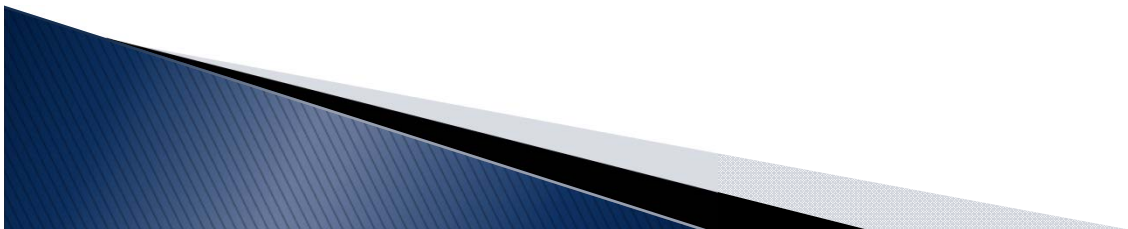


FY '18 DRAFT Budget Review

	FY '17	FY '18
Savings/Checking YTD	1,803,819.70	2,652,142.46
Total Projected 2017 AR	2,015,591.75	3,110,080.00,
Total Projected 2017AP	-1,167,268.99	-3,420,580.00,
Year End Anticipated Total	2,652,142.46	2,341,642.46

FY '18 DRAFT Rates and Charges Schedule

- ▶ Primarily “housekeeping” items
 - Rental car parking lot(s)
 - Aircraft tiedown fee clean-up
 - Revised large aircraft rate (>6,000 lbs.)
 - Security badge rate tiering
 - New airport security support services rates



Parking Lot Concession RFP

- ▶ Management agreement mechanism
- ▶ Seeking Board's approval to publish RFP in June
- ▶ Seeking Board's direction on:
 - Selection process
 - Recommendations:
 - Finance/Lease Committee initial review of submittals and shortlist
 - Identify a Selection Committee for interviews/selection
 - Selection Committee Composition
- ▶ Utilize our parking lot consultant...

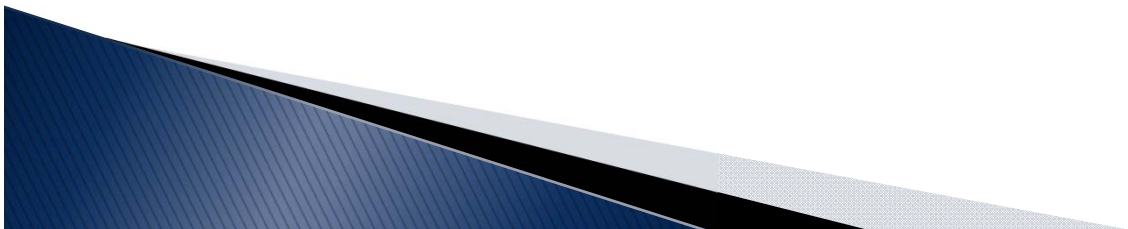


Auditor RFP

- ▶ Draft RFP being developed
 - Help from Laurie Harberd – Rexroat, Harberd, and Associates
- ▶ Draft RFP to Finance/Lease Committee for review
- ▶ Publish RFP in June based on Finance Committee approval
- ▶ Seeking Board's direction on:
 - Selection process
 - Recommendations:
 - Finance/Lease Committee initial review of submittals and shortlist
 - Identify a Selection Committee for interviews/selection
 - Selection Committee Composition

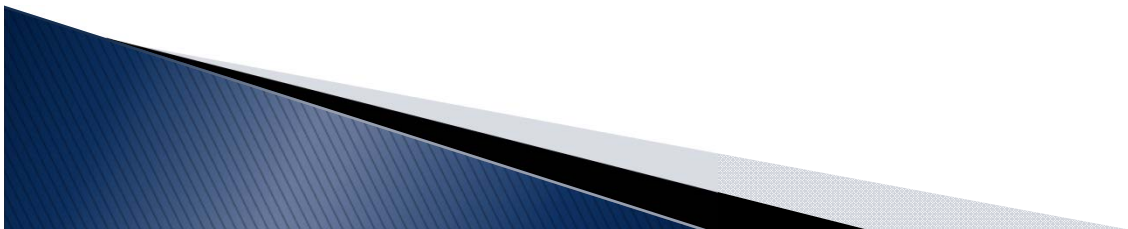
July Meeting Date Change

- ▶ July 6th proposed
- ▶ Discussion





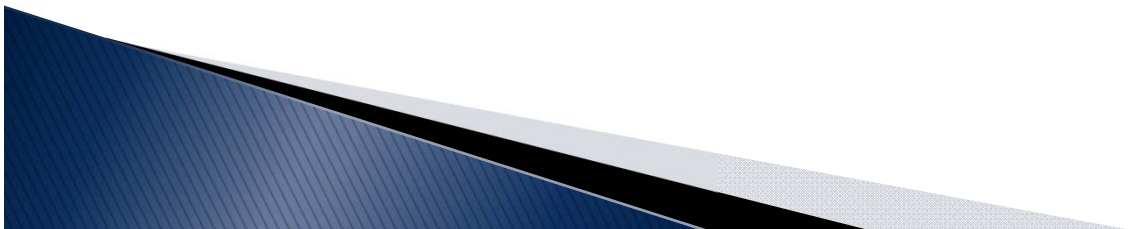
Public Comment



Executive Session

I.C §74-206 (c) To acquire an interest in real property which is not owned by a public agency

I.C §74-206 (f) to communicate with legal counsel to discuss legal ramifications for controversy imminently likely to be litigated





Thank You!

