



Airport Advisory Board

June 18, 2014 7:30 AM
Airport Office
Conference Room 1

AGENDA

REGULAR MEETING: 7:30am

CALL THE MEETING TO ORDER

ROLL CALL

PUBLIC COMMENT: Members of the public may make comments at this time on any items not appearing on the agenda that are of interest to the public and are within the jurisdiction of the Board. Comments relating to items on today's agenda are to be taken at the time the item is heard. Time allotted to each speaker is determined by the Board Chair; however, comments will generally be limited to three minutes.

APPROVAL OF MINUTES: May 28th, 2014

PRESENTATIONS AND ROUTINE REPORTS:

1. FBO SERVICES.....**TAB 1**
2. AIRPORT BRANDING.....**TAB 2**
3. REVIEW OF AIRPORT BUDGET PERFORMANCE**TAB 3**
4. REVIEW OF MATRIX.....**TAB 4**

BOARD ACTION ITEMS:

1. NONE

BOARD GUIDANCE AND INFORMATION ITEMS:

1. 2015 MAI APPRAISAL**TAB 5**
2. AIRPORT ASPHALT REPAIR & SEAL.....**TAB 6**
3. UPDATE ON PROPOSED HANGAR ROW 3 ENCLOSURE PROJECT**TAB 7**
4. AIRPORT MANAGER'S REPORT.....**TAB 8**
 - A. Noise Complaints
 - B. Occupancy Report
 - C. Review Fuel Prices
 - D. 400 Building Update

SCHEDULE FOR UPCOMING MEETINGS: The Board Chair and Airport Manager shall determine the agenda. Scheduled meetings of the Auburn Advisory Board are as follows:

- Regular Board Meeting – July 16, 2014, 7:30 AM: Auburn Airport Office Conference Room 1, 506 23rd St, Auburn, WA 98002
- Regular Board Meeting – August 20, 2014, 7:30 AM: Auburn Airport Office Conference Room 1, 506 23rd St, Auburn, WA 98002

ADJOURNMENT OF MEETING

Auburn Airport Advisory Board Notes for May 28th, 2014

Board Members Present:

Mark Babcock-Chair
Don Peters
John Theisen
Bob Jones
Josh Clearman

City Staff Present:

Shelley Coleman, Finance Director/Airport Supervisor
Bill Pelozo, City of Auburn, Councilmember

Visitors:

Rock Snodgrass- Airport tenant
Bob Myers – Airport tenant
Jim Flynn - WPA
Cal Hunziker - AOPA

Airport Management Present:

Jamelle Garcia
Kasey Maiorca
Linda Eskesen

Meeting Date: May 28, 2014

Time: 7:30 A.M.

Place: Auburn Municipal Airport, 506 23rd St. NE., Conference Room 1

Public Comment: None

Approval of Minutes: A motion was made and seconded to adopt the Advisory Board minutes of April 23, 2014.

Presentations and Routine Reports:

1. Presentation from AMG on annual WAMA Conference-Mr. Garcia and Mr. Maiorca attended the Washington Airport Management Association Conference May 21-23, 2014. The conference was well attended by over 130 attendees from airport managers, airport staff, consultants, FAA staff and State Aviation staff.

FAA provided information why timely submissions for reimbursement are so critical and in the future how payments and closeouts of projects can affect grants for airports with poor ratings.

Auburn Airport is included in the NEXGEN program. A discussion followed about how NEXGEN will affect the Auburn Airport.

Mr. Garcia and Mr. Maiorca attended all sessions including branding and marketing the airport, pavement maintenance at small airports, 20:1 approach surface issues, managing airport real estate, implementing the industrial storm water permit, and wildlife hazard assessment.

2. Review of matrix- The matrix was reviewed. A suggestion was made to include the Auburn Municipal Airport in "Auburn Days", August 8, 9 and 10th. Mr. Garcia introduced his thought of a "planes, trains and automobiles" theme, as well as, inviting variety of food vendors.

Board Action Items:

3. None

Board Guidance and Information Items:

4. Update on Proposed Hangar Row 3 Enclosure Project- Mr. Garcia gave two cost proposals for the installation of metal sliding doors on row 3 open hangars. In an effort to move forward with the project, Ms. Coleman

asked that plans and specs be completed and sent to her by the next AAB meeting. Once plans are reviewed, recommendations will be made to the board.

5. Airport Manager's Report-

A. Noise Complaints: 15 complaints, one complainant

B. Occupancy Report

Type	Occupied	Percentage	Change
Open Hangar	55	65%	-5
Open Twin Hangar	5	83%	0
Row 9-10	40	100%	0
Row 2	14	100%	0
Tie Down	35	39%	0
Storage Units	7	58%	0

C. Review of First Quarter Working Capital: A copy of the Working Capital Report was given to each AAB member. After a brief discussion, Mr. Garcia offered to create a report that clarified the Airport finances. AAB members agreed that would be appreciated.

D. FAA 5010 Airport Inspection Report: Mr. Garcia and Mr. Maiorca reviewed the report and stated that the purpose of it was to update basic airport information in the 5010 Master Record, (such as relocation of the airport beacon).

Schedule for Upcoming Meetings: A motion was made and seconded that the start time for AAB meetings be 7:30 AM through October 2014.

The Board Chair and Airport Manager shall determine the agenda. Scheduled meetings of the Auburn Advisory Board are as follows:

- Regular Board Meeting – June 18, 2014 7:30 AM: Auburn Airport Office Conference Room 1, 506 23rd St., Auburn, WA 98002.
- Regular Board Meeting – July 16, 2014, 7:30 AM: Auburn Airport Office Conference Room 1, 506 23rd St., Auburn, WA 98002.

Adjournment of Meeting - 9:08 A.M.

Respectfully submitted,

Aviation Management Group, LLC

On behalf of the City of Auburn

Auburn Airport

Agenda Item Summary

Topic: Auburn Airport FBO Services

AMG's increased services for visiting aircraft will generate even more economic value to the City of Auburn

Purpose:	X Information	Guidance	Decision
Recommendation:	NA		
Last Action:	NA		

Discussion: AMG relocated to the vacant 506 building and conducts airport management functions. Additionally AMG has begun to implement some of these value added services.

- ✓ AMG provides concierge services including, but not limited to:
- ✓ Fueling
- ✓ Parking
- ✓ Rental Cars
- ✓ Hotels
- ✓ Catering
- ✓ Pilot and Passenger Lounge
- ✓ Flight Planning
- ✓ Free Wi-Fi
- ✓ A clean and inviting conference room available to conduct business of the airport; as well as available to any airport users needing a place to conduct their business.

Fiscal Impact: Direct impact to fuel sales, transient fees and other airport related services. E.g. maintenance shop, parts sales. In-direct impact to City of Auburn Businesses. Rental cars, restaurant sales, gasoline sales, hotel stays, retail sales.

Strategy: AMG's increased services for visiting aircraft will generate even more economic value to the City of Auburn, by serving as a gateway to and from the City of Auburn and surrounding communities. AMG is currently working with suppliers to provide jet fuel. Direct contact to specific aircraft types which the airport infrastructure can now support; announcing the "Open for Business & Welcome to Auburn" campaign. Direct contact to specific aircraft types that currently base, operate or visit the surrounding airports, or that currently over fly the Auburn Airport. Direct contact to specific aviation businesses that are compatible and suitable for basing their operations from the Auburn Airport. While at the same time increasing services for the flying public at the airport.

Attachments: PowerPoint Presentation will be available at meeting

Auburn Airport

Agenda Item Summary

Topic: Airport Branding

Developing a logo and tagline to market the airport

Purpose:	X Information	Guidance	Decision
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Recommendation: NA

Last Action: Interviewed Brandner Communications to discuss developing an Auburn Airport logo and marketing materials.

Discussion: Brandner Communications was asked to give a proposal on the cost to develop a logo and tagline with the possibility of future marketing. The owner, Paul Brandner, obtained his Private Pilot's license here at Auburn and is supportive with the direction the City wants to take airport and believes strongly in the future of the Auburn Airport.

Fiscal Impact: \$4,040

Strategy: Coordinate with the City's appropriate staff as not to lose any connection with the City's branding and tag line, but to develop tools to specifically market the airport effectively to the General Aviation, business aviation and surrounding communities. This would include airport signage for buildings, hangars, information signs that all tie into the central concept of the airport.

Attachments:



Run: 6/13/2014
2:37PM

Aviation Management Group, LLC
One-Year Budget Performance Report
All Departments Consolidated

Page: 1

Account	For the Month Ending: 5/31/2014				Year-To-Date: 1/01/2014- 5/31/2014			
	Actual	Budgeted	Variance	Pct	Actual	Budgeted	Variance	Pct
<u>Income</u>								
3010.01 Hangar Row 2	4,053.14	4,000.00	53.14	1.3 %	20,265.70	20,000.00	265.70	1.3 %
3010.02 Hangar Row 3-7	10,243.20	8,666.67	1,576.53	18.2 %	52,892.16	43,333.35	9,558.81	22.1 %
3010.03 Hangar Row 8	1,087.10	1,000.00	87.10	8.7 %	5,870.34	5,000.00	870.34	17.4 %
3010.04 Hangar Rows 9/10	16,543.60	15,000.00	1,543.60	10.3 %	82,718.00	75,000.00	7,718.00	10.3 %
3010.05 Tie Down	2,462.46	2,333.33	129.13	5.5 %	10,969.13	11,666.65	-697.52	-6.0 %
3010.06 Transient	70.00	0.00	70.00	0.0 %	327.81	0.00	327.81	0.0 %
3010.07 Storage	850.09	833.33	16.76	2.0 %	4,541.12	4,166.65	374.47	9.0 %
3010.10 Vehicle Parking 362-502	551.25	208.33	342.92	164.6 %	2,415.00	1,041.65	1,373.35	131.8 %
3010.11 Property Lease 362-501	15,110.44	15,000.00	110.44	0.7 %	75,652.20	75,000.00	652.20	0.9 %
3010.12 Building Lease 362-501	1,258.25	1,250.00	8.25	0.7 %	4,291.25	6,250.00	-1,958.75	-31.3 %
3020.00 Miscellaneous Airport Income	0.00	166.67	-166.67	-100.0 %	250.00	833.35	-583.35	-70.0 %
3020.01 Late Fees 362.502	290.00	83.33	206.67	248.0 %	1,165.00	416.65	748.35	179.6 %
3020.03 Security Fee 341-930	1,370.00	1,250.00	120.00	9.6 %	6,802.50	6,250.00	552.50	8.8 %
3020.05 Gate Card 369-900	50.00	41.67	8.33	20.0 %	250.00	208.35	41.65	20.0 %
3020.06 Wait List Fee 369-900	0.00	0.00	0.00	0.0 %	100.00	0.00	100.00	0.0 %
3020.08 Fuel Commissions Income 344-604	0.00	1,000.00	-1,000.00	-100.0 %	939.61	5,000.00	-4,060.39	-81.2 %
Total Income:	53,939.53	50,833.33	3,106.20	6.1 %	269,449.82	254,166.65	15,283.17	6.0 %
<u>Expense</u>								
Total Expense:	0.00	0.00	0.00	0.0 %	0.00	0.00	0.00	0.0 %
Net Income:	53,939.53	50,833.33	3,106.20	6.1 %	269,449.82	254,166.65	15,283.17	6.0 %

AIRPORT ADVISORY BOARD - PROJECT TRACKING WORKSHEET

#	LEAD	PROJECT DESCRIPTION	CURRENT STATUS	WHAT'S NEXT	START DATE	NEXT REVIEW DATE	EST. COMPL DATE	Est. COST
11	Airport Master Plan Mid-Term Update	City Staff/ CW/AMG	See Attachment: Airport Master Plan Update Summary	See Attachment: Airport Master Plan Update Summary	11/2012	7/16/2014	TBD	\$225,000
13	Board Only	General Airport Events (Outreach)	AMG is moving forward with planning the event for Auburn Days. Mr. Garcia is coordinating with City Parks Dept.	AMG is inviting model trains, specialty automobiles and vintage or special use aircraft and food vendors. Additionally, AMG is adding a Grand Re-opening event of the Airport Office (506 building) tentatively for July 3 rd to coincide with Emerald Downs fireworks.	01/2012	7/16/2014	Ongoing	TBD
19	City Staff	506 Building Update	City will advise board of current status and projected completion of repairs. Final Permit signoff was 6/11/14. AMG installed new network, phone cabling, moved WSDOT camera bridge. System operationally checked and online. Submitted punch list to City for review.	AMG will relocate to West end of building when construction is completed.	11/2013	7/16/2014	TBD	TBD
25	AMG	Airport Asphalt Repair & Seal	See Tab 6	See Tab 6	02/2014	7/16/2014	12/31/14	\$375,000
27	City Staff	Helicopter School	City Staff to evaluate/prepare RFP for prospective west side rotorcraft operations area.	On Hold until 7/16/2014.	08/2013	7/16/2014	Ongoing	N/A
28	AMG	Galvin	Galvin is working to acquire two more aircraft to base at Auburn. Galvin has expressed interest in renting the back 600+ sqft of the 506 building.	Obtain commitment of Galvin to rent back part of 506 after airport office is moved to front of 506.	01/2014	7/16/2014	TBD	TBD
31	AMG	T Hangar Development	AMG met Rupert Engineering, City planning staff, VRFA, and the Fire Marshall to review the proposed project. Pre Marketing campaign has netted 2 addition waitlist applicants. We are now receiving daily phone calls about enclosed hangar rentals.	Submit engineering drawings provided by Rupert Engineering to City Plans Examiner for city approval. Solicit bids for interior construction and door installation. City to prepare bid documents and schedule of construction. See Tab 7 for more Detail	02/2014	7/16/2014	Summer 2014	\$60-\$90k
32	City Staff	Communications Infrastructure	See Attachment: Internet and Voice Services at 506 Building	See Attachment: Internet and Voice Services at 506 Building	03/2014	7/16/2014	TBD	TBD
33	City Staff/AMG	Business Development	Meeting with Helicopters Inc Pilot and Maint Director on 6/16/14 to tour AFS Maint building.	TBD	02/2013/ 05/2014	7/16/2014	Ongoing	N/A
34	AMG	AFS Building	Building is for sale. Mr. Garcia has contacted Mr. Kopp to discuss purchase options. AMG is soliciting potential tenants and buyers.	Mr. Garcia after meeting with Mr. Kopp will construct a business plan for City or Private purchase options.	06/2014	7/16/2014	Ongoing	TBD
30	AMG	Food Service	Soliciting sources to bring vendors to airport	Exploring options with Vendors for an event or weekly visits.	01/2014	8/20/2014	TBD	TBD
21	AMG	Wildlife Hazard Assessment	Biologist surveys are ongoing as per scope of work.	Wait for observations to conclude at end of the year.	12/2013	11/19/14	3/31/15	\$76,100

Auburn Airport

Agenda Item Summary

Topic: Airport Master Plan Update

Purpose:	X Information	Guidance	Decision
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Recommendation: Complete staff review of draft Capital Improvement Program for inclusion in draft chapter.

Last Action: Preparations are under way to submit draft Airport Master Plan and Airport Layout Plan (ALP) to FAA for formal review and approval. Preliminary coordination has been completed with FAA on the draft ALP and Century West is finalizing draft drawings per FAA comment.

A draft 20-year Capital Improvement Program (CIP) has been submitted to City and airport staff for review and comment. The CIP will be forwarded to FAA (in draft form) once it has been approved by City staff.

The draft final Airport Master Plan report is the process of being assembled for City and airport management review before it is sent to FAA for formal review. Previously-issued master plan chapters will be revised based on comments received at advisory committee meetings or for written comments that were submitted. New chapters include the Capital Improvement Plan, Airport Layout Plan, Land Use Compatibility, and Planning for Compliance (with FAA grant assurances). These chapters will be included in the draft Airport Master Plan report available for comment. Staff, advisory committee, public and agency comments on the draft report chapters will be addressed in the final Airport Master Plan report.

Discussion: Submittal of draft final Airport Master Plan documents will be completed within the next few weeks.

Fiscal Impact: --

Strategy: Complete staff review to support project deliverables. The FAA Seattle Airports District Office (ADO) will review the draft final report and ALP drawing set and will then conduct its internal coordination with the other offices in FAA (Flight Procedures, Flight Standards, etc.). By rule, FAA provides up to 90 days for internal "airspace" review. During this period, the draft final report and ALP drawing set will also be available for local review and comment. All comments received during this period will be addressed upon completion of FAA review.

Attachments: --

Auburn Airport

Agenda Item Summary

Topic: Internet and Voice Services at 506 Building

Description: Estimate timeline for “expanded” Internet and voice services

Purpose:	Information	Guidance	Decision
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Recommendation: City to review legal, and contractual options with Telecom Vendor

Last Action: Estimated Timeline

Bid Response Due: 6/12/14

Estimated Internal contract Review/ legal review: 6/20/14

Estimated Approval Contract signature: 7/14/14

Estimated construction/ installation: 9/08/14

Discussion:

Auburn Innovation & Technology has performed a competitive bid process for telecommunication services dedicated to the 506 building. Services include 10mb dedicated Internet speeds up/down, and voice capacity for 4-8 phones including long distance at 506 building only.

Fiscal Impact:

Strategy:

Attachments:

Auburn Airport

Agenda Item Summary

Topic: 2015 MAI APPRAISAL

The land leases at the Auburn Municipal Airport have an annual CPI increase and every 5 years the agreement requires a MAI market rate appraisal to be conducted and rates adjusted accordingly. (All Land leases except for AFS)

Purpose:	Information	Guidance	Decision
Recommendation:	AMG recommends to the AAB and the City to select S. Murray Brackett, MAI VALBRIDGE PROPERTY ADVISORS ALLEN BRACKETT SHEDD perform the required restricted use appraisal.		
Last Action:	2010 was the last MAI appraisal conducted by Murray, Brackett, Shedd and rates were adjusted in 2010.		
Discussion:	Mr. Brackett is very knowledgeable of airport properties and his company completes most of the market analysis in the Puget Sound area.		
Fiscal Impact:	The cost presented for the restricted use appraisal by VALBRIDGE PROPERTY ADVISORS ALLEN BRACKETT SHEDD is \$6,500.00 (agreement attached)		
Strategy:			
Attachments:	Auburn Airport Appraisal		



Valbridge

PROPERTY ADVISORS

Allen Brackett Shedd

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June 5, 2014

Mr. Jamelle Garcia
Airport Manager
Auburn Municipal Airport
(via email: jamelle.garcia@gmail.com)

**RE: MARKET LAND RENT APPRAISAL FOR AUBURN MUNICIPAL AIRPORT IN AUBURN,
WASHINGTON**

Dear Mr. Garcia,

I have reviewed information relating to the Auburn Airport properties we discussed, for the purpose of providing an estimate of fee and timing to prepare market land rent conclusions. We will convey our opinions in a Restricted Use narrative appraisal report. Our report will conform to the Uniform Standards of Professional Appraisal Practice (USPAP).

The property consists of multiple properties, generally segregated into two classifications, identified as 1) Raw land and 2) finished sites. Our appraisal will report the market rent for the two classifications of property subject, of course, to easements and encumbrances of record. We do not anticipate the need for specific tenant meetings, however these can be added at your discretion. Based on the above information, the appraisal report can be completed in 45 days, for the fee of \$6,500. In order to proceed with this assignment, we need the following information:

- 1) Contact information for property inspections.
- 2) Subject parcel identification
- 3) Current rent roll for airport properties.
- 4) Title information, if available.
- 5) Copy of ALP mapping.
- 6) Copies of other recent Professional studies, if any.
- 7) Signed copy of the enclosed contract, or equivalent.

Thank you for your consideration of Valbridge Property Advisors | Allen Brackett Shedd for this assignment. Please call if you have any questions.

Sincerely,

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD

S. Murray Brackett, MAI

kr

CONTRACT FOR CONSULTING/APPRaisal SERVICES

VALBRIDGE PROPERTY ADVISORS | ALLEN BRACKETT SHEDD, herein referred to as the "Consultant," and THE CITY OF AUBURN herein referred to as the "Client," hereby agree and contract as follows:

I. Contract Work

The Consultant will provide a *Restricted Use Appraisal Report* of the market land rent for two categories of Auburn Airport land, as described in the transmittal letter, attached. We will develop and report our services in conformity with and subject to the requirements of the Code of Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

The purpose of the appraisals is to provide guidance with regard to periodic land lease adjustments for airport properties. We will provide our opinions of the fair market rent of the two land classifications, in a Restricted Use Appraisal report, within 45 days of authorization to proceed.

II. Contract Sum

The Consultant will perform the services outlined above on a fixed fee basis of \$6,500. If further consultation or court testimony is required, the additional charge is \$300 per hour.

III. Time of Payment

The Consultant shall submit a statement at the completion. Payment shall be due on the date of the statement and shall be deemed delinquent if not made within 30 days of the due date. Delinquent payments shall accrue interest at the rate of 18% per annum from the due date. Should it be necessary for the Consultant to employ the services of an attorney or begin legal proceedings to collect any delinquent payments, the Client shall be liable to the Consultant for a reasonable attorney's fee and the court costs incurred.

IV. Termination

In the event the consulting services are stopped by the Client at any time, the Consultant's fee shall be calculated, due and payable on the basis of the Consultant's fee schedule in effect on the date of the contract, and the actual hours and direct non-salary expenses incurred to the date of termination.

June 5, 2014

DATE

By: 

VALBRIDGE | ALLEN BRACKETT SHEDD

By: _____

DATE

(CLIENT)

Auburn Airport

Agenda Item Summary

Topic: Airport Runway and Airport Rehabilitation

Crack seal, pavement repair, and pavement preservation

Purpose:	X Information	Guidance	Decision
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Recommendation: Repair and seal all asphalt on airport property to prevent further deterioration

Last Action: The design plans, specifications, and contract documents were finalized and the project was advertised for bids on June 10, 2014. The bidding period will be open for three weeks. The bid opening is scheduled for July 1, 2014.

Discussion: This project is substantially FAA/State eligible and grants have been submitted to both agencies. There are areas which are not eligible for grant funding. As an example there is approx. 50 feet of the taxi lanes between the hangars and some access road areas which are not eligible. These areas are identified on the Engineers Estimate worksheet. There are sound reasons to complete these non-eligible areas providing the airport enterprise fund can support this project. Completing the entire project requires only one advertising and bid process, no additional engineering costs, no additional scope of work process, less staging costs, project management and impact on airport operations.

Fiscal Impact: See Engineers Estimate worksheet in Attachments

Strategy: At both the Federal and State level asphalt preservation is given high priority and scores high on the grant process. It is less expensive to preserve what is in good shape than to rehabilitate or reconstruct asphalt after it has deteriorated.

Attachments:

CENTURY WEST ENGINEERING - CONSTRUCTION COST ESTIMATE

CITY OF AUBURN - AUBURN MUNICIPAL AIRPORT CRACK REPAIR AND SLURRY SEAL PROJECT

June 13, 2014

LOW Estimate

Bid Item	Description	Unit	Estimated Quantity	Unit Price	Total Cost	Unit Price	Total Cost
BASE BID - FAA ELIGIBLE WORK							
1	Mobilization 01220	LS	1	\$18,800.00	\$18,800	\$15,100.00	\$15,100
2	Temporary Flagging, Marking, and Signing 01300	LS	1	\$10,000.00	\$10,000	\$10,000.00	\$10,000
3	Construction Staking 01406	LS	1	\$8,000.00	\$8,000	\$8,000.00	\$8,000
4	Crack Repair (Less than .5" in Width) Item P-605	LF	32,804	\$0.80	\$26,243	\$0.80	\$26,243
5	Crack Repair (Between .5" and 1.0" in Width) Item P-605	LF	11,541	\$1.50	\$17,312	\$1.50	\$17,312
6	Crack Repair (Greater than 1" in Width) Item P-605	LF	2,526	\$10.00	\$25,260	\$10.00	\$25,260
7	A.C. Patching	SF	9,299	\$12.00	\$111,588	\$12.00	\$111,588
8	Type 1 Slurry Seal (Runway) Item P-626	SY	31,365	\$2.55	\$79,980	\$1.40	\$43,910
9	Type 1 Slurry Seal (Work Area 5) Item P-626	SY	24,036	\$2.55	\$61,292	\$1.40	\$33,650
10	Pavement Marking Removal Item P-620	SF	19,983	\$0.91	\$18,185	\$0.85	\$16,986
11	Pavement Markings (Initial Application) Item P-620	SF	14,822	\$0.65	\$9,634	\$0.37	\$5,484
12	Pavement Markings (Final Application) Item P-620	SF	14,822	\$0.55	\$8,152	\$0.26	\$3,854
ESTIMATED CONSTRUCTION COST (BASE BID)					\$394,445.05		\$317,386.89
WASHINGTON STATE SALES TAX (9.5%)					\$37,472.28		\$27,295.27
ESTIMATED CONSTRUCTION COST (BASE BID) + TAX					\$431,917.33		\$344,682.16
ADDITIVE ALTERNATE - NON-FAA ELIGIBLE WORK							
13	Mobilization 01220	LS	1	\$6,000.00	\$6,000	\$3,900.00	\$3,900
14	Temporary Flagging, Marking, and Signing 01300	LS	1	\$2,500.00	\$2,500	\$2,500.00	\$2,500
15	Construction Staking 01406	LS	1	\$2,000.00	\$2,000	\$2,000.00	\$2,000
16	Crack Repair (Less than .5" in Width) Item P-605	LF	6,900	\$0.80	\$5,520	\$0.80	\$5,520
17	Crack Repair (Greater than .5" in Width) Item P-605	LF	8,635	\$1.50	\$12,953	\$1.50	\$12,953
18	Crack Repair (Greater than 1" in Width) Item P-605	LF	396	\$10.00	\$3,960	\$10.00	\$3,960
19	Type 1 Slurry Seal (Work Area 2) Item P-626	SY	12,544	\$2.55	\$31,987	\$1.40	\$17,562
20	Type 1 Slurry Seal (Work Area 3) Item P-626		913	\$2.55	\$2,328	\$1.40	\$1,278
21	Type 1 Slurry Seal (Work Area 4) Item P-626		84	\$2.55	\$214	\$1.40	\$118
22	Type 1 Slurry Seal (Work Area 5) Item P-626		22,534	\$2.55	\$57,462	\$1.40	\$31,548
23	Type 1 Slurry Seal (Work Area 6) Item P-626		194	\$2.55	\$495	\$1.40	\$272
24	Pavement Marking Removal Item P-620	SF	0	\$0.91	\$0	\$0.85	\$0
25	Pavement Markings (Initial Application) Item P-620	SF	0	\$0.65	\$0	\$0.37	\$0
26	Pavement Markings (Final Application) Item P-620	SF	0	\$0.55	\$0	\$0.26	\$0
ESTIMATED CONSTRUCTION COST (ADDITIVE ALTERNATE - NON-FAA ELIGIBLE WORK)					\$125,418.45		\$81,609.10
WASHINGTON STATE SALES TAX (9.5%)					\$11,914.75		\$7,018.38
ESTIMATED CONSTRUCTION COST (ADDITIVE ALTERNATE) + TAX					\$137,333.20		\$88,627.48

CENTURY WEST ENGINEERING - CONSTRUCTION COST ESTIMATE

CITY OF AUBURN - AUBURN MUNICIPAL AIRPORT CRACK REPAIR AND SLURRY SEAL PROJECT

June 13, 2014

LOW Estimate

Bid Item	Description	Unit	Estimated Quantity	Unit Price	Total Cost	Unit Price	Total Cost
TOTAL CONSTRUCTION COST (BASE BID + ADDITIVE ALTERNATE) + TAX					\$569,250.53		\$433,309.64
ADDITIVE ALTERNATE - FAA ELIGIBLE WORK							
27	Mobilization 01220	LS	1	\$7,600.00	\$7,600	\$4,300.00	\$4,300
28	Temporary Flagging, Marking, and Signing 01300	LS	1	\$2,500.00	\$2,500	\$2,500.00	\$2,500
29	Construction Staking 01406	LS	1	\$2,000.00	\$2,000	\$2,000.00	\$2,000
30	Type 1 Slurry Seal (Work Area 2) Item P-626	SY	13,368	\$2.55	\$34,088	\$1.40	\$18,715
31	Type 1 Slurry Seal (Work Area 3) Item P-626	SY	8,238	\$2.55	\$21,007	\$1.40	\$11,533
32	Type 1 Slurry Seal (Work Area 4) Item P-626	SY	11,743	\$2.55	\$29,945	\$1.40	\$16,440
33	Type 1 Slurry Seal (Work Area 6) Item P-626	SY	24,674	\$2.55	\$62,919	\$1.40	\$34,544
34	Pavement Marking Removal Item P-620	SF	0	\$0.91	\$0	\$0.85	\$0
35	Pavement Markings (Initial Application) Item P-620	SF	0	\$0.65	\$0	\$0.37	\$0
36	Pavement Markings (Final Application) Item P-620	SF	0	\$0.55	\$0	\$0.26	\$0
ESTIMATED CONSTRUCTION COST (ADDITIVE ALTERNATE - NON-FAA ELIGIBLE WORK)					\$160,058.65		\$90,032.20
WASHINGTON STATE SALES TAX (9.5%)					\$15,205.57		\$7,742.77
ESTIMATED CONSTRUCTION COST (ADDITIVE ALTERNATE) + TAX					\$175,264.22		\$97,774.97
TOTAL CONSTRUCTION COST (BASE BID + ADDITIVE ALTERNATE) + TAX					\$744,514.75		\$531,084.61

FAA Cost	\$546,463	\$398,211
State Cost	\$30,359	\$22,123
Enterprise Fund Cost	\$167,692	\$110,750

Auburn Airport

Agenda Item Summary

Topic: Hangar Row 3 Enclosure Project

Considerations of Funding Project Design, Bidding & Construction

Purpose:	☒ Information	Guidance	Decision
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Recommendation: Consider enclosing Hangar Row 3 to increase occupancy of vacant open hangars and to bring aircraft onto the airport from the enclosed hangar waiting list.

Last Action: Pre Marketing campaign has netted 2 addition waitlist applicants. We are now receiving daily phone calls about enclosed hangar rentals.
June 5, 2014: AMG met with Rupert Engineering, VRFA representatives and Mike from city planning about designing the enclosure. All parties agreed on metal walls with fire walls to keep enclosure under 5,000 sqft.
June 12, 2014: AMG met with Rupert Engineering to finalize creation of drawings for the project. These drawings cover the interior wall construction and may or may not include door drawings at this submission. Plans will be submitted to AMG before the June 18 AAB meeting.

Discussion: Submit engineering drawings provided by Rupert Engineering to City Plans Examiner for city approval. Solicit bids for interior construction and door installation. City to prepare bid documents and schedule of construction.

Fiscal Impact: AMG staff projects demand from the current waiting list for closed hangars that an addition \$345 per hangar per month (\$4,200 annually) could be realized for each hangar completed and \$5,175 per month (\$62,100 annually) at 100% occupancy.

Strategy: As mentioned, this topic has been well discussed in various meeting and is identified in the updated (pending) Airport Master Plan Update being completed by Century West. A targeted outreach effort to bring new aircraft to the airport and not to compete with existing tenants will begin after approval. Stakeholders will be very important in the design of the facility to assure it can meet the needs and demands of all intended users.

Attachments: Hard copy of drawings (provided at meeting)

Estimate of Income

Auburn Airport Agenda Item Summary

Income per Hangar

Base Rent	\$345.00
Annual Income	\$4,200.00

Income @ 100% Occupancy

Income/mo	\$5,175.00
Income/yr	\$62,100.00

Income Difference from Row 3

Row 2	Row 9/10	Row 4-7
\$55.49	(\$63.59)	\$158.76

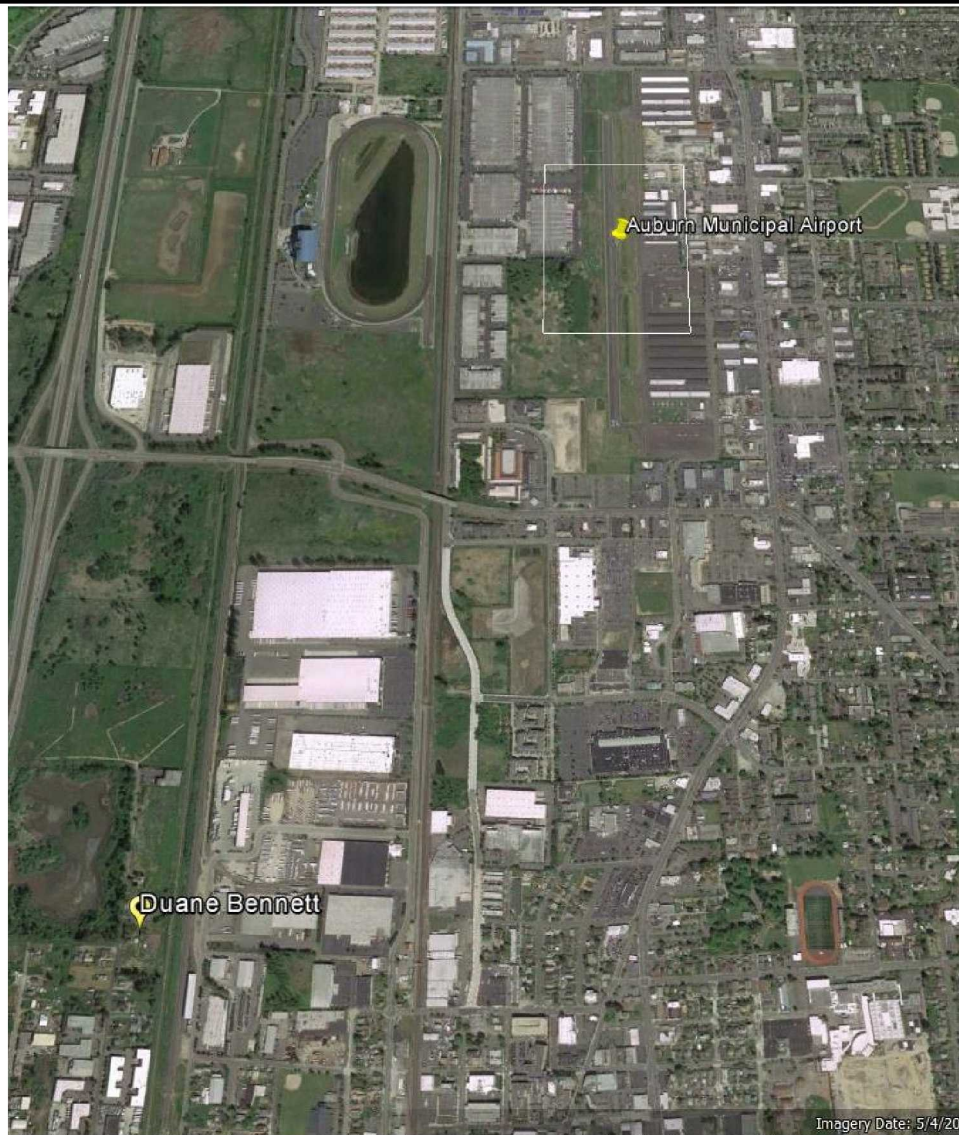
Auburn Airport Airport Managers Report

Topic A: NOISE COMPLAINTS

Number of Complaints Since Last Meeting: 6

Number of Complainants: 1

Location: 1 Mile SW of Airport



Auburn Airport

Airport Managers Report

Topic B: Occupancy Report

Type	Occupied	Percentage	Change
Open Hangar	57	67%	+2
Open Twin Hangar	4	67%	-1
Row 9-10	40	100%	0
Row 2	14	100%	0
Tie Down	35	39%	0
Storage Units	7	58%	0
