



Grand Junction Regional Airport Authority Board
Regular Board Meeting
Meeting Minutes
July 9, 2013

I. Call to Order

Mr. Denny Granum, Board Chairman, called the meeting of the Grand Junction Regional Airport Authority Board to order at 5:15 PM on July 9, 2013 in Grand Junction, Colorado and in the County of Mesa.

Present:

Commissioners Present:

Denny Granum, Chairman
David Hibberd, Vice Chairman
Sam Susuras
Tom Frishe
Rick Wagner
Steve Wood
Paul Nelson

Other:

Jason Virzi, Aviation
Michael Quinn, Aviation
Jim Trott, Aviation
Bill Marvel, GJAUTA
Bill Pitts, Citizen
Shannon Kinslow, TOIL
Jason Hofman, BLM
Rich Keller, Shaw Construction
Steve Acquafresca, Mesa County
Rose Puggleise, Mesa County
Lyle Dechant, Mesa County
David Frankel, Mesa County
Bob Erbisch, Citizen
Michael Hodes, Citizen
Dave Krogman, West Star Aviation

Airport Staff:

Rex Tippetts, Director of Aviation
Amy Jordan, Clerk
Gary Schroen
Kathie Lucas

II. Approval of Agenda

Commissioner Frishe moved to approve the agenda. Commissioner Wagner seconded. Voice vote: All Aye. The agenda was approved as distributed.

III. Conflict Disclosures

Chairman Granum – Hangar Owner
Vice Chairman Hibberd – Hangar Owner
Commissioner Wood – Hangar Owner
Commissioner Frishe – None
Commissioner Wagner – None

Commissioner Susuras – None

Commissioner Nelson – None

IV. Commissioner Comments

None.

V. Citizens Comments

Dave Shepard, Grand Junction Tenants and Users Association

Mr. Shepard told the Board that the Tenant Association has sent the new standard form lease to their Attorney, John Steele, for review. Mr. Shepard said that it is the Associations intent to produce a memo to members with the attorney's findings and if it is, appropriate to advise members to enter into the new lease, or not.

Mr. Shepard said that he understood that a cost study would be completed and that the study should be done fairly. It is his impression that the tenants on C1A are paying a higher rate than the tenants at other areas on the airport.

Mr. Shepard said that the mission/vision statement discusses general aviation, and being the airport of choice. Mr. Shepard continued by saying that the minimum standards in place, only West Star Aviation can meet. Mr. Shepard said that West Star Aviation is the big diamond at the airport, but that it is useful to have some smaller diamonds at the airport too, and that the current minimum standards prevent the smaller diamond from coming to this airport.

Mr. Shepard said that the Association would like Minimum Standards, specifically placed on an agenda for a work session.

Michael Hodes, Airport Tenant/Business Owner

Mr. Hodes said that he would like to thank the Board for their statements a month ago, supporting Mr. McClelland and Grand Valley Aircraft Services, and the desire to have a local mechanic. Mr. Hodes said that statements do not go far, and that real action needs to take place.

Mr. Hodes asked the Board to take up two specific proposals:

1. Institute an emergency measure, where the Board would waive minimum standards requirements for a short term. In particular, waive the space requirement for mechanics.
2. Instruct staff to come up with a plan to attract mechanic services to the airport, and have a period for coming up with that plan.

Bob Erbisch, Citizen

Mr. Erbisch said that the "old" board was very resistant in listening to "us." Mr. Erbisch said that the airport should represent the needs and business requirements of both the County and the City.

Mr. Erbisch said that there are no services at the airport now, and that things need to change.

General Discussion:

Commissioner Wagner said that Mr. Hodes had some good suggestions; however, coming up with a plan to attract business to the Airport, and doing it in a non-

discriminatory fashion can be difficult. In particular, recruiting business, without in some way subsidizing that business.

Mr. Shepard said that if, for the last two years, the Airport would have just left “us” alone, everything would be fine. Mr. Shepard said that the minimum standards, in terms of square footage requirements, are so onerous that no one can make it at the Airport.

Mr. Hodes said that a workshop would be a good start in moving forward, and that historically, the Airport Authority has not acted like a Board in providing direction, but instead responding to requests from management.

VI. Consent Agenda

A. Minutes: June 2013 Board Meeting

Discussion: NONE.

Commissioner Wood moved to approve the consent agenda. Commissioner Frishe seconded. Voice vote: All Ayes. The consent agenda was approved as distributed.

VII. Action Items

A. Terminal Building – Phase I Bid Award

Director of Aviation, Rex Tippetts explained that at the June 18, 2013 meeting, the Board received a presentation, by Fentress Architects, outlining this project as it moved from concept through design.

As discussed, this project culminated during the Master Plan Update, Terminal Area Plan in 2009, when an intensive terminal facility analysis was completed. At that point, the Board chose to move forward with the replacement of the terminal facility.

Mr. Tippetts explained that this project is the first phase, which is the construction of an administration building. A fire bay and a community room will also reside in this building.

Mr. Tippetts said that in April 2013, bids were solicited, and four proposals were received through that process. The bidders were as follows:

1. Shaw Construction, \$6,610,267
2. FCI Construction, \$6,824,214
3. GH Phipps, \$7,017,800
4. H.W. Houston, \$7,777,000

Mr. Tippetts said that after careful bid evaluation, Shaw Construction was named as the apparent low bidder.

Since the project bids came in over the project budget, the architect and engineers worked to identify changes to the project specifications, to allow for savings, but not change the project scope or function of the building. A cost savings of \$553,258 was discovered, allowing the project cost to be lowered to \$6,091,809.

Mr. Tippetts reviewed the total revenue available for the project, which includes \$4,100,000 in federal grants, with matching grants from State and local totaling \$1,800,000 in state grants, and \$300,000 local.

Mr. Tippetts said that at this point, to move forward with this project, a bid must be awarded to the low bidder, Shaw Construction. Additionally, to keep the Airport's share to a minimum, it is recommended that a change order for - \$553,258 be approved.

Discussion:

Chairman Granum said that this item was discussed at length at last month's Board meeting, but wanted to open the floor, if a Commissioner had additional comments or questions.

No further discussion.

Commissioner Susuras moved to allow the Director of Aviation to enter into a contract with Shaw Construction for Phase I of the Terminal Building, for \$6,645,067.00 and approve a change order in the amount of - \$553,258.00, pending Federal Aviation Administration approval. Commissioner Frishe seconded. Voice vote: All Aye.

B. Non-Federal Reimbursable Agreement AJW-FN-WSA-13-S092. An Agreement between the Department of Transportation and the Grand Junction Regional Airport for the relocation of Remote Transmitter/Receiver (RTR) Building

Director of Aviation, Rex Tippetts explained to the Board that the current RTR Building is located to the north side of the Runway 11/29 slightly east of Taxiway A7. The building was built in 1961 and is currently located in an area that is affected by the first phase of dirt work for the relocation of runway 11/29, and therefore must be moved.

Mr. Tippetts explained that the building houses the transmitters and antenna components for communication between the Air Traffic Control Tower, aircraft and ground vehicles. Tippetts also mentioned that the FAA owns the navigational aids and components at the airport, which includes the RTR, and maintains these facilities, as necessary, at their own expense.

Tippetts did note that when a modification is necessary due to an airport project, the FAA will complete the work, but the airport is responsible for the cost. This arrangement is acknowledged through a reimbursable agreement.

Tippetts said that this reimbursable agreement, between the Airport and the FAA, is for 30% engineering design for the relocation of the RTR. The agreement outlines the FAA's specific tasks and the Airports specific tasks. Allowing both parties to execute tasks, helps to keep costs contained, provides an element of timeliness that supports the environmental review to relocate Runway 11/29 and allows for better site and access conditions, infrastructure and future planning.

Tippetts noted that preliminary investigation, by the FAA and the Department of Public and Environmental Health, of the RTR building and components, uncovered that some of the wiring is bedded in uranium mill tailings. This issue will be resolved during this project.

Tippetts also explained that the FAA looked at five potential sites for the RTR building relocation, and analyzed all potential site location and conducted radio communication tests to discover what site allowed the best radio communication and reduced communication dead spots on the airfield.

This reimbursable agreement is for 30% design for the FAA's outlined activities. These activities include design for:

1. RTR (antenna) towers and shelter foundation
2. Infrastructure from RTR towers to shelter
3. RTR equipment shelter
 - Electronic Equipment
 - Electrical Wiring
 - Environmental Control Systems
4. Facility perimeter preparation

Tippetts said that these costs are estimated at \$95,811.10 and that the Airport will receive an Airport Improvement Project (AIP) grant from the FAA that incorporates both the FAA costs and Airport's costs.

Discussion:

Commissioner Wood asked how the reimbursable agreement monies are collected and then dispersed. It appears that we (the Airport) receive a grant from one branch of the FAA, and then hand it over to another branch of the FAA, is that correct.

Director of Aviation, Tippetts explained that the Airport would place monies into an account, which the FAA branch that is responsible for the RTR design, would then draw down as necessary. The Airport would then receive a reimbursable grant for that amount.

Chairman Granum asked Tippetts to give a little bit of history on this project and why it is necessary.

Tippetts explained that this project is a piece of the relocation of the primary runway, runway 11/29. Tippetts noted that this project culminated years ago, during the Master Plan Update, adding that additional analysis had been conducted in 2009, looking at alternatives. Tippetts explained that the runway would be shifting approximately 650 feet north of its current location, which requires supporting infrastructure to be shifted, including this RTR building.

Commissioner Wagner moved to approve Non-Federal Reimbursable Agreement AJW-FN-WSA-13-S092, An Agreement between the Department of Transportation and the Grand Junction Regional Airport for the relocation of Remote Transmitter/Receiver (RTR) Building. Commissioner Frishe seconded. Voice vote: All Aye.

VIII. Discussion Items

A. Managers Update

Director of Aviation, Rex Tippetts, updated the Board on the following items:

1. Airport Operations Area (AOA) Badge Renewal – Tippetts noted that AOA badges will be expiring at the end of July, and that nearly half of all badge holders have not come in to renew their badge.
2. Proposed 2810 Landing View Lane Lease – Tippetts reminded the Board that Attorney Mike Morgan had sent all the Commissioners a draft copy of the lease, and that Mr. Morgan would like comments from the Board as soon as possible.
3. July 16th Meeting – Tippetts said that staff did not have much content for the July 16th and would like direction on what to do for that meeting.

Discussion:

Commissioner Wagner said that it would be useful to have a workshop to discuss the Minimum Standards, and any other topics necessary.

The rest of the Board concurred.

A workshop will be scheduled for July 16th.

B. West Star Facility Expansion Update

Director Tippetts explained that this project is at a standstill, until better construction estimates are available.

C. Security Solutions Committee

Commissioner Wood gave a brief history of the Security Solutions Committee, for the benefit of the new Board members. Wood noted that the committee was stood up nearly 18 months ago, to take a fresh look at the security issues at the Airport. Wood said the committee meet frequently, at first to research and understand, and then to work to develop alternative solutions.

Wood said that the committee had conducted a survey of all tenants, which indicated an overwhelming desire for a change from what was in place, regarding security access.

Wood noted that the committee has meet with TSA multiple times. Additionally, the committee had submitted numerous draft amendments, with no success, and little guidance.

Wood said that the committee is working and near complete on a revised amendment, and believes that the solution can be implemented quickly and cost effectively.

Wood mentioned that the first step would be to work with a local vendor on the installation of surveillance equipment. The remaining work is fence and gate construction/relocation.

Wood said that in the past, the Airport proceeded with construction projects, prior to security plan amendment approval, and believes that is what needs to be done.

Commissioner Susuras said that he would like to see some cost estimates for the project, prior to making a decision.

Chairman Granum agreed, and mentioned that he had seen preliminary estimates. Granum asked staff to work on pulling together cost estimates for review and approval.

IX. Adjournment

The Board adjourned at 6:11 PM.

Denny Granum, Board Chairman

ATTEST:

Amy Jordan, Clerk to the Board