

Phoenix-Mesa Gateway Airport Authority

BOARD MEETING

AGENDA

5835 S. Sossaman Road ♦ Mesa, Arizona 85212

Monday, July 27, 2009 ♦ 9:00 a.m.

1. **Call to Order: Williams Gateway Airport Authority – Mayor Scott Smith, Chair**
 2. **Awards, Guest Introductions, and Announcements**
 3. **Comments From the Public:** *(Members of the public may comment on any item of interest. Arizona Open Meeting law does not permit the Board to discuss items not specifically on the agenda.)*
 4. **Progress Reports:**
 - a) **ASU Polytechnic – Dr. Keith Hjelmstad, Vice President & Dean, College of Technology & Innovation**
 - b) **Chandler-Gilbert Community College – John Schroeder, Provost**
 5. **Review of Monthly Staff Reports and Updates on: Construction ♦ Commercial Service ♦ Finance – Lynn Kusy, Executive Director**
 6. **Consent Agenda - Consideration and Possible Approval of:**
 - Tab A- Minutes** of Board Meeting held on June 22, 2009.
 - Tab B- Resolution No. 09-22** - Authorizing a One-Year Landscape Maintenance Contract with **Desert Glen Commercial Landscape Group, Inc.** Commencing August 1, 2009 in the Amount of \$99,565.
 - Tab C- Resolution No. 09-29** – Authorizing the Purchase and Installation of Parking Revenue Control Equipment from **Scheidt & Bachmann USA, Inc.** for \$64,614.77.
 - Tab D- Resolution No. 09-30** – Adopting Authorization of Services No. 1002 with **Dibble Engineering** for Design and Bid-Phase Services of East Verona Avenue Storm Drain Extension in the Amount of \$87,041.40.
 - Tab E- Resolution No. 09-34** – Authorizing Payment of Permit and Impact Fees to the City of Mesa for West Terminal Expansion Site Preparation in an Amount of Approximately \$147,000.
- Consideration and Possible Approval of:**
7. **Resolution No. 09-31** - Adopting a One-Year Intergovernmental Agreement Between the **City of Mesa** and the Phoenix-Mesa Gateway Airport Authority for Dedicated Law Enforcement Services at a Cost of \$334,540.
 8. **Resolution No. 09-32** – Authorizing an Intergovernmental Agreement Between the **City of Mesa** and Phoenix-Mesa Gateway Airport Authority for Construction Cost Share of Fire Station No. 215 at a Cost Not to Exceed \$290,000.
 9. **Resolution No. 09-33** – Authorizing a Construction Contract with **Sundt Construction, Inc.** as the Construction Manager at Risk for the West Terminal Expansion Site Preparation and Excavation at a Guaranteed Maximum Price of \$1,139,535.
 10. **Election of Officers** *(for positions of Chair, Vice Chair, Secretary, Treasurer)*
 11. **Board Member Comments / Announcements**
 12. **Next Meeting:** Monday, September 14, 2009 – 9:00 am
 13. **Adjourn**



**MINUTES OF THE
WILLIAMS GATEWAY AIRPORT AUTHORITY**

BOARD MEETING

JUNE 22, 2009

AIRPORT AUTHORITY BOARD MEMBERS

Mayor Scott Smith, Mesa
Mayor Art Sanders, Queen Creek
Councilwoman Thelda Williams, Phoenix
Mayor John Lewis, Gilbert
Lt. Governor Joseph Manuel, Gila River Indian Community **

*** neither present nor represented*

GUESTS PRESENT

Roc Arnett, East Valley Partnership	Larry Kieser, Mesa Police Department
Jacques Blondeau, Embraer	Johannes Kurz, Gateway Ambassador
Chris Brady, City of Mesa	Kathy MacDonald, City of Mesa
Russ Brandt, Blue Chip	Debbie Moore, DelStar Companies
Jim Brasetton, Mariscal Weeks	Floyd Moore, Valle del Oro
Scott Butler, City of Mesa	Tom Novy, SRP
Jeff Carr, Air Force Research Lab	Scot Rigby, City of Mesa
Michael Dean, CBP	Christopher Schmaltz, Gust Rosenfeld
Jenny DiGiro, Embraer	John Schroeder, Chandler-Gilbert Community College
Shane Dille, Town of Queen Creek	Councilmember John Sentz, Town of Gilbert
Tamie Fisher, City of Phoenix	Jerry Spellman, Unimodal Systems
Ken Halverson, KMH Holdings	Phil Statt, Himovitz Properties
Karen Hardy, DelStar Companies	Art Thomason, Arizona Republic
Jean Humphries, ASU Polytechnic	Robert Trzepkowski, SRP
Debbie Inman, Willis of Arizona	Jennifer Whalley, East Valley Partnership
	Stephanie Winn, SRP

AIRPORT STAFF PRESENT

Crystal Brinkley, Administrative Secretary
Casey Denny, Deputy Director
Walter Fix, Director of Planning and Special Projects
Gretchen Hawkins, Executive Assistant/Clerk to the Board of Directors
Lynn Kusy, Executive Director
Jonathan Pitney, ASU Intern

CALL TO ORDER

The meeting was called to order by Chair Smith at 9:01 a.m.

AWARDS, GUEST INTRODUCTIONS, AND ANNOUNCEMENTS

Chair Smith welcomed newly elected Gilbert Mayor John Lewis, introduced his new Chief of Staff Kathy MacDonald, and recognized Mesa City Manager Chris Brady.

Airport Executive Director Lynn Kusy recognized Gilbert Councilmember John Sentz and new Development Secretary Crystal Brinkley. He also recognized ASU intern, Jon Pitney, who will be working for Gateway during the summer; Tom Novy, SRP; and Karen Hardy and Debbie Moore from DelStar Companies.

COMMENTS FROM THE PUBLIC

Jerry Spellman is the Arizona Coordinator for Unimodal Systems, LLC. which is developing the SkyTran Mag Lev Personal Rapid Transit System. Mr. Spellman reported that the high speed rail system is being demonstrated at NASA's Ames Research Center in California. Mr. Spellman submitted a proposal for high speed rail system between Mesa, Gilbert, Gateway, ASU Polytechnic, and Queen Creek. The total program would cost about \$300 million for 25 miles of service. He said the federal government could pay 100 percent of the cost. He noted that if funding is approved, it could bring 400 new jobs to the area. Mr. Spellman concluded by asking the Board to review his information, to designate a staff member to be primary contact, and to possibly add this topic to a future Board meeting agenda.

PROGRESS REPORTS

- ASU Polytechnic – Jean Humphries distributed an article from AutoPilot magazine about ASU's new air traffic control (ATC) program. Ms. Humphries said the new ATC simulator is now functioning in the simulator building. She said that ASU now has one of the FAA certified degree programs in ATC training. Ms. Humphries reported that ASU is ahead of admissions over last year. Construction of Backus Mall is progressing and the former Air Force auditorium will be renovated into a 400-seat lecture hall.
- Chandler-Gilbert Community College (CGCC) – John Schroeder announced leadership changes at CGCC. He said Dr. Linda Lujan has been appointed as interim president pending a national search for a permanent president. Maria Hesse has gone to ASU to serve as Vice Provost. Over 100 Chandler 6th graders have graduated from Destination College at the Pecos Campus. The students were introduced to the fields of nursing, fire sciences, aeronautical engineering, and zoology as possible career paths.

Responding to a question from Mayor Smith, Jean Humphries said ASU staff is working with the City of Mesa on water capacity issues for the EVIT project.

EXECUTIVE DIRECTOR'S REPORT - Review of Monthly Staff Reports – Updates on: Construction ♦ Commercial Service ♦ Finance ♦ Economic Stimulus Program - Lynn Kusy, Executive Director

- Fuel deliveries were up to 1.1 million gallons in April
- FAA guidelines require four operations per hour to be able to increase our tower hours. A survey is being conducted to determine whether we can extend our tower hours
- State budget issues may again sweep the aviation fund resulting in: 1.) no state match for federal grants, 2) a delay in State's reimbursement of our grant funds already spent, and 3.) no new capital projects
- Began work on cost/benefit analysis of the east side development
- Staff received notice of a \$6 million award for Taxiway B
- We expect to receive \$1.3 million for site work on the west terminal expansion
- The TSA will receive stimulus funds for improved baggage screening equipment at Gateway
- Revenues and expenses were both under budget in April. We are about \$400,000 better than budget through the end of April
- Enplanements in April were 27,021 with a 90 percent load factor
- Staff has launched a monsoon awareness program with our tenants and customers. We ask them to check tie downs, secure loose items, and monitor weather conditions
- I attended the AAAE conference last week where the mood was somber but optimistic. Nationally, air traffic is down 20 to 30 percent, revenues are down – 2010 is viewed as zero growth year, with 2011 more normal growth of about three percent passenger enplanements. We do not have a multi-year FAA reauthorization bill passed, and Congress is pressing for changes in airport rescue and fire fighting requirements. This would increase manpower and equipment minimums, and reduce response times. If the bill passes, it could require us to build a second new station
- White Knight Two stopped at Gateway on Friday for emergency repairs

Mayor Smith asked for clarification on the airport rescue and fire fighting requirements. Mr. Kusy said it is coming from the fire fighters' union. It has passed in the House, but has not been heard in the Senate. Mayor Smith noted that the Tucson mayor is the new chair of the U.S. Conference of Mayor's Aviation Committee.

PRESENTATION: : SRP Abel-Moody 230kV Transmission Project – Tom Novy, SRP Project Manager (See Resolution No. 09-26)

Mr. Tom Novy gave a presentation on the process used by SRP to select a location for the proposed 230kV line. Mr. Novy explained the need and benefits of the new Abel-Moody 230kV line. He reviewed what had transpired to date concerning working group meetings and public open house meetings. He said SRP submitted their application for a Certificate of Environmental Compatibility from the Arizona Corporation Commission on June 12, 2009. Mr. Novy noted that the Siting Committee Hearings will be held at ASU Polytechnic's Student Union, Cooley Ballrooms, on Wednesday, August 5 beginning at 9:30 am. There is a special public comment session at 6:00 pm that evening at the same location.

Following Mr. Novy's presentation, Mayor Smith said that the Board has not taken a formal position on this issue. The Airport Authority has certain interests, as each community has specific interests and strong feelings. He suggested that today is not the day for this discussion, and that the Board will have an opportunity to discuss potential conflicts at a later time.

CONSIDERATION AND POSSIBLE APPROVAL OF Resolution No. 09-26 – Authorizing the Executive Director to File a Notice of Intent to be a “Party” with the Arizona Power Plant and Transmission Line Siting Committee Related to Salt River Project’s Abel-Moody 230kV Transmission Project.

Mr. Kusy asked for Board approval to become a Party to the line siting proceedings. He said we have until July 22 to make a decision. We would have five minutes of testimony as an interested citizen if we don’t become a Party. Airport Authority Counsel Christopher Schmaltz reported that the only entity which formally submitted their notice to be a Party is Pinal County. Being a Party gives us the opportunity to participate fully in the hearing to a greater level than simply making a five-minute statement. He said it is appropriate for the Board to make the decision for the Authority to participate formally in the process. Staff can come back to the Board for preparation and perspective. Being a Party is being a participant in the hearing but there is no obligation to present evidence or anything in writing.

Mayor Lewis agreed that it would be “good to move forward and hopefully, be united on July 27.” Mr. Schmaltz said a conflict for individual Board members could arise if there is an expression from the Board as to a position that may be contrary to the position taken by a Member of the Authority.

Mayor Smith asked about which routes had the greatest impact to operations of the Airport. Mr. Kusy said it is all the proposed alignments that staff has focused on. Casey Denny said all alignments have been reviewed as to their impact to the Airport.

Mayor Sanders and Councilwoman Williams expressed their desire that the Airport Authority become a Party to the proceedings.

Councilwoman Williams moved to approve Resolution No. 09-26. Mayor Sanders seconded the motion. The motion carried unanimously.

CONSENT AGENDA - Consideration and Possible Approval of:

Tab A- Minutes of Board Meeting held on May 18, 2009.

Tab B- Resolution No. 09-19 - Authorizing the Airport Authority to Accept any Federal Aviation Administration Grant Offer(s) Received between July 1, 2009 and June 30, 2010.

Tab C- Resolution No. 09-20 - Authorizing the Airport Authority to Accept any Arizona Department of Transportation Grant Offer(s) Received between July 1, 2009 and June 30, 2010.

Tab D- Resolution No. 09-21 - Adopting an Amendment to the Intergovernmental Agreement between the City of Mesa and Williams Gateway Airport Authority for Fire Vehicle and Equipment Maintenance Services Effective July 1, 2009 at a Cost of Approximately \$22,000.

Tab E - Resolution No. 09-22 – Authorizing a One-Year Landscape Maintenance Contract with Mariposa Landscape Arizona, Inc. Commencing July 1, 2009 in the Amount of \$106,993.

Tab F - Resolution No. 09-23 – Authorizing Willis of Arizona, Inc. to Purchase Insurance from Various Companies for Period July 1, 2009 to July 1, 2010 at a Total Cost of \$268,541.

Mr. Kusy asked to have Resolution 09-22 removed from the agenda. The Resolution will be brought back at a future date for Board consideration.

Councilwoman Williams moved to approve the Consent Agenda (minus Resolution No. 09-22). Mayor Lewis seconded the motion. The motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF:

Resolution No. 09-24 – Adopting Fiscal Year 2009-2010 Strategic Business Plan.

Mr. Kusy explained that each year, staff prepares a proposed business plan that goes to the Board for consideration. He said this year, the goals have been reduced to seven (from ten) to focus on the things that are critical to the operation of the Airport.

Mayor Lewis expressed his appreciation for being part of the Airport Authority and that he is impressed with the Airport. He asked about details on future commercial passenger service. Mr. Kusy said it is an ongoing effort. He said our marketing staff has met with five to six airlines since March. Marketing Manager John Barry keeps in touch with airlines electronically, and if anything concrete arises, staff will bring the information back to the Board. Mr. Kusy added that most airlines expect confidentiality in any preliminary discussions. He noted that the airlines are downsizing 20-30%, and are experiencing route consolidation and mergers.

Mayor Sanders moved to approve Resolution No. 09-24. Councilwoman Williams seconded the motion. The motion carried unanimously.

Resolution No. 09-25 - Authorizing a Terminal Concession Lease Agreement with StarGateway, LLC to Operate the Just Plane Food Café in the Airport Passenger Terminal Annex. The Agreement Term is Seven Years, Commencing July 1, 2009, and is Payable Monthly at the Greater of the Initial Rental Rate of \$2,916.67 or 12 Percent of Gross Revenues.

Mr. Kusy said that StarGateway is a current tenant which operates the Arizona Highway concession in the terminal annex. StarGateway responded to the RFP for a food and beverage concession area, and will remove their food and beverage from existing space and establish it in new space in the annex. This is a seven-year contract with a 12 percent fee.

Councilwoman Williams noted StarGateway was “very reputable and first class.”

Councilwoman Williams moved to approve Resolution No. 09-25. Mayor Sanders seconded the motion. The motion carried unanimously.

Resolution No. 09-27 – Adopting a Revised Airport Rates and Charges Schedule, to be Effective July 1, 2009, superseding all Previous Editions.

Mr. Kusy said very few changes were needed to the Rates and Charges schedule. Given the state of the economy, it would not be prudent to raise fees.

Mayor Sanders moved to approve Resolution No. 09-27. Councilwoman Williams seconded the motion. The motion carried unanimously.

Resolution No. 09-28 – Adopting Revised Commercial Real Estate Brokers and Agents Policy #4202 to Establish New Commission Guidelines and Continue Allowing Payments For New Property Lease Agreements for WGAA-Owned Buildings and Land.

Mr. Kusy explained that seven years ago the Board authorized staff to pay a fee to any real estate broker at three percent if they brought a lease to the Airport. He noted that we have never had a

broker bring a deal to us. Staff proposed to increase the commission from 3 to 6 percent to generate additional activity for brokers and agents.

Councilwoman Williams asked what would happen if the fee increase didn't work. Craig Herget responded that this is a one-time payment paid within 30 days of the lease effective date. If a lease goes in default, they would need to pay back the fee. Mr. Herget said this mirrors what is standard in the real estate industry. It is six percent up to five years, and three percent for the next five years. He added that there are no escalations or changes for CPI. Mr. Herget said given today's market, we may attract more business.

**Councilwoman Williams moved to approve Resolution No. 09-28.
Mayor Lewis seconded the motion. The motion carried unanimously.**

INFORMATION ITEM

Notification of Emergency Procurement - Pavement Repair \$45,886.63. Mr. Kusy reported on an emergency pavement repair in the Allegiant parking area.

BOARD MEMBER COMMENTS

NEXT MEETING

Monday, July 27, 2009 – 9:00 am

ADJOURN

The Board adjourned the meeting at 10:11 am.



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-22

To: Board of Directors
From: Bill Mitchell, Maintenance and Technology Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Re: Landscape Maintenance – Desert Glen Commercial Landscape Group, Inc.
Date: June 22, 2009

Proposed Motion:

Approve Resolution No. 09-22 authorizing a one-year landscape maintenance contract with Desert Glen Commercial Landscape Group, Inc. commencing August 1, 2009 in the amount of \$99,565.

Narrative:

Landscape maintenance is required to maintain shrubbery and trees, and remove debris and trash from the median and both sides of Sossaman Road. This contract covers 38 acres as depicted on the attached map.

The Airport Authority is a member of the Strategic Alliance for Volume Expenditures (S.A.V.E.). Membership in S.A.V.E. allows staff to access various Arizona municipal and school district contracts. Desert Glen Commercial Landscape Group, Inc. is a vendor selected under City of Chandler contracts. Desert Glen will provide all services to meet scope under City of Chandler contract ST9-988-2726.

This contract is budgeted and funded in the FY2010 Maintenance and Technology budget as Contract Services.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-22

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to contract for landscaping maintenance;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes a one-year a one-year landscape maintenance contract with Desert Glen Commercial Landscape Group, Inc. commencing August 1, 2009 in the amount of \$99,565. This Resolution also authorizes the Chair or Executive Director to execute such contract, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



1695 W. Sahuaro Drive
 Tucson, AZ 85745
 Phone: (520) 882-6322
 Fax: (520) 882-6331

Proposal

July 7, 2009

Client: Phoenix-Mesa Gateway Airport
Project: Landscape Maintenance Service
Site Name or Description: Parkways, Medians, Right-of-Way & Parking Area Landscape Maintenance

Contact: Brett Williams
 6263 South Taxiway Circle
 Mesa, AZ 85212-6399
 480-988-7542, email bwilliams@phxmesagateway.org

Description: Per your request, I calculated the work required to maintain the landscape areas in and around the Airport that you have shown me. The areas include (with approximate measurements)

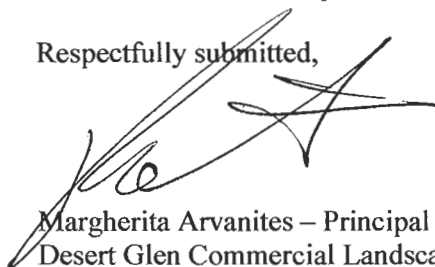
Location	S.F.	Cost per Mo	Qty	Annual Extended
Medians	183,375	\$ 1,005.25	11	\$ 11,057.75
Parkways	612,500	\$ 3,357.69	11	\$ 36,934.59
North Entry	145,136	\$ 795.63	11	\$ 8,751.93
W. Retention	183,183	\$ 1,004.20	11	\$ 11,046.20
S of Ulysses, W side (tanks & bldgs)	252,092	\$ 1,381.95	11	\$ 15,201.45
6203 to 6253 Sossaman	27,410	\$ 150.26	11	\$ 1,652.86
Area on w side, corner of S Arrow and middle Arrow taxiway	52,863	\$ 289.79	11	\$ 3,187.69
Parking lots E side of Texas	40,931	\$ 224.38	11	\$ 2,468.18
Landscape and parking areas N of Texas on E side	108,057	\$ 592.36	11	\$ 6,515.96
Landscape and parking areas N of Texas on W side	45,576	\$ 249.84	11	\$ 2,748.24
Totals		\$ 9,051.36		\$ 99,564.85

The above areas are to be maintained per the cooperative contract with the City of Chandler Area 4 Landscape Maintenance. Site No. 404 McQueen Road Yard was used for comparison. Work includes trimming, weed control and landscape maintenance per specifications.

Price **Monthly price for above described work\$9,051.36**
 Nine Thousand Fifty One and 36/100s

Terms Per cooperative contract with the City of Chandler Area 4 Landscape Maintenance.

Respectfully submitted,

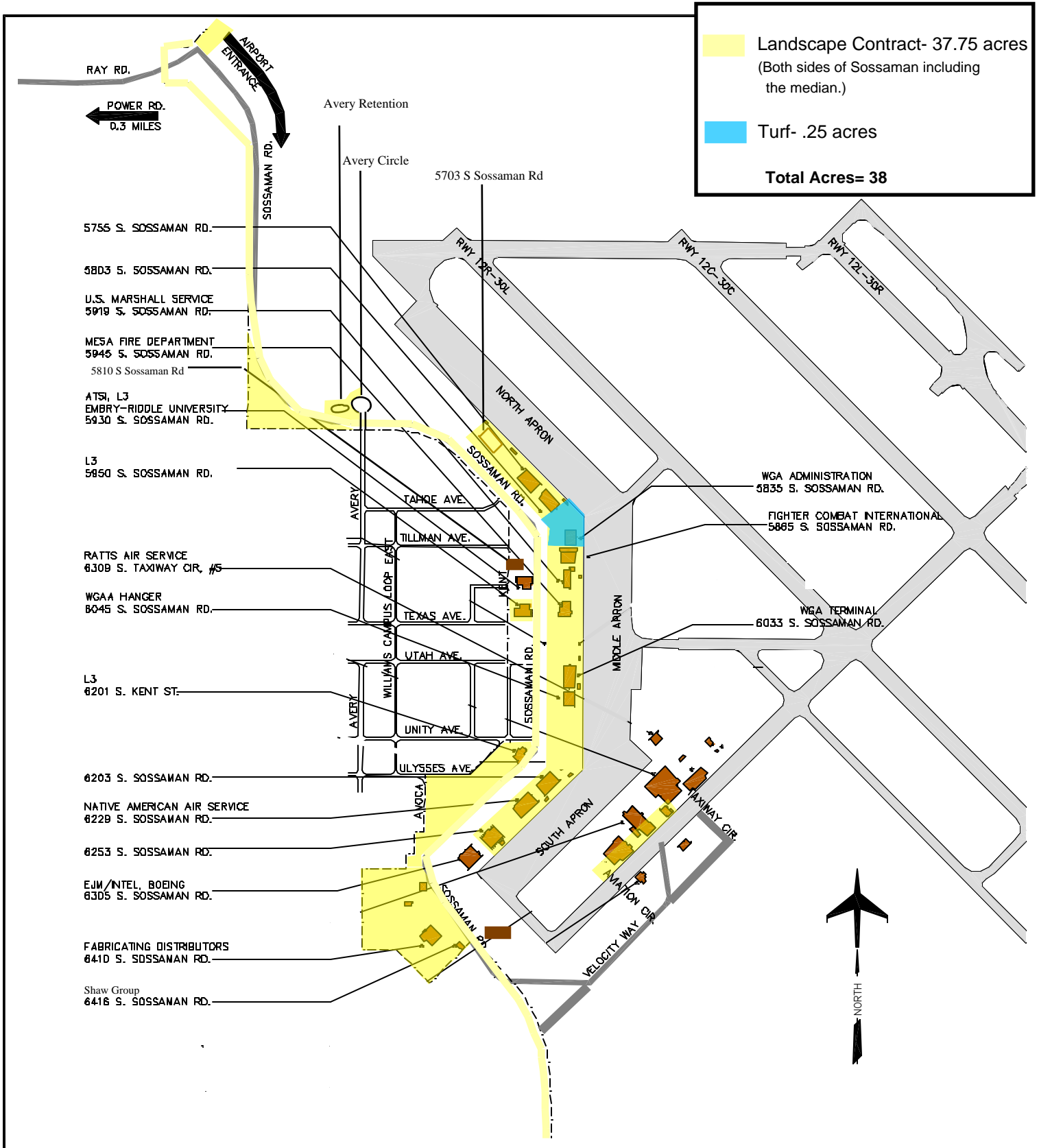


Margherita Arvanites – Principal
 Desert Glen Commercial Landscape Group, Inc.
 Margherita@desertglen.com
 520-940-2865 cell 520-882-6326 fax



PhxMesa Gateway Airport

WGAA TENANTS SOSSAMAN ROAD



2013-1018 04/22/13 Drawn By: MVB Approved By: CH



Phoenix-Mesa Gateway Airport
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Action Item

RESOLUTION NO. 09-29

To: Board of Directors
From: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Purchase of Parking Revenue Control Equipment – Scheidt & Bachmann USA, Inc.
Date: June 15, 2009

Proposed Motion:

Approve Resolution No. 09-29 authorizing the purchase and installation of parking revenue control equipment from Scheidt & Bachmann USA, Inc. for \$64,614.77.

Narrative:

In March 2008 following a formal RFP procurement process, the Airport entered into a contract with Scheidt & Bachmann USA, Inc. for the purchase and installation of parking lot revenue controls at the Terminal. The equipment has been in use since October 2008 and has made the pay-for-parking experience easy and convenient for our customers. The fully automated system eliminates the need for full-time parking attendants and allows patrons to pay at the Terminal building at the pay-on-foot station or upon exiting the parking lot with a credit or debit card.

A 180-space parking lot directly across the Terminal building (Lot 30) has been primarily used for Terminal employees and rental car overflow. Based on the increasing flight schedule and parking demands, staff recommends expanding the Scheidt & Bachmann revenue controls to Lot 30 and making it available for public parking. Its location is a short walking distance from the Terminal, accessible by a traffic signal and pedestrian crosswalk.

Scheidt & Bachmann manufactures and sells their equipment directly to the customer; there are no distributors or outside dealers for their products. Factory direct support of their equipment is handled through a local office and our staff has had very positive experiences working with Scheidt & Bachmann support staff. They have extended the original contract equipment pricing to the Lot 30 project, and the equipment will be identical to that at the main Terminal lot.

This project was authorized in the FY10 capital budget and is funded with Non-Grant Capital funds as Project 622.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-29

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to purchase parking revenue control equipment;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes the purchase and installation of parking revenue control equipment from Scheidt & Bachmann USA, Inc. for \$64,614.77.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July, 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 09-30

To: Board of Directors
From: John E. Cox, C.M., Design and Construction Manager
Through: Casey Denny, C. M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Storm Drain Extension Design Contract - Dibble Engineering
Date: July 27, 2009

Proposed Motion:

Approve Resolution No. 09-30 adopting Authorization of Services Agreement No. 1002 with Dibble Engineering for design and bid-phase services of East Verona Avenue storm drain extension in the amount of \$87,041.40.

Narrative:

In 1997, the Airport Authority completed a Master Drainage Plan that outlined how and where various areas of the Airport were to drain. This plan was developed in accordance with Federal Aviation Administration, City of Mesa, and Maricopa County criteria. This plan was updated in 2001.

For the south industrial area of the Airport, the Plan identified drainage improvements consisting of underground piping and detention basins. This project includes the design of those drainage improvements paralleling East Verona Avenue, in accordance with the Plan.

Dibble Engineering was selected as an on-call consultant for PMGAA, per a Request for Qualifications (RFQ) 2008006-SOQ for Airport engineering services. The RFQ was issued December 5, 2007, and advertised in the Tribune Newspaper December 5 and 17, 2007, and January 8, 15, 21, 2008.

Dibble Engineering will provide reports, estimates, and specifications for the required drainage system in accordance with the existing PMGAA drainage planning documents and FAA requirements. Dibble Engineering will utilize the specialty sub consultant Speedie & Associates for geotechnical investigations.

It is recommended that a contract be awarded to Dibble Engineering for the amount of \$87,041.40.

This project is included in the FY 10 capital budget, and will be funded with non-grant funds as Project #714.

Attachments



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-30

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into a design contract;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes Authorization of Services Agreement No. 1002 with Dibble Engineering for design and bid-phase services of East Verona Avenue storm drain extension in the amount of \$87,041.40. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



AUTHORIZATION FOR PROFESSIONAL SERVICES
DIBBLE & ASSOCIATES, INC., NUMBER 1002

CLIENT: The Phoenix Mesa Gateway Airport Authority ("PMGAA")
ADDRESS: 5835 South Sossaman Road, Mesa, Arizona 85212-0919

The signing of this Authorization (Agreement) by the PMGAA and Dibble Engineering, 7500 North Dreamy Draw, Suite 200 Phoenix, AZ 85020-4660 ("DIBBLE"), authorizes DIBBLE to carry out and complete the services described below in consideration of the mutual covenants set forth below:

1. **PROJECT:** The services described below are to be provided by DIBBLE in connection with a Project identified as follows: Design of approximately 3,300 feet of large diameter single and dual storm drain. This design will provide a parallel storm drain system that will convey the 10-year, 6-hour peak discharge from the airfield and South Industrial drainage areas to Detention Basin South. DIBBLE will provide reports, designs and plans, estimates, and specifications for airfield storm drainage systems in accordance with PMGAA Drainage Planning documents and FAA requirements. All services are to be performed in accordance with WGAA Agreement C-2008-006-A, including the Standard Terms.
2. **SCOPE OF WORK:** Please refer to the attached Scope of Work and attachments submitted to the PMGAA by DIBBLE dated March 12, 2009.
3. **FEE FOR SERVICES:** DIBBLE's fee for the services identified above shall be as indicated below. A fee amount not to exceed: Eighty seven thousand forty one dollars and forty cents (\$87,041.40), that includes reimbursable expenses.
4. **AVAILABILITY OF PROJECT FUNDING:** The approval and continuation of this contract is subject to the availability of funds, either provided to, made available to, or appropriated by the PMGAA for this purpose. In the event that funds are not available or appropriated for PMGAA's payment requirements under this contract for the goods and/or services to be provided hereunder, the PMGAA may terminate this contract by providing notice to the contractor of the lack of the availability of funds. The contractor acknowledges and agrees that one source of funding for this contract may be funds made available from the Federal Aviation Administration and/or Arizona Department of Transportation, and that this contract, its approval and continuation is contingent on the availability of those funds being made to the PMGAA.
5. **INCORPORATED:** The following documents are hereby incorporated by reference with this Authorization of Services and made part thereof:
 - WGAA Agreement C-2008-006-A dated May 29, 2008.
 - Standard Terms dated May 29, 2008.
6. **ATTACHMENTS:** The following documents are attached to this Agreement and are incorporated herein by this reference made part thereof:
 - DIBBLE Pricing Proposal dated March 12, 2009.
7. **CONTRACT TIME:** The contract time is six (6) months from the Notice to Proceed date.

PMGAA and DIBBLE acknowledge that they are in agreement with the terms and conditions as set forth in this Authorization.

APPROVED FOR PMGAA:

By: _____

Title: Executive Director _____

Date: _____

ACCEPTED FOR Dibble Engineering:

By: _____

Title: _____

Date: _____



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-34

To: Board of Directors
From: John E. Cox, C.M., Design and Construction Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Permit and Impact Fees - West Terminal Expansion Site Preparation
Date: July 27, 2009

Proposed Motion:

Approve Resolution No. 09-34 authorizing the payment of permit and impact fees to the City of Mesa for west terminal expansion site preparation in an amount of approximately \$147,000.

Narrative:

The existing 24,000-square-foot terminal building was originally built in 1968 and remodeled into a passenger terminal in 2001. A 10,000-square-foot expansion was recently completed. The facility can currently accommodate a maximum of four simultaneous departures and is at full capacity several times throughout the day during most of the year.

The latest planning study indicates a need for an additional 85,000-square-foot expansion for near-term passenger activity (six simultaneous departures). However, budget constraints require that the expansion be limited to less than the desired 85,000 square feet and be phased over several smaller projects. Phase 1 will add 25,000 square feet to the west terminal, with plans to construct an additional 32,000 square feet in Phase 2.

Phase 1 is additionally broken into three smaller projects due to the timing of anticipated funding. The first portion of construction is limited to site preparation and scheduled to begin this summer. The Airport Authority selected Sundt, Inc. as Construction Manager at Risk for this work, however, staff is recommending that we procure the permit and impact fees directly from the City to eliminate the associated markup we would pay by including it in the construction contract. This will save approximately \$7,000 to \$10,000.

The estimated fees to be paid to the City of Mesa for the site work are:

Permit Fees	\$ 40,210.00
<u>Impact Fees</u>	<u>106,328.21</u>
Estimated Total	\$146,538.21

The fee is estimated by City of Mesa staff. The actual fee will depend upon final details associated with the final permit.

This project was authorized in the FY10 capital budget and is pending funding by an FAA grant as Project #182.



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-34

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to authorize payment of permit and impact fees;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes payment of permit and impact fees to the City of Mesa for west terminal expansion site preparation in an amount of approximately \$147,000.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
www.phxmesagateway.org

Action Item

RESOLUTION NO. 09-31

To: Board of Directors
From: Kevin Mentzer, Airport Operations Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: City of Mesa Intergovernmental Agreement – Dedicated Law Enforcement Services
Date: June 8, 2009

Proposed Motion:

Approve Resolution No. 09-31 adopting an intergovernmental agreement between the City of Mesa and the Phoenix-Mesa Gateway Airport Authority for dedicated law enforcement services in the amount of \$334,540 for a one-year period.

Narrative:

For many years, the City of Mesa has provided law enforcement services for the Phoenix- Mesa Gateway Airport, Williams campus, and surrounding community from a substation located on the Airport. In late 2007, the Airport began scheduled commercial passenger service which required the use of dedicated law enforcement officers. Mesa provided this service at no cost as it did not increase the number of officers already assigned to the area.

As air service demands have increased and budgets have gotten tighter, it was determined that it would be appropriate for Gateway to pay for those dedicated law enforcement officers required by the Transportation Security Administration and the Airport Security Program.

Mesa Police department will provide the Airport with one dedicated law enforcement officer 24 hours per day, seven days per week, specifically assigned to meet the requirements of the Airport Security Program, Transportation Security Regulation 1542, and other directives issued by the US Department of Homeland Security, Transportation Security Administration. If federal requirements or air service levels change, the agreement allows for renegotiation.

This agreement was included and funded in the FY2010 Operating Budget.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-31

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into an intergovernmental agreement with City of Mesa;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes an intergovernmental agreement between the City of Mesa and the Phoenix-Mesa Gateway Airport Authority for dedicated law enforcement services in the amount of \$334,540 for a one-year period. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



**Phoenix-Mesa Gateway Airport
Airport Administration**
5835 South Sossaman Road
Mesa, Arizona 85212-6014
Telephone: 480-988-7600
FAX: 480-988-2315
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Action Item

RESOLUTION NO. 09-32

To: Board of Directors
From: John E. Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn Kusy, C.M., C.A.E., Executive Director
Re: City of Mesa Intergovernmental Agreement – Fire Station No. 215 Construction
Date: July 27, 2009

Proposed Motion:

Approve Resolution No. 09-32 adopting an Intergovernmental Agreement (IGA) between the City of Mesa and Phoenix-Mesa Gateway Airport Authority (PMGAA) for construction cost share of Fire Station No. 215 at a cost of approximately \$290,000.

Narrative:

In 2007, the City of Mesa completed the design for Fire Station No. 215, which was to be built on the corner of Sossaman Road and Texas Road. PMGAA then asked the City to move the fire station to the corner of Cargo Way and the future Verona Avenue alignment. The City is willing to construct the fire station at the new location provided that the Authority is willing to assume all pertinent costs incurred due to the relocation to the new site.

The estimated cost for the improvements due to relocating the fire station is \$290,000 and includes: (i) cul-de-sac relocation at the southern end of Cargo Way, (ii) concrete and asphalt access drives from the fire station to the taxiway (airside only), (iii) temporary retention basin with drywell for storm runoff, and (iv) construction management fees.

The City of Mesa is coordinating with PMGAA to apply for a Military Reuse Zone (MRZ) tax credit. If accepted and approved by the State, the City may utilize the MRZ credit towards the Authority payment for this project. If the MRZ credit is not approved by the State, or if the City chooses to use the MRZ credit for its own account, the Authority will pay the City from its 2011 capital budget not to exceed \$290,000.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-32

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into an intergovernmental agreement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes an Intergovernmental Agreement between the City of Mesa and Phoenix Mesa Gateway Airport Authority for construction cost share of Fire Station No. 215 at a cost of approximately \$290,000. This Resolution also authorizes the Chair or Executive Director to execute such agreement, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



**Phoenix-Mesa Gateway Airport
Airport Administration**
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Mesa, Arizona 85212-6014
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Action Item

RESOLUTION NO. 09-33

To: Board of Directors
From: John E. Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Construction Services Agreement for Terminal Expansion – Sundt Construction, Inc.
Date: July 27, 2009

Proposed Motion:

Approve Resolution No. 09-33 authorizing a construction contract with Sundt Construction, Inc. as the Construction Manager at Risk for the west terminal expansion site preparation and excavation (Phase I) at a guaranteed maximum price of \$1,139,535.

Narrative:

The existing 24,000-square-foot terminal building was originally built in 1968 and remodeled into a passenger terminal in 2001. Sundt recently completed construction of a 10,000-square-foot terminal annex utilized as a passenger holding/pre-boarding room. The facility can currently accommodate a maximum of four simultaneous departures and is at full capacity several times throughout the day. The latest planning study indicates a need for an additional 85,000-square-foot facility for near-term passenger activity (six simultaneous departures). However, budget constraints require that the expansion be phased over several smaller projects. Phase I will add 25,000 square feet to the west terminal, with plans to construct an additional 32,000 square feet in Phase II.

A Request for Statements of Qualifications #2008007-SOQ for Construction Manager at Risk (CMAR) Services was issued on March 4, 2008 and advertised in the East Valley Tribune on March 6, 11, 25, and 28, 2008. The CMAR is a construction delivery method that entails a commitment by the construction manager to deliver the project within a Guaranteed Maximum Price. The construction manager acts as consultant to the owner in the development and design phases, and as the equivalent of a general contractor during the construction phase. Sundt Construction, Inc. was selected as the most qualified firm for our project and is recommended for this contract.

Approval of this Resolution will allow Sundt to perform site preparation services for the construction of Phase I of the west terminal. The site preparation is scheduled for completion by the end of the calendar year. As additional funding is received, a follow-on contract is expected for the erection of the west terminal should occur in early 2010 for November 2010 occupancy.

This project was included in the FY10 capital budget, funded at 95 percent through FAA Military Airports Program and 5 percent from Airport non-grant funds as part of Project #182.

Attachments



PhxMesa **Gateway** Airport

RESOLUTION NO. 09-33

WHEREAS, the Phoenix-Mesa Gateway Airport Authority (“Authority”), a joint powers airport authority, was formed pursuant to Arizona Revised Statutes § 28-8521 *et seq.* for the purpose of, among other things, redeveloping portions of the former Williams Air Force Base as a civilian airport known as the Phoenix-Mesa Gateway Airport (“Airport”); and

WHEREAS, the Airport Authority desires to enter into a contract with Sundt Construction;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Phoenix-Mesa Gateway Airport Authority as follows:

The Phoenix-Mesa Gateway Airport Authority Board of Directors hereby authorizes a construction contract with Sundt Construction, Inc. as the Construction Manager at Risk for the west terminal expansion site preparation and excavation (Phase I) at a guaranteed maximum price of \$1,139,535. This Resolution also authorizes the Chair or Executive Director to execute such contract, with such insertions, deletions, and changes as may be approved by the Chair or Executive Director, necessary to carry out the purposes and intent of this Resolution.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 27th day of July 2009.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



SUNDT

July 17, 2009

Mr. John E. Cox, C.M.
Design and Construction Manager
Phoenix-Mesa Gateway Airport
5835 South Sossaman Road
Mesa, Arizona 85212-6014

**Subject: Guaranteed Maximum Price
West Terminal Expansion Site Preparation**

Dear John,

Sundt Construction, Inc. is pleased to submit our Guaranteed Maximum Price in the amount of **One-Million, One-Hundred and Thirty-Nine Thousand, Five-Hundred and Thirty-Five Dollars (\$1,139,535.00)**, for the subject project. This GMP is the result of receiving bids from pre-qualified subcontractors on Tuesday June 30, 2009, and immediately beginning an intense abstracting process to provide a scope of work that will comply with all FAA regulations outlined in the Project Specifications by Monday July 6, 2009.

We hope the enclosed document satisfies your needs for submittal to the Airport Authorities Board of Directors. If you need additional information for their upcoming July 27, 2009 Board Meeting, please contact me at (480) 293-3129.

Sincerely,

SUNDT CONSTRUCTION, INC.



R. Brian Kearney
Pre Construction Project Manager

Enclosure: Three (3) Estimate Packages

Our People Make the Difference.sm

2620 SOUTH 55TH STREET · TEMPE, AZ 85282 · 480.293.3000 · WWW.SUNDT.COM

NOVATO · PHOENIX · RENO · SACRAMENTO · SAN DIEGO · TUCSON

CONTRACTOR LICENSES: AZ: ROC068012-A ROC068014-L-09 ROC078799-L-37 ROC076101-L-11 CA: 453175-A-B
ROC068013-B-01 ROC078088-L-04 ROC076561-L-39 ROC067653-B NV: 22067-A-B



Board of Directors 1991 to Present



	Chair	Vice Chair	Secretary	Treasurer	Director
FY 91	D Guthrie (Reuse Advisory Board)	R Morrison (Reuse Advisory Board)			
FY 92	D Guthrie (Reuse Advisory Board)	S Fischer (Reuse Advisory Board)			
FY 93	W. Wong (IGA Advisory Brd)	M. Schnepf (IGA Advisory Brd)	Wilbn Brown (IGA Advisory Brd)		
FY 94	M. Schnepf	W. Wong	Wilburn Brown		
FY 95	M. Schnepf	W. Wong	Wilburn Brown		
FY 96	Wilburn Brown	M. Schnepf	W. Wong		
FY 97	Wilburn Brown	Wayne Brown	Mark Schnepf	Mary Thomas	
FY 98	Wayne Brown	M. Thomas	C. Dunham	M. Schnepf	
FY 99	C. Dunham	M. Thomas	M. Schnepf	Wayne Brown	
FY 00	C. Dunham	Schnepf/Feldman-Kerr	Wayne Brown/Hawker	Thomas/Antone	
FY 01	K. Hawker	W. Feldman-Kerr	D. Antone	C. Dunham	
FY 02	W. Feldman-Kerr	S. Berman	D. Antone	K. Hawker	
FY 03	S. Berman	Antone/Narcia	W. Feldman-Kerr	K. Hawker	
FY 04	R. Narcia	K. Hawker	W. Feldman-Kerr	S. Berman	
FY 05	K. Hawker	W. Feldman-Kerr	S. Berman	R. Narcia	
FY 06	Feldman-Kerr/Sanders	S. Berman	Narcia/Allison-Ray	K. Hawker	P. Gordon
FY 07	S. Berman	J. Allison-Ray	K. Hawker	A. Sanders	P. Gordon
FY 08	J. Allison-Ray	K. Hawker/S. Smith	A. Sanders	P. Gordon	S. Berman
FY 09	Scott Smith	Art Sanders	P. Gordon/G.Stanton/ Thelda Williams	Steve Berman/ John Lewis	J. Allison-Ray / Joseph Manuel
FY 10					

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