

Phoenix-Mesa Gateway Airport Authority
5835 S. Sossaman Road
Mesa, Arizona 85212

BOARD of DIRECTORS' MEETING
AGENDA

Monday, October 18, 2010 • 9:00 a.m.

1. **Call to Order: Phoenix-Mesa Gateway Airport Authority** – *Councilwoman Thelda Williams, 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. **Presentations:**
 - a) **Terminal Phase I Expansion Using the Building Information Management System** – *Marty Hedlund, Sr. Vice President, Sundt Construction*
 - b) **Parking Overview** – *Casey Denny, Deputy Director*
7. **Consent Agenda: Consideration and Possible Approval of:**

Tab A – **Minutes** of Board Meeting held on September 20, 2010.

Tab B – **Resolution No. 10-49** – Authorizing a Two-Year Amendment to a Memorandum of Agreement Between **FAA, Phoenix, Tempe, and Phoenix-Mesa Gateway Airport Authority** Effective October 20, 2010 to Allow Use of FAA Flight Track Data.

Tab C – **Resolution No. 10-52** – Authorizing a One-Year Extension to the Contract with **AMPCO System Parking** for Parking Lot Management and Shuttle Services Effective November 1, 2010 at a Cost of \$193,000.

Tab D – **Resolution No. 10-53** – Authorizing the Addition of a **Non-Grant Capital Project No. 785** to the Adopted Capital Program Allowing Reconfiguration of Terminal Parking Lots at a Cost of Approximately \$250,000.

Tab E – **Resolution No. 10-54** – Authorizing a Contract with **Scheidt & Bachmann USA, Inc.** for the Purchase and Installation of Parking Revenue Control Equipment for \$121,325.42.

Tab F – **Resolution No. 10-55** – Authorizing a Contract with **Empire Power Systems** for Purchase and Installation of a Backup Generator in the Amount of \$27,031.

Tab G – Resolution No. 10-56 - Authorizing an Eight-Month Contract with **Care-Takers Building Maintenance** for Custodial Services Effective November 1, 2010, at a Cost of \$81,236. Contract includes Four One-Year Extension Options.

Tab H – Resolution No. 10-57 Authorizing a Second Amendment to **DMKIL1, LLC** Lease to Extend Construction Milestone Dates Effective November 1, 2010. Authority Retains Right to Lease to Another Entity During Extension Period.

Tab I – Resolution No. 10-58 Authorizing a Second Amendment to **Velocity Square, LLC** Lease to Extend Construction Milestone Dates Effective November 1, 2010. Authority Retains Right to Lease to Another Entity During Extension Period.

Consideration and Possible Approval of:

8. **Resolution No. 10-59** – Authorizing a Five-Year Intergovernmental Agreement with the **City of Mesa** Relating to Aircraft Rescue and Firefighting Services Effective November 1, 2010 at an Annual Cost of \$965,305 in Fiscal Year 2011 and Allowing for Annual Cost Adjustments.
9. **Resolution No. 10-60** – Authorizing Staff to Purchase One Motor Grader and One Ten-Wheel Dump Truck from Publicly Available Procurement Sources in an Amount Not to Exceed \$135,000.
10. **Resolution No. 10-61** – Authorizing a Contract with **Centennial Contractors Enterprises, Inc.** for Concrete Repair Services Effective November 1, 2010, at a Cost of \$176,737.95.
11. **Resolution No. 10-62** - Authorizing a Contract with **ACE Asphalt** to Construct a Parking Lot at the Former Fire Station No. 215 Site for an Amount Not to Exceed \$243,619.
12. **Resolution No. 10-63** – Approve Authorization of Services No. 10-1004 with **Dibble Engineering** for Design of the North Parking Lot Phase II for a Total Cost Not to Exceed \$61,618.76.
13. **Resolution No. 10-64** – Authorizing a Six-Month Lease Agreement with **Falcon Air Express, Inc.** for Building 1090 Commencing October 19, 2010 Payable at \$2,217.35 Per Month. Lease Includes Mutual Month-to-Month Renewal Options.
14. **Resolution No. 10-65** – Authorizing the Airport Authority to File an Application with the **Federal Aviation Administration** to Impose and Use \$39,355,546 in Passenger Facility Charges for Various Construction Projects Subject to FAA Approval.
15. **Board Member Comments / Announcements**
16. **Next Meeting:** November 15, 2010 – 9:00 am
17. **Adjourn**

Pursuant to ARS 38-431.02, notice is hereby given to the members of the Phoenix-Mesa Gateway Airport Authority and the general public that the Airport Authority will hold a meeting open to the public on Monday, October 18, 2010 at 9:00 am. One or more members of the Board may attend meeting by electronic means ♦ Agenda posted at www.phxmesagateway.org



**MINUTES OF THE
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY**

BOARD MEETING

September 20, 2010

AIRPORT AUTHORITY BOARD MEMBERS

Councilwoman Thelda Williams, Phoenix
Mayor John Lewis, Gilbert
Lt. Governor Joseph Manuel, Gila River Indian Community
Mayor Scott Smith, Mesa
Vice Mayor Craig Barnes, Queen Creek

GUESTS PRESENT

Roc Arnett, East Valley Partnership	LaVonne Morris, City of Phoenix
Nikki Bernstein, Himovitz Properties	Philip Ralston, DWL Architects
Glenn Bower, Delstar	Steve Rao, DWL Architects
Matt Busby, City of Apache Junction	Scot Rigby, City of Mesa
Scott Butler, City of Mesa	Christopher Schmaltz, Gust Rosenfeld
Donna Cluckey, Mesa Convention and Visitors Bureau	John Schroeder, Chandler-Gilbert Community College
Michael Dean, US Customs & Border Protection	Councilmember John Sentz, Gilbert
Pam Del Duca, Delstar	Nava Singan, PAFS
Milt Fort, Mesa Convention and Visitors Bureau	Candace Snodgrass, PAFS
Michelle Gramley, Town of Gilbert	Ken Snyder, Dibble Engineering
Ken Halverson, Jetstrip	Peter Sterling, East Valley Partnership
Larry Kieser, Mesa Police Department	Art Thomason, Arizona Republic
John Kross, Town of Queen Creek	David Ulch, Delstar
Sandra Kukla, DWL Architects	Paul Womack, Phoenix Fire Center
Kathy MacDonald, City of Mesa	
Floyd Moore, Valle del Oro	

AIRPORT STAFF PRESENT

Katherine Bell, Customer Service Representative
Casey Denny, Deputy Director
Steve Halvorsen, General Maintenance Helper
Gretchen Hawkins, Executive Assistant/Clerk to the Board of Directors
Lynn Kusy, Executive Director
Bill Mitchell, Director – Operations and Maintenance
Art Montoya, Network Engineer

CALL TO ORDER

The meeting was called to order by Chairwoman Williams at 9:02 a.m.

AWARDS, GUEST INTRODUCTIONS, AND ANNOUNCEMENTS

Ms. Williams welcomed Vice Mayor Craig Barnes who was representing Queen Creek's Mayor Barney and introduced Gilbert Councilmember John Sentz and Rex Hervias, new Airport intern. Ms. Williams made the following announcements:

- Two new Allegiant Air routes will begin service on November 18, 2010 to the Quad Cities (Moline) and Northwest Arkansas (Fayetteville).
- A team of Airport employees worked on remodeling the boardroom – Greg Pursley, Project Manager; Paul Burk; Steve Halvorsen; and Art Montoya.

Airport Executive Director Lynn Kusy presented a five-year service pin to “Kat” Bell. Ms. Bell is also the Airport's 2010 Employee of the Year.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

PROGRESS REPORTS

- ASU Polytechnic – No report.
- Chandler-Gilbert Community College – Provost John Schroeder reported that the College will be offering more courses this spring semester. He said the sixth class for the Law Enforcement Training Academy will begin in one month. Bridget Hall will be opening in January, and two other projects (chilled water lines and new domestic water lines) are expected to be complete in January.

Mayor Smith commented favorably on the College's new buildings, parking lots, and signage. Mr. Schroeder announced that a grand opening celebration for Bridget Hall is scheduled for February 23, 2011 at 9:00 am.

EXECUTIVE DIRECTOR'S REPORT - Review of Monthly Staff Reports and Updates on: Construction ♦ Commercial Service ♦ Finance ♦

Mr. Kusy provided highlights from the July/August staff reports as follows:

- The two new Allegiant destinations brings the total to 25 nonstop destinations out of Gateway. All destinations are working well and load factors continue to be better than industry average.
- Staff met with FAA officials in Los Angeles to review the Airport's capital program, cost analysis, and financial business plan.
- Staff also met with FAA headquarters staff in Washington DC to go over the same documents. Staff wants to keep FAA regional office and headquarters apprised of our plans.
- Thirteen noise calls were received in July - - nine of these calls were from one person.
- 983,000 gallons of fuel were delivered in August; an increase of 25 percent over last year. Allegiant continues to be the Airport's biggest fuel customer.

- Terminal expansion continues and should be complete on November 9 with a ribbon cutting ceremony that morning. Allegiant is adding 13 additional flights during the week of Christmas-New Years.
- July gross margin was up 33 percent over last year at \$950,000.
- Operating expenses were \$962,000 - - an eight percent increase over last year.
- Staff met with TSA and Raytheon to plan Advanced Imaging Technology full body scanning at Gateway.
- Allegiant will announce service to another new destination tomorrow morning. This will be the 26th destination.
- Passenger count for July was 78,434 which was 59 percent over last year. Load factor was 87.6 percent.

Mayor Lewis requested that staff add the previous 12 months of operations count and noise statistics to the monthly noise summary report.

PRESENTATION: West Terminal Design – *Sandra Kukla, DWL Architects, Inc.*

Ms. Kukla provided a summary of Phase II of the west terminal expansion. She described Phase I (25,000 square feet) and Phase II (30,000 square feet) of the project, including gates, baggage claim, and rental car locations.

The following discussion took place after her presentation:

- Responding to a question from Mayor Smith, Mr. Kusy expects today's construction to be completed by November 9, 2010. He said we would break ground one year from now on Phase II, noting that paving work needs to be done first, followed by building construction. Mr. Kusy noted that we have the capability to add additional holdrooms, gates, and baggage claim areas to the existing design. The building is designed in 5,000- square-foot increments and we can reuse the building for individual tenants in the future. The baggage pavilion can be disassembled and moved. He said that staff is being extremely conservative and meeting space requirements at about 50 percent of industry standard and the cost of space is at about 60 percent of industry standard.
- Mr. Kusy responded to a question from Mayor Lewis about west side construction. He said we can expand Phase II, if needed, prior to moving to the east side.
- Mr. Kusy said that staff is planning so that traffic interruptions on Sossaman Road will be minimal during construction. Short-term parking, rental car parking, and rental returns will all be adjacent to the terminal.
- Deputy Director Casey Denny reported that the U.S. Marshals' lease expires next summer. The Marshals current contract is with Immigration and Customs Enforcement (ICE), and ICE will be handling flight operations on their own. He said we will bring back short-term parking in front of the terminal by the end of the year.
- Mayor Smith commented on a recent flight he took on Allegiant and what he experienced on his return to the Airport. He noted that the terminal was "functional, but not enjoyable." He stressed how important the customer experience is. He hopes that Allegiant recognizes with their rapid expansion that it is important that they continue to keep customer experience positive. Mayor Smith noted that our terminal is "clean, orderly, and a good experience now, but he expressed concern about signage, shuttles, and parking. Mr. Kusy agreed and said that staff has engaged a sign specialist to help with guiding passengers though the terminal and outside. The new signs are going up this week. Mr. Denny added that he is working on an intergovernmental agreement with Mesa dealing with signage along Sossaman Road.

- Mayor Smith would like to see long-term signage to be unique airport signage. Mr. Denny responded that new signage will be installed immediately at Ray and Sossaman Roads.
- Mr. Kusy said to ensure a good customer experience, staff watches load factors. If the load factors decline, it reflects a decline in customer experience. He noted that so far, the numbers are identical to last summer.
- Mayor Smith stressed the importance of signage. He noticed on his return flight that there wasn't an explanation for the terminal expansion. He said he had to "step over three curbs," and had to wait in a hot location for a shuttle. He said our customers aren't prepared for the inconvenience. He suggested staff could let our customers know it is a temporary situation. He said, "We want value . . . not cheap."
- Kusy said he recognized this as a huge issue. He reiterated that the signs have been changed and a sign company was hired about three weeks ago. Mayor Smith suggested providing a model or renderings of what the terminal will look like when completed.
- Chair Williams noted that signage is one of biggest problems for Sky Harbor. She suggested when signage is final, have lay people walk through to see if they understand it. She suggested publishing the completion date, a grand opening date, etc.
- Chair Williams asked about the energy efficiency of the new buildings. Ms. Kukla responded that the shape of the building keeps the main utility runs shorter, as well as the use of a water source heat pump, recovery units on the roof, and skylights throughout the building.
- Vice Mayor Barnes asked about signs directing passengers to neighboring cities and towns. Mr. Kusy said as passengers leave the parking lot on Velocity Way, there will be a directional sign with road and freeway names.

CONSENT AGENDA - Consideration and Possible Approval of:

Tab A – Minutes of Telephonic Board Meeting held on August 9, 2010.

Tab B – Resolution No. 10-40 – Authorizing a Two-Year Extension of a Letter Agreement with **Gust Rosenfeld PLC** for Legal Advice and Representation in Litigation on an As-Required Basis Commencing November 1, 2010, Through October 31, 2012. Fees Will Continue to Be Based Upon Terms of Original Agreement (10 Percent off Standard Rates), the Current Fee Schedule, and the Terms of Engagement for Legal Services.

Tab C – Resolution No. 10-41 – Authorizing a Contract with **C & W Sons Enterprises, Inc.** to Demolish the Existing Fire Station No. 215 at a Cost Not to Exceed \$69,320.

Tab D – Resolution No. 10-46 – Authorizing a First Amendment with **L-3 Communications Corporation** to Extend Lease Term Nine Months Effective September 21, 2010 at a New Monthly Rate of \$5,372.74.

Tab E – Resolution No. 10-47 – Authorizing Technical Revisions to the **FY11 Budget**.

Mayor Lewis moved to approve the Consent Agenda. Mayor Smith seconded the motion. The motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF:

Resolution No. 10-42 –Authorizing Authorization of Services No. 11-03 with **DWL Architects** for the Design of the West Terminal Expansion Phase II in the Amount of \$898,011.84.

Mr. Kusy said DWL Architects will complete design of Phase II of the terminal expansion project. Ninety-five percent of the project cost is expected to be reimbursed by an FAA grant to be approved in FY11.

Mayor Smith moved to approve Resolution No. 10-42. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-43 – Authorizing Authorization for Services No. 10-02 with **Sundt Construction, Inc.** for Construction Manager At Risk Preconstruction Services Associated with the Design of the West Terminal Expansion Phase II in the Amount of \$57,623.

Mr. Kusy said this is for construction services during the design phase. Staff will use local funds and reimburse with FAA grant funding once received.

Mayor Smith moved to approve Resolution No. 10-43. Mayor Lewis seconded the motion. The motion carried unanimously.

Resolution No. 10-44 – Authorizing a Contract with **Nesbitt Contracting** for Construction of the North Parking Lot, Phase I, at a Cost Not to Exceed \$3,886,767.74.

Mr. Kusy said this is for part of a 5,500-space parking lot at the north end of Airport. This is the first phase of construction for 1,700 spaces. The remote lot will have shuttle service and can be utilized by the east terminal in the future. The project will begin in November and will be completed in May 2011.

Mayor Lewis moved to approve Resolution No. 10-44. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-45 –Authorizing Authorization of Services No. 10-1003 with **Dibble Engineering** to Provide Inspection and Construction Administration for the North Parking Lot Construction at a Cost Not to Exceed \$252,057.65.

Mr. Kusy noted that this is for construction administration of the north parking lot project.

Mayor Smith moved to approve Resolution No. 10-45. Mayor Lewis seconded the motion. The motion carried unanimously.

Resolution No. 10-50 – Authorizing a Lease Agreement with **StarGateway, LLC**, for Operation of The Phoenix Retail Concession in Suite 118 of the Airport Passenger Terminal. The Lease Commences October 1, 2010 and is Six Years with One Three-Year Renewal Option. Rent is Payable Upon Occupancy or February 1,

2011, at an Initial Monthly Rate Equal to the Greater of \$2,750 or 12 Percent of Gross Revenue.

Mr. Kusy said proposals were received and evaluated for a retail merchandise concession in the passenger terminal. StarGateway was selected and they will invest approximately \$188,000 to construct the space.

Vice Mayor Barnes moved to approve Resolution No. 10-50. Lt. Governor Manuel seconded the motion. The motion carried unanimously.

Resolution No. 10-51 –Authorizing a Lease Agreement with **Phoenix Airport Food Services, Inc.**, for Operation of the Copper Plate Concessions in Suites 119 and 147 of the Airport Passenger Terminal. The Lease Commences October 1, 2010 and is Six Years with One Three-Year Renewal Option. Rent is Payable Upon Occupancy or February 1, 2011, at an Initial Monthly Rate Equal to the Greater of \$6,492 or up to 15 Percent of Gross Revenue.

Mr. Kusy described this proposal for food services in the terminal. Phoenix Airport Food will invest \$439,000 in the space.

Mayor Smith moved to approve the Resolution No. 10-51. Mayor Lewis seconded the motion. The motion carried unanimously.

BOARD MEMBER COMMENTS

Mayor Lewis asked about parking spaces. He said the most common issue he hears about is parking. Mr. Denny said about 1,000 parking spaces are within walking distance of the terminal, and another 1,500 in the remote lot.

EXECUTIVE SESSION:

Mayor Smith moved to go into Executive Session. Lt. Governor Manuel seconded the motion. The motion carried unanimously.

RECONVENE from Executive Session to Regular Session at 10.19 am.

Lt. Governor Manuel moved to reconvene from Executive Session. Vice Mayor Barnes seconded the motion. The motion carried unanimously.

Resolution No. 10-48 Authorizing Executive Director’s Employment Contract

Vice Mayor Barnes moved to approve Resolution No. 10-48. Lt. Governor Manuel seconded the motion. The motion carried unanimously.

Chairwoman Williams congratulated Mr. Kusy and thanked him for a good job, the tremendous growth at the Airport, and said he was “. . . a rising star in U.S. aviation.”

NEXT MEETING

Next scheduled meeting is Monday, October 18, 2010 – 9:00 am

ADJOURN

The meeting adjourned at 10:20 am.



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

Action Item

RESOLUTION NO. 10-49

To: Board of Directors
From: Brian Sexton, Public Information Officer
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: FAA Flight Track Data - Memorandum of Agreement No. 119877
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-49 authorizing a second amendment to Memorandum of Agreement No. 119877 between the Federal Aviation Administration, City of Phoenix, City of Tempe, and Phoenix-Mesa Gateway Airport Authority to allow access to and use of FAA flight track data. This two-year amendment commences on October 20, 2010 and extends to October 20, 2012.

Narrative:

Data from this system has been made available to Phoenix, Tempe, and the Airport Authority under the terms and conditions of a Memorandum of Agreement since October 2006. That agreement expires on October 20, 2010

The Airport Authority's obligations under the Memorandum of Agreement are to release the data only in a prescribed format and for specific limited purposes, such as correlation of recorded noise events with aircraft operations and assessment and collection of landing fees.

Fiscal Impact:

There is no cost to Phoenix-Mesa Gateway Airport Authority for use of the flight track data provided by FAA under the terms of the Memorandum of Agreement.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-49

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 amend a Memorandum of Agreement with the 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 approves a second amendment to Memorandum of Agreement No. 119877 between the Federal Aviation Administration, City of Phoenix, City of Tempe, and Phoenix-Mesa Gateway Airport Authority to allow access to and use of FAA flight track data. This two-year amendment commences on October 20, 2010 and extends to October 20, 2012. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-52

To: Board of Directors
From: Bill Mitchell, Director Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Parking Lot Management – AMPCO System Parking
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-52 authorizing a one-year extension to the contract with AMPCO System Parking to provide parking lot management and shuttle services effective November 1, 2010, at a cost of \$193,000.

Narrative:

In November 2009 the Airport opened a 1,600-space remote parking lot to accommodate an increase in airline passenger traffic. The remote parking lot requires shuttle service to and from the passenger terminal and a lot attendant for the collection of parking revenue.

A Request for Proposal was issued on August 7, 2009 for parking lot management. Four companies submitted proposals and AMPCO System Parking was selected. A one-year contract with two one-year extension options was awarded to AMPCO System Parking. Staff is satisfied with the services provided by AMPCO and recommends a one-year extension. Hourly fees will be based upon the original agreement.

Fiscal Impact:

Funding for parking lot management and shuttle services is included in the in the FY2011 operating budget under Contractual Services.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-52

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 extend a parking lot management 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 approves a one-year extension to the contract with AMPCO System Parking to provide parking lot management and shuttle services effective November 1, 2010, at a cost of \$193,000. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-53

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: Terminal Parking Lot Improvements
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-53 authorizing the addition of a non-grant capital project to the adopted capital program to reconfigure the parking lots at the terminal building at a cost of approximately \$250,000.

Narrative:

With the anticipated opening of the terminal expansion in November and the availability of the former Mesa Fire Station No. 215 parcel, staff began to evaluate the parking areas surrounding the terminal. To keep up with the increasing flight schedule and parking demands, staff developed a parking area improvement plan. The improvements include:

1. Converting 135 parking spaces directly in front of the terminal from rental car use to short-term (hourly) public parking. This includes adding revenue controls, improving pedestrian walkways with guard rails, and adding six handicap parking spaces.
2. Establishing a Valley Metro public transportation bus stop.
3. Relocating rental car activities to areas adjacent to the terminal building.
4. Establishing a dedicated area for delivery truck and vehicle inspections.
5. Improving signage for the main terminal lot, which will be used exclusively for long-term (overnight) parking.

In addition to individual contracts over \$25,000, Airport policy requires Board approval of all capital projects over \$25,000. This board action item serves to add this project to the adopted capital program, allowing staff to proceed with the procurement of the individual pieces. Any part of the project requiring an individual contract greater than \$25,000 will be brought back to the Board for consideration.

Fiscal Impact:

This project was not specifically authorized in the FY10 capital budget, but is funded with \$250,000 in available Non-Grant Capital funds as Project No. 785, which appeared in the FY10 budget as *capital projects not yet programmed*.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-53

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 add a capital project to the adopted capital program for terminal parking lot improvements;

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 addition of a non-grant capital project to the adopted capital program allowing reconfiguration of the parking lots at the terminal building at a cost of approximately \$250,000.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-54

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: Parking Revenue Controls – Scheidt & Bachmann USA, Inc.
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-54 authorizing a contract for the purchase and installation of parking revenue control equipment from Scheidt & Bachmann USA, Inc. for \$121,325.42.

Narrative:

Charging for parking is done through an automated control system which issues a token as vehicles enter the parking lot, allowing customers to pay at the exit or inside the terminal building. This parking control system was originally purchased in March 2008 from Scheidt & Bachmann USA following a formal procurement process.

The equipment has been in use since October 2008 and has made the parking experience easy and convenient for our customers. The system is fully automated, eliminating the need for full-time parking attendants. In November 2009, a secondary 180-space parking lot across the street from the terminal was also equipped with Scheidt & Bachmann revenue controls, allowing this lot to be used for visitor parking. In fiscal year 2010, parking revenues generated approximately \$932,800, about 9 percent of all Airport revenues.

As a result of the terminal expansion and reconfiguration of our terminal area parking lots, additional parking control devices are needed. These devices will allow us to use approximately 135 spaces directly in front of the terminal for short-term (hourly) parking. An additional pay-on-foot station will be added inside the terminal.

Scheidt & Bachmann manufactures and sells their equipment directly to the customer. Factory direct support of their equipment is handled through a local office and Airport staff has had very positive experiences working with Scheidt & Bachmann support staff. They have extended the original contract equipment pricing for this project.

Fiscal Impact:

This project is authorized in the FY10 capital budget with non-grant capital funds as Project No. 785 and Project No. 182.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-54

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 and install 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 a contract for the purchase and installation of parking revenue control equipment from Scheidt & Bachmann USA, Inc. for \$121,325.42. This Resolution also authorizes the Chair or Executive Director to execute such purchase, 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

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Action Item

RESOLUTION NO. 10-55

To: Board of Directors
From: Bill Mitchell, Director Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Backup Generator – Empire Power Systems
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-55 authorizing a contract with Empire Power Systems for the purchase and installation of a backup generator in the amount of \$27,731.

Narrative:

The Airport's transmitter site (Building 1101) houses mission-critical equipment for both the Air Traffic Control Tower and Airport Operations. Additionally, this site is the Airport's business continuity location for computer network and data repository. The existing backup generator is original Air Force equipment and has been in service for over seventeen years. The proposed diesel generator will provide 24 hours a day - 7 days a week power generation in the event the Airport's main electrical service is unavailable.

Request for Proposal No. 2010-013 for Backup Generator – Transmitter Site was issued on June 23, 2010, and advertised in the *East Valley Tribune*, *Arizona Business Gazette* and the Airport Authority Website. Four responsive proposals were received as listed below.

Company Name

1. Empire Power Systems	\$27,731
2. AJP Electric Inc.	\$29,964
3. SparkinRich ESI	\$29,896
4. Titan Power Inc.	\$39,403

Empire Power System's scope of work includes the removal and disposal of the existing generator, as well as installing the new generator, fuel tank, and automatic transfer switch. Additionally, Empire Power Systems will provide a two-year warranty on all new equipment.

Fiscal Impact:

This purchase is funded in the FY11 budget with Non-Grant Capital funds as Bldg. 1101 – Upgrade/Replace Generator - Project 706.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-55

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 backup generator;

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 approves a contract with Empire Power Systems for the purchase and installation of a backup generator in the amount of \$27,731. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



Phoenix-Mesa Gateway Airport
5835 South Sossaman Road
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Action Item

RESOLUTION NO. 10-56

To: Board of Directors
From: Bill Mitchell, Director Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Custodial Services – Care-Takers Building Maintenance
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-56 authorizing a custodial contract with Care-Takers Building Maintenance in the amount of \$81,236 effective November 1, 2010 through June 30, 2011. Contract term is eight months with four one-year extension options.

Narrative:

A primary function of Operations and Maintenance is to ensure Airport facilities provide a safe, clean, and healthy environment for passengers, visitors, tenants, and staff. This contract covers custodial services for six Airport facilities including the Charles L. Williams Passenger Terminal and the General Aviation Center.

Request for Proposal No. 2010-014 for Custodial Services was issued on June 23, 2010, and advertised in the *East Valley Tribune*, *Arizona Business Gazette* and the Airport's Website. Staff reviewed eleven proposals and selected four vendors for follow-up interviews.

Company Name

1. Care-Takers Building Maintenance
2. The Facility Group
3. Bio-Janitorial Services
4. Upright Commercial

The proposal from Care-Takers Building Maintenance met the detailed requirements. This contract is for eight months with the option to extend one year at a time for up to an additional four years.

Care-Takers Building Maintenance was founded in 1991, and has over 375 employees responsible for the daily cleaning of 14 million square feet in the Phoenix area.

Fiscal Impact:

Custodial services are funded in the FY11 Operating Budget under Contract Services.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-56

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 custodial 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 approves a contract with Care-Takers Building Maintenance in the amount of \$81,236 effective November 1, 2010 through June 30, 2011. Contract term is eight months with four one-year extension options. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-57

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Second Amendment to Lease – DMKIL1, LLC
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-57 authorizing a second amendment to the property lease agreement with DMKIL1, LLC, to extend certain construction milestone dates approximately one year in return for the Authority reserving the right to lease the property to another entity during the extension period, should the opportunity arise. The effective date is November 1, 2010.

Narrative:

DMKIL1, LLC, an Arizona developer, leased Lot 49 on March 1, 2008, for the purpose of constructing a speculative industrial building. Due to the downturn in the national and local economies, the construction milestone dates originally specified were extended two years via a first amendment effective November 1, 2008.

The overall vacancy rate for commercial property throughout the Phoenix metropolitan area has continued to grow. In addition, present commercial lending restrictions limit the ability to develop speculative facilities. As opposed to a lease default, this second amendment proposes to retain DMKIL1 as a potential contributor to future Airport growth by revising the lease's construction milestone dates as follows:

- The building permit application date is extended from October 1, 2010 to October 1, 2011;
- The construction commencement date is extended from January 1, 2011 to February 1, 2012; and
- The project completion date is extended from December 31, 2012 to January 31, 2013.

In return for granting the above date extensions, DMKIL1 is granting the Authority the right to lease the property to another user at any time during the extension period, should such opportunity arise. If this occurs, DMKIL1 would be entitled to the unencumbered return of their security deposit.

The overall lease term (65 years) and rent commencement date (March 1, 2013) remain unchanged.

Attachment: Second Amendment to Lease



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-57

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 amend a lease agreement with DMKIL1, LLC.;

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 approves a second amendment to the property lease agreement with DMKIL1, LLC, to extend certain construction milestone dates approximately one year in return for the Authority reserving the right to lease the property to another entity during the extension period, should the opportunity arise. The effective date is November 1, 2010. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-58

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Second Amendment to Lease – Velocity Square, LLC
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-58 authorizing a second amendment to the property lease agreement with Velocity Square, LLC, to extend certain construction milestone dates approximately one year in return for the Authority retaining the right to lease the property to another entity during the extension period, should the opportunity arise. The effective date is November 1, 2010.

Narrative:

Velocity Square, LLC, an Arizona developer, leased Lots 108 and 109 on June 1, 2007 for the purpose of constructing a speculative industrial building. Due to the downturn in the national and local economies, the construction milestone dates originally specified were extended two years via a first amendment effective October 1, 2008.

The overall vacancy rate for commercial property throughout the Phoenix metropolitan area has continued to grow. In addition, present commercial lending restrictions limit the ability to develop speculative facilities. As opposed to a lease default, this second amendment proposes to retain Velocity Square as a potential contributor to future Airport growth by revising the lease's construction milestone dates as follows:

- The building permit application date is extended from June 1, 2010 to June 1, 2011;
- The construction commencement date is extended from August 1, 2010 to September 1, 2011; and
- The project completion date is extended from May 31, 2011 to August 31, 2012.

In return for granting the above date extensions, Velocity Square is granting the Authority the right to lease the property to another user at any time during the extension period, should such opportunity arise. If this occurs, Velocity Square would be entitled to the unencumbered return of their security deposit.

The overall lease term (65 years) and rent commencement date (June 1, 2012) remain unchanged.

Attachment: Second Amendment to Lease



RESOLUTION NO. 10-58

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 amend a lease agreement with Velocity Square, LLC;

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 approves a second amendment to the property lease agreement with Velocity Square, LLC, to extend certain construction milestone dates approximately one year in return for the Authority reserving the right to lease the property to another entity during the extension period, should the opportunity arise. The effective date is November 1, 2010. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-59

To: Board of Directors
From: Bill Mitchell, Director Operations & Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Intergovernmental Agreement for Aircraft Rescue and Firefighting Services – City of Mesa
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-59 authorizing a new Intergovernmental Agreement with the City of Mesa relating to aircraft rescue and firefighting services effective November 1, 2010, and terminating on June 30, 2015, at a cost of \$965,305 in fiscal year 2011 and allowing for annual cost adjustments.

Narrative:

Arizona Revised Statutes, Sections 11-951, authorizes Mesa and Phoenix-Mesa Gateway Airport Authority to enter into intergovernmental agreements (IGA) for the provision of services, or for joint or cooperative actions. The IGA may be modified by a written amendment approved by the City Council and the Airport Authority Board of Directors pursuant to A.R.S. 11-952.

Both entities have determined that it is mutually beneficial for the Mesa Fire Department to provide aircraft rescue and firefighting (ARFF) services for the Phoenix-Mesa Gateway Airport Authority.

The existing IGA for ARFF services commenced in July 2006 with a term of three years. In 2009, a First Amendment extended the term of the IGA for one year to June 30, 2010. On July 1, 2010, a Second Amendment extended the term of the agreement to October 31, 2010. The new agreement is effective November 1, 2010 and terminates on June 30, 2015.

Funding for ARFF services under this IGA is included in the FY11 operating budget at \$965,305, which covers salaries, benefits, protective clothing, training and foam.

Attachment



RESOLUTION NO. 10-59

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 IGA with the 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 approves a new Intergovernmental Agreement with the City of Mesa relating to aircraft rescue and firefighting services effective November 1, 2010, and terminating on June 30, 2015, at a cost of \$965,305 in fiscal year 2011 and allowing for annual cost adjustments. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-60

To: Board of Directors
From: Bill Mitchell, Director Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Heavy Equipment Purchase Utilizing Publicly Accessible Procurement Sources
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-60 authorizing staff to purchase one motor grader and one ten-wheel dump truck from publicly available procurement sources in an amount not to exceed \$135,000.

Narrative:

As defined in the Phoenix-Mesa Gateway Airport Authority procurement policy, the Airport Authority will purchase goods and services using competitive processes appropriate to the situation and to the value of the item being procured. When a purchase is expected to be in excess of \$25,000, staff must comply with a formal competitive procurement process.

In situations where a formal solicitation is determined to be impractical or not in the public interest, staff may purchase goods without complying with the formal competitive procurement requirements in the Airport Authority's existing procurement policy.

A Request for Proposal was issued for a used motor grader and a used ten-wheel dump truck. Four solicitations were received but none were within budget or compliant with our minimum standards. Heavy equipment meeting our standards and budget is available from publicly accessible procurement sources such as auctions and classified advertisements (print or Web based).

Fiscal Impact:

If this alternative purchasing method is used, staff will make a full report to the Board, including type of equipment purchased, efforts used to meet the standard purchasing practice, cost of item and related expense, and source of funds.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-60

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 heavy 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 staff to purchase one motor grader and one ten-wheel dump truck from publicly available procurement sources in an amount not to exceed \$135,000.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-61

To: Board of Directors
From: Bill Mitchell, Director, Operations and Maintenance
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Concrete Repair Services – Centennial Contractors Enterprises, Inc.
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-61 authorizing a contact with Centennial Contractors Enterprises, Inc. for concrete repair services in the amount of \$176,737.95.

Narrative:

The Operations and Maintenance Department is responsible for the maintenance and repair of the Airport's runways, taxiways, ramps, and road infrastructure. Currently, the Airport's center runway 12C/30C has numerous spallings and age cracks resulting in potential safety hazards and violations of the Airport's FAA Part 139 certification. Staff proposes to use a job order contract with Centennial Contractors Enterprises, Inc. to perform the necessary concrete repair.

The scope of work consists of spall and age crack repair along the initial 3,500 feet of Runway 30C which consists of 525,000 square feet of concrete. These repairs will help postpone the reconstruction of Runway 30C an estimated five to eight years.

The Airport has an Intergovernmental Cooperative Purchasing Agreement with Mohave Educational Services Cooperative, Inc. (MESC) that allows access to MESC contracts. Centennial Contractors Enterprises, Inc. will provide all services to meet scope under MESC Contract IFB Award #09D-CENT-0902.

Fiscal Impact:

This project is funded in the FY11 budget with capital renewal funds as Project No. 783.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-61

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 Centennial Contractors Enterprises, Inc.;

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 approves a contact with Centennial Contractors Enterprises, Inc. for concrete repair services in the amount of \$176,737.95. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



**Phoenix-Mesa Gateway Airport
Airport Administration**
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Action Item

RESOLUTION NO. 10-62

To: Board of Directors
From: John 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: Parking Lot Construction - ACE Asphalt
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-62 authorizing a contract with ACE Asphalt to construct a parking lot at the former Fire Station No. 215 site for an amount not to exceed \$243,619.

Narrative:

The former aircraft rescue and firefighting station No. 215 is being demolished under a separate contract, and the area is planned to serve as the car rental pick up lot. The car rental lot is approximately 45,000 square feet, and will accommodate up to 115 automobiles. This improvement is in conjunction with the west terminal Phase I construction project, and will be open by November 9 to serve customers during the peak holiday season. This lot will serve car rental customers through the construction phase of the west terminal expansion Phase II, scheduled for a November 2012 completion date.

The work is scheduled to commence after final completion of the building demolition. The scope of work will consist of removing existing dirt to grade, installing curb and gutter, conduit, a catch basin, asphalt, and all parking and driveway paint markings.

Staff recommends that ACE Asphalt complete this project. ACE Asphalt has been procured through the Mohave Job Order Contract No. 10A-ACE-0316.

Fiscal Impact:

This project was included in the FY11 capital budget and is funded with Customer Facility Charge (CFC) funds as Project No. 723.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-62

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 ACE Asphalt;

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 contract with ACE Asphalt to construct a parking lot at the former Fire Station No. 215 site for an amount not to exceed \$243,619. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-63

To: Board of Directors
From: John E. Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: North Parking Lot Design – Dibble Engineering
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-63 for Authorization of Services No. 10-1004 with Dibble Engineering for design of the north parking lot Phase II for a total cost not to exceed \$61,618.76.

Narrative:

This project includes design of the north parking lot Phase II, bus shelters, entrance and exit canopies, 500-600 spaces, and a site layout for an overflow lot at the Ray and Sossaman Road intersection.

Increased passenger traffic has outpaced available parking at the Airport. Overflow parking lots have been constructed on the south ramp and adjacent to the air traffic control tower. A 5,500-space remote parking lot has been planned for the east side of the Ray and Sossaman Road intersection. Construction for Phase I is expected to begin in November 2010 and is scheduled for completion by May 2011 and will include 1,750 parking spaces.

Since this remote parking lot is about one mile from the terminal, a bus operation will be utilized to shuttle passengers between this parking lot and the west terminal. The lot will incorporate parking revenue control systems to capture additional revenue.

Dibble Engineering was selected to perform professional engineering services through a Request for Proposal Solicitation No. 2010001-SOQ for a five-year period commencing February 16, 2010.

Fiscal Impact:

This project was not included in the FY10 capital budget. However, FAA has awarded a grant for Phase II. The project cost share is FAA (95%) \$58,537.82, ADOT (2.5%) \$1,540.47, and local grant match funds (2.5%) \$1,540.47, for a total of \$61,618.76 as Project No. 777.

Attachment



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-63

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 with Dibble Engineering for design of the north parking lot;

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 approves Authorization of Services No. 10-1004 with Dibble Engineering for design of the north parking lot Phase II for a total cost not to exceed \$61,618.76. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY



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Action Item

RESOLUTION NO. 10-64

To: Board of Directors
From: John Barry, Manager, Business Development
Through: Casey Denny, C.M., C.A.E., Deputy Director
Through: Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Property Lease Agreement – Falcon Air Express, Inc.
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-64 authorizing a property lease agreement with Falcon Air Express, Inc., for Building 1090 located at 7808 E. Velocity Way. The lease term is six months, commencing October 19, 2010, payable at a monthly rate of \$2,217.35 and includes mutual month-to-month renewal options.

Narrative:

Falcon Air Express, Inc. is a private, Miami-based aircraft charter and maintenance company contracted by the U.S. Immigration and Customs Enforcement (ICE) to provide prisoner and alien air transport and repatriation services from Gateway Airport. Falcon Air is operating under a standard, six-month ICE contract.

Agreement Term and Rate:

This agreement has a term of six months that may be continued on a mutual, month-to-month basis until terminated by either party.

The initial lease rate is \$2,217.35 per month, or approximately \$4.50 per square foot per year for 5,919 square feet. Rent is subject to annual adjustment according to the greater of 3 percent or CPI. Additionally, a performance guarantee equal to two month's rent, or \$4,437.70, is required.

Attachment – Property Lease Agreement



RESOLUTION NO. 10-64

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 property lease agreement with Falcon Air Express, Inc.;

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 approves a property lease agreement with Falcon Air Express, Inc., for Building 1090 located at 7808 E. Velocity Way. The lease term is six months, commencing October 19, 2010, payable at a monthly rate of \$2,217.35, and includes mutual month-to-month renewal options. 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 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

| ATTORNEY



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Action Item

RESOLUTION NO. 10-65

To: Board of Directors
From: John Cox, C.M., Design & Construction Manager
Through: Casey Denny, C.M., C.A.E., Deputy Director
Lynn F. Kusy, C.M., C.A.E., Executive Director
Re: Passenger Facility Charge – Second Application
Date: October 18, 2010

Proposed Motion:

Approve Resolution No. 10-65 authorizing the Airport Authority to file an application with the Federal Aviation Administration to impose and use \$39,355,546 (in passenger facility charges at \$4.50 per enplaned passenger) for various construction projects subject to the approval of the Federal Aviation Administration.

Narrative:

Under the Airport Improvement Program administered by the Federal Aviation Administration (FAA), commercial airports may implement a passenger facility charge (PFC) to pay for projects that (1) preserve or enhance safety, security, or capacity of the national air transportation system; (2) reduce noise or mitigate noise impacts resulting from an airport; or (3) furnish opportunities for enhanced competition between or among air carriers. PFC revenues may also be used to reimburse airports for spending on past projects. There are several restrictions, eligibility requirements, and application procedures that apply to the program.

Phoenix-Mesa Gateway Airport's first PFC application was submitted and approved by the FAA in 2008. That application authorized the Airport to impose and use PFC revenues for \$3,585,511 of completed projects, as identified in the PFC application. Once the \$3,585,511 is collected, the authorization of collection for those projects ends. We expect this to occur around March 2011.

When approved by the FAA, this application will allow the Airport to impose and use PFC revenues (\$39,355,546) for reimbursement for past projects (\$2.3 million), terminal expansion (\$25.9 million), and various airfield pavement projects (\$11.1 million). Project summary pages from the draft application are attached.

Attachment: Draft *Notice of Intent* Application Project Summary Pages (2)



PhxMesa **Gateway** Airport

RESOLUTION NO. 10-65

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 impose and use passenger facility charge revenues;

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 Airport Authority to file an application with the Federal Aviation Administration to impose and use \$39,355,546 (in passenger facility charges at \$4.50 per enplaned passenger), for various construction projects subject to the approval of the Federal Aviation Administration.

Passed and adopted by the Phoenix-Mesa Gateway Airport Authority this 18th day of October 2010.

ATTEST:

CLERK

CHAIR

APPROVED AS TO FORM:

ATTORNEY