

## Renton Airport Advisory Committee Meeting

Tuesday, August 19, 2014

- 5:32 pm Meeting called to order and agenda review by Marleen Mandt, co-Chair
- 5:34 pm Meeting minutes of both April 22, 2014 and June 10, 2014 meetings were unanimously approved.
- 5:35 pm Departing words from Ryan Zulauf, Airport Manager, who has taken a job with the Northwest Mountain Region office of the FAA.
- 5:40 pm Neighborhood Communications
- Noted that there is an increase in touch-n-goes in the nighttime hours and helicopters flying more during the daytime;
    - Rainier Flight Service has instructed its pilots to spread out their FAA-required nighttime flights
    - No information on source of helicopters.
- 5:45 pm Old Business
- Airport Master Plan – FY2014, presented by Ryan Hayes from Mead & Hunt
    - Review scope of work, approved by FAA
      - See attached Mead & Hunt presentation
      - Question on aircraft parking needs addressed in the Master Plan
    - Next steps
      - Will begin with airport inventory in September
      - Goal is to have the first working paper prepared just prior to the November RAAC meeting
      - Goal is to have neighborhoods meet and airport tenants and pilots meet in subcommittees to gather needs to include in the process
      - Media kick-off via City Communications
      - Master Plan website link to be posted on City's webpage with periodic updates
- 6:30 pm Questions/comments on Airport Lines of Business
- Airport Business Management
    - Comcast lease – project manager left the company; project on hold
  - Airport Operations/Maintenance Highlights
    - Bosair's steel building is scheduled to arrive October 10, with building completion next Spring
  - Airport Capital Project Status Report

- Thermoplastic will be placed the week of August 25, under the Taxiway Bravo Rehabilitation project
- SE Corner Property Acquisition – federal Highway funding available for purchasing property for a right of way for bicycle path

6:47pm Meeting process check and agenda inputs for next meeting

- Next Meeting Agenda
  - Master Plan Update

6:50pm Meeting adjourned

RAAC Meeting Calendar – November 18, 2014

Attendees

Absentees

**Kennydale**

Marleen Mandt

Mark Hancock

**Highlands**

Jeffrey Thomson  
Harold (KC) Jones

**Talbot Hill**

Jennifer Ann Rutkowski  
Matthew Devine

**South Renton**

Robert Moran

Neil Sheesley

**West Hill**

Kenneth Williams  
Frederick Lund

**Renton Hill/Monterey**

David Basco

Melody Kroeger

Attendees

Absentees

**North Renton**

Lee Chicoine

Ben Johnson

**Airport Leaseholders**

(Bernie) Diane Paholke

Steve Beardslee

(Bradley) Gordon Alvord

Chuck Kegley

**Members At Large**

Kurt Boswell

Mark Spiegelman

Todd Banks

Mike Johnson

**Boeing**

Blake Misenaar

Jesse Uman

**Pilots Association**

Robert Dempster

Karen Stemwell

**WPA-Green River Ch**

Al Banholzer

**Mercer Island**

Mike Cero

**Councilmembers**

Marcie Palmer

**City Staff**

Doug Jacobson

Ben Dahle Susan Campbell-Hehr

Jonathan Wilson

Guests:

Ryan Hayes, Mead & Hunt

Ryan Zulauf, FAA Northwest Mountain Region

## Airport Update for RAAC

### Airport Business Management

#### 1. Control Tower Closure Update - Ongoing

##### Staffing

- A. Contract tower staff is funded thru September 30, 2015
- B. As of June 6, 2014, The DOT/FAA Appropriations legislation for FY '15 was approved by the full Senate Appropriations Committee includes a total of \$149 million in dedicated funding for the FAA contract tower program (\$138.7 million for the fully funded towers and \$10.35 million for the cost-share contract towers). The House Appropriations Committee included \$140 million (including \$9.5 million for the cost share towers) in dedicated funding for the contract tower program in the FY '15 DOT/FAA appropriations legislation was approved by the full House Appropriations Committee in May.
- C. Carrie Gage, Senator Murray DC staffer focused on Transportation issues toured the RNT Control Tower in April 2014.
- D. Matt McCarthy from Senator Cantwell's office also toured the Control Tower on August 8.

##### FAA Lease

- A. Current Tower lease expired January 31, 2014
- B. FAA indicated in a letter dated January 30, 2014, that the agency would not be renewing the lease, indicating the City should provide the tower space at no cost and pay all utilities
- C. Historically the City has paid water and sewer, FAA paid for electricity
- D. FAA has not notified PSE requesting utility account be changed
- E. Ryan sent a letter dated February 24 rejecting the Tower Operating Agreement
  - a. Appears to be inconsistent with language in FAA FFY 2014 Appropriations Bill
  - b. FAA actions in Lynchburg, VA
- F. Nothing new to report since last RAAC session in June

#### 2. Comcast Lease – In Progress

The Comcast draft agreement is largely completed and will be sent to Council for approval as soon as the design is completed by Comcast. Comcast staff continues to design their conduit runs around the airport after receiving airport feedback on the design. The agreement has been in Comcast's hands for over two months.

#### 3. Airport Master Plan Update - In Progress

The consultant Mead and Hunt was selected for the Airport Master Plan Update and has produced a scope of work. The FAA has approved this scope of work and the fee. The scope of work has been sent to URS for an independent fee estimate. This is standard practice for FAA grant funded projects.

Once the FAA approves the independent estimate results, the package can be sent to Council for adoption. It is scheduled for City Council approval in September.

**4. Bosair Building Construction– Ongoing**

Bosair (Ace Aviation) has demolished the 289 hangar is preparing the site for the construction of their new hangar. Site preparations are still underway.

**5. Boeing North Bridge Construction– Ongoing**

Boeing restarted the construction of the north Boeing bridge on June 1. Construction will conclude for the year in November. 2015 will be the last year of construction.

## Airport Operations and Maintenance

**1. Taxiway Bravo System Rehabilitation – South Portion - In Progress**

**What:** A \$10.5 million pavement and utility replacement and repair project on Taxiway Bravo.

**Why:** The pavement on this parallel taxiway had reached the end of its useful life and needed to be strengthened and replaced. Additionally, utility lines in the area were replaced and all connecting taxiways were renamed A1, A2, B1, B2 and so on from their current alpha only designations. The airport also installed an emergency generator and LED lighting along Taxiway Bravo.

**How:** The FAA is providing grant funding to help complete the project. Grant funding covered 90 percent of design and construction cost with the remaining 10 percent covered by Airport generated revenue.

**Status:** Major construction is now complete. Only the thermoplastic taxiway markings are left to be completed. Thermoplastic markings were not shipped from the manufacturer on time to meet the July 28 installation start date. The product, at last check, will be shipped the week of August 18 and is slated for installation starting on Monday, August 25. The subcontractor will be working 12-14 hour days until completed. It's been estimated to take 5-8 business days for the old markings to be removed, the surface prepped, and the new markings to be installed.

**2. Non-Directional Beacon - In Progress**

**What:** The Non-Directional Beacon (NDB) is the only land-based navigation system on the Airport that allows pilots to make approaches to Runway 16 in Instrument Meteorological Conditions (IMC). The beacon has been inoperative since the spring of 2013.

- Why:** The NDB equipment had reached the end of its useful life. During inclement weather the antenna sometimes stopped working. Also, there was a signal tuning unit that has stopped working. The City of Renton's signal shop has stated that they are unable to continue making repairs to equipment and that all of the components need to be replaced.
- How:** The Airport was unsuccessful locating a suitable used unit. The new plan replaced the shed, the signal tuning unit, and the antenna. This should get the NDB back up and running. All funding for this project will come from airport generated revenue.
- Status:** The NDB has passed the FAA's mandatory ground inspection and flight check. Staff is waiting for the final paperwork from the FAA to turn the unit back on.

### 3. Wildlife Hazard Assessment - In Progress

- What:** An FAA grant funded project to complete a Wildlife Hazard Assessment (WHA) at the Airport. WHAs are completed to help airports formulate Wildlife Hazard Management Plans. These plans help airports mitigate and reduce the effects of wildlife on airport operations.
- Why:** Ever since the bird strikes that brought down the US Airways flight into the Hudson River, the FAA has placed new emphasis on Airports completing Wildlife Hazard Assessments. Historically, these were only done for Part 139 certificated airports, but recently federal funding has been made available for certain non-certificated airports to participate.
- How:** Federal grant funding of up to \$150,000 (90%) and airport revenue up to \$16,667 (10%).
- Status:** WH Pacific is continuing to conduct surveys for the Wildlife Hazard Assessment. Field visits will continue into 2015 to assess wildlife presence on the Airport.

### 4. New Airport Badge Standards - Completed

- What:** A new ID badge program for tenants and contractors who need to access the Airside of the Airport.
- Why:** The Airport currently has a badging system for tenants and contractors. Badges do not have any identifying information on them. When someone is stopped by Airport Operations, they might have a badge on them, but it is unknown whether it's their badge and where on the Airport the driver should be.
- How:** The Airport has budgeted money to purchase a new ID badge system from HID. New badges will have a photo, name, airport business (if applicable), airplane information (if

applicable), and expiration date. All badges will be valid for one year instead of the current standard of up to five years (expires when the drivers license expires).

**Status:** All equipment has been installed and tested. The new card design has been created. Instructions for office staff have been developed and the new system is now in operation. New tenants seeking access cards will be getting the new cards. Existing tenants will get the new card when their existing badge renews. Staff is contemplating requiring all tenants to switch over to the new card design within six months.

#### 5. 800 Building – In Progress

**What:** Major maintenance of the building at 800 W Perimeter Road (800 Building) for future tenant occupancy.

**Why:** The 800 Building is airport owned and operated. Upgrades include fixing numerous roof leaks, demolition of unnecessary roof structures, selected demolition of some interior spaces and ducting, and installation of work bay heating.

**How:** Airport generated revenue will cover the cost of repairs.

**Status:** The Airport staff is working with Forma Construction, the City's Job Order Contractor (JOC). The work order has been submitted to the Airport for a number of items. Currently the total for this work \$234,710.56. The contract will be before the Council on August 18 for approval. Once the work order is approved construction may begin shortly thereafter.

#### 6. Tower Second Floor Remodel – In Progress

**What:** Remodel of the second floor of the Control Tower

**Why:** The second floor is being remodeled to become the Airport's primary meeting room space.

**How:** Airport generated revenue will cover the cost of the remodel which is estimated to cost \$126,000.

**Status:** Construction has begun on the 2<sup>nd</sup> floor. Interior demolition is complete and the sub-contractors are now working on electrical and interior partitions. The scope on this project has expanded somewhat to cover dry rot repairs and replacement of leaking windows. The project is anticipated to be completed in mid-September as the new windows will take a few weeks to arrive.

#### 7. 608 Building Door Replacement and 622 Hangar Door Opener – Completed / In Progress

- What:** Replacing the 70' hangar doors on the building at 608 W Perimeter Road (608 Building). Installing an electric door opener on the building at 622 W Perimeter Rd (622 Building).
- Why:** The doors on the 608 Building had reached the end of their useful life. Door hinges have been intermittently failing and door sections sometime dragged along the ground when opening and closing. The 622 Building will have an electric door opener installed on the west facing hangar doors. The opener will help the tenant open the big, heavy hangar doors easier and faster.
- How:** Airport generated revenue will cover the cost of this work.
- Status:** New hangar doors have been installed on the 608 building and this part of the project is finished. The motorized wheel opener for the 622 building has been delayed. The manufacturer indicated that the unit will not be ready to ship until Friday, August 15. The sub-contractor will be installing the unit upon its arrival. We anticipate starting installation on Monday, August 18. Likely installation will take a few days.

## **Airport Capital Program**

### **1. Renton Aerospace Training Center – In Progress**

- What:** The Airport will be managing the construction of a new facility called the Washington Manufacturing Advanced Training Institute located on the same site as the old Chamber of Commerce building.
- Why:** The project is to build a facility and provide equipment to help train critically needed manufacturing workers in the aerospace, maritime, and medical industries. This facility will be a resource to help meet the immediate need for trained workers in these industries and be a long-term asset for the community.
- How:** The State legislature provided a \$2.5 million grant in 2012 and an additional \$9.5 million aerospace grant in 2013 to build this facility in concert with industry and potential tenant partners. SRG Partnership Inc. will design the project. The design re-started with a recent recommendations report from the Aerospace Futures Alliance of Washington (AFA) appointed committee headed by Laura Hopkins.
- Status:** Design has been restarted. Construction scheduled to begin next year.

2. **Shoreline Enhancement – In Progress**

- What:** As part of the permitting for the Maintenance Dredge project, the airport will make improvements to the shoreline near the seaplane ramp. We will remove concrete rubble and replace with rock to prevent erosion.
- Why:** This project is driven by permits issued for the seaplane base maintenance project that was completed early this year.
- How:** The Airport will fund this project.
- Status:** Design and permitting were kicked off in July.

3. **Cedar River Hangar Building Electrical Upgrades– Building Electrical Upgrades - In Progress**

- What:** The Airport will update the electrical system in the hangars over the next four years.
- Why:** The electrical system in the Cedar River Hangars is outdated and insufficient for tenant needs.
- How:** The airport will fund the electrical upgrades. URS prepared construction plans for the project. The design for electrical project is complete and the permit is ready to be picked up.
- Status:** The electrical project is on hold while other larger capital projects are being completed. Construction of the electrical project should begin in the fourth quarter of 2014.

4. **820 Building Demolition– Complete**

- What:** The 820 building was located on the west side of the airport, north of the Control Tower, was removed to make way for future beneficial use.
- Why:** The building exceeded its useful life and was expensive to maintain and not suitable for tenant use.
- How:** The airport will fund the project.
- Status:** Construction is wrapping up. The related improvements to the 800 building should be complete by the end of August.

5. **Blast Fence Replacement– In Progress**

- What:** The blast fence on the south end of the runway will be removed and replaced with a new blast fence to meet FAA Part 77 standards. The project includes aesthetic treatments to the Airport way side of the blast fence along with new landscaping.

**Why:** The existing blast fence has exceeded its useful life and is an obstruction to airspace per the Airport Layout Plan (ALP)

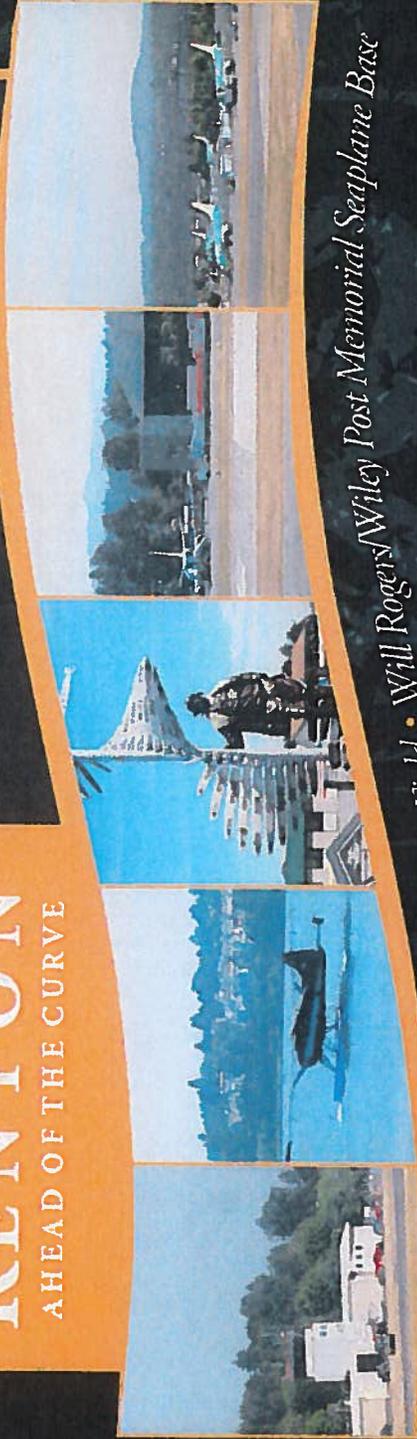
**How:** This is an FAA grant project with the airport contributing 10% of the project cost.

**Status:** Three bids were opened in July. Bids were approximately \$200,000 higher than the engineer's estimate. The Airport is currently working with the FAA to determine if additional funding to cover the overage is available.

# Thank You!

## Airport Master Plan

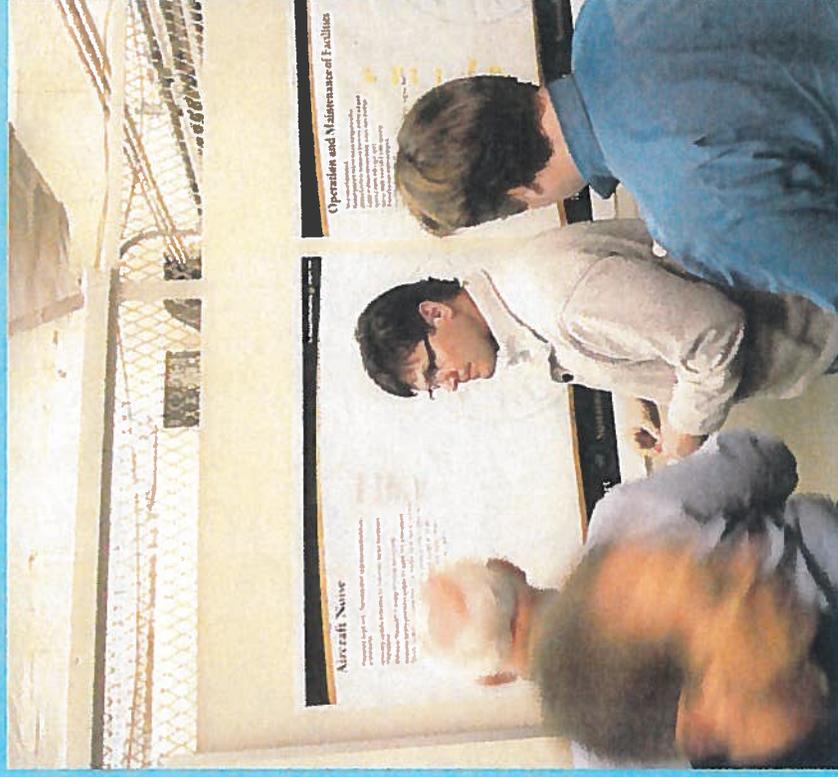
**RENTON**  
AHEAD OF THE CURVE



*Renton Municipal Airport • Clayton Scott Field • Will Rogers/Wiley Post Memorial Seaplane Base*

# Stakeholder and Public Outreach

- **RAAC as Master Plan Study Committee**
- **Targeted Stakeholder and Public Outreach**



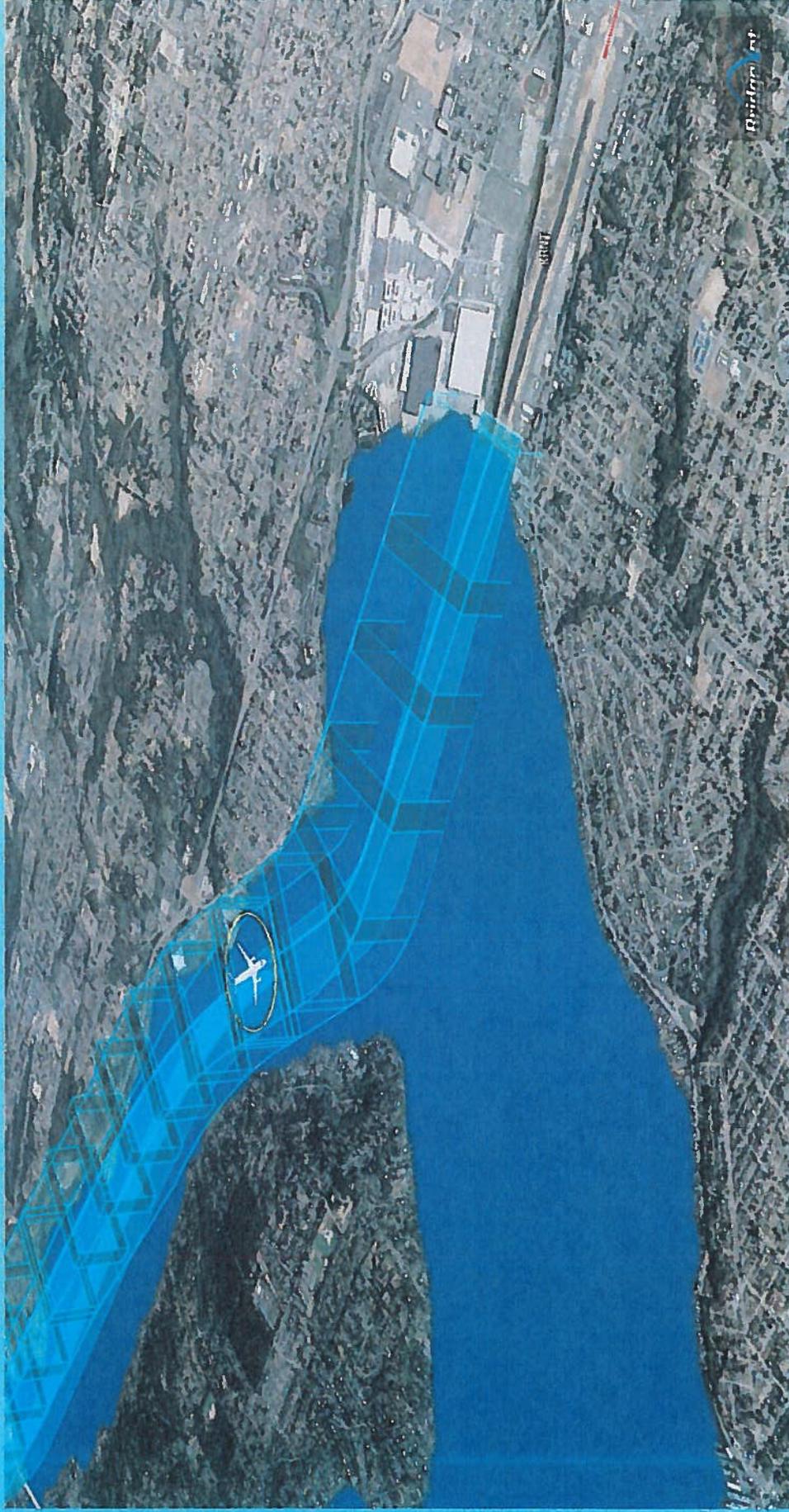
# Southwest Area Redevelopment



## RENTON MUNICIPAL AIRPORT MASTER Plan

Mead&Hunt

# Data Collection and RNP Procedures



## RENTON MUNICIPAL AIRPORT MASTER Plan

RENTON  
AHEAD OF THE CURVE

# RSA Solution Example

## Snohomish County Airport/Paine Field

**BEFORE:** 9,010' RUNWAY AVAILABLE  
FOR TAKEOFF & LANDING

NON-STANDARD  
RUNWAY SAFETY AREA

NON-STANDARD  
RUNWAY SAFETY AREA



**AFTER:** 9,010' RUNWAY AVAILABLE  
FOR TAKEOFF & LANDING

RELOCATED THRESHOLD  
SAFETY AREA IMPROVEMENT

RUNWAY EXTENSION  
SAFETY AREA IMPROVEMENT



# RSA Solution Example

## King County International Airport/Boeing Field

**BEFORE:** 10,000' RUNWAY AVAILABLE  
FOR TAKEOFF & LANDING

PORTION OF NON-STANDARD  
RUNWAY SAFETY AREA



**880' NEW RUNWAY PAVEMENT**  
(USE REQUIRES PRIOR PERMISSION)

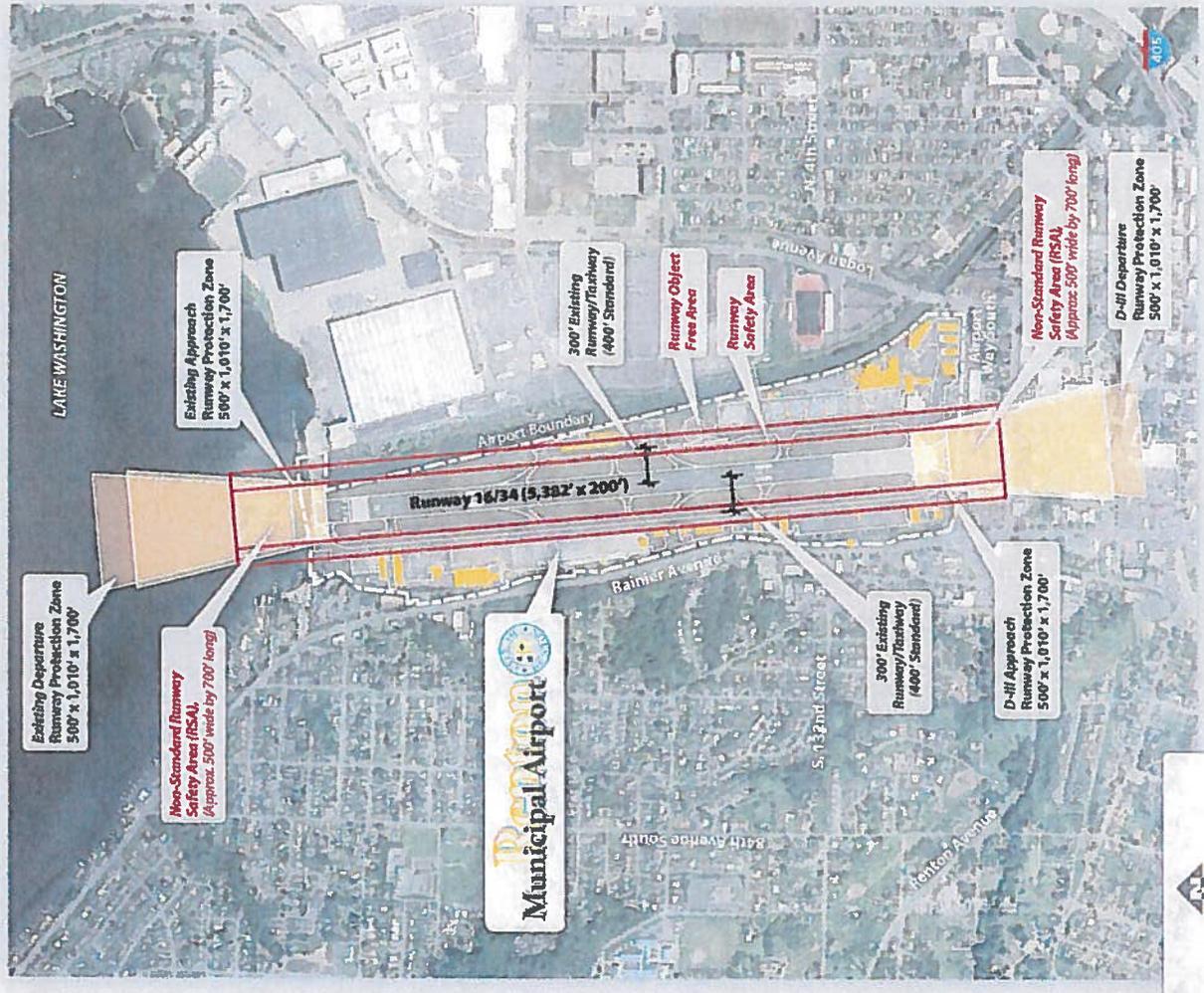
**880' DISPLACED THRESHOLD**  
**TO ACHIEVE SAFETY AREA STANDARD**

**AFTER:** 10,000' RUNWAY AVAILABLE  
FOR TAKEOFF & LANDING



# Non-standard Conditions

-  **RPZ**
-  **RSA**
-  **Others**



**Rainier Municipal Airport**

Approximate Scale 1" = 1,500'

## Key Planning Considerations

- **Runway Safety Area (RSA) and Runway Protection Zone (RPZ) Standards**
- **Data Collection and RNP Procedures**
- **Southeast Area Redevelopment**
- **Appropriate Public/Stakeholder Coordination**

# Sustainability Management Plan Goals

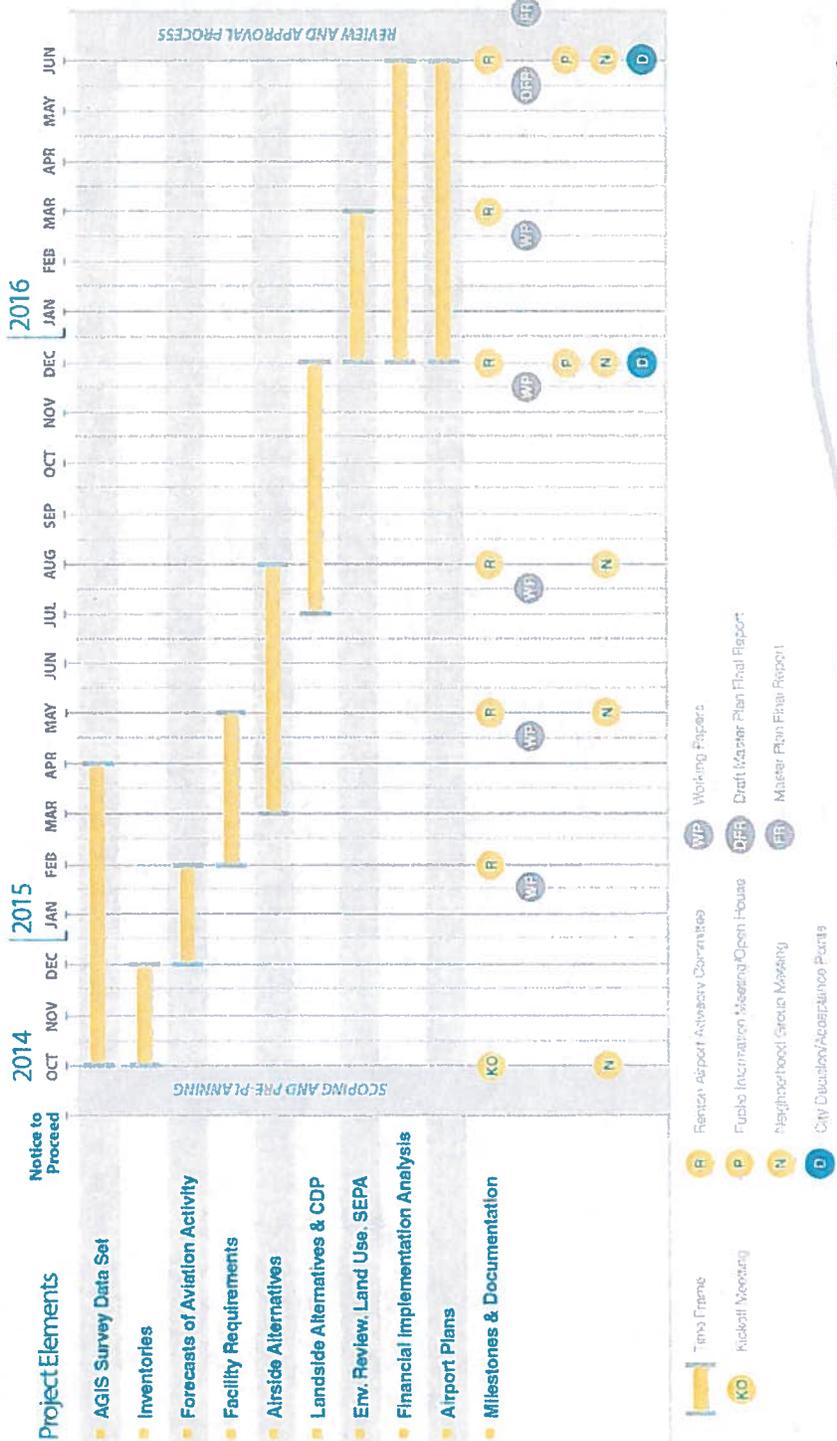
- ✈ **Financially Self Sustaining**
- ✈ **Optimizing Use of Limited Assets**
- ✈ **Earning Greater Community Support**
- ✈ **Access for Both Boeing and GA Users**
- ✈ **Attract Tenants and Operations that Add Most Value**
- ✈ **Support Local and Regional Aviation**



# Schedule



## DRAFT Project Schedule



# What an Airport Master Plan is/is Not

- **Not a Business Plan**
- **Not a Noise Study**
- **Physical Development Plan for the Airport that Reserves Space for Potentially Needed Facilities**
  - **Focus On Critical Aircraft Determination and Safety**
  - **But also a Comprehensive Plan**

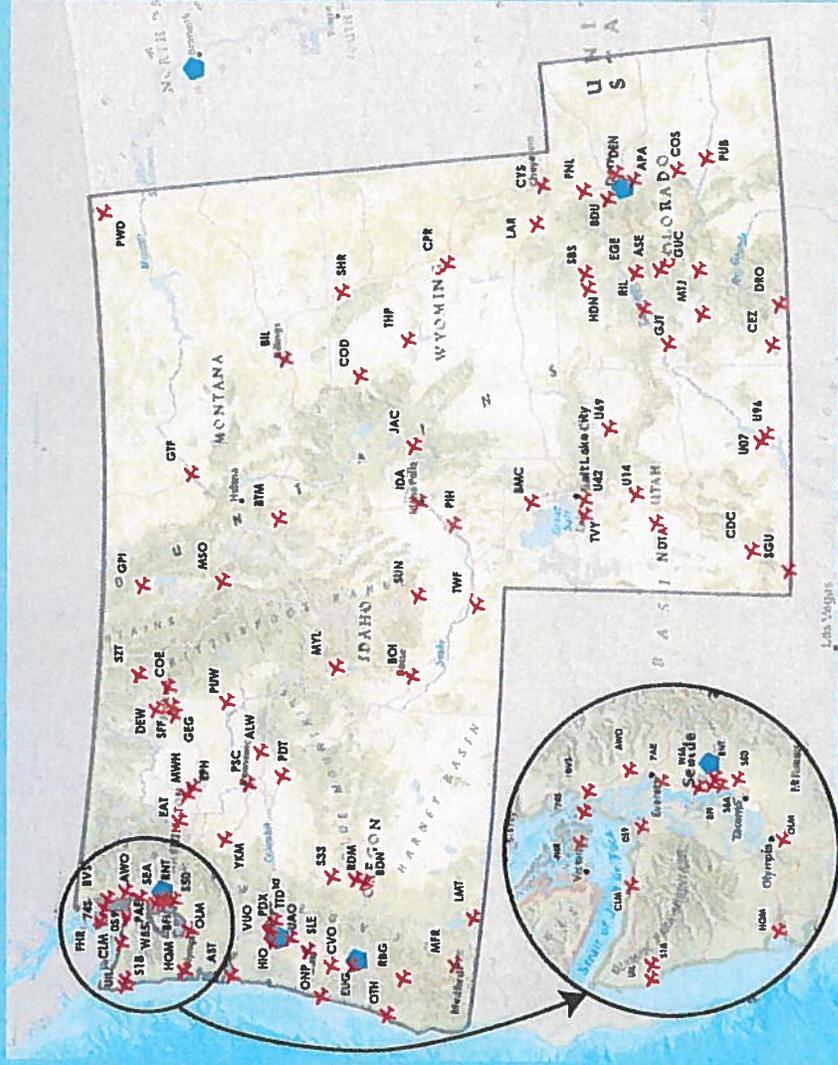


# What is an Airport Master Plan?

- ✈ **Decision-Making Tool to Guide Orderly Development of Airport Facilities**
  - Management and Operating Policies
  - Development of Airport Facilities
  - Identifies Space for Future Airport Development
- ✈ **FAA Tool for Planning and Programming Purposes**
  - Airport Layout Plan (ALP)
  - Capital Improvement Program (CIP)
- ✈ **Provides Input Related to NEPA**
- ✈ **Provides Input to Regional Transportation and Land Use Planning**

# Introductions

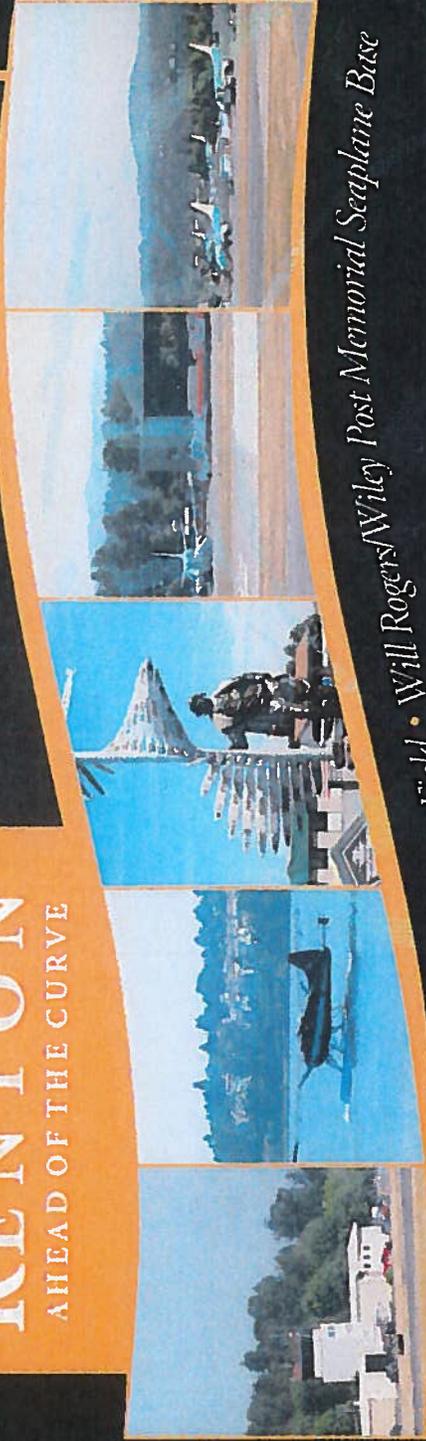
- ✈ **Consultant Team**
  - Mead & Hunt
  - Seven Specialty Sub Consultant Firms
- for:
  - Public Outreach
  - Aeronautical Survey
  - Environmental
  - Financial
- ✈ **Airport Staff**
- ✈ **City Staff**
- ✈ **RAAC**



# Renton Municipal Airport

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## Airport Master Plan



*Renton Municipal Airport • Clayton Scott Field • Will Rogers/Wiley Post Memorial Seaplane Base*

**Presentation to the  
Renton City Council**

*August 19, 2014*