



## Renton Airport Advisory Committee Meeting

Tuesday, August 30, 2016

- 5:33pm Meeting called to order by Marleen Mandt, RAAC Chair.
- 5:33pm Contact information update and new attendance sign-in sheet.
- Introduction of hostess Marie Campbell (Aviation Training Center), and new members Wendy Weiker (Mercer Island Councilmember), and Mandi Feddersen (The Boeing Company).
- 5:37pm Review of November 10, 2015 minutes. Minutes unanimously approved.
- 5:38pm **Neighborhood communications**
- Robert Moran commented that his neighbors are complaining about aircraft noise at night, and he thinks that people are not following noise abatement procedures (short cutting) and flying after the tower is closed. Jonathan responded that there are different procedures at night and they might be taking short cuts when no one tells them what to do.
  - Marleen Mandt requested to have the process of submitting a noise complaint on Next Door Neighbor. Councilmember Ruth Perez offered to invite the Airport to sign up for the app.
  - Melody Kroeger was impressed with Jonathan's customer service when she called to complain about a pilot doing a low approach.
- 5:41pm **Old Business**
- Boeing engine run-ups
    - Schedule still current on Airport website
  - Noise abatement info on ATIS
    - Stopped due to ATIS NOTAMS have become lengthy and pilots don't listen to all the info

- Re-evaluate this option in the fall when the number of NOTAMS decreases
- Mark Spiegelman prefers not to do this because it requires a lot of staff time.
- Gordon Alvord suggested installing signs at the departure end of the runway with basic info
- Eric Johnson offered to put noise abatement procedure in A/P reference guide
- King County helicopter complaints of flying at night
  - No follow up at this time
  - Marleen Mandt recommended putting night time events on “Next door neighbor”
- Airport Master Plan, presented by Jonathan Wilson, Airport Manger
  - Working with FAA to satisfy their request for information
  - Submitted a number of drafts for review; still awaiting approval
  - Holdup is due to proving the number of larger aircraft
  - Project was scope requires amending by removing the financial analysis task in order to stay within the project budget
  - Revised timeline for completion extended to end of 2017
  - Discussion over finances, timelines, neighborhood questions, aircraft fleet mix

**Airport Lines of Business** (see attached pages 4 to 12)

- Work Plan to notify tenants of Airport projects
- Boeing Apron construction
  - Apron C ramp and sidewalk construction is complete
  - Apron B reconstruction is complete
  - Apron A is still under construction expanding capacity
- Cedar River dredging project is nearing completion
- 2016 Airport Business/Work Plan – Update
  - Document has been updated distributed to tenants/members
- Airport Intern Peter has been doing great!

6:40pm

**New Business -**

- Membership vacancies
  - South Renton (alternate)
  - Airport Leaseholders (alternate)
  - place add in Renton Reporter and on Facebook

**Renton Airport Administration Office**

*Clayton Scott Field and Will Rogers-Wiley Post Memorial Seaplane Base*  
616 West Perimeter Road, Unit A, Renton WA 98057 425-430-7471

- RAAC Ordinance Update – 2017
  - goal is to update membership positions to include more alternate members for select positions
  
- DRONES - new regulations for commercial operators; hobbyists still use/follow the old FARs
- GA safety information from a recent FAA press release
- Airport will be evaluating its policy on non-aeronautical use of airport hangars

6:45pm

**Question and Answer Session**

-Discussion on month-to-month to term lease

7:55

**Meeting Process Check**

-Next meeting will be postponed by one week to avoid election night

***Next meeting date: November 15, 2016; May 9, 2017; August 8, 2017***

7:00

**Aircraft Noise at the Renton Airport**, presented by Peter LaRussa, Airport Intern  
(see Pages 13 to 23)

7:10

**Meeting adjourned**

**Renton Airport Administration Office**

Clayton Scott Field and Will Rogers-Wiley Post Memorial Seaplane Base  
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## Airport Update for RAAC

### Airport Business Management

#### **Airport Master Plan Update - In Progress**

- What:** Update of the Airport's existing 1997 Master Plan. A Master Plan is a comprehensive study of an Airport that identifies the short, medium, and long term development alternatives to meet future aviation demand.
- Why:** Master Plans are typically updated every 20 years. The last Master Plan was completed in 1997. The Airport completed an Airport Layout Plan update in 2009.
- How:** FAA grant funded at 90%. Airport revenues will cover 10% of the project costs. The Airport has contracted with Mead and Hunt to assist in completing the project. The cost to complete this project is \$837,705.
- Status:** Airport aerial survey has been mostly completed. The draft Inventory chapter has been completed and discussed at the November 2014 RAAC meeting. The Forecast draft chapter was discussed at the February 2015 RAAC meeting. The Capacity Analysis and Facility Requirements Chapter was presented at the May 2015 meeting. The initial Alternatives discussion was presented at the August 2015 meeting. The FAA is again reviewing the Forecast and Airport staff are discussing with them the Critical Aircraft designation. Once those variables are known, alternatives can be better planned. Airport staff submitted an update to the Forecast Chapter based on FAA comments in early February 2016. Comments came back from FAA staff on July 11, 2016. The Airport, Mead and Hunt, and the FAA had a meeting to discuss next steps on July 20, 2016. Based off of FAA comments from the meeting, Mead and Hunt has prepared a scope of work addendum to cover expected additional costs of completing the forecast chapter. That addendum was sent to FAA for review on August 3, 2016. Comments on that addendum were sent back from ADO and received on August 5, 2016. The updated scope is being revised currently.

#### **608 West Perimeter Road Building Lease (PSE Hangar) - In Progress**

- What:** Transitioning the 608 West Perimeter Road building from a month-to-month to a term lease.

**Why:** Term leases provide more certainty about the building's ongoing occupancy.

**How:** Airport staff will create new lease documents.

**Status:** An appraisal needs to be completed first before the building rate can be set. The appraising company has been selected from a competitive process and is under contract. The appraisal is expected by the first week of September 2016.

**622 West Perimeter Road Building Lease (NW Seaplanes Maintenance) - In Progress**

**What:** Transitioning the 622 West Perimeter Road building from a month-to-month to a term lease.

**Why:** Term leases provide more certainty about the building's ongoing occupancy.

**How:** Airport staff will create new lease documents.

**Status:** An appraisal needs to be completed first before the building rate can be set. The appraising company has been selected from a competitive process and is under contract. The appraisal is expected by the first week of September 2016.

**Boeing Lease Rate Adjustment - In Progress**

**What:** The Boeing Company is due for a rate adjustment on their long term lease.

**Why:** Lease adjustments at certain time intervals were identified in the 2010 master lease with Boeing.

**How:** Lease adjustments will be made via an appraisal process.

**Status:** An appraisal needs to be completed first before the lease rates can be set. The appraising company has been selected from a competitive process and is under contract. The appraisal is expected by the first week of September 2016.

**Appraisal - In Progress**

**What:** An appraisal to assess Fair Market Value for a number of Airport buildings.

- Why:** Lease adjustments and lease transitions from month-to-month to term will be made once the appraisal is complete.
- How:** The Airport is funding the appraisal out of Airport generated revenues.
- Status:** A contract was executed with McKee Appraisal on June 28, 2016. McKee has already completed their Airport tour of buildings to help build the appraisal. The appraisal is due to the Airport during the first week of September 2016.

**Seaplane Scenics Operating Permit and Agreement – In Progress**

- What:** An Operating Permit and Agreement with Seaplane Scenics.
- Why:** Seaplane Scenics, LLC is a flight instruction and sight-seeing commercial business looking to operate from the Airport and the adjacent W36 seaplane base.
- How:** Airport staff will create Operating Permit and Agreement documents for the City Council’s consideration and approval.
- Status:** An application was submitted to the Airport on May 11, 2016. The applicant was notified that review of the application would not take place until the week of June June 20, 2016. First review the application occurred in mid-July. The application was deemed incomplete and Seaplane Scenics was notified of the deficiencies and also notified that no commercial activity could occur from the Airport until the Operating Permit and Agreement had been executed. Seaplane Scenics has since attempted to resolve the application deficiencies, but some still remain. Notification of remaining deficiencies will be sent out shortly to Seaplane Scenics.

## Airport Operations and Maintenance

### Runway and Vehicle Drive Lane Striping - In Progress

- What:** Maintenance project to stripe the runway centerline and the vehicle drive lane located on the west side of the airport.
- Why:** The runway centerline is currently out of compliance. The northern 1000 feet of the runway was striped as an add-on to the Boeing north bridge project leaving the southern 2/3 of the runway with faded and obscured markings. The vehicle drive lane is significantly faded the full length of the airport.
- How:** The airport is in the process of soliciting quotes for the proposed scope of work. Any work completed for these projects are considered routine maintenance and would be paid from the major maintenance line item of the airport budget.
- Status:** The airport intern and airport engineer have secured two quotes for this work and are awaiting responses for others. Management staff anticipates work to be completed by the end of the year.

### New Airport Vehicle - In Progress

- What:** Purchase of new Ford Explorer.
- Why:** Last year, airport management observed that the current fleet of four vehicles was not sufficient to allocate work efficiently across the entire staff. Additionally, two of the four vehicles have exceeded their useful life and were already due for replacement. The airport chose to expand the fleet by adding a fifth vehicle in 2016 to support operations, then pursuing a replacement strategy for the other vehicles going into 2017.
- How:** The new airport vehicle is funded via airport revenue from the Machinery and Equipment line item of the airport budget.
- Status:** The SUV has been ordered and delivery is expected mid-fall of this year.

### Safety Self-Inspection/Lease Management Program – On Hold

- What:** Project to transition airfield safety inspection, maintenance management and lease administration functions to contracted IT-based resource program.
- Why:** Currently the airport is managing all safety and lease functions via paper based means. As operations have grown, this has created inefficiencies related to airfield maintenance workflows and inter-agency coordination/reporting.

- How:** The airport is currently negotiating with ProDIGIQ Inc. to provide cloud-based resource management services. Airport revenue will cover the cost of the service, which has been determined to be \$36,000 across the span of three years. This money will be allocated from the Major Maintenance budget.
- Status:** The ProDIGIQ contract was put on hold at the city level pending evaluation of CityWorks, an alternative asset management program which the city has already procured.

**Security Gate System Upgrades – In Progress**

- What:** Full security gate system upgrade for vehicle and pedestrian gates.
- Why:** Several months ago the gate system experienced an unforeseen and serious crash. Airport staff brought in Entrance Controls to look at the problem. During this investigation, Entrance Controls noted that several Lenel hardware components appeared to have failed. This project will replace Lenel hardware at all but one vehicle gate and update Lenel software.
- How:** Parts and labor covered by Airport generated revenue.
- Status:** Original contract with Entrance Controls had been executed on March 17, 2016. Amendment 1 extending the date of the contract was executed on June 17, 2016. Amendment 2 to the contract which broadens the scope of work was executed on August 11, 2016. The airport has provided Entrance Controls with “Notice to Proceed” as of this date.

## Airport Capital Program

### Washington Manufacturing Advanced Training Institute - **Cancelled**

- What:** The Airport will be managing the construction of a new facility called the Washington Manufacturing Advanced Training Institute (formerly Renton Aerospace Training Center) 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 cost estimate provided by SRG Partnership is \$7.8 million to construct the facility.
- Status:** The City received competitive bids to construct the building that were well below the cost estimate to build the building. Faber Construction provided the low bid. The tenant was experiencing financial problems and could not guarantee to the City that they would be able to occupy the building. The City placed the project on hold for 90 days to allow the tenant some time to reorganize. The tenant was unable to meet that timeline. The project has since been cancelled by the City with the concurrence of the Washington State Department of Commerce. No construction is expected at the Old Chamber of Commerce site for some time.

### Shoreline Enhancement – **In Progress**

- What:** As part of the permitting for the Maintenance Dredge project at the Seaplane Base, the Airport will make improvements to the shoreline north of the Runway. The project 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. The contract for the design work with Hatch Mott McDonald is \$46,390.
- Status:** Design work is continuing on this project.

### Cedar River Hangar Building Electrical Upgrades– Building Electrical Upgrades – **On Hold**

- 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. The estimated cost to complete this project is \$75,000.
- Status:** The Airport is looking at this project again. The Airport will be seeking bids to construct the improvements and narrow the cost estimate. Depending on those bids the project may be pushed to 2017.

**Control Tower Seismic Upgrades and First Floor Remodel Project – In Progress**

- What:** Seismic upgrades to the whole structure and a remodel of the first floor of the Control Tower building.
- Why:** The Control Tower is not seismically sound and is subject to massive failure during an earthquake. The first floor is being remodeled to improve the functionality of the floor plan layout and optimize operations for current and future Airport staff.
- How:** Airport generated revenue will be used to fund this project. The current cost estimate to complete this work is \$2 million.
- Status:** KPG has submitted their final draft of the pre-design report. The Airport has reviewed this document. The Airport has asked KPG to create a scope and fee to take design to 100%. The City has received the scope and fee from KPG and is seeking to execute a contract with KPG for the design. That contract will go to Council on May 9. The Airport expects to issue the Notice-to-Proceed for KPG by the end of May. Design should be complete in 2016 and construction is expected in 2017.

**1000 Parcel 30% Design and Cost Estimate and Airfield Markings Package - Completed**

- What:** A 30% design of the parcel located at 1000 W Perimeter Road for future airplane tie-down parking. An airfield markings package that Airport staff can use to solicit bids for striping work.
- Why:** The Airport has limited tie-down spaces available for rent. The 1000 parcel is currently unleased. Due to the extensive utilities in the vicinity, Airport staff believe this parcel would be a good place for tie down parking as opposed to building development.
- How:** Project is fully funded with Airport generated funds. The project cost is approximately \$75,000.

**Status:** The 30% design is complete. The cost estimate for a tie-down conversion at 30% design is about \$1 million. The Airfield markings package is now under development.

**Boeing 760/770/820 Parcel and Apron A Improvements - In Progress**

**What:** Boeing is completing infrastructure and other parcel improvements to the 760/770/820 parcels.

**Why:** Boeing will be using all three of these parcels for short term 737 MAX airplane parking.

**How:** Project is fully funded by The Boeing Company.

**Status:** Construction is underway. Construction should be complete by the end of this summer.

**Extension of Bike and Pedestrian Trail - In Progress**

**What:** Construction of a bicycle and pedestrian trail from Logan Avenue, around to Airport Way, and then northbound on Rainier Avenue.

**Why:** This project will move bicyclists and pedestrians off East and West Perimeter Roads by connecting the existing trail end just before the Logan Avenue Bridge to the bicycle route on Rainier Avenue via Airport Way South.

**How:** Project is funded via federal grants and City general fund tax revenues. No Airport revenues are being put toward this project with the exception of property acquisition of the Car Shop at the corner of Logan Avenue and Airport Way South on the southeast corner of the Airport. The project is estimated to cost \$2 million.

**Status:** Project is at 30% design.

**Installation of Fiber or Cable – On Hold**

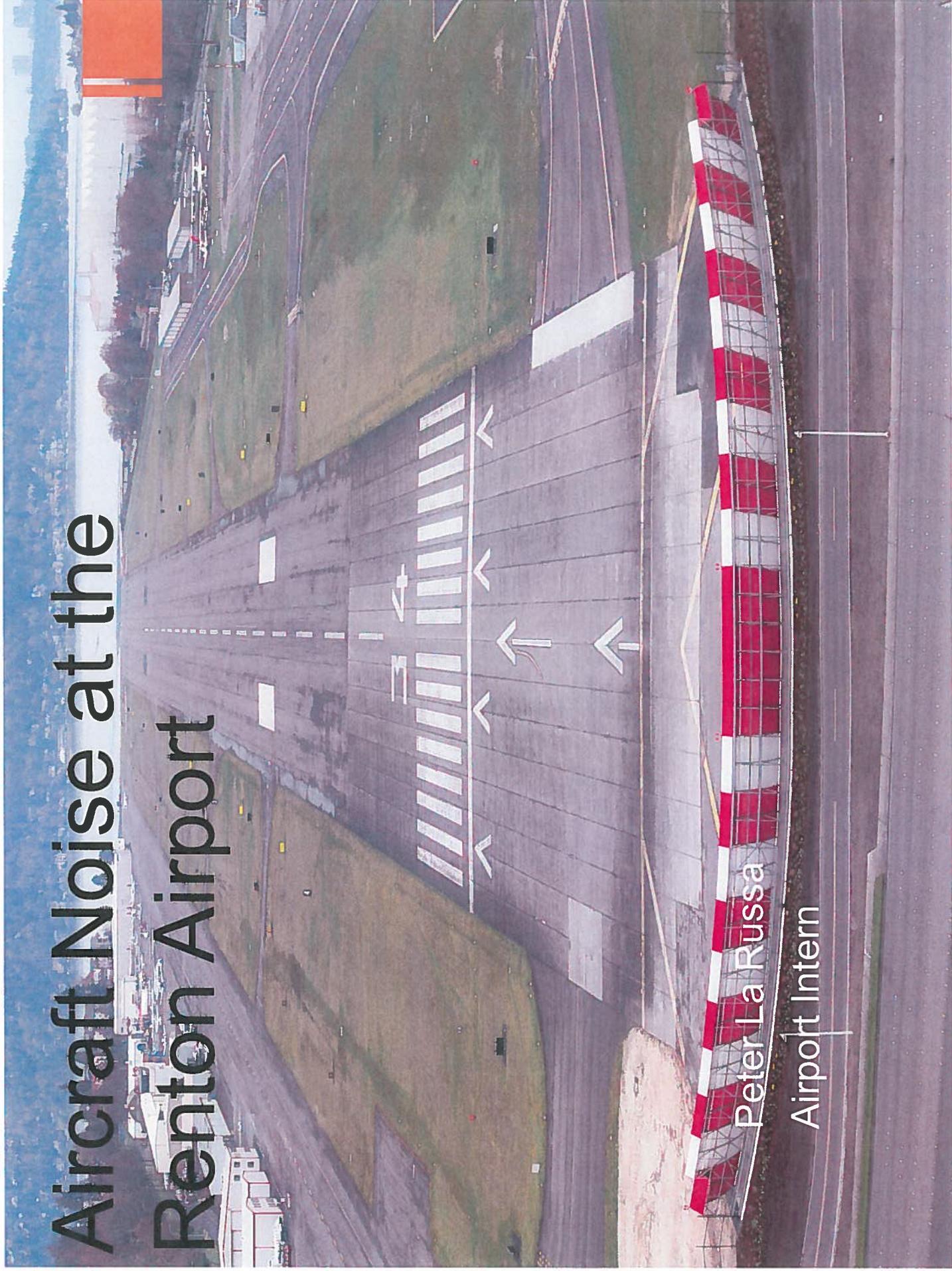
**What:** Addition of fiber or cable on Airport property for better connectivity.

**Why:** Requested by tenants in the southeast corner for high speed internet and television. This is also a good infrastructure improvement for the remaining tenants.

**How:** Design and construction costs covered by provider.

**Status:** 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 several months. No change since last RAAC meeting. Airport has recently been talking with Wave broadband about bringing service into the southeast corner of the Airport. No movement on this issue in recent months.

# Aircraft Noise at the Renton Airport



Peter La Russa

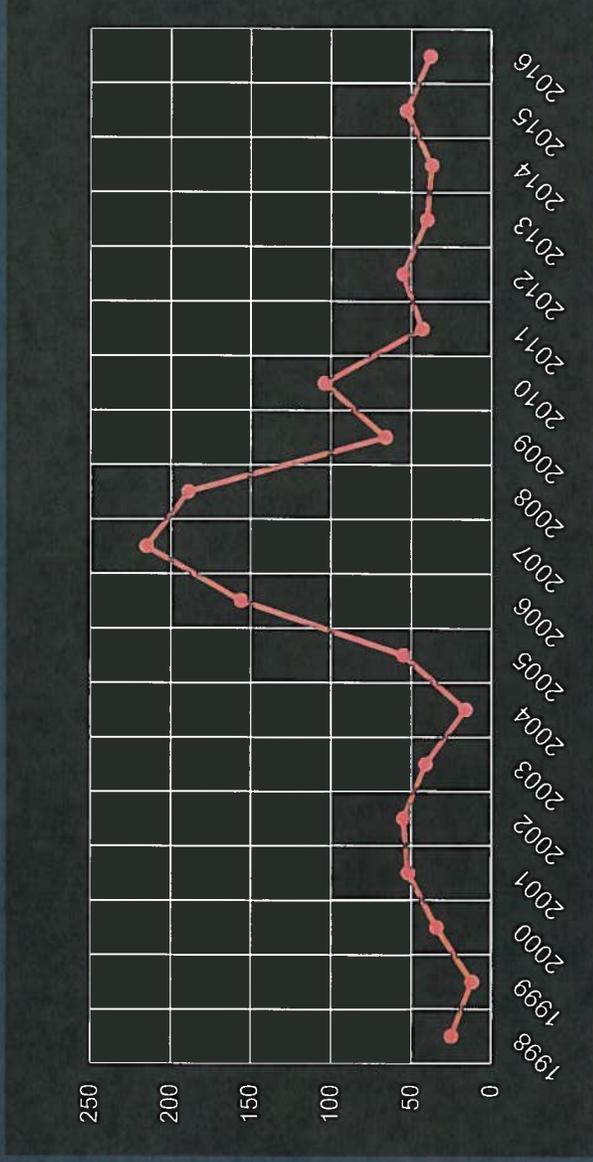
Airport Intern

## The Data

- February 25<sup>th</sup>, 1998 – August 8<sup>th</sup>, 2016
- 1286 Complaints (Legitimate)
- Submitted by email/phone
- Collect a lot of info
  - Date/Time
  - Address
  - Contact Info
  - Aircraft Description
  - Concern (noise/safety, etc.)

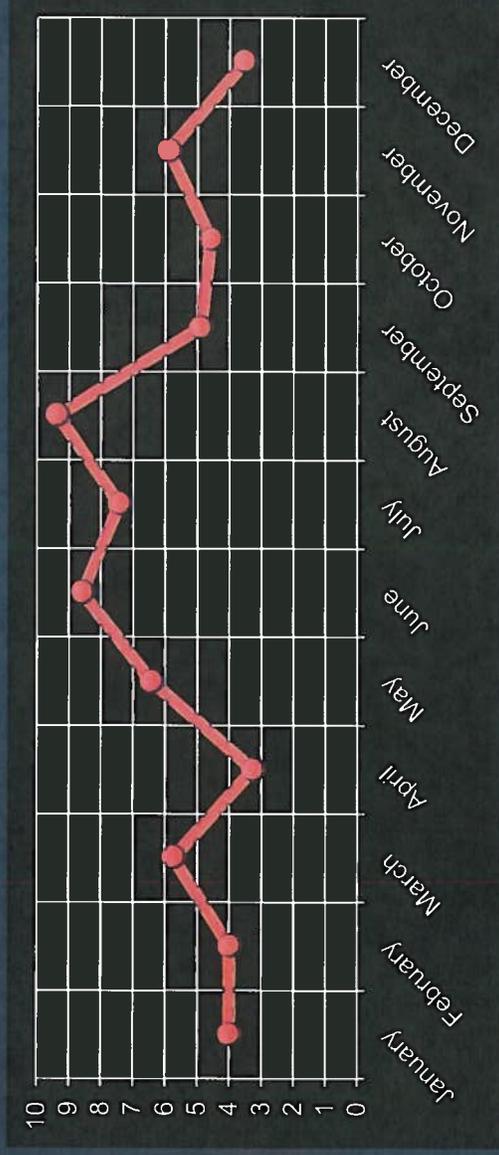
Year	Number of complaints
1998	25
1999	12
2000	34
2001	52
2002	55
2003	41
2004	16
2005	55
2006	156
2007	215
2008	189
2009	66
2010	104
2011	43
2012	55
2013	40
2014	37
2015	53
2016	38
Total Complaints	1286

# Data by the Year



- Down from the mid 2000s
- Spike caused by repeat callers/special events

# Average Through the Year



- Spike during months of good weather
  - Flight training
- “Loud engines” & “small aircraft”

# Good Weather = More Complaints

## Two Contributing Factors

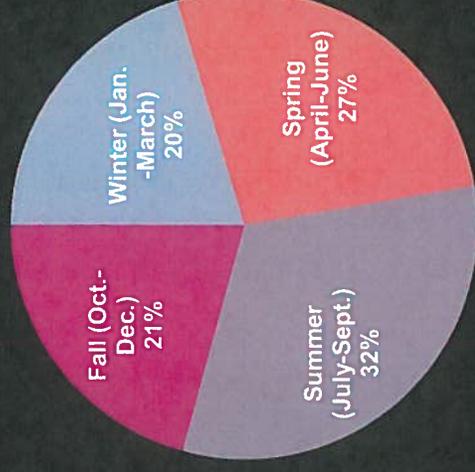
### Airport Activity

- More aircraft in the sky
- More flight training

### Community Activity

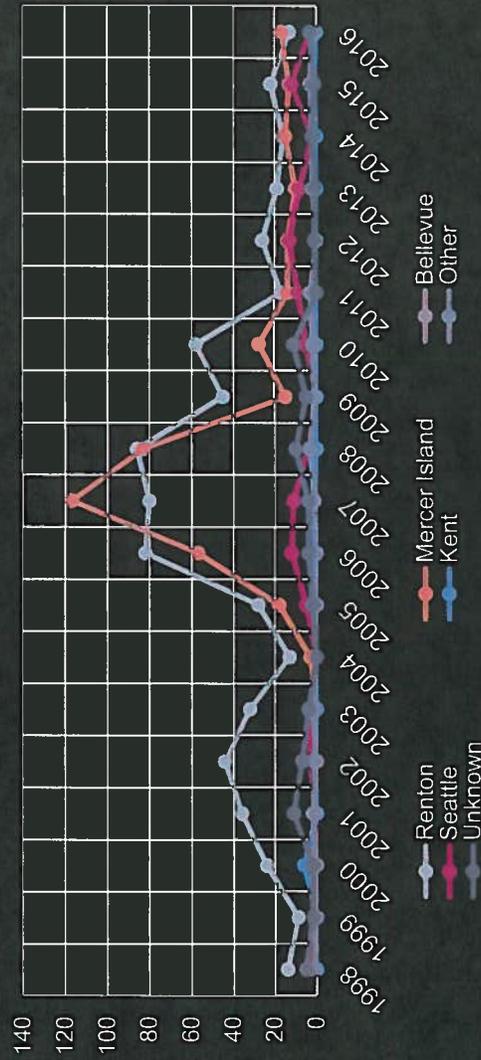
- People are outside
- Windows are open
- No school

Complaints by Season



# Complaints by City

Complaints by City

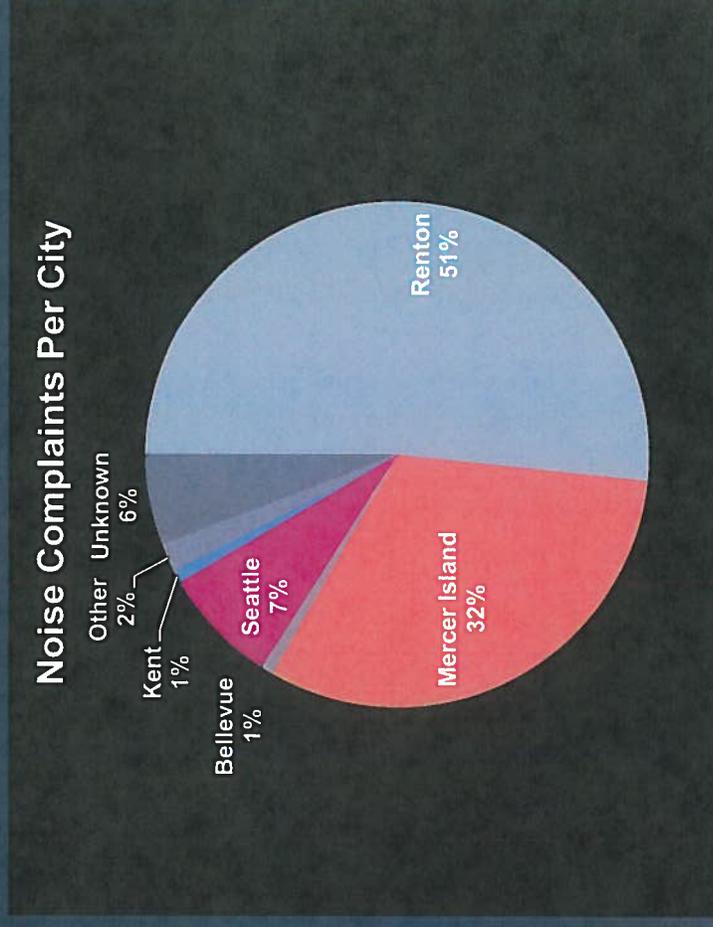


- More complaints from locales nearer the Airport – as expected
- Complaints in line with Runway 16/34 (Mercer Island, Renton East Hill)

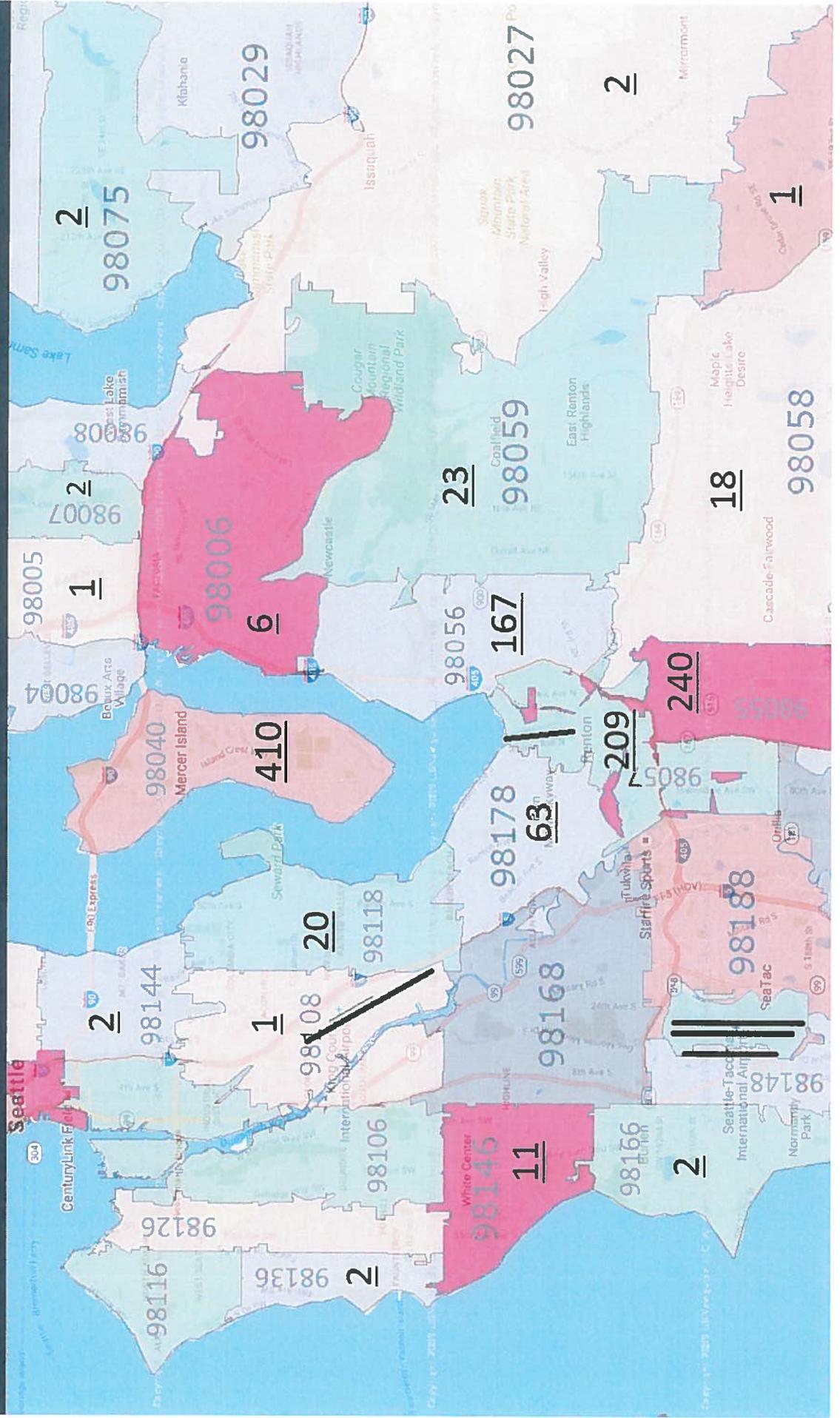


# Complaints by City

- 29 Zip codes
- Range from 1-410
- Higher number of complaints closer to the airfield
- Complaints also generated by aircraft not operating out of Renton



# Complaints by Zip Code





# Info can be Somewhat Skewed

## Mercer Island

- 410 total complaints in 18 years
  - 4 addresses submitted 51% of the complaints
  - 2 of these submitted 36% of the complaints

## Renton

- 664 total complaints in 18 years
  - 1 address submitted 9% of the complaints

# Where do we go from here?

- Continue tracking data
  - Peter will continue breaking down data to find patterns
  - Would like to start tracking weather with complaints
- Continue communicating with pilots about voluntary noise abatement procedures
- Respond to complaints with information about why people are hearing aircraft (weather, training, engine runs)
- For those concerned about safety, explain procedure that keep us safe (ATC, approach paths, pilot rest laws, etc)