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.

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.

608 West Perimeter Road Building Lease - 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. That appraisal work should be complete by the end of March 2016.

622 West Perimeter Road Building Lease - 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. That appraisal work should be complete by the end of March 2016.

Boeing Lease Adjustment - In Progress

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

Why: Lease adjustments at certain 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 building rates can be set. That appraisal work should be complete by the end of March 2016.

Airport Operations and Maintenance

Northwest Security Gate Wireless Upgrade - In Progress

What: A project to update the wireless controller components for vehicle gates on the northwest side of the airport.

Why: The wireless system has aged to the point that it has become unreliable and fails to recognize airport users with newly issued badges. Upgrading the components will improve functionality thereby providing better access to badge holders.

How: Airport generated revenue will cover the cost of the upgrade, which has been estimated to be $21,460.86. This money will be allocated from the Major Maintenance budget.

Status: The airport solicited new quotes for the project due to non-performance by the original vendor. New vendors have evaluated the system and are expected to provide a quote with scope of work by then end of February.

West Entrance Refresh – In Progress

What: Removal of fencing and replacement with new airport signage at Rainer Blvd entrance.

Why: The fencing at the west entrance of the airport has exceeded its useful life and has become rotten, creating a maintenance burden. It has become a poor reflection of the image the airport hopes to present to the community.

How: The airport has allocated funds to purchase in mid-spring. The signage is anticipated to cost between $3,000-$6,000 for each sign with manufacturing and installation. The new signage is anticipated to be a temporary replacement (up to 5 years) of the current fence until such time that a fixed monument can be installed.

Status: The Airport has designed new dibond/blasted wood signage and solicited/received quotes. Fencing will be removed and new signage should be installed throughout the spring.

New Airport Badge Standards – In Progress

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 driver's license expires).

Status: New photo cards are currently being issued; the expiration date of all cards issued has been change to two years from the date of issuance. The Assistant Airport Manager is exploring methods for improving the access management authorization process as a result of ground vehicle operations deficiencies.

Airport Capital Program

Washington Manufacturing Advanced Training Institute - On Hold

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.

Status: 100% design documents have been received. Comments are being incorporated into the bid documents. Project will be advertised on September 8, 2015. Bid opening will occur on November 3, 2015. Bids were opened and the low bidder was well within the project budget. WMATI asked the City to place the project on hold citing internal organization issues. The project is now on hold awaiting further notice.

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. 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: An amendment to the contract has been executed. Design work is now underway.

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.

Status: The electrical project is on hold while other larger capital projects are being completed. Likely this project will be pushed to 2017 pending budget.

Tower First Floor Remodel – In Progress

What: Remodel of the first floor of the Control Tower.

Why: The first floor is being remodeled to improve the functionality of the floor plan layout and optimize operations.

How: Airport generated revenue will cover the cost of the remodel when the estimated cost is determined.

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%. That scope and fee is forthcoming. The remodel project will complete sizable seismic upgrades to the Tower building.

1000 Parcel 30% Design and Cost Estimate and Airfield Markings Package - In Progress

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.

Status: The 30% design is nearing completion. A cost estimate will soon follow. The Airfield markings package is under development.

Boeing 760/770/820 Parcel 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.

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.

Status: Project is in design.

Installation of Fiber or Cable - In Progress

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.