



Venice of America

CITY OF
FORT LAUDERDALE

**AVIATION ADVISORY BOARD
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE - MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FL
THURSDAY, SEPTEMBER 22, 2011, 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/11 through 6/12	
		Present	Absent
Bunney Brenneman, Chair	P	3	0
Bruce Larkin, Vice Chair	A	2	1
Gloria Brown	A	2	1
Avery Dial	A	2	1
Linda Iversen	P	2	1
Jackie Kaht [arrived at 1:34]	P	1	2
Patrick Kerney [arrived at 1:33]	P	2	1
Stephen Stella	P	2	1
Mark Volchek	P	2	1
Pamela Bushnell, Mayor, City of Tamarac [non-voting]	P	1	2
Jeff Helyer, City of Oakland Park [non-voting]	P	3	0

Airport/City Staff

Clara Bennett, Airport Manager
Mark J. Cervasio, Assistant Airport Manager
Florence Straugh, Noise Abatement Officer
Rufus A. James, Airport Operations Supervisor
Debra Donato, Administrative Assistant I
Fernando Blanco, Airport Engineer
Cate McCaffrey, Director Business Enterprises
Diana Alcaron, Director Transportation and Mobility
J. Opperee, Recording Secretary, Prototype Services

Communications to the City Commission

None

Call to Order

Chair Brenneman called the meeting to order at 1:32 p.m.

Mr. Kerney arrived at 1:33.



1. Approve Minutes of August 2011 Meeting

Motion made by Mr. Volchek, seconded by Mr. Stella, to approve the minutes of the Board's August 2011 meeting. In a voice vote, motion passed unanimously.

Ms. Kaht arrived at 1:34.

2. Assignment of Macaulay Investments, Corporation Lease for Parcel 15 to FXE Parcel 15, LLC, Termination of Lease, and Amended and Restated Lease

Ms. Bennett referred to the site plan and explained that Macaulay Investments, lessee of Parcel 15, had requested to assign the lease to FXE Parcel 15, LLC. Ms. Bennett described the proposed redevelopment and stated two new hangars would total 17,000 and 10,000 square feet, resulting in an additional 12,100 square feet of available hangar space. Ms. Bennett said this would have no impact on the developability of the stadium parcel that the City was discussing developing into a water park.

In consideration for the improvements, Ms. Bennett explained FXE Parcel 15 requested the City enter into a new amended and restated Lease Agreement with a new 30-year term. She stated in addition to the boundary modification and the minimum capital investment of \$3 million, FXE Parcel 15, LLC had agreed to an increase in the rent from \$0.18 to \$0.33 per square foot, effective 18 months from the lease commencement. The new annual rent for the parcel would be \$99,804.54; this represented an increase of \$55,033.17 with annual CPI adjustments and market adjustments at years 10 and 20.

Staff Recommendation

Staff recommends the City Commission authorize the proper City officials to execute Consent to Assignment of the Macaulay Investments, Corporation lease for Parcel 15 to FXE Parcel 15, LLC and an Amended and Restated Lease for Parcel 15 commencing on January 1, 2012 and allowing for a new 30-year term and subject to the following terms:

1. An increase in the rent to \$99,804.54 per year effective July 1, 2013.
2. Annual rent adjustments based upon the Consumer Price Index (CPI) effective July 1, 2014.
3. Rent adjustments on the 10th and 20th anniversary dates of the Commencement Date with a cap of 50%.
4. A rent adjustment commencing on July 1, 2016 to include ten percent (10%) of the appraised value of the Improvements or an assessment of 5% of the gross rental receipts of Improvements constructed prior to Commencement Date.

Mr. Helyer asked when they planned to begin redevelopment and the contractor stated the permit drawings were in progress and they anticipated DRC submittal at the end of the month. The contractor anticipated work would begin in less than 30 days. Ms.

Bennett said the recommendation would go to the City Commission at the end of October. Ms. Lynda Zur, representative of the applicant, stated operations would not change at the site.

Motion made by Ms. Iversen, seconded by Mr. Kerney, to approve the staff recommendation. In a voice vote, motion passed unanimously.

3. Airport Ground/Landscaping Maintenance - Bid 715-108181 Contract Award

Ms. Donato explained that ground maintenance had increased over the years and the Public Services Department was not able to provide the needed manpower due to budget constraints. Staff had developed an RFP for a contractor to provide ground maintenance services with supervision. In addition, Ms. Donato said the contractor would furnish all equipment and fuel necessary to complete the required tasks. She stated Airport Operations staff would provide the initial training and subsequent training would be the responsibility of the contractor.

Ms. Donato said the three top vendors had made presentations to the evaluation committee on September 13, 2011. The scores and costs of each of the three top-ranked companies were as follows:

<u>Vendor Name</u>	<u>Points Earned</u>	<u>Bid Amount</u>
1. OneSource Landscape & Golf Services, Inc.	60	\$149,885.00
2. Superior Landscaping & Lawn Services, Inc.	57.5	\$141,972.00
3. The Landscaping Company, Inc.	57.5	\$214,327.00

Ms. Donato reported that the evaluation committee recommended awarding the contract to the first ranked proposer, OneSource Landscape & Golf Services, Inc.

Mr. James informed the Board that OneSource was ranked higher because they had submitted one of the lowest bids, their presentation had been clear and they were ready to start immediately. They had also indicated past work near an airport.

Ms. Donato said the company was required to perform background checks on all employees. Mr. Glenn Hall, OneSource Landscape & Golf Services, confirmed that they performed a national criminal background check on every employee and offered to share that information with the City.

Chair Brenneman remarked that landscaping was a major factor in attracting tenants, and she noted that over time, the quality of the maintenance could decrease. Ms. Bennett stated the contractor was contractually obligated to maintain a certain standard. Mr. James explained that Airport staff would inspect all maintenance on a constant basis. Ms. Bennett added that work was paid for as it was performed.

Ms. Bennett said One Source Landscape & Golf had a pool of employees from which to draw in the event a particular employee could not be qualified to perform the needed work. This had been a challenge at the City level, due to hiring freezes.

Staff Recommendation

Staff recommends entering into a contract with OneSource Landscape & Golf Services, Inc. for a three-year contract with the option of an additional one-year term for Ground/Landscaping Maintenance at the Executive Airport and the transfer of an additional \$20,000 for illegal dumping and storm debris removal. The annual estimated contract cost under the terms of this RFP equates to \$149,885 annually.

Motion made by Mr. Kerney, seconded by Mr. Volchek, to approve the staff recommendation. In a voice vote, motion passed unanimously.

4. Master Drainage Study and Plan - Project 11583 - RFQ 606-10451 First Amendment to Agreement

Mr. Blanco reminded the Board that they had previously approved the award of the above contract to Camp Dresser & McKee Inc. (CDM) in the amount of \$149,466 to prepare a Master Drainage Study and Plan for the Airport.

Mr. Blanco stated the original scope called for the evaluation of two drainage areas that were known to have significant drainage issues and would benefit from new stormwater facilities. During the evaluation of the Airport's drainage system, an additional area of concern was brought to the Airport's attention.

Mr. Blanco said the development of the Airpark Stormwater Pollution Prevention Plan (SWPPP) Plan would also require six additional days to complete. He informed the Board that CDM had submitted a First Amendment to the original agreement for the above services in the amount of \$22,808. He reported that funding for this First Amendment was available by transfer from P11149 – Airport Airfield Infrastructure Improvements.

Staff Recommendation

Staff recommends approval of First Amendment to the Agreement with Camp Dresser & McKee Inc. for additional design services on the Master Drainage Plan and Study in the amount of \$22,808 and transfer of funds from P11149 – Airport Airfield Infrastructure Improvements.

Mr. Helyer asked if FEMA grants had been explored. Mr. Blanco stated the contract included identifying funding sources.

Motion made by Mr. Kerney, seconded by Mr. Stella, to approve the staff recommendation. In a voice vote, motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

PASSUR Airport Monitor – Online Flight Tracking

Ms. Straugh reminded the Board of the PASSUR online flight tracking service subscription for FXE. She said the service had been renewed administratively through Procurement for the second year of the contract's three annual renewals. She explained to the Board how the system worked and the information it provided. Ms. Straugh advised the Board that the link to PASSUR's online service was accessible on the on the Airport's webpage via the City's website as follows:

<http://www.fortlauderdale.gov/FXE/tracking.htm>

Later in the meeting, Mr. Straugh demonstrated the system live for the Board.

Noise Abatement Outreach

Ms. Straugh reported that several noise reports had been received from the Lofts of Palm Aire, an area located three quarters of a mile west and one third of a mile north of the Airport. She pointed out on an aerial photo where these homes were located.

In order to address this concern, all aircraft that had flown over the Loft neighborhood would be sent a letter and information about FXE noise abatement measures, specifically, direction to maintain runway heading until reaching N.W. 31st Avenue, and to utilize the voluntary recommended user waypoints for global positioning system (GPS) guidance.

Nighttime and I-95 Turn

For August 2011, there were no jets over 80 dB at night between 10:00 p.m. and 7:00 a.m. For August 2011, 24 jets had flown the I-95 Turn at night, between 11:00 p.m. and 7:00 a.m., and three were stage-two aircraft.

Monthly Noise and Operations statistics for August 2011 were included in the Board's packet.

Mr. Kerney and Mr. Volchek noted that FXE used FLL's international departure procedures and did not have its own. Ms. Bennett said the Airport had tried, unsuccessfully, to get its own departure procedures. Ms. Straugh described efforts made to contact pilots regarding noise abatement procedures. Mr. Volchek suggested a sign telling pilots to maintain runway heading to 1,000 or 2,000 feet.

Ms. Bennett said they were working on additional ways to keep pilots informed about noise abatement procedures. She invited the Board's input.

B. Development and Construction

Airport Projects in Development

FAA Air Traffic Control Tower (ATCT) & Base Building Project

Mr. James informed the Board that staff had recently attended a pre-construction meeting with the FAA and the contractor, J. Kokolakis Contracting, Inc. to discuss the scope of the project for construction of the new Air Traffic Control Tower. He stated the project should be completed sometime in 2014.

Taxiways Charlie & Delta Pavement Rehabilitation # 10882

Mr. James stated they had held a pre-bid meeting for the Taxiways Charlie and Delta pavement rehabilitation project on Monday, September 19, 2011. Several contractors were in attendance to receive clarification about the project and to visit the construction site and staging area.

Mr. James said bid proposals would be reviewed on Wednesday, October 12, 2011 and an award recommendation would be presented to the Board at their next meeting.

C. Arrearages

Ms. Bennett reported the following arrearages:

Rent

K.S.R. LLC, Parcel 8G

D. Communications to the City Commission

None.

E. FLL Update

Ms. Straugh announced that the ANAC meeting had been held on September 12 and the next one was scheduled for December.

Other Items and Information

Ms. McCaffrey explained that due to the City's reorganization, FXE would no longer be under the Business Enterprises Department. She thanked the Board and Chair Brenneman for their service to the City and remarked that FXE had the finest staff in the City.

Ms. Bennett informed the Board that the Airport would now be in the Department of Transportation and Mobility that would comprise of City parking, the Airport, and traffic engineering and planning. Ms. Diana Alarcon, Director of Transportation and Mobility, introduced herself to the Board.

There being no further business before the Board, the meeting adjourned at 2:30 p.m.

➤ Next scheduled meeting date: Thursday – October 27, 2011 – 1:30 PM



Bunney Brenheman, Chair

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.