

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE AIRPORT COMMITTEE MEETING
TUESDAY, APRIL 3, 2012 – 9:30 A.M.

The regular monthly meeting of the Airport Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, April 3, 2012 at 9:30 A.M., in the Lake Vista Community Center, 2nd Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chairman Saizan called the meeting to order at 9:38 a.m. and led in the Pledge of Allegiance.

The roll called was which did not constitute a quorum and the meeting was informational only.

PRESENT:

Chairman Darrel Saizan
Commissioner Pearl Cantrelle

ABSENT:

Commissioner William Hoffman
Commissioner Romona Baudy
Commissioner Wilma Heaton

STAFF:

Louis Capo, Executive Director
Sharon Martiny, Non-Flood
Dawn Wagener, Non-Flood
Fred Pruitt, Airport

ALSO PRESENT:

Gerard Metzger
Albert Pappalardo
Valentino Rovere
Ann Duffy
Chris Fenner
Paul Dimitrius
David Bacci

APPROVAL OF AGENDA

Due to a lack of quorum the Agenda was not adopted. The meeting was informational only.

APPROVAL OF PRIOR MINUTES

Due to a lack of quorum the minutes were not approved. The minutes for February 7, 2012, March 6, 2012 and April 3, 2012 will be presented for approval at the May 1, 2012 meeting.

REPORT ON CURRENT AIRPORT ISSUES

Mr. Pruitt reported that flight tracker numbers from Friday to Saturday showed 380 arrivals. Fuel sales from March are 261,000 jet fuel and 28,000 in AV gas making March a 290,000 gallon month. On Monday morning air space had a 30 minute wait for IFR clearance to the north which is an FAA regulation. There were no incidents or accidents. There was an issue with a pilot who had nose gear trouble and one chart deviation but no incidents or accidents occurred. The Airport has been extremely busy. The entire east ramp was used for parking along with taxiway Echo and Runway 927 at times. The biggest jets were Global Express and Embor 145 which could carry 50-60 passengers. Airport operations will be tripled during the Super Bowl. With the thunder & lightning storm Monday night there were an additional 10-15 private aircraft as Armstrong could not take

more aircraft. Mr. Pruitt informed that the FBOs have a large amount of rental cars on hand. The FBOs make arrangements for rental cars and their staff escorts the rental cars to the private jet and back out. The ARC makes sure there are no wayward limos or taxis moving in the wrong direction.

OLD BUSINESS

1) Update on Airport Terminal Interior Restoration

Steve Nelson of Stuart Consulting reported that the Terminal Building abatement issue is near completion. The building is clean and Belou Magner will be on site to finish demolition which should be complete in three weeks. Mechanical and electrical contractors are staging and PSC and Lasko are on site full-time to identify, quantify and take care of anything that looks like asbestos. A final schedule will be forwarded by the contractor and FEMA will forward a new budget worksheet.

Paul Dimitrius, Architect - Richard C. Lambert, added that in the next few months the contractor will be doing plumbing and mechanical work. By August plaster work and trim out will be underway and the final marble will be set. Mr. Nelson informed that the kitchen would not be put in at this point due to the cost associated with the abatement. The abatement cost was \$700,000 - \$800,000 and it is unknown how much FEMA will reimburse. Based on verbal conversations with FEMA there is potential that we can save the kitchen.

Mr. Dimitrius advised of items that could be deleted in lieu of the kitchen equipment. Stone that the Airport had on site will be used in the Terminal Building to get savings on stone. The bar equipment and millwork could be deleted in lieu of the kitchen equipment because the kitchen is an integral part of the Airport. Another option is putting the kitchen back into the job if funding is available down the road.

Chairman Saizan agreed and stated the kitchen provides the ability to lease the building under more favorable circumstances as the equipment is in place and considered an amenity. Mr. Pappalardo added if the kitchen equipment was installed the facility could be leased to a caterer for special events if there is no full-time restaurant operator in place, but an RFP and RFQ would have to be issued. The RFP and RFQ process would be the best action to see who would be interested in putting up good faith money for kitchen equipment to be a caterer and/or run the restaurant operation. Mr. Nelson agreed and stated that the media attention can be harnessed into a restaurant event when the Terminal Building opens. The funding gap can be closed to get a more complete building.

Mr. Dimitrius suggested the Board decide what would be required up front and whether there is earnest money involved. Certain requirements should be written into the RFP and RFQ to get the caliber restaurant that belongs in the Airport. You want to get somebody who has the financial backing to be invested for at least one year and the contract should be written around that time frame committing that person to the project for one year.

Chairman Saizan requested Mr. Dimitrius, Mr. Nelson and Mr. Pappalardo discuss what should be written into the RFQ or RFP. We need somebody who understands that the Airport is coming back and has the means to weather the storm for the first few years.

Commissioner Cantrelle questioned the possibility of leasing the space to someone who will provide the equipment if the kitchen was wired and set up. Mr. Dimitrius advised this could be done but there would be up-front costs involved.

2) Update on construction of the Bastian-Mitchell Hanger and James Wedell Hangar

Mr. Nelson informed that the Bastian-Mitchell Hangar is moving along and there are no issues with FEMA regarding project worksheets. The James Wedell Hangar is moving along. The Notice to Proceed was delayed until April 23 to allow for open space due to the Final Four. We gave the contractor a change order extending his contract only. The contractor and trailer are on site and mobilization is ongoing. All submittals are in order.

3) Discussion and recommendation to amend Richard C. Lambert consultants, LLC's contract in the amount of \$4,816.76 for additional testing and monitoring for hazardous materials

Chairman Saizan informed that he is in favor of this issue but no votes can be taken to bring it before the Board due to lack of quorum. Mr. Dimitrius advised that these monies would be paid to PSC Services who is the Authority's consultant for overseeing the abatement. This is for additional time spent and reports to verify cleanness of the work and give a clear bill of health on the abatement.

4) Discussion and recommendation to enter into a contract with PSI in the amount of \$47,592.00 as the low bid for testing services for the James Wedell Hangar

Chris Fenner with Stuart Consulting advised this was for the testing agency to test the concrete. Three quotes were received and PSI was the lowest quote based on the scope that was submitted. Chairman Saizan informed that this issue will go before the Board as the lowest bid.

5) Discussion and recommendation to amend Terracon's contract in the amount of \$23,064.98 for additional costs incurred during the pile driving, concrete and structural steel phases

Mr. Fenner advised of unforeseen circumstances during pile driving requiring the pile driver be moved off site and back which extended the schedule. As a result Terracon charged additional hours. Terracon coordinated with the contractor regarding how much time the contractor would need Terracon on site for concrete and structural steel phases of the testing which resulted in some additional fees not included in the original scope. Additional fees are based on unit rates submitted with the quote.

NEW BUSINESS

1) Discussion on FEMA funds regarding Buildings 102 and 103

Mr. Nelson advised that Hangar 102 and 103 are part of the National Guard Complex that Facility Planning and Control has been handling. FP&C wants to get out of project management and FEMA projects and advised they have FEMA project worksheets stating the buildings can be renovated or used as alternate projects. There is approximately \$400,000 that Facility Planning and Control advised is available. Due to parking issues involving Hangar 101, Buildings 102 and 103 would serve better as parking spaces as it is not in the best interest of the Authority to keep the buildings. Mr. Capo added there is limited parking at the Airport and no parking on the side of the Hangar leading to the lobby of the FBO. Buildings 102 & 103 appear to be the likely space for parking on the west side of Hangar 101. The buildings would be demolished, the concrete would be paved and striped and the area would be fenced off providing AeroPremier with an additional 100 parking spaces prohibiting people entering from the side.

These buildings were part of the National Guard Complex built in the 1040s by the Louisiana Air National Guard. Air National Guard did not return after Katrina and the buildings became the Authority's property. It is more beneficial to demolish the building because there is no ramp space associated with them.

Chairman Saizan requested Mr. Nelson work with staff to submit a proposal to demolish the buildings to create parking space. Mr. Nelson advised that the Board should determine what is to be done with the monies if the buildings would not be renovated. Some funding should remain for demolition of the buildings and pavement work. A delta would remain that could be put into Hangar 101 or the Airport Terminal. An e-mail should be sent to Mr. Bergeron with FP&C requesting the funds be split between the project worksheet to demolish the buildings and Hangar 101 or the Airport Terminal.

Chairman Saizan and Mr. Capo will obtain the NOLA Navy Week schedule and placards for residents to enter and exit their neighborhoods in preparation of the event. There is a meeting on Thursday to ensure that the neighborhoods are protected. The officials of NOLA Navy Week were advised that this was an election day.

ADJOURNMENT

Due to a lack of quorum no vote was taken to adjourn the meeting.

ANNOUNCEMENT OF NEXT MEETING

The next Airport Committee meeting is scheduled for Tuesday, May 1, 2012 at 9:30 a.m.

The meeting adjourned at 10:18 a.m.