



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTOR STAFF REPORT

AGENDA TITLE: Hangar 2 Update and Hangar Replacement Discussion

MEETING DATE: February 22, 2017

PREPARED BY: Kevin Smith, General Manager

RECOMMENDED ACTION: Discuss future of Hangar 2 and potential options for the reconstruction and/or replacement of the Hangar.

DISCUSSION: On January 24, 2017 Hangar 2 collapsed due primarily to significant weather our region experienced throughout the month of January. The District has filed an insurance claim with Travelers Insurance and is in process of negotiating a settlement. The District's policy includes building replacement coverage. Hangar 2 was originally constructed in 1966 and served as an aircraft maintenance and repair facility as well as for flight training services. The District used Hangar 2 for the past 3 years for Ground Service Equipment (GSE) storage. GSE equipment are items such as Ground Power Units (GPU), lavatory cart, man lift, vehicles, golf carts, etc. The office space has been used by Hertz and other tenants such as Red Truck and PBD. On February 15, 2017 the building was demolished down to the concrete slab. It is anticipated that the District will have a settlement from the insurance company shortly.

Staff would like to begin dialogue regarding the disposition of the Board and public regarding a Hangar 2 replacement option. Various options are available to the District including rebuilding the same structure again, building a large building, as well as not replacing the structure. Staff has identified various aeronautical needs that a new building(s) could address including:

- GSE storage space
- Hangar lease space for commercial aeronautical tenants. We have received various requests for this kind of lease space.
- A transient terminal for membership based operators such as Surf Air, Wheels Up, etc. They currently operate out of our Administration Building lobby.

- A home for non-profit aviation tenants such as EAA and Civil Air Patrol (CAP). See attached letter from CAP.
- Overnight indoor storage for aircraft. This is still in high demand. A9 is currently our only overnight executive sized hangar.

Some of these options were considered in the Hangar 3 discussion. The Hangar 3 Feasibility Study has some good information to review for reference purposes as we consider a replacement for the smaller Hangar 2.

Since the hangar collapse on January 24th, Staff, the public, and various airport users have expressed different ideas to Airport Staff and Management for how the Hangar could be rebuilt and put to use again. Staff would like to begin the discussion regarding replacement options.

WHAT'S NEXT: Staff would like to hear comments, discussion, and ideas regarding a path forward. There are various commercial aviation tenants such as charter operators, flight training, and aircraft maintenance and repair organizations (MROs), that have expressed a desire for a long term leases with the District if the District would be willing to build a new Hangar 2 structure that would fit their needs. If the Board is interested in considering this option staff suggests a 30 day Request for Proposals allowing any interested party to submit a proposal. An RFP process does not obligate the District to replace or build a new hangar nor to select any specific proposal.

FISCAL IMPACT: Unknown at this time. Many options are available to the District.

ATTACHMENTS:

Ramp layout for the Hangar 2 Area

CAP Request Letter