



TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTOR STAFF REPORT

AGENDA TITLE: Review and Approval of Updated District Facility Maintenance Plan

MEETING DATE: October 28, 2020

PREPARED BY: Kevin Smith, General Manager

RECOMMENDATION: Hear presentation from Staff and District Engineer Wally Auerbach regarding updated Facilities Maintenance Plan (FMP). Review and accept the updated 2021-2030 District Facility Maintenance Plan.

DISCUSSION: In 2012 the Truckee Tahoe Airport District adopted the first comprehensive Facility Maintenance plan to guide the care and maintenance of District facilities as well as plan for future needs. The FMP also provides an implementation guide and establishes funding needs by year to complete projects outlined in the Plan. This Plan has been a very useful tool since 2012 but needs an update and revision to account for work completed as well as take a fresh look at airport facilities and update Budget numbers. As part of the 2019 and 2020 Budget adoptions, funding was set aside to complete this update. Staff commissioned District Engineer Wally Auerbach of Auerbach Engineering to complete the Study. They began work on this very involved and comprehensive project in the Fall of 2019 and have worked with staff to complete the final draft which we are now pleased to present.

Executive Summary Overview (pg. 1-1): The FMP is a comprehensive review of 27 buildings, four beacon towers, four security gates, and additional airport facilities. Inspections were completed during the summer of 2019 to determine the condition of each building and develop a long-term maintenance plan for the structures. Inspections and analysis were performed by structural, mechanical, electrical, and civil engineers, a coating system specialist, a firm that specializes in the construction and maintenance of communications towers, and an architect knowledgeable in the Americans with Disabilities Act (ADA) compliance. From 2019 to 2020, a maintenance plan

and budget were developed and refined based on the inspections completed for each facility and input from Airport staff.

The review found that several of the buildings' roofs have reached the end of their useful life and replacement or significant rehabilitation is required within the next five years. Most of the buildings/structures require the application of a surface coating (paint) in the next 10 years to protect the underlying structure from corrosion and degradation. Mechanical systems require ongoing maintenance and replacement over the next 10 years. Every facility requires improvements to electrical installations to update to current code, with the highest priority corrections being in high hazard areas such as around fuel tanks. The Warehouse Building requires improvements to conform with current building and accessibility codes. Drainage systems are generally in good condition, though several culverts require remedial action to improve functionality. The fire sprinkler systems in Hangars N and P need to be completed to meet current fire standards.

Staff has reviewed this plan with Auerbach Engineering and concurs with their recommendations and findings. Wally Auerbach will provide a presentation of the FMP and be present in the meeting to answer questions.

How the Plan Will be Used: As is customary with the various District Facility Plans, Staff seeks Board acceptance of the 2021-2030 FMP. As the FMP is a guiding document and used for staff planning and budgetary purposes, the Board, Staff, airport users, and public will have an opportunity to review FMP projects on a year by year basis as part of the annual budget process. Once an FMP budget amount is approved by the Board as part of the annual Budget process, staff will use the plan to complete priority projects as funds allow per the implementation plan.

The District has two additional Maintenance Plans that use the same methodology as the FMP which are also in the update process. The Board will review and potentially accept the District Land Management Plan at the December 2, 2020 Board meeting and the updated Pavement Maintenance Plan at the February or March 2021 Board Meetings.

FISCAL IMPACT: The estimated cost of identified updates and maintenance of structures for the next 10 years is approximately \$5.7 million dollars. The Facilities Maintenance Plan (FMP) recommends an expenditure of approximately \$650,000 for 2021 with a 3% increase in budget each year for the next 10 fiscal years, totaling approximately \$7.45 million dollars. Page 11-3 provides a comprehensive project and cost estimate for each building by year. Pages 11-4 to 11-41 break each building down by maintenance component and costs.

MOTION: I move to accept the updated 2020-2030 District Facility Maintenance Plan.

ATTACHMENTS:

Facilities Maintenance Plan – Oct 2020