

TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic: Engineering Related Project Activities

Purpose Information: **X** Guidance: Decision:

Recommendation None, for information only

Last Action Presentation at March 2013 Meeting

Discussion **DRAINAGE REPAIR – HANGAR ROW C**

Pavement grooving to direct roof drainage away from the east facing hangars was completed in April. Because of equipment limitations the result is not perfect but improved. Staff will monitor the situation and research additional alternatives for a more permanent solution, if necessary, until the pavement in that area is reconstructed, currently scheduled for 2015.

RUNWAY SAFETY AREA – TREE REMOVAL

The Forester reviewed the area and trees to be removed and did not identify any archaeological impacts; mammal and raptor surveys will be completed just prior to removal of the trees. Staff is soliciting proposals from Licensed Timber Operators (LTO) to fall and remove the trees/slash and working with the Tahoe Truckee Sanitation Agency to formalize permission/documentation to remove trees on that agency's property. Removal should occur in late June or early July.

FACILITIES MAINTENANCE PLAN – AIRPORT STRUCTURES

The findings of the various consultants have been received and forwarded to Staff for initial review. Preparation of the *Plan's* introduction, a summary by discipline and maintenance/cost matrix is underway. A "snapshot" of the issues identified during the detailed investigation of the 26 structures owned by the Airport include:

- **Geotechnical:** no remedial building foundation repairs are required as the underlying soils are primarily composed of sandy materials. Movement of floors and surrounding pavement is very likely caused by drainage shortcomings and resulting frost-heave.
- **Architectural:** the warehouse requires remedial action to be in compliance with accessibility requirements. The nature of the materials/products stored by the various tenants will

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necessitate additional code review and perhaps modification of the terms of their individual leases.

- **Structural:** there are no significant structural deficiencies but some of the columns that support the bi-fold doors do require remedial strengthening to address bending. The engineer has also identified the need to correct snow-shedding issues that are causing damage to structures. The roofs of the buildings, especially the hangars, have been identified as requiring a significant maintenance effort and in some cases total replacement in the near term. The age of the buildings, thermal expansion (movement) on a daily basis and exposure to harsh climatic conditions has taken its toll in terms of the condition of the roof/structure attachment hardware and the panels themselves.
- **Coatings:** review of coating (paint) adhesion, thickness and surface condition (chalking) preliminarily indicates a robust painting effort will be recommended for the next five years. While none of the sites have deteriorated to the point of being considered as having severe rust, pitting or section loss, there is a complete loss of finish on a number of metal building panels while the coating on many panels/structural members requires attention sooner than later.
- **Mechanical Systems:** Eighty-four different mechanical units ranging in age from fourth months to 35 years of age were evaluated. Near term recommendation include seismic bracing and maintenance while long-term replacement requires consideration of desired efficiency, amount of use (occasional vs. continuous) and risk tolerance for service interruption.
- **Electrical Systems:** The distribution infrastructure is satisfactory but individual building systems require varying levels of effort to meet National Electric Code requirements, the highest priority being areas of “high hazard” associated with fuel storage (both hangars and the fuel farm).

The final report is planned to be presented to the Board at the July meeting.

2013 PAVEMENT PROJECT

Reinard Brandley’s office is under contract with the District to prepare the plans/specifications for this summer’s pavement repair and maintenance work. The project is planned to be “out-to-bid” next week with contract award at the June meeting. The bid opening date is being coordinated with a large Town of Truckee paving project to ensure the non-successful Town bidders will have

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the opportunity to bid the Airport's project. The General Manager will update the Board on the schedule and status of the FAA funding.

Fiscal Impact Hangar Row C – \$3,500 paid to contractor.
Runway Safety Area – Tree Removal – \$50,000 budget
Facilities Maintenance Plan – Invoiced to date: \$31,273.
2013 Pavement Project -- \$1,200,000 based on Engineer's estimate

Communication Strategy none

Attachments none