

TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTORS AGENDA ITEM SUMMARY

Topic: Facilities Maintenance Plan

Purpose	Information:	Guidance:	Decision: X
Recommendation	Approve the September 2013 Facilities Maintenance Plan		
Last Action	Presentation at August 2013 Meeting		
Discussion	<p>Tower Inspections:</p> <p>Since the July 2013 meeting, three District towers (Alder Hill, Airport and Dry Lake) were inspected by Day Wireless, West Coast Coating Consultants and SA Engineering. As expected, the Alder Hill tower was identified as requiring the most corrective actions with a focus on both the power and communications infrastructure. Given that facility has been the topic of past and present Closed Sessions, the magnitude and responsibility for the Airport to make those corrections (as compared to being shared with other tower users) may not be fully established; a modest amount of money is budgeted to correct the most serious discrepancies. The inspections also revealed the need to replace damaged structural elements at all the towers and at some point in the next 5-10 years the Alder Hill and Dry Lake towers should be recoated.</p> <p>Facility Plan Recommendations:</p> <p>The recommendations, schedule and budget proposed in the Plan are based on a goal of extending the life of the airport's structures by 30+ years with the expectation that most, if not all of the work, will be done by licensed contractors selected through a competitive bid basis and paid at Prevailing Wage rates. While the suggested budget (~ \$3 million) is a significant sum to spend on primarily non-occupied buildings (i.e. hangars) the justification(s) for the level of effort include:</p> <ul style="list-style-type: none">• The need for structural stability is without question; both in terms of protecting the contents of the hangars and the safe operation of the bi-fold doors. The Structural Engineer identified a number of columns that require stiffening for proper operation of the doors and strongly suggested addressing damage to the building walls and resulting horizontal loads caused by snow sliding snow from roofs.• Protection of the structures (structural members, roofs and the exterior walls) from corrosion caused by roof leaks and exposure to a harsh climate (wind, snow, rain, ultraviolet rays) were identified by both the structural engineer and coatings consultant. Replacement or coating of roofs on 11		

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structures is recommended by the Gabbart&Woods. The coating materials and methods proposed by West Coast Coating Consultants for walls and exposed structural components are industrial grade products specifically formulated for this type of application and climate; the suggested contractor qualifications, application methodology and quality control measures ensure the coatings will afford the desired long-term results.

- The **mechanical** system review and suggested replacement program highlighted the age, expected reliability and typically low energy efficiency of the components installed in many of the occupied buildings. Replacement will correct those deficiencies in a proactive manner rather than reactive as happens when a heating unit fails during the winter affecting the tenants' ability to operate.
- Compliance with the **Americans with Disabilities Act** (ADA) is required by law. An understanding of the **uses/occupancy** by the Warehouse tenants provides the District (as the landlord) with a basis for ensuring a safe work place.
- **Electrical** corrections have been prioritized with the most significant hazards to be addressed this fall. While most of the deficiencies have been in place for a significant period of time with no reported injuries or damage, compliance with the National Electric Code should be considered mandatory as a hazard can occur at any time with typically no advance warning. As discussed, many of the electrical installations at the airport require specialized materials and construction knowledge/experience.
- Assuming an average **replacement cost** of \$125/sf (based primarily on non-occupied buildings) and a combined floor area of approaching 400,000 square feet for all the structures, yields a replacement cost of at least \$50 million dollars; the \$3 million dollar maintenance budget is about six percent of the value.

Fiscal Impact	Total expenditure of approximately \$3 million dollars starting in FY 2014 continuing through FY 2023.
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Communication Strategy	none
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Attachments	Facilities Maintenance Plan dated September 2013
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