



CITY OF FORT LAUDERDALE

DRAFT
AVIATION ADVISORY BOARD
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE – MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
THURSDAY, MAY 24, 2018 1:30 P.M.

	Attendance	Cumulative Attendance 7/17 through 6/18	
		Present	Absent
Ed Kwoka, Chair	P	8	0
Edward Rebholz, Vice Chair	P	8	0
Louis Gavin	P	5	3
Joshua Kroon	A	3	5
Vacant			
Tom Moody	P	7	1
Stephen O'Malley	P	7	1
Dana Pollitt	A	6	2
Duke Siotkas	A	4	4
John Watt	P	8	0
Commissioner Marlon Bolton, City of Tamarac [non-voting]	P	7	1
Jeff Helyer, City of Oakland Park [non-voting]	P	7	1

Airport Staff

Rufus A. James, Airport Manager
 Carlton M. Harrison, Assistant Airport Manager
 Spencer A. Thornton, Assistant Airport Manager
 Florence Straugh, Noise Abatement Officer
 Karen Reese, Business Outreach and FTZ Administrator
 Fernando Blanco, Airport Engineer/Project Manager II
 Diana McDowell, Administrative Assistant II
 Diana Alarcon, Transportation and Mobility Director
 Julie Leonard, Transportation and Mobility Deputy Director
 Angelia Basto, Administrative Assistant I
 Mickaelle Bouchereau, Administrative Aide
 Michael Mitchel, Recording Secretary, Prototype, Inc.

CALL TO ORDER

Chair Kwoka called the meeting to order at 1:35 p.m.

1. Roll Call

The Board and Staff members present introduced themselves at this time.

VOTING ITEMS

1. Approve Minutes of April 26, 2018 Meeting

Motion made by Mr. Moody, seconded by Vice Chair Rebholz, to approve with the following correction:

- Pg. 3, delete the final sentence because Mr. James did not make the statement: “Mr. James requested that the extension be granted until the next Board meeting.”

In a voice vote, the **motion** passed unanimously.

2. Parcel 8AB Third Amendment to Lease Agreement with KC FXE Aviation Investments, LLC

Mr. James reviewed that staff recommended termination of a lease agreement with Parcel 8 AB KC FXE Aviation Investments, LLC, for failure to complete the Phase 2 construction improvements. KC FXE requested that the termination be deferred for one month so that they can fully understand and respond to the issues, meet with airport staff, and come to a resolution. The Board provided KC FXE with the opportunity to prepare an outline of the remaining work by this meeting.

Mr. James reported that airport staff met with KC FXE on Wednesday, May 9, 2018, when KC FXE requested an additional 180 days to complete Phase 2 construction. Staff requested the outline in writing with backup information and was advised that the packet would be available by Friday, May 11, 2018. The packet was received on Friday, May 18, 2018; an updated exhibit was received on Wednesday, May 23, 2018.

Mr. James stated that multiple changes have been made to the site plan since February, 2013, which resulted in extreme delays for KC FXE in completing the project. In the past, the Board has accommodated requests for extensions. If the lease is extended again, staff recommends an increase of 5% for the current rent if KC FXE, at a minimum, fails to perform the following:

- Provide a record of ownership of other aviation businesses, affiliations, and any other associates of KC FXE
- Provide documentation of the issues involving litigation which resulted in the delay of Phase 2 construction requirement
- Provide evidence of capital financing sources and documents demonstrating ability to complete Phase 2 as well as Phase 3 construction requirements
- Agree to establishment of a performance bond for Phase 2 and Phase 3 improvements
- Provide list of all companies and contracts who perform work in completion of this project

- Provide six months' project schedule timeline to complete improvements
- Provide documentation of permits received from the Building Department
- Provide written monthly updates to the Board on progress report and certification of pay applications
- Maintain on-time monthly payments of fuel flowage fees and monthly lease rental payment fees
- Provide receipt of Certificate of Occupancy within six months of the approved lease amendment

Mr. James stated that at this time staff believes that KC FXE has ample opportunity to make the necessary improvements to Parcel 8AB; future requests contemplating any airport leasehold shall require KC FXE to fulfill the Phase 3 construction improvements on Parcel 8AB. Staff recommends the lease amendment with KC FXE for Parcel 8AB to address the issues associated with failure to complete the Phase 2 construction issues. This will be presented at the June 28, 2018, Board meeting.

Mr. Watt questioned if KC FXE would comply with all the measures. Mr. James said the airport is willing to work with every tenant who makes an effort. If they do not fulfill the requirements in six months, there would be a requirement of termination to the Third Amendment. At least, the airport has not been unfair and has given them the opportunity to fulfill their obligation.

Mr. Moody commended the spirit of cooperation; however, he did not know if the tenant had sufficient control over receiving the Certificate of Occupancy in six months due to possible delays within the Building Department. Mr. James replied that the tenant was the one who stipulated the six-month time. If a delay occurred that was out of their control, they could address it at the time.

Chair Kwoka reviewed that the tenant has been in arrears; they presented a check on Wednesday in the amount of \$6,000, which they retracted. They then replaced it with a cashier's check a few days later. He also cited that they had to patriate monies from other places and had another multimillion dollar arrangement with another tenant that will not be fulfilled. He questioned their ability to make the commitment.

Chair Kwoka said he still favored the extension, noting that if they terminate the lease at this time, it will take approximately six months and could cost several hundred thousand dollars in external counsel fees. However, he said that other airports have increased the provision of the deposit upwards to three months or even one year (Boca and Naples). He believed that merited discussion, considering the costs involved, and wanted the City Commission to consider an additional provision that if KC FXE could come up with \$9 million in six months, they can come up with the difference between \$180,000 and what the current deposit is.

Mr. Watt was amenable to the idea and said they should have recourse to terminate the lease if it is not fulfilled.

Mr. Moody pointed out that other tenants have had problems with projects as well, and hoped they could continue the relationship. He said they have spent money in improvements and shown some progress. He was not sure terminating the agreement was a victory, considering some past experience. Mr. Moody also did not want to take exposure from legal fees and wanted an agreement that would hold them accountable.

In response to a question by Mr. Gavin, Mr. James said that at this time they have to tell other potential tenants that nothing is available since the airport is full. If KC FXE defaults, they would put it out to market and look for proposals. If litigation were involved, the property would sit until resolution.

Mr. Gavin expressed concern about weekly reports proposed by the law firm and cautioned against them creating a legal obligation on the airport's part. Chair Kwoka recommended that they be monthly reports to coincide with the AAB packet. Mr. James pointed out that they get weekly status reports from project contractors in order to see that progress is being made. Chair Kwoka then said the timeframe should be whatever maintains consistency between tenants.

Steven Wherry, from Greenspoon Marder LLC on behalf of KC FXE, reported they have been gathering information, conducting analyses as to where they stand in terms of the construction project, and meeting with Mr. James and other airport staff. He appreciated the transparency of the airport staff.

Mr. Wherry stated that the idea of the weekly report came from meetings with Mr. James and Mr. Harrison. He believed that the financial challenges experienced by KC FXE are "behind us." He referred to "confidential exhibits" – but Chair Kwoka advised him that the exhibits were entered into public record. However, Mr. Wherry informed the Board that there were additional exhibits that we wished to distribute for review purposes only and not be entered into the record.

Mr. Wherry offered to share the additional confidential exhibits with Board members, but Chair Kwoka believed it was unnecessary and inappropriate at this time since it is an advisory board, unless some Board members felt otherwise.

Mr. Wherry stated they are coming to the Board in a collaborative mindset; he said they are not in financial trouble.

Chair Kwoka asked how he and the client would respond to extending the security that has been mentioned. Mr. Wherry said he would have to talk to his client, but he thought three months was a substantial security for renting. He did not think a one-year extension was the norm for commercial entities and thought it would worsen the situation for KC FXE. He asked for the chance to prove themselves. He added that the weekly reports would be coming from his consultant, Kimley-Horn, to Mr. James.

Mr. Wherry continued, noting he is pleased with the permit review time period. He thought that might provide an opportunity to Mr. James to be helpful in contacting the Building Department to inquire after the process.

Chair Kwoka stated that Fort Lauderdale is thorough about processing applications and did not think anyone on the Board would negatively perceive his client's progress as long as they would be making the required applications.

Mr. Wherry expressed concern about potential delays arising from storms, hurricanes, etc. He said they drafted a lease amendment (Exhibit M), which has been preliminarily submitted to the City in the hope that it may be the base to move forward to amend the lease. The draft includes reference to factors such as states of emergency.

Chair Kwoka asked to hear from the client about his commitment to the project.

Ignacio Martinez, Principal of KC FXE, stated he has been a tenant for the last eight and a half years. He said they have an Air Charter Certificate in the south side of the field. They started in early 2010 and have grown substantially – they are called Windsor Jet Management. Mr. Martinez commented that it is a family business and most of the invested funds have come from family and friends.

Mr. Martinez said that about five years ago, his company tried to get involved with a project on parcel 8AB. They requested \$4 million approval to transfer the stocks from that company to his. There were many challenges with the economy. They have been paying full rent along the way.

Chair Kwoka asked if they had been paying rent throughout the time they were developing while others typically do not. Mr. James explained that those terms were settled in negotiation. Once a lease is approved by the City Commission and signed, rent commences. He said that there was an oversight with a different parcel where they did not pay rent (which has since been corrected).

Addressing Mr. Martinez, Chair Kwoka said they are very pro-business, but his greatest area of concern is the lack of communication. He encouraged Mr. Martinez to communicate frequently and thoroughly with staff.

Mr. Martinez apologized for his lack of communication. He said they have over \$5.2 million invested and have completed over 90% of Phase 2. The lease stipulated they were only required to invest \$1.8 million. They have another private aviation operation in Aruba, and an operation in Venezuela. Their progress here has not resulted from lack of effort.

Mr. Martinez explained that the replaced check incident occurred from an error in his accounting department. He emphasized that they respect the airport and have a commitment with Mr. James, who has been a great manager.

Mr. Wherry brought up the 5% increase in the amendment, hoping that was not necessary. He also mentioned the performance bond issue; normally that relates to the contractor, who has the bonding capacity. Lastly, he said they are planning to acquire parcel 8G for expansion in Phase 3, and did not want to see anything in the lease amendment that might eliminate that possibility.

Chair Kwoka asked Mr. James if a lease increase has been customary in this circumstance. Mr. James replied in the affirmative, but said it would only happen if they failed to perform one or all of the stipulations. Chair Kwoka confirmed that the matter would come before the Board if that happened, and the provision could be added in at a later date.

Chair Kwoka thought that normally the performance bond would be required of the contractor, not the tenant. Mr. James said there is still Phase 3 work left to be done and he wanted to ensure that they are not left with unfinished work in 2022.

Chair Kwoka recalled that Mr. Martinez said they were required to spend less than \$2 million, but he has spent \$5 million. Chair Kwoka asked if they were obligated for Phase 3, and Mr. James explained that the requirement to spend less than \$2 million was made in 2010, when construction rates were much lower than they are now (\$90 per square foot versus \$150-\$175). Two hangars at 40,000 square feet at \$175 per square foot comes to about \$7 million in hangar development.

Mr. Moody thought the \$150-\$175 per square foot for hangar construction was too high. He thought the airport would have locked in the number in his obligation, rather than using a sliding scale.

Chair Kwoka wanted to approve the extension with the reasonable items, such as documentation, timely payments, but did not agree with using adjusted rates, and holding them accountable for a phase that has not begun.

Chair Kwoka asked Mr. Wherry for his feedback on the terms. Mr. Wherry disliked the fourth bullet point (performance bond).

Mr. Watt suggested the tenant and his lawyer need time to create a revised document. Chair Kwoka preferred to make the amended motion at this meeting and start the clock ticking.

Mr. Wherry commented that the language following bullet point #4 refers to the lease on 8G. It said the 8G lease has not been executed yet and thought it was premature to mention it in the amendment. Chair Kwoka suggested striking that paragraph beginning with "at this point" and concluding with "parcel 8AB."

Mr. Wherry asked that the bullet point about the Certificate of Occupancy be conditioned to things under the tenant's control. Chair Kwoka said they could amend it that the tenant has met all of the tenant's requirements to apply for a Certificate of Occupancy, not that the City has issued a Certificate of Occupancy – the tenant has made every effort within their control. Mr. Wherry stated they will take the recommendation of the Board and share that with the City Manager.

Motion made by Mr. Moody, seconded by Mr. Gavin, to approve the changes with respect to the bond, reference to the Phase 3 project, and the Certificate of Occupancy, and provide the extension for the tenant. In a voice vote, the **motion** passed unanimously.

3. Parcel 7A Hangar Lease Agreement with Florida Jet Center, Inc.

Mr. James noted that "A.O.G. Aircraft Service Inc." should be "Florida Jet Center, Inc."

Mr. James said they were approached by Terry Robertson of Florida Jet Center to lease the airport hangar associated with the facilities in Parcel 7A. He gave a brief history of the tenants in that hangar. For the past five years, Mr. James said that Ken Fick of A.O.G. Aircraft Service Inc. has occupied the hangar.

The hangar lease consists of approximately 4,500 square feet of hangar space, 600 square feet of office space, approximately 6,200 square feet of ramp space in front of the hangar, and 10 vehicle parking spaces to the east of the building. Based on surveys of comparable space at other airports, Mr. James said that they negotiated a rental rate of \$6,300 per month with annual CPI adjustments for a five-year term.

Florida Jet Center has been on the airfield since 1976 and began renting airspace at Executive Airport in 1986. Mr. Robertson now has 38 employees. The company is an FAA approved repair station, providing services to the flying public such as maintenance and inspections, and they operate several aircraft under the Air Charter Certificate.

Mr. James reported that Mr. Robertson needs additional space for his growing business, and the location is ideal for him. Staff recommends entering into the lease agreement.

Motion made by Mr. O'Malley, and seconded by Vice Chair Rebholz to approve. In a voice vote, the **motion** passed unanimously.

4. Contract Award to Stanford Construction, Co for West Perimeter Loop Road Project

Fernando Blanco, Airport Engineer, reported that aircraft and vehicles on the west side of the airport are required to cross runway 9 in order to relocate aircraft and equipment to the north or the south side. An asphalt perimeter road of approximately 4,200 feet in length will be constructed along the western end to eliminate crossings and enhance

safety. The work will include millings, subgrade, limerock and asphalt paving, paving striping, and sodding.

The design was completed by HR Engineering and advertised on February 4, 2018. Bids were opened on April 4, 2018. The low bid was submitted by Stone Concept of Miami Incorporated, but they did not provide satisfactory references at the time of bid opening. Several attempts were made to contact them to provide proper references, but they were not the primary contractor on any projects of a similar nature.

The Procurement Department and staff recommend rejecting the low bidder and awarding the contract to the second low bidder, Stanford Construction Co. in the amount of \$864,215.29.

Mr. Kwoka asked how the cost compared to the other perimeter road they had built, and Mr. Blanco answered that the east road was a smaller road (about 2,500 linear feet) and cost about \$454,000. The south road was around \$360,000.

Vice Chair Rebholz pointed out a typographical error: the bid for DP Development should have been \$928,804 not \$428,804.

Mr. Blanco stated that Stanford Construction has done work before for the City and also some projects at the Airport.

Motion made by Vice Chair Rebholz, seconded by Mr. Moody, to approve. In a voice vote, the **motion** passed unanimously.

5. Approval of Contract Negotiations for General Aviation Consultant Services with HDR, INC. and Kimley-Horn and Associates, Inc.

Mr. Blanco stated that the current contract to provide General Aviation Consultant Services with HDR Engineering expires in August of this year. The Airport developed an RFQ to select a consulting firm to provide services for the upcoming Airport Capital Improvement Program. He enumerated the projects involved in the program.

The RFQ was issued on March 7, 2018, and four responses were received on April 2, 2018. After consideration, the Evaluation Committee selected the two top-ranked firms, HDR, Inc. and Kimley-Horn and Associates, to enter into contracts pending approval of their negotiated rate. Staff recommends proceeding with the Evaluation Committee's recommendation.

Motion made by Mr. Watt, seconded by Mr. O'Malley, to approve. In a voice vote, the **motion** passed unanimously.

6. Parcel 16 Master Utility License Agreement

Carlton Harrison, Assistant Airport Manager, reported that Sheltair leases Parcel 16 and has improved the property with four large hangars totaling approximately 76,000 square feet, approximately 21,000 square feet of office space, and associated aircraft and automobile parking. Sheltair seeks to further improve the property with the additional construction of one large hangar totaling approximately 16,500 square feet with apron, vehicle, and office space.

A license agreement with the City of Fort Lauderdale and FP&L is necessary to bring necessary utilities into the site and provide for infrastructure. The agreement is standard and has been approved by the City Attorney's office. Staff recommends entering into a Master Utility License Agreement with FP&L for the installation of utility lines and facilities for Parcel 16.

Motion made by Mr. Moody, seconded by Mr. Gavin, to approve. In a voice vote, the **motion** passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Florence Straugh, Noise Abatement Officer, reported that over the last four months they have had decreased noise calls every month even though there are increased operations. She referred to attached statistics for the month of April.

B. Development and Construction

Spencer Thornton, Assistant Airport Manager, reported that the Taxiway Foxtrot pavement rehabilitation project is ongoing, nearing 65% completion. Milling and paving is being done in phases. Tenants are kept informed and are on board with the paving. The project should be complete in July, 2018, on budget. The increase in operations for April 2017 to 2018 was 11% total.

Chair Kwoka asked if the taxiway entrance at the 9 approach has been adjusted for incursion avoidance, and Mr. Thornton replied in the negative, but said discussion is pending per the Airport Master Plan.

Chair Kwoka asked how a vehicle ended up on the runway safety area earlier in the week. Mr. Thornton said it is being addressed with the tenants, adding that the vehicle left the field before the Police Department could arrive on the scene.

Mr. James mentioned that they improved the fencing, gates, and signage around 2004 to reduce the number of such incidents. For about 10 years, the Airport did very well, but now they are having a recurrence of these types of incidents. They are trying to find ways to educate the tenants.

Chair Kwoka confirmed that the vehicle belonged to a guest of a tenant and asked if they revoked his privileges. Mr. James replied that typically they suspend the tenant's access to the airfield for a period of several weeks, but Florida Statute allows the incident to be punishable by arrest or fine up to \$500. The tower can recognize such incursions, but by the time they call security and security arrives, the individual is gone. It does get reported to the FAA.

C. Arrearages

Mr. James stated that the arrearages (from KC FXE) have been resolved, as mentioned earlier.

D. Communications to the City Commission – None

E. FLL Update

Ms. Straugh reported that the Broward County Aviation Department, Airport Noise Abatement Committee, will meet on Monday, June 11, 2018, at 6:00 p.m.

Mr. O'Malley asked if they presented a master plan for all the development that will occur in the future, and Ms. Straugh replied they do have a master plan project underway. If more information is desired, she offered to present it at the next meeting.

Chair Kwoka did not see how they would add anything more unless they started adding more lanes to the airport entrance and exit.

Mr. James reported they had been dealing with the City of Tamarac to have the weight-bearing restriction lifted, and the City Commission for Tamarac has approved an Inter-local Agreement. Aircraft are now allowed to take on as much fuel as needed. Another benefit is the ability to take on high-end executive operators. The maximum weight is now 81,000 pounds.

Mr. James also announced that Commissioner Marlon Bolton received his Master's Degree.

Mr. James announced the following:

- The Master Plan public meeting is scheduled for June 18, 2018 between 7:00 and 9:00 p.m.
- Advisory Board training will be held Tuesday, May 29, at 6:00 p.m. at City Hall

Regarding the vacancy on the Board, Mr. James advised that they are waiting for a Commissioner to appoint an individual.

NEXT SCHEDULED MEETING DATE: Thursday, June 28, 2018 – 1:30 p.m.

There being no further business to come before the Board at this time, the meeting was adjourned at 2:50 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by J. Rubin, Prototype, Inc.]



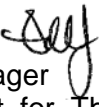
AVIATION ADVISORY BOARD

May 24, 2018

Speaker Sign-In Sheet

Name	Address	HOA/Organization	Phone/Fax	E-mail Address
John Neff		HDR	954-233-2915	john.nette@hdrinc.com
Aaron McDaniel		Michael Baker Intl	561 812 6400	aaron.mcdaniel@mbakerintl.com
Steve Patkowski	2665 NW 56th St Ft. Lauderdale	FLORIDA Jet	954-331-1896	Maintenance@FLORIDAJET.COM
John Hayden	High 7	Sitecraft	954-491-2641	
LEONEL LEON	5301 NW 24th W	W. AVIATION	954-383-8677	
Lynda Zur	Sarno	Sarno	954-351-2003	
Mark Goldstein	W	W	561 979 9955	WBG@BizAdvent.com
IGNACIO MARTINEZ	W AVIATION	W AVIATION	954 553 9100	IMARTINEZ@WAVIATION.NET
Tom O'Donnell	600 N PINE ISLAND KIMBLEY-HORN PLANTATION FL	Kimbley-Horn	561-846-0825	Tom.O'Donnell@Kimbley-Horn.com
Stewart Wherry	206 E. Broward Blvd	KEAG	754 200 2117	stewart.wherry@jacobson.com

ITEM 2

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
SUBJECT: Parcel 18 Lease Agreement for The United States Customs & Border Protection General Aviation Facility

As the Board is aware, the United States Customs and Border Protection Services (CBP) conduct aircraft and passenger clearing at the Fort Lauderdale Executive Airport (FXE). Since 1976 FXE has been designated as a CBP Landing Rights Airport establishing a Customs service facility allowing low capacity private and executive type aircraft to receive clearance upon arrival or return from foreign countries.

FXE supports flying throughout the world and has the number one busiest general aviation Customs (GAF) facility in the U.S. As the 5th busiest general aviation airport in the country, with over 180,000 annual operations and nearly 1,050 based aircraft, the Airport is a major international gateway with operators serving destinations throughout the Caribbean, Central America, South America, and beyond, fulfilling its role as a reliever airport for Fort Lauderdale-Hollywood International Airport (FLL).

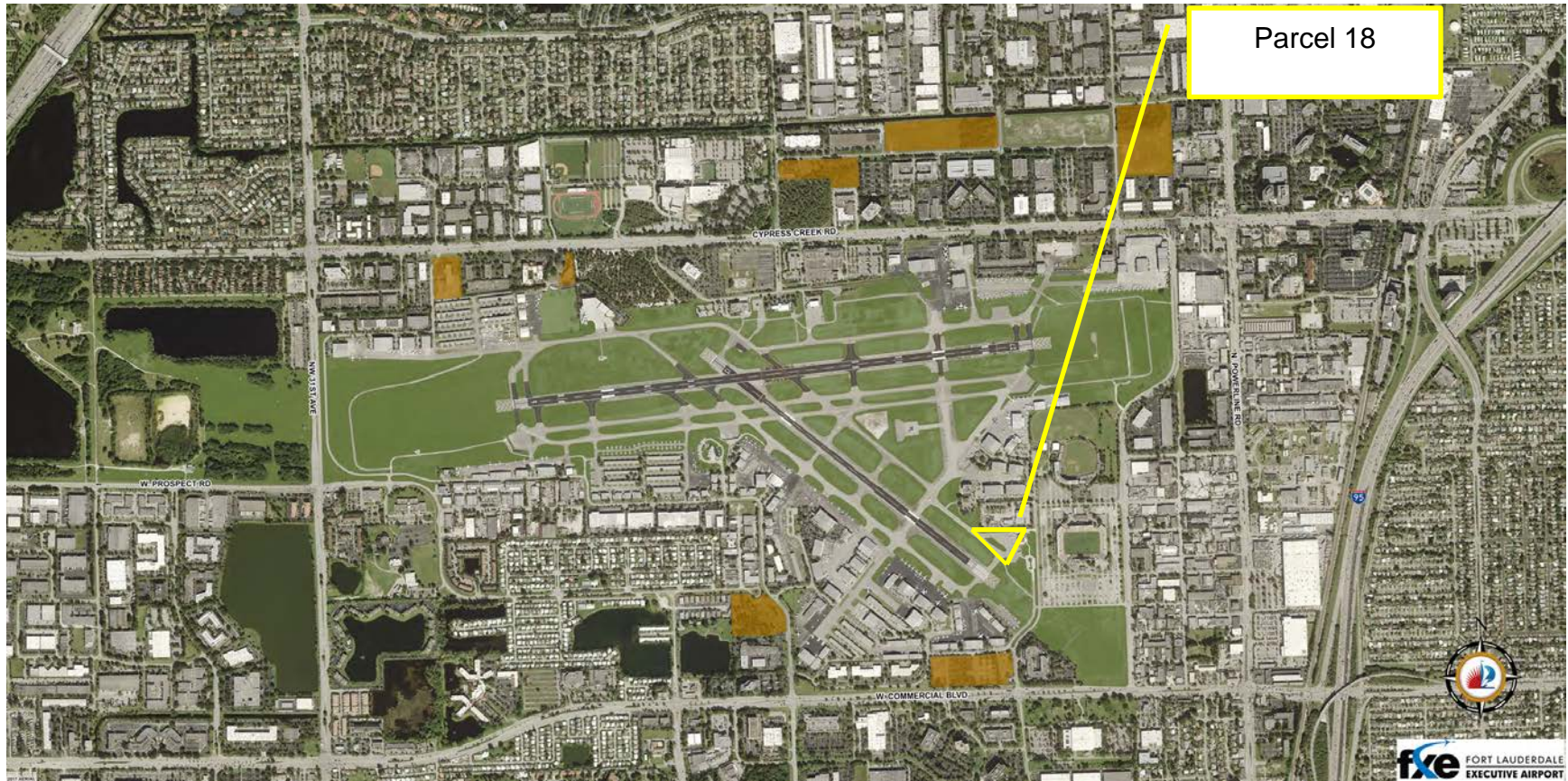
In 2015 the City commissioned the opening of a new CBP building at FXE (Exhibit 1). The new state-of-the-art building is well-equipped to meet current volume and future demands, provide travelers with an enhanced level of customer service, and continue to strengthen Executive Airport's position as an international gateway for our region.

In an effort to ensure uninterrupted service and that the expectations of CBP are met, the U.S. Government (Government) is requesting to enter into a Lease contract for the 7,900 square feet of office space and the General Aviation Facility (GAF) space located at the FXE CBP facility. In exchange for the Government not paying rent, it is agreed that inspection personnel will be located on site, and the Airport will be responsible for the maintenance and upkeep of the GAF.

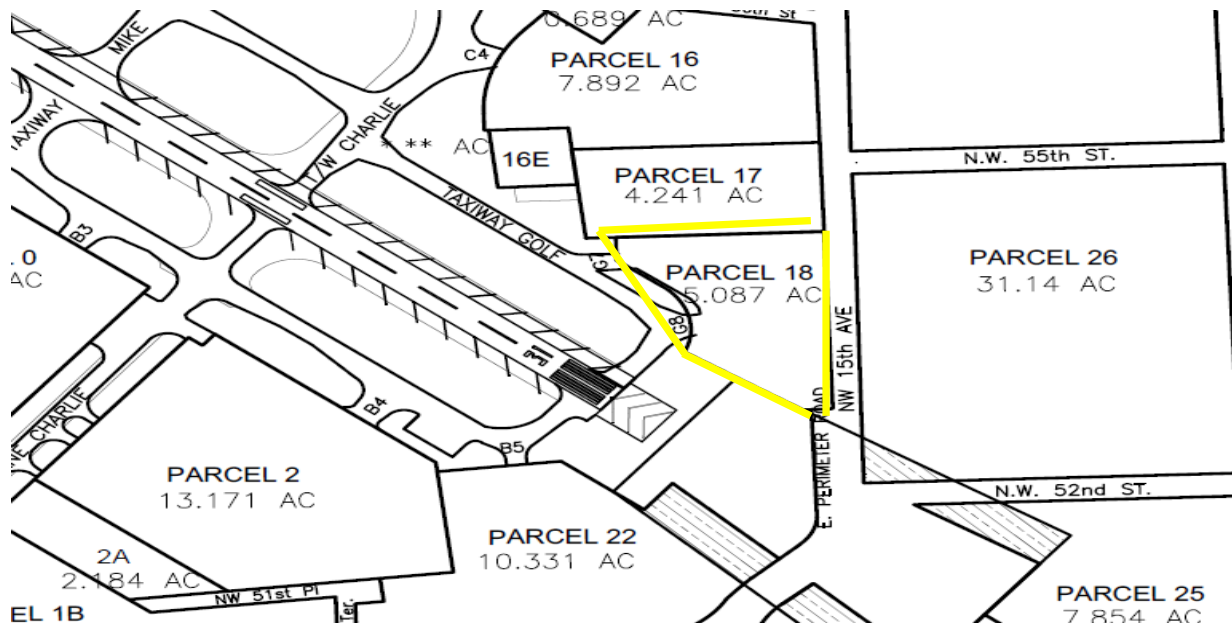
The City Attorney's Office reviewed the Lease and does not object to the Terms of the Lease. Moving forward, we expect CBP operations to continue well into the future, which will strengthen Executive Airport's position as a catalyst for further economic development, job growth, and business attraction in the City of Fort Lauderdale and throughout South Florida.

Staff Recommendation

Staff recommends entering into a Lease Agreement for the United States Customs and Border Protection General Aviation Facility at the Fort Lauderdale Executive Airport.



Parcel 18



ITEM 3

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
BY: Carlton M. Harrison, Assistant Airport Manager
SUBJECT: Joint Participation Agreement with Florida Department of Transportation to Design & Construct the Airfield Signage Replacement Project

This project is for the design and construction for the replacement of the existing airfield guidance signs with new LED guidance signs. The proposed new signs will result in a reduction of airfield maintenance costs, energy usage, and a reduction in the number of regulators used in the electrical vault due to the low energy usage from the new signs. In addition, the new signs will improve pilot awareness around the airfield due to the brighter nature of the signage.

The Florida Department of Transportation has initiated a JPA in the amount of \$1,248,000 based on a project estimate of \$1,560,000 to provide up to 80% of the cost for design and construction to replace airfield signage.

Staff Recommendation

Staff recommends the Joint Participation Agreement be approved for the City to accept \$1,248,000 from the Florida Department of Transportation for up to 80% of the costs to Design and Construct the Airfield Signage Replacement Project.

ITEM 4

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
BY: Fernando Blanco, Airport Engineer/Project Manager II
SUBJECT: Contract Award to American Infrastructure Services, Inc. for Airfield Electrical Vault Improvements Project

The Fort Lauderdale Executive Airport (FXE) electrical vault was completed in 1984, and houses the Airport's airfield electrical systems as well as the emergency generator. The project consists of an approximately 900 square foot building expansion, interior and exterior lighting, replacement of the existing constant current regulators, new HVAC system, and modifications to the airfield lighting computer controlled monitoring system in the electrical vault and air traffic control tower.

The design was completed by HDR Engineering, Inc., the Airport's engineering consultant firm. The Procurement Services Division issued a bid on April 18, 2018. The City received three bids in response to the solicitation, which were opened on June 7, 2018. The bid submitted by American Infrastructure Services, Inc. of Fort Myers, FL, in the amount of \$1,063,648, has met all of the specifications of the solicitation and has been deemed the lowest cost, and responsible bid. The contract amount includes allowance account items for additional labor and materials, permitting costs, and updates to the airfield lighting computer controlled monitoring system.

Bidder	Contract Amount
American Infrastructure Services, Inc.	\$ 1,063,648.00
Caliste Construction, LLC	\$ 1,271,936.00
Hypower, Inc.	\$ 1,440,628.00

The Florida Department of Transportation has agreed to provide grant funding for reimbursement of eligible construction costs for this project. The remaining funds are available from within the project budget as well as the Airport fund balance account.

Staff Recommendation

Staff recommends award of the contract to the low responsive bidder, American Infrastructure Services, Inc., in the amount of \$1,063,648 for the Executive Airport Electrical Vault Improvements project.

WALK ON ITEM 5

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
SUBJECT: Parcel 2A Assignment of Lease Agreement with Ross Southern Properties, LLC to GTN Properties, LLC

Ross Southern Properties, LLC (RSP) leases Parcel 2A located on Airport property (Exhibit 1). RSP entered into a land lease agreement with the City for 2.18 acres that commenced for a 30-year term on April 1, 2005 and will expire on March 31, 2035. The current annual land rent is \$40,190.47 (\$.42/SF).

The improved facility contains a total area of approximately 30,014 square feet and includes two, 10,000 - gallon fuel tanks on the leasehold. The hangar portion of the building contains 17,570 square feet (59%) and is of pre-engineered metal construction, and the remaining improvements consist of 12,444 square feet (41%) of attached office and storage support area. The building is considered to be in good condition with adequate maintenance provided.

RSP has requested to assign its lease for Parcel 2A to GTN Properties, LLC (GTN) (Exhibit 2). GTN, which is beneficially owned by Mr. Ignacio Martinez, entered into an Agreement with RSP and is exercising its option to purchase the Parcel 2A leasehold interest. Mr. Martinez has had business interests at Executive Airport since 2010 when he acquired a controlling interest in Professional Flight Transport, Inc. d/b/a Windsor Jet Management (Windsor Jet) based at Executive Airport on Parcel 2A.

RSP understands and agrees that its obligations under the Lease Assignment will continue, and will not expire or terminate as a result of this Consent to Assignment. An assignment of this type is permitted under the terms of the lease, subject to consent of the City, which shall not be unreasonably withheld. The City Attorney's Office has reviewed the Lease Assignment request and does not object to this type of transaction.

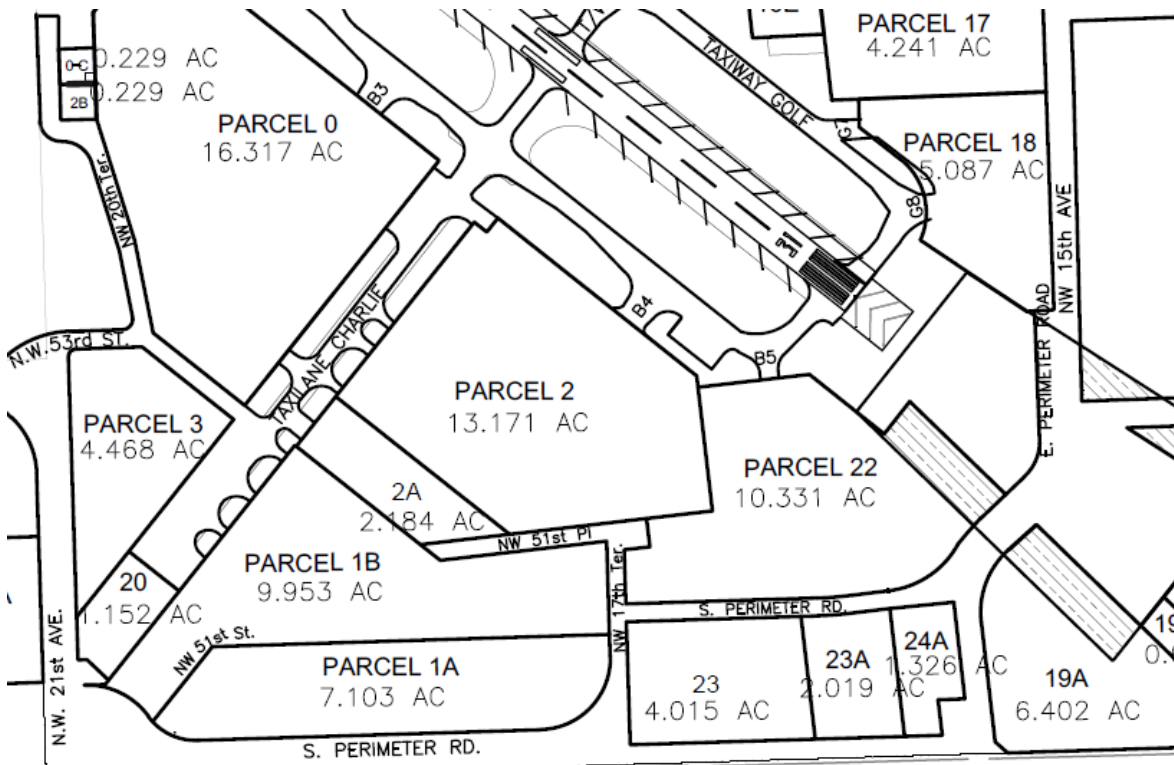
Staff Recommendation

Staff recommends that the City consent to the requested Lease Assignment of Parcel 2A, Ross Southern Properties, LLC to GTN Properties, LLC.

**WALK ON ITEM 5
EXHIBIT 1
PAGE 1 OF 2**

Parcel 2A





ROSS SOUTHERN PROPERTIES, LLC
1815 NW 51ST PLACE
FORT LAUDERDALE, FLORIDA 33309

June 25, 2018

RUFUS A. JAMES, AIRPORT MANAGER
FORT LAUDERDALE EXECUTIVE AIRPORT
290 NE 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33301

*Re: Parcel 2A, Fort Lauderdale Executive Airport, Fort Lauderdale, Broward County,
Florida located at 1815 NW 51st Place, Fort Lauderdale, Florida 33309-("Parcel")
Ross Southern Properties, LLC- ("Lessee")
Patricia and Gary Ross – sole unit owners of Lessee ("Rosses")
GTN Properties, LLC-Proposed-("Assignee")
Amended and Restated Lease dated 3/15/2005- ("Lease")*

Dear Mr. James:

This will confirm Ross Southern Properties, LLC's intent to assign the Lease to GTN Properties, LLC without modification as expeditiously as possible.

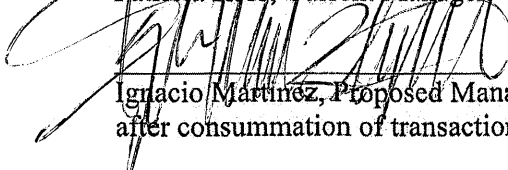
The subject assignment is contingent upon the consummation, funding and closing of the exercise of the Option by the Assignee which provides for the Rosses to transfer to the Assignee all the Units owned by the Rosses in the Lessee.

If you should have any questions or comments concerning the foregoing, please feel free to contact me so that we may discuss same.

Very truly yours,

Ross Southern Properties, LLC


Patricia Ross, Current Manager


Ignacio Martinez, Proposed Manager
after consummation of transaction

GTN PROPERTIES, LLC
1815 NW 51ST PLACE
FORT LAUDERDALE, FLORIDA 33309

June 25, 2018

RUFUS A. JAMES, AIRPORT MANAGER
FORT LAUDERDALE EXECUTIVE AIRPORT
290 NE 3RD AVENUE
FORT LAUDERDALE, FLORIDA 33301

*Re: Parcel 2A, Fort Lauderdale Executive Airport, Fort Lauderdale, Broward County, Florida
located at 1815 NW 51st Place, Fort Lauderdale, Florida 33309-"Parcel"
Ross Southern Properties, LLC-Lessee
Amended and Restated Lease dated 3/15/2005-"Lease"*

Dear Mr. James:

This will confirm GTN Properties, LLC's interest in having the Lease assigned without modification to it as expeditiously as possible.

If you should have any questions or comments concerning the foregoing, please feel free to contact me so that we may discuss same.

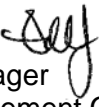
Very truly yours,

GTN Properties, LLC

Mark B. Goldstein, Manager

MBG:agw

UPDATE ITEM A

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
BY: Florence Straugh, Noise Abatement Officer
SUBJECT: Noise Compatibility Program

Decreasing Number of Noise Reports

The number of noise reports consecutively decreased each month from January through May 2018.

Jan-18	Feb-18	Mar-18	Apr-18	May-18
39	31	23	15	12

Decreasing Number of Jet Operations

The number of business aircraft operations consecutively decreased each month from March through May 2018. This is typical for FXE to experience a drop in jet activity during the summer months.

Mar-18	Apr-18	May-18
1493	1281	1065

Monthly Noise and Operations Tables

Listed below are the summary of the monthly noise statistics for the month of May 2018. Attached are the noise table and graphs for that month.

	May-18
Total Jet Departures	1073
Runway 27 Jet Departures	31
Runway 9 Jet Departures	1034
Runway 13-31 Jet Departures	8
Total I-95 Turns - Rwy 9 Jet Deps	634
% I-95 Turns - Rwy 9 Jet Deps	61%
Jet Events over 80 dB at Monitor #1	35
Jet Events over 80 dB at Monitor #2	4
No. of Households Reporting	9
No. of Noise Reports	12



COOPERATIVE NOISE ABATEMENT EFFORT

Month of May

June 28, 2018

Operations	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Total Jet Departures	881	702	714	800	1060	756	1208	1193	1183	1257	1504	1282	1073
Runway 27 Jet Departures	247	86	126	109	108	131	126	346	392	37	545	315	31
Runway 9 Jet Departures	624	611	584	688	935	615	1081	845	785	1209	948	966	1034
Runway 13/31 Jet Departures	10	5	4	3	17	10	1	2	6	11	11	1	8
Jet Departures Rwy 9													
Total I-95 Turns	391	363	332	453	411	299	628	485	476	725	587	572	634
% I-95 Turns	63%	59%	57%	66%	44%	49%	58%	57%	61%	60%	62%	59%	61%
Jets over 80 dB at Monitor #2	1	2	1	1	15	10	9	5	6	7	3	5	4
Prop Departures Rwy 9													
Props over 80 dB at Monitor #2	12	17	14	13	7	11	6	18	11	6	1	4	5
Nighttime Jet Deps (10 p.m. - 7 a.m.)													
Total Nighttime Jet Departures	81	69	58	54	94	65	97	119	94	106	128	104	84
Nighttime Rwy 27 Jet Deps.	26	7	1	8	12	15	17	12	33	8	55	41	2
Nighttime Rwy 9 Jet Deps.	55	62	44	38	82	48	80	98	60	96	73	63	82
Nighttime Rwy 13/31 Jet Deps.	0	0	13	8	0	2	0	9	1	2	0	0	0
Nighttime Jet Deps Runway 9													
Nighttime I-95 Turns (11 p.m.-7 a.m.)	31	33	32	28	57	25	48	61	40	52	46	36	54
Nighttime Straight-Out (11 p.m. - 7 a.m.)	15	14	9	5	12	19	21	17	8	30	19	12	22
Nighttime Events Over 80 dB	0	0	0	0	0	0	0	0	0	0	0	0	0
Noise Reports													
	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Noise Reports by Aircraft Category at FXE													
# Noise Reports - Jets	15	2	2	6	6	15	18	21	11	17	9	9	5
# Noise Reports - Propellers	2	6	4	2	0	4	6	4	7	8	5	3	2
# Noise Reports - Helicopters	14	10	0	0	1	3	1	6	14	1	1	1	0
# Noise Reports - Unmatched	3	1	0	0	0	1	2	0	1	1	0	1	0
# Noise Reports - FLL & Other Overflights	4	3	2	0	0	0	0	1	6	4	8	1	5
Total Noise Reports	38	22	8	8	7	23	27	32	39	31	23	15	12
# Households Reporting	14	7	5	6	6	11	11	13	18	14	15	8	9

Notes:

2017 May - NMT #1 & #2 missing data - unrecoverable, modems replaced.

2017 June NMT #1, #3, #4, & #7 missing data - unrecoverable, modems replaced.

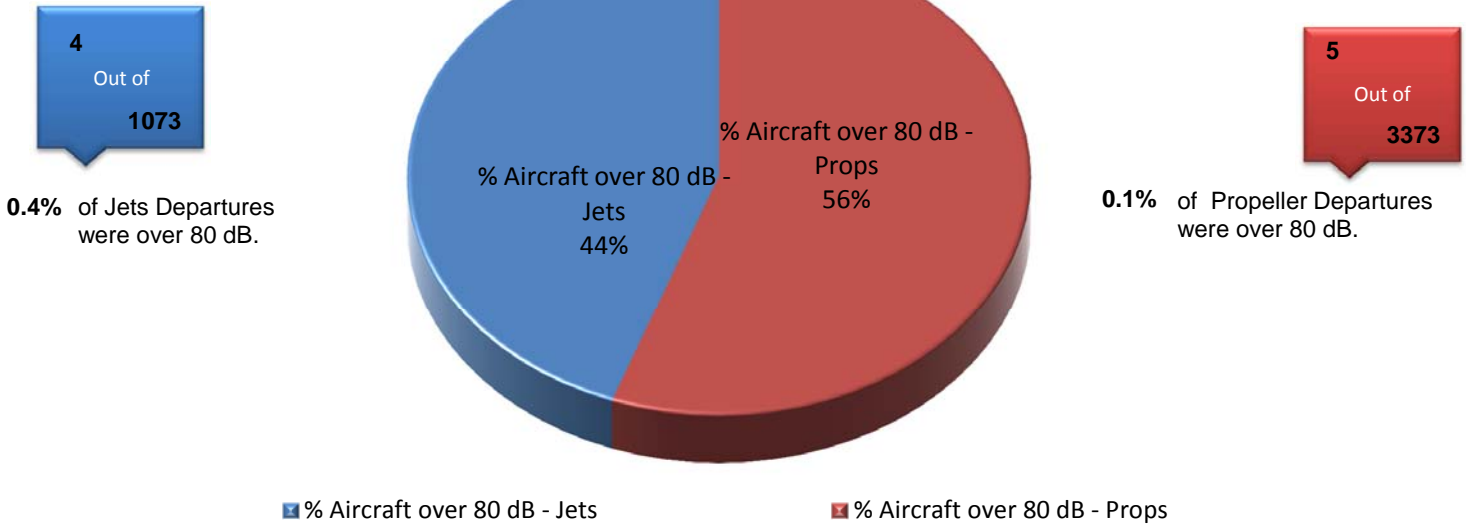
COOPERATIVE NOISE ABATEMENT EFFORT

Month of May

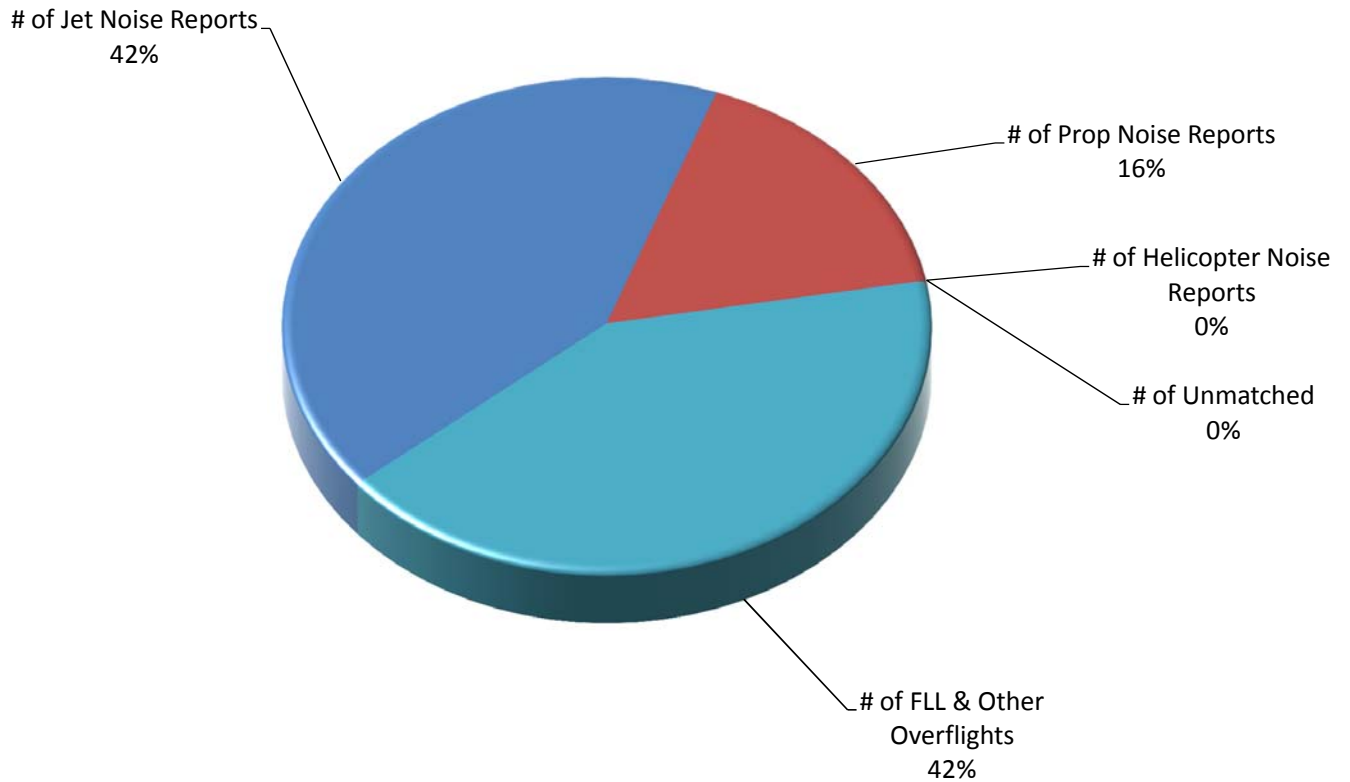
June 28, 2018

Monthly Operations over 80dB Per Airplane Type

Percentage of Departures Over 80 dB per Airplane Type: 0.2%



Monthly Noise Reports Per Airplane Type



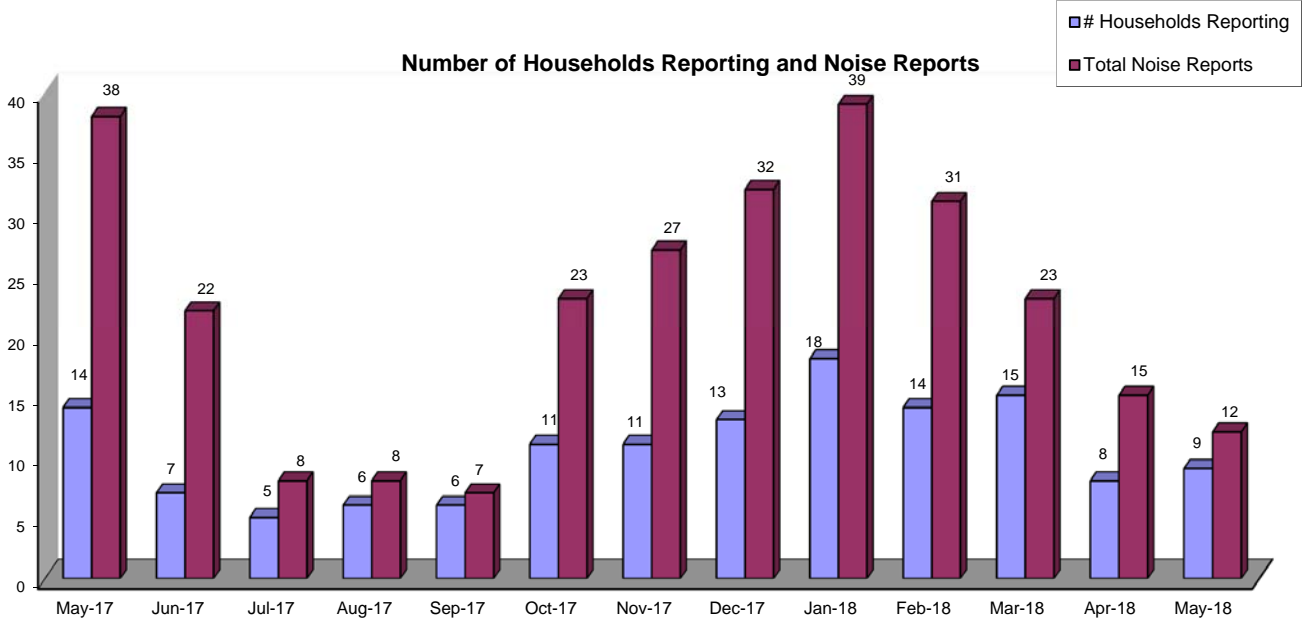
COOPERATIVE NOISE ABATEMENT EFFORT

Month of May

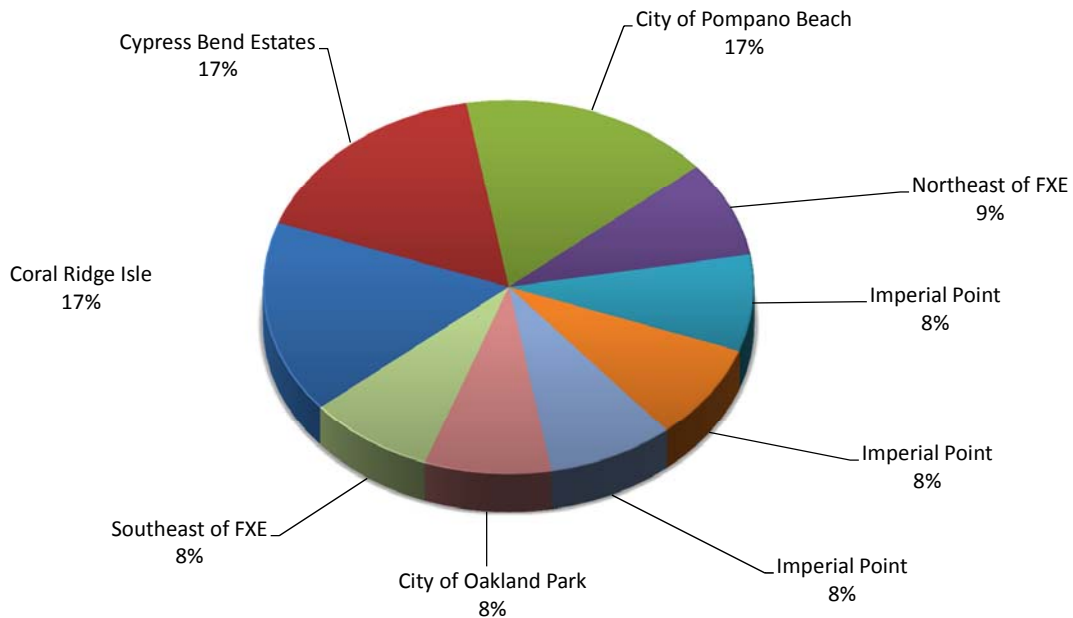
June 28, 2018

Number of households that contacted FXE to report aircraft noise this month:

9



Noise Reports by Households
9 Households Made 12 Aircraft Noise Reports or 100% of the 12 Total Noise Reports



COOPERATIVE NOISE ABATEMENT EFFORT

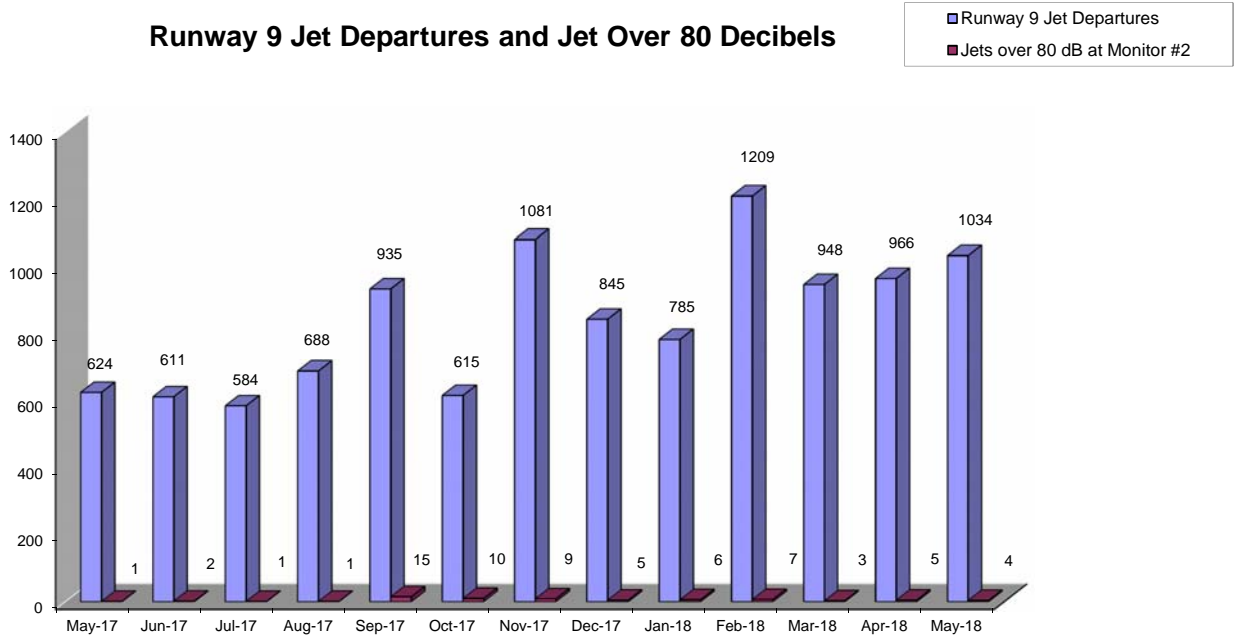
Month of May

June 28, 2018

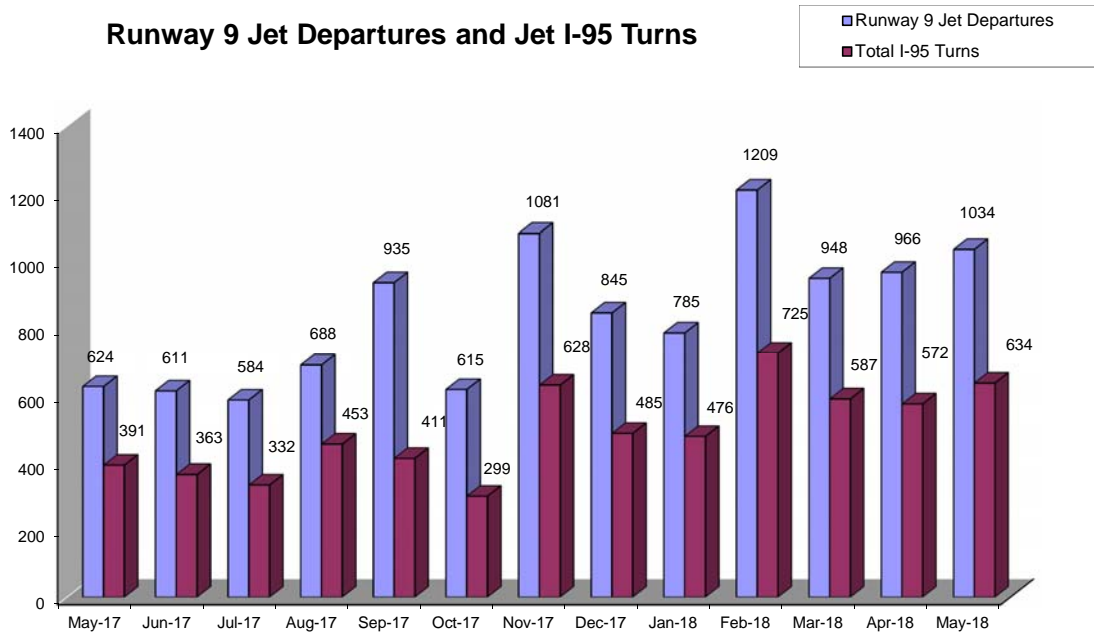
Number of Runway 9 Jet Departures over 80 decibels:

4

Runway 9 Jet Departures and Jet Over 80 Decibels



Runway 9 Jet Departures and Jet I-95 Turns

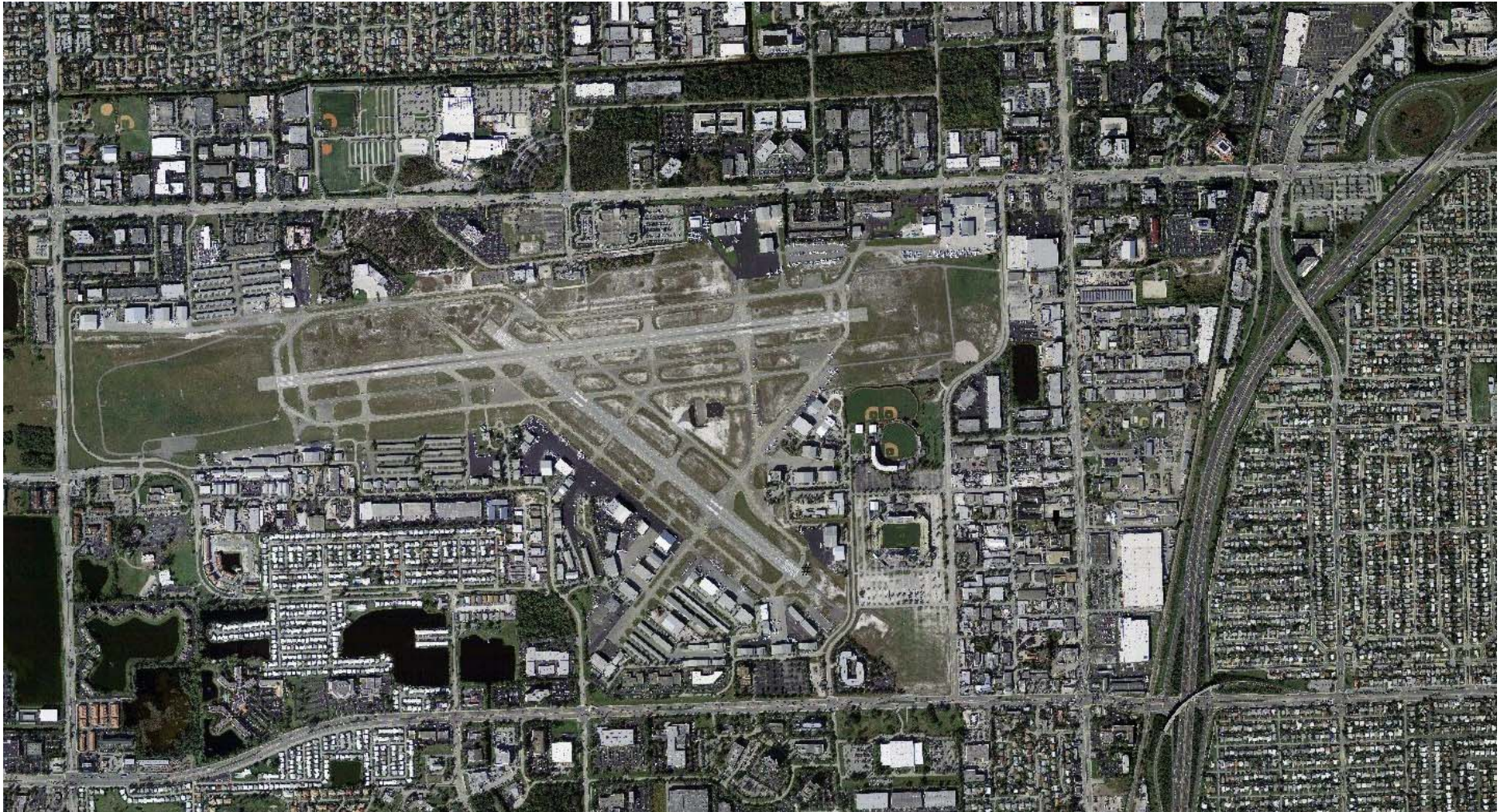


COOPERATIVE NOISE ABATEMENT EFFORT

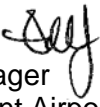
Month of May

June 28, 2018

Percentage of Jet Departures Per Runway



UPDATE ITEM B

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
BY: Spencer A. Thornton, Assistant Airport Manager
SUBJECT: Development and Construction

11999 – TAXIWAY FOXTROT PAVEMENT REHABILITATION

The project consists of the rehabilitation of the western half of Taxiway Foxtrot from Taxiway Golf to the approach end of Runway 9. General Asphalt Co. Inc. has completed all of the earth work, compacting, electrical, and paving for the project. Final striping and punch list items are scheduled to be completed by the end of July, 2018. The project is approximately 95% complete and will be completed on schedule. Total construction cost for the project is \$2,138,102.36 of which \$1,924,291.00 will be paid via FAA reimbursable grant.

12287 – NW 55th Court Traffic Calming and Drainage Improvements

This project was intended to improve the drainage on Airport property in the area of NW 55th Court and NW 21st Avenue in front of Jet Runway Café. Additional work was performed during this project to assist in reducing automobile traffic speed through the 90 degree turns along NE 55th Court and NW 56th Street. The work included the deepening of the swale on the south side of NE 55th Court, installation of guard rails in that same area, and the installation of four radar traffic speed signs. The project was completed on May 9, 2018, and the total cost of the contract was \$94,825.00.

May 2018

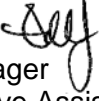
Airport Operations	May-17	May-18
Total Operations	15,337	14,269
12 Month Cumulative	165,985	184,564
Operations 22:00 to 7:00	580	488
Average Operations per Night	19	20
Customs Operations	May-17	May-18
Total Aircraft Cleared	1,141	1,020
12 Month Cumulative	13,342	13,125
Total Passenger/Crew Cleared	4,107	4,278
12 Month Cumulative	49,014	51,307
Helistop Operations	May-17	May-18
Total Operations	68	40
12 Month Cumulative	939	822

Date	Alert Level	AC Type	Problem
5/23/18	III	Navajo	Landing Gear Failure





UPDATE ITEM C

DATE: June 28, 2018
TO: Aviation Advisory Board 
FROM: Rufus A. James, Airport Manager
BY: Diana McDowell, Administrative Assistant II
SUBJECT: Arrearages

Rent

There are no arrearages to report.

Fuel Flowage

There are no arrearages to report.