

# 6/21/07 Executive Director's Report



*Sebring Regional Airport*

## **E-Stone**

Paving of the parking lot has been completed and additional landscaping has been installed. In order to complete the project,



Frasier Contracting still needs to re-pave Boeing Avenue, install sod around the retention areas, and finish the landscaping. The permitting for the project will be closed out once these items have been completed. I have been in conversation with E-Stone regarding the necessity of completing all work as defined by the approved site plan for the project. One of the main reasons, according to E-Stone, that site civil work

has not been completed is the near term installation of additional major equipment that will require site disruptions.

## **Project Laminate**

Paving of the parking lot and truck loading area has been completed. L. Cobb Construction has finished the installation of water,



sanitary, and electrical service to the building. We have yet to receive the completed signage and landscape plan regarding this project for approval. I have expressed to the builder and our tenant

that before a Certificate of Occupancy can be issued, the SAA must approve signage and landscape plans and a contract must be



executed for completion of same. While the remainder of the site work is being finished, Funder America has started the production line for testing and calibration.

Construction of the side track and access road for the site has been completed.

CSX has

inspected and approved the track for operation. SAA staff is working with CJ Bridges to finish the close-out of the project.

## **Taxiway Bravo**

No change from last month. Final Design has been

completed, and plans and specifications have been placed on the shelf. Once funding has been secured, a bid package will be prepared and the project will be advertised.

## **Haywood Taylor Boulevard**

No change from last month.

This project is currently on hold while SAA works with different contractors on alternatives that will reduce the cost of the signage and site work. In addition, we will check with the County to see if they would be receptive to funding the irrigated landscape portion of the project. The landscaping, signage and irrigation plans were repackaged and bid on August 1, 2006. We received one bid totaling \$1,221,027.00 for all three projects. The non-irrigated landscaping portion of the bid was within budget; however, the irrigated landscaping and signage

portions were higher than expected.

## Haywood Taylor Boulevard Extension

The permit applications and associated backup documentation are being compiled for submittal to the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE). The Environmental Resource Permit applications will be submitted on June 15th and will cover the Commerce Park, Haywood Taylor Boulevard Extension, and Taxiway Bravo.

The application review and coordination process for these agencies will take 90 – 120 days. Once this process has been completed, plans and specifications will be issued for bid. It will take another 30 days for the actual permits to be issued by the agencies and construction to begin. Subject to available funding, a conservative schedule would allow for bidding and contract award to take place in October, 2007, with construction beginning in November, 2007.

## Natural Gas Pipeline

As reported last month, Expertech was the low bidder for the gas line project and the County intends to award the contract to them. We are currently working with Sebring Gas System, Inc. and the County on the project agreement. We hope to have a project agreement ready for consideration by the Highlands County Commission and Sebring Airport Authority within the next fourteen days. Bob Swaine will be attending the Board Meeting and can provide additional information.

## Zoning

The zoning change covering the property owned by the Airport Authority on the west side of Haywood Taylor



Boulevard will come before the Planning and Zoning Commission on June 12th and will be considered by the Highlands County

## T-Commercial Hangars Phase III

L. Cobb Construction has submitted the appropriate closeout documentation and is currently finishing up a few "punch list" items.



Work remaining includes installation of landscaping and

Board of County Commissioners on June 26th. We are requesting that zoning be changed from Public Use to A-I Airport District.

I have been attending, by conference call, the weekly meetings between the County and the Department of Community Affairs regarding the various comprehensive plans and zoning issues. We are still not certain whether a traffic study will be required before the re-zoning of the Commerce Park can proceed.

bacteriological testing of the water lines. SAA staff and PBS&J are currently working with the contractor on completion of the closeout of this project. In the meantime, the Airport has beneficial occupancy of the hangars and a number of tenants have already moved into the new hangars.

## Commerce Park

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### **Fuel Farm**

A draft Request for Qualifications package has been reviewed by SAA staff and its attorneys. PBS&J is incorporating the review comments and preparing the RFQ for advertisement in July with the selection process taking place in August. PBS&J and SAA staff members have been in contact with contractors to discuss pricing options and equipment configurations.

### **Security Fencing**

Contracts have been executed for the construction of Base Bid + Bid Alternate 2 in the amount of \$620,807.50.

A pre-construction conference was held on May 22nd. Construction is expected to begin the end of June, once all funding and appropriate paperwork is in place. This project will provide a secure perimeter around the aviation area of the airport (except airside) to comply with FAA security requirements.

This includes approximately 18,000 LF of fence with the associated gates and hardware.

### **SIR Hotel Project**

As the Board is aware, we are working with the Hotel to ascertain the feasibility of the SAA providing the vehicle through which the construction project will be managed. This will assist the Hotel in

reducing costs for the project. Mike Swaine is currently developing the legal framework from which the project will be implemented. The project consists of a new ballroom and 42 new guest rooms and guest suites.

### **SIR Administration Building**

We are currently working with the Raceway to assist them in the construction of their new administration building under the same guidelines and for a similar purpose as defined in the above item for the Hotel.

## **Catalyst Project**

We have had several conversations with Enterprise Florida and the Governor's staff regarding the implementation of the Catalyst Project. It is my understanding that we will be

meeting with Enterprise Florida and the Governor's staff in the next 30 days to determine the next step in the project's cycle.