

Plane News & Views

Sebring Airport Authority

City of Sebring / Sebring Airport Authority Water Extension Line Project Update

"Consistency is the last refuge of the unimaginative."

Oscar Wilde

"Determine never to be idle...it is wonderful how much may be done if we are always doing".

Thomas Jefferson

Progress continues with KDL and the water main extension to the airport is scheduled to be completed within 45 to 60 days. The contract was delivered to KDL in December of 2007. The engineering firm, Chastain-Skillman, has completed all engineering and obtained all of the permits with the exception of the FDOT. There was a change from the original plans to remove some directional drilling and utilize open cuts, and, consequently, the permits had to be resubmitted, which caused a minor delay in the project; however, the silt fence will be installed this week, with the pipe installation beginning the end of this month. Once the water line is completed and final acceptance of the project issued, the Sebring Airport Authority will finalize all documents relating to the

transfer of assets for both the Potable Water Plant and the Waste Water Plant to the City of Sebring. The SAA has worked diligently with Genpak (our tenant that is closest to the Potable Water Plant) in protecting the maintenance and water quality of the plant relative to Genpak's future plans for expansion. We look forward to providing our tenants with the quality water product they have come to expect, along with the City of Sebring's highly qualified and seasoned staff of professionals.



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Fuel Farm

Funding for the construction phase of this project continues to be dependant on the FAA reauthorization bill that is currently tied up in Congress. This bill is not expected to pass until FY 2009. Staff is continuing to negotiate with E.O. Koch Construction regarding a fee to develop a guaranteed maxi-

mum price and a complete set of plans and specifications.



Second Phase

“As soon as the airport can show a demand of 500 annual operations from aircraft requiring the additional length, the FAA will authorize moving forward with the Environmental Assessment.”

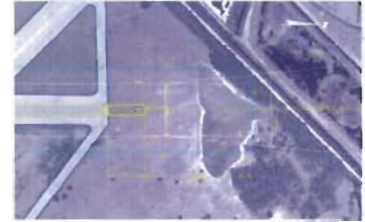


View of proposed extension to Runway 36

Runway 18-36 Extension

Additional pilot surveys and letters of intent from aircraft owners have been collected over the past two months. These surveys and letters are being reviewed to determine the number of critical aircraft operations anticipated with the extension of Runway 18-36. Based on the current justification report, only 283 annual operations are documented. As soon as the airport can show a

demand of 500 annual operations from aircraft requiring the additional length, the FAA will authorize moving forward with the Environmental Assessment.



View of proposed extension to Runway 18

FBO Request for Proposals

The process to negotiate a management contract for our Fixed Base Operation began with an advertisement requesting proposals at the beginning of April. We have subsequently had a mandatory pre-proposal conference with three companies wherein we discussed proposals and what the airport was requesting in the process. A tour of the airport facilities was conducted, with a follow-up to some general questions. We will review the proposals on Friday May 23rd and will then present the results at an upcoming Airport Authority Board meeting.



Runway 14-32 and Taxiway A-4 Rehabilitation

The FAA is currently reviewing the grant application and supporting documentation for the design of Runway 14-32 and Taxiway A-4 Rehabilitation. It is anticipated that the Design Grant of \$256,166 will be issued in late June and design will begin in July. The project will be funded as follows:

- FAA—\$243,357.70
- SAA—\$26,998.30

As part of the rehabilitation design, the runway is being reduced to a width of 100 ft. and the taxiway is being reduced to a width of 35 ft. While the width and active length of Runway 14-32 (4,350') exceed the FAA requirements for

the critical aircraft (A-I), the airport would like to match the geometry (D-II) found elsewhere on the airport. While the crosswind justification only applies to A-I aircraft, the entire fleet mix of the airport utilizes this pavement. The Airport Authority acknowledges that the FAA will only fund the portion required for A-I aircraft operations and the design will separate the eligible from the non-eligible construction items. FDOT will pick up the non-eligible portions of the design and construction in order to maintain the current operating conditions.

The FAA has stated that when the reauthorization bill has been passed, they will look into discre-

tionary funding of the construction/rehabilitation of Runway 14-32 and Taxiway A-4 in FY 2009. It is anticipated that the construction/rehabilitation will cost approximately \$3.2M. Due to the age and poor condition of the pavement, a rehabilitation of this runway is a high priority with the FAA.



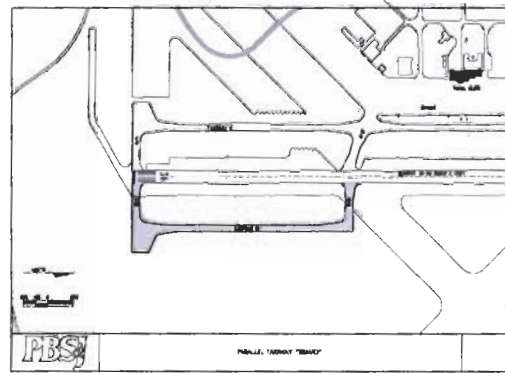
Taxiway A-4



Taxiway Bravo

Design of Taxiway Bravo was completed in 2006. Plans and specifications have been "on the shelf" awaiting funding. Since this project is ready to bid at a moment's notice, the FAA has placed it on the top of their list for discretionary "fall out" money at the end of the 2008 funding cycle. All FY2008 grants will need to be issued before the end of June. We

recently met with the FAA to discuss this project and the possibility of "fallout money" for FY2008. We expect to hear something from the FAA regarding this project in the next 30 days.



Taxiway Bravo will (East of R/W 36) provide access to the Commerce park

Commerce Park / Haywood Taylor Boulevard Extension

Efforts are being made to pull these projects into the Catalyst Site program. As a result, design and permitting have temporarily been put on hold while alternative funding is explored. It is anticipated that final permitting designs could be submitted to South Florida Water Management District within two weeks once design efforts resumed. While the three projects (Commerce Park /

Haywood Taylor Boulevard Extension / Taxiway Bravo) are being permitted together, each project will have its own plan set, specifications, and bid documents. Each project will be advertised and bid separately as funding becomes available



FBO Valet Service

Our new T-Hangar Valet Service began early last month and has been received quite well among our tenants. Valet Service begins with a phone call to our FBO Customer Service specialist and the lineman is notified of our tenant's ETA. Our lineman then begins to prepare the aircraft by cleaning the windshield, vacuuming the interior, checking the tire pressure, and fueling the aircraft. Upon arrival

of our tenant, we then present a snack item and drink to finish the service. We have had some tenants inquire about the service and all FBO and required SAA staff are trained to respond. The new t-hangar tenants are very impressed as we are the first in our area to provide this level of service.



FBO "Valet Service" is the first of its kind.

"The valet service begins with a phone call to our FBO customer service specialist and the lineman is advised of our tenant's ETA."

FOUR POINTS SHERATON SEBRING \$7 MILLION EXPANSION COMPLETED

Four Points by Sheraton, Sebring Chateau Élan General Manager Reinhard Haubner announced the completion of a \$7 million expansion and enhancement project begun last September.

The large-scale project boosted by 50% the number of rooms from 81 to 123 with 42 new rooms and suites, many with views of the Hairpin Turn and Finish Line as well as a new 4,000 square foot ballroom for meetings and banquets. The ballroom is equipped with high tech electronics and internet plus great views of the racetrack and has a 350–500 person capacity. Amenities include a Grand Observation Deck overlooking 80% of the racetrack and capable of hosting outdoor cocktail receptions and dinners for 100, the Andretti and Shelby grand suites with full-kitchens, wrap-around balconies and several Jacuzzi suites. "We are thrilled at what the architects and contractors have done with our hotel, which is now the largest, full-scale, luxury property in the county, said Haubner. Combined with our romantic Esperante Restaurant and lively lounge, cozy Spa, outdoor swimming pool, incomparable location, and racing theme format, our guests will have even more of a sense of place where comfortable luxury meets fun and excitement."

As Sebring International Raceway's official hotel, the property provides super spectator viewing of the "12 Hours of Sebring," as well as competi-

tive sports car racing, the testing of prototype cars, and domestic and international motor club outings.

The hotel also offers services for a complete wedding, leisure or corporate retreat, while sporting the unique cachet and excitement associated with race car drivers and powerful racing machines.

The Four Points by Sheraton, Sebring Chateau Elan provides the services and amenities that guests have come to expect from the Four Points by Sheraton brand, including the signature Four Points by Sheraton Four Comfort signature bed, a multi-layered, cozy ensemble designed to pamper guests. Guest services also include free high-speed Internet access.



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