



BARNSTABLE MUNICIPAL AIRPORT
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R.W. "Bud" Breault, Jr., Airport Manager
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BARNSTABLE MUNICIPAL AIRPORT COMMISSION
MINUTES OF THE REGULAR SESSION
TUESDAY, April 19, 2011

Barnstable Municipal
Airport Commission:

Daniel W. Santos, P.E.
Chairman

Donald E. Megathlin,
Vice Chairman

Robert L. O'Brien,
Clerk

John T. Griffin, Jr.,
Commissioner

Michael A. Dunning,
Commissioner

Ronald Persuitte,
Commissioner

Timothy R. Luzietti,
Commissioner

Commissioners Present:

Daniel W. Santos P.E., Chairman, Donald E. Megathlin, Vice Chairman, Robert L. O'Brien, Clerk, John T. Griffin, Jr., Timothy R. Luzietti. The meeting was held at the Barnstable Municipal Airport in the Gourley Conference Room, 480 Barnstable Rd., Hyannis, MA.

Yarmouth Representative Present:

Robert Howard

Airport Staff Present:

Roland W. Breault, Jr., Airport Manager, Frank Sanchez, Assistant Airport Manager, Suzanne Kennedy, Executive Assistant to the Airport Manager

Public Members:

Bill Walker, Jacobs Engineering; Jim Kinsella, Barnstable Enterprise; Jason Richards, Suffolk Construction; David Still II, Barnstable Patriot; Jim Kubat, AECOM; Tom Cunningham and Herb Cabral, Island Airlines.

Call To Order:

Chairman Santos called the regular meeting of the Barnstable Municipal Airport Commission to order at 4:00 p.m. Attendance roll call was taken.

Minutes of the previous meetings:

Chairman Santos moved to approve the minutes of the March 22, 2011 Airport Commission Meeting. This was seconded and unanimously approved.

Chairman Santos moved to approve the minutes of the April 12, 2011 Airport Special Commission Meeting. This was seconded and unanimously approved.

Public Comment:

None

Commissioners Response to Public Comment:

None

Reports from Subcommittees

Finance Subcommittee (Commissioners Megathlin, Persuitte, O'Brien)

The Finance subcommittee met on Tuesday, April 5, 2011. Commissioner Persuitte was not present to give a report.

Infrastructure Subcommittee (Commissioners Griffin, Dunning, Luzietti)

The Infrastructure subcommittee did not meet during the month of April 2011.

Construction Committee: (Commissioners Santos, Luzietti, O'Brien, Megathlin)

The Construction Committee met today, and the following was discussed:

- o The Suffolk Construction reports on Construction Phasing, Schedules and Change Order Management.
- o The Terminal and ATCT financial status and substantial completion dates.
- o The ATCT will be substantially complete the end of April, at which point the FAA will have several months to outfit the electronics before it becomes operational.
- o The NStar delay in supplying the main feed to the Terminal is delaying construction progress.
- o Republic parking will work directly with Suffolk Construction to pave an additional parking area.
- o Terminal Apron-Phase I project for the new apron in front of the terminal and the Water Treatment project were discussed.
- o Change Orders were reviewed for approval by the full Commission.
- o Value Engineering Budget Review (continuous review)
- o A "Sense of Place" task force will meet April 28, 2011 to discuss plans for projecting "Cape Cod" inside of the new terminal.

Unfinished Business:

BMA0211-04 – Approval of Hyannis Air Service Hangar II Lease

MOTION to approve the proposed Hyannis Air Service Hangar II Lease for a portion of the building and parking areas for a period of 10 years with two five year extension options at the rate of \$22,087.55 annually with annual CPI increases. Hyannis Air Service may make certain leasehold improvements to the building and perform general maintenance to the facility subject to the provisions of the lease. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

This agenda item was moved and read by Commissioner Griffin, and seconded. Manager Breault stated that Cape Air has slowly taken over more and more of the space in Hangar II over the past years. This lease will supersede all of the other leases. They will be leasing the entire building, except for 3000 sq. ft. that the Airport has reserved for heavy equipment storage. Cape Air may potentially sublease part of the hangar bay to a third party. This includes parking adjacent to the building as well as some parking in the Sullivan Lot. Cape Air will be replacing the roof and installing solar panels on the building. This lease has been reviewed by counsel, the Hyannis Water Board, and the Town Growth Management Department. There was no discussion. This agenda item was unanimously approved by roll call vote as follows:

Santos	yes	Megathlin	yes
O'Brien	yes	Griffin	yes
Luziette	yes		

BMA0211-02 – Approval of Republic Parking Systems new 10-year Lease Proposal

MOTION to approve the Republic Parking Systems new 10 year lease from 2012 through 2021 with a minimum annual guarantee of \$504,000 per year for the Vehicle Parking Concession at the Barnstable Municipal Airport. This lease includes a Republic Parking Systems leasehold improvements for the build out of a new parking lot, and for new automated parking equipment subject to the provisions of the lease. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

This agenda item was not ready for approval and was tabled.

BMA0311-03 – Approval of Contract to Lawrence Lynch Co. for Access Road Construction

MOTION to approve the contract in the amount of \$3,138,018.52 to Lawrence Lynch Co. to construct the new Airport Access Road and Parking Area, and (Schedule A) and the Airport Road/Attucks Lane Intersection Design (Schedule B) as noted in the Notice to Bidders dated January 19, 2011. **SPONSOR:** Construction Committee (**May be acted upon**)

Chairman Santos stated that this agenda item was tabled until staff proceeds with the contract documents.

New Business:

BMA0411-01 – Approval of Suffolk Construction Change Orders for Proposed Change Orders approved in March 2011

MOTION to approve the Suffolk Construction Change Order # 10023 in the amount of \$22,472.99 for the listed Proposed Change Orders (PCO) to the Air Traffic Control Tower Project. **SPONSOR:** Construction Committee (**May be acted upon**)

This agenda item was moved and read by Commissioner O'Brien, and seconded. This was recommended for approval by the Construction Committee and will be 100% reimbursed by the FAA and leaves about \$80,000 in the owner's contingency budget. This agenda item was unanimously approved by verbal vote.

MOTION to approve the Suffolk Construction Change Order #20017 in the amount of \$14,713.16 for the listed Proposed Change Orders (PCO) to the New Passenger Terminal Project. **SPONSOR:** Construction Committee **(May be acted upon)**

This agenda item was moved and read by Commissioner O'Brien, and seconded. This was recommended for approval by the Construction Committee and will be 100% reimbursed by the FAA and leaves about \$372,000 in the owner's contingency budget. This agenda item was unanimously approved by verbal vote.

BMA0411-02 – Approval of Modification to FY2012 Operating Budget

MOTION to approve modifications to the Barnstable Municipal Airport FY 2012 Operating Budget which increased the total budget from \$6,639,611 to \$7,744,400 for submittal to the Barnstable Town Council.

SPONSOR: Finance Subcommittee **(May be acted upon)**

This agenda item was moved and read by Commissioner O'Brien, and seconded. Manager Breault stated that the original submitted budget was modified due to increases in fuel costs. This is the final modification to the budget. The motion was unanimously approved by verbal vote.

Noise Report:

In Ms. Lounsbury's absence, Mr. Sanchez reported that there were a total of 2 complaints made by 2 complainants in March 2011

Yarmouth Representative's Comments:

Mr. Howard commented that the noise complaints this month were from habitual complainers. He noted the huge reduction in the total year to date complaints from 2010 to 2011. He thanked the staff for all their efforts reflected in the reduction.

Airport Manager's Report:

Manager Breault thanked the Commission for all the support during all of the changes and required appropriations for the Airport. He reported the following in addition to his weekly report:

- All of the FY 2012 Capital Improvement Projects have been approved by the Town Council and are moving forward.
- Tom Cunningham and Herb Cabral, in attendance from Island Airlines, were in the process of acquiring Nantucket Shuttle, which should be completed by next months Commission meeting, at which time they should be requesting a transfer of the lease.
- The Apron and Water Quality bids will be opened on April 29, 2011 and will be submitted the same day for FAA grant approval.

Announcements – Commissioner's Comments:

- Chairman Santos commented that the Zoning Board of Appeals unanimously voted to uphold the Building Commissioner's issuance of the building permit that was appealed by Botsini-Prime in December.
- The land court trial was held last month, and a site visit is scheduled for May 19, 2011. There has been no reply to date.
- Manager Breault reviewed the Town Council meeting schedules for requested appropriations.

The next meeting will be held on May 17, 2011.

Adjournment:

Upon Motion duly made and seconded, it was voted to adjourn the meeting at 4:23 p.m.

ROBERT L. O'BRIEN, CLERK