

## **MEMORANDUM**

#### Office of the City Attorney

Legistar No.

Phone: 334-5011/Fax 334-2229

Box 46

TO:

Mayor and City Commission

DATE:

August 22, 2005

RESOLUTION

FROM:

City Attorney

**SUBJECT:** 

A resolution of the City of Gainesville, Florida, authorizing acceptance of a grant offer from Department of Transportation, Federal Aviation Administration, and authorizing execution by the Mayor and Clerk of the Commission on behalf of the City of Gainesville; and providing an immediate effective date.

Recommendation: The City Commission adopt the proposed resolution.

The Gainesville-Alachua County Regional Airport Authority has requested a Federal grant from the Federal Aviation Administration for airport improvements.

It is anticipated that the U.S. Department of Transportation (USDOT) will make a Grant Offer for funding constructions costs to renovate and rehabilitate a portion of the terminal building – Phase 2. It is further anticipated that the Grant Offer will include a combination of fiscal year 2005 entitlement funds, fiscal year 2006 entitlement funds, and fiscal year 2007 entitlement funds from the Airport Improvement Program (AIP) administered by the Federal Aviation Administration (FAA). The Grant Offer will reimburse 95% of AIP – eligible construction costs, up to \$3,655,853.

Prepared by:

Charles L. Hauck, Sr. Assistant City Attorney

Approved and Submitted by:

MJR:CLH:sw

1	RESOLUTION NO
2	DA GGDD
3	PASSED
4 5	
6	A resolution of the City of Gainesville, Florida, authorizing
7	acceptance of a grant offer from Department of
8	Transportation, Federal Aviation Administration, and
9	authorizing execution by the Mayor and Clerk of the
10	Commission on behalf of the City of Gainesville; and providing an immediate effective date.
11 12	providing an immediate effective date.
13	
14	WHEREAS, the Gainesville-Alachua County Regional Airport Authority has
15	previously submitted a Project Application dated June 30, 2005, to the Department of
16	Transportation, Federal Aviation Administration of the United States of America, for an
17	improvement project at the Gainesville Regional Airport; and
18	WHEREAS, the said Federal Aviation Administration (FAA) is anticipated to
19	submit a Grant Agreement which constitutes an Offer to the City of Gainesville and the
20	Gainesville-Alachua County Regional Airport Authority to be executed by the
21	appropriate officials which, when so accepted, will constitute a Grant Agreement by
22	which the United States Government will participate in the allowable costs of the project
23	with the Federal Share anticipated to be \$3,677,853.00; and
24	WHEREAS, for the purpose of receiving Federal Grant Funds, the FAA requires
25	that the City of Gainesville and the Gainesville-Alachua County Regional Airport
26	Authority both approve the Offer and the Gainesville-Alachua County Regional Airport
27	Authority has requested that the City of Gainesville approve said Offer.

#### NOW, THEREFORE, BE IT RESOLVED BY THE CITY

COMMISSION	OF THE	CITY	OF GA	AINESVILLE.	, FLORIDA:

3	Section 1. The City of Gainesville shall enter into a Grant Agreement for the
4	purpose of obtaining Federal aid in the development of the Gainesville Regional Airport
5	under Project No. 3-12-0028-022-2005 that is to be implemented, constructed, and
6	operated by the Gainesville-Alachua County Regional Airport Authority in accordance
7	with Chapter 95-457, Laws of Florida, and that such Grant Agreement shall be made a
8	part hereof.
9	Section 2. The City of Gainesville does hereby ratify and adopt all statements,
10	representations, warranties, covenants, and agreements contained in the Project
11	Application, and the assurances which will be contained in said Offer, and by such
12	acceptance, and in reliance upon the Gainesville-Alachua County Regional Airport
13	Authority's and its Directors' assurances that it agrees to abide by all of the terms and
14	conditions of the Grant Agreement, does agree to all of the terms and conditions thereof.
15	Section 3. That Pegeen Hanrahan, Mayor, is hereby authorized and directed to
16	execute the Grant Agreement on behalf of the City of Gainesville and Kurt M. Lannon,
17	Clerk of the Commission, is hereby authorized and directed to impress the official seal of
18	the City of Gainesville and to attest said execution.
19	Section 4. This resolution shall take effect immediately upon adoption.
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21	
22	

	PASSED AND ADOPTED this _	day of August, 2005.
		PEGEEN HANRAHAN
		MAYOR
ATTE	EST:	Approved as to form and legality
KUR'	ΓM. LANNON	MARION J. RADSON
CLER	K OF THE COMMISSION	CITY ATTORNEY

August 12, 2005

Mayor and City Commissioners City Manager City Attorney City of Gainesville 200 E. University Avenue Gainesville, FL 32602

Re: Resolution Accepting Anticipated Grant Offer from Department of Transportation Federal Aviation Administration in the Amount of \$3,677,853
Project No. 3-12-0028-022-2005

Ladies and Gentlemen,

The Gainesville - Alachua County Regional Airport Authority (GACRAA) has submitted a Project Application to the Department of Transportation, Federal Aviation Administration (FAA) for improvements at Gainesville Regional Airport. The FAA has advised that a grant offer will be forwarded to Gainesville Regional Airport in late August and will require immediate acceptance.

On August 18, GACRAA will consider Resolution 05-029 approving the acceptance of a grant offer in the anticipated amount of \$3,677,853; the authorization to execute the grant agreement; and the submission of the grant offer to the City of Gainesville for approval.

I will review with legal counsel the statements, representations, warranties, covenants and agreements contained in the attached application and the master assurances, which will be made a part of the Grant Agreement being offered to the Gainesville - Alachua County Regional Airport Authority in connection with a grant by the United States Government in the amount of \$3,677,853.

Based upon my review and that of legal counsel, I will be able to represent to you that the said statements, representations, warranties, covenants and agreements contained in the application are true and correct, and that the Authority is not in default of any covenants or agreements referenced therein. I can further represent that the Authority shall comply with all of the assurances that will be made a part of the Grant offer. You may rely on this letter in adopting your Resolution and in ratifying and adopting all statements, representations, warranties, covenants and agreements contained in the Project Application and in executing this Grant Agreement.

Respectfully submitted,

Richard Crider, A.A.E. Chief Executive Officer



June 30, 2005

Mr. Richard Owen FAA Airports District Office 5950 Hazeltine National Dr., Suite 400 Orlando, FL 32822-5024

Re: FAA AIP Grant Application
Terminal renovations Phase II

Dear Mr. Owen:

Please accept our application for Airport Improvement Program funds, beginning FY05, for completion of Terminal Renovations - Phase II, at the Gainesville Regional Airport. We wish to apply for a multi-year grant, utilizing all of our available FY05, FY06 and FY07 entitlement funds. We request that the grant be issued based on professional estimates, as approved in your letter to Richard Crider, dated March 22, 2005.

Total project costs are estimated at \$7,192,463. The federal share requested is \$5,446,596. This share is calculated based upon those areas of the renovation previously agreed to as FAA eligible. 74.8% of the project area is in FAA eligible rooms as shown in Exhibit FAA-1. Therefore 74.8% of all costs related to "general renovations" (including applicable consulting fees) are shown as FAA eligible. Per your letter of March 7, 2005, HVAC related expenses (including applicable consulting fees) are allocated based on 86.5% of eligible volume. A detailed eligibility analysis is included.

We understand that our available entitlements through FY07 are estimated at less than \$3,678,000. In the event this project does not compete successfully for discretionary funds, we intend to fund the balance with increased local share, including PFC's.

Thank you for your consideration of our request. Please contact me if you require additional information.

Very truly yours,

Allan J. Penksa

Director of Facilities and Maintenance

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Organizational DUNS: 1	3-492-3213						
Address:	• • • • • • • • • • • • • • • • • • • •					erson to be contacted on	
Street: 3880 N.E. 3	39''' Ave., St	uite A		matters involvir	ng this application	(give area code)	
				Prefix: Mr	First Name:	Richard	
City: Gainesville				Middle Name: S	cott		
County: Alachua				Last Name: Cri	der		
State: FL		Zip Code: <b>3260</b>	9	Suffix:			
Country: USA				Email: rick.cri	der@flygaines	ville.com	
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#### PART III- BUDGET INFORMATION - CONSTRUCTION

#### **SECTION A - GENERAL**

2. Functional or Other Breakout.....

#### SECTION B - CALCULATION OF FEDERAL GRANT

	Use only	for revisions	
Cost Classification	Latest Approved Amount	Adjustment+ or (-)	Total Amount Required
Administration Expense	\$	\$	\$ 7,000
2. Preliminary Expense			
3. Land, structures, right-of-way			
Architectural engineering basic fees			864,886
5. Other architectural engineering fees			20,000
6. Project inspection fees			252,000
7. Land development			
8. Relocation Expenses			
9. Relocation payments to individuals and businesses			
10. Demolition and removal			
11. Construction and project improvement			6,048,577
?. Equipment			
13. Miscellaneous			
14. Total (Lines 1 through 13)			7,192,463
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			7,192,463
17. Less: Ineligible Exclusions			1,459,204
18. Add: Contingencies			
19. Total Project Amt. (Excluding Rehabilitation Grants)			5,733,259
20. Federal Share requested of Line 19		/	5,446,596
21. Add Rehabilitation Grants Requested (100 percent)			
22. Total Federal grant requested (Lines 20 & 21)			5,446,596
23. Grantee share			1,459,204
24. Other shares			286,663
25. Total project (Lines 22, 23, & 24)	\$	\$	\$ 7,192,463
AA FORM 5100-100 (6-73) SUPERSEDES FAA FORM 5100-10 PAGES 1 THRU	7 Codifina	d Gurrent 3/11/2005 (SRDeWith)	Demo

	SECTION C - EXC	LUSIONS	
20	Classification	Ineligible for Participation (1)	Excluded from Contingency Provision (2)
a.	Construction costs and associated A/E fees for renovations to	\$ 1,459,204	<del></del>
	Administration, TSA offices, law enforcement offices.		
b			
c.			
d.			·
e.			
f.			
g.	Totals	1,459,204	
	SECTION D - PROPOSED METHOD OF FIN	IANCING NON-FEDERAL	. SHARE
27.	Grantee Share[ 89]		\$ 1,459,204
	a. Securities		
ž.	b. Mortgages		
	c. Appropriations (By Applicant)		
	d. Bonds		,
	e. Tax Levies		
	f. Non Cash`		(
	g .Other (Explain) Passenger Facility Charge		286,663
.,	h .TOTAL – Grantee share[ 90]		1,745,867
28.	Other Shares		
	a. State[ 91]		
	b. Other[ 92]		
	c. Total Other Shares[ 93]		
29.	TOTAL[ 94]		\$ 1,745,867
	SECTION E - REM	MARKS	
			,
	PART IV PROGRAM NARRATIVE (A	TTACH -SEE INSTRUCTIONS	*)
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#### PROGRAM NARRATIVE

### Application for Federal Assistance Gainesville Regional Airport

#### Airline Passenger Terminal Renovations – Phase II

#### Scope

The project is Phase II of a four-phase program to improve the airport's operational effectiveness and enhance the traveler's experience at Gainesville Regional Airport. This is not a terminal expansion project. Phase II improvements expand the sterile and non-sterile passenger waiting areas, passenger screening areas and public restrooms by reorganizing the existing building layout. Work includes the following: overhaul the inefficient HVAC systems, improve emergency power capabilities, replace old and aging finishes, consolidate administration functions into one area of the terminal, modernize building systems including new, ADA compliant, flight information displays and public address system.

#### Background/Justification

The airport's terminal building was constructed in 1979. An Expansion of baggage claim and car rental car counter areas was completed in 1997. A partial renovation was completed in 1996 and was limited to the roof, fire suppression system, ceiling and floor finishes, bathroom finishes and fixtures. An expansion of the baggage claim and rental car counter area was completed in 1997.

The current terminal encompasses approximately 48,700 square feet. Many operational and security changes have occurred at the airport since the facility was constructed. While the amount of interior space is adequate, renovations are needed to improve the flow of passengers through the building and increase efficiency. The space allocation between the public use areas and passenger hold room is unbalanced and must be redefined. Passengers are now required to begin security screening earlier resulting in longer dwell time in the departure lounge. Greater flight frequency has resulted in overcrowding in the departure lounge, beyond its design limit. The building HVAC systems and controls are at the end of their useful life and are inefficient. Additional restroom locations are needed for passenger comfort and convenience. Food service areas and operational areas must be reallocated to meet changing passenger demand and the needs of airline and airport operations.

The Airport Authority directed its consultant, Reynolds, Smith and Hills, to examine current and forecast terminal needs and prepare design solutions at the "concept level". RS&H completed its Terminal Renovation Concept Design Report in April of 2004. A copy of the report was forwarded to the FAA-ADO.

The Authority further developed the design concepts for the entire terminal to the schematic level of detail. The Schematic Design Report was completed by RS&H in

October 20, 2004 and submitted to the FAA-ADO. Schematics of the interior spaces, including public seating and circulation areas, airline and airport operational areas, restrooms and other space were created. A primary goal of the schematic design was to provide sufficient detail to prepare a detailed, professional cost estimate, to assist the Authority in deciding which work items to include in Phase 2 of the renovation.

#### FAA Eligibility

**Construction** - The Authority met with FAA-ADO personnel to identify areas of the Phase 2 renovation that are eligible for federal participation. 34,026 square ft. of the existing building will undergo major renovations. 25,442 sq. ft. (74.8%) of this has been deemed eligible for federal participation. Please see Exhibit FAA-1 attached.

The Authority has broken down the project into two main parts: (1) General Renovations and (2) Mechanical (HVAC related) Improvements. FAA share of General Renovation work is to be allocated in the conventional way, based on % of eligible floor area. As the HVAC related improvements are such a large portion of the work and the public areas of the building require the most heating and cooling capacity due to their much higher ceilings, it was agreed that FAA eligibility should be allocated based on the volume of the eligible space, instead of floor area. The volume of all FAA eligible spaces was calculated by the consultant to be 86.5% of the total to be renovated.

#### Therefore:

- (1) 74.8% of all general renovation work (walls, ceilings, finishes, non HVAC related equipment) is FAA eligible, based on the eligible floor area (sq. ft.).
- (2) 86.5% of all HVAC related work is FAA eligible, based on eligible volume (cu. ft.)

The project bid package will be set up such that contractors will separately identify costs for general renovations vs. HVAC related work.

Consultant Fees – The Consultant has separated its design and bid phase fees between those that are HVAC related (21.2%) and those related to general renovations (78.8%) based upon work hour estimates for each area. Fees for contract administration and project inspection (RPR) would be allocated between HVAC related and general renovations related using the same 21.2% / 78.8% split for design and bid phase. (Please see the attached Fees Funding Analysis.)

The Authority requests that 74.8% of the consultant's fees for general renovations be considered FAA eligible, based on the area of eligible space (=74.8% x (total fees x 78.8%)).

The Authority requests that 89.5% of consultant's HVAC related fees be considered FAA eligible, based on the volume of eligible space (=89.5% x (total fees x 21.2%)).

# BUDGET SUMMARY TERMINAL RENOVATIONS - PHASE II

		G0ST		FOTFALL	FUSEAN FUGIBLE	FAV S	AMOUNTE F	FAAINEE	AINEIGIBLE BAAMOUNITE
PROJECT ADMINISTRATION Independent Fee Estimates Misc. Admin	<del>ഗ</del>	5,000							
Total	€	2,000	↔	2,000	100.0%	€	7,000	<del>6)</del>	
CONSULTANT FEES  Design and Bid Phase  Reynolds, Smith & Hills - T.O. # 12	₩	648,886				. ,		N.	
Construction Phase (estimates, pending task order) Construction Administration Quality Assurance/Testing	<del>&amp;</del> &	216,000							
Resident Project Representative Sub total	မေ မ	252,000 488,000							
Total HVAC Related Portion (21.2%) General Renovations Related Portion (78.8%)	<del>(0</del>	1,136,886	<del>&amp; &amp;</del>	241,147 895,739	86.5% 74.8%	<del>&amp;</del> &	208,592	₩ ₩	32,555 225,726
CONSTRUCTION (based on professional estimate) Mechanical Systems Replacement (HVAC Related) General Renovations	<del>⇔</del> ↔	2,763,409 3,285,168	<b>↔</b> ↔	2,763,409 3,285,168	86.5%	<del>&amp;</del> &	2,390,349	<del>69</del> <del>69</del>	373,060 827,862
Total		6,048,577			-			-	
Project Total			€5	7,192,463		€	5,733,259	69	1,459,204

,733,259 x.95	5,446,596 1,745,867
\$	& & D —
AIP ELIGIBLE	AIP SHARE (95%) GRANTEE SHARE

#### GAINESVILLE REGIONAL AIRPORT TERMINAL RENOVATIONS - PHASE 2 FEES FUNDING ELIGIBILITY ANALYSIS

#### AREA & VOLUME METHOD

DES	G	V	FF	FS

Mechanical System Replacement	\$137,691		21.2%
Terminal Renovations	\$501,698		77.3%
City Review Process	\$9,497		1.5%
Design Fees Total	\$648,886		100.0%
CONST SUCS FEES (F-ti-)			
CONST. SVCS. FEES (Estim)	<b>***</b>		
Construction Administration	\$216,000		
Quality Assurance	\$20,000		
Resident Project Representative (Inspection)	\$252,000		
Const. Svcs. Fees Total	\$488,000		
TOTAL FEES (Estim)	\$1,136,886		
FEE ELIGIBILITY ANALYSIS			
Mechanical System Replacement			
Design & Bidding	\$137,691	Basic	
Construction Administration (21.2% Fee)	\$45, <b>79</b> 2	Basic	0/ 2002 20 40-1
Quality Assurance (21.2% Fee)	\$4,240	Other	% same as design
RPR (21.2% Fee)			% same as design
NFN (21.270 FGE)	\$53,424 \$241,147	inspec.	% same as design
	\$241,147		
Terminal Renovations Fees (Estim)			
Design & Bidding	<b>\$51</b> 1, <b>19</b> 5	Basic	•
Construction Administration (78.8% Fee)	\$170,208	Basic	% same as design
Quality Assurance (78.8% Fee)	\$15,760	Other	% same as design
RPR (78.8% Fee)	\$198,576	Inspec.	% same as design
_	\$895,739	торос.	no same as design
TURIDING ANALYON			
FUNDING ANALYSIS			
Mechanical System Replacement	\$241,147		
Eligible Percentage	86.5%		From Const. Analys
Mechanical System Eligible Fees	\$208,592		Ź
Renovations Fees	<b>6905 700</b>		
	\$895,739		
Eligible Percentage	74.8%		From Const. Analys
Renovations Eligible Fees	\$670,013		
Total Eligible Fees	\$878,605		
Federal Participation	95%		
Federal Share	\$834,675		
Local Share	\$302,211		

## GAINESVILLE REGIONAL AIRPORT TERMINAL RENOVATIONS - PHASE 2 CONSTRUCTION COST FUNDING ELIGIBILITY ANALYSIS

#### AREA & VOLUME METHOD

Total Project Construction Cost (Estim.)				\$6,048,577
HVAC ELIGIBILITY (Volume Based)				
Eligible Spaces Volume Non-Eligible Spaces Volume	512,000 79,983 591,983	SF SF SF		86.5% 13.5% 100.0%
HVAC Construction Cost (Estim.) Eligible Percentage Eligible Cost HVAC			·	\$2,763,409 86.5% \$2,390,349
RENOVATIONS ELIGIBILITY (Area Based)				
ELIGIBLE AREAS  Holdroom/Skylight  Meeter-Greeter/Concess.  Eligible Amount (percent area based)	10,652 14,790 25,442	SF SF		74.8%
NON-ELIGIBLE AREAS  Administration TSA Offices Law Enforcement Non-Eligible Amount (percent area based)	7,073 911 600 8,584	SF SF SF SF		25.2%
TOTAL RENOVATION AREAS	34,026	SF		
Renovations Construction Cost (Estim.) Eligible Percentage Eligible Cost Renovations				\$3,285,168 74.8% \$2,457,306
FUNDING ANALYSIS  HVAC Eligible Construction Costs  Renovations Eligible Construction Costs  Total Eligible Costs  Federal Participation				\$2,390,349 \$2,457,306 \$4,847,654 95%
Federal Share				\$4,605,272
Local Share				\$1,443,305

#### GAINESVILLE REGIONAL AIRPORT TERMINAL RENOVATIONS - PHASE 2 GRANT AMOUNT WORKSHEET

COST CLASSIFICATION	TOTAL	ELIGIBLE AMOUNT	INELIGIBLE AMOUNT
Administrative Expense	\$7,000	\$7,000	\$0
Preliminary Expense	\$0		\$0
Land, Strutures, Right-of-Way	\$0		\$0
A/E Basic Service Fees	\$864,886	\$668.402	\$196,484
Other A/E Fees	\$20,000	\$15,456	\$4,544
Project Inspection Fees	\$252,000	\$194,747	\$57,253
Land Development	\$0		\$0
Relocation Expenses	\$0		\$0
Relocation Payments to Individuals	\$0		\$0
Demolition and Removal	\$0		\$0
Construction and Improvements	\$6,048,577	\$4,847,654	\$1,200,923
Equipment	\$0	. ,	\$0
Miscellaneous	\$0		\$0
TOTAL	\$7,192,463	\$5,733,259	\$1,459,204
Estimated Income	\$0		, , , , , , , , , , , , , , , , , , , ,
NET PROJECT AMOUNT	\$7,192,463		
Less: Ineligble Exclusions	\$1,459,204		
Add: Contingencies	\$0		
TOTAL PROJECT AMOUNT	\$5,733,259		
Federal Share Requested (95%)	\$5,446,596		
Add Rehab. Grants Requested	\$0		
TOTAL FEDERAL GRANT REQ.	\$5,446,596		
Grantee Share	\$1,745,867		
Other Shares	\$0		
TOTAL PROJECT	\$7,192,463		

