



BARNSTABLE MUNICIPAL AIRPORT
BOARDMAN-POLANDO FIELD
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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, December 20, 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., Ronald Persuitte, and Michael A. Dunning. 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, and Suzanne Kennedy, Executive Assistant to the Airport Manager

Public Members:

David Still II, Barnstable Patriot; Chip Bishop, Chip Bishop Communications, Jim Kubat, AECOM, and Brent Runyon, Barnstable Enterprise

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. This is the first BMAC Meeting in the new terminal.

Minutes of the previous meetings:

Chairman Santos tabled the minutes of the October 18, 2011 meeting.

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, December 4, 2011 and the following was discussed:

- Continuing discussion of land usage outside of the fence
- Discount Jet Fuel was discussed with Net Jets. The staff may be traveling to view some of the Net Jets suggestions and will have two reports to submit to the full Commission soon.
- Fees and renewal of leases.

Infrastructure Subcommittee (Commissioners Griffin, Dunning, Luzietti)

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

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

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

- It was noted that Commissioner Griffin joined the Construction committee meeting.
- The Construction Committee has been overseeing four projects which are almost complete.
 - Terminal – The building is almost 95% complete with the demolition and subsequent payment of retainage remaining.
 - ATCT - The ATCT is about 95% complete with the remaining item being the demolition. There is a Change Order on today's agenda for approximately \$64,000 which will leave approximately \$68,000 in reserves.
 - Access Road & Parking – The Access Road is about 77% complete with some utility work to be done and pavement and marking to be done in the spring. The Change Orders are complete and the project is under budget.
 - Terminal Apron – The Apron is about 68% complete and will be completed next year after the demolition of the existing terminal. The project is on budget and on schedule with the exception of the demolition.
 - A larger Emergency Generator is needed immediately for the Terminal, so a temporary one has been proposed for immediate use and a permanent one will be acquired at a later date through a CIP appropriation.
 - It was noted that four utility poles require easements from the Town Council prior to relocation.
 - The Commission expressed appreciation to Lawrence Lynch for moving the two large holly trees to their new location. They look great.

Unfinished Business:

BMA1111-05 – Approval of the Easement granted by the Barnstable Municipal Airport Commission to Verizon New England Inc. and NSTAR Electric Company

MOTION to approve the Easement granted by the Barnstable Municipal Airport to Verizon New England Inc. and NSTAR Electric Company for a portion of the premises recorded with the Barnstable County Registry of Deeds in Book 587, page 271 for the purpose of relocating utility poles and services. **SPONSOR:** Construction Committee **(May be acted upon)**

This agenda item was tabled.

New Business:

BMA1211-01 – Approval of Suffolk Construction Change Orders for Proposed Change Orders approved in December 2011

MOTION to approve the Suffolk Construction Change Order #10042 in the amount of \$64,659.34 for the listed Proposed Change Orders (PCO) to the New Air Traffic Control Tower Project. **SPONSOR:** Construction Committee **(May be acted upon)**

This agenda item was moved and read by Commissioner Megathlin, and seconded. Manager Breault stated as the abatement progresses, additional asbestos was found between the walls of both buildings. This Change Order is for roughly 1500 linear feet of asbestos down between the walls and some more has just been found in the tower. It is reasonably expected that this was not previously noted, as the original inspection was done in 2005 and most was behind the wall structure. Today there was an additional 450 linear feet found as asbestos lagging on pipes in the old terminal. This needs to be fully abated and it needs to keep moving forward. This agenda item was unanimously approved by verbal vote.

BMA1211-02 – Acceptance of Recommendation of Award of Airport Advertising lease to ClearChannel Airports

MOTION to accept the recommendation of the evaluation committee to award the Airport Advertising Services in the new Barnstable Municipal Airport Terminal to Clear Channel Airports and to authorize the BMAC Chair to sign the acceptance letter. Once accepted, contract lease terms will be negotiated. **SPONSOR:** RFP Evaluation Committee **(May be acted upon)**

This agenda item was moved and read by Commissioner Griffin, and seconded. Manager Breault read the letter of acceptance (see attached). Commissioner Megathlin noted that the proposal may have modifications to the revenue structure if wall space availability is modified due to the art displays. This agenda item was unanimously approved by verbal vote.

BMA1211-03 – Airport Art Task Force Briefing Update

Commissioner Megathlin stated that the Art Task Force was the dream of the Art Foundation of Cape Cod and its Director, Kevin Howard. He contacted the Airport Manager about nine months ago to display public art in the new Terminal and since then the scope has broadened widely. The Task Force consists of about 20 people primarily from the art community along with Chip Bishop, the Airport Manager and two Commissioners. The Task Force will continue to move forward with art displays, but initially will concentrate on displaying the Aviation history of the Airport.

As a result of a meeting with the Boardman-Polando families who were kind enough to offer historical artifacts and memorabilia to display, the Task Force has now designated four areas in the airport to display aviation history as follows:

- Model Airplane of the “Cape Cod” in the Car Rental Area of 50% size of the original.
- Display cases within the conference room to contain memorabilia from the Boardman-Polando families.
- A Fixed image shade in the window of the Airport Meeting room on the second floor to depict the Boardman-Polando flight.
- Seven large banners in the entrance area to reflect the aviation history of the airport.

The Task Force needs someone to put all of this together. Jim Preston, Cape Cod Times, has offered to collect additional historical data. Commissioner Megathlin suggested some funds may be needed to start work on this to have a display for the opening in the spring. Howard Bonnington has offered to help. The Airport Manager, Kevin Howard, Chip Bishop, and Commissioner Megathlin have met to discuss raising funds, and this will be discussed at a future meeting. This is a huge undertaking and should not be handled by the Art Task Force. Commissioner Megathlin suggested between \$2,000 and \$4,000 to cover someone’s expenses related to overseeing these displays.

The Public Art RFQ will go out to the public next week with a return date of February 1, 2012. Ironically there is not a lot of wall space available due to advertising, signage, fire extinguishers, etc. The Art Task Force is looking for various types of public art such as oil, acrylic, watercolor, fabric on paper or canvas, metal or bronze, stained glass, stone or wood caste resin, digital art, photography, mobiles, murals, and mosaics. There is a strong sentiment to have as much public art as possible so the staff is working cooperatively with Clear Channel (advertising) for available space.

Commissioner Persuitte commented that the airport should be able to appropriate some funds towards the art and displays in order to do it properly. There is a placeholder of \$10,000 in the FY2013 budget for this purpose. A similar plane on display in San Francisco cost \$25,000 for the model. Chip Bishop stated that there may be individuals to come forward as a result of this discussion to offer to be a part of this opportunity.

Noise Report:

There is no noise reporting this month.

Yarmouth Representative’s Comments:

Mr. Howard commented that he was looking forward to having Chairman Santos and Manager Breault at the Yarmouth Selectman’s Meeting this evening.

Airport Manager’s Report:

Manager Breault reported the following:

- He mentioned a lot of credit should go to Chip Bishop to get the ball rolling on the Art Task Force which originated with the Cape Cod Times commenting that the Airport should present a “Sense of Place”.
- Chip also came up with the idea that there should be a strategic planning meeting of the Airport Commission sometime in January to discuss where to go from here and talk about marketing to drum up some more business. Mr. Bishop has agreed to be moderator at the meeting.
- Naming Rights are still under discussion with the Finance Subcommittee as a possible fund raising issue. At this point, should the new conference room continue as the Bud Gourley Conference Center or should it be renamed.
- The restaurant applications have been received and interviews will be conducted January 5th and 6th of the two qualified applicants. And the restaurant should hopefully be up and running within 60 days of the selection.
- The emergency generator for the Terminal was reduced in size in one of the earlier Value engineering Reductions in the size of the Terminal in 2008. The then emergency generator for \$365,000 was removed and was never carried forward on the Value Engineering list of things that were taken out. The staff is trying to find the paperwork trail

for how this evolved. So, everyone assumed that the emergency generator that is installed on this project was of sufficient size to provide not only life safety issues but to be able to run the terminal. Unfortunately that is not the case. Currently there is a 100KW emergency generator that will provide life safety and some security and lighting, but not all. The rooftop HVAC units require 350KW to run. If the area was to have a Nor'easter or blizzard and we lose power there would be no heat and the building would have to be evacuated and the water turned off; and subsequently, the windows do not open, so if the power were to go off in the summer, the building would be like an oven. Jacobs Engineering is completing the scope of work for a temporary emergency generator which could be installed in about two weeks, and for a permanent emergency generator which could be installed in about five months.

- Manager Breault spoke with the Acting Town Manager and this may be able to be on the Town Council agenda next month with an appropriation order of approximately \$500,000 to come out of the Airport Reserves for both the temporary and the permanent generators. He will have the draft appropriation order written by next week for the Acting Town Manager to review. This is not AIP eligible, and the Mass DOT is not sure if this is eligible for reimbursement of 80% of these costs.
- Chairman Santos stated that if the Commission had recommended that the emergency generator be removed or reduced, there would have been discussions and good reasons as to the change being approved. There was a reason for the original size in the plan, and there would have been some discussion as to why it was not necessary. He requested that staff research what happened and if there is any recourse for this.

Announcements – Commissioner’s Comments:

Commissioner Megathlin agreed that a strategic planning meeting would be a great idea.

Chairman Santos is delighted that the Terminal is complete; it is a wonderful facility that was built in a very reasonable amount of time. He gave heartfelt thanks for everyone’s hard work.

Commissioner Griffin reiterated Chairman Santos remarks, and commended Hank Farnham, Jim Crocker and Deb Dagwan for all of their help and support to bring the Terminal to fruition.

Staff is hoping to have a Grand Opening dedication in early spring after all of the demolition is complete and the fence is in place.

Commissioner Dunning stated he was glad that we were no longer in a dangerous old building. He was watching a football game at Candlestick Park and the lights all went out at the stadium for about 40 minutes before the game started and then again later. With 60,000 to 80,000 people in the stands, the emergency generator never kicked in, creating a dangerous situation.

The next meeting will be held on January 17, 2012.

Adjournment:

Upon Motion duly made and seconded, the meeting was adjourned at 4:55 p.m.

ROBERT L. O’BRIEN, CLERK