

Regular Meeting

Walker Field Airport Authority, August 12, 1982

Members Present: Chairman Rick Enstrom, Commissioners Maxine Albers, Barney Barnett, Louie Brach, Frank Dunn, George White. Also present Airport Manager Paul Bowers, Clerk M.A. Harms, Att. Randy Pearce.

Guests: Jerry Cooper, Corky Hunt and Bill Bucy from BOSS, Dick Schmitz from Continental Airlines, Duane Phelps from Frontier Airlines, Chuck Kohles from Horizon Aviation, Jim Huska from Congressman Hank Brown's Office, Dick Pond owner of Aeroplane Restaurant, Bill Myers from Budget, Attorney Tony Prinster and John Pabst from Monarch Aviation, Airport Architect Porter.

Prior to start of the meeting, subpoenas were issued to Board members in attendance: Hertz operator Daren Cyphers is suing the Authority to determine if Authority action was appropriate in awarding rental car contracts; no monetary claim is made. Attorney Pearce was directed to take appropriate action.

Meeting was called order by Chairman Enstrom at 7:08 a.m. Minutes of the July 22, 1982 meeting were amended on the last page, last paragraph to read "Commissioner White seconded the motion which passed 3 to 1 with Commissioner Clark casting the negative vote".

There were no prescheduled guests and Management Agenda Item 1 "Economic feasibility study \$7,000" was dropped from the agenda. Mr. Bowers said the airline contracts had been tentatively agreed to in the same form as presented to the Board earlier. Continental's agreement will contain an additional amendment with the Authority doing leasehold improvements for them. Continental would pay back the cost (estimated \$100,000), plus interest of such improvements whether they stay in the Grand Junction market or not. Commissioner Dunn asked if Frontier was aware of this

arrangement and Mr. Bowers said they were and that Frontier was not planning on having the Authority do any leasehold improvements for them at this time. Commissioner Brach suggested that this agreement go through the same subcommittee working on the Monarch negotiations (Commissioners White, Brach and Barnett). Commissioner Dunn asked that the results of the subcommittee meetings be brought back to the Board at the next meeting.

Seating for the new terminal had been bid the end of July. The type of seat bid was recommended by the Interior Design Consultant and Architect reviewed and accepted by the airport design committee (Albers, Brach). selected was the Vecta series manufactured by Steelcase. A letter and alternate bid had been received from Commercial Office Products saying they bid an alternate because they were not a Steelcase distributor and could not bid specs, plus this chair was a poor application for airport seating and was not appropriate for elderly and young children. Commissioner Dunn said similar chairs were currently in use at St. Mary's Hospital, were about twice the cost of the alternate chairs offered through Commercial Office Products; which are currently in use by Frontier Airlines, good looking, and serviceable with no costly maintenance. Mr. Bowers said the chairs bid, which were not his recommendation, have a replaceable sling, which lists at \$250.00 each. Mr. Bowers noted the Authority had designated the design committee and given the Committee the authority to make the decision on the chairs. Architect Porter said the budget for the seating in the terminal had been set at \$100,000 and six weeks ago Mr. Bowers and the Design Committee had reviewed the seating available and selected

this chair at \$60,000 total cost (bid was (\$60,250). Commissioner Dunn said he did not like to see this much money spent on these chairs when other more economic models were available at a lower cost, that the amount of money spent was important to him and there is a tendency to spend to budget. Architect Porter said this type of seating is used by the airlines and he said the price bid is a fair price for the chairs. Commissioner Dunn said the other chair bid by Commercial Office Products was just as attractive and was more durable. Architect Porter said he was not sure the bid process could be done again at this time and further that he felt the chairs bid created a better impression and were more aesthetically pleasing. Commissioner Brach said he had taken the middle of the road when selecting this particular seating and he still liked the seating selected and would like to make a motion that the bid from BOSS be awarded for the seating in the amount of \$60,250.00). Commissioner Albers seconded the motion which passed 5 to 1 with Commissioner Dunn voting against the motion.

Carpeting for the new terminal was bid the same time as the seating and the low bid was by Cedaredge Interiors at \$30,612.00. Comm. Dunn asked why only two bids had been received (the other bid submitted was by North Avenue Furniture) and Mr. Porter said he had specified only one type of carpeting and three bids had been received but the third bid had arrived a day late. Mr. Porter said this was a special type of commercial carpet to meet

specific needs and this type of carpeting is not carried or available to everyone. Commissioner Brach made a motion that the low bid from Cedaredge Interiors in the amount of \$30,612 be accepted. Comm. Dunn seconded the motion which passed unanimously.

Mr. Bowers said Gift Shop Operator Joan Smith had been offered five year lease her space in the new terminal at \$15.50; or 10% of gross except 6% on drugs and periodicals (whichever is higher). Counter offered \$8.00 per square foot plus percentages on all gross over \$50,000 per year. Subsequently, she agreed to accept, subject to Board approval, \$8.00 per square foot plus same percentages for gross sales over \$40,000, on a three year contract. Based on 1982 sales projections this would translate to \$12 per square foot rental. Comm. Brach asked why the lower percentage on drugs and periodicals and it was explained by Mr. Bowers that these were low markup items and based on 1982 projections this would translate to \$12 per square foot rental. Commissioner Albers made a motion that the Gift Shop Agreement be accepted with the terms as recommended. Commissioner Brach seconded the motion which passed unanimously.

Chairman Enstrom said the meeting was held with Mr. Porter as had been directed at the last meeting. Mr. Porter, Mr. Enstrom, Mr. Pearce and Mr. Bowers met and discussed various problems. Att. Pearce said the agreement handed out had first been sent to Att. Aperstein, Porter's attorney, and changes he had requested had been made. Comm. Brach asked Mr. Bowers if he had any problems with the agreement and Mr. Bowers responded there were still some problems with the building but that they

they were not insurmountable and Mr. Porter agreed he would address these areas. Mr. Brach then asked if the change orders had been worked out and Mr. Bowers said most of them were not significant amounts and those that were had been previously addressed i.e. concrete under the holding area; \$25,000 for fill; sprinkler system changes over the rent a car areas for \$12,000 - \$14,000. Mr. Brach then asked about construction delays and Mr. Bowers said the contract was for 350 day completion time, which would be over this month, but there was no penalty contractually defined. Tenant improvement spaces are now the items that require time to complete.

Mr. Porter said he talked with a Centric Vice President and we are on schedule with their contract. He also is working with Frontier and Continental but is not yet under contract to them and he can not start work on the rent a car spaces until space priorities are settled. Centric has performed well and is on schedule with no substantial overrun; talking days or weeks not months. Mr. Porter said he is also processing change orders as fast as possible and hope to have all of them to Mr. Bowers on Monday or Tuesday and communications problems have been solved. Commissioner Brach asked if Mr. Porter were comfortable with this contract and Mr. Porter said yes. Mr. Brach asked Mr. Bowers the same question and Mr. Bowers answered he did not know if this settlement agreement would solve all problems. Commissioner Brach then made a motion that the Board approve the new agreement with Porter. Commissioner Albers seconded the motion which passed unanimously.

The Airport Fire and extended coverage insurance had been put out for proposals and a decision would need to be made prior to receipt of the proposals as the premium deadline would be 5:00 p.m. Thursday, August 12. Commissioner Dunn made a motion that the Board authorize management to accept the low premium, with Commissioners Barnett approving such decision prior to award of the policy. Commissioner Brach approved the motion which passed unanimously.

Mr. Bowers said plans are in progress for renovation of the old Wegner Hangar into an Air Cargo Facility. A new roof is needed and the bid from Robison Roofing in the amount of \$5,125.00 appears to be the best. Paving work around the outside of the building needs to be done along with some interior work for a total cost modification cost of \$20,000 - \$25,000. Commissioner Brach asked how much income would be derived from the building and Mr. Bowers said very little. Commissioner Dunn said it is basically a good, structurally sound building. After a brief discussion it was informally decided to appoint Mr. Brach to help select type of roof and the contractor for the job.

The Monarch/Flower negotiations were discussed next. Mr. Dunn said the committee had met (Commissioner Barnett did not attend the meeting as he was out of town). A letter was sent by

Att. Pearce to Monarch as a result of this meeting. No action on this matter needs to be taken today. Mr. Pabst from Monarch is concerned about Flower primarily being a fuel dealer and committing percentages to operations not intended to be onfield. Monarch Attorney Tony Prinster said he would like the opportunity to negotiate with the Committee as the current proposal is patently unfair to Monarch and he would like to see an agreement reached that would be fruitful to both sides. Commissioner Barnett asked that this matter not drag on and the committee composed of Commissioners Barnett, Brach and will meet to hear the Monarch proposal.

Commissioner Brach asked that Mrs. Harms contact Mr. Pabst about an accounting problem and Mrs. Harms said she would. Mr. Bowers said the ADAP bill was now in Senate Joint Committee. Plans for the new terminal aircraft apron are now being prepared by Isbill and will be on the street before final ADAP approval (contract would be awarded subject to federal funding availability). The new bill as part of the \$99 Bill Budget Reconciliation Act contained the Walker Field Section 16 Federal restrictions release. Commissioner White asked that Congressman Brown be thanked for his help. Bowers noted this apron package would include general aviation apron for Horizon Aviation.

Commissioner Barnett reported on the art committee selection of a sculpture for the new terminal. Cost of the art will be \$18,000 - \$20,000. The art committee will raise enough money to guarantee one piece of sculpture at the airport through the sale of raffle tickets. The committee has narrowed the field down to

four Colorado artists and a meeting will be held at 1:00 this afternoon to select the final work. There is one contemporary piece and the rest are traditional.

The meeting adjourned at 8:20 a.m.