

BEAVER ISLAND AIRPORT COMMISSION SPECIAL MEETING – January 26, 2013 11 am at Peaine Township Hall.

Members present: Mike Scripps, Elaine West, Jim Wojan, Don Vyse, Colleen Martin and Pete Lodico

Members absent: Ray Cole

Meeting called to order by Mike Scripps at 11:01 am.

No changes to agenda.

Working Session with architect and BIAC. The architect Kendra Thompson recapped progress regarding the terminal square footage changes since the 2008 design. The 2008 design had 3,235 square feet on the main level and then a 2,800 square foot basement. In December 2012 the footprint was 3,850 square feet without a basement. January 14th the footprint was 3,675 square feet. With the current design on January 26th down to 3,350 square feet. It is the consensus of the BIAC that the terminal not be reduced any further because it could be many years before funds could be available to expand and it would be a shame to put all this effort into a building that will be inadequate for current needs.

The current terminal design will not have a generator included in the scope but the electrical will be installed as to accommodate a generator in the future. Air conditioning will be included in the mechanicals. The baggage handling area will have an 8 foot wide garage door facing the ramp area with a 9 foot wide door for curbside access.

Elevations were reviewed. Modifications were made to reduce the amount of stone on the building and simplify gable ends to reduce costs.

Two parking lot plans were reviewed. Each would accommodate the same amount of cars. Layout 1 would require about 1.5 acres of trees to be removed but the farthest parking spot would be about 500 feet from the building entrance. Layout 2 would require about 2 acres of trees removed but would include less isles and closer parking spots.

MOTION Wojan, Second Lodico to accept Layout 2 for parking lot design. All in favor.

Estimates for probable utility costs were reviewed. A propane furnace is estimated to cost \$23,524 per year. A geothermal system would cost around \$3,092 per year. With a fireplace installed the electrical company will provide a 3 cent per KWH discount for a non-electrical backup. This discount is included in the cost comparisons.

MOTION Lodico, Second Wojan to proceed with geothermal heat for the terminal. All in favor.

Review estimate of probable costs. Based on the current schematic design for the terminal it is estimated that the total cost for construction, contingency, and professional fees will be roughly \$131,000 above the grant money received from the state. Operational/Sustainability upgrades which would include geothermal, metal roof, fireplace, and interior finishes are estimated to be \$102,000 additional. Stephanie Ward with Mead and Hunt has been conversing with the state regarding the potential for additional funding. The normal process for a terminal building design and cost estimate is for an airport to receive funding for the design process first and when that is completed a grant is requested based on estimated construction costs. In 2008 when the previous terminal design study was done the estimated construction costs were \$740,000. The objective now is to set up a meeting with the state in February to review the current design and discuss possible funding options to help bridge the gap.

Jim Wojan will provide a report on the BIAC progress at the next St. James Township meeting. Pete Lodico will provide a report to the Peaine Township board at their next meeting.

MOTION Scripps, second West to adjourn at 1:05 pm, motion approved.