



Working Together to Enhance the Economic Vitality of North Central Washington

Chelan Douglas Regional Port Authority

**Confluence Technology Center
285 Technology Center Way, Wenatchee WA
Methow & Teanaway River Rooms
or
Zoom Virtual Conference Room Option**

**Meeting Agenda
November 22nd, 2022
9:00 am**

I. CALL TO ORDER

**Note: When the Chelan Douglas Regional Port Authority meeting is called to order, the Port of Chelan County and Port of Douglas County meetings are simultaneously called to order.*

II. INTRODUCTIONS

III. CONFLICT OF INTEREST

IV. PUBLIC COMMENT

V. PRESENTATION

- **Linda Haglund, Executive Director of the Wenatchee Downtown Association**

VI. CONSENT AGENDA

- **CDRPA:** Approval of November 3rd, 2022 Retreat Minutes and November 8th, 2022 Meeting Minutes.

VII. CDRPA ACTION ITEMS

- (1) Resolution 2022-12 Adoption of the Regional Port 2022 Supplemental Budget #2
- (2) Resolution 2022-13 Adoption of the Regional Port 2023 Budget
- (3) 2023 Proposed Health Care Plan
- (4) Authorization to Acquire a Compact Excavator
- (5) Authorization to Amend Overall Terminal Apron Project Budget including T-O Engineers' Amendment 1 to Task Order 21-01
- (6) Authorization to Amend Overall MALSR Project Budget including T-O Engineers' Amendment 1 to Task Order 22-11

VIII. POCC ACTION ITEMS

- (7) Resolution 2022-07 Adoption of the Port of Chelan County 2023 Budget
- (8) Resolution 2022-08 Surplus of Mobile Home

IX. PODC ACTION ITEMS

- (9) Resolution 2022-06 Adoption of the Port of Douglas County 2023 Budget

X. INFORMATIONAL ITEMS (Board may act on any items listed)

- (10) The Trades District
- (11) Malaga Waterline – Bid Results
- (12) Value of Data Centers Meeting
- (13) GA Terminal Building Project

XI. MISCELLANEOUS STAFF REPORTS

- CEO
- Director of Finance & Administration
- Director of Airports
- Director of Economic & Business Development
- Public Works & Capital Projects Manager
- Property & Maintenance Manager
- CTC Manager

XII. PUBLIC COMMENT

XIII. REVIEW CALENDAR OF EVENTS

XIV. ITEMS FROM BOARD OF DIRECTORS

- XV. EXECUTIVE SESSION:** An Executive Session may be called during the meeting. The purpose must be announced and is limited by RCW 42.30.110. Examples include: (1) to discuss with legal counsel litigation, potential litigation and/or legal risks (RCW 42.30.110(1)(i)); (2) to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)); and (3) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price (final action selling or leasing public property shall be taken in a meeting open to the public)(RCW 42.30.110(1)(c)); and (4) to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee(RCW 42.30.110(1)(g))

XVI. ADJOURN

PLEASE NOTE: The agenda is tentative only. The Board of Directors may add, delete, or postpone items and may take action on any item not on the agenda (This does not apply during a Special Meeting). The Directors may also move agenda items during the meeting. If you wish to address the Regional Port Authority on a non-agenda or an agenda item, please raise your hand to be recognized by the President. When you have been recognized, give your name and address before your comments. The Board of Directors are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principal.

The Port Authority office is ADA compliant. Please contact the Administrative Office at 509-884-4700 at least three (3) days in advance if you need any language, hearing or physical accommodation.

Board of Directors
Chelan Douglas Regional Port Authority
Board Retreat Meeting Minutes
Pybus Event Center
November 3rd, 2022
10:00 am

Present:

Directors

JC Baldwin, Director
Richard DeRock, Director
Donn Etherington, Director

Jim Huffman, Director
W. Alan Loeb sack, Director
Mark Spurgeon, Director

Staff

Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Ron Cridlebaugh, Dir. of Economic Dev.
Tricia Degnan, CTC Manager
Brooke Lammert, Executive Assistant
Colby Goodrich, FBO Manager

Trent Moyers, Director of Airports
Ron Russ, Property Mgr.
Craig Larsen, Business Dev. Mgr.
Stacie de Mestre, Capital Projects Mgr.
Sarah Deenik, Marketing & Com.
Laura Camarillo Reyes, Admin Assistant

Guest

Don Flick

The Chelan Douglas Regional Port Authority Board Retreat was called to order at 10:00 am.

CEO Kuntz reviewed the agenda for the day.

CDRPA Retreat –Topics and discussions included:

- **2022 in Review**
- **2023 Budget Outlook**
 - Cash Carry Forward Balance Projections
 - Revenue & Expense Pie Charts
 - Cash Reserve Policy
 - Ports Tax Levy Rates
 - Debt Service Schedules
 - Levy Allocation per Community
 - Tenant Lease Expiration Dates
 - Business Park – Profit/Loss
 - 2022 Supplemental/2023 Preliminary Budget
- **Investment Philosophy**
 - Use of Tax Levy
 - What Matters
 - Capital Allocation Matrix
 - Return on Investment

- **Specific Project Reviews**
 - FAA Projects
 - 5-Year Capital Improvement Plan
 - Passenger Facility Charges – Use Plan

- **Review Proposed 2023 Capital Projects** - Staff reviewed proposed Capital Projects. The Board provided input and requested Staff incorporate their input into the draft 2023 Budget.

- **2023 Legislative Priorities**
 - State
 - Federal

- **Miscellaneous Discussions**
 - Regional Port Check In
 - Partners in Economic Development Programs
 - Air Service
 - Other

No action was taken during the retreat.

The meeting was adjourned at 3:30 pm.

Signed and dated this 22nd day of November, 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

Mark Spurgeon, Director

Richard DeRock, Director

W. Alan Loeb sack, Director



**Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
November 8th, 2022
9:00 am**

Present:

Directors:

*Donn Etherington, Director
Jim Huffman, Director
JC Baldwin, Director*

*W. Alan Loeb sack, Director
Mark Spurgeon, Director
Richard DeRock, Director*

Staff:

*Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Ron Criddlebaugh, Director of Econ. Dev.
Trent Moyers, Director of Airports
Craig Larsen, Bus. Dev. Mngr.
Ron Russ, Property & Maintenance Mngr. (Zoom)
Stacie de Mestre, Capital Projects Mngr.
Tricia Degnan, CTC Manager (Zoom)*

*Sarah Deenik, Comm. Specialist
Julie Avis, Acct. Specialist (Zoom)
Lorena Amador, Acct. Specialist (Zoom)
Brooke Lammert, Executive Assistant
Bobbie Chatriand, Admin Assistant (Zoom)
Laura Camarillo-Reyes, Admin Asst. (Zoom)
Colby Goodrich, FBO Manager (Zoom)*

Legal Counsel:

*Quentin Batjer, Davis Arneil Law Firm, LLP
Julie Norton, Ogden Murphy Wallace*

Guests:

*John Alt (Zoom)
Robert Wilson, Enviromax (Zoom)
KPQ Radio (Zoom)
Susan Purvis (Zoom)*

*Emily Thornton, Wenatchee World (Zoom)
Steve Wilkinson (Zoom)
Mike Walker (Zoom)*

The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:00 am.

Introductions were made.

Conflict of Interest: None

PUBLIC COMMENTS:

An opportunity for public comment was provided; however, no public comments were received.

CDRPA CONSENT AGENDA:

The Chelan Douglas Regional Port Authority Consent Agenda consisting of the October 25th, 2022 Meeting Minutes and Check Register Pages #2022-40 through #2022-43, including Electronic Transfers was presented.

Motion No.
Moved by:
Seconded by:

10-09-22 CDRPA

Mark Spurgeon
W. Alan Loeb sack

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of October 25th, 2022 Meeting Minutes and Check Register Pages #2022-40 through #2022-43, including Electronic Transfers.

Motion passed 6-0

PODC CONSENT AGENDA:

Port of Douglas County Check Register Page #2022-03 was presented.

Motion No.
Moved by:
Seconded by:

10-10-22 PODC

Mark Spurgeon
W. Alan Loeb sack

To approve the Port of Douglas County Consent Agenda consisting of Check Register Page #2022-03.

Motion passed 3-0

PUBLIC HEARINGS:

As required by RCW 53.35.020, Public Hearing notices were published on October 20th, 2022 and October 27th, 2022 in the Wenatchee World.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY PROPOSED 2022 SUPPLEMENTAL BUDGET – PUBLIC HEARING

Commissioner Baldwin opened the public hearing at 9:05 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Baldwin closed the public hearing at 9:05 am.

PORT OF CHELAN COUNTY PRELIMINARY 2023 BUDGET – PUBLIC HEARING

Commissioner Baldwin opened the public hearing at 9:06 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Baldwin closed the public hearing at 9:06 am.

PORT OF DOUGLAS COUNTY PRELIMINARY 2023 BUDGET – PUBLIC HEARING

Commissioner Huffman opened the public hearing at 9:07 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Huffman closed the public hearing at 9:07 am.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY PRELIMINARY 2023 BUDGET – PUBLIC HEARING

Commissioner Baldwin opened the public hearing at 9:08 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Baldwin closed the public hearing at 9:08 am.

CDRPA ACTION ITEMS:

Authorization to Award and Establish a Project Budget – CTC Salvage, Demolition, and Restoration

EXECUTIVE SESSION:

Executive session was announced at 9:10 a.m. for a period of twenty minutes with action anticipated at the conclusion of the session. The purpose consisted of RCW 42.30.110(1)(i) to discuss with legal counsel litigation, potential litigation and/or legal risks. Executive session was extended for five minutes at 9:30 a.m. Executive session concluded at 9:35 a.m.

de Mestre gave an update on the bids that were received on November 2nd, 2022 for the CTC Salvage, Demolition, and Restoration project. Three of the five bids were contested, so Julie Norton was present to give her legal guidance on any questions that arose regarding potential litigation on the project. Robert Wilson requested to make a public comment via zoom and notated that he suggests that the board accepts a bid and does not send the project out for bid for a third time. The following motion was made:

Motion No.
Moved by:
Seconded by:

10-11-22 CDRPA

Richard DeRock
W. Alan Loeb sack

To authorize the CEO to award the contract to Absher Construction in the amount of \$2,570,257.00 which includes a total construction cost of \$3,780,257.00 for the base bid work, alternates 1-4, and Washington State Sales Tax as well as a payment of \$1,210,000.00 for the salvage equipment conditioned upon the receipt of and acceptance of all necessary deliverables required by the contract documents further conditioned upon not fully executing the contract until after 8:00 am on Monday, November 14th, 2022 and to establish an overall project budget in an amount not to exceed \$3,217,287.00.

Motion passed 5-1
Commissioner Etherington Nay.

Authorization to Award – Malaga Waterline Pipes, Valves and Appurtenances

In order to keep the Waterline Extension Project on schedule it was recommended that pipeline related materials be pre-ordered to ensure a timely arrival. de Mestre requested authority to bid out the pipeline materials. The contract will be awarded to the vendor with the best value – not to exceed \$1.3 million. Lough noted that Microsoft has an agreement to reimburse items purchased within 10 business days and Kuntz noted that Malaga Water District will be consulted. The following motion was made:

Motion No.
Moved by:
Seconded by:

10-12-22 CDRPA

W. Alan Loeb sack
Mark Spurgeon

To authorize the CEO to award a purchase contract to the vendor who provides the best value and can meet a delivery date on or before April 19, 2023, so long as the price does not exceed \$1,300,000.00 and the Malaga Water District approves the selected material (PVC or ductile iron). Such authorization is also conditional on Microsoft signing the First Addendum to Phase I Water Development and Reimbursement Agreement.

Motion passed 6-0

PORT OF CHELAN COUNTY ACTION ITEMS:

Adoption of Port of Chelan County 2023 Tax Levy – Lough provided information on the Port of Chelan County Tax Levy for 2023. Discussion ensued and the following actions were taken:

Motion No.
Moved by:
Seconded by:

10-13-22 POCC

Richard DeRock
Donn Etherington

To adopt POCC Resolution No. 2022-05 Setting the 2023 Levy Limit Factor to 101%.

Motion passed 3-0.

Motion No.
Moved by:
Seconded by:

10-14-22 POCC

Richard DeRock
Donn Etherington

To adopt POCC Resolution No. 2022-06 Authorizing a 1% Levy Increase in 2023.

Motion passed 3-0.

Motion No.
Moved by:
Seconded by:

10-15-22 POCC
Richard DeRock
Donn Etherington
To authorize the Executive Director to sign and submit the 2023 Levy Certification.

Motion passed 3-0.

PORT OF DOUGLAS COUNTY ACTION ITEMS:

Adoption of Port of Douglas County 2023 Tax Levy – Lough provided information on the Port of Douglas County Tax Levy for 2023. Discussion ensued and the following actions were taken:

Motion No.
Moved by:
Seconded by:

10-16-22 PODC
Mark Spurgeon
W. Alan Loeb sack
To adopt PODC Resolution No. 2022-04 Setting the 2023 Levy Limit Factor to 101%.

Motion passed 3-0.

Motion No.
Moved by:
Seconded by:

10-17-22 PODC
Mark Spurgeon
W. Alan Loeb sack
To adopt PODC Resolution No. 2022-05 Authorizing a 1% Levy Increase in 2023.

Motion passed 3-0.

Motion No.
Moved by:
Seconded by:

10-18-22 PODC
Mark Spurgeon
W. Alan Loeb sack
To authorize the Executive Director to sign and submit the 2023 Levy Certification.

Motion passed 3-0.

Director Baldwin called for a 10-minute break at 10:00 a.m. The meeting reconvened at 10:10 a.m.

INFORMATIONAL ITEMS:

Review Proposed 2022 Supplemental Budget #2 – Lough provided the Board with information on the Proposed 2022 Supplemental Budget #2, specifically making note of any updates made since the November 3rd, 2022 Board Retreat.

Review Proposed 2023 Preliminary Budget – Lough provided the Board with information on the Proposed 2023 Preliminary Budget, specifically making note of any updates made since the November 3rd, 2022 Board Retreat.

Recap Partners Breakfast and Lunch Events – Kuntz updated the Board on the success of the Partners Breakfast and Lunch events and thanked them for their participation. A discussion was had on the consolidation of the breakfast and lunch and it was decided to keep them as separate events to promote as much participation as possible.

Governmental Affairs Representation – Federal – Under the CEO’s delegation of authority Kuntz is able to enter into an agreement not to exceed \$5,000 a month. Kuntz wanted to keep the Board informed on a short-term contract he is looking to enter into with Elevate Governmental Affairs to support the Regional Port’s \$3.0 million funding request for the GA Terminal Building. No objection was noted, and Kuntz will move forward with the contract.

Chelan Airport Waterline Project – Kuntz reported on the Chelan Airport Waterline Project giving the board an update on meetings he has with the Mayor and Chelan County. The Regional Port’s contribution of \$670,000 will be conditioned on all ERU’s remaining on the airport unless the City, County and Regional Port agree to otherwise.

MISCELLANEOUS STAFF REPORTS:

Kuntz provided information and updates including:

- Noted that the Board should begin considering the 2023 meeting schedule at the upcoming meeting on November 22nd, 2022.
- Kuntz updated the Board that it is not required by the State of Washington to offer a hybrid meeting option, however, after some discussion, the Board and Kuntz decided that offering a hybrid option is best for public transparency and open discussion.
- Shared that Salcido Group is looking to purchase land at the Olds Station Business Park to build a headquarters building on. A discussion was held on ensuring that the land is used to it’s maximum potential with less open space.
- Kuntz discussed additional meeting plans for the WPPA 2022 Annual Meeting in Tacoma.
- Updated the Board on a recent meeting held at Executive Flight with the Washington State National Guard Army and progress on their plans for moving into the facility.

Moyers provided information and updates including:

- Moyers gave an update on the scheduled runway closures at Pangborn Airport to conduct work on the MALSR project. He noted that weather has not negatively affected the timeline of the project.

de Mestre provided information and updates including:

- Updated that the Cashmere wood waste removal project should come in under budget and that she should have the final number this week.
- de Mestre informed the Board that she has formally submitted a “No Further Action” request letter to Ecology for the middle parcel on the Cashmere wood waste project.

PUBLIC COMMENTS: An opportunity for public comment was provided. No public comments were received.

REVIEW CALENDAR OF EVENTS: Several dates and events were reviewed.

ITEMS FROM BOARD OF DIRECTORS: Board of Directors provided various updates.

EXECUTIVE SESSION:

Executive session was announced at 11:37 a.m. for a period of five-minutes with no action anticipated at the conclusion of the session. The purpose consisted of RCW 42.30.110(1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. Executive session concluded at 11:42 a.m.

The meeting reconvened in Regular Session with no action taken and was adjourned at 11:45 a.m.

Signed and dated this 22nd day of November 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

Mark Spurgeon, Director

Richard DeRock, Director

W. Alan Loeb sack, Director

CDRPA RESOLUTION NO. 2022-12

**RESOLUTION OF THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY
APPROVING THE 2022 SUPPLEMENTAL BUDGET #2**

Whereas, the proposed 2022 Supplemental Budget #2 has been presented to and reviewed by the Chelan Douglas Regional Port Authority Board of Directors; and

Whereas, the proposed 2022 Supplemental Budget #2 was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law.

Be It Resolved by the Board of Directors of the Chelan Douglas Regional Port Authority that the proposed 2022 Supplemental Budget #2 in the form submitted to the Directors on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Board of Directors at a regular meeting thereof held this 22nd day of November, 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

W. Alan Loeb sack, Director

Richard DeRock, Director

Mark Spurgeon, Director

**Chelan Douglas Regional Port Authority
2022 Supplemental Budget #2**

	Approved Supplemental #1 Supplemental #2	
OPERATING REVENUES		
BUSINESS PARKS		
<u>CASHMERE MILL DISTRICT</u>		
Building A - Blue Spirits	\$ 163,588	\$ 163,588
Building B - Hurst International & Blue Spirits	133,017	135,358
Utility & Operating Reimbursements	56,650	59,495
Louws Property Sale	85,500	89,135
Misc. Income	2,178	2,278
TOTAL CASHMERE MILL DISTRICT	\$ 440,933	\$ 449,854
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Office Space Leases	\$ 468,000	\$ 468,000
CTC South Office Space Leases	14,108	14,108
Video Conference/Meeting Room Rentals	120,000	150,000
Utility & Operating Reimbursements	32,450	32,450
Misc. Income	1,500	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 636,058	\$ 665,058
<u>COLUMBIA STREET PROPERTIES</u>		
Buildings A/B - Badger Mtn Brewing	\$ 45,360	\$ 45,360
Buildings G/I - Streamline	131,736	131,736
Building E - Streamline	-	11,366
Building F - Streamline	3,000	19,167
Misc. Rents	4,250	1,250
Utility & Operating Reimbursements	23,500	24,205
TOTAL COLUMBIA STREET PROPERTIES	\$ 207,846	\$ 233,084
<u>MALAGA INDUSTRIAL SITE</u>		
Lojo Property Sale	\$ 6,568,848	\$ 6,559,740
Curtis/Torres Property Sale	2,601,403	2,674,324
Farm/Land Rents	98,745	101,150
TOTAL MALAGA INDUSTRIAL SITE	\$ 9,268,996	\$ 9,335,214
<u>OLDS STATION BUSINESS PARK</u>		
IB 2 - Synergy Food Solutions	\$ 49,290	\$ 49,290
IB 3 - Confluence Health	69,957	71,696
IB 4 - Pregis Corporation	210,630	210,630
IB 5 - Chelan County PUD	296,400	310,797
IB 6 - ABC Early Learning	14,094	14,094
IB 7 & 8 - Pacific Aerospace & Electronics	732,919	732,919
IB 9 - Sinclair Systems & Frito Lay	247,950	288,450
Utility & Operating Reimbursements	116,350	169,825
Misc. Income	2,500	500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,740,090	\$ 1,848,201

**Approved
Supplemental #1 Supplemental #2**

PANGBORN AIRPORT

Landing Fees	\$ 40,000	\$ 53,950
Parking Income	300,000	282,500
Aircraft Parking	4,500	10,250
Rental Income - Aviation Land	99,716	100,868
Rental Income - NonAviation Land	67,805	66,199
Rental Income - Terminal/Aviation Building	61,675	63,062
Rental Income - NonAviation Buildings	96,090	96,097
Rental Income - Hangars	165,200	165,379
Car Rental Concession Fees	59,500	87,750
Fuel Flowage Fees	20,000	20,940
FBO Fuel Income	1,400,000	2,110,000
FBO Income (After hours)	25,000	27,750
FBO Misc. Income	10,000	12,225
Misc. Fees and Permits	15,000	28,000
TOTAL PANGBORN AIRPORT	\$ 2,364,486	\$ 3,124,970

PANGBORN BUSINESS PARK

<u>Land Leases</u>		
Lot 4 - Coca-Cola	\$ 85,778	\$ 85,778
Lot 17 - Salcido	32,490	32,490
<u>Building Leases</u>		
3306 - Multi-Tenant	115,790	115,790
3310 - Accor Building	355,167	355,167
CWICC	199,343	199,343
Utility & Operating Reimbursements	10,350	10,150
Misc. Income	2,500	500
TOTAL PANGBORN BUSINESS PARK	\$ 801,418	\$ 799,218

REGIONAL PORT OFFICE/AVIATION CENTER

Rental Income - Offices	\$ 25,180	\$ 25,453
Rental Income - Aviation/Hangar Uses	175,000	182,887
Misc. Income	2,500	500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 202,680	\$ 208,840

LAKE CHELAN AIRPORT

Rental Income - Kelly Property	\$ 4,095	\$ 4,095
TOTAL LAKE CHELAN AIRPORT	\$ 4,095	\$ 4,095

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>MANSFIELD AIRPORT</u>		
Lease Income	\$ -	\$ -
TOTAL MANSFIELD AIRPORT	\$ -	\$ -
<u>WATERVILLE AIRPORT</u>		
Lease Income	\$ 3,370	\$ 3,428
TOTAL WATERVILLE AIRPORT	\$ 3,370	\$ 3,428
<u>ORONDO RIVER PARK</u>		
Chelan County PUD	\$ 30,750	\$ 30,750
Misc. Income	-	200
TOTAL ORONDO RIVER PARK	\$ 30,750	\$ 30,950
<u>PYBUS INCUBATOR</u>		
Office Space Lease	\$ 17,430	\$ 25,893
Misc. Income	-	-
TOTAL PYBUS INCUBATOR	\$ 17,430	\$ 25,893
TOTAL BUSINESS PARK REVENUE	\$ 15,718,152	\$ 16,728,805
<u>TAX RECEIPTS</u>		
Current Levy	\$ 4,375,292	
1.0% of Prior Year Tax	-	
New Construction	84,242	
Tax Refunded (receipts)	11,043	
TOTAL TAX RECEIPTS	\$ 4,470,577	\$ 4,470,577

**Approved
Supplemental #1 Supplemental #2**

NON-OPERATING REVENUES

Cashmere Mill District

Chelan County CPIF Grant - Cashmere Wood Debris	\$ 200,000	\$ 200,000
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Confluence Technology Center

Sale of Surplus Equipment	950,000	-
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Columbia Street Properties

Chelan County PUD Lighting Rebate - G & I	41,950	41,950
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Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650)	300,000	-
Client Contr - Malaga Waterline Ext (\$8,501,350)	1,700,000	235,000
Client Contribution - GBI Property	1,470,610	-
Client Contribution - Wastewater System	500,000	90,000
Client Contribution - Hayes Property Acquisition	698,650	-
Malaga Property Due Diligence - Client Reimbursement	175,085	175,085
Malaga Utility Study - Client Reimbursement	100,000	100,000
Malaga Curtis/Torres Property Clearing - Client Reimb.	-	165,000
Client Contribution - Property Acqu. (Misc.)	2,000,000	-

Pangborn Airport

FAA AIP Grant Proceeds - Env Assessment	56,011	53,763
WSDOT Aviation - Environmental Assessment	-	2,046
FAA AIP Grant Proceeds - Terminal Capacity	-	24,289
FAA Grant Proceeds (Apron Rehab)	9,391,247	8,515,215
FAA Grant Proceeds (Phase I - Taxiway A Relocation)	1,410,000	1,298,787
WSDOT - Taxiway A Relocation	-	8,694
FAA AIP CARES Act Grant (\$18,120,860)	771,411	762,390
PFC Capital Funds	515,126	549,872
TSA Operating Grant	14,600	12,250

Pangborn Business Park

Douglas County Payment - PWTF	80,000	80,000
Trades District EDA Grant (\$4,990,967)	-	-
Trades District State Capital Grant (\$2,950,000)	-	115,000
Trades District Financing	200,000	-

	Approved	
	Supplemental #1	Supplemental #2
<u>Waterville Airport</u>		
WSDOT Aviation - Lighting Design	51,210	30,890
WSDOT Aviation - Lighting Construction	387,000	14,648
<u>Economic Development</u>		
ADO Contracts - Dept. of Commerce	150,000	150,000
Chelan County .09 Grant - Partnership Projects	20,000	20,000
<u>Other</u>		
EPA Brownsfield Grant (\$600,000)	225,000	200,000
PUD 5th Street - Marketing/Legal Reimbursement	75,000	2,550
Other Tax Income (LHT & Timber Dist.)	8,625	9,365
Interest Income	95,060	91,750
Other Income	25,000	5,000
Sale of Fixed Assets	-	-
TOTAL NON-OPERATING REVENUES	\$ 21,611,585	\$ 12,953,544
TOTAL REVENUES	\$ 41,800,314	\$ 34,152,926

Approved
Supplemental #1 Supplemental #2

BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134	\$ 219,134
CERB Loan (2031)	75,781	75,781
Property Insurance	19,350	20,624
Building Maintenance	4,000	7,500
Property Maintenance	25,000	20,000
Utilities	32,500	32,500
Misc. Expenses	2,500	7,900
TOTAL CASHMERE MILL DISTRICT	\$ 378,265	\$ 383,439

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 95,000	\$ 98,615
Employee Benefits	27,085	27,335
Payroll Taxes	8,300	8,750
Contract Labor	15,000	12,000
Building Operational Expenses	436,000	436,000
CTC South Building Operational Expenses	23,500	17,500
Video Conference Center/Meeting Room Expenses	123,000	131,000
Debt Service (2023)	48,529	48,529
Misc. Expenses	5,000	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 781,414	\$ 780,229

MALAGA INDUSTRIAL SITE

Lojo Property Maintenance	\$ 5,000	\$ 50
Curtis Property Maintenance	5,000	-
Torres Property Maintenance	5,000	-
Property Insurance	5,000	5,000
Utilities	2,500	1,500
Misc. Expenses	20,000	500
TOTAL MALAGA INDUSTRIAL SITE	\$ 42,500	\$ 7,050

OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 10,000	\$ 15,000
Property & Grounds	40,000	40,000
Small Equipment	2,500	2,500
Utilities	54,000	54,000
Fire Protection in lieu of taxes	9,590	9,590
Property Insurance	62,075	64,637
Misc. Expenses	10,000	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 188,165	\$ 193,227

**Approved
Supplemental #1 Supplemental #2**

COLUMBIA STREET PROPERTIES

Building Operational Expenses	\$ 46,675	\$ 59,750
Fire Protection in lieu of taxes	-	9,150
Property Insurance	53,315	56,825
Misc. Expenses	12,500	1,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 112,490	\$ 127,225

PESHASTIN PROPERTY

Property Maintenance (thru 02/2022)	\$ 250	\$ 200
TOTAL PESHASTIN PROPERTY	\$ 250	\$ 200

PANGBORN AIRPORT

Salaries	\$ 807,500	\$ 807,500
Salaries - Overtime	63,565	63,565
Employee Benefits	267,475	262,500
Payroll Taxes	95,905	95,905
Engineering/Professional Fees	105,000	90,000
Non-Aviation Maintenance	15,000	10,000
Aviation Maintenance	18,000	18,000
Terminal Maintenance	50,000	50,000
Airfield Maintenance	65,000	50,000
Vehicle & Equipment Maintenance	35,000	35,000
Small Tools & Equipment	5,000	5,000
Utilities	149,350	149,350
Security Expenses	21,500	17,500
Property/Liability Insurance	123,650	123,650
FBO Expenses	65,000	70,000
Fuel (Resale)	1,120,000	1,688,000
Fuel (M&O)	45,000	65,000
Regulatory Compliance	42,500	42,500
Winter Operations	32,500	32,500
Memberships & Subscriptions	7,500	5,500
Marketing	25,000	7,500
Conferences, Training & Meetings	15,000	30,000
Information Technology	51,915	51,915
Parking Lot Expenses	36,000	36,000
Credit Card Fees	53,750	47,500
COVID-19 Compliance	5,000	5,000
Misc. Expenses	15,000	10,000
TOTAL PANGBORN AIRPORT	\$ 3,336,110	\$ 3,869,385

**Approved
Supplemental #1 Supplemental #2**

PANGBORN BUSINESS PARK

Maintenance	\$ 98,500	\$ 89,500
Utilities	27,500	27,500
Storm Water	3,668	3,668
Property Insurance	38,375	40,901
Debt Service (2023)	82,673	82,673
Misc. Expenses	2,000	500
TOTAL PANGBORN BUSINESS PARK	\$ 252,716	\$ 244,742

REGIONAL PORT OFFICE/AVIATION CENTER

Maintenance	\$ 40,500	\$ 34,500
Utilities	45,000	52,500
Insurance	30,750	34,585
Landscape Maintenance	12,000	12,000
Misc. Expenses	5,000	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 133,250	\$ 138,585

LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 46,192	\$ 46,192
Capital Contribution (City of Chelan)	5,000	-
Aircraft Counter/Operations Report	4,800	4,800
Environmental Assessment	11,735	-
Maintenance (Kelly Property)	8,500	8,500
Insurance	705	812
Utilities	305	500
Misc. Expenses (Kelly Property)	1,500	500
TOTAL LAKE CHELAN AIRPORT	\$ 78,737	\$ 61,304

MANSFIELD AIRPORT

Property Maintenance	\$ 7,500	\$ 10,500
Supplies	2,750	-
Repairs	1,000	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Virtower Installation	10,000	4,800
Misc. Expenses	6,300	1,500
TOTAL MANSFIELD AIRPORT	\$ 32,650	\$ 26,700

**Approved
Supplemental #1 Supplemental #2**

WATERVILLE AIRPORT

Property Maintenance	\$ 7,000	\$ 2,500
Supplies	2,750	-
Repairs	500	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Misc. Expenses	6,300	1,500
TOTAL WATERVILLE AIRPORT	\$ 21,650	\$ 13,900

ORONDO RIVER PARK

Outside Services		
Consulting	\$ 6,000	\$ 3,000
Labor/Maintenance	50,000	40,000
Other	2,500	6,050
Supplies	2,500	1,000
Repairs	2,500	1,000
Utilities	2,750	2,750
Property Insurance	1,500	1,653
Misc. Expenses	1,000	1,500
TOTAL ORONDO RIVER PARK	\$ 68,750	\$ 56,953

PYBUS INCUBATOR

Misc. Expenses	\$ 4,000	\$ 2,500
TOTAL PYBUS INCUBATOR	\$ 4,000	\$ 2,500

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 134,750	\$ 138,475
Employee Benefits	17,250	17,250
Payroll Taxes	15,850	15,850
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 167,850	\$ 171,575

TOTAL BUSINESS PARK EXPENSES

\$ 5,598,797	\$ 6,077,014
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**Approved
Supplemental #1 Supplemental #2**

ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,101,500	\$ 1,085,000
Commissioners' Compensation, Benefits & Taxes	250,000	251,560
Employee Benefits	325,000	335,000
Payroll Taxes	95,500	95,500
Internship Opportunities	10,000	-
Professional Services		
Legal	220,000	150,000
Engineering/Architectural	117,500	25,000
WA State Audit Costs	55,000	35,500
Government Affairs Representative	-	12,000
Other Professional Services	40,000	15,000
Conferences, Training, and Meetings	10,000	15,000
Commission Conferences & Travel	15,000	27,500
Memberships and Subscriptions	50,000	50,000
Travel (Reimbursement)	15,000	15,000
Office Expense		
Supplies	32,500	25,000
Telephone	14,250	14,250
Computers/Hardware	9,805	12,000
Software/Backup/Internet	26,950	26,950
Managed Services/Maintenance	36,435	36,435
Insurance (Public Officials, General Liability, etc)	110,250	102,714
Auto Expense	7,500	9,000
Misc. Expenses	10,000	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,552,190	\$ 2,348,409

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>BUSINESS DEVELOPMENT & MARKETING EXPENSES</u>		
Marketing & Communications	\$ 75,000	\$ 55,000
Business Recruitment & Trade Shows	20,000	20,000
Real Estate Marketing	25,000	15,000
Douglas County GIS	10,500	11,150
Chelan-Douglas Trends	7,000	7,000
Chelan Douglas Transportation Council - Trans. Study	-	10,000
Small Business Development Center (WSU)	80,000	80,000
Promotional Hosting	7,000	5,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 224,500	\$ 203,150
<u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u>		
Our Valley, Our Future	\$ 30,000	\$ 28,312
WV Sports Foundation - Winter Special Olympics	7,000	7,000
Wenatchee Downtown Association	3,000	3,000
Wenatchee Valley YMCA	10,000	10,000
Lake Chelan Wine Valley Alliance	-	3,708
Leavenworth Museum	-	1,700
Community Nonprofit ED Projects	100,000	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 150,000	\$ 103,720
<u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u>		
City of Bridgeport	\$ 5,250	\$ 5,250
City of Cashmere #1	12,582	4,079
City of Cashmere #2	20,000	6,711
Eastmont Metropolitan Park District	8,125	8,125
Manson Park & Recreation District	25,000	22,600
Opportunity Placeholder	79,043	50,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 150,000	\$ 96,765
<u>OTHER EXPENDITURES</u>		
EPA Brownsfield Grant - Consultant Services	\$ 225,000	\$ 200,000
PUD 5th Street Campus - Marketing & Legal	75,000	2,550
TOTAL OTHER EXPENDITURES	\$ 300,000	\$ 202,550
TOTAL EXPENSES	\$ 8,975,487	\$ 9,031,608
LESS OPERATING REVENUES	\$ 41,800,314	\$ 34,152,926
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 32,824,827	\$ 25,121,318

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
CAPITAL PROJECTS		
<u>CASHMERE MILL DISTRICT</u>		
Brender Creek Management	\$ 110,000	\$ -
North Sunset Lot (1.49 Acres) Site Prep	370,000	387,000
Capital Projects - Other	10,000	10,000
TOTAL CASHMERE MILL DISTRICT	\$ 490,000	\$ 397,000
<u>Confluence Technology Center</u>		
Building Entrance Enhancement	\$ 25,000	\$ 25,000
Actapio Restoration	3,624,000	54,100
Building Management System Upgrade	39,963	39,963
VCC - Sound System	130,000	10,000
VCC - Ceiling Microphones	15,000	7,500
VCC - Quad Back Monitors	6,178	6,178
Capital Projects - Other	10,000	-
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 3,850,141	\$ 142,741
<u>MALAGA PROPERTIES</u>		
Malaga Waterline Extension - Phase I	\$ 2,000,000	\$ 235,000
Malaga Wastewater System	500,000	90,000
Property Acquisition - Curtis	1,529,683	1,614,683
Property Acquisition - Torres Agreement	-	97,200
Property Acquisition - GBI Holding	1,960,813	1,918,000
Property Acquisition - Hayes	698,650	686,495
Property Acquisition - Miscellaneous	2,000,000	-
Second Source Water Study - Chelan County PUD	300,000	-
Malaga Utility Study	100,000	100,000
Property Due Diligence	123,789	123,789
Capital Projects - Other	15,000	10,000
TOTAL MALAGA PROPERTIES	\$ 9,227,935	\$ 4,875,167
<u>OLDS STATION BUSINESS PARK</u>		
IB #9 Emergency Power Shut Off	\$ 65,000	\$ -
Capital Projects - Other	10,000	10,000
TOTAL OLDS STATION BUSINESS PARK	\$ 75,000	\$ 10,000

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>PANGBORN AIRPORT - CAPITAL</u>		
FAA Sponsored Projects		
Environmental Assessment	\$ 61,266	\$ 70,910
Apron Rehab & Expansion	10,294,000	11,123,350
RPZ Land Acqu/Reloc - Lytle	761,697	780,000
RPZ Land Acqu/Reloc - VanWell	873,900	873,900
Taxiway Alpha Reconstruction - Phase I	1,566,666	859,000
CDRPA Funded Projects		
Land Acquisition - Santa Cruz	1,212,800	1,228,960
Airport-Wide Wireless Network	19,500	22,000
Jet-A Reclaim Tank	75,000	73,120
Terminal Radio Repeater	150,000	-
Maintenance/Operations Equipment	140,500	155,000
Construction of MALS System	3,485,000	4,067,025
Jet-A Fuel Truck (5,000 gallon)	300,485	300,485
Commercial Air Service Support/Equipment	150,000	-
GA Building - Design Fees	474,258	493,084
Baggage Screening Retrofit	75,000	-
Fencing Damage Repair	25,000	26,000
Taxiway B/Hangar Site Development	225,000	242,000
GWID Irrigation Improvements	55,000	55,000
AGIS Terrain Survey	-	10,800
Alternative Landing Strip Analysis	40,000	28,580
Capital Projects Other	10,000	7,500
TOTAL PANGBORN AIRPORT - CAPITAL	\$ 19,995,072	\$ 20,416,714
<u>PANGBORN BUSINESS PARK - CAPITAL</u>		
Trades District	\$ 200,000	\$ 115,000
3306 Building Gutters/Siding Project	45,721	48,574
3310 Building HVAC Assessment	200,000	-
TOTAL PANGBORN BUSINESS PARK - CAPITAL	\$ 445,721	\$ 163,574
<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Modular Building Roof	\$ 15,000	\$ 8,846
Carpet Replacement	90,050	90,175
Surveillance Camera System	50,000	30,125
Roof Repair/Gutter Modification	50,000	-
Hangar Door Repairs	-	45,000
HVAC Replacement Phase II	482,900	472,525
Total RPA OFFICE/AVIATION CENTER	\$ 687,950	\$ 646,671
<u>LAKE CHELAN AIRPORT - CAPITAL</u>		
Capital Projects - Other	\$ 10,000	\$ -
TOTAL LAKE CHELAN AIRPORT - CAPITAL	\$ 10,000	\$ -

	Approved	
	Supplemental #1	Supplemental #2
<u>MANSFIELD AIRPORT - CAPITAL</u>		
Capital Projects Other	\$ 10,000	\$ -
TOTAL MANSFIELD AIRPORT - CAPITAL	\$ 10,000	\$ -
<u>WATERVILLE AIRPORT - CAPITAL</u>		
Runway Lighting - Design	\$ 56,916	\$ 34,322
Runway Lighting - Construction	430,000	16,275
Purchase Parcell's Hangar	-	190,210
Capital Projects Other	10,000	5,000
TOTAL WATERVILLE AIRPORT - CAPITAL	\$ 496,916	\$ 245,807
<u>ORONDO RIVER PARK - CAPITAL</u>		
Fuel Dock Removal	\$ 10,000	\$ -
Dock Deck Repair	25,000	-
Furnishing Replacements (Picnic tables, etc.)	15,000	12,856
Capital Projects Other	10,000	-
TOTAL ORONDO RIVER PARK - CAPITAL	\$ 60,000	\$ 12,856
<u>COLUMBIA STREET PROPERTIES - CAPITAL</u>		
Columbia Street Properties Adaptive Reuse	\$ 89,050	\$ 89,050
Buildings G & I - Lighting	42,000	11,756
Building H - Fire Sprinkler/Upgrades	250,000	-
Capital Projects Other	25,000	-
TOTAL COLUMBIA STR PROPERTIES - CAPITAL	\$ 406,050	\$ 100,806
<u>OTHER CAPITAL</u>		
Maintenance Pickup	\$ 37,378	\$ 37,378
Regional Port Office Relocation Planning	50,000	-
Opportunity Fund - Other	100,000	25,000
TOTAL OTHER CAPITAL	\$ 187,378	\$ 62,378
TOTAL CAPITAL PROJECTS	\$ 35,942,163	\$ 27,073,714
NET RESULTS AFTER CAPITAL PROJECTS	\$ (3,117,336)	\$ (1,952,396)

CDRPA RESOLUTION NO. 2022-13

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY APPROVING THE 2023 FINAL BUDGET**

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Board of Directors; and

Whereas, the proposed 2023 final budget, including the current expense budget for the Chelan Douglas Regional Port Authority was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law.

Be It Resolved by the Board of Directors of the Chelan Douglas Regional Port Authority that the proposed 2023 final budget in the form submitted to the Board on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Board of Directors of the Chelan Douglas Regional Port Authority at a regular meeting thereof held this 22nd day of November, 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

W. Alan Loeb sack, Director

Richard DeRock, Director

Mark Spurgeon, Director

**Chelan Douglas Regional Port Authority
2023 Final Budget**

	<u>2023 Preliminary</u>
OPERATING REVENUES	
BUSINESS PARKS	
<u>CASHMERE MILL DISTRICT</u>	
Building A - Blue Spirits	\$ 163,588
Building B - Hurst International & Blue Spirits	137,700
Utility & Operating Reimbursements	57,750
Misc. Income	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 361,538
<u>CONFLUENCE TECHNOLOGY CENTER</u>	
Office Space Leases	\$ 592,890
CTC South Office Space Leases	22,667
Video Conference/Meeting Room Rentals	200,000
Utility & Operating Reimbursements	35,796
Misc. Income	1,500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 852,853
<u>COLUMBIA STREET PROPERTIES</u>	
Buildings A/B - Badger Mtn Brewing	\$ 45,360
Buildings G/I - Streamline	143,712
Building F - Streamline	36,000
Misc. Rents	1,200
Utility & Operating Reimbursements	23,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 249,772
<u>MALAGA INDUSTRIAL SITE</u>	
Farm/Land Rents	\$ -
TOTAL MALAGA INDUSTRIAL SITE	\$ -

2023
Preliminary

OLDS STATION BUSINESS PARK

IB 2 - Synergy Food Solutions	\$ 54,871
IB 3 - Confluence Health	76,456
IB 4 - Pregis Corporation	216,949
IB 5 - Chelan County PUD	356,631
IB 6 - ABC Early Learning	13,307
IB 7 & 8 - Pacific Aerospace & Electronics	754,907
IB 9 - Sinclair Systems & Frito Lay	262,278
Utility & Operating Reimbursements	167,500
Misc. Income	2,500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,905,399

PANGBORN AIRPORT

Landing Fees	\$ 20,000
Parking Income	150,000
Aircraft Parking	5,000
Rental Income - Aviation Land	102,575
Rental Income - NonAviation Land	60,565
Rental Income - Terminal/Aviation Building	63,930
Rental Income - NonAviation Buildings	98,045
Rental Income - Hangars	179,175
Glycol Discharge Reimbursement	50,000
Car Rental Concession Fees	59,500
Fuel Flowage Fees	20,000
Misc. Fees and Permits	25,000
TOTAL PANGBORN AIRPORT	\$ 833,790

2023
Preliminary

PANGBORN FBO

FBO Fuel Income	\$ 1,600,000
FBO Income (After hours)	12,500
FBO Misc. Income	10,000
TOTAL PANGBORN FBO	<u>\$ 1,622,500</u>

PANGBORN BUSINESS PARK

Land Leases

Lot 4 - Coca-Cola	\$ 85,778
Lot 17 - Salcido	33,140

Building Leases

3306 - Multi-Tenant	119,675
3310 - Accor Building	360,489
CWICC	202,318
Utility & Operating Reimbursements	9,975
Misc. Income	2,500
TOTAL PANGBORN BUSINESS PARK	<u>\$ 813,875</u>

REGIONAL PORT OFFICE/AVIATION CENTER

Rental Income - Offices	\$ 31,495
Rental Income - Aviation/Hangar Uses	169,500
Misc. Income	2,500
TOTAL RPA OFFICE/AVIATION CENTER	<u>\$ 203,495</u>

LAKE CHELAN AIRPORT

Rental Income - Kelly Property	\$ 3,840
TOTAL LAKE CHELAN AIRPORT	<u>\$ 3,840</u>

	2023
	Preliminary
<u>MANSFIELD AIRPORT</u>	
Lease Income	\$ -
TOTAL MANSFIELD AIRPORT	\$ -
<u>WATERVILLE AIRPORT</u>	
Lease Income	\$ 2,490
Parcell Hangar	6,000
TOTAL WATERVILLE AIRPORT	\$ 8,490
<u>ORONDO RIVER PARK</u>	
Chelan County PUD	\$ 45,750
Misc. Income	-
TOTAL ORONDO RIVER PARK	\$ 45,750
<u>PYBUS INCUBATOR</u>	
Office Space Lease	\$ 24,863
Misc. Income	-
TOTAL PYBUS INCUBATOR	\$ 24,863
TOTAL BUSINESS PARK REVENUE	\$ 6,926,165
<u>TAX RECEIPTS</u>	
Current Levy	\$ 4,476,575
1.0% of Prior Year Tax	44,766
New Construction	96,765
Tax Refunded (receipts)	5,806
TOTAL TAX RECEIPTS	\$ 4,623,912

2023
Preliminary

NON-OPERATING REVENUES

Cashmere Mill District

Property Sales \$ 50,000

Confluence Technology Center

Sale of Surplus Equipment 1,210,000

Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650) 1,198,650

Client Contr - Malaga Waterline Ext (\$8,501,350) 4,070,821

Client Contribution - Cooling Water System 1,700,000

Client Contribution - Hayes Property Acquisition 853,765

Client Contribution - Property Acqu. (Misc.) 5,000,000

Pangborn Airport

FAA Grant Proceeds (Apron Rehab) 1,912,602

FAA Grant Proceeds (Foam Testing Equipment) 25,000

FAA Grant Proceeds (Phase I - Taxiway A Relocation) 10,044,464

FAA Grant Proceeds (Phase II - Taxiway A Relocation) 6,174,214

WSDOT - Taxiway A Relocation 591,306

FAA Grant Proceeds (Taxiway B to Site Development) 1,723,802

Bond Proceeds - GA Terminal 3,000,000

Douglas County .09 - GA Terminal 250,000

National Guard Land Sale 2,473,500

Airlift NW - Capital Facilities Charge 316,300

PFC Capital Funds 85,000

TSA Operating Grant 7,300

	2023
	<u>Preliminary</u>
<u>Pangborn Business Park</u>	
Douglas County Payment - PWTF	80,000
Trades District EDA Grant (\$4,990,967)	3,087,500
Trades District State Capital Grant (\$2,950,000)	2,885,000
Trades District CERB Financing (\$2,500,000)	-
<u>Waterville Airport</u>	
WSDOT Aviation - Lighting Construction	498,354
<u>Economic Development</u>	
ADO Contracts - Dept. of Commerce	150,000
Chelan County .09 Grant - Partnership Projects	20,000
<u>Other</u>	
EPA Brownsfield Grant (\$600,000)	200,000
Dept of Commerce - Chelan PUD Surface Water Study	300,000
PUD 5th Street - Marketing/Legal Reimbursement	10,000
Regional Aquatic Center Study	290,000
Other Tax Income (LHT & Timber Dist.)	10,125
Interest Income	91,750
Other Income	5,000
Sale of Fixed Assets	-
TOTAL NON-OPERATING REVENUES	<u>\$ 48,314,453</u>
TOTAL REVENUES	\$ 59,864,530

2023
Preliminary

BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134
CERB Loan (2031)	75,781
Property Insurance	22,250
Building Maintenance	5,000
Property Maintenance	20,000
Utilities	34,000
Misc. Expenses	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 378,665

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 98,500
Employee Benefits	32,600
Payroll Taxes	9,165
Contract Labor	20,000
Building Operational Expenses	461,420
CTC South Building Operational Expenses	23,500
Video Conference Center/Meeting Room Expenses	170,650
Debt Service (2023)	48,529
Misc. Expenses	5,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 869,364

MALAGA INDUSTRIAL SITE

GBI Property Maintenance	\$ 5,000
Hayes Property Maintenance	5,000
Property Insurance	1,500
Utilities	1,000
Misc. Expenses	5,000
TOTAL MALAGA INDUSTRIAL SITE	\$ 17,500

2023
Preliminary

OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 12,000
Property & Grounds	42,500
Utilities	54,000
Fire Protection in lieu of taxes	11,030
Property Insurance	71,385
Misc. Expenses	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 198,415

COLUMBIA STREET PROPERTIES

Building Maintenance & Repairs	\$ 10,000
Property & Grounds	7,500
Fire Protection in lieu of taxes	10,520
Property Insurance	61,300
Misc. Expenses	50,000
TOTAL COLUMBIA STREET PROPERTIES	\$ 139,320

2023
Preliminary

PANGBORN AIRPORT

Salaries	\$ 592,500
Salaries - Overtime	30,000
Employee Benefits	188,500
Payroll Taxes	73,245
Engineering/Professional Fees	65,000
Air Service Development	48,000
Non-Aviation Maintenance	10,000
Aviation Maintenance	16,000
Terminal Maintenance	35,000
Airfield Maintenance	60,000
Vehicle & Equipment Maintenance	35,000
Small Tools & Equipment	3,500
Utilities	170,735
Aviation Ramp Glycol Disposal	50,000
Security Expenses	20,000
Property/Liability Insurance	136,750
Fuel (M&O)	65,000
Regulatory Compliance	45,000
Winter Operations	35,000
Memberships & Subscriptions	5,500
Marketing	25,000
Conferences, Training & Meetings	30,000
Information Technology	57,500
Parking Lot Expenses	20,000
Credit Card Fees	30,000
COVID-19 Compliance	5,000
Misc. Expenses	15,000
TOTAL PANGBORN AIRPORT	\$ 1,867,230

2023
Preliminary

PANGBORN FBO

Salaries	\$ 271,500
Salaries - Overtime	20,000
Employee Benefits	117,810
Payroll Taxes	39,250
FBO Building Maintenance	10,000
FBO Building Utilities	10,000
FBO Expenses	50,000
Fuel (Resale)	1,200,000
Supplies (Resale)	10,000
TOTAL PANGBORN FBO	\$ 1,728,560

PANGBORN BUSINESS PARK

Building Maintenance & Repairs	\$ 32,500
Property & Grounds	57,500
Utilities	29,000
Storm Water	4,220
Property Insurance	47,050
Debt Service (2023)	82,264
Misc. Expenses	2,000
TOTAL PANGBORN BUSINESS PARK	\$ 254,534

REGIONAL PORT OFFICE/AVIATION CENTER

Building Maintenance & Repairs	\$ 45,000
Property & Grounds	12,000
Utilities	52,500
Insurance	39,775
Misc. Expenses	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 154,275

2023
Preliminary

LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 47,116
Aircraft Counter/Operations Report	4,800
Environmental Assessment	11,735
Maintenance (Kelly Property)	8,500
Insurance	810
Utilities	350
Misc. Expenses (Kelly Property)	1,500
TOTAL LAKE CHELAN AIRPORT	\$ 74,811

MANSFIELD AIRPORT

Property Maintenance	\$ 10,500
Utilities	1,000
Property Insurance	4,500
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL MANSFIELD AIRPORT	\$ 22,300

WATERVILLE AIRPORT

Property Maintenance	\$ 7,500
Utilities	1,000
Property Insurance	4,750
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL WATERVILLE AIRPORT	\$ 19,550

2023
Preliminary

ORONDO RIVER PARK

Building Maintenance	\$ 3,000
Property Maintenance	30,000
Water System Management	3,000
Security Patrol	6,500
Utilities	2,750
Property Insurance	1,900
Misc. Expenses	1,500
TOTAL ORONDO RIVER PARK	\$ 48,650

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 138,475
Employee Benefits	18,570
Payroll Taxes	16,900
Auto Expenses	7,500
Small Equipment	5,000
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 186,445

TOTAL BUSINESS PARK EXPENSES **\$ 5,959,619**

2023
Preliminary

ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,210,300
Commissioners' Compensation, Benefits & Taxes	262,175
Employee Benefits	402,395
Payroll Taxes	108,220
Professional Services	
Legal	220,000
Engineering/Architectural	75,000
WA State Audit Costs	72,630
Government Affairs Representation - State	80,000
Government Affairs Representation - Federal	80,000
Other Professional Services	30,000
Conferences, Training, and Meetings	15,000
Commission Conferences & Travel	25,000
County Election Expenses	75,000
Memberships and Subscriptions	55,000
Travel (Reimbursement)	15,000
Office Expense	
Supplies	25,000
Telephone	14,250
Computers/Hardware	13,100
Software/Backup/Internet	22,030
Managed Services/Maintenance	40,546
Insurance (Public Officials, General Liability, etc)	118,120
Misc. Expenses	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,968,766

2023
Preliminary

BUSINESS DEVELOPMENT & MARKETING EXPENSES

Marketing & Communications	\$ 50,000
Business Recruitment & Trade Shows	20,000
Real Estate Marketing	25,000
Douglas County GIS	11,150
Chelan-Douglas Trends	7,000
Small Business Development Center (WSU)	80,000
Promotional Hosting	7,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 200,150

ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)

Our Valley, Our Future	\$ 20,000
WV Sports Foundation - Winter Special Olympics	7,000
Lake Chelan Wine Valley Alliance	11,123
Leavenworth Museum	5,100
Community Nonprofit ED Projects	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 93,223

COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)

Opportunity Placeholder	\$ 40,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 40,000

	2023 Preliminary
<u>OTHER EXPENDITURES</u>	
EPA Brownsfield Grant - Consultant Services	\$ 200,000
Chelan County PUD - Surface Water Study	300,000
Regional Aquatic Center Study	300,000
PUD 5th Street Campus - Marketing & Legal	10,000
TOTAL OTHER EXPENDITURES	<u>\$ 810,000</u>
TOTAL EXPENSES	\$ 10,071,758
LESS OPERATING REVENUES	<u>\$ 59,864,530</u>
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 49,792,771

2023
Preliminary

CAPITAL PROJECTS

Confluence Technology Center

Avidex Audio System (Approved in 2022)		120,000
Salvage, Demo & Restoration	-	4,257,257
CDRPA Office Build Out		130,000
Meeting Center Cameras		74,000
Cameras/Security System		64,000

Malaga Industrial Site

Waterline Extension Project	5,269,471	5,269,471
Cooling Water Disposal Project	1,700,000	1,700,000
Property Acquisition	5,000,000	5,000,000

Olds Station Business Park

IB #9 Emergency Power Shut Off		45,000
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Pangborn Airport

Terminal Apron Change Order	400,000	533,278
Taxiway A	16,809,984	18,678,699
Taxiway B/Hangar Site Development	2,040,102	4,229,156
GA Terminal Remodel	4,523,500	5,140,742
MALSR Carryover & Equipment		252,705
Foam Testing Equipment	25,000	30,000
Snow Removal Equipment A&E		35,000
Commercial Air Service Support/Equipment		150,000
Baggage Screening Remodel		82,500
Terminal Radio Repeater		150,000
Removal of Underground Storage Tanks		160,000
FBO - Deice Truck (Used)		90,000

Pangborn Business Park

Trades District	5,972,500	5,972,500
CWICC Carpet Replacement		95,000
Accor HVAC Design Phase I		50,000

		2023
		<u>Preliminary</u>
<u>Regional Port Office/Aviation Center</u>		
Roof Repair/Gutter Modification		50,000
Hangar Foam Suppression System Conversion		50,000
Surveillance Camera System		19,875
<u>Chelan Airport</u>		
Waterline Extension		670,000
<u>Waterville Airport</u>		
Lighting Project Construction	498,354	555,003
<u>Orondo River Park</u>		
Well Pump/Chlorination System		150,000
<u>Vehicles/Equipment</u>		
Engine for Elgin Vac Truck		18,000
Subcompact Tractor w/Mower Deck		50,000
SxS UTV		15,000
Small to Mid-size Pesticide Sprayer		5,000
Mower with 72" Deck , Blower, Broom		40,000
Fleet Vehicle		45,000
<u>Other</u>		
Administrative - Copier		15,000
Opportunity Fund - Other		250,000
TOTAL CAPITAL PROJECTS		<u>\$ 54,242,186</u>
NET RESULTS AFTER CAPITAL PROJECTS		<u><u>\$ (4,449,415)</u></u>

Chelan Douglas Regional Port Authority 2023 Proposed Health Care Insurance Plan Policy

This policy is established with the purpose of providing staff with guidance from the Chelan Douglas Regional Port Authority Board of Directors for obtaining health insurance coverage for 2023, with the intent of keeping costs reasonable for the Port Authority while still providing coverage for employees that meets or exceeds current coverage.

Staff recommends the following actions with approval of the policy:

1. Approve Regional Port Authority paid coverage for Commissioners, employees and families.
2. Approve the Washington State Health Care Authority Uniform Medical Plan (UMP) Classic Full Benefits Package for 2023, which includes:
 - A. \$35,000 Basic Life Insurance;
 - B. \$5,000 Accidental Death and Dismemberment (AD&D);
 - C. Vision coverage provided by VSP; and
 - D. Dental coverage provided by Delta Dental.
3. Approve an HRA VEBA Contribution of \$500 per month if a Regional Port Authority Employee or Elected Official elects out of health care coverage and provides documentation of other coverage (not available to Medicare recipients).

Adopted by the Chelan Douglas Regional Port Authority on _____.

Memo

To: Board of Directors

From: Ron Russ

Date: November 17, 2022

Re: Authorization to Purchase Compact Excavator

The 2022 Supplemental Budget included funding for a compact excavator under “Pangborn Airport – Maintenance/Operations Equipment”. While this piece of equipment was included in the Airport budget, we anticipate using it at all CDRPA properties.

There is no statutory requirement for Port Districts to solicit competitive bids for the purchase of goods or materials, but the CDRPA Purchasing & Contracting Policies requires competitive solicitations for purchases over \$50,000.

In lieu of preparing a formal bid solicitation, I have obtained a quote from the local branch of Pape Machinery, which was prepared in accordance with Washington Master Contract No. 01020, which is administered by the Washington Department of Enterprise Services and is an authorized cooperative contract through an Interagency Agreement with Sourcewell Cooperative Purchasing (Minnesota). Pursuant to this agreement, the attached quote is for a John Deere 35G compact excavator plus attachments for list price minus 27.5%, or \$63,781.32 including WSST.

Quote Id: 27727387

Prepared For:
CHELAN DOUGLAS REG. PORT AUTH.



JOHN DEERE

Prepared By: **JIM COVEY**

Pape Machinery, Inc.
3500 North Chelan Hwy
Wenatchee, WA 98801

Tel: 509-664-1265
Fax: 509-664-3276
Email: jcovey@papemachinery.com

Quote Id: 27727387

02 November 2022

CHELAN DOUGLAS REG. PORT AUTH.
1 CAMPBELL PKWY
EAST WENATCHEE, WA 98802

NOTE: ETA NOVEMBER 30TH 2022

JIM COVEY
509-664-1265
Pape Machinery, Inc.

Quote Summary

Prepared For:

CHELAN DOUGLAS REG. PORT AUTH.
 1 CAMPBELL PKWY
 EAST WENATCHEE, WA 98802
 Business: 509-421-1168
 todd@cdrpa.org

Prepared By:

JIM COVEY
 Pape Machinery, Inc.
 3500 North Chelan Hwy
 Wenatchee, WA 98801
 Phone: 509-664-1265
 jcovey@papemachinery.com

This sale is subject to Papé's Terms and Conditions of Sale effective on the date hereof, which are incorporated in full by this reference. The Terms and Conditions of Sale are available at www.pape.com/terms, and will also be sent by mail or e-mail to the purchaser upon request.

Quote Id: 27727387
Created On: 02 November 2022
Last Modified On: 03 November 2022
Expiration Date: 02 December 2022

Equipment Summary	Selling Price	Qty	Extended
2023 JOHN DEERE 35G Compact Excavator - 05594516	\$ 58,838.86 X	1 =	\$ 58,838.86
Equipment Total			\$ 58,838.86

Quote Summary

Equipment Total	\$ 58,838.86
SubTotal	\$ 58,838.86
Sales Tax - (8.40%)	\$ 4,942.46
Total	\$ 63,781.32
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 63,781.32

Salesperson : X _____

Accepted By : X _____

Selling Equipment


MACHINERY
Quote Id: 27727387

Customer: CHELAN DOUGLAS REG. PORT AUTH.

2023 JOHN DEERE 35G Compact Excavator - 05594516

Hours: 0
Stock Number: 05594516

					Selling Price
					\$ 58,838.86
Code	Description	Qty	Unit	Extended	
0050FF	JOHN DEERE CANOPY,12"RBR,5'8"ARM,ABL	1	\$ 69,565.00	\$ 69,565.00	
Standard Options - Per Unit					
F3125	300MM RUBBER TRACK	1	\$ 0.00	\$ 0.00	
F4145	SUSPENSION SEAT/VINYL	1	\$ 0.00	\$ 0.00	
F7120	5'8"(1.72M)LONG ARM/LNG LEAD	1	\$ 0.00	\$ 0.00	
F8150	CANOPY	1	\$ 0.00	\$ 0.00	
F9555	ANGLE BLADE	1	\$ 0.00	\$ 0.00	
WARRANTY	BASIC WARRANTY (2 YEARS OR 2000HRS)	1	\$ 0.00	\$ 0.00	
Standard Options Total				\$ 0.00	
Dealer Attachments					
PM156323	24IN DIG BUCKET	1	\$ 664.00	\$ 664.00	
PM156323	42IN CLEAN OUT BUCKET	1	\$ 1,821.00	\$ 1,821.00	
PM157677	JD SL THUMB	1	\$ 1,782.00	\$ 1,782.00	
Dealer Attachments Total				\$ 4,267.00	
Value Added Services Total				\$ 0.00	
Suggested Price				\$ 73,832.00	
Customer Discounts					
Customer Discounts Total			\$ -14,993.14	\$ -14,993.14	
Total Selling Price				\$ 58,838.86	

[Home](#) > [Excavators](#) > [Compact Excavators](#) > [35G Compact Excavator](#)



35G

Compact Excavator

- Net Power: 17.4 kW (23.3 hp)
- Max. Digging Depth: 3.06 m (10 ft. 0 in.)
- Operating Weight: 3690 kg (8,135 lb.)

Build Your Own

[Download Product Brochure](#) >

[Find a Dealer](#) >

[Compare to Competitors](#) >

Memo

To: Board of Directors

From: Stacie de Mestre

Date: November 17, 2022

Re: Authorization to Amend Overall Project Budget – Terminal Apron Project

On June 22, 2021 the Board of Directors approved an overall project budget for the Terminal Apron Reconstruction project of \$10,954,085.68. This included approved design fees, the construction contract, and a 5% contingency. The Board was previously briefed that we would most likely exceed our approved budget due to previously approved change orders and the pending electrical change order.

Due to changes in the size and scope of the project, additional inspection/testing of concrete ramp materials, extended contract time, and in person meetings, T-O Engineers has submitted Amendment 1 to Task Order 21-01 – Terminal Apron Reconstruction in the amount of \$398,201.01 (see attached). Under this task order, T-O Engineers is paid for some tasks on a lump sum basis and others on a time and materials basis. An independent fee estimate found that the proposed fee for the additional scope of work is acceptable. The FAA has also reviewed this amendment and has given concurrence on its AIP eligibility.

Also attached is an updated project budget showing incurred and committed costs to date, a proposed new overall project budget which includes T-O Engineers' amendment 1 and the pending

electrical change order, as well as the breakdown of AIP vs. Non-AIP eligible expenses. The updated project budget can be reviewed in detail at Tuesday's meeting. However, three items should be clarified:

- The \$50,000 Administrative Expense was not included in our original project budget.**
- The Non-AIP Budget column is the CDRPA out-of-pocket expense which is proposed to increase by \$220,306.**
- \$372,991 of PFC Grant Funds have been allocated to reimburse the CDRPA for a portion of the out-of-pocket expenses.**

Staff is seeking Board approval to increase the overall project budget for the Terminal Apron Reconstruction project to \$11,656,628.00 and to approve T-O Engineers' Amendment 1 to Task Order 21-01 in the amount not to exceed \$398,201.01.

SCOPE OF WORK
T-O ENGINEERS, INC.
Pangborn Memorial Airport (EAT)
Terminal Apron Reconstruction (Additional Services)
AIP Project No. 3-53-0084-044-2021

The T-O Engineers Team provided design and bidding services and is providing construction management services associated with reconstruction of the Terminal Apron and Glycol Collection system. An amendment to Task Order 21-01 is requested due to increased scope, size, and duration of the project. The original Scope of Work was prepared November 24, 2020.

Changes include:

- The size and scope of the project changed, essentially doubling. Originally, the scope consisted of a reconstructed terminal apron with a single taxilane entrance/exit (See **Exhibit 1** – Pangborn EA Apron Plan), with construction costs estimated at \$3.4 million (See **Exhibit 2** – Pangborn EA Apron Cost Estimate). As the design progressed, the only way to eliminate the elevation issues on Taxiway ‘A’ (currently a Modification of Standard) and connect to the new apron was to include a 700-ft reconstruction of Taxiway ‘A’. Additionally, at this point, two taxilanes were designed as an entrance/exit to the apron for safety and efficiency (See **Exhibit 3** – Pangborn Apron Site Plan). The low bid came in at \$9.5 million. (See **Exhibit 4** – Pangborn Apron Bid Tab).
- The original design scope assumed asphalt pavement on the ramp. Designs for both asphalt and concrete pavement were provided, and both options were carried forward as bid alternates. The addition of concrete is a different design and higher level of effort; as certain elements are included such as a jointing plan, different pavement section, technical specifications, etc. Ultimately, the concrete alternate was awarded. Furthermore, the original CM scope was based on asphalt ramp pavement. Actual construction includes both asphalt and concrete, requiring additional expertise, special inspections, and quality assurance testing. The duration needed for concrete to prep, pour, cure, followed by saw/seal 7 days after, also extended contract time and staff time.
- Contract time for construction was originally scoped at 91 calendar days. Contract time started March 21, 2022. Full-time inspection ended on August 9 = Calendar Day #141. The anticipated Substantial Completion date is August 31, 2022, a total of 163 calendar days.
- Construction was delayed by funding and supply-chain issues. The final inspection date, originally scoped in October 2021, is now anticipated in September 2022. Estimated time-and-material rates increased from the anticipated 2021 construction schedule to the actual 2022 construction schedule.
- Meetings were originally scoped as virtual due to COVID. On-site meetings were excluded. Meetings are now in person, requiring travel and lodging for in-person attendance. The relationships and partnering between the Owner, Contractor and Engineer are more easily facilitated in-person, along with the added efficiency of being able to move the conversation out onto the jobsite to address issues in which a virtual setting cannot do.

SCOPE OF SERVICES

The T-O team will provide engineering services as outlined in the following tasks.

Task 1 Project Administration and Management

- 1.1 Project Formulation: Prepare a Scope of Work narrative for review with the Owner. Prepare a Task Order Amendment for Professional Services.
- 1.2 Scope Review Meetings: Assume two (2) meetings with Owner and FAA to review scope of services.
- 1.3 Fee Estimate: Prepare a detailed fee proposal for this Amendment based on estimates of professional service hours, hourly rates, and lump sum costs required to accomplish the project; including labor, expenses, and subconsultant costs. Design phase shall be contracted as Lump Sum. Bidding and Construction Phases will be on a Time-and-Materials basis.
- 1.4 IFE Coordination: Provide Scope of Work and blank Fee Estimates to the Sponsor.
- 1.5 Contract Coordination: T-O will execute three (3) subconsultant amendments.
- 1.6 Grant Application: N/A.
- 1.7 Grant Administration: Increase the number of quarterly reports from three (3) to eight (8). Increase the number of weekly construction reports from thirteen (13) to twenty-four (24).
- 1.8 FAA/Owner Coordination: Advise and coordinate with the Owner and FAA on administrative and management tasks. Extend the original duration of 15 months (Dec 2019 – Feb 2022) to 25 months (Dec 2019 – Jan 2023).
- 1.9 Project Team Coordination: Coordinate with Owner and the Consultant Team (T-O, Erlandsen, M&H, STRATA) throughout the project, including regular email and telephone correspondence regarding project status. Extend the 15-month duration to 25 months.
- 1.10 Project Administration: Prepare and submit monthly invoices for payment. Extend the 15-month duration to 25 months.

Task 2 Project Formulation

- No change from original scope

Task 3 Intermediate (60%) Design

- No change from original scope

Task 4 Design Development (90% Design) Phase

- No change from original scope

Task 5 Final Design (100% Design) Phase

- No change from original scope

Task 6 Bidding Services

- 6.1 Bid Administration: Upload the plans and specifications to the T-O Engineers' online plan-room, instead of Owner's online plan-room.
- 6.2 Pre-Bid Conference: No change from original scope.
- 6.3 Questions/Addenda: Two addenda were anticipated, three were issued. Addendum No. 3 primarily addressed concrete pavement items.
- 6.4 thru 6.8: No change from original scope.

Task 7 Construction Management

Extend the duration of construction and project close-out from 9 months to 19 months.

- The original 9-month duration (May 2021 – Jan 2022) included 2 months of pre-construction coordination, 3 months of contract time for construction, and 4 months for project close-out.
- Actual CM phase began in Jul 2021. Estimated completion date for close-out is Jan 2023.

Construction services shall more specifically include the following:

- 7.1 Issue Construction Documents: No change from original scope.
- 7.2 Construction Management Plan: Expand the CM Plan to include more detailed personnel, inspection procedures, frequencies, Quality Control and Acceptance testing, and documentation requirements.
- 7.3 Pre-Construction Coordination: Hold a pre-startup meeting and a second pre-construction meeting (in the Spring) due to delayed start.
- 7.4 Review Submittals and Requests for Information (RFI's): Expand the scope of services throughout pre-construction and construction, commensurate with expanded size, duration, and complexity size of the project.
- 7.5 Resident Project Representative (RPR): Expand the onsite full-time effort during construction by 50 calendar days (7 weeks) and extend the part-time effort preceding construction and following Substantial Completion. No change to RPR duties.
- 7.6 Construction Meetings: Increase number of meetings from 20 to 25, increase participation from 3 staff members to 4, add in-person attendance (1 person) and travel time for 20 meetings; plus 20 additional round-trips with lodging, meals, and incidentals.
- 7.7 Office Administration Support and Assistance: Extend the support phase by 9 months.
- 7.8 Provide AIP Support to EAT PM: Extend the support phase by 9 months.
- 7.9 Contractor Pay Requests: Add 3 monthly pay requests.
- 7.10 Quality Assurance (QA): Add additional travel time, lodging, meals, on-site testing and laboratory testing services for subconsultant Strata due to the increased scope to include PCC pavement.
- 7.11 Certified Payrolls: Extend the review and documentation phase by 2 months.
- 7.12 Change Order Coordination: Expand relative to the size and complexity of the project.
- 7.13 Construction Surveys: No change from original scope.

- 7.14 Substantial Completion Inspection: No change from original scope.
- 7.15 Non-AIP Construction Administration: Expand to match the duration and size of the project, based on the split of non-AIP / AIP construction dollars in the Contractors' bid.

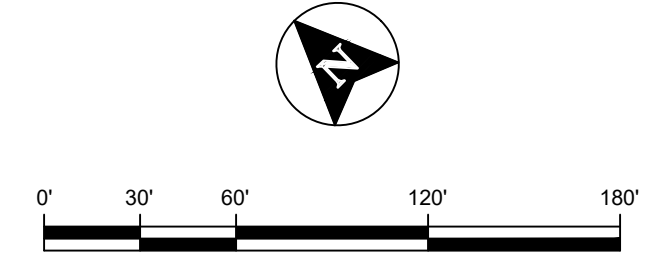
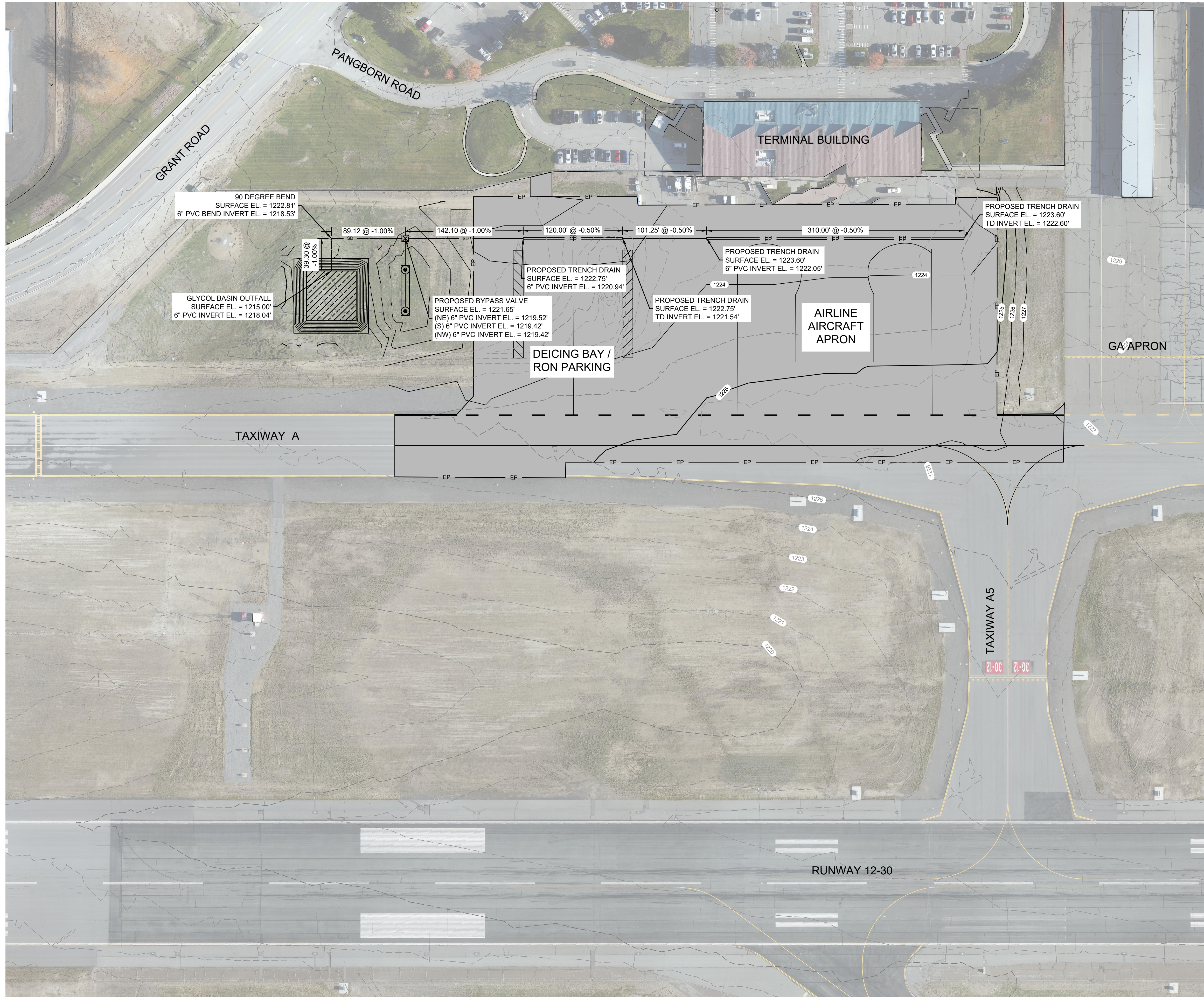
Task 8 Project Closeout

- 8.1 Owner-Contractor Coordination, following Substantial Completion: No change from original scope.
- 8.2 As-Built Drawings: No change from original scope.
- 8.3 FAA Closeout Documentation
 - 8.3.1 Update (as-built) the Airport Layout Plan (ALP): No change from original scope.
 - 8.3.2 FAA Pavement Strength Summary: Increase scope to include two pavement types.
 - 8.3.3 Final Testing Summary Sheets: Increase scope to include PCC pavement.
 - 8.3.4 Assist Owner with FAA forms SF-425 and SF-271: No change from original scope.
 - 8.3.5 Final Report: Expand to match the size of the project.
- 8.4 Non-AIP Closeout Documentation – Expand to match the size of the project, based on the split of non-AIP / AIP construction dollars in the final progress estimate.

PROJECT SCHEDULE

		<u>Start Date</u>	<u>End Date</u>	
Scope of Work approved by CDRPA		Oct 2, 2020	Nov 24, 2020	
Scope of Work approved by the FAA			Nov 25, 2020	
Independent Fee Estimate (IFE)			Dec 4, 2020	mid-Jan 2021
Fee approved by CDRPA		Dec 8, 2020		Jan 26, 2021
Signed Task Order / Notice to Proceed		Dec 9, 2020		Jan 26, 2021
Surveying & Base Map	Feb 3, 2021	Dec 10, 2020	Dec 31, 2020	Mar 10, 2021
Intermediate (60%) Design	Jan 7, 2021	Dec 10, 2020	Jan 27, 2021	Apr 16, 2021
Design Development (90%)	Apr 17, 2021	Jan 28, 2021	Feb 26, 2021	May 12, 2021
Final (100%) Design	May 13, 2021	Feb 27, 2021	Mar 5, 2021	May 19, 2021
Advertise for Bids	May 27, 2021	Mar 10, 2021		
Open Bids	Jun 16, 2021	Mar 31, 2021		
Award Contract – CDRPA Board Mtg		Jun 15, 2021		
Construction	Mar 21, 2022	Jun 28, 2021	Sep 26, 2021	est Aug 31, 2022
Final Inspection / Punchlist			Oct 12, 2021	est Sep 22, 2022
As-Built Drawings from Contractor			Oct 27, 2021	est Oct 10, 2022
Submit Draft Constr Report to FAA			Dec 15, 2021	est Nov 15, 2022
Submit Final Constr Report to FAA			Jan 31, 2022	est Jan 12, 2023
Grant Closeout			Feb 28, 2022	est Feb 14, 2023

EXHIBIT 1 - PANGBORN EA APRON PLAN



LEGEND

- - - 1225 - - - EXISTING MAJOR CONTOUR
- - - 1224 - - - EXISTING MINOR CONTOUR
- 1225 — PROPOSED MAJOR CONTOURS
- 1224 — PROPOSED MINOR CONTOURS
- PROPOSED PAVEMENT
- PROPOSED DRYWELL
- SD — PROPOSED STORM DRAIN LINE

NOTES

1. LOCATION, SIZE AND QUANTITY OF ALL UTILITIES IS SUBJECT TO CHANGE AS PROJECT DEVELOPS.
2. RUNOFF SHALL BE STORED, TREATED AND INFILTRATED THROUGH DRY WELLS WHEN DEICING OPERATIONS ARE NOT IN PROGRESS AND STORED AND TREATED IN THE GLYCOL BASIN WHEN DEICING OPERATIONS IS IN PROGRESS.

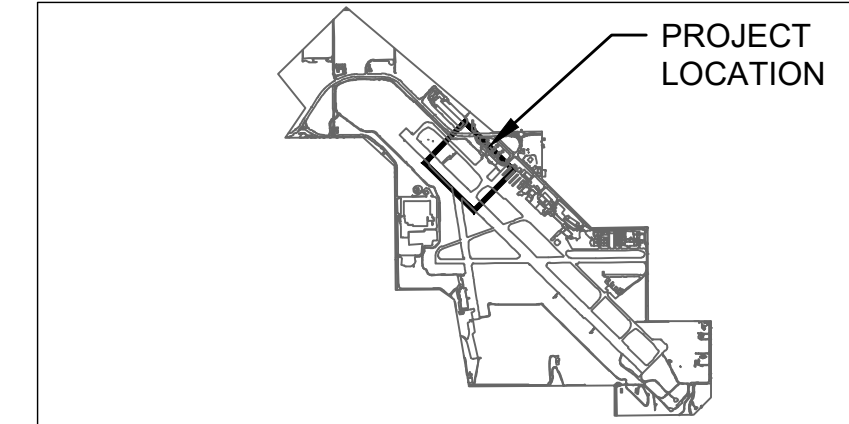
Mead & Hunt

Mead and Hunt, Inc.
9600 NE Cascades Parkway,
Suite 100
Portland, OR 97220
phone: 503-548-1494
meadhunt.com

**PRELIMINARY -
30% DESIGN**

KEY MAP

N.T.S



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	TSG	JAM	TSG	TSG

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
121 W. PACIFIC AVENUE SUITE 200
SPokane, WA 99201
PHONE: (509) 319-2580 WWW.T-O-ENGINEERS.COM
BOISE • COEUR D'ALENE • HEBER CITY
MERIDIAN • WAPATA • SPOKANE

PANGBORN MEMORIAL AIRPORT EA
AIRLINE AIRCRAFT APRON IMPROVEMENTS
AND GLYCOL COLLECTION
GLYCOL SYSTEM LAYOUT PLAN

DATE: JULY 23, 2020
PROJECT: 1622900-191253.01
SHEET: 04-04

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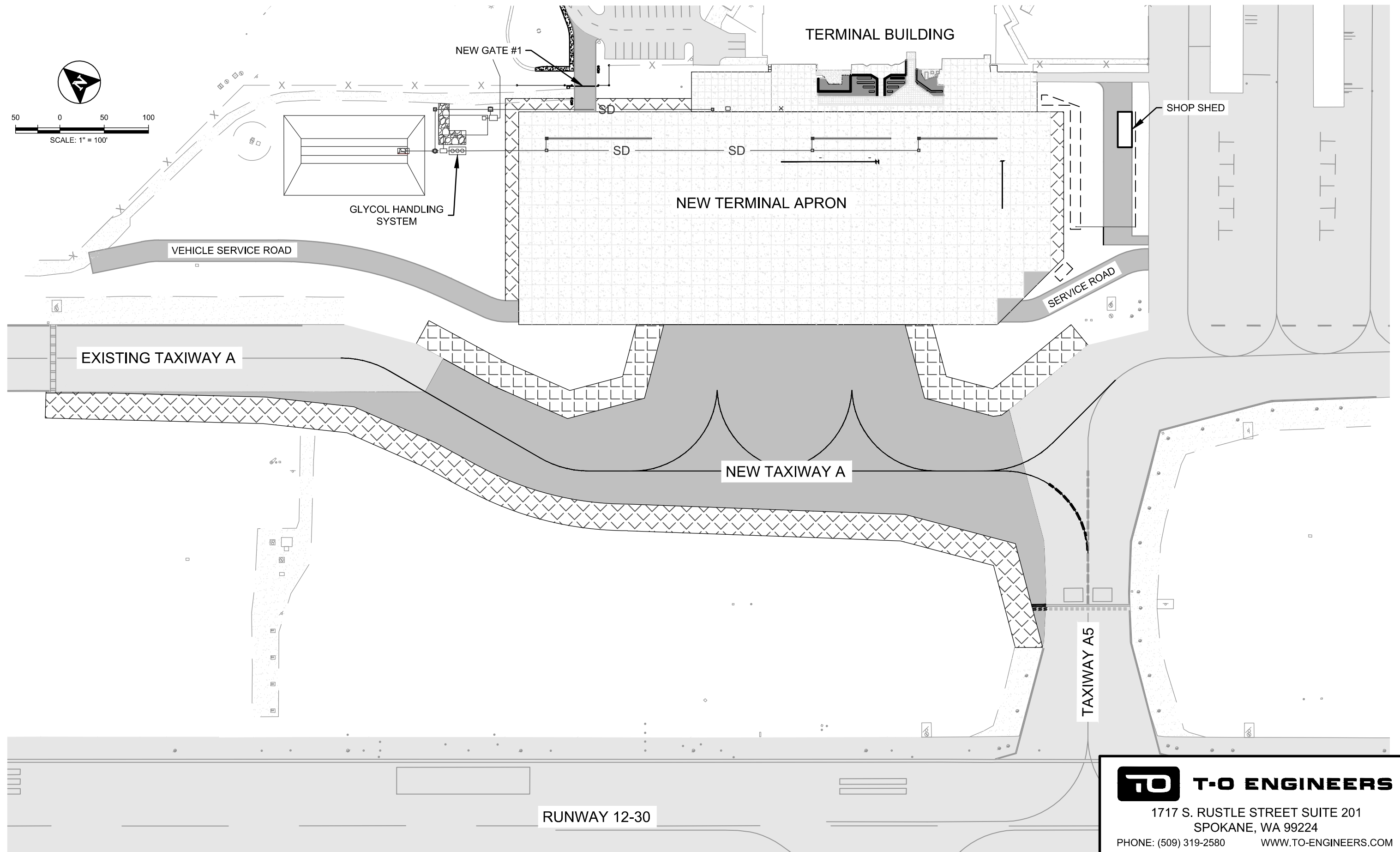
X:\1622900\191253\1622900-191253\DRAWINGS\AIRLINE AIRCRAFT APRON IMPROVEMENTS & GLYCOL COLLECTION\GLYCOL DRAINAGE AND ROUTING PLAN.DWG 7/23/2020

EXHIBIT 2 - PANGBORN EA APRON COST ESTIMATE

CONSTRUCTION COST ESTIMATE						
Location:		Pangborn Memorial Airport				
Project		Airline Aircraft Apron Improvements and Glycol Collection				
Program		EAT EA 30% Design Cost Estimate				
COST TYPE	SECTION	ITEM DESCRIPTION	BUDGET	UNITS	UNIT	BUDGET
			QUANTITIES		PRICE	COST
GENERAL						\$ 371,992.35
	G-105	Mobilization	1	LS	\$ 180,359.93	\$ 180,359.93
	SCPD	Safety and Compliance	1	LS	\$ 22,544.99	\$ 22,544.99
	G-100	Contractor Quality Control	1	LS	\$ 22,544.99	\$ 22,544.99
	G-050	Contractor Survey	1	LS	\$ 22,544.99	\$ 22,544.99
	M-103	Contractor Dust Control	1	LS	\$ 33,817.49	\$ 33,817.49
	P-156	Erosion Control	1	LS	\$ 90,179.96	\$ 90,179.96
Project Earthwork						\$ 102,472.22
	P-152	Unclassified Excavation	16,528	CY	\$ 5.00	\$ 82,638.89
	P-152	Unsuitable Excavation	1,653	CY	\$ 12.00	\$ 19,833.33
Project Pavement Work						\$ 1,704,626.85
	P-101	Pavement Removal	15,311	SY	\$ 7.00	\$ 107,177.78
	P-101	Remove Storm Drain Pipe	400	LF	\$ 7.50	\$ 3,000.00
	P-101	Remove Trench Drain	200	LF	\$ 10.00	\$ 2,000.00
	P-151	Clearing & Grubbing	3.5	AC	\$ 3,000.00	\$ 10,500.00
	P-152	Subgrade Preparation - 12" depth	25,972	SY	\$ 5.00	\$ 129,861.11
	P-154	Subbase Course	7,936	CY	\$ 46.00	\$ 365,054.01
	P-209	Aggregate Base Course	5,772	CY	\$ 55.00	\$ 317,438.27
	P-401	Bituminous Surface Course - 4" depth	3,561	TON	\$ 95.00	\$ 338,276.23
	P-403	Bituminous Surface Course - 5" depth	4,282	TON	\$ 90.00	\$ 385,402.78
	P-602	Prime Coat	3,935	GAL	\$ 3.00	\$ 11,805.56
	P-603	Tack Coat	7,870	GAL	\$ 3.00	\$ 23,611.11
	P-620	Pavement Markings	2,000	SF	\$ 1.50	\$ 3,000.00
	T-901	Seeding with Hydromulch	2	AC	\$ 1,500.00	\$ 2,250.00
	T-905	Topsoiling, 6" Depth	2	AC	\$ 3,500.00	\$ 5,250.00
Project Drainage Work						\$ 225,400.00
	D-705	6" PVC Storm Drain Pipe	800	LF	\$ 50.00	\$ 40,000.00
	D-751	Bypass Valve & Structure	1	EA	\$ 4,800.00	\$ 4,800.00
	D-752	Trench Drain	430	LF	\$ 220.00	\$ 94,600.00
	D-752	Glycol Basin	1	EA	\$ 80,000.00	\$ 80,000.00
	D-752	Dry Well	2	EA	\$ 3,000.00	\$ 6,000.00
Project Electrical Work						\$ 222,000.00
	L-108	#8 AWG, 5 kV, L-824, Type C Cable	800	LF	\$ 2.50	\$ 2,000.00
	L-108	Counterpoise Wire, No. 6, Bare Copper (Including Ground Rods)	800	LF	\$ 2.50	\$ 2,000.00
	L-110	2W-2 Inch Concrete Encased	800	LF	\$ 85.00	\$ 68,000.00
	L-125	Apron Lighting System	1	EA	\$ 150,000.00	\$ 150,000.00
CONSTRUCTION SUBTOTAL						\$ 2,626,491.42
Subtotal Construction Costs						
Contingency 20.00%						\$ 525,298.28
Taxes 8.30%						\$ 261,598.55
Total Construction Costs						\$ 3,413,388.25

EXHIBIT 3 - PANGBORN APRON SITE PLAN

PANGBORN MEMORIAL AIRPORT - TERMINAL APRON RECONSTRUCTION PROJECT



N:\210001\Tasks\Task Order 21-01 - Terminal Apron\3_Acad\dwg\Sheets\Exhibits\Pangborn Apron Site Plan.dwg, 8/9/2022 4:07:51 PM, Conner Hansen, DWG To PDF.pc3
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T-O ENGINEERS
1717 S. RUSTLE STREET SUITE 201
SPOKANE, WA 99224
PHONE: (509) 319-2580 WWW.TO-ENGINEERS.COM
E-FILE: Pangborn Apron Site Plan.dwg DATE: 8/9/22 JOB: 210001

EXHIBIT 4 - PANGBORN APRON BID TAB

BID TABULATION			
Pangborn Memorial Airport Terminal Apron Reconstruction FAA AIP No. 3-53-0084-044-2021 T-O Engineers Project No. 210001, Task Order 21-01 Bids Opened June 16, 2021 - 11:00 AM at Executive Flight - East Wenatchee, WA			
ITEM	Hurst Construction LLC East Wenatchee, WA	Selland Construction, Inc. Wenatchee, WA	Engineer's Estimate T-O Engineers, Inc. Spokane, WA
Bid Schedule A - AIP	\$5,208,993.67	\$5,364,586.00	\$3,372,240.50
Bid Schedule A Washington State Sales Tax (8.3%)	\$432,346.47	\$445,260.64	\$279,895.96
Total Bid Schedule A + WSST	\$5,641,340.14	\$5,809,846.64	\$3,652,136.46
Alternate 1 - PCC Apron - AIP	\$3,218,547.35	\$3,725,894.00	\$2,154,921.00
Alt 1 WSST (8.3%)	\$267,139.43	\$309,249.20	\$178,858.44
Total Alt 1 + WSST	\$3,485,686.78	\$4,035,143.20	\$2,333,779.44
Alternate 2 - HMA Apron - AIP	\$1,712,950.00	\$1,641,728.00	\$1,043,565.00
Alt 2 WSST (8.3%)	\$142,174.85	\$136,263.42	\$86,615.90
Total Alt 2 + WSST	\$1,855,124.85	\$1,777,991.42	\$1,130,180.90
Basis of Award: PCC Apron Option (Schedule A + Alt 1 + Tax)	\$9,127,026.92	\$9,844,989.84	\$5,985,915.90
Basis of Award: HMA Apron Option (Schedule A + Alt 2 + Tax)	\$7,496,464.99	\$7,587,838.06	\$4,782,317.36
Bid Schedule B - Non-AIP	\$344,405.00	\$558,945.00	\$211,405.00
Bid Schedule B WSST (8.3%)	\$28,585.62	\$46,392.44	\$17,546.62
Total Bid Schedule B + WSST	\$372,990.62	\$605,337.44	\$228,951.62
Total Bid: PCC Apron Option (Schedule A + B + Alt 1 + Tax)	\$9,500,017.54	\$10,450,327.28	\$6,214,867.52
Total Bid: HMA Apron Option (Schedule A + B + Alt 2 + Tax)	\$7,869,455.61	\$8,193,175.50	\$5,011,268.97
Bidder's Checklist (filled, signed, dated)	✓	✓	
Qualification of Bidder Information	✓	✓	
Bid Proposal Form	✓	✓	
Bid Schedule A	✓	✓	
Bid Alternate 1	✓	✓	
Bid Alternate 2	✓	✓	
Bid Schedule B	✓	✓	
Designation of Subcontractors and Suppliers	✓	✓	
Non-Collusion Affidavit	✓	✓	
Joint Venture Statement	N/A	N/A	
Disadvantaged Business Enterprise Utilization	✓	✓	
Letter of Intent	N/A	N/A	
Certificate of Buy American Compliance for Manufactured Products	✓	✓	
Certification of Nonsegregated Facilities	✓	✓	
Certification of Offerer/Bidder Regarding Tax Delinquency and Felony Convictions	✓	✓	
Certification of Compliance with Wage Payment Statutes	✓	✓	
Bidder's Contractor License Number	✓	✓	
Bidders List Information	✓	✓	
Bid Security (Bid Bond)	✓	✓	
Addendum No. 1 Acknowledged	✓	✓	
Addendum No. 2 Acknowledged	✓	✓	
Addendum No. 3 Acknowledged	✓	✓	
Responsive	Yes	Yes	

Note: Items highlighted in green represent corrected amounts based on a review of bids.

Disclaimer: Bid tabulation is considered preliminary and subject to change until CDRPA awards a contract to the low, responsive bidder.

Prepared by: Chris Mansfield, T-O Engineers

Date: June 17, 2021

BID TABULATION
Pangborn Memorial Airport
Terminal Apron Reconstruction
FAA AIP No. 3-53-0084-044-2021
Bids Opened June 16, 2021 - 11:00 AM
Bid Schedule A - AIP

Item	Description	Estimated Quantity	Unit Measure	Hurst Construction LLC East Wenatchee, WA		Selland Construction, Inc. Wenatchee, WA		Engineer's Estimate	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-1	General Construction								
A	C-105 Mobilization	1	L.S.	\$700,000.00	\$700,000.00	\$525,000.00	\$525,000.00	\$400,000.00	\$400,000.00
B	C-100 Safety Compliance	1	L.S.	\$200,000.00	\$200,000.00	\$300,000.00	\$300,000.00	\$10,000.00	\$10,000.00
C	C-100 Contractor Quality Control Program (CQCP)	1	L.S.	\$195,000.00	\$195,000.00	\$150,000.00	\$150,000.00	\$110,000.00	\$110,000.00
D	C-100 Contractor Survey	1	L.S.	\$190,000.00	\$190,000.00	\$175,000.00	\$175,000.00	\$10,000.00	\$10,000.00
E	C-102 Temporary Pollution, Soil Erosion, and Siltation Control	1	L.S.	\$145,000.00	\$145,000.00	\$50,000.00	\$50,000.00	\$10,000.00	\$10,000.00
A-2	Sitework								
A	P-101 Pavement Removal	18,270	S.Y.	\$5.00	\$91,350.00	\$10.00	\$182,700.00	\$10.00	\$182,700.00
B	P-101 Cold Milling	600	S.Y.	\$30.00	\$18,000.00	\$20.00	\$12,000.00	\$50.00	\$30,000.00
C	P-101 Removal of Pipe and Other Buried Structures	1	L.S.	\$100,000.00	\$100,000.00	\$75,000.00	\$75,000.00	\$20,000.00	\$20,000.00
D	P-101 Removal of Electrical Items	1	L.S.	\$36,467.42	\$36,467.42	\$65,000.00	\$65,000.00	\$53,600.00	\$53,600.00
E	P-151 Clearing and Grubbing	2	Acre	\$10,000.00	\$20,000.00	\$15,000.00	\$30,000.00	\$5,000.00	\$10,000.00
F	P-152 Unsuitable Excavation	100	C.Y.	\$40.00	\$4,000.00	\$25.00	\$2,500.00	\$35.00	\$3,500.00
G	P-152 Subgrade Preparation	30,000	S.Y.	\$1.75	\$52,500.00	\$9.00	\$270,000.00	\$2.00	\$60,000.00
A-3	Base Courses								
A	P-208 Aggregate Base Course	400	C.Y.	\$75.00	\$30,000.00	\$55.00	\$22,000.00	\$35.00	\$14,000.00
A-4	Flexible Pavements								
A	P-403 Asphalt Mix Pavement Course	9,974	Tons	\$105.00	\$1,047,270.00	\$105.00	\$1,047,270.00	\$90.00	\$897,660.00
A-5	Rigid Pavement								
A	P-501 Cement Concrete Pavement, 6 Inch Thick	1,853	S.Y.	\$250.00	\$463,250.00	\$300.00	\$555,900.00	\$90.00	\$166,770.00
A-6	Miscellaneous								
A	P-620 Runway and Taxiway Marking	10,585	S.F.	\$3.25	\$34,401.25	\$3.60	\$38,106.00	\$1.50	\$15,877.50
A-7	Fencing								
A	F-162 Chain-Link Fence	127	L.F.	\$130.00	\$16,510.00	\$170.00	\$21,590.00	\$60.00	\$7,620.00
B	F-162 Sliding Vehicle Gate, 30-ft Opening	1	EA.	\$26,000.00	\$26,000.00	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00
A-8	Drainage								
A	D-701 8-inch PVC, C-900	425	L.F.	\$75.00	\$31,875.00	\$55.00	\$23,375.00	\$75.00	\$31,875.00
B	D-701 12-inch PVC, C-900	64	L.F.	\$200.00	\$12,800.00	\$120.00	\$7,680.00	\$110.00	\$7,040.00
C	D-701 12-inch RCP, Class V	553	L.F.	\$106.00	\$58,618.00	\$80.00	\$44,240.00	\$200.00	\$110,600.00
D	D-751 Storm Inlet, Aircraft Rated	3	EA.	\$5,500.00	\$16,500.00	\$3,000.00	\$9,000.00	\$2,500.00	\$7,500.00
E	D-751 Storm Catch Basin, Aircraft Rated	3	EA.	\$12,000.00	\$36,000.00	\$8,500.00	\$25,500.00	\$2,500.00	\$7,500.00
F	D-751 Storm Catch Basin, HS-20 Rated	3	EA.	\$5,000.00	\$15,000.00	\$4,500.00	\$13,500.00	\$1,500.00	\$4,500.00
G	D-752 Flared End Section, 8-inch	2	EA.	\$670.00	\$1,340.00	\$1,000.00	\$2,000.00	\$750.00	\$1,500.00
H	D-752 Flared End Section, 12-inch	1	EA.	\$850.00	\$850.00	\$1,100.00	\$1,100.00	\$1,000.00	\$1,000.00
I	D-752 Coalescing Plate OWS, HS-20 Rated	1	EA.	\$135,000.00	\$135,000.00	\$125,000.00	\$125,000.00	\$90,000.00	\$90,000.00
J	D-752 Trench Drain	291	L.F.	\$645.00	\$187,695.00	\$800.00	\$232,800.00	\$420.00	\$122,220.00
K	D-752 Riprap Protection	19	S.Y.	\$130.00	\$2,470.00	\$185.00	\$3,515.00	\$50.00	\$950.00
L	M-100 Duplex Lift Station Package	1	L.S.	\$155,000.00	\$155,000.00	\$175,000.00	\$175,000.00	\$101,761.00	\$101,761.00
M	M-120 Fiberglass Shelter w/pad	1	L.S.	\$17,000.00	\$17,000.00	\$25,000.00	\$25,000.00	\$8,157.00	\$8,157.00
N	M-130 Autosampler	1	L.S.	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$13,184.00	\$13,184.00
O	M-140 Precast Tank	1	L.S.	\$495,000.00	\$495,000.00	\$475,000.00	\$475,000.00	\$242,567.00	\$242,567.00
P	M-150 3-Way Plug Valve Vault	1	EA.	\$42,000.00	\$42,000.00	\$50,000.00	\$50,000.00	\$24,166.00	\$24,166.00
Q	D-701 3" HDPE Force Main Tie-In to Ex MH, 71 LF	1	L.S.	\$7,500.00	\$7,500.00	\$12,000.00	\$12,000.00	\$8,000.00	\$8,000.00
R	M-200 Clean Stone Fill	733	C.Y.	\$115.00	\$84,295.00	\$85.00	\$62,305.00	\$45.00	\$32,985.00
S	M-200 Sand Fill	100	C.Y.	\$110.00	\$11,000.00	\$40.00	\$4,000.00	\$45.00	\$4,500.00

BID TABULATION
Pangborn Memorial Airport
Terminal Apron Reconstruction
FAA AIP No. 3-53-0084-044-2021
Bids Opened June 16, 2021 - 11:00 AM
Bid Schedule A - AIP

Item	Description	Estimated Quantity	Unit Measure	Hurst Construction LLC East Wenatchee, WA		Selland Construction, Inc. Wenatchee, WA		Engineer's Estimate	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
T	M-200 Geotextile Fabric	13,220	S.Y.	\$3.00	\$39,660.00	\$2.00	\$26,440.00	\$5.00	\$66,100.00
A-9	Turfing								
A	T-901 Seeding, Mulching, and Fertilizer	3.5	Acre	\$5,400.00	\$18,900.00	\$3,300.00	\$11,550.00	\$3,000.00	\$10,500.00
B	T-905 Topsoil (Furnished from Offsite)	835	C.Y.	\$80.00	\$66,800.00	\$100.00	\$83,500.00	\$50.00	\$41,750.00
A-10	Lighting Installation								
A	L-108 #8 AWG, 5kV, L-824, Type C Cable, Installed in Conduit	4,200	L.F.	\$1.75	\$7,350.00	\$1.85	\$7,770.00	\$1.20	\$5,040.00
B	L-108 #8 AWG, 5kV, L-824, Type C Cable, Temporary Jumper	1,400	L.F.	\$3.25	\$4,550.00	\$3.25	\$4,550.00	\$7.00	\$9,800.00
C	L-108 No. 10 AWG Cable, Installed in Conduit	5,000	L.F.	\$1.25	\$6,250.00	\$1.25	\$6,250.00	\$0.70	\$3,500.00
D	L-108 No. 8 AWG Cable, Installed in Conduit	4,320	L.F.	\$1.75	\$7,560.00	\$1.55	\$6,696.00	\$0.95	\$4,104.00
E	L-108 #6 AWG, Solid, Bare Counterpoise Wire, Installed Incl. Ground Rods and Ground Connectors	3,800	L.F.	\$2.25	\$8,550.00	\$2.25	\$8,550.00	\$1.50	\$5,700.00
F	L-108 CAT 6 Communication Cable	300	L.F.	\$1.50	\$450.00	\$1.50	\$450.00	\$2.00	\$600.00
G	L-110 1W-2" PVC Conduit, Schedule 40, CLSM Encased	2,606	L.F.	\$22.00	\$57,332.00	\$21.50	\$56,029.00	\$19.00	\$49,514.00
H	L-110 1W-2" PVC Conduit, Schedule 40, Concrete Encased	470	L.F.	\$25.00	\$11,750.00	\$14.50	\$6,815.00	\$21.00	\$9,870.00
I	L-110 1W-2" PVC Conduit, Schedule 40, Direct Bury	190	L.F.	\$20.00	\$3,800.00	\$14.50	\$2,755.00	\$15.00	\$2,850.00
J	L-110 2W-2" PVC Conduit, Schedule 40, CLSM Encased	220	L.F.	\$30.00	\$6,600.00	\$28.50	\$6,270.00	\$25.00	\$5,500.00
K	L-115 L-868 Junction Can, Size B	3	EA.	\$1,200.00	\$3,600.00	\$1,100.00	\$3,300.00	\$850.00	\$2,550.00
L	L-115 H-20 Rated Electrical Handhole	6	EA.	\$1,200.00	\$7,200.00	\$1,250.00	\$7,500.00	\$920.00	\$5,520.00
M	L-125 Relocate Airfield Guidance Sign on New Base, 3 Module, Size 1	3	EA.	\$4,000.00	\$12,000.00	\$4,000.00	\$12,000.00	\$3,500.00	\$10,500.00
N	L-125 Relocate Airfield Guidance Sign on New Base, 5 Module, Size 1	2	EA.	\$5,600.00	\$11,200.00	\$5,500.00	\$11,000.00	\$4,200.00	\$8,400.00
O	L-125 Relocate Airfield Guidance Sign on New Base, 3 Module, Size 1 - New Panels	1	EA.	\$5,600.00	\$5,600.00	\$5,400.00	\$5,400.00	\$5,200.00	\$5,200.00
P	L-125 New Airfield Guidance Sign on New Base, 3 Module, Size 1	2	EA.	\$5,500.00	\$11,000.00	\$5,300.00	\$10,600.00	\$5,300.00	\$10,600.00
Q	L-125 New Airfield Guidance Sign on New Base, 4 Module, Size 1	1	EA.	\$7,000.00	\$7,000.00	\$7,200.00	\$7,200.00	\$6,000.00	\$6,000.00
R	L-125 New Elevated Medium Intensity Taxiway Edge Light on New Base	10	EA.	\$1,500.00	\$15,000.00	\$1,500.00	\$15,000.00	\$1,200.00	\$12,000.00
S	L-125 New Elevated Medium Intensity Taxiway Edge Light on New Base - LED	36	EA.	\$1,500.00	\$54,000.00	\$1,600.00	\$57,600.00	\$1,400.00	\$50,400.00
T	L-125 Terminal Apron Lighting, 3 Fixture - 400W	2	EA.	\$22,000.00	\$44,000.00	\$22,000.00	\$44,000.00	\$46,000.00	\$92,000.00
U	L-125 Terminal Apron Lighting, 4 Fixture - 600W	1	EA.	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$52,000.00	\$52,000.00
V	L-125 Aircraft Power Rack	4	EA.	\$8,000.00	\$32,000.00	\$8,000.00	\$32,000.00	\$4,000.00	\$16,000.00
W	L-108 No. 2/0 AWG Cable, Installed in Conduit	1,080	L.F.	\$18.00	\$19,440.00	\$19.00	\$20,520.00	\$8.00	\$8,640.00
X	L-108 No. 2 AWG Cable, Installed in Conduit	1,080	L.F.	\$4.00	\$4,320.00	\$4.00	\$4,320.00	\$3.00	\$3,240.00
Y	L-110 3W-2" PVC Conduit, Schedule 40, CLSM Encased	180	L.F.	\$37.00	\$6,660.00	\$36.00	\$6,480.00	\$28.00	\$5,040.00
Z	L-110 5W-2" PVC Conduit, Schedule 40, CLSM Encased	230	L.F.	\$51.00	\$11,730.00	\$52.00	\$11,960.00	\$33.00	\$7,590.00
				Subtotal, Bid Schedule A		\$5,208,993.67	\$5,364,586.00		\$3,372,240.50
				WSST (8.3%)		\$432,346.47	\$445,260.64		\$279,895.96
				TOTAL, BID SCHEDULE A		\$5,641,340.14	\$5,809,846.64		\$3,652,136.46

Awarded →

BID TABULATION
Pangborn Memorial Airport
Terminal Apron Reconstruction
FAA AIP No. 3-53-0084-044-2021
Bids Opened June 16, 2021 - 11:00 AM
Alternate 1 - PCC Apron - AIP

Item	Description	Estimated Quantity	Unit Measure	Hurst Construction LLC East Wenatchee, WA		Selland Construction, Inc. Wenatchee, WA		Engineer's Estimate	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
ALT 1	General Construction								
A	P-152 Unclassified Excavation	27,340	C.Y.	\$28.00	\$765,520.00	\$23.50	\$642,490.00	\$5.00	\$136,700.00
B	P-209 Crushed Aggregate Base Course	6,532	C.Y.	\$75.00	\$489,900.00	\$60.00	\$391,920.00	\$35.00	\$228,620.00
C	P-401 Asphalt Mix Pavement	2,850	Tons	\$104.50	\$297,825.00	\$115.00	\$327,750.00	\$100.00	\$285,000.00
D	P-501 Cement Concrete Pavement, 11 Inch Thick	15,700	S.Y.	\$105.50	\$1,656,350.00	\$150.00	\$2,355,000.00	\$95.00	\$1,491,500.00
E	P-603 Emulsified Asphalt Tack Coat	4,367	GAL	\$2.05	\$8,952.35	\$2.00	\$8,734.00	\$3.00	\$13,101.00
				Subtotal, Bid Alternate 1			\$3,725,894.00		\$2,154,921.00
				WSST (8.3%)			\$267,139.43		\$178,858.44
				TOTAL, BID ALTERNATE 1			\$4,035,143.20		\$2,333,779.44

Awarded →

BID TABULATION
Pangborn Memorial Airport
Terminal Apron Reconstruction
FAA AIP No. 3-53-0084-044-2021
Bids Opened June 16, 2021 - 11:00 AM
Bid Schedule B - Non-AIP

Item	Description	Estimated Quantity	Unit Measure	Hurst Construction LLC East Wenatchee, WA		Selland Construction, Inc. Wenatchee, WA		Engineer's Estimate	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-1	Utility Work								
A	33 00 99 Dig and Verify Existing Utility	6	EA.	\$1,200.00	\$7,200.00	\$1,000.00	\$6,000.00	\$1,000.00	\$6,000.00
B	33 00 99 Sanitary Sewer Pipe, 8-Inch, SDR 26	143	L.F.	\$115.00	\$16,445.00	\$65.00	\$9,295.00	\$75.00	\$10,725.00
C	33 00 99 Sanitary Sewer Manhole	2	EA.	\$7,000.00	\$14,000.00	\$5,000.00	\$10,000.00	\$5,500.00	\$11,000.00
D	33 00 99 Connect to Existing Sanitary Sewer	1	L.S.	\$4,000.00	\$4,000.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00
E	33 00 99 Sanitary Sewer Pipe, 6-Inch, SDR 35	10	L.F.	\$130.00	\$1,300.00	\$150.00	\$1,500.00	\$60.00	\$600.00
B-2	Sitework								
A	P-101 Pavement Removal (Temp Access Road)	91	S.Y.	\$40.00	\$3,640.00	\$25.00	\$2,275.00	\$10.00	\$910.00
B-3	Base Courses								
A	P-208 Aggregate Base Course (Temp Access Road)	117	C.Y.	\$110.00	\$12,870.00	\$125.00	\$14,625.00	\$40.00	\$4,680.00
B-4	Flexible Pavement								
A	P-403 Asphalt Mix Pavement (Temp Access Road)	158	Tons	\$150.00	\$23,700.00	\$175.00	\$27,650.00	\$110.00	\$17,380.00
B-5	Miscellaneous								
A	P-101 Remove Shop Shed	1	EA.	\$3,000.00	\$3,000.00	\$15,000.00	\$15,000.00	\$3,000.00	\$3,000.00
B	133000 New Shop Shed	640	S.F.	\$170.00	\$108,800.00	\$525.00	\$336,000.00	\$175.00	\$112,000.00
C	057000 30 ft. Flag Pole	1	L.S.	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00
D	057000 Decorative Metal Fence Panels	323	L.F.	\$150.00	\$48,450.00	\$200.00	\$64,600.00	\$70.00	\$22,610.00
E	057000 Entry Signs	2	EA.	\$36,000.00	\$72,000.00	\$15,000.00	\$30,000.00	\$1,250.00	\$2,500.00
F	057000 Decorative Metal Column	2	EA.	\$5,000.00	\$10,000.00	\$8,500.00	\$17,000.00	\$2,500.00	\$5,000.00
G	P-208 Quarry Spalls	50	C.Y.	\$250.00	\$12,500.00	\$150.00	\$7,500.00	\$90.00	\$4,500.00
				Subtotal, Bid Schedule B			\$558,945.00		\$211,405.00
				WSST (8.3%)			\$28,585.62		\$17,546.62
				TOTAL, BID SCHEDULE B			\$605,337.44		\$228,951.62

Awarded →

On-Call Task Order 21-01 - Amendment No. 1 **Pangborn Memorial Airport**
Terminal Apron Reconstruction (Design and Construction) **Wenatchee, Washington**

Exhibit B - Fee Summary **October 7, 2022; Based on 8/12/22 Scope of Work**

TASK 1-5 SUMMARY (LUMP SUM)

1. T-O Personnel Costs

Classification	Title	Hours	Rate/Hour	Cost
Prin	Principal	21	\$ 82.93	\$ 1,741.53
PM	Project Manager	117	\$ 61.31	\$ 7,173.27
PE	Project Engineer	62	\$ 55.62	\$ 3,448.44
EIT	Staff Engineer	8	\$ 36.63	\$ 293.04
INSP	Inspector	24	\$ 37.70	\$ 904.80
CAD	Drafter / CAD Designer	0	\$ 22.00	\$ -
Adm.	Administrative	38	\$ 29.81	\$ 1,132.78
Subtotal, Prime Labor Costs		270		\$ 14,693.86
				Overhead (1.2644) \$ 18,578.92
				Prime Labor Costs \$ 33,272.78

2. Subconsultant Fees, including Reimbursable Expenses

Description	Cost
Erlandsen	\$ -
Mead & Hunt	\$ 11,528.00
Strata	\$ -
Subtotal	\$ 11,528.00
Assumption of Risk	4% \$ 461.12
Subtotal, Subconsultant Fees:	\$ 11,989.12

3. T-O Reimbursable Expenses

Description	Quantity	Unit Cost	Cost
Vehicle Travel (Per Mile)	330	\$0.580	\$ 191.40
Meeting Expenses (Per Mtg)	1	\$100.00	\$ 100.00
Document Reproduction (Lump Sum)			
Postage, Phone, Recording (Lump Sum)			
Subtotal 1			\$ 291.40
Non-AIP Expenses (Lump Sum)	1	\$25.00	\$ 25.00
Subtotal 2			\$ 316.40
Subtotal, Reimbursable Expenses			\$ 316.40

LUMP SUM TOTAL, TASKS 1-5 **\$ 45,578.30**

TASK 6-8 SUMMARY (TIME AND MATERIALS)

4. T-O Personnel Costs

Classification	Title	Hours	Rate/Hour	Cost
Prin	Principal	43	\$ 82.93	\$ 3,565.99
PM	Project Manager	241	\$ 61.31	\$ 14,775.71
PE	Project Engineer	143	\$ 55.62	\$ 7,953.66
EIT	Staff Engineer	75	\$ 36.63	\$ 2,747.25
INSP	Inspector	522	\$ 37.70	\$ 19,679.40
CAD	Drafter / CAD Designer	96	\$ 22.00	\$ 2,112.00
Adm.	Administrative	84	\$ 29.81	\$ 2,504.04
Subtotal, Prime Labor Costs		1204		\$ 53,338.05
				Overhead (1.2644) \$ 67,440.63
				Prime Labor Costs \$ 120,778.68

5. Subconsultant Fees, including Reimbursable Expenses

Description	Cost
Erlandsen	\$ -
Mead & Hunt	\$ 77,662.92
Strata	\$ 83,990.00
Subtotal	\$ 161,652.92
Assumption of Risk	4% \$ 6,466.12
Subtotal, Subconsultant Fees:	\$ 168,119.04

6. T-O Reimbursable Expenses

Description	Quantity	Unit Cost	Cost
Vehicle Travel (Per Mile)	6,600	\$0.625	\$4,125.00
Meeting Expenses (Per Mtg)	20	\$100.00	\$2,000.00
Lodging (per night)	20	\$96.00	\$1,920.00
Meals & Incidentals (per day)	20	\$59.00	\$1,180.00
Postage, Phone, Recording (Lump Sum)	1	\$100.00	\$100.00
Subtotal 1			\$9,325.00
Non-AIP Expenses (Lump Sum)	1	\$400.00	\$400.00
Subtotal 2			\$9,725.00
Subtotal, Reimbursable Expenses			\$9,725.00

TIME AND MATERIALS TOTAL, TASKS 6-8 **\$ 298,622.72**

SUBTOTAL, TASKS 1-8 **\$ 344,201.01**

PROFIT **\$ 54,000.00**

AMENDMENT TOTAL **\$ 398,201.01**

**Pangborn Memorial Airport (EAT)
Terminal Apron Reconstruction (Design and Construction)
On-Call Task 21-01 - Amendment No. 1
T-O Engineers Fee Summary
October 7, 2022; Based on 8/12/22 Scope of Work**

ENGINEERING SERVICES

Description	T-O	Erlandsen	Mead & Hunt	STRATA	TASK TOTAL
TASK 1 - PROJECT ADMINISTRATION AND MANAGEMENT	\$ 14,694	\$ -	\$ 11,528	\$ -	\$ 26,222
TASK 2 - PROJECT FORMULATION	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 3 - INTERMEDIATE (60%) DESIGN	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 4 - DESIGN DEVELOPMENT (90%) DESIGN	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 5 - CONSTRUCTION DOCUMENT (100%) DESIGN	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 6 - BIDDING SERVICES	\$ 2,733	\$ -	\$ -	\$ -	\$ 2,733
TASK 7 - CONSTRUCTION MANAGEMENT	\$ 45,484	\$ -	\$ 76,365	\$ 83,990	\$ 205,839
TASK 8 - PROJECT CLOSEOUT	\$ 5,121	\$ -	\$ 1,298	\$ -	\$ 6,419
SUBTOTAL FEE ESTIMATE	\$ 68,032	\$ -	\$ 89,191	\$ 83,990	\$ 241,213

Overhead (1.2644)	\$ 86,020				\$ 86,020
T-O Reimbursable Expenses	\$ 10,041				\$ 10,041
Assumption of Risk at 4%		\$ -	\$ 3,568	\$ 3,360	\$ 6,927
TOTAL FEE ESTIMATE	\$ 164,093	\$ -	\$ 92,759	\$ 87,350	\$ 344,201

Check across
= Subtotal, not including Profit

**Pangborn Memorial Airport
Terminal Apron Project
Overall Project Budget**

By: Chris Mansfield, T-O Engineers 11/15/22

	<u>CDRPA Budget</u>	<u>AIP Budget</u>	<u>Non-AIP Budget</u>	<u>Check Across</u>
Hurst Construction Contract	\$9,500,018	\$9,127,027	\$372,991	\$9,500,018
TO - Design and Construction (21-01)	\$932,445	\$932,445		\$932,445
Administration Expense	\$50,000	\$50,000	\$0	\$50,000
<u>FAA Project Budget</u>	<u>\$10,482,463</u>	<u>\$10,109,472</u>	<u>\$372,991</u>	<u>\$10,482,463</u>
<u>Construction Contingency</u>	<u>\$521,623</u>	<u>\$469,461</u>	<u>\$52,162</u>	<u>\$521,623</u>
<u>CDRPA Project Budget</u>	<u>\$11,004,086</u>	<u>\$10,578,933</u>	<u>\$425,153</u>	<u>\$11,004,086</u>

	<u>Total Costs</u>	<u>AIP-eligible</u>	<u>Non-AIP costs</u>	<u>Check Across</u>
<u>Construction Costs</u>				
Hurst Bid	\$9,500,018	\$9,127,027	\$372,991	\$9,500,018
Estimated Qty Variations	\$0	0	0	\$0
CO 1 (Gate, Valves, Soft Areas)	\$53,720	\$53,720	\$0	\$53,720
CO 2 (Alt Power Source)	\$100,934	\$100,934	\$0	\$100,934
CO 3 Est. (Millings & Powder Coating)	\$53,034	\$15,157	\$37,876	\$53,034
CO 4 Est. (Elec Upgrades)	\$533,278	\$373,295	\$159,983	\$533,278
FD 14: Power Rack Receptacle Change	\$5,224	\$0	\$4,824	\$4,824
Heat mat not AIP eligible	\$0	(\$41,000)	\$41,000	\$0
Mt. Pangborn Grading	\$4,874	0	4,874	\$4,874
<u>Estimate At Completion</u>	<u>\$10,251,082</u>	<u>9,629,134</u>	<u>621,547</u>	<u>\$10,250,681</u>

<u>Engineering Costs</u>				
TO - Design and Construction (21-01)	\$932,445	\$924,727	\$7,718	\$932,445
Amend1 Request (10/20/22)	\$398,201	\$387,005	\$11,196	\$398,201
<u>Estimate At Completion</u>	<u>\$1,330,646</u>	<u>\$1,311,732</u>	<u>\$18,914</u>	<u>\$1,330,646</u>

<u>Miscellaneous Costs</u>				
IFE Services Jan 2021	\$3,000	\$3,000	\$0	\$3,000
Fulcrum Enviro - Soil Sampling	\$6,718	\$6,718	\$0	\$6,718
FAA Reimbursable Agreement #3091	\$28,930	\$28,930	\$0	\$28,930
Reimbursable Agreement refund	(\$24,544)	(\$24,544)	\$0	(\$24,544)
Douglas Co. Sewer Connection Fee	\$41,836	\$41,836	\$0	\$41,836
Misc non-AIP Costs (Striping & Drone)	\$1,050	\$0	\$1,050	\$1,050
IFE for T-O Amendment Jul 2022	\$2,300	\$0	\$2,300	\$2,300
Indirect Costs (Ads, Legals, Printing)	\$7,957	\$7,957	\$0	\$7,957
Indirect Costs (Drone videos)	\$1,648	\$0	\$1,648	\$1,648
Douglas Co. Sewer - Deicer Rvw Fees	\$6,005	\$6,005	\$0	\$6,005
Other				\$0
<u>Estimate At Completion</u>	<u>\$74,900</u>	<u>\$69,902</u>	<u>\$4,998</u>	<u>\$74,900</u>

<u>Estimate At Completion</u>	<u>\$11,656,628</u>	<u>\$11,010,768</u>	<u>\$645,459</u>	<u>\$11,656,227</u>
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AIP Grant Amount (Grant 3-53-0084-044-2021)	\$10,109,472			
Max Grant increase = 15%, split at 90% AIP / 10% Local	\$1,364,778		\$151,642	\$1,516,420
Max Grant Amount	\$11,474,250			
Surplus (Shortage) of Avail FAA Grant Funds	\$463,482			
PFC Grant Funds Available			\$372,991	

Amounts include sales tax, and are rounded to nearest dollar

Memo

To: Board of Directors

From: Stacie de Mestre

Date: November 16, 2022

Re: Authorization to Amend Overall Project Budget – MALSR Project

On June 14, 2022 the Board of Directors approved an overall project budget for the MALSR project of \$4,039,435.00 (rounded). This included approved design fees to date, the FAA reimbursable agreement, the estimated cost of owner furnished items, permits, the construction contract, and a 10% contingency. The Board was previously briefed that most of our contingency had been used because the owner furnished items exceeded the original estimate and a change order was issued to grade and seed the undisturbed portions of the Lytle and Van Well parcels.

Due to extended contract time, redesign efforts to avoid GWID's main irrigation line, and preparing exhibits for the grading/seeding work, T-O Engineers has submitted Amendment 1 to Task Order 22-11 – MALSR Construction in the amount of \$149,000 (see attached). Under this task order, T-O Engineers is paid on a time and materials basis.

Also attached is an updated project budget showing incurred and committed costs to date as well as a proposed new overall project budget including Amendment 1. Staff is seeking Board approval to increase the overall project budget for the MALSR Project to \$4,186,820 and to approve T-O Engineers' Amendment 1 to Task Order 22-11 in the amount not to exceed \$149,000.



**Pangborn Memorial Airport A/E Services
Task Order 22-11, Amendment 1
Runway 12 MALSR Construction Management**

Task Order No.:	<u>22-11, Amendment 1</u>
Original Fee (T&M):	<u>\$168,000</u>
Amendment 1 (T&M):	<u>\$149,000</u>
Revised Fee (T&M):	<u>\$317,000</u>

Schedule
NTP: October 25, 2022
Start Date:
End Date: March 15, 2023

PROJECT UNDERSTANDING

This Amendment includes additional construction management assistance to the Port, resulting from longer Contractor work shifts, extended Contract Time, and extra services not included in the original task order. Extra services include:

Contract Time was 68 calendar days, now estimated at 92 calendar days, an extension of 24 calendar days.

Inspection services were originally estimated at 40 hrs per week x 12 weeks, now estimated at 70 hrs per week x 13 weeks. The additional 430 hours is split 50/380 for T-O Engineers / Mead & Hunt.

Identification and evaluation of an existing 14-inch irrigation main found in a different location than shown on GWID's record drawings, redesign of the adjacent MALSR light towers to allow the irrigation main to remain in place, and coordinating proposed changes with the Sponsor, FAA, GWID, Douglas County, and the Contractor. Resulted in a Work Change Directive issued to the Contractor.

Preparation of a Request for Change Order to remove root stock, re-grade, and seed an additional 12 acres of property adjacent to the MALSR project limits. Resulted in a Contract Change Order.

The Consultant Team will provide services as described below.

ITEMS TO BE COMPLETED BY CONSULTANT

T-O Engineers, Inc. proposes to provide the following services:

1. Project Administration and Management

Contract Administration: Prepare a Task Order Amendment Scope and Fee for review by Airport staff. Discuss review comments with staff and revise accordingly.

Subconsultant Management: Coordinate with subconsultant Mead & Hunt regarding contracting procedures. Execute TO-M&H task order amendment. Coordinate with M&H to ensure compliance with the project schedule, budget, and deliverables.

Client-FAA Coordination: Continued advice and coordinate with airport staff and FAA staff on administrative and management tasks.

Project Management and Administration: N/A, included in original task order.

2. Construction Coordination

Change Order Work: Update the Issued For Construction Plans and Specifications to include the Work Change Directive and Contract Change Order described above. Coordinate changes and execution of the work with the Sponsor, FAA field staff, the Contractor, and its subcontractors.

FAA Coordination: Consultant team will extend its coordination efforts with FAA ATO and EWSSC representatives to provide engineering and construction support, for the additional 3.5 weeks of Contract Time.

3. Construction Services

Inspection: Mead & Hunt will continue to provide a qualified Inspector / Resident Project Representative (RPR) to be on-site during significant construction activities, per the original task order. See Attachment 1 for detailed M&H scope and fee estimate. T-O will provide a part-time inspector on-site as necessitated by the Contractor's work schedule.

Construction Administration: Continue to assist in monitoring and documenting design compliance, quality assurance, and schedule; commensurate with the additional Contract Time and extra services.

Check Surveys: No change from original task order.

4. Commissioning and Project Closeout

No change from original task order.

EXCLUDED SERVICES

The CLIENT and CONSULTANT agree that the following items will be provided by the CLIENT and if added to the CONSULTANT's work will be considered as extra services:

No change from original task order.

SERVICES PROVIDED BY CLIENT



**Pangborn Memorial Airport A/E Services
Task Order 22-11, Amendment 1
Runway 12 MALSR Construction Management**

No change from original task order.

DELIVERABLES

1. Additional meeting minutes, diaries, and reports commensurate with the additional Contract Time.
2. Revised drawings, cost estimates, and change order documents associated with the Changes listed above.

CONSTRUCTION SCHEDULE

ACTIVITY	ORIGINAL DATE	ACTUAL / ESTIMATED
Start Pre-Construction Coordination (Task 22-11)	Jun 9, 2022	Jun 9, 2022
Start Construction	Jul 18, 2022	Sep 12, 2022
End Construction	Sep 23, 2022	Dec 12, 2022
Commissioning	Sep-Oct 2022	Nov-Dec 2022
MALSR Flight Check and Procedure Flight Check	Oct 2022	Dec 12-16, 2022
Submit Flight Procedure Change to NFDC	Dec 29, 2022	Dec 29, 2022
FAA publish Flight Procedure Change	Feb 23, 2023	Feb 23, 2023
Submit Airspace Facility Directory (A/FD) Change	Mar 2023	Mar 2023

(56 day airspace pub cycle)

Note: Dates are subject to change based on procurement, weather, and FAA staff availability.

Personnel Hour Estimate (T-O Engineers)

ITEM NO.	DESCRIPTION	Total	Principal	PM / Sr. Planner	Project Engineer	Senior Inspector	Staff Engineer	Admin
	<i>Rate per Hour</i>		\$225	\$200	\$170	\$135	\$120	\$70
1.	Project Admin. & Management	8	1	6				1
2.	Construction Coordination	64		8	16	16	16	8
3.	Construction Services	184	4	16	4	120	32	8
4.	Commissioning & Closeout Services	0						
	<i>Estimated Hours</i>	256	5	30	20	136	48	17
	<i>Estimated Labor Expense:</i>	\$35,835.00	\$1,125.00	\$6,000.00	\$3,400.00	\$18,360.00	\$5,760.00	\$1,190.00
	<i>Reimbursable Expense:</i>	\$1,499.50						
	<i>Subconsultant Expense (Erlandsen):</i>	\$0.00						
	<i>Subconsultant Expense (Mead & Hunt):</i>	\$107,313.00						
	<i>Administrative Fee (4%)</i>	\$4,352.50						

Total Estimated Expense: \$149,000.00

* The fee for services rendered will be paid on a time and materials basis.

Client and Consultant have made and executed this Task Order pursuant to the Agreement dated March 28, 2022.

Jim Kuntz, CEO
Chelan Douglas Regional Port Authority



 James R. Norvell, Regional Manager
 T-O Engineers, Inc.

Date: _____

Date: October 21, 2022

ATTACHMENT 1

**AMENDMENT 1 TO TASK ORDER #22-11
TO
PROFESSIONAL SERVICES AGREEMENT**

BETWEEN: T-O Engineers, Inc. (PRIME)

AND: Mead & Hunt, Inc. (CONSULTANT)

EFFECTIVE DATE: September 23, 2022

RECITALS

This is Amendment 1 to Task Order #22-11 to the Professional Services Agreement (CONTRACT) dated June 24, 2022, between Prime and Consultant. Task Order #22-11 is attached as **Exhibit A**.

Task Order #22-11 included Construction Inspection services for 50% of the anticipated 68 calendar day construction duration. The FAA has requested that the Pangborn Memorial Airport (CLIENT) provide a full-time inspector for the duration of the project. The Contractor has indicated that 7-day work weeks are probable. CONSULTANT requests additional funding to complete Runway 12 MALSR Construction Management.

Amendment 1 increases MEAD & HUNT's on-site presence to provide the inspection services requested by the FAA, and includes the following changes to Task 2.4 Construction Inspection and Support:

- **Construction:** Ten (10) weeks consisting of five 12-hour days for a total of 50 working days. Task Order #22-11 included 4.5 hours per day. Amendment 1 increases daily hours to 12 for a net increase of 7.5 hours per day for fifty (50) days. Lodging, meals, and vehicle have also been amended to reflect additional days of inspection responsibilities. Should the Contractor increase from 5 to 7 working days, an amendment would be required or inspection for additional working days would be provided by the PRIME.
- **Post Construction:** Five 6-hour days are expected during closeout. Assume one (1) roundtrip to and from the project site. Lodging, meals, and vehicle are included.

Amendment 1 is necessary to complete the Runway 12 MALSR Construction Project.

The revised total fee for Task Order #22-11 consisting of services being performed on a Time & Expense basis as described in the attached **Exhibit B – Fee Estimate** is:

<i>Original Fee:</i>	<i>\$80,000.00</i>
<i>Amendment 1 Change:</i>	<i>\$107,313.00 INCREASE</i>
<i>Adjusted Fee:</i>	<i>\$187,313.00</i>

SERVICES TO BE PROVIDED

Scope Task 1 Project Management

Original Fee: \$3,996.00
Amendment 1 Change: \$2,428.00 INCREASE
Adjusted Fee: \$6,424.00
Payment Terms: Time & Expense
Expected Completion: December 20, 2022

Scope Task 2.4 Construction Inspection and Support

Original Fee: \$73,733.00
Amendment 1 Change: \$103,165.00 INCREASE
Adjusted Fee: \$176,898.00
Payment Terms: Time & Expense
Expected Completion: December 20, 2022

Scope Task 3 Project Close Out

Original Fee: \$2,062.00
Amendment 1 Change: \$1,720.00 INCREASE
Adjusted Fee: \$3,782.00
Payment Terms: Time & Expense
Expected Completion: December 20, 2022

APPROVAL AND ACCEPTANCE

Approval and acceptance of the Amendment including any attachments shall incorporate this document as part of the CONTRACT between the PRIME and the CONSULTANT dated June 24, 2022. All work and services defined in this Amendment shall be performed in accordance with the terms and conditions of the aforementioned CONTRACT between the PRIME and CONSULTANT.

Approved by:

Accepted by:

MEAD & HUNT, INC.

T-O ENGINEERS, INC.

By: _____
Kevin Mulcaster, Vice President

By: _____
J.R. Norvell, Regional Manger

Date: _____

Date: _____

EXHIBIT B - FEE
Pangborn Memorial Airport
MASLR Construction Management - Amendment 1
East Wenatchee, Washington

September 26, 2022
Mead & Hunt, Inc.

	Principal		Project Manager		Senior Electrical Engineer		Engineer III		Construction Manager 3		Senior CAD Tech		Administrator		Total Labor Hours	Mead & Hunt Total Labor Cost	Mead & Hunt Expenses	Mead & Hunt Total Cost
	Labor	Cost	Labor	Cost	Labor	Cost	Labor	Cost	Labor	Cost	Labor	Cost	Labor	Cost				
Hourly Rates by Personnel Category		\$278		\$215		\$205		\$215		\$140		\$102		\$100				
Task 1 - Project Management	1	\$278	10	\$2,050	0	\$0	0	\$0	0	\$0	0	\$0	1	\$100	2	\$2,428	\$0	\$2,428
1.1 Scope Development	1	\$278	2	\$410	0	\$0	0	\$0	0	\$0	0	\$0	1	\$100	<u>2</u>	<u>\$788</u>		
1.2 Project Administration	0	\$0	8	\$1,640	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	<u>0</u>	<u>\$1,640</u>		
Task 2 - Construction Inspection & Support (Time-and-Materials)	0	\$0	0	\$0	12	\$2,460	60	\$12,900	375	\$80,625	0	\$0	0	\$0	447	\$95,985	\$7,180	\$103,165
2.1 Issued for Construction Documents																		
IFC MASLR Plan Set	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	<u>0</u>	<u>\$0</u>		
IFC Specifications	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	<u>0</u>	<u>\$0</u>		
5.2 Pre-Construction Coordination	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	<u>0</u>	<u>\$0</u>	\$0	
5.3 Submittal Review	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	<u>0</u>	<u>\$0</u>		
5.4 Construction Inspection and Support	0	\$0	0	\$0	12	\$2,460	60	\$12,900	375	\$80,625	0	\$0	0	\$0	<u>447</u>	<u>\$95,985</u>	\$7,180	
Task 3 - Project Closeout (Time-and-Materials)	0	\$0	0	\$0	0	\$0	0	\$0	8	\$1,720	0	\$0	0	\$0	0	\$1,720	\$0	\$1,720
3.1 As-Built Drawings	0	\$0	0	\$0	0	\$0	0	\$0	8	\$1,720	0	\$0	0	\$0	<u>0</u>	<u>\$1,720</u>		
GRAND TOTALS	1	\$278	10	\$2,050	12	\$2,460	60	\$12,900	383	\$82,345	0	\$0	1	\$100	449	\$100,133	\$7,180	\$107,313

MALSR Project Budget

Board Approved Total Project Budget **\$4,039,435**

Item	Cost	<i>Billed to Date</i>
TO - ALS Planning (20-02)	\$ 21,688.76	
TO - Prelim Design (20-09)	\$ 81,997.60	
TO - Final Design (21-03)	\$ 119,700.00	\$ 116,109.00
TO Construct Management (22-11)	\$ 168,000.00	\$ 93,192.12
FAA Reimbursable Agreement	\$ 14,056.00	
Remove Trees	\$ 16,704.30	
MALSR Shelter	\$ 135,841.00	
MALSR Equipment	\$ 394,580.60	
MALSR Construction - Colvico	\$ 2,909,713.04	
Colvico Change Order 2	\$ 131,295.00	
Douglas PUD	\$ 18,058.00	
GWID Crossing Agreement	\$ 6,358.25	
Locating GWID Line	\$ 14,133.15	
Misc. Indirect Costs	\$ 3,606.00	
Douglas Co. Permits	\$ 2,087.35	
Total	\$ 4,037,819.05	

Note: items in red are NTE

Remaining Budget \$1,615.95

Proposed TO Amendment 1 **\$ 149,000.00**

Proposed New Project Budget **\$ 4,186,819.05**

Net Increase \$ 147,384.05

Total Land Acquisition Costs **\$2,200,922.53**

*To be reimbursed by FAA

POCC RESOLUTION NO. 2022-07

**RESOLUTION OF THE PORT COMMISSION OF THE PORT OF CHELAN COUNTY
APPROVING THE 2023 FINAL BUDGET**

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Port Commission; and

Whereas, the proposed 2023 final budget, including the current expense budget for the Port of Chelan County, was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law. Possible increases in property tax revenues, as permitted by law were considered at the hearing;

Be It Resolved By The Commissioners Of The Port Of Chelan County that the proposed 2023 final budget in the form submitted to the Commissioners on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission of the Port of Chelan County at a regular meeting thereof held this 22nd day of November, 2022.

PORT OF CHELAN COUNTY

JC Baldwin, President

Donn Etherington, Vice President

Richard DeRock, Secretary

**Port of Chelan County
2023 Final Budget**

TAX RECEIPTS

Current Levy	\$ 3,357,883
1.0% of Prior Year Tax	33,579
New Construction	69,386
Tax Refunded (receipts)	5,806
TOTAL TAX RECEIPTS	<u><u>\$ 3,466,654</u></u>

NON-OPERATING REVENUES

Other Tax Income (LHT & Timber Dist.)	\$ 10,125
Interest Income	-
TOTAL NON-OPERATING REVENUES	<u><u>\$ 10,125</u></u>

TOTAL REVENUES

\$ 3,476,779

DEBT SERVICE

Cashmere Mill District - Buildings A & B	\$ 219,134
Cashmere Mill District - CERB Loan	75,781
Confluence Technology Center - CERB Loan	48,529
TOTAL DEBT SERVICE	<u><u>\$ 343,444</u></u>

NET REVENUES TRANSFERRED TO CDRPA

\$ 3,133,335

PORT OF CHELAN COUNTY RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PORT OF CHELAN COUNTY DECLARING A SINGLE WIDE MOBILE HOME SURPLUS TO THE NEEDS OF THE PORT OF CHELAN COUNTY

Whereas, the Port of Chelan County (the "POCC") owns certain personal property consisting of a 1995 CHMN Champion VIN#16955103122 located on parcel #22 21 35 240 000, and

Whereas, the Directors have determined that retaining the Property is not absolutely necessary or needed for the Port's purposes and concluded that the Property should be disposed of in the manner determined by the Executive Director;

Now, Therefore, be it resolved by the Board of Directors of the Port of Chelan County as follows:

1. The Property is no longer needed or necessary for the POCC's purposes and is hereby declared to be surplus.
2. The Executive Director is hereby authorized to dispose of the Property, including through sale, transfer, or disposal/destruction, on such terms and conditions as the Executive Director deems appropriate.
3. The Executive Director is hereby authorized to execute all documents necessary to dispose of the Property.

This Resolution shall become effective immediately upon its adoption

ADOPTED by the Port of Chelan County Board of Directors at a regular meeting thereof held this 22nd day of November 2022.

PORT OF CHELAN COUNTY

JC Baldwin, President

Donn Etherington, Vice President

Richard DeRock, Secretary

PODC RESOLUTION NO. 2022-06

**RESOLUTION OF THE PORT COMMISSION OF THE PORT OF DOUGLAS COUNTY
APPROVING THE 2023 FINAL BUDGET**

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Port Commission; and

Whereas, the proposed 2023 final budget, including the current expense budget for the Port of Douglas County was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law. Possible increases in property tax revenues, as permitted by law were considered at the hearing;

Be It Resolved By The Commissioners Of The Port Of Douglas County that the proposed 2023 final budget in the form submitted to the Commissioners on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission of the Port of Douglas County at a regular meeting thereof held this 22nd day of November, 2022.

PORT OF DOUGLAS COUNTY

Jim Huffman, President

W. Alan Loeb sack, Vice President

Mark Spurgeon, Secretary

**Port of Douglas County
2023 Final Budget**

TAX RECEIPTS

Current Levy	\$ 1,118,692
1.0% of Prior Year Tax	11,187
New Construction	27,379
State Assessed Property Value	-
TOTAL TAX RECEIPTS	<u><u>\$ 1,157,258</u></u>

OTHER REVENUES

Douglas County .09 PWTF Sewer Construction	\$ 80,000
Interest Income	-
TOTAL NON-OPERATING REVENUES	<u><u>\$ 80,000</u></u>

TOTAL REVENUES	<u><u>\$ 1,237,258</u></u>
-----------------------	-----------------------------------

DEBT SERVICE

PWTF Sewer Construction	\$ 82,264
TOTAL DEBT SERVICE	<u><u>\$ 82,264</u></u>

NET REVENUES TRANSFERRED TO CDRPA	<u><u>\$ 1,154,994</u></u>
--	-----------------------------------



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXXXX013

SUMMARY - USD

For period 10/01/2022 - 10/31/2022

ACTIVITY - Settled/Cleared Cash Activity

Transaction Type	Amount
Purchases	0.00
Purchase Reversals	0.00
Sales	0.00
Sale Reversals	0.00
Withdrawals	0.00
Receipts	(501,072.88)
Deliveries	0.00
Principal Reversals	0.00
Interest	4,937.50
Interest Reversals	0.00
Interest Adjustments	0.00
Maturities	500,000.00
Calls	0.00
Puts	0.00
Paydowns	0.00
Paydown Adjustments	0.00
Payups	0.00
Payup Adjustments	0.00
Cash Dividends	0.00
Balance Changes	0.00
Stock Dividends	0.00
Closeouts	0.00
Closeout Dividends	0.00
Net Activity	3,864.62

Your Sales Representative is: SAFEKEEPING OPERATIONS
 (800) 236-4221

Statement Contents

- *Summary
- *Activity - Settled/Cleared Cash Activity
- *Holdings
- *Cash Flow Projections

HOLDINGS - Custody

Category	Par/Shares	Original Face	Principal Cost	Market Value
Treasury Obligations	1,570,000.00000	1,570,000.00000	1,488,362.90	1,426,330.86
US Government Agency Securities	2,500,000.00000	2,500,000.00000	2,588,983.50	2,435,422.50
Total Custody Holdings	4,070,000.00000	4,070,000.00000	4,077,346.40	3,861,753.36



Acct Name: CHELAN DOUGLAS REGIONAL PORT

ACTIVITY - USD

Page 2

Acct Number: XXXXXXXX013

Settled/Cleared Cash Activity

For period 10/01/2022 - 10/31/2022

Date Ticket	Activity	Description	Rate Maturity	Par/Shares Price/NAV	Security ID	Amount
10/13/2022 392209430	Interest	FEDERAL FARM CREDIT BANK 10/13/22	1.600 10/13/2022		3133ELGN8	4,000.00
10/13/2022 392209430	Maturity	FEDERAL FARM CREDIT BANK 10/13/22	1.600 10/13/2022		3133ELGN8	500,000.00
10/19/2022 392225176	Receipt	U.S. Treasury Notes 91282CBQ3 2/28/2026	.500 02/28/2026	570,000.00000 87.839844	91282CBQ3	(501,072.88)
10/31/2022 392221580	Interest	U S TREASURY NOTE .375 NOTE 2023	.375 10/31/2023		91282CDD0	937.50
Net Activity						3,864.62



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXXXX013

HOLDINGS AS OF 10/31/2022 - USD

CUSTODY

Maturity	Security ID Ticket	Rate Acq Date	Description	Par/Shares Original Face	Principal Cost	Market Value NAV
Treasury Obligations						
10/31/2023	91282CDD0 392221580	.375 01/22	U S TREASURY NOTE .375 NOTE 2023	500,000.00 500,000.00	495,703.13	479,648.50
08/31/2025	91282CAJ0 392218130	.250 08/21	U.S. Treasury Notes .250, 08/31/2025	500,000.00 500,000.00	491,972.66	444,570.50
02/28/2026	91282CBQ3 392225176	.500 10/22	U.S. Treasury Notes 91282CBQ3 2/28/2026	570,000.00 570,000.00	500,687.11	502,111.86
Treasury Obligations Total				1,570,000.00000	1,488,362.90	1,426,330.86
US Government Agency Securities				1,570,000.00000		
12/09/2022	313381BR5 392209429	1.875 02/20	FEDERAL HOME LOAN BANK 12/09/22	500,000.00 500,000.00	506,935.00	498,864.00
06/19/2023	3137EAEN5 392209428	2.750 02/20	FEDERAL HOME LOAN MTG CORP 06/19/23	500,000.00 500,000.00	522,897.50	493,927.50
02/05/2024	3135G0V34 392209427	2.500 02/20	FEDERAL NATL MORTGAGE ASSN 02/05/24	500,000.00 500,000.00	521,402.50	487,292.50
09/13/2024	3130A2UW4 392209426	2.875 02/20	FEDERAL HOME LOAN BANK 09/13/24	500,000.00 500,000.00	532,965.00	484,846.00
01/07/2025	3135G0X24 392209425	1.625 02/20	FEDERAL NATL MORTGAGE ASSN 01/07/25	500,000.00 500,000.00	504,783.50	470,492.50
US Government Agency Securities Total				2,500,000.00000	2,588,983.50	2,435,422.50
				2,500,000.00000		
Total Custody Holdings				4,070,000.00000	4,077,346.40	3,861,753.36
				4,070,000.00000		



Acct Name: CHELAN DOUGLAS REGIONAL PORT

CASH FLOW PROJECTIONS - USD

Page 4

Acct Number: XXXXXXX013

For The Next 12 Months

Last Pay Date Security ID Description	Ticket	Nov 22 Mar 23 Jul 23	Dec 22 Apr 23 Aug 23	Jan 23 May 23 Sep 23	Feb 23 Jun 23 Oct 23
12/09/2022 313381BR5 FEDERAL HOME LOAN BANK	392209429	0.00 0.00 0.00	504,687.50 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
06/19/2023 3137EAEN5 FEDERAL HOME LOAN MTG CORP	392209428	0.00 0.00 0.00	6,875.00 0.00 0.00	0.00 0.00 0.00	0.00 506,875.00 0.00
10/31/2023 91282CDDO U S TREASURY NOTE	392221580	0.00 0.00 0.00	0.00 0.00 0.00	0.00 937.50 0.00	0.00 0.00 500,937.50
02/05/2024 3135G0V34 FEDERAL NATL MORTGAGE ASSN	392209427	0.00 0.00 0.00	0.00 0.00 6,250.00	0.00 0.00 0.00	6,250.00 0.00 0.00
09/13/2024 3130A2UW4 FEDERAL HOME LOAN BANK	392209426	0.00 7,187.50 0.00	0.00 0.00 0.00	0.00 0.00 7,187.50	0.00 0.00 0.00
01/07/2025 3135G0X24 FEDERAL NATL MORTGAGE ASSN	392209425	0.00 0.00 4,062.50	0.00 0.00 0.00	4,062.50 0.00 0.00	0.00 0.00 0.00
08/31/2025 91282CAJ0 U.S. Treasury Notes	392218130	0.00 0.00 0.00	0.00 0.00 625.00	0.00 0.00 0.00	625.00 0.00 0.00
02/28/2026 91282CBQ3 U.S. Treasury Notes	392225176	0.00 0.00 0.00	0.00 0.00 1,425.00	0.00 0.00 0.00	1,425.00 0.00 0.00
		0.00	511,562.50	4,062.50	8,300.00
		7,187.50	0.00	937.50	506,875.00
		4,062.50	8,300.00	7,187.50	500,937.50

Total Projected Cash Flow

1,559,412.50

Projections are made only on holdings paid through U.S. Bank and are not guaranteed.

**Chelan Douglas Regional Port Authority
FBO Activity**

	<u>July - Sept 2022</u>	<u>Jan - Sept 2022</u>	<u>Annual 2021</u>
<u>Receipts</u>			
Fuel Income:			
Jet A	\$ 735,222	\$ 1,634,179	\$ 2,028,670
100 LL - Av Gas	104,906	183,710	197,458
FBO Income (After Hours, etc.)	7,540	24,808	29,125
Fuel Flowage Fee	8,143	17,941	33,346
FBO Misc. Income	4,729	10,752	18,738
Total Receipts	\$ 860,540	\$ 1,871,390	\$ 2,307,337
<u>Expenditures</u>			
Salaries/Taxes/Benefits	\$ 102,326	\$ 263,727	\$ 262,817
Fuel			
Jet A	549,961	1,219,577	1,285,065
100 LL - Av Gas	92,962	153,791	166,164
FBO Expenses	12,407	46,151	44,157
B&O Tax	4,316	9,482	11,374
Total Expenditures	\$ 761,972	\$ 1,692,728	\$ 1,769,577
Net Results	\$ 98,568	\$ 178,662	\$ 537,760

Memo

To: Board of Directors
From:  Jim Kuntz
Date: November 17th, 2022
Re: T-Hangars

I thought you would find the attached story of some interest on T-Hangar Development. They are simply too costly to build verses rent received.

[Reply All](#) [Reply to Sender](#) [Email Sender](#) [View Thread](#) [Recommend](#) [Forward](#) [Flag as Inappropriate](#) [Post New Message Online](#) [Post New Message via Email](#)

Original Message:

Sent: 11-03-2022 08:40 AM

From: Robert Bryant

Subject: Hangar Bids

Good Morning ALL,

AT the end of September, I had mentioned that GED was getting ready to advertise for bids for the construction of a new "turn-key" 9-Unit T-Hangar building.

First, a little history about T-hangars at GED. Currently, we have only 19 T's at GED with a growing T-Hangar Waiting List with 58 applicants (5 in October 2022 alone). The last T-Hangar building built by the County (airport sponsor) was a similar "turn-key" 9-Unit T-Hangar building built in 2017 at a total project cost of \$579,558. The T-hangar building we advertised was a nearly identical 9-Unit T-Hangar building built in 2017 (9-units to keep 10,000 sf). Like the 2017 T-Hangar, the proposed new 9-Unit T-Hangar Building was situated within the existing concrete apron utilized for aircraft tiedown, so costs associated with a need for newly paved taxilanes and/or concrete aprons for access to individual hangar units was avoided. The County's cost estimate for the new "turn-key" minimum 9-Unit T-Hangar building was targeted at \$775,000 based on budget cost allocation. On October 26th, we opened the one bid received.

That one bid to construct a new "turn-key" minimum 9-Unit T-Hangar Building was submitted at a total project cost of \$1,698,000 (\$2,000 below \$1,700,000). I just about fell out of my chair. I suspected we had underestimated our original \$775,000 project cost, but I never expected a \$1.7M bid for a cold storage 9-Unit T-Hangar building. The County had originally offered to pay the construction cost with general fund tax revenues with a 15-year ROI at 2% which at \$775,000 would have imposed a \$600 per month, per unit. But at \$1.7M, that same requirement for a 15-year ROI at 2% would require a \$1100+ per month, per unit rental fee.

At a proposed project cost of \$1.7M, we're not able to award the bid, yet find any 9 of the applicants on our Waiting List who will sign a T-Hangar Lease at \$1100 per month.

I'm not sure what we will plan next for any new T-Hangars. In a County with a resident population of 250,000, it will be difficult (if not impossible) to justify spending \$1,700,000 in general fund tax revenues to build a 9-Unit T-Hangar building so only 9 (who are going to be stereotyped as "rich enough to own an airplane") of those 250,000 residents can park their airplanes in an enclosed garage.

Unless hangar construction at non-primary airports can become a 90% AIP eligible project, I just can't imagine many T-Hangars are going to be built at general aviation airports.

Robert Bryant A.A.E.

Airport Manager

Delaware Coastal Airport

Georgetown DE

(302) 855-7775

robert.bryant@sussexcountyde.gov



Chelan/Douglas Regional Port Authority

November 22nd, 2022

This is our “after the events” report back per our Partnership Agreement.

Grant received from the Port was \$3000.00

Distribution and Impact:

1. \$1000.00 for the Downtown Possibilities Tour 2022

• July 27th, 2022 starting at 3:00pm

The temperature that afternoon was 106. Hottest temperature to date of doing this tour. Even with the heat, we estimated over 50 people were in attendance. Some jumped in on the tour, some peeled off when they saw the building but overall a huge success.

I attribute the last three buildings specifically to the attendance. The Historic Fire Station, Jail and sneak peek at the newly remodeled City Hall. We were able to market this effort, purchase water to have along the route and refreshments and treats at the end.

With the remainder of the funds, we purchased a large sign for the Historic Rialto Theater that says “FOR SALE”. That building has been vacant way too long and needs some additional marketing.

Marketing information attached.

2. \$2000.00 for RevitalizeWA Main Street Conference

• October 19 – 21, 2022

We had 270 Attendees over the 2 1/2 days. The Ports sponsorship supported the field sessions. There were 10 total offered in this Conference. Back page of the conference program listed the Port as a sponsor. In addition, at every large session and wayfinding sign, the Port’s logo was displayed. The conference moved people around daily to three session locations beyond the Field Sessions. The Historic Liberty Theater, Pybus Public Market (both event room and board room) and the Wenatchee Convention Center.

After event survey revealed that (100 plus took the survey report back)

Amount spent. We provided a coupon book that were all handed out but the attendees told many merchants, “thanks for the coupon but I don’t need it”. Some told me it was the best day all Fall and with smoke, it was a welcomed boost to sales. The actual spend answers is attached.

42.9 percent stayed 3 nights

57.1 stayed 2 nights

The Trust had their meetings for Friday evening and Saturday extending 4 percent an additional day

87% said they were highly satisfied with the location of Wenatchee

Our mission is to strengthen and enrich the downtown experience.

www.WENDOWNTOWN.org

103 Palouse Street, Suite 35 | Wenatchee, WA 98801 | 509-662-0059



81% said they were highly satisfied with the hospitality. In the additional comments many said they had never been to Wenatchee or it has been a very long time. They would love to return seeing all the changes in the community.

Even with the smoke, challenges at train crossing, they were happy with this location. Spent a lot of money and loved the hospitality they felt here.

- Above and beyond the \$2000.00 grant from the Port, this organization invested an additional \$5295.70 from our budget to host this conference. Welcome signs for businesses, speaker thank you gifts, coffee and treats each morning and venue rental. Our money was WELL SPENT when you look at the bump in revenue for the community in a very smokey valley those 3 days.

Marketing information for this conference is attached along with actual answers to money spent by attendees.

In closing, we so value our ongoing relationship with our Regional Port. Over the years the attention and support of economic development has made a significant difference in our downtown and community.

Our deepest thanks for your trust in this investment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda Haglund". The signature is stylized and loops around the typed name below it.

Linda Haglund
Executive Director

Our mission is to strengthen and enrich the downtown experience.

www.WENDOWNTOWN.org

103 Palouse Street, Suite 35 | Wenatchee, WA 98801 | 509-662-0059


Imagine the possibilities...

Downtown Possibilities Tour
Weds | July 27 | 3PM



Sponsored By:

CHELAN DOUGLAS

Regional 
Port AUTHORITY

Save The Date!

Wednesday,
July 27th,
3pm

For more information,

please visit our website:

www.wendowntown.org

NON PROFIT
U.S. Postage
PAID
Wenatchee, WA
Permit No. 158

Or Current Resident



July 2022

Wenatchee Downtown Association
Contact: Linda Haglund, Executive Director
Ph: 509.662.0059
Em: linda@wendowntown.org
Web: www.wendowntown.org

For Immediate Release: Downtown Possibilities Tour July 27th, 2022

Downtown Wenatchee — Wednesday July 27th, 2022, 3:00 pm in historic downtown Wenatchee. This is a fun tour of buildings with spaces for lease, some for sale, some in the process of rehabilitation and others newly rehabilitated.

The Wenatchee Downtown Association's Economic Committee invites you to the 2022 Tour. It will begin in front of the historic Halbert Building at 29 South Wenatchee Ave. at 3:00pm. There will be 9 stops ready for new possibilities. We will have some light bites and refreshments at our final stop, the newly renovated Wenatchee City Hall.

A special thank you to the Chelan Douglas Regional Port Authority for supporting this economic development effort. Also, a special thank you to the property owners, managers, and business owners for allowing us into these spaces.

There is no need to R.S.V.P., and we welcome any that would like to join us. Yes, it will be hot, and we will have water along the way to keep you hydrated. Wear your walking shoes and please meet us downtown, let's dream together!

The mission of the Wenatchee Downtown Association is to promote and enrich the downtown experience.

Downtown Possibilities Tour

Jul. 27 | WED | 3PM

Sponsored by

CHELAN DOUGLAS
Regional Port
AUTHORITY



FOR LEASE
1. MIDTOWN BUILDING

39 S WENATCHEE AVE
Cory Wray
coryclennon@yahoo.com

REVISITING LAST YEAR'S COMPLETE RENOVATION
2. EPOCH GAMING LOUNGE

16 S WENATCHEE AVE
Andy Lynn, Owner

NEW RENOVATION
3. J.S. MOONEY BUILDING

19 N WENATCHEE AVE
Tyler Dew
509-679-4505

MULTIPLE SPACES FOR LEASE
4. WENATCHEE WORLD COMPLEX

14 N MISSION ST
Chad Hamilton
509-884-6381 | chad@ncw-commercial.com

FOR LEASE
5. COLUMBIA FEDERAL SAVINGS & LOAN BUILDING

18 S MISSION ST
Todd Kiesz
509-699-9204 | tkiesz@msn.com

FOR SALE - COMING SOON
6. WENATCHEE POLICE STATION

135 S CHELAN
Cameron Clennon
509-668-8880

FOR SALE - COMING SOON
7. WENATCHEE FIRE STATION

136 S CHELAN
Cameron Clennon
509-668-8880

A LOOK AT SOMETHING NEW!
8. WENATCHEE CITY HALL

301 YAKIMA ST
Last location, snacks and beverages provided



Downtown Possibilities Tour

Jul. 27 | WED | 3PM



OTHER DOWNTOWN POSSIBILITIES

FOR LEASE

METROPOLITAN BUILDING

137 N WENATCHEE AVE

Rory Turner

509-421-0946 | roryturner@icloud.com

OFFICE SPACE FOR LEASE

MORRIS BUILDING

23 S WENATCHEE AVE

2nd Floor, 926sq ft.

Mike Salmon

509-470-0660

FOR LEASE

SEAFIRST BANK BUILDING

30 S WENATCHEE AVE

Rory Turner

509-421-0946 | roryturner@icloud.com

FOR LEASE AND LIVE OVER WORK

WEISTER BUILDING

21 N WENATCHEE AVE

Al Rookard

albert@rookard.com

FOR LEASE

RIDGELINE BUILDING

CORNER OF CHELAN AVE & 1ST STREET

Chris McDarment

509-669-6091

OFFICE SPACE FOR LEASE

MERCANTILE

14 N WENATCHEE AVE

Cory Wray

coryclennon@yahoo.com

FOR SALE

RIALTO THEATRE

7 S WENATCHEE AVE

Perrin Cornell

509-669-0354 | Perrin@cbcascade.com

FOR LEASE

GO USA BUILDING

11 SPOKANE ST

Don Hamilton

dh@gousaquality.com

FOR SALE

CHASE BANK

30 S MISSION ST

Justin Skaar

justin@justinskaar.com

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OPENING PLENARY SPONSOR



OPENING RECEPTION SPONSOR

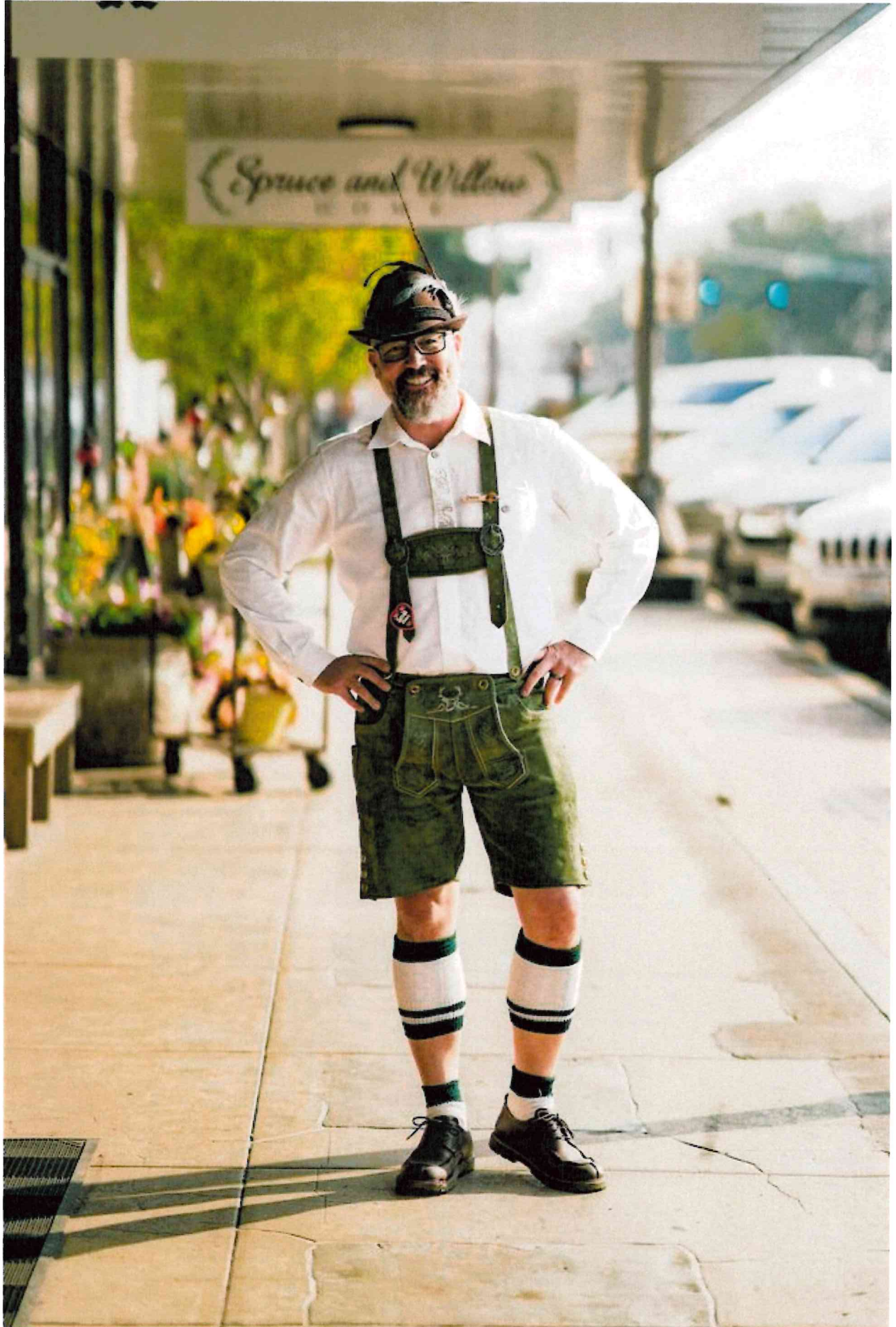


CLOSING PLENARY SPONSOR









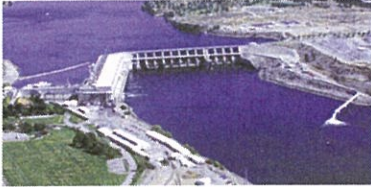
Conference Evaluations – Full Text

How much did you spend while visiting Wenatchee (exclude conference registration and lodging but include meals, retail items, or paid experiences such as non-conference tours)?

- \$60
- \$600
- \$180
- \$450
- \$250
- \$20
- \$225
- 715.68
- \$225 ish
- 400
- \$100
- \$600.00 approximately
- \$300
- 300
- 200
- 450
- \$200
- \$1,600.00
- 500
- Every evening
- \$200
- \$400
- \$100
- \$200
- \$100
- \$200
- \$300
- \$60
- \$100
- \$100
- \$200
- \$250
- \$250
- \$85
- \$600
- \$0
- \$100
- \$100
- \$300

- \$250
- \$450
- \$400
- \$400 - happy to send too much :)
- \$400
- \$150
- \$250
- \$150
- \$300
- \$50
- \$500
- \$100
- \$150
- \$200
- \$500
- \$430
- \$500
- \$300
- \$200+
- \$200
- \$50
- \$450
- 100-150
- \$200
- \$200
- \$1,000
- \$250
- \$300.00? coupons were def an incentive!
- 130
- None
- 300
- \$250
- \$500
- 400
- \$600
- \$350
- \$150
- Maybe \$300
- 200
- \$300.00
- \$500
- \$150
- Not sure

- 150
- \$500.00
- \$250
- \$300ish
- \$100
- 200
- \$600
- none
- 150



PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY

P.O. Box 1231, Wenatchee, WA 98807-1231 • 327 N. Wenatchee Ave., Wenatchee, WA 98801

(509) 663-8121 • Toll free 1-888-663-8121 • www.chelanpud.org

Wenatchee World Op-Ed

November 15, 2022

Investing the Time to Get Fifth Street Redevelopment Right

THE BEST VALUE FOR THE MOST PEOPLE FOR THE LONGEST TIME. This is Chelan County PUD's vision, and what the PUD uses as the standard for all its decisions. The Fifth Street redevelopment is no exception. In fact, measuring up to this standard is arguably more important than ever given that reimagining more than seven acres of land in the heart of downtown Wenatchee is such a rare and special opportunity to leave a lasting legacy.

Throughout this decision-making process, the PUD Board has been fully committed to ensuring that the outcome is one that will enhance the quality of life of our community today and for years to come. This is not a simple process. It takes conscientious and methodical analysis of many factors. The PUD is still weighing these factors, and this takes time, which is why the Board has not yet made a decision on the review committee's recommendation to move forward with GTS Development as reported by the *Wenatchee World* (*Developer endorsed in Wenatchee Fifth Street Redevelopment project; only one left of finalists*, November 4).

Among the factors that the PUD must consider is whether the selected redevelopment team and the vision for the site embodies the PUD's values, including safety, stewardship and trustworthiness. The team should have a demonstrated history of broad community support and a history of collaboration with neighbors, nonprofit organizations and governmental agencies.

Another factor is ensuring that the community receives the best value for the money and certainty surrounding the outcome. If the current RFP process does not result in an immediate outcome that satisfies this requirement, the Board will continue to consider redevelopment alternatives intended to produce the best long-term outcome for the community. Alternatives that might be considered include exploring a direct sale of the property to another public agency, evaluating how to make the site more conducive for redevelopment through building demolition and other public improvements, assessing a phased approach potentially involving anchor tenants, consideration of marketing strategies, and/or actively soliciting interest from additional developers.

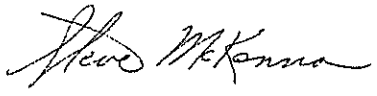
Finally, like so many others, the PUD is trying to navigate a volatile market. Economic and project conditions have changed significantly since the Request for Proposals was issued in early March. This is highlighted by neither finalist "holding" their proposal pricing and one of the finalists withdrawing from the process altogether.

As it relates to the current process, there has been discussion at public meetings and other forums regarding the proposers, their respective visions, and recent recommendation of the review committee. This discussion and the related comments by individual Board members are grounded in these important factors.

The Board appreciates the dedication that the Chelan Douglas Regional Port Authority, City of Wenatchee, Wenatchee Valley Chamber of Commerce and the Wenatchee Downtown Association have brought to this effort and recognizes the significant investment of time and energy associated with their level of commitment and dedication. The PUD also appreciates the patience and support that the community has demonstrated throughout this important effort. The Board firmly believes that all parties ultimately want the same thing – a development that contributes positively to the community and creates a compelling place to live, work and play. The PUD is excited about the strong interest from the YMCA to occupy portions of the site and for the Music Theatre of Wenatchee’s desire to grow in their current location.

The redevelopment of the Fifth Street campus is a responsibility that the Board takes seriously. Regardless of whether the Board adopts the review committee’s recommendation to proceed with the lone, remaining proposer or not, the community can be assured that the Board will be transparent, will remain fully engaged, and will devote the necessary resources to ensure that with the help of the community, we get the decision right.

Chelan PUD Board of Commissioners and General Manager Kirk Hudson



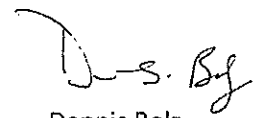
Steve McKenna,
President



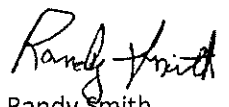
Ann Congdon



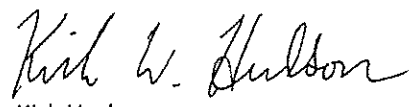
Garry Arseneault



Dennis Bolz



Randy Smith



Kirk Hudson,
General Manager

2022 CDRPA Calendar of Events					Notes:
NOVEMBER					
Date:	Time:	Event:	Location:	Attending:	
22-Nov	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
24-Nov	All Day	Thanksgiving - Office Closed	Executive Flight	CDRPA Staff	
25-Nov	All Day	Thanksgiving - Office Closed	Executive Flight	CDRPA Staff	
29-Nov		Douglas Co. Microsoft Grand Opening	TBD	Microsoft RSVP Only	
DECEMBER					
Date:	Time:	Event:	Location:	Attending:	
7-Dec	10:00am	Regional Aquatics Meeting	CTC	Stacie de Mestre & Brooke Lammert	
7-Dec		WPPA 2022 Annual Meeting	Hotel Murano	Board of Directors, Kuntz & Lough	Hotels booked; Reg complete.
8-Dec		WPPA 2022 Annual Meeting	Hotel Murano	Board of Directors, Kuntz & Lough	Hotels booked; Reg complete.
8-Dec	9:00am	CDTC Board Meeting		Commissioners Baldwin & DeRock	
9-Dec		WPPA 2022 Annual Meeting	Hotel Murano	Board of Directors, Kuntz & Lough	
13-Dec	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
13-Dec	1:00pm	Tri-Commission Meeting		Board of Directors; Staff	
14-Dec		NCWEDD Meeting		Commissioner Huffman	
15-Dec	12pm-Until	CDRPA Christmas Party	Executive Flight	CDRPA Staff and Commissioners	
20-Dec	6:30am	Wenatchee Valley Chamber Board Meeting		Commissioners Spurgeon & Etherington	
23-Dec	All Day	Christmas Eve Holiday - Office Closed	Executive Flight	CDRPA Staff	
26-Dec	All Day	Christmas Day Holiday - Office Closed	Executive Flight	CDRPA Staff	
27-Dec	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
2023 CDRPA Calendar of Events					Notes:
JANUARY 2023					
Date:	Time:	Event:	Location:	Attending:	
2-Jan	All Day	New Years Day - Office Closed	Executive Flight	CDRPA Staff	
10-Jan	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
12-Jan	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
24-Jan	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
30-Jan	All Day	Washington D.C. Delegation Visit	Washington, D.C.		
30-Jan		Metro Connect - Data Center Conf.	Fort Lauderdale, FL	Cridlebaugh	1,300 Attendees, 500+ Companies
31-Jan	All Day	Washington D.C. Delegation Visit	Washington, D.C.		
31-Jan		Metro Connect - Data Center Conf.	Fort Lauderdale, FL	Cridlebaugh	1,300 Attendees, 500+ Companies
FEBRUARY 2023					
Date:	Time:	Event:	Location:	Attending:	
1-Feb	All Day	Washington D.C. Delegation Visit	Washington, D.C.		

1-Feb		Metro Connect - Data Center Conf.	Fort Lauderdale, FL	Cridlebaugh	1,300 Attendees, 500+ Companies
2-Feb	All Day	Washington D.C. Delegation Visit	Washington, D.C.		
2-Feb	7:00am-7:00pm	WPPA Port Day Olympia	Legislative Building, Olympia Yacht Club		
9-Feb	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
14-Feb	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
14-Feb		World Ag Expo	Tulare, CA	Cridlebaugh	
15-Feb		World Ag Expo	Tulare, CA	Cridlebaugh	
16-Feb		World Ag Expo	Tulare, CA	Cridlebaugh	
28-Feb	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
MARCH 2023					
Date:	Time:	Event:	Location:	Attending:	
2-Mar		WVCC Annual Banquet - Celebrating Community			
9-Mar	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
14-Mar	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
20-Mar		Routes Americas (Airline Meetings)	Chicago, IL		
21-Mar	7:30am-9:00am	Partners Breakfast	Wenatchee Convention	CDRPA Staff	
21-Mar		Routes Americas (Airline Meetings)	Chicago, IL		
22-Mar	12:00pm-1:30pm	Partners Lunch	Wenatchee Convention	CDRPA Staff	
22-Mar		Routes Americas (Airline Meetings)	Chicago, IL		
23-Mar		Routes Americas (Airline Meetings)	Chicago, IL		
27-Mar		Enterprise Connect - Data Center Conf.	Orlando, FL - Gaylord Palms	Kuntz	4,000 attendees, 150+ exhibitors
28-Mar	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
28-Mar		Enterprise Connect - Data Center Conf.	Orlando, FL - Gaylord Palms	Kuntz	4,000 attendees, 150+ exhibitors
29-Mar		Enterprise Connect - Data Center Conf.	Orlando, FL - Gaylord Palms	Kuntz	4,000 attendees, 150+ exhibitors
30-Mar		Enterprise Connect - Data Center Conf.	Orlando, FL - Gaylord Palms	Kuntz	4,000 attendees, 150+ exhibitors
APRIL 2023					
Date:	Time:	Event:	Location:	Attending:	
11-Apr	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
25-Apr	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
MAY 2023					
Date:	Time:	Event:	Location:	Attending:	
8-May		WAMA Annual Conference	Spokane, WA		
8-May		Data Center World Conference	Austin, TX - Convention Center	Larsen	1,000+ attendees, 100 companies
9-May	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	

9-May		WAMA Annual Conference	Spokane, WA		
9-May		Data Center World Conference	Austin, TX - Convention Center	Larsen	1,000+ attendees, 100 companies
10-May		WAMA Annual Conference	Spokane, WA		
10-May		Data Center World Conference	Austin, TX - Convention Center	Larsen	1,000+ attendees, 100 companies
11-May	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
11-May		Data Center World Conference	Austin, TX - Convention Center	Larsen	1,000+ attendees, 100 companies
17-May		WPPA 2023 Spring Meeting	Davenport Hotel		
18-May		WPPA 2023 Spring Meeting	Davenport Hotel		
19-May		WPPA 2023 Spring Meeting	Davenport Hotel		
23-May	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
JUNE 2023					
Date:	Time:	Event:	Location:	Attending:	
3-Jun		AAAE Annual Conference	Denver, CO		
4-Jun		AAAE Annual Conference	Denver, CO		
5-Jun		AAAE Annual Conference	Denver, CO		
7-Jun		WPPA Fin. & Admin Seminar	Alderbrook Resort		
8-Jun	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
8-Jun		WPPA Fin. & Admin Seminar	Alderbrook Resort		
9-Jun		WPPA Fin. & Admin Seminar	Alderbrook Resort		
13-Jun	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
27-Jun	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
JULY 2023					
Date:	Time:	Event:	Location:	Attending:	
11-Jul	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
13-Jul	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
24-Jul		WPPA 2023 Commissioner Seminar	Alderbrook Resort		
25-Jul	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
25-Jul		WPPA 2023 Commissioner Seminar	Alderbrook Resort		
26-Jul		WPPA 2023 Commissioner Seminar	Alderbrook Resort		
AUGUST 2023					
Date:	Time:	Event:	Location:	Attending:	
8-Aug	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
10-Aug	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock	
13-Aug		Routes Takeoff (Airline Meetings)	Atlantic City, NJ		
14-Aug		Routes Takeoff (Airline Meetings)	Atlantic City, NJ		
15-Aug		Routes Takeoff (Airline Meetings)	Atlantic City, NJ		
22-Aug	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff	
SEPTEMBER 2023					
Date:	Time:	Event:	Location:	Attending:	
10-Sep		National Airports Conference	Spokane, WA		
11-Sep		National Airports Conference	Spokane, WA		

12-Sep		National Airports Conference	Spokane, WA	
12-Sep	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
14-Sep	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock
20-Sep		NWAAAE Annual Conference	Kelowna, BC	
21-Sep		NWAAAE Annual Conference	Kelowna, BC	
22-Sep		NWAAAE Annual Conference	Kelowna, BC	
26-Sep	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
OCTOBER 2023				
Date:	Time:	Event:	Location:	Attending:
10-Oct	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
12-Oct	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock
24-Oct	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
26-Oct		Small Ports Seminar	Campbell's Resort	
27-Oct		Small Ports Seminar	Campbell's Resort	
NOVEMBER 2023				
Date:	Time:	Event:	Location:	Attending:
9-Nov	9:00am-11:00am	CDTC Board Meeting	CTC	Commissioners Baldwin & DeRock
14-Nov	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
28-Nov	9:00am	CDRPA Board Meeting	CTC	Board of Directors; Staff
DECEMBER 2023				
Date:	Time:	Event:	Location:	Attending:
6-Dec		WPPA 2023 Annual Meeting	Hilton: Vancouver	
7-Dec		WPPA 2023 Annual Meeting	Hilton: Vancouver	