



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
SPECIAL MEETING
Scottsdale Airport Operations Center
15255 N. Airport Drive, Scottsdale, AZ
August 14, 2017**

MINUTES

PRESENT: John Celigoy, Chairman (telephonic)
Brad Berry (telephonic)
John Berry (telephonic)
Kevin Maxwell (telephonic)
Cory Little (absent)
Steve Ziomek (absent)
Bob Hobbi, Vice Chair (absent)

STAFF: Gary Mascaro, Aviation Director
Chris Read, Airport Operations Manager
Carmen Williams, Management Analyst

CALL TO ORDER

Chairman Celigoy called the meeting to order at 2:00 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

AGENDA

1. Discussion and possible action to recommend to City Council, ADOPTION of Resolution No. 10861 authorizing Construction Manager at Risk (CMAR) construction phase services under Contract Amendment No. 2017-060-COS-A1 with JE Dunn Construction Company in the amount of \$7,901,986.00 for the second phase of the Scottsdale Airport Terminal Area Redevelopment project

Mr. Read indicated the Guaranteed Maximum Price (GMP) package #1 was brought to the Airport Advisory Commission in June 2017 and approved by the City Council on July 5, 2017 for the demolition of buildings and construction of two hangars and a parking lot. The team has been

developing the final cost for the second part of the project, which will be a contract amendment to the original agreement. This GMP package #2 will include the construction of the Aviation Business Center and associated structures.

Mr. Mascaro provided a PowerPoint of the overall project which included site plan layouts and artist renderings. The Aviation Business Center is roughly 22,000 square feet in size and the Airport has a Letter of Intent with a long-term tenant to lease out the space on the first level. The original GMP package #1 was \$14 million plus GMP package #2 at \$7.9M brings the total construction cost to \$22,536,079. The timeline for substantial completion is August 2018. The contract amendment is scheduled for City Council approval on August 29, 2017.

Chair Celigoy asked why the project was split into two packages. Mr. Mascaro indicating the split was based on timing; a primary goal is to get the hangars built so that the lease can start upon building completion which goes toward paying the debt service on the project. Starting this first phase now also allows the team to begin ordering items with long lead times such as steel.

There were no further questions.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 2:14 p.m.

Transcribed by Carmen Williams