



AGENDA

Greater Asheville Regional Airport Authority Regular Meeting
Friday, April 21, 2017, 8:30 a.m.
Conference Room at Administrative Offices

NOTICE TO THE PUBLIC: The Airport Authority welcomes comments from the public on any agenda item. Comments are received prior to the Board's discussion of the agenda item. Comments are limited to five minutes. If you wish to comment on an agenda item, please deliver a request card (available in the meeting room) to the Clerk to the Board prior to the agenda item being called by the Chair.

- I. CALL TO ORDER
- II. PRESENTATIONS: None
- III. FINANCIAL REPORT ([document](#))
- IV. CONSENT ITEMS:
 - A. Approval of the Greater Asheville Regional Airport Authority March 10, 2017 Regular Meeting Minutes ([document](#))
 - B. Approval of the Greater Asheville Regional Airport Authority March 10, 2017 Closed Session Minutes
 - C. Approval of Insurance Renewals ([document](#))
 - D. Approval of Change Order No. 4 to Contract with American South General Contractors ([document](#))
- V. OLD BUSINESS:
 - A. Public Hearing and Final Adoption of the Authority's Fiscal Year 2017/2018 Budget ([document](#))



VI. NEW BUSINESS:

- A. Approval of Property Easement Transfer ([document](#))
- B. Approval of Airline Incentives for Elite Airways ([document](#))
- C. Resolution Approving and Authorizing the Execution of the Assignment and Assumption Agreement Dated April 21, 2017 with the Asheville Regional Airport Authority, the City of Asheville, and the County of Buncombe; Approving and Authorizing the Submission to the Federal Aviation Administration of the Greater Asheville Regional Airport Authority's FAA Part 139 Application for a New Airport Operating Certificate and for Authorization to Act as Sole Sponsor of the Asheville Regional Airport; and Accepting the Minutes of the Asheville Regional Airport Authority Upon Dissolution of the Asheville Regional Airport Authority ([document](#))

VII. DIRECTOR'S REPORT:

- A. North Carolina Airports Association
- B. Update on Airline Lease Agreement
- C. Update on FAA Sponsorship

VIII. INFORMATION SECTION:

(Staff presentations will not be made on these items. Staff will be available to address questions from the Board.)

- A. February 2017 Traffic Report ([document](#))
- B. February 2017 Monthly Financial Report ([document](#))
- C. April 2017 Development/Project Status Report ([document](#))
- D. Potential Board Items for the Next Regular Meeting:
 - None identified at this time

IX. PUBLIC AND TENANTS' COMMENTS

X. CALL FOR NEXT MEETING



XI. CLOSED SESSION:

Pursuant to Subsections 143-318.11 (a) (3) and (4) of the General Statutes of North Carolina to Consult with Legal Counsel in Order to Preserve the Attorney-Client Privilege, to Discuss Matters Relating to the Location and/or Expansion of Industries or Other Businesses in the Area Served by the Authority, Including Agreement on a Tentative List of Economic Development Incentives that may be Offered by the Authority in Negotiations.

XII. AUTHORITY MEMBER REPORTS:

A. Key Strategic Elements ([document](#))

XIII. ADJOURNMENT

This agenda of the Greater Asheville Regional Airport Authority is provided as a matter of convenience to the public. It is not the official agenda. Although every effort is made to provide complete and accurate information in this agenda, the Greater Asheville Regional Airport Authority does not warrant or guarantee its accuracy or completeness for any purpose. The agenda is subject to change before and/or during the Board meeting.

**Asheville Regional Airport
Executive Summary
February-17**

AIRPORT ACTIVITY

	Month	Variance to Prior Year	Calendar Year to Date	Variance to Prior Year
Passenger Enplanements	24,492	17.7%	50,098	22.6%
Aircraft Operations				
Commercial	990	12.9%	2,026	10.0%
Scheduled Flights	426	2.4%		
Flight Cancellations	2			
Seats	31,915	13.4%	65,470	19.1%
Load Factor	76.7%	3.9%	76.5%	2.9%
General Aviation	3,242	7.7%	5,687	(3.4%)
Military	249	3.8%	552	22.4%

FINANCIAL RESULTS

	Month	Variance to Budget	Fiscal Year to Date	Variance to Budget
Operating Revenues	\$ 786,217	14.3%	\$ 6,848,197	9.4%
Operating Expenses	705,568	(10.9%)	5,344,062	(15.2%)
Net Operating Revenues before Depreciation	<u>\$ 80,649</u>	177.9%	<u>\$ 1,504,135</u>	3,706.9%
Net Non-Operating Revenues	<u>\$ 179,005</u>	5.8%	<u>\$ 1,995,096</u>	4.2%
Grants:				
FAA AIP Grants	\$ 647,985		\$ 8,029,015	
NC Dept of Transportation Grants	-		-	
Total	<u>\$ 647,985</u>		<u>\$ 8,029,015</u>	

CASH

Restricted	\$ 27,862,981
Designated for O&M Reserve	4,290,100
Designated for Emergency Repair	650,000
Unrestricted, Undesignated	9,193,966
Total	<u>\$ 41,997,047</u>

RECEIVABLES PAST DUE

	Total	1-30 Days	31-60 Days	Over 60 Days
Advertising Customers	12,242	5,254	2,550	4,438
Allegiant	2,090	1,031	289	770
American	40,458	38,293	-	2,165
Avis	227	-	227	-
Budget	190	190	-	-
Delta Airlines	107	107	-	-
Enterprise	1,151	-	1,151	-
FAA/TSA	35,772	10,212	10,031	15,529
FAA	16,158	12,864	1,647	1,647
Signature	2,177	37	70	2,070
Skywest	294	-	-	294
United	723	723	-	-
Worldwide	2,084	300	1,250	534
Miscellaneous	4,834	250	292	4,292
Total	<u>\$ 118,506</u>	<u>\$ 69,262</u>	<u>\$ 17,507</u>	<u>\$ 31,738</u>
% of Total Receivables	<u>27.09%</u>			

Note: Excludes balances paid subsequent to month-end.

REVENUE BONDS PAYABLE

	Original Amount	Current Balance
Parking Garage Revenue Bond, Series 2016A	\$ 15,750,000	\$ 15,750,000
Parking Garage Taxable Revenue Bond, Series 2016B	5,250,000	5,250,000
	<u>\$ 21,000,000</u>	<u>\$ 21,000,000</u>

CAPITAL EXPENDITURES

Annual Budget	\$ 70,162,444
Year-to-Date Spending	\$ 18,112,743

**REGULAR MEETING
GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
March 10, 2017**

The Greater Asheville Regional Airport Authority ("Authority") met on Friday, March 10, 2017 at 8:30 a.m. in the Conference Room at the Authority's Administrative Offices, Asheville Regional Airport ("Airport"), 61 Terminal Drive, Suite 1, Asheville, NC 28732.

MEMBERS PRESENT: Robert C. Roberts, Chair; Andrew T. Tate; K. Ray Bailey; William L. Moyer; and Stephanie Pace Brown

MEMBERS ABSENT: Matthew C. Burrell, Vice-Chair; David Gantt

STAFF AND LEGAL COUNSEL PRESENT: Cindy Rice, Authority Legal Counsel; Lew Bleiweis, Executive Director; Michael Reisman, Deputy Executive Director of Development and Operations; Kevan Smith, Chief of Public Safety; Tina Kinsey, Director of Marketing and Public Relations; Janet Burnette, Director of Finance and Accounting; Shane Stockman, IT Director; John Coon, Director of Operations; Sam Sales, Public Safety Captain; Tristan Stroupe, Public Safety; and Ellen Heywood, Clerk to the Board

ALSO PRESENT: Amira Trebincevic, Delta Airlines; Mike Darcangelo, Avcon, Inc.; Eric Rysdon, RS&H; Chuck Buckland, Signature Flight Support; Cecil Bothwell, Asheville City Council

CALL TO ORDER: The Chair called the meeting to order at 8:30 a.m.

SERVICE AWARD PRESENTATION:

A. Tristan Stroupe: The Chair recognized Tristan Stroupe with a service recognition award and gift for his 10 years of service with the Authority.

FINANCIAL REPORT: The Director reported on the airport activity for the month of January which included enplanements, aircraft operations, and general aviation activity. Janet Burnette reported on the financial activity for the month of January. Mr. Moyer questioned what the major contributor was for the increase in net operating revenue. Mrs. Burnette responded that enplanements and parking revenue were higher than anticipated.

CONSENT ITEMS: The Chair stated that Consent Item B, Approval of the Greater Asheville Regional Airport Authority February 17, 2017 Closed Session Minutes, would be pulled for review in Closed Session.

A. Approval of the Greater Asheville Regional Airport Authority February 17, 2017 Regular Meeting Minutes: Mr. Moyer moved to approve the Greater Asheville Regional Airport Authority February 17, 2017 Regular Meeting Minutes. Mr. Bailey seconded the motion and it carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

A. Preliminary Fiscal Year 2017/2018 Budget: Janet Burnette presented the FY2017/2018 Preliminary Budget to the Board that included the Operating Budget, Capital Budget, Reserve Funds, Estimated Cash Balance, and Supplemental Fees. Mrs. Burnette gave a brief overview of the Basic Operating Budget Assumptions that included expenses in the form of a salary adjustment pool of 4.0%, decrease in expenses for professional, contractual and auditor services, and an increase in electricity and advertising. Mrs. Burnette further highlighted the operating revenues and noted conservative revenue from the airlines using the rates by ordinance model and also a possible building lease decrease due to uncertainty with a current tenant. Mrs. Burnette briefly summarized the proposed capital budget as well as the funding sources for the capital improvements, equipment and small capital outlay, renewal and replacement items, and carry-over projects.

Ms. Brown inquired if the accounting system included in the current year budget had been implemented. The Director responded that staff is in the process of reviewing systems in Greensboro and Atlanta and plans to have it out for bid in a couple of months. The funds budgeted for this project will be carried over as well.

Mrs. Burnette further reviewed the reserve funds, estimated cash balance, and supplemental fees. Mrs. Burnette stated that the supplemental fees had not changed however staff anticipates some changes in the parking rates once the garage is close to being finished.

Mrs. Burnette advised the Board that there were updated pages for their budget books available at their seats due to some slight changes. Mrs. Burnette explained that staff moved an expenditure item between two line items, however, it did not change the bottom line. The Director stated that on the Budget Memo, a line was added stating that there were no additional FTE's included in the budget. In the future, staff will include either an org chart or a headcount of the FTE's.

Mr. Bailey moved to approve the Proposed Preliminary Fiscal Year 2017/2018 Budget and to accept public comment on the Proposed Fiscal Year 2017/2018 Budget during the next 10 days. Mr. Moyer seconded the motion and it carried unanimously.

B. Approval of FY 2016/2017 Budget Amendment for Parking Guidance

System: Shane Stockman advised the Board that a growing trend in modern parking structures includes the installation of a parking guidance system. The LED sensor lighting technology provides aid in searching for available parking spaces. The lighting automatically changes color based on availability or to identify handicapped parking. Mr. Stockman highlighted the benefits of this technology which included time saving, reduction of vehicle congestion, lower emissions, and a higher level of customer service. The estimated cost of the system is \$350,000.00, but if the Board chose to wait until a future date to install this technology, the cost would be approximately \$90,000 to \$100,000 higher than if installed during construction of the garage. Mr. Stockman further advised the Board that the IT budget for the garage was set at \$600,000 which would cover the installation of the security cameras, emergency call stations, revenue control equipment and supporting IT infrastructure. Staff anticipated that the original budget would cover the parking guidance system, however staff decided to upgrade and replace the current revenue control equipment as it had reached the end of its useful life. Mr. Stockman stated that if the Board chooses to install the parking guidance system, the funding would come from the Authority’s fund balance and would require the following budget ordinance amendment:

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the appropriations as follows:

EXPENDITURES:

	<u>Decrease</u>	<u>Increase</u>
Capital Improvements		\$350,000.00
Totals	<u> \$0</u>	<u> \$350,000.00</u>

This will result in a net increase of \$350,000.00 in the appropriations. Revenues will be revised as follows:

REVENUES:

	<u>Decrease</u>	<u>Increase</u>
Transfer from GARAA Cash		
	_____	\$350,000.00
Totals	_____	\$350,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Greater Asheville Regional Airport Authority, and to the Budget Officer and to the Finance Officer for their direction.

Adopted this 10th day of March, 2017.

Robert C. Roberts, Chair

Attested by:

Ellen Heywood, Clerk to the Board

Ms. Brown requested an explanation of the layout of the interior of the garage and whether drivers would go past spaces to go to the next level. Diagrams were presented showing the interior of the garage as well as two different parking guidance systems being considered, and the Director explained the flow of the garage layout. The Director further stated that this would be the first parking guidance system in Asheville, but that it goes in hand with the airport's strategic plan and what staff is doing for customer service. The Director further stated that the system may not be needed the first couple of years as the garage has been planned to be oversized. Staff did consider putting in just conduit, however, it is difficult to install the correct placement of the conduit without knowing which manufacturing system would be chosen.

Mr. Moyer stated that he could not support approval of a parking guidance system due to the cost of the system and the fact that it may not be used the first couple of years.

Mr. Tate commented that the strategic plan was referenced with a focus on customer service and asked if this expenditure for \$350,000 was a top priority to impact customer service or if there were better ways to positively impact customer service with these resources. The Director responded that staff believes there are always things that can be done to improve customer service. Staff has added additional funds to the Marketing and PR budget for more television ads. Other strategic goal items that staff is already

doing or have been incorporated in the budget, so this system may be an expenditure that is not necessarily needed at the present time.

Ms. Brown questioned what the anticipated total facility revenue would be per year from fees. The Director stated that staff was fiscally conservative in the budget revenue numbers for parking and the analysis of what the rates will be has just been started.

The Chair inquired if the cost of this system was likely to decrease in the coming years as new technology becomes available. Mr. Stockman stated that the Columbia, SC airport built a similar-sized parking garage in 2003 and in 2010 when staff obtained quotes for a parking guidance system, the quote came in at \$800,000 as the system would have been installed after the garage was built. Mr. Stockman further stated that it is difficult to say what will happen to the cost as technology evolves.

Ms. Brown stated that although it was not an insignificant sum, as a percentage of the cost of constructing the garage, it was very minor and the revenue that is recouped from parking fees could easily absorb looking at the share that it represents in the following year's parking revenue.

Mr. Tate stated that he would be more comfortable if the garage was approaching full utilization. Mr. Stockman stated that staff did have the ability to put the system on two of the most occupied levels of the garage and the cost would be approximately \$240,000.

Ms. Brown moved to approve an amended budget of \$350,000 for a Parking Guidance Solution, authorize the Executive Director to execute the necessary documents, and amend the FY2016/2017 budget by adopting the budget ordinance presented by staff. Mr. Bailey seconded the motion and Messrs. Tate and Moyer voted against. Mr. Roberts abstained from the vote, and lacking the majority vote of the entire Board, the motion failed to carry.

DIRECTOR'S REPORT: The Director advised the Board that he had a few additional items to include that were not on the agenda.

A. Testimony Before Congress: The Director reported that he had recently appeared before Congress to testify before the House Transportation and Infrastructure's Subcommittee on Aviation. The Director stated that the subject was Airport Infrastructure into the 21st Century. The Director briefly summarized the topics he covered which included the cost of infrastructure and how airports are funded, air service at small community airports, and regulatory reform. The Director remarked that it was a unique experience and hoped that Congress would heed the needs of the airports.

B. 2016 Annual Report: The Director informed the Board that a copy of the new 2016 Annual Report was available at their seats. The Director plans to share the report with the community.

C. Airport Rules and Regulations Booklet: The Director reminded the Board that the ordinance establishing rules and regulations at the airport was approved at the last Board meeting. Staff has constructed a booklet of the ordinances and plans to distribute to tenants. A copy of the booklet was available at the Board Members' seats.

D. Airline Rates and Charges: Another meeting with the airlines is scheduled for March 29th. The Director has committed a draft of the new rate model by March 24th in preparation for the meeting.

INFORMATION SECTION: No comments

PUBLIC AND TENANTS COMMENTS: No comments

CALL FOR NEXT MEETING: It was determined that the meeting of the Authority Board on March 24, 2017 was not necessary, and therefore cancelled. The next regular meeting of the Authority Board will be on April 21, 2017.

CLOSED SESSION: At 9:17 a.m. Mr. Bailey moved to go into Closed Session pursuant to Subsections 143-318.11 (a) (3) and (4) of the General Statutes of North Carolina to Consult with Legal Counsel in Order to Preserve the Attorney-Client Privilege and to Discuss Matters Relating to the Location and/or Expansion of Industries or Other Businesses in the Area Served by the Greater Asheville Regional Airport Authority, Including Agreement on a Tentative List of Economic Development Incentives that may be Offered by the Greater Asheville Regional Airport Authority in Negotiations. Mr. Moyer seconded the motion and it carried unanimously.

The Chair indicated they would break for five minutes at which time the Board would resume in closed session.

Open Session resumed at 9:27 a.m.

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY MARCH 10, 2017

CLOSED SESSION MINUTES: Mr. Bailey moved to seal the minutes for the Closed Session just completed and to withhold such Closed Session minutes from public inspection so long as public inspection would frustrate the purpose or purposes thereof. Mr. Moyer seconded the motion and it carried unanimously.

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY FEBRUARY 17, 2017

CLOSED SESSION MINUTES: Mr. Bailey moved to approve the minutes for the February 17, 2017 Closed Session, and to seal and withhold the minutes for the February 17, 2017 Closed Session from public inspection so long as public inspection would frustrate the purpose or purposes thereof. Mr. Moyer seconded the motion and it carried unanimously.

ADJOURNMENT: Mr. Tate moved to adjourn the meeting at 9:29 a.m. Mr. Moyer seconded the motion and it carried unanimously.

Respectfully submitted,

Ellen Heywood
Clerk to the Board

Approved:

Robert C. Roberts
Chair



MEMORANDUM

TO: Members of the Airport Authority

FROM: Suzie Baker, Director of Administration

DATE: April 21, 2017

ITEM DESCRIPTION – Consent Item C

Approval of Insurance Renewals

BACKGROUND

Health Insurances

CIGNA has provided the Authority's employees with medical insurance coverage for the past six years. The renewal trend has been very good and this is somewhat due to the plan structure that limits our large claims to a \$25,000 liability. The level funded plan allows us to see our claim history and help tailor our Wellness Program to meet the needs of our employees. CIGNA quoted a 0% increase in rates. With FY2017/2018's employee and retiree headcounts, total premiums will be approximately \$855,214. Offset by employee contributions of \$114,312, the Authority's net cost for medical insurance will be approximately \$740,902.

Delta Dental has provided our dental coverage for the past year with a two-year lock-in rate. This will be the last year for the lock-in rate. With FY2017/2018's employee headcount, total premiums will be approximately \$42,849. Offset by employee contributions of \$4,502, the Authority's net cost for dental insurance will be approximately \$38,347.

Superior Vision has provided our vision coverage for the past year with a four-year lock-in rate. This will be our second year for the lock-in rate. With FY 2017/2018's employee headcount, total premiums will be approximately \$4,154.

Mutual of Omaha has provided benefits for life insurance and accidental death & dismemberment for the past three years. Mutual of Omaha has quoted a flat renewal and after shopping the market, our broker recommended we renew with Mutual of Omaha. With FY2017/2018's employee headcount, total premiums will be approximately \$12,000.



Mutual of Omaha has also provided coverage for short-term and long-term disability for the past three years. Mutual of Omaha has quoted a flat renewal and again after shopping the market, our broker recommended we renew with Mutual of Omaha. With FY2017/2018's employee headcount, total premiums will be approximately \$22,197.

Business Insurances

USI is in the process of finalizing quotes for our business insurances. They have presented the following estimated costs, which are below the budgeted amounts in the FY2017/2018 budget. USI will be placing our property coverage with Alliant at approximately \$43,700, general liability coverage with ACE USA at approximately \$31,200, auto coverage with American Southern Insurance at approximately \$17,000, worker's compensation coverage with AmTrust at approximately \$84,800, and commercial crime coverage at approximately \$790. Our public official's coverage and professional liability coverage will both be placed with XL Catlin at a total of approximately \$35,410. The annual service fee is \$15,000, in lieu of commission. Our total estimated FY2017/2018 business insurance cost is approximately \$227,900. This is an increase of \$24,900 from FY2016/2017's cost of \$203,000.

ISSUES

Because time is of the essence for the renewal process, the Director needs to execute the necessary renewal documents to prepare for open enrollment for health insurances for Authority employees.

ALTERNATIVES

Brokers presented some other alternatives that ended up being more expensive and/or had less coverage. The Board could decide to reduce employee benefits coverage to lower expenses or make other changes to the insurance coverages.

FISCAL IMPACT

The costs for the health and business insurance coverages outlined above were provided in the Authority's FY2017/2018 budget for a total of \$1,258,602. Spreadsheets comparing the quoted actual costs to the FY2017/2018 budget amounts and to the prior year's actual costs are provided.



RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) approve the renewal of Authority's insurance coverages in an amount not to exceed premiums outlined above, and (2) authorize the Executive Director to execute the necessary documents.

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
Health Insurance Expense

	FY2017		FY2018		FY2018 Actual vs Budget Over/(Under)		FY2018 vs FY2017 Actuals Over/(Under)	
	FY2017 Budget	FY2017 Actual	FY2018 Budget	FY2018 Actual	Amount	%	Amount	%
	Insurance							
Medical	\$ 749,493	\$ 734,405	\$ 895,177	\$ 734,405	\$ (160,772)	(18.0%)	\$ -	0.0%
Retiree Medical	24,360	6,497	9,340	6,497	(2,843)	(30.4%)	-	0.0%
Dental	42,961	38,347	43,325	38,347	(4,978)	(11.5%)	-	0.0%
Vision		4,154	4,579	4,154	(425)	(9.3%)	-	0.0%
Life & AD&D	12,100	12,000	12,244	12,000	(244)	(2.0%)	-	0.0%
Disability	26,348	22,197	26,237	22,197	(4,040)	(15.4%)	-	0.0%
Total Insurance	\$ 855,262	\$ 817,600	\$ 990,902	\$ 817,600	\$ (173,302)	(17.5%)	\$ -	0.0%

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
Business Insurance Expense

	FY2017		FY2018		FY2018 Actual vs Budget Over/(Under)		FY2018 vs FY2017 Actuals Over/(Under)	
	FY2017 Budget	FY2017 Actual	FY2018 Budget	FY2018 Actual	Amount	%	Amount	%
	Insurance							
Property & Casualty	\$ 48,000	\$ 40,800	\$ 50,400	\$ 43,700	\$ (6,700)	(13.3%)	\$ 2,900	7.1%
General Liability	38,000	28,300	40,000	31,200	(8,800)	(22.0%)	2,900	10.2%
Auto Liability	22,000	16,000	23,100	17,000	(6,100)	(26.4%)	1,000	6.3%
Other Insurance	48,500	32,200	51,200	36,200	(15,000)	(29.3%)	4,000	12.4%
Worker's Compensation	80,000	70,700	88,000	84,800	(3,200)	(3.6%)	14,100	19.9%
Service Fee	15,000	15,000	15,000	15,000	-	0.0%	-	0.0%
Total Insurance	\$ 251,500	\$ 203,000	\$ 267,700	\$ 227,900	\$ (39,800)	(14.9%)	\$ 24,900	12.3%



MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael A. Reisman, A.A.E.
Deputy Executive Director, Development and Operations

DATE: April 21, 2017

ITEM DESCRIPTION – Consent Item D

Approval of Change Order No. 4 to Contract with American South General Contractors

BACKGROUND

The Airport Board approved the contract with American South General Contractors for construction of the parking garage project on July 22, 2016 in the amount of \$20,244,000.00. Subsequently, Change Order No. 1 was approved on October 20, 2016 in the amount of \$11,347.53, Change Order No. 2 was approved on November 30, 2016 in the amount of \$30,966.87, and Change Order No. 3 was approved on January 3, 2017 in the amount of \$51,290.76 (\$93,605.16 combined).

Change Order No. 4 includes expenses associated with remobilization of the aggregate pier subcontractor due to delays by AT&T in relocating their cable on the site, removal and disposal of contaminated soils discovered buried on the site during early excavation activities, additional structural steel for the elevator and canopy components of the building, additional work associated with ramp footings due to underground storm drainage pipe being located other than where identified in prior as-built drawings, and the additional infrastructure necessary to support two electric vehicle charging stations. A portion of the electric vehicle charging station expense will be offset by a Duke Energy grant for the installation of these stations.

ISSUES

None.

Consent – Item D



ALTERNATIVES

None. Each of the items included in this change order are required in order to successfully complete the project.

FISCAL IMPACT

The total additional cost associated with this change order is \$79,436.59. This will adjust the total contract price to \$20,417,041.75, which is within the current construction project budget of \$21,938,700.00, which includes allowances.

RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) approve Change Order No. 4 to the contract with American South General Contractors; and (2) authorize the Executive Director to sign the necessary documents.

CHANGE ORDER NO. FOUR (4)

PROJECT (Name and address):

Construct Parking Garage
Asheville Regional Airport
61 Terminal Drive, Suite 1
Fletcher, NC 28732

CHANGE ORDER NUMBER: 004**DATE:** 4/04/2017**DELTA PROJECT NO:** 15086 OWNER PRIME CONSULTANT CONTRACTOR FIELD OTHER**TO CONTRACTOR (Name and address):**

American South General Contractors
60 N. Merrimon Ave. #101
Asheville, NC 28804

CONTRACT DATE: September 6, 2016**CONTRACT FOR:**General Construction of Parking Garage

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR #7:	Remobilization of Aggregate Piers Subcontractor	\$21,109.00 ADD
COR #8/#9:	Removal and Disposal of 481.79 CY of contaminated soils	\$24,398.39 ADD
COR #10:	Additional Canopy, Elevator, & Stair A Steel	\$13,617.00 ADD
COR #11:	Additional Excavation for F11 Footings	\$ 4,627.32 ADD
COR #12:	Install Electrical Vehicle Charging Stations	<u>\$15,684.88 ADD</u>
TOTAL:		<u>\$79,436.59 ADD</u>

Terms and Conditions: In consideration of this modification agreed to herein as complete equitable adjustments, the Contractor hereby releases the Owner from any and all liability under this Contract for further equitable adjustments as it directly or indirectly relates to all items enumerated in this Contract Modification. This Contract Modification represents full and final accounting for all direct and indirect costs associated with the Work described above, both in terms of cost and time.

REASON FOR CHANGE ORDER(S):

The relocation of the AT&T lines were not completed in time for the aggregate pier subcontractor to complete the work along Column Line A without having to demobilize and return to the site a second time.

During excavation of the site, soils containing buried oil cans, etc. were encountered requiring excavation and disposal as contaminated soil.

Additional excavation is required for the two footings along column line F. Due to the proximity of the footings to an existing storm sewer, the size and shape of the footings was changed.

The Owner received a grant from Duke Energy for installation of EV Stations outside of the parking garage.

The original Contract Sum was	\$	<u>20,244,000.00</u>
The net change by previously authorized Change Orders	\$	<u>93,605.16</u>
The Contract Sum prior to this Change Order was	\$	<u>20,337,605.16</u>
The Contract Sum will be increased by the Change Order in the amount of	\$	<u>79,436.59</u>
The new Contract Sum including this Change Order will be	\$	<u>20,417,041.75</u>

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is October 3, 2017.

CHANGE ORDER NO. FOUR (4)

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE PRIME CONSULTANT, CONTRACTOR AND OWNER.

<u>Delta Airport Consultants</u> PRIME CONSULTANT <i>(Company name)</i>	<u>American South General Contractors</u> CONTRACTOR <i>(Company name)</i>	<u>Greater Asheville Regional Airport Authority</u> OWNER <i>(Company name)</i>
<u>11111 Carmel Commons Blvd., Ste 435 Charlotte, NC 28226</u> ADDRESS	<u>60 N. Merrimon Ave. #101 Asheville, NC 28804</u> ADDRESS	<u>61 Terminal Drive, Suite 1 Fletcher, NC 28732</u> ADDRESS
<u>BY</u> <i>(Signature)</i>	<u>BY</u> <i>(Signature)</i>	<u>BY</u> <i>(Signature)</i>
<u>Kenneth W. Moody, P.E., C.M.</u> <i>(Typed Name)</i>	<u>Bill Morgan, Vice President</u> <i>(Typed Name)</i>	<u>Lew Bleiweis / Executive Director</u> <i>(Typed Name)</i>
<u>DATE</u>	<u>DATE</u>	<u>DATE</u>

Change Order Request # 7



January 5, 2017

Mr. Seth Chambers
Project Manager, American South General Contractors
60 North Merrimon Ave, Unit 101
Asheville, NC 28804

Subject: Contractor's Change Order Request No. Seven (7)
Parking Garage
Asheville Regional Airport
Greater Asheville Regional Airport Authority

Dear Mr. Chambers:

We have reviewed your letter dated 12 December 2016 concerning the potential project delays associated with the delay in the relocation of the AT&T cables along garage Column Line A. The Greater Asheville Regional Airport Authority takes no exception to your request for the cost (\$21,109.00) associated with a second mobilization for the installation of the aggregate piers. A change order will be processed for this additional mobilization cost and will be forwarded to American South General Contractors, Inc. for execution.

Regarding the Contractors request for an additional forty-nine (49) calendar days of contract time and associated general conditions cost of \$1,639.46 per calendar day, the Authority acknowledges the potential for the additional time and cost; however, we will only process a change order for this time and cost once the final impact of the delay is known as we near the completion of the project.

If you should have any questions with regards to this matter, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads "M.A. Reisman".

Michael A. Reisman, A.A.E.
Deputy Executive Director, Development & Operations

C: Delta Airport Consultants
Project File



BUILDING ON A GREAT TRADITION

Delta Airport Consultants
11121 Carmel Commons Blvd.
Suite 435
Charlotte, NC 28266
Attn: Mr. Kenneth Moody

12/15/16

RE: Asheville Regional Airport Parking Garage

Dear Mr. Moody,

Based off an email received from Rita Yanz, AT&T completed their work which conflicted with our critical path along Column Line A as of 4:58 PM on December 8th, 2016. Our critical path activities could resume as of Friday, December 9th, 2016.

With the fluctuation in dates and with no certainty provided from AT&T, all critical path activities could only reasonably be rescheduled for Monday, December 12th, 2016. With this said, American South has no alternative but to claim forty-nine (49) additional days to the project turnover of both the First Floor and Final Completion dates as well as forty-nine (49) additional days for general conditions.

Please reference the previously submitted delay schedules and our Delay Implications letter dated November 16, 2016 with itemized breakdowns below as required. The durations described above have changed the completion dates of the First Floor, Final Turnover, and costs of General Conditions as follows.

- Original First Floor Turnover Date: 6/05/2017
- New First Floor Turnover Date (+ 49 Days): 7/23/2017
- Original Final Completion Date: 10/3/217
- New Final Completion Date (+ 49 Days): 11/21/2017
- Additional General Conditions (+ 49 Days at \$1,639.46/Day): \$80,333.54

American South is also requesting compensation for the consequential and a forced second remobilization of our Aggregate Pier Subcontractor. The undefined AT&T completion date created indeterminable mobilization dates of this subcontractor and others and would have created further delays beyond what has already been incurred.

- Second Remobilization of Aggregate Piers: \$21,109.00

American South is, and will continue to diligently reschedule our subcontractors in attempt and hope to mitigate further delays and expedite the completion of this project to the furthest extent reasonably possible.

Sincerely,

Seth Chambers

American South General Contractors, Inc.
Seth Chambers
Project Manager

CC: Michael Reisman
Leslie Jo Hurwitz
Michael Clark

Rita Yanz
Kevin Hopkins
Bill Morgan

BUILDING ON A GREAT TRADITION

14-Dec-16
Delta Airport Consultants
11121 Carmel Commons Blvd., Ste 435
Charlotte, NC 28226



RE: Asheville Regional Airport Parking Garage Change Order Request # 7

Dear Mr. Moody

Please find the attached claim letter and back up documentation from our subcontractor. This claim is for the delays to the project critical path due to the unmarked AT&T lines.

<u>Description of Subcontractor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
Hayward Baker	1	LS	19,000.00	19,000.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
<hr/>				
SUBTOTAL			19,000.00	19,000.00
OH&P			10.00%	1,900.00
SUBTOTAL				<hr/> 20,900.00
BOND			1.0%	209.00
TOTAL CHANGE ORDER PROPOSAL				<hr/> 21,109.00

<u>Description of Additional Claim</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST</u>	<u>TOTAL</u>
General Conditions	49	Days	1,639.46	80,333.54

We have included a sketch of where this work shall take place along with the appropriate backup documentation provided by our Subcontractors.

Upon approval please issue a Change Order for the total sum of **\$101,442.54** and including forty-nine (49) additional days to the completion dates for both the First Floor and Final Turnover dates.

Please feel free to contact us should you need any additional information regarding this or any other matter.

Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

Seth Chambers
Project Manager



BUILDING ON A GREAT TRADITION

11/16/16

Delta Airport Consultants
11121 Carmel Commons Blvd.
Suite 435
Charlotte, NC 28266
Attn: Mr. Kenneth Moody

RE: Asheville Regional Airport Parking Garage

Dear Mr. Moody,

We understand that AT&T has recanted on their comments that they will not be able to start until after Thanksgiving. However, unlike previously discussed; based off of today's information they will not be completed by December 1st but rather the night of December 7th. We want to desperately make sure everyone knows how critical AT&T completing their work is.

As everyone is hopefully aware, the December 1st date will put us approximately 38 calendar days behind on the critical path schedule as depicted in the schedule provided in the November 10th, 2016 Owners Meeting. The new December 7th date pushes this even further behind to 44 calendar days. We also want to be sure that everyone is aware that these dates will delay both the 8 Month turnover of the Rental Car area as well as the total final completion of the entire building.

Attached is a breakdown of our daily general conditions. This is only what it costs for American South to be on site, this does not include any additional remobilizations of subcontractors or future delays that we may incur due to pushing activities further into inclement weather months. Please review this for a full understanding of what this delay costs per day.

American South is, and will continue to diligently reschedule our subcontractors and work where ever the site allows in attempt and hope to mitigate further delays.

Sincerely,

Seth Chambers

American South General Contractors, Inc.
Seth Chambers
Project Manager

CC: Michael Reisman
Rita Yanz
Leslie Jo Hurwitz
Kevin Hopkins
Michael Clark
Bill Morgan



ASHVEILLE REGIONAL AIRPORT PARKING GARAGE
Calendar Day General Conditions Cost

Project Management	\$361.01
• Seth Chambers	
Supervision	\$390.16
• Clay Wiser	
Temporary Facilities	\$258.83
• Office Trailer	
• Temporary Power	
• Temporary Water	
• Temporary Toilets	
• Telephones	
• Computers / Copiers	
• Office Supplies	
Daily Clean / Dumpsters Fees	\$204.99
• Clean Up Labor	
• Dumpster Rental	
• Dump Fees	
Temporary Protection	\$72.40
• Temporary Fencing	
• Fence Screening	
• Safety	
Jersey Barricade Rental	\$131.78
Sub Total	\$1,419.17
Payment & Performance Bond Extension	\$21.48
General Liability Insurance	\$15.02
Builders Risk Extension	\$20.00
10% Overhead & Profit	\$147.56
1% Bond	\$16.23
Total Daily General Conditions Cost	\$1,639.46

Hayward Baker Inc.
 208 Little Santee Rd
 Colfax, NC 27235

Tel: 336-668-0884
 Fax: 336-668-3259



**SUBCONTRACT
 CHANGE ORDER**


TO:

American South General Contractors, Inc.
 60 N. Merrimon Ave. Unit 101
 Asheville, NC 28804
 (828) 777 6889
Attention: Seth Chambers
 Project Manager

CHANGE ORDER NUMBER: 1
 DATE: 12/12/2016
 Hayward Baker Project No.: 280309
 Subcontract No.: 09-163
 JOB NAME: Asheville Airport PG
 COST CODE: n/a
 COST TYPE: n/a
 CONTRACTOR JOB NUMBER: _____

ORIGINAL CONTRACT AMOUNT:		\$	310,360.00
TOTAL AMOUNT OF PREVIOUS CHANGE ORDERS		\$	0.00
TOTAL CONTRACT AMOUNT PRIOR TO THIS CHANGE ORDER:		\$	310,360.00
THIS CHANGE ORDER AMOUNT - ADD / DEDUCT:		\$	19,000.00
NEW CONTRACT TOTAL INCLUDING THIS CHANGE ORDER:		\$	329,360.00
DESCRIPTION:			
(1) ADD: 2nd Mobilization to complete Aggregate Pier scope of work. ATT Fiber line and contaminated soils rendered 50% of the piers inaccessible during the first mobilization beginning 11/10. The 2nd mobilization is to complete the scope of work for the entirety of the foundations.		\$	19,000.00
HBI REQUESTS THAT AN ADJUSTMENT TO THE SUBCONTRACT TOTAL AND EXTENSION OF TIME BE GRANTED BASED ON THE QUANTITIES REFERENCED HEREIN.			
SCHEDULE IMPACT (DAYS)	2	TOTAL AMOUNT OF THIS CHANGE ORDER	\$ 19,000.00

This Change Order must be accepted and signed by the contractor prior to the work taking place per the contract documents.

DATE: _____	DATE: <u>12/12/2016</u>
ACCEPTED BY: <u>American South General Contractors, Inc.</u> (CONTRACTOR)	SIGNED BY: 
SIGNED BY: _____	HAYWARD BAKER INC. SIGNATURE

Change Order Request # 8 and # 9

BUILDING ON A GREAT TRADITION

6-Jan-17
 Delta Airport Consultants
 11111 Carmel Commons Blvd., Ste 435
 Charlotte, NC 28226



RE: Asheville Regional Airport Parking Garage Change Order Request #8

Dear Mr. Moody

This proposal is for the establishment of a new unit price for the removal of the specific type of contaminated soils as shown in the test results provided to us by Pace Analytical via S&ME on December 23rd, 2017. The below is the total price per ton of material and includes loading costs, tipping fees, hauling fees, overhead, profits, and bonds.

<u>Description of Subcontractor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
NHM Constructors	1	Ton	\$93.79	\$93.79
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
	1	LS		\$0.00
SUBTOTAL			93.79	93.79
OH&P			10.00%	9.38
SUBTOTAL				103.17
BOND			1.0%	1.03
TOTAL CHANGE ORDER PROPOSAL				104.20

We have included the appropriate backup documentation provided by our Subcontractor.

Upon approval please issue add a Unit Price Rate for the total sum of **\$104.20** per ton.

Please feel free to contact us should you need any additional information regarding this or any other matter.

Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

Seth Chambers

Seth Chambers
 Project Manager

Change Order Proposal Worksheet

Project: Asheville Regional Airport Parking Deck
Bid Package: Sitework
Contractor: NHM Constructors, LLC

Proposal #: 6
Project #: 09-163
Date: 1/6/2017

Description of Change: Removal of Contaminated Soil

Material:

			Subtotals
1. Total Cost of Materials (Attach Backup)		\$0.00	
2. Sales Tax	7%	\$0.00	
3. Overhead & Profit	10%	\$0.00	\$0.00

Labor:

4. Total Man Hour Cost (Attach Backup)		\$0.00	
5. Payroll Burden (Enter Percentage)	36%	\$0.00	
6. Overhead & Profit	10%	\$0.00	\$0.00

Equipment:

7. Equipment / Equipment Rental (Attach Backup)		\$0.00	
8. Overhead & Profit	10%	\$0.00	\$0.00

Unit Prices:

9. Unit Price (If Applicable)		\$0.00	\$0.00
Pricing based upon unit prices established in contract.			

Subcontractors:

10. Subcontractor (Attach Subcontractor Backup)		\$84.00	
11. Overhead & Profit	10%	\$8.40	\$92.40

		Subtotal of Proposal	\$92.40
12. Payment & Performance Bond (Enter Bond Rate Percentage)	2%	\$1.39	\$1.39

Total of Change Order Proposal \$93.79 / Ton

Time Extension Request: _____ Days

Schedule Activity # Affected _____

Does this effect the critical path? _____

This Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the contract documents.

Construction Manager: _____

Date: _____

Subcontractor: John W. P.

Date: 1/6/17

NHM Constructors, LLC

Asheville Parking Garage

Change Order: (6) Removal of Contaminated Soil

Dump Fee Per Ton	\$ 29.50	Email is attached from Domermuth Environmental
Hauling Per Ton	\$ 42.50	Based upon \$85.00/Hour. Estimated 12 Tons Per Truck. 6 Hour Round Trip.
Loading Per Ton	<u>\$ 12.00</u>	
	\$ 84.00	Per Ton

Adam Rice

From: Sean Gallop <sgallop@domermuth.com>
Sent: Tuesday, January 03, 2017 5:25 PM
To: Adam Rice
Subject: Re: FW: Stockpile Sample Results

Adam,

I just received this email from you. I looked for it all day. For some reasoning, it went into my spam folder. I will let you know something in the morning for sure, but it looks like it is fine.

Solids are \$29.50/ton
Petroleum contaminated water is \$.65/gallon
55 gallon drums are \$90.38 each

We will need to send an estimate and agreement for a signature prior to delivery. Just let me know a couple of days in advance prior to bringing the material to us.

Thanks,
Sean Gallop
Domermuth Environmental Services

On Jan 3, 2017 8:34 AM, "Adam Rice" <ARice@nhmconstructors.com> wrote:

Please see the attached results. Please let me know the pricing per ton and if you guys will take this material. We should not have over 3-4 loads.

Thanks,

Adam W. Rice

Project Manager-Grading Division

NHM Constructors, LLC

1121 Brevard Road

Asheville, NC 28806

[\(828\)670-6652](tel:(828)670-6652) (Ext. 309)

[\(828\)777-0609](tel:(828)777-0609) (Mobile)

arice@nhmconstructors.com



BUILDING ON A GREAT TRADITION

Delta Airport Consultants
11121 Carmel Commons Blvd.
Suite 435
Charlotte, NC 28266
Attn: Mr. Kenneth Moody

1/06/2017

RE: Asheville Regional Airport Parking Garage

Dear Mr. Moody,

With all parties estimating the amount of contaminated soils onsite, the consensus has been between forty (40) and fifty (50) tons of soils remain on site. With the attached unit price change order request, American South estimates the total price of this work to cost between Four Thousand, One Hundred and Sixty Eight Dollars (\$4,168.00) and Five Thousand, Two Hundred and Ten Dollars (\$5,210).

The above amounts are just an estimate and American South believes the establishment of a unit price is the most cost effective method to move forward with. Tipping Fee Tickets will be provided by NHM Constructors and the final cost of this work can be calculated from there.

Thank You,
Seth Chambers

Seth Chambers

American South General Contractors, Inc.
Project Manager

BUILDING ON A GREAT TRADITION



3.13.17
Delta Airport Consultants
11121 Carmel Commons Blvd., Ste 435
Charlotte, NC 28226

RE: Asheville Regional Airport Parking Garage Change Order Request # 9

Dear Mr. Moody

This change order is for the removal and replacement of both the unsuitable soils and the contaminated soils. Prices were used based off of COR #8 which established a new contaminated soils unit price of \$104.20 per ton and Unit Price #11 of \$35.00 per Cubic Yard for unsuitable soils. The contaminated soils came in at 72.32 tons, see attached tickets from Domermuth Environmental. The total Cubic Yardage removed was 530 CY. 530 CY minus the contaminated soils at 1.5 tons per CY (- 48.21 CY) makes the unsuitable soils removal 481.79 cubic yards.

<u>Description of Subcontractor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
NHM Constructors Contaminated Soils	72.32	TNS	104.20	7,535.74
NHM Constructors Unsuitable Soils	481.79	LS	35.00	16,862.65
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
SUBTOTAL				24,398.39
OH&P				0.00
SUBTOTAL				24,398.39
BOND				0.00
TOTAL CHANGE ORDER PROPOSAL				24,398.39

We have included a sketch of where this work shall take place along with the appropriate backup documentation provided by our Subcontractors.

Upon approval please issue a Change Order for the total sum of **\$24,398.39**

Please feel free to contact us should you need any additional information regarding this or any other matter.

Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

Seth Chambers

Seth Chambers
Project Manager

SHIPPING DOCUMENT FOR NONHAZARDOUS MATERIAL

• TO BE COMPLETED BY GENERATOR •

Generator Name: NC DOT Date: 1-11-17
Address: MACON COUNTY Phone # () -
ASHEVILLE NC

DESCRIPTION OF WASTE / MUST CHECK ONE

UST/Gasoline UST/Diesel Fuel _____ UST/Gasoline, Diesel and Waste Oil Mix _____
UST/Waste Oil _____ Spill/Gasoline _____ Spill/Diesel Fuel _____ Spill Waste Oil _____
Water/Gas _____ Water/FuelOil _____

Other/Define _____

This shipment needs to be sampled at Domermuth's Facility Yes No

Quantity (# of tons, drums or gallons) 19.28 Containers (Dump Trucks, Drums or Vac Truck) _____

I hereby certify the above named material is a non-hazardous waste as defined by 40 CFR part 261 or any applicable law, has been properly described, classified & packaged, and is in proper condition for transportation according to applicable regulations.

Generator's Signature _____ Date 1-11-17 Time ~~10:00 PM~~
(or authorized agent)

• TO BE COMPLETED BY TRANSPORTER •

Transporter Name: WHITMIRE TRUCKING Vehicle Lic. # YA105542
Address 170 ISLAND FORD RD Truck # LW2
BREVARD NC State of Registration NC

I hereby certify the above named material was picked up at the generator site listed above. I hereby certify the above named material was delivered without incident to destination listed below.

Driver's Name (Please Print) Eli Owen Date 1-11-17

Signature [Signature] Time 12:00 PM

• TO BE COMPLETED BY FACILITY •

Please check one.

Domermuth Environmental Svcs.
7826 Rutledge Pike
Knoxville, TN 37924
Phone # (865) 689-1332

Domermuth Environmental Svcs.
#1 Mill Pond Rd.
Stearns, Kentucky 42647
Phone # (865) 689-1332

I hereby certify the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Signature Velvia Wilson Date 1-11-17 Time 12:00 PM

WALKER'S TRUCK CONTRACTORS

2002 W. Hwy. 11-E • New Market, TN 37820

Phone: 865-933-0225

36549

Date: 1-11-17

Time: _____

Location: Asheville N.C.

Customer: Demco

Order: ALHM

P.O.: _____

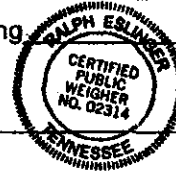
Product: _____

Carrier: WALKER TRUCKING

Vehicle: LW2

Received: _____

	Pounds	Tons	Metric
Gross	<u>66200</u>	_____	_____
Tare	<u>27640</u>	_____	_____
Net	<u>38560</u>	<u>19.28</u>	_____
Predetermined Tare	_____	_____	_____
Ordered	<u>Weight Ticket</u>	_____	_____
Received	_____	_____	_____
Remaining	_____	_____	_____
Today	_____	_____	_____
Weighmaster	_____	_____	_____



SHIPPING DOCUMENT FOR NONHAZARDOUS MATERIAL

• TO BE COMPLETED BY GENERATOR •

Generator Name: NC DOT Date: 1-11-17
 Address: MACON COUNTY Phone # () -
ASHEVILLE NC

DESCRIPTION OF WASTE / MUST CHECK ONE

UST/Gasoline UST/Diesel Fuel UST/Gasoline, Diesel and Waste Oil Mix
 UST/Waste Oil Spill/Gasoline Spill/Diesel Fuel Spill Waste Oil
 Water/Gas Water/FuelOil

Other/Define _____

This shipment needs to be sampled at Domermuth's Facility Yes No

Quantity (# of tons, drums or gallons) 1908 Containers (Dump Trucks, Drums or Vac Truck) _____

I hereby certify the above named material is a non-hazardous waste as defined by 40 CFR part 261 or any applicable law, has been properly described, classified & packaged, and is in proper condition for transportation according to applicable regulations.

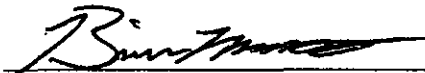
Generator's Signature _____ Date 1-11-17 Time _____
 (or authorized agent)

• TO BE COMPLETED BY TRANSPORTER •

Transporter Name: WHITMIRE TRUCKING Vehicle Lic. # VA 105549
 Address 170 ISLAND FORD RD Truck # LW 3
BREVARD NC State of Registration NC

I hereby certify the above named material was picked up at the generator site listed above. I hereby certify the above named material was delivered without incident to destination listed below.

Driver's Name (Please Print) Brian Meece Date 1-11-17

Signature  Time 12:00 PM

• TO BE COMPLETED BY FACILITY •

Please check one.

Domermuth Environmental Svcs.
 7826 Rutledge Pike
 Knoxville, TN 37924
 Phone # (865) 689-1332

Domermuth Environmental Svcs.
 #1 Mill Pond Rd.
 Stearns, Kentucky 42647
 Phone # (865) 689-1332

I hereby certify the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Signature  Date 1-11-17 Time 12:00 PM

WALKER'S TRUCK CONTRACTORS

2002 W. Hwy. 11-E • New Market, TN 37820

Phone: 865-933-0225

00100

Date: 1-11-17

Time: _____

Location: Asheville N.C.

Customer: Dorchester

Order: A H M

P.O.: _____

Product: _____

Carrier: Whitman Trucking

Vehicle: LW3

Received: [Signature]

	Pounds	Tons	Metric
Gross	<u>65640</u>	_____	_____
Tare	<u>27280</u>	_____	_____
Net	<u>38160</u>	<u>19.08</u>	_____
Predetermined Tare	_____	_____	_____

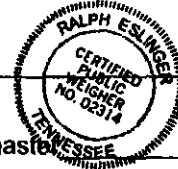
Ordered: weight ticket

Received: _____

Remaining: _____

Today: _____

Weighmaster: _____



SHIPPING DOCUMENT FOR NONHAZARDOUS MATERIAL

• TO BE COMPLETED BY GENERATOR •

Generator Name: NC DOT Date: 1-11-17
Address: MACON COUNTY Phone # (____) ____ - ____
ASHEVILLE NC

DESCRIPTION OF WASTE / MUST CHECK ONE

UST/Gasoline UST/Diesel Fuel _____ UST/Gasoline, Diesel and Waste Oil Mix _____
UST/Waste Oil _____ Spill/Gasoline _____ Spill/Diesel Fuel _____ Spill Waste Oil _____
Water/Gas _____ Water/Fuel Oil _____

Other/Define _____

This shipment needs to be sampled at Domermuth's Facility _____ Yes No

Quantity (# of tons, drums or gallons) 1620 Containers Dump Trucks, Drums or Vac Truck _____

I hereby certify the above named material is a non-hazardous waste as defined by 40 CFR part 261 or any applicable law, has been properly described, classified & packaged, and is in proper condition for transportation according to applicable regulations.

Generator's Signature _____ Date 1-11-17 Time _____
(or authorized agent)

• TO BE COMPLETED BY TRANSPORTER •

Transporter Name: B+R Rock Vehicle Lic. # ML 3506
Address 170 ISLAND FORD RD Truck # BR 4
BREVARD NC State of Registration NC

I hereby certify the above named material was picked up at the generator site listed above. I hereby certify the above named material was delivered without incident to destination listed below.

Driver's Name (Please Print) Greg Dale Date 1-11-17
Signature [Signature] Time 12:00 PM

• TO BE COMPLETED BY FACILITY •

Please check one.

Domermuth Environmental Svcs.
7826 Rutledge Pike
Knoxville, TN 37924
Phone # (865) 689-1332

Domermuth Environmental Svcs.
#1 Mill Pond Rd.
Stearns, Kentucky 42647
Phone # (865) 689-1332

I hereby certify the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Signature Vellin Wilson Date 1-11-17 Time 12:00 PM

WALKER'S TRUCK CONTRACTORS

2002 W. Hwy. 11-E • New Market, TN 37820

Phone: 865-933-0225

8-188

Date: 1-11-17

Time: _____

Location: Asheville, NC

Customer: Damonville

Order: NH M

P.O.: _____

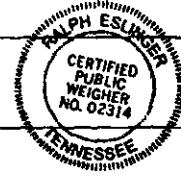
Product: _____

Carrier: BR ROCK

Vehicle: BRU

Received: [Signature]

	Pounds	Tons	Metric
Gross	<u>57420</u>	_____	_____
Tare	<u>25020</u>	_____	_____
Net	<u>32400</u>	<u>16.70</u>	_____
Predetermined Tare	_____	_____	_____
Ordered	_____	_____	_____
Received	_____	_____	_____
Remaining	_____	_____	_____
Today	_____	_____	_____
Weighmaster	_____	_____	_____



SHIPPING DOCUMENT FOR NONHAZARDOUS MATERIAL

• TO BE COMPLETED BY GENERATOR •

Generator Name: NC DOT Date: 1-11-17
Address: MACON COUNTY Phone # () -
ASHEVILLE NC

DESCRIPTION OF WASTE / MUST CHECK ONE

UST/Gasoline UST/Diesel Fuel _____ UST/Gasoline, Diesel and Waste Oil Mix _____
UST/Waste Oil _____ Spill/Gasoline _____ Spill/Diesel Fuel _____ Spill Waste Oil _____
Water/Gas _____ Water/FuelOil _____

Other/Define _____

This shipment needs to be sampled at Domermuth's Facility Yes No

Quantity (# of tons, drums or gallons) 17.76 Containers (Dump Trucks, Drums or Vac Truck) _____

I hereby certify the above named material is a non-hazardous waste as defined by 40 CFR part 261 or any applicable law, has been properly described, classified & packaged, and is in proper condition for transportation according to applicable regulations.

Generator's Signature _____ Date 1-11-17 Time _____
(or authorized agent)

• TO BE COMPLETED BY TRANSPORTER •

Transporter Name: WHITMIRE TRUCKING Vehicle Lic. # VA 11807D
Address 170 ISLAND FORD RD Truck # LW4
BREVARD NC State of Registration NC

I hereby certify the above named material was picked up at the generator site listed above. I hereby certify the above named material was delivered without incident to destination listed below.

Driver's Name (Please Print) Brian Cash Date 1-11-17

Signature [Signature] Time 12:00 PM

• TO BE COMPLETED BY FACILITY •

Please check one.

Domermuth Environmental Svcs.
7826 Rutledge Pike
Knoxville, TN 37924
Phone # (865) 689-1332

Domermuth Environmental Svcs.
#1 Mill Pond Rd.
Stearns, Kentucky 42647
Phone # (865) 689-1332

I hereby certify the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.

Signature Verlin Wilson Date 1-11-17 Time 12:00 PM

WALKER'S TRUCK CONTRACTORS

2002 W. Hwy. 11-E • New Market, TN 37820

Phone: 865-933-0225

38167

Date: 1-11-17

Time: _____

Location: Asheville N.C.

Customer: Demco Smith

Order: N H M

P.O.: _____

Product: _____

Carrier: Whisper Trucking

Vehicle: LW4

Received: [Signature]

	Pounds	Tons	Metric
Gross	<u>61700</u>	_____	_____
Tare	<u>26120</u>	_____	_____
Net	<u>35580</u>	<u>1776</u>	_____
Predetermined Tare	_____	_____	_____

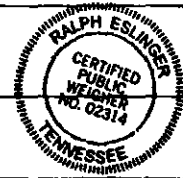
Ordered Weight Ticket

Received _____

Remaining _____

Today _____

Weighmaster _____



Asheville
44 Buck Shoals Road, Unit C-3
Arden, NC 28704
Phone: 828-687-9080
Fax 828-687-8003

Client:
Walker Parking Consultants
13860 Ballantyne Corporate Place, Suite 140
Charlotte, NC 28277

Project:
334116039
Asheville Airport Parking Garage
Buncombe County
Fletcher, NC

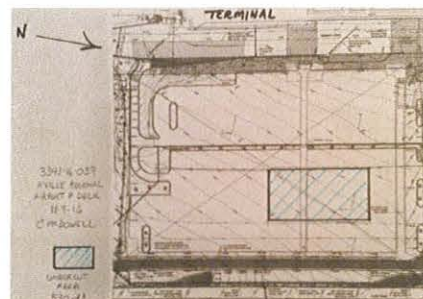
EARTHWORK - Remediation - Undercut and Replace

11/09/2016 - McDOWELL, CASEY - Continuous - Generally Conforms with Required -

An S&ME representative visited the site to evaluate the subgrade of the proposed parking deck slab. Soils at the surface were observed to be wet with significant organics present. The area was proofrolled with a fully-loaded tandem axle dump truck making several passes and showed heavy rutting and pumping under load. The area of concern was outlined with the contractor. After discussion with an S&ME senior engineer it was recommended to remove organic material and excavate down to a suitable base for backfill replacement.

Approximately 1-2 feet of poorly consolidated wet fill material was removed from the existing subgrade followed by 1-2 feet of organics and topsoil. Several small oil drums and oil filters were uncovered in the southeast corner of the excavation. Asheville airport representative M. Reisman was contacted and S&ME professionals visited the site to discuss the contamination. The contractor isolated these areas and continued undercut on the north end. The floor of the excavation was probed with a small diameter steel rod and appeared to be stable for the placement of backfill. The total excavation depth ranged from approximately 1.5 to 5 feet.

Approximately 530 cubic yards were undercut on this date. See attached diagram for approximate location of the undercut. Note that undercut areas include those observed on 11/7/16 and 11/8/16. The contractor began backfill of the undercut area by placing a 12" lift of dirty ABC stone in the east end of the excavation. The initial lift was rolled in using a small bulldozer followed by an additional 12" lift. A proofroll of the area using a loaded dump truck was observed and the area appeared stable. The contractor intends to continue placing backfill in the undercut areas. Further evaluation of areas south of the cut are to be performed at a later date.



Change Order Request # 10



3.15.17
Delta Airport Consultants
11121 Carmel Commons Blvd., Ste 435
Charlotte, NC 28226

RE: Asheville Regional Airport Parking Garage Change Order Request # 10

Dear Mr. Moody

This Change Order Request is for the additional steel work required. The first part is for additional canopy steel shown on page 17 of ASI04. The second part is for one additional elevator divider beams to be added above the 5th floor per the response to RFI #35. The last part is for the tube steel now required at Stair A for curtain wall attachment per the response to RFI #37. These have a line for additional bond that American South has removed from our Request of the Owner. We require the subcontractors to bond their additional work and at the time of the bid, the subcontractors could not have known to add this to their costs. We are only requesting the "Subtotal" amounts shown on Welding Unlimited's COR's #1 and #2, American South will carry the cost of the bond increase.

<u>Description of Subcontractor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
Welding Unlimited COR #1 for Added Canopy Steel	2,562	LBS	3.00	7,686.00
	1,977	LBS	3.00	5,931.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
SUBTOTAL				13,617.00
OH&P				0.00
SUBTOTAL				13,617.00
BOND				0.00
TOTAL CHANGE ORDER PROPOSAL				13,617.00

We have included copies of page 17 of ASI04, RFI's #35 and #37, corresponding email correspondence, and appropriate backup documentation for weights of work provided by our Subcontractors.

Upon approval please issue a Change Order for the total sum of **\$13,617.00**

Please feel free to contact us should you need any additional information regarding this or any other matter.

Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

Seth Chambers

Seth Chambers
Project Manager

Change Order Proposal Worksheet

Project: Asheville Regional Airport Parking Deck
Bid Package: Structural Steel
Contractor: Welding Unlimited

Proposal #: #1
Project # 09-163
Date: 3/7/2017

Description of Change: Added steel for canopy on existing building end

Material:			Subtotals
1. Total Cost of Materials (Attach Backup)	_____	_____	
2. Sales Tax	_____	_____	
3. Overhead & Profit	_____	_____	<u>\$0.00</u>
Labor:			
4. Total Man Hour Cost (Attach Backup)	_____	_____	
5. Payroll Burden (Enter Percentage)	_____	_____	
6. Overhead & Profit	_____	_____	<u>\$0.00</u>
Equipment:			
7. Equipment / Equipment Rental (Attach Backup)	_____	_____	
8. Overhead & Profit	_____	_____	<u>\$0.00</u>
Unit Prices:			
9. Unit Price (If Applicable)	2562	\$3.00	<u>\$7,686.00</u>
Subcontractors:			
10. Subcontractor (drawings)	_____	_____	
11. Overhead & Profit	10%	\$0.00	<u>\$0.00</u>

12. Payment & Performance Bond (Enter Bond Rate Percentage)	3.5%	<u>\$7,686.00</u>
		<u>\$269.01</u>
Total of Change Order Proposal		<u>\$7,955.01</u>

Time Extension Request: 1 Days
Schedule Activity # Affected _____

Does this effect the critical path? _____

This Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the contract documents.

Construction Manager: _____

Date: _____

Subcontractor: Weldon Des...
welding unlimited

Date: 3/7/2017

Bond only required by American South for our own use. Have removed bond from total amount requested from Airport. Highlighted Subtotal is the amount requested of the Owner. SMC

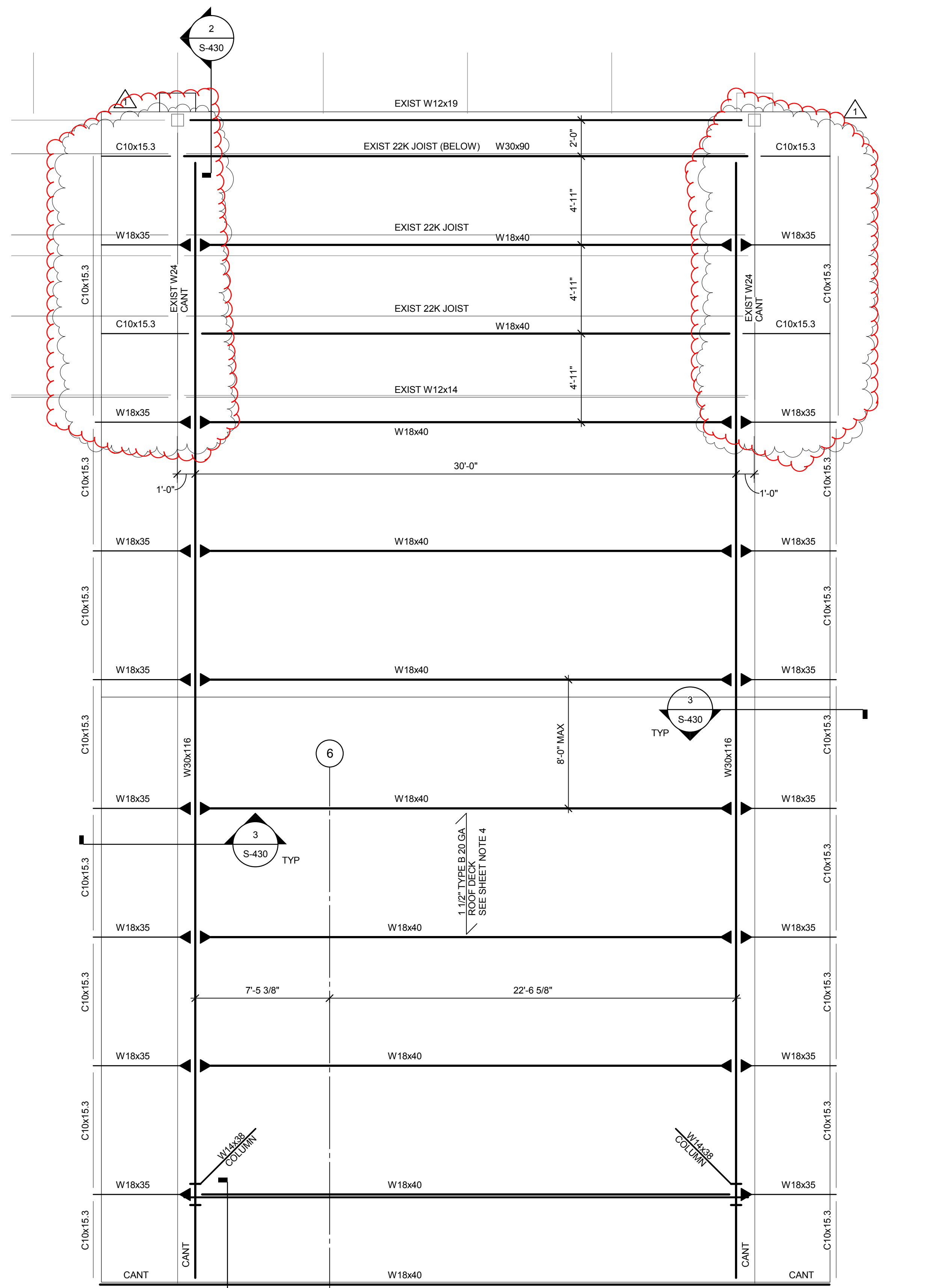
Change Order 1

	Weight		
Wide Flange	526		
Angles	134		
Channels	1,177		
Plates	300		
Metal Deck	365		
Connex. Bolts 3/4	60		
	2,562	\$3.00	\$7,686.00
	Material Cost		\$7,686.00

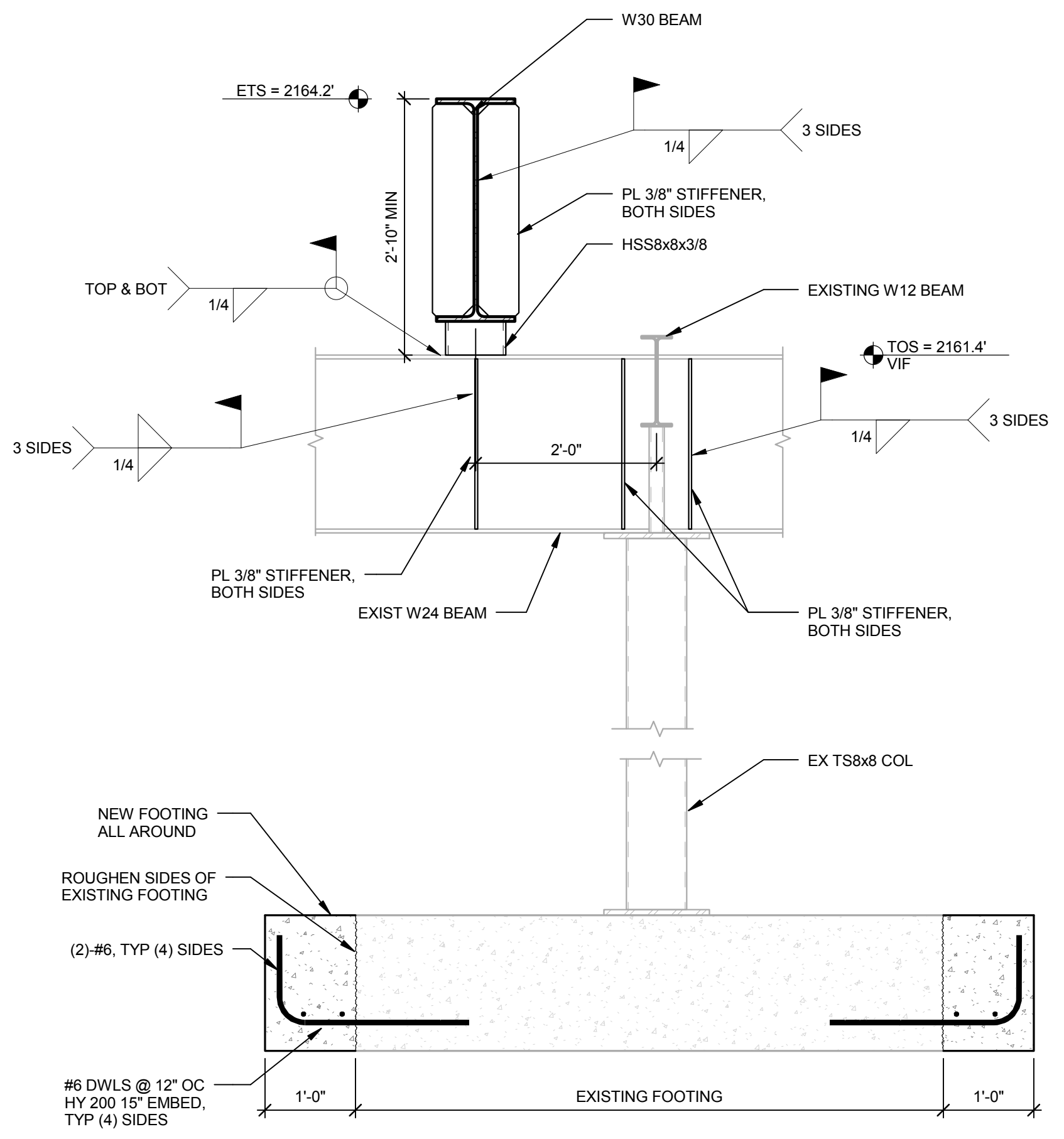
Drawn By: Author
 Checked By: Checker
 Approved By: Approver

Page 17 from ASI04 for added Canopy Steel

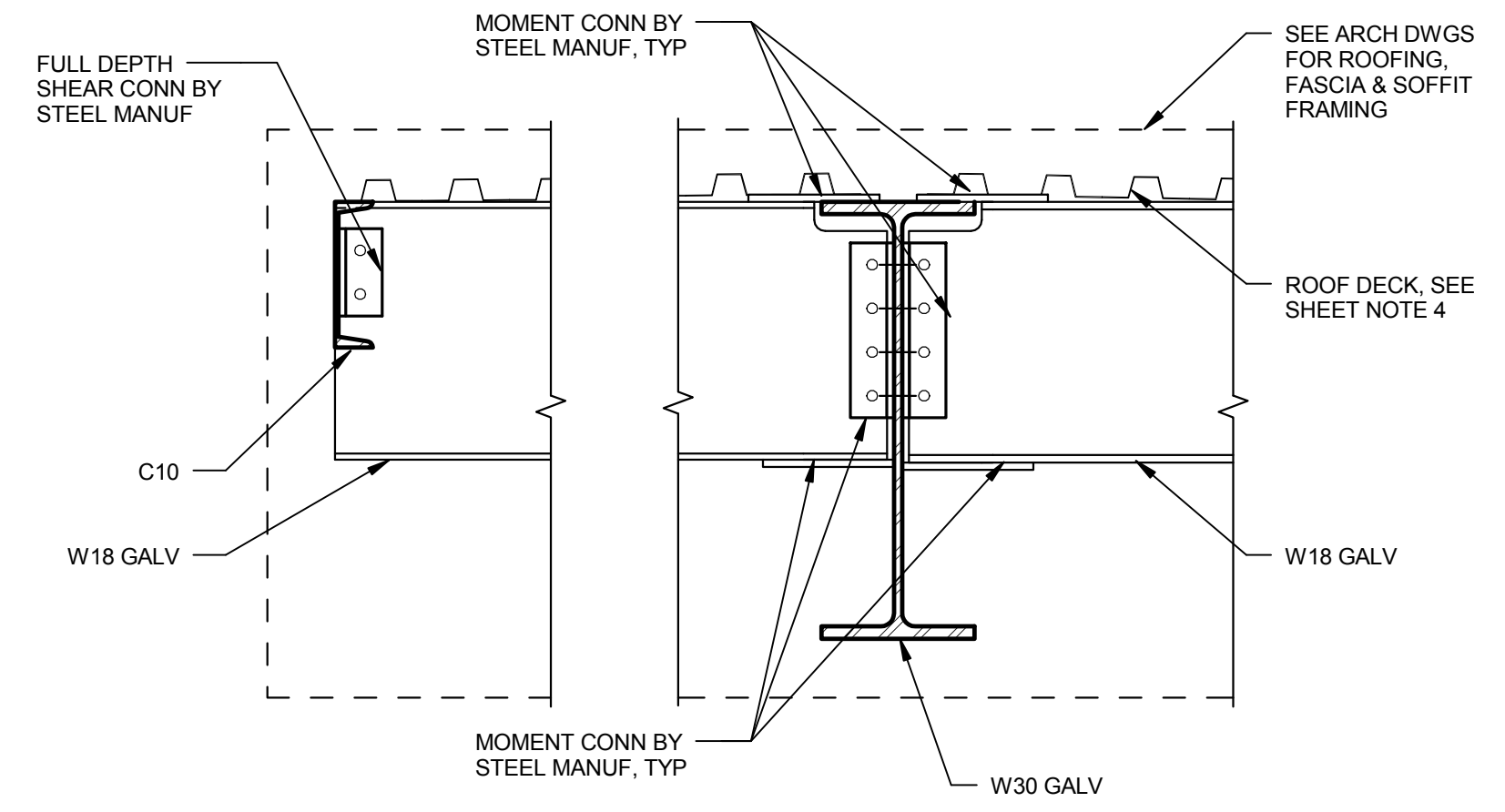
- SHEET NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOFING, AND SOFFIT FRAMING.
 - ALL STEEL TO BE GALVANIZED, F_y = 50 KSI
 - INDICATES MOMENT CONNECTION TO BE PERFORMANCE DESIGN BY STEEL MANUFACTURER.
 - 20 GAUGE TYPE B ROOF DECK TO BE CONTINUOUS EVEN OVER 3 SPANS. ATTACHMENT OF STEEL DECK TO STEEL FRAMING PERFORMANCE DESIGN BY STEEL MANUFACTURER.



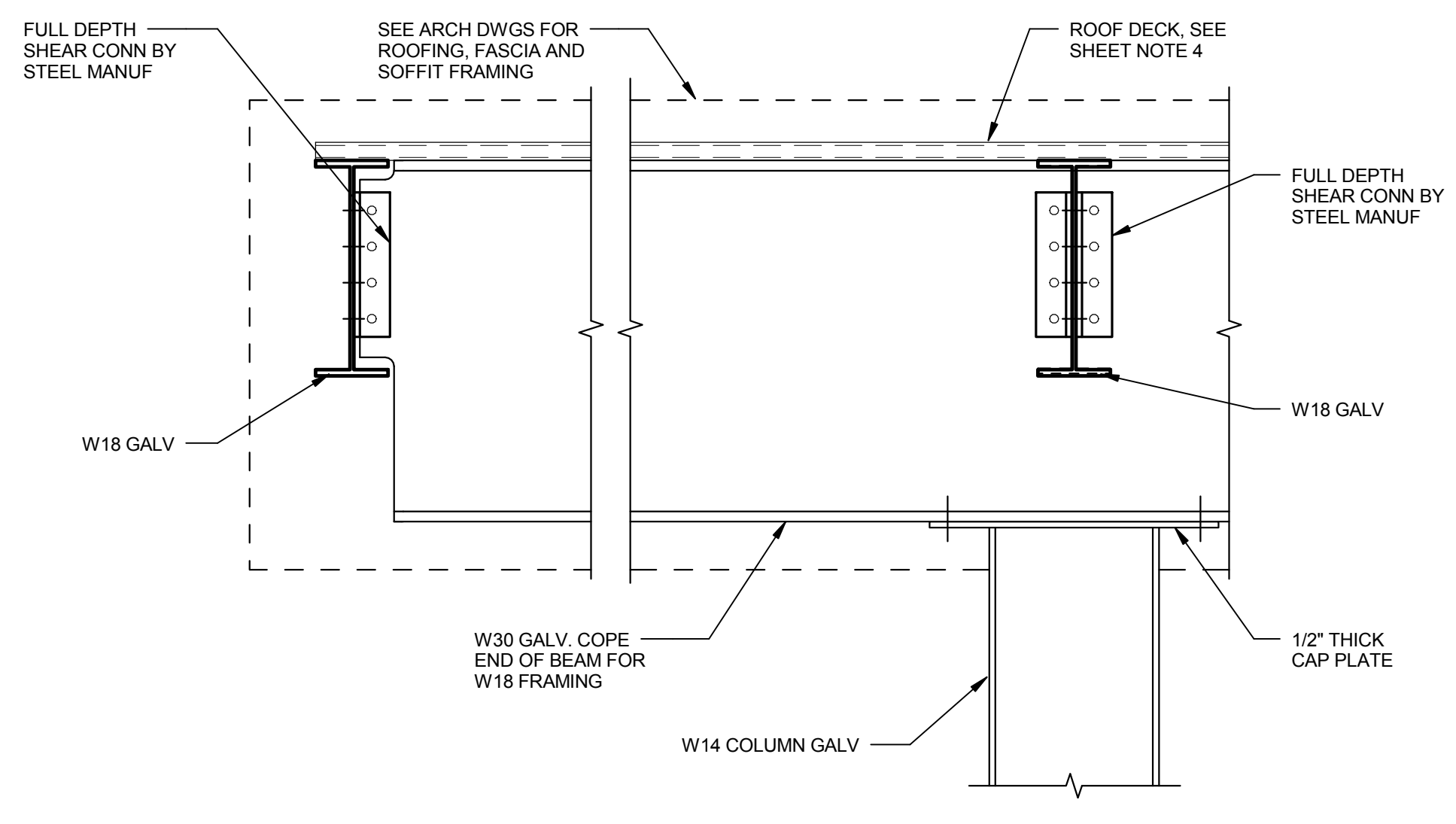
1 ENLARGED CANOPY PLAN
 1/4" = 1'-0"



2 SECTION
 3/4" = 1'-0"



3 CANOPY SECTION
 1" = 1'-0"



4 CANOPY SECTION
 1" = 1'-0"



GRESHAM SMITH AND PARTNERS

Design Services For The Built Environment

- Atlanta GA
- Birmingham AL
- Charlotte NC
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- Columbus OH
- Dallas TX
- Ft Lauderdale FL
- Houston TX
- Jackson MS
- Jacksonville FL
- Knoxville TN
- Louisville KY
- Memphis TN
- Miami FL
- Nashville TN
- Richmond VA
- Tallahassee FL
- Tampa FL

10 South 6th Street, Suite 100
 Richmond, VA 23219
 804.788.0710



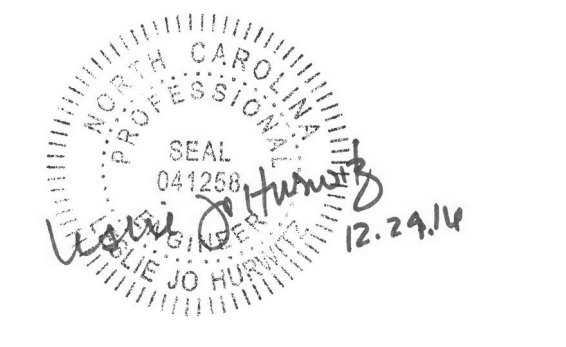
Asheville Regional Airport Parking Garage

Greater Asheville Regional Airport Authority

61 Terminal Drive, Suite 1
 Fletcher, NC 28732



WALKER PARKING CONSULTANTS
 NC CORPORATE LICENSE NO. F-0518



Revision		
No.	Date	Description
	9-21-16	CONFORMED CONTRACT DOCUMENTS
1	12-29-16	ASI #04

CANOPY PLAN & DETAILS

S-430

PROJECT: 41152.00
 DATE: April 25, 2016

Change Order Proposal Worksheet

Project: Asheville Regional Airport Parking Deck
Bid Package: Structural Steel
Contractor: Welding Unlimited

Proposal #: #2
Project # 09-163
Date: 3/7/2017

Description of Change: Added elevator seperator beam (RFI 35) (HSS 8x4x3/8) above 5th floor and new beam at stair A (HSS 12x6x1/2) (RFI 37)

Material:			Subtotals
1. Total Cost of Materials (Attach Backup)	_____	_____	
2. Sales Tax	_____	_____	
3. Overhead & Profit	_____	_____	<u>\$0.00</u>
Labor:			
4. Total Man Hour Cost (Attach Backup)	_____	_____	
5. Payroll Burden (Enter Percentage)	_____	_____	
6. Overhead & Profit	_____	_____	<u>\$0.00</u>
Equipment:			
7. Equipment / Equipment Rental (Attach Backup)	_____	_____	
8. Overhead & Profit	_____	_____	<u>\$0.00</u>
Unit Prices:			
9. Unit Price (If Applicable)	1977	\$3.00	<u>\$5,931.00</u>
Subcontractors:			
10. Subcontractor (drawings)	_____	_____	
11. Overhead & Profit	10%	\$0.00	<u>\$0.00</u>

12. Payment & Performance Bond (Enter Bond Rate Percentage)	3.5%	\$207.59	<u>\$5,931.00</u>
Total of Change Order Proposal		\$6,138.59	<u>\$5,931.00</u>

Time Extension Request: 1 Days
Schedule Activity # Affected _____ **Does this effect the critical path?** _____

This Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the contract documents.

Construction Manager: _____ Date: _____
 Subcontractor: Welding Unlimited Date: 3/7/2017
Vernon Oler

Bond only Required by American South for our own use. Have removed bond from total amount requested from Airport. Highlighted Subtotal is the amount requested of the Owner. SMC

Change Order 2

	Weight		
Angles	129		
Plates	13		
Tubing	1,819		
Expantion bolts	16		
Sub Total	1,977	\$3.00	\$5,931.00



American South General Contractors, Inc.
60 North Merrimon Ave. Unit 101
Asheville, North Carolina 28804
Phone: (828) 225-3742
Fax: 828-225-3743

Project: 09-163 - Asheville Regional Airport Parking Garage
61 Terminal Drive
Fletcher, North Carolina 28732

Elevator Divider Beams & Sign Portals

Table with fields: TO: Seth Chambers (American South General Contractors, Inc), FROM: Seth Chambers (American South General Contractors, Inc), DATE INITIATED: 01/25/2017, STATUS: Closed, LOCATION, DUE DATE: 01/28/2017, COST CODE, REFERENCE, COST IMPACT: TBD, SCHEDULE IMPACT: No, DRAWING NUMBER: S/402, SPEC SECTION: 05 1200 - Structural Steel Framing, LINKED DRAWINGS, RECEIVED FROM: Vernon Olin (Welding Unlimited), COPIES TO: Clay Wiser (American South General Contractors, Inc)

Question from Seth Chambers (American South General Contractors, In) at 11:24 AM on 01/25/2017

Sent via Info Exchange
" 1. The contract drawings show the last elevator separator beam to be at the fifth tier floor elevation. We would like to clarify that there is not a need for another divider beam above this location. Please clarify.
2. The steel shop drawings nor the contract drawings show the exact locations or dimension for the sign portals. Please see the attached document and verify the dimensions our steel supplier has came up with.
Suggestions:
1. In American South's experience, we have seen both scenarios where divider beams have and have not been called out above the last floor elevation.
2. Please provide location and dimension."

Attachments:
Sharp MX-2640N_20170123_134455.pdf

Official Response: Seth Chambers (American South General Contractors, Inc. (Asheville Office)) responded on Tuesday, January 31st, 2017 at 9:43AM EST

Answered by WPC via Info Exchange on 1/30/17. American South has forwarded question #1 to Kone Elevator for final confirmation. Final answer will come from Kone and will be forwarded to Welding Unlimited as soon as possible.

WPC 1-20-17
See attached email correspondance with Kone.

1. Walker believes there may be a beam required above the fifth tier floor elevation for the rails; however, this is a question for the elevator manufacturer/supplier.
2. Please see details 4 and 5/S310 for sign portal location. Width of drive aisle should be field verified.

Attachments:

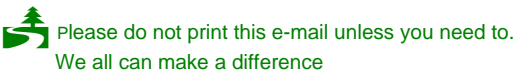
All Replies:

Email correspondence with Kone Elevators requiring one additional elevator divider beam above the 5th floor elevation.

From: [Seth Chambers](#)
To: ["Helton Rob"](#)
Cc: ["Medlin Vern"](#)
Subject: RE: Avl. Airport Parking Garage
Date: Wednesday, February 1, 2017 8:49:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Ok, I can manage that. Thanks for the help.

Thanks,



From: Helton Rob [mailto:Robert.Helton@KONE.com]
Sent: Wednesday, February 1, 2017 8:44 AM
To: Seth Chambers
Cc: Medlin Vern
Subject: RE: Avl. Airport Parking Garage

Hey Seth, sorry I was out yesterday traveling. Divider beams are needed at each floor as well as one at the top of the shaft. So back to your original question you would need one additional above the 5th floor landing in the top of the shaft. Sorry for the confusion.

Rob Helton
Sales Executive
New Equipment & Modernization

KONE
2933 Northwest Park Drive
Knoxville, TN 37921
Tel +865 938 3444
Mobile +865 360 9349
Fax +865-947-7419

Email rob.helton@kone.com

[Click here for our Products Available](#)

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From: Seth Chambers [mailto:schambers@americansouthgc.com]
Sent: Monday, January 30, 2017 5:02 PM
To: Helton Rob
Cc: Medlin Vern

[Click to access Kone Car Designer Tool](#)

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From: Seth Chambers [<mailto:schambers@americansouthgc.com>]
Sent: Monday, January 30, 2017 3:59 PM
To: Helton Rob
Subject: Avl. Airport Parking Garage

Rob,

The last elevator divider beam is called out on the steel drawings to be at the 5th floor finish elevation. Is there any divider beam required above this elevation? My initial response to the steel guys was that we are only used to seeing a divider beam above the last floor elevation when there is a true penthouse but I wanted to make sure with you before I told them for certain.

Thanks,



Seth M. Chambers
60 N. Merrimon Ave., STE 101
Asheville, NC 28804
Office: (828) 225-3742
Fax: (828) 225-3743
Cell: (828) 777-6889
schambers@americansouthgc.com
www.americansouthgc.com



Please do not print this e-mail unless you need to.
We all can make a difference



American South General Contractors, Inc.
60 North Merrimon Ave. Unit 101
Asheville, North Carolina 28804
Phone: (828) 225-3742
Fax: 828-225-3743

Project: 09-163 - Asheville Regional Airport Parking Garage
61 Terminal Drive
Fletcher, North Carolina 28732

Precast at Stair Tower A Cantilever

Table with fields: TO, FROM, DATE INITIATED, STATUS, LOCATION, DUE DATE, COST CODE, REFERENCE, COST IMPACT, SCHEDULE IMPACT, DRAWING NUMBER, SPEC SECTION, LINKED DRAWINGS, RECEIVED FROM, COPIES TO.

Question from Seth Chambers (American South General Contractors, In) at 04:24 PM on 01/30/2017

Sent via Info Exchange:
"Reference A701 and S400-S402 and Tindall Drawings E-304. The precast stairs in Stair Tower A have been detailed to match the configuration shown in the Structural Drawings. In the current configuration of the stairs, the entrance/exit from the stairs to the parking garage is on the East Side of the stair plan. This is also the side where the top landing of the precast stair exists. The landing slab at the top level does not need to extend to the West Side of the Stair plan. Additionally, the 7'-6" cantilever portion of this stair landing slab is not feasible structurally.
Suggestions: Please verify that the top level of the stair landing slab can be modified as shown in the attached sketch.
Tindall would like to set up a conference call. "

Attachments:
Delta RFI #37_Tindall RFI-013.pdf

Official Response: Seth Chambers (American South General Contractors, Inc. (Asheville Office)) responded on Wednesday, February 15th, 2017 at 10:12AM EST

Answered via Info Exchange
Walker, GS&P, American South, & Tindall had a conference call on 01/31/2017 to discuss the 5th tier precast floor cantilever in Stair A/Elevator Core. The decision was made to shorten the precast floor slab & provide an HSS 12x6x1/2" member to support the curtain wall system.
Please see attached sketch for location of new HSS member. Match HSS in elevator shaft.

Attachments:
RFI-013_AddHSS.pdf

All Replies:

From: [Hopkins, Kevin](#)
To: [Seth Chambers](#); [Hurwitz, Leslie Jo](#)
Cc: [Ashley Fortenberry](#)
Subject: RE: Asheville Airport - RFI
Date: Tuesday, January 31, 2017 1:56:08 PM
Attachments: [image001.png](#)
[RFI-013_AddHSS.pdf](#)

Email correspondence regarding additional HSS member required for CW attachment.

Seth, Leslie Jo, Ashley-

Here's the sketch to add the HSS 12x6x1/2" member to support the curtain wall. Thanks.

Sincerely,

Kevin Hopkins, AIA, NCARB, LEED AP (BD+C)

GRESHAM, SMITH AND PARTNERS

Florida Cert. No. AAP000034 / CA3806 / IB26000797 / LC26000381
[M] 804.245.1847


From: Seth Chambers [mailto:schambers@americansouthgc.com]
Sent: Monday, January 30, 2017 4:38 PM
To: Hurwitz, Leslie Jo <LeslieJo.Hurwitz@walkerparking.com>; Hopkins, Kevin <kevin_hopkins@gspnet.com>
Subject: FW: Asheville Airport - RFI

Leslie Jo/Kevin,

I have attached an RFI that I just sent through Newforma as well but wanted to get this over to you ASAP. Tindall would like to do a conference call. I have a meeting tomorrow at 10 but am available any time after 1:00.

Thanks,



 Please do not print this e-mail unless you need to.
We all can make a difference

From: Ashley Fortenberry [mailto:ashleyfortenberry@tindallcorp.com]
Sent: Monday, January 30, 2017 3:53 PM
To: schambers (schambers@americansouthgc.com)
Cc: clay wiser; Matt McCann
Subject: Asheville Airport - RFI

Seth,

Attached is RFI-013 which deals with the geometry of the top level landing slab in Stair Tower A. The 7'-6" cantilever portion under the original configuration is not feasible from a structural design standpoint. Please let me know if we need to set-up a conference call to discuss with the design team.

Thanks for your help!

Ashley Fortenberry
Tindall Corporation
Project Manager
Office: 864.576.3230 x 354
Mobile: 864.814.9464
ashleyfortenberry@tindallcorp.com

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CONTROL NUMBERS USED:
3700-3705

CONTROL NUMBERS NOT USED:
3706-3799

CONTROL NUMBERS VOIDED
000

PRODUCT IDENTIFICATION
PIECE MARK

PIECE MARK
(PID) CONTROL #

(PID) CONTROL #

Tindall
TINDALL CORPORATION
SOUTH CAROLINA DIVISION
P.O. BOX 1778, SPARTANBURG, SC 29304
3074 N. BLACKSTONE RD., SPARTANBURG, SC 29301
(864)278-3020 FAX (864)278-6029

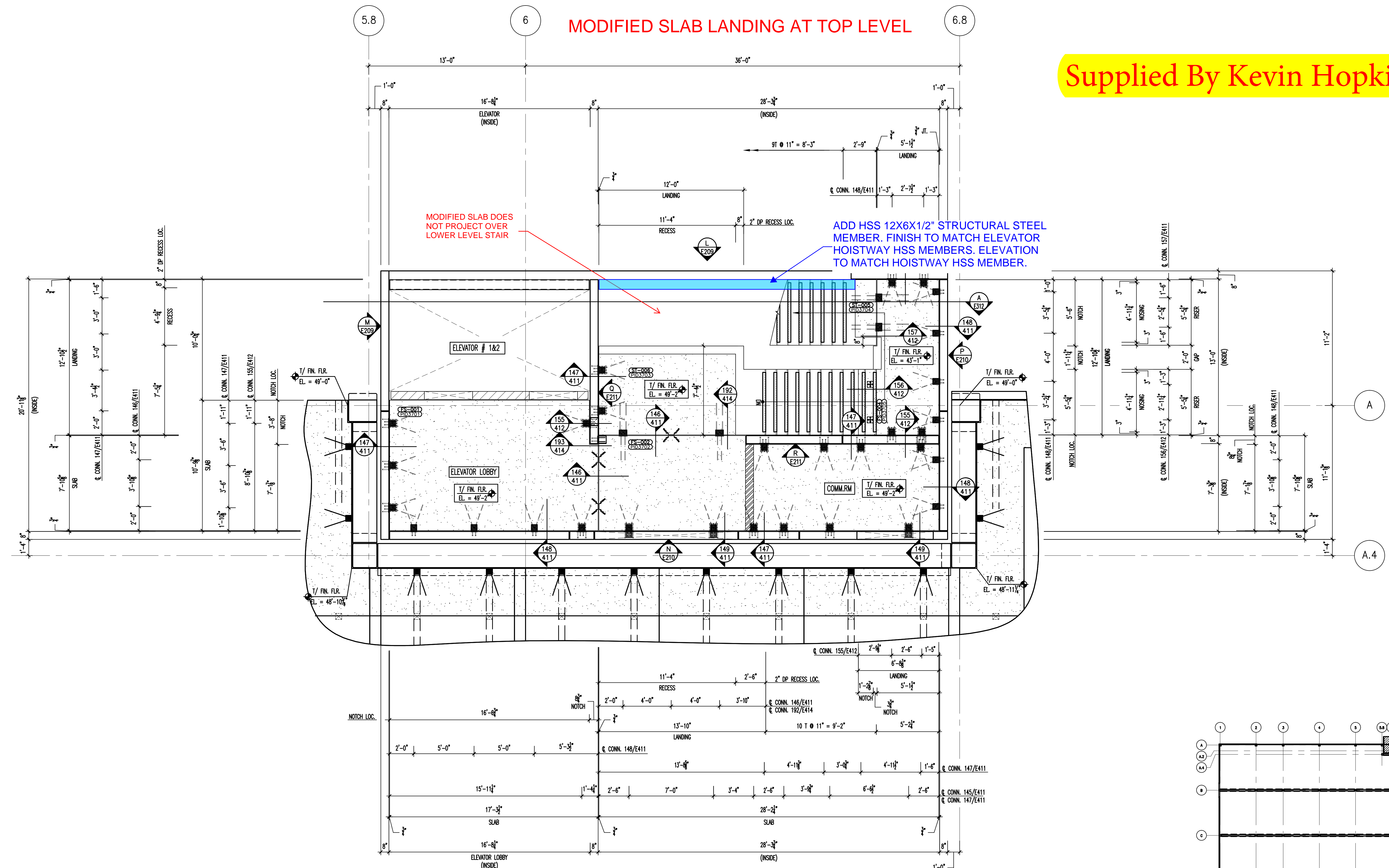
Proprietary Data is included in the information disclosed herein and is the sole property of Tindall Corporation. This information is submitted in confidence and neither this document nor the information contained herein is to be reproduced or transmitted to other documents or used or disclosed to others for manufacturing or for any other purpose except as specifically authorized in writing by Tindall Corporation.

Supplied By Kevin Hopkins

MODIFIED SLAB LANDING AT TOP LEVEL

MODIFIED SLAB DOES NOT PROJECT OVER LOWER LEVEL STAIR

ADD HSS 12X6X1/2" STRUCTURAL STEEL MEMBER. FINISH TO MATCH ELEVATOR HOISTWAY HSS MEMBERS. ELEVATION TO MATCH HOISTWAY HSS MEMBER.

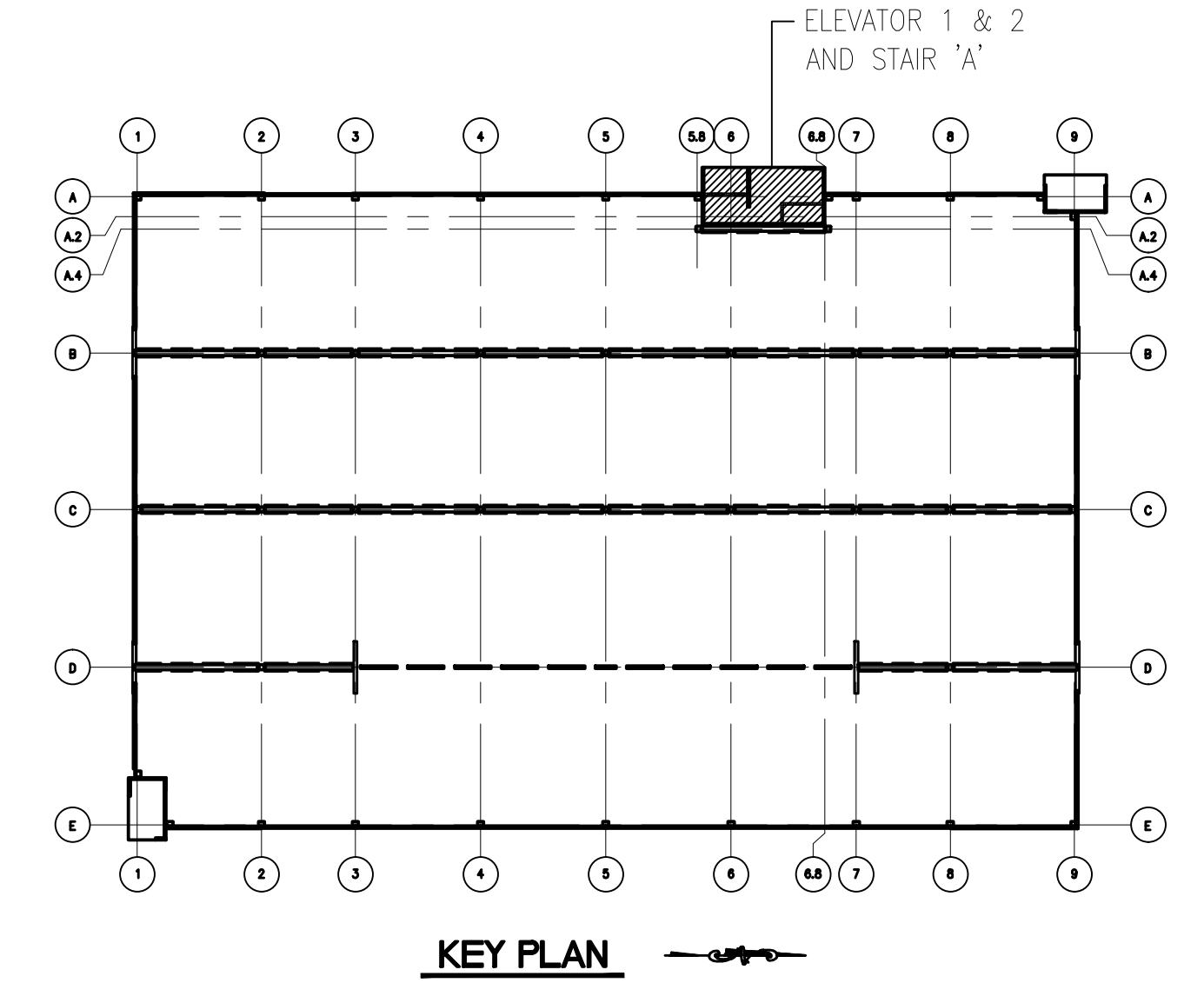


ELEVATOR # 1 AND 2, STAIR A
5TH LEVEL PLAN

5
E304

LEGEND
1/4" = 1'-0"
- ELEVATIONS PROVIDED ARE FOR 1/2 FIN. FLR. = 1/2 TOPPING.
- DENOTES 2" RECESS WITH TOPPING

PROGRESS PRINT
NOT FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/16	FOR CONSTRUCTION
2	10/10/16	FOR APPROVAL
3		
4		
5		
6		
7		
8		
9		
10		

TRC
WORLDWIDE ENGINEERING
PRECAST CONCRETE ENGINEERING GROUP
7800 WILSONWAY SUITE 1100
ALLENSTOWN, PA 18105
PH: 610-871-3935

ASHEVILLE REGIONAL AIRPORT PG
STAIR A PLANS
FLETCHER, NC

ARCHITECT:
GRESHAM SMITH & PARTNERS

CONTRACTOR:
AMERICAN SOUTH

DRAWING SCALE
1/4" = 1'-0"

CHK'D SR/JOW	DATE 10/26/16
DRAWN ALR	DATE 09/26/16
JOB NO. 16343	SHEET E304

Change Order Request # 11R

3.17.17
Delta Airport Consultants
11121 Carmel Commons Blvd., Ste 435
Charlotte, NC 28226



RE: Asheville Regional Airport Parking Garage Change Order Request # 11-R1

Dear Mr. Moody

This change order is for the additional excavation required for the two (2) F11 footings along Column Line F. These footings were lowered via ASI04 to miss an existing storm pipe that was in a different location than previously marked on the original drawings. We are using Unit Price #11 for unsuitable soils at a price of \$35.00 per Cubic Yard. Even though this work does not require the soils to be hauled off site, ASI04 also changed the location of these footings and the aggregate piers. Column lines and coordinates had already been established so the coordinates had to be re-verified and these footing/pier locations had to be re-surveyed. The footings were also not moved enough to completely miss the storm pipe therefore we had to hand dig around this pipe and will have to place some bond breaking material around the portion of pipe still protruding into the footing. It is American South's belief that the additional surveying and layout, soft hand digging, and the purchase and placement of the bond breaker material required should off set the haul off requirement of Unit Price #11. Quantities have been adjusted to match exactly what was actually excavated based off of S&ME's measurements taken at the site of amounts removed.

<u>Description of Subcontractor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
NHM Constructors (Concrete Division)	119	CY	35.00	4,165.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
	1	LS		0.00
SUBTOTAL			35.00	4,165.00
OH&P			10.00%	416.50
SUBTOTAL				4,581.50
BOND			1.0%	45.82
TOTAL CHANGE ORDER PROPOSAL				4,627.32

We have included backup provided by S&ME of where this work shall take place.

Upon approval please issue a Change Order for the total sum of \$4,627.32

Please feel free to contact us should you need any additional information regarding this or any other matter.

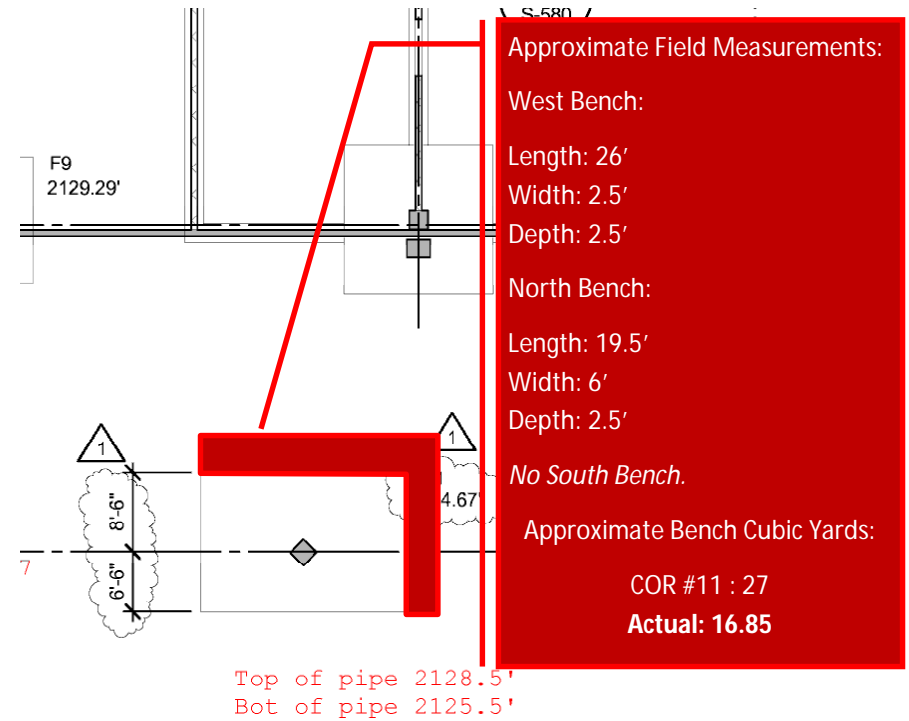
Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

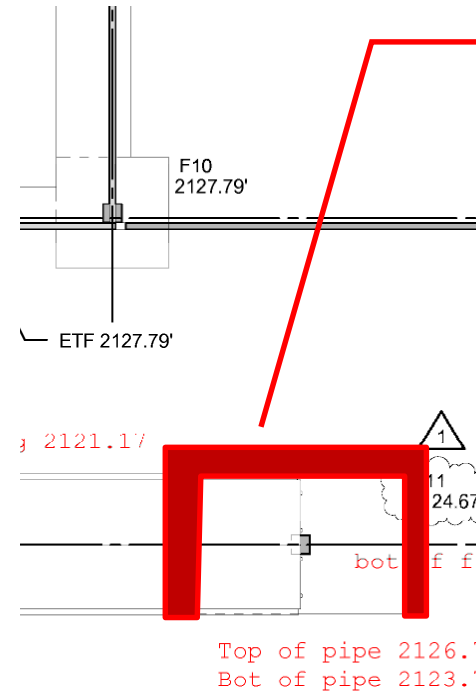
Seth Chambers

Seth Chambers
Project Manager

Bench measurements for footing on column line "F" on "6.6" line as measured in the field on March 16, 2017.



Bench measurements for footing on column line "F" on "5.4" line as measured in the field on March 16, 2017.



Approximate Field Measurements:

West Bench:
 Length: 26'
 Width: 2'
 Depth: 3'

North Bench:
 Length: 16'
 Width: 2'
 Depth: 4'

South Bench:
 Length: 16'
 Width: 2'
 Depth: 3'

Approximate Bench Cubic Yards:
 COR #11 : 27
 Actual: 14.08



Change Order Request # 12

BUILDING ON A GREAT TRADITION

28-Mar-17
Delta Airport Consultants
11121 Carmel Commons Blvd., Ste 435
Charlotte, NC 28226



RE: Asheville Regional Airport Parking Garage Change Order Request #12

Dear Mr. Moody

This Change Order Request is for the additional work for the added Electrical Vehicle Charging Stations as shown on ASI03-R1. This does not include any other work associated with ASI03-R1 due to the possible changes effecting the Future Taxi Lot gates and card readers, light fixtures, added power, entry/exit changes, etc. which will be forthcoming. It is our understading that the EV stations needed to be priced seperately for Airport purposes as well. This includes the boring, conduit, wire, and associated work provided by Fountain Electric Services as well as the footing for the EV stations provided by NHM (Concrete Division).

<u>Description of Subcontracor's Used</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>SUBCONTRACT</u>	<u>TOTAL</u>
Fountain Electric Services (All Associated Electrical Work)	1	LS	12,444.80	12,444.80
NHM (Concrete Division) (Footing for EV Station)	1	LS	1,673.00	1,673.00
	1	LS		0.00
	1	LS		0.00
SUBTOTAL			14,117.80	14,117.80
OH&P			10.00%	1,411.78
SUBTOTAL				15,529.58
BOND			1.0%	155.30
TOTAL CHANGE ORDER PROPOSAL				15,684.88

We have included page 6 of ASI03-R1 of where this work shall take place along with the appropriate backup documentation provided by our Subcontractors.

Upon approval, please issue a Change Order for the total lump sum amount of **\$15,684.88**

Please feel free to contact us should you need any additional information regarding this or any other matter.
Sincerely,

AMERICAN SOUTH GENERAL CONTRACTORS, INC.

Seth Chambers

Seth Chambers
Project Manager

Change Order Proposal Worksheet

Project: Asheville Regional Airport Parking Deck
Bid Package: Electrical
Contractor: Fountain Services, LLC

Proposal #: FES #5
Project # 09-163
Date: _____

Description of Change: Add conduits and wire to (2) EV Stations provided by owner.

Material:							Subtotals
	1. Total Cost of Materials (Attach Backup)			\$2,844.68			
	2. Sales Tax	7%		\$199.13			
	3. Overhead & Profit	10%		\$304.38			\$3,348.19

Labor:							
	4. Total Man Hour Cost (Attach Backup)			\$7,407.63			
	5. Payroll Burden (Enter Percentage)	0%		\$0.00			
	6. Overhead & Profit	10%		\$740.76			\$8,148.39

Equipment:							
	7. Equipment / Equipment Rental (Attach Backup)						
	8. Overhead & Profit	10%		\$0.00			\$0.00

Unit Prices:							
	9. Unit Price (If Applicable)						\$0.00

Subcontractors:							
	10. Subcontractor (Attach Subcontractor Backup)			\$750.00			
	11. Overhead & Profit	10%		\$75.00			\$825.00

	12. Payment & Performance Bond			Subtotal of Proposal			\$12,321.58
	(Enter Bond Rate Percentage)			1%			\$123.22
				Total of Change Order Proposal			\$12,444.80

Time Extension Request: _____ Days
Schedule Activity # Affected _____ Does this effect the critical path? _____

This Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the contract documents.

Construction Manager: Seth Chambers Date: 3.28.17

Subcontractor: Fountain Electric Services Date: 3.27.17

Job ID: 160706 ASHEVILLE REGIONAL PARKING GARAGE
Project: 160706 ASHEVILLE REGIONAL PARKING GARAGE



CO: CO-0006: 161221 ASI 3

Summary by Item Number

24 Mar 2017 14:53:51

Item #	Size	Description	Q/M	Quantity	U/M	Mat Unit	Mat Result	Labor Unit	Lab Result
10165	1	PVC SCH 40	M	600	FT	0.2781	166.86	0.0308	18.46
10167	1 1/2	PVC SCH 40	M	1,290	FT	0.4751	612.88	0.0323	41.72
40043	OUNCE	PVC (GLUE) CEMENT	M	90	OZ	1.0566	95.09	0.0099	0.89
70035	8	THHN/THWN CU (STR)	M	5,280	FT	0.2585	1,364.99	0.0069	36.59
70142	10	GREEN THHN CU SOL (GRD 60A)	M	1,320	FT	0.1431	188.87	0.0054	7.11
390584	3"	RED TRENCH CAUTION TAPE	M	662	FT	0.0285	18.86	0.0033	2.18
390768	4">6"W 30"D	DITCH WITCH RT12 CLAY TRENCH	E	630	FT	0.0000	0.00	0.0355	22.34
400103	13"x 24"x 18"	HANDHOLE STR-WALL OPN-BOTM 22.5K	M	2	EA	198.5700	397.14	0.9922	1.98
Phase/Group totals:							2,844.68		131.29
Job totals:							2,844.68		131.29

Appling Boring Company, Inc.

426 Baxter Cemetery Road
Forest City NC 28043

Phone 828-657-6397
Fax 828-657-4537

Proposal - Acceptance

SUBMITTED TO Fountain Electric Services	DATE
CITY, STATE, ZIP Asheville NC	JOB NAME Asheville Airport Parking Lot Bores
PHONE	JOB LOCATION Asheville Airport
	EMAIL bferguson@fountainseervicesLLC.com

Item #1	Description	Price	Quantity	Total
	Bore for 2" Casing	\$15.00	per foot	
	Same for 4" Casing	<u>x 50 LF</u>		
	<i>SMC</i>	\$750.00		

Appling Boring will notify NCB11 to mark all utilities in the area. Fountain Electric Services will be responsible for notifying any utilities not a member of NCB11.

Turn Key Price for work

All material is guaranteed to be as specified. All work shall be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, or other contingencies beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: this proposal may be withdrawn by us
If not accepted with 30 days.

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE
Carey Appling

The above prices, specifications, terms and conditions are

satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date of Acceptance

Thank you for allowing Appling Boring Co., Inc. bid this work

Change Order Proposal Worksheet

Project: Asheville Regional Airport Parking Deck
Bid Package: _____
Contractor: _____

Proposal #: COR #3
Project # 09-163
Date: _____

Description of Change: Footings for added EV stations north of jobsite.

Material:		Subtotals
	1. Total Cost of Materials (Attach Backup)	\$163.00
	2. Sales Tax 7%	\$11.41
	3. Overhead & Profit 10%	\$17.44
		\$191.85
 Labor:		
	4. Total Man Hour Cost (Attach Backup)	\$822.56
	5. Payroll Burden (Enter Percentage) 0%	\$0.00
	6. Overhead & Profit 10%	\$82.26
		\$904.82
 Equipment:		
	7. Equipment / Equipment Rental (Attach Backup)	\$500.00
	8. Overhead & Profit 10%	\$50.00
		\$550.00
 Unit Prices:		
	9. Unit Price (If Applicable)	\$0.00
 Subcontractors:		
	10. Subcontractor (Attach Subcontractor Backup)	
	11. Overhead & Profit 10%	\$0.00
		\$0.00
		Subtotal of Proposal
		\$1,646.67
	12. Payment & Performance Bond 2%	\$26.35
	(Enter Bond Rate Percentage)	\$26.35
	Total of Change Order Proposal	\$1,673.01

Time Extension Request: _____ Days
Schedule Activity # Affected _____ Does this effect the critical path? _____

This Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the contract documents.

Construction Manager: Seth Chambers, ASGC **Date:** 3.27.17
Subcontractor: Aaron Creasman, NHM **Date:** 3.21.17



MEMORANDUM

TO: Members of the Airport Authority

FROM: Janet Burnette, Director of Finance and Accounting

DATE: April 21, 2017

ITEM DESCRIPTION – Old Business Item A

Public Hearing and Final Adoption of the Authority's Fiscal Year 2017/2018 Budget

BACKGROUND

A proposed preliminary Fiscal Year 2017/2018 Budget was presented to, and approved by, the Authority Board at the Board meeting held on March 10, 2017. The budget documents have remained available for public inspection and comment since March 10, 2017, with no comments being received to date.

ISSUES

A Public Hearing is required under Chapter 159 of the General Statutes of North Carolina before final adoption of the 2017/2018 Budget Ordinance.

ALTERNATIVES

None recommended.

FISCAL IMPACT

As outlined in the 2017/2018 Budget Ordinance.



RECOMMENDED ACTION

It is respectfully requested that following the Public Hearing on the Fiscal Year 2017/2018 Budget that the Greater Asheville Regional Airport Authority Board resolve to adopt the enclosed Fiscal Year 2017/2018 Budget Ordinance.

Enclosure

**GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY
2017-2018
BUDGET ORDINANCE**

BE IT ORDAINED by the Greater Asheville Regional Airport Authority that, pursuant to Section 159-13 of the General Statutes of North Carolina, the 2017-2018 Budget Ordinance of the Airport Authority is hereby set forth as follows:

Section 1. The following amounts are hereby appropriated for the operation of the Greater Asheville Regional Airport Authority for the fiscal year beginning July 1, 2017 and ending June 30, 2018 in accordance with the following schedules:

EXPENDITURES

Administration Department	\$ 692,606
Development Department	437,746
Executive Department	588,989
Finance Department	431,864
Guest Services Department	215,939
Information Technology Department	861,621
Marketing Department	665,534
Operations Department	3,615,848
Public Safety Department	1,474,793
Emergency Repair Costs	50,000
Carry-over Capital Expenditures from Prior Year	30,235,196
Capital Improvement	3,518,861
Equipment and Small Capital Outlay	186,975
Renewal and Replacement	366,105
Business Development	300,000
Debt Service	1,455,033
Contingency	100,000
Total Expenditures	<hr/> \$45,197,110 <hr/>

Section 2. It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2017 and ending June 30, 2018.

REVENUES

Administration (Interest Income)	\$ 35,000
Terminal	4,847,273
Airfield	920,703
General Aviation	1,021,005
Parking Lot	3,345,000
Other	174,788
Passenger Facility Charges	1,788,500
Customer Facility Charges	1,350,000
Federal Grants – AIP Entitlements	2,769,447
Federal Grants – AIP Discretionary Funds	14,521,689
NC Department of Transportation Grants	500,000
Transfer to GARAA Cash/Investments	13,923,706
Total Revenues	<u><u>\$45,197,110</u></u>

Section 3. The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts between line item expenditures within a budget ordinance line item without limitation and without a report being required. These changes should not result in increased recurring obligations such as salaries.
- b. He may transfer amounts up to \$60,000 from contingency appropriations to other budget ordinance line items within the same fund. He must make an official report on such transfers at the next regular meeting of the board.

Section 4. This Budget Ordinance shall be entered in the minutes of the Greater Asheville Regional Airport Authority and within five (5) days after its adoption copies shall be filed with the Finance Officer, the Budget Officer and the Clerk to the Board of the Greater Asheville Regional Airport Authority as described in G.S. 159-13.

Section 5. This ordinance shall become effective on July 1, 2017.

Adopted this 21st day of April, 2017

Robert C. Roberts, Chair

Attested by:

Ellen Heywood, Clerk to the Board



MEMORANDUM

TO: Members of the Airport Authority

FROM: Lew Bleiweis, A.A.E., Executive Director

DATE: April 21, 2017

ITEM DESCRIPTION – New Business Item A

Approval of Property Easement Transfer

BACKGROUND

Airport Road Acquisitions, LLC (Hunter Corporation), owner of Hunter Auto Group, is in the process of purchasing a tract of land between the WNC Agriculture Center and the Broadmoor Golf Links. The property has an existing right of way easement which provides access to the property from airport property. Airport Road Acquisitions, LLC has requested a modification to the easement to streamline ingress/egress. Current owner French Broad Associates and co-owners Charles Putnam, Karl Litten, Lawrence Kassouf, Larry Trenary, and George Atkinson (“Owner”) are willing to relinquish a portion of the existing easement in exchange for a new easement that is conducive for the property. The easement exchange will only occur contemporaneously with the sale of the property to Airport Road Acquisitions, LLC.

ISSUES

None. The property already has an existing easement. The Owner is requesting a change and swap of easements with the Authority.

ALTERNATIVES

The Authority could elect to decline the request from Owner and keep the existing easement in place, or the Authority could elect to sell either Owner or Airport Road Acquisitions a new easement.



FISCAL IMPACT

None. An exchange of easements would result in a zero-net gain for the Authority.

RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) Approve an easement exchange with French Broad Associates and co-owners Charles Putnam, Karl Litten, Lawrence Kassouf, Larry Trenary, and George Atkinson contingent upon Airport Road Acquisitions, LLC. acquiring the property; and (2) authorize the Executive Director to execute the necessary documents.

PREPARED BY AND RETURN TO: Gregory D. Hutchins, Esq. of Roberts & Stevens, PA,
P.O. Box 7647, Asheville, NC 28802

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

**TERMINATION, MODIFICATION
AND RELOCATION OF RIGHT OF
WAY AND NEW EASEMENT
AGREEMENT**

THIS TERMINATION, MODIFICATION, AND RELOCATION OF RIGHT OF WAY AND NEW EASEMENT AGREEMENT (hereinafter "Agreement"), is made this _____ day of _____, 2017, by and between the **City of Asheville, a municipal corporation** (hereinafter referred to as "City"), **Warrior Golf Management, LLC, a California limited liability company** (hereinafter referred to as "Warrior"), and the **Greater Asheville Regional Airport Authority a/k/a Asheville Regional Airport Authority, a North Carolina municipal authority** (hereinafter referred to as the "Authority") which foregoing parties may be collectively referred to as the "Servient Owners", and **French Broad Associates, a North Carolina General Partnership** (hereinafter referred to as "FBA"), **Charles Putnam, Karl V. Litten, and Lawrence F. Kassouf**, as co-owners (hereinafter collectively referred to as "PLK"), and **Larry M. Trenary and George W. Atkinson**, as co-owners (hereinafter collectively referred to as "TA"), FBA, PLK and TA being collectively referred to as the "Dominant Owners", all parties herein collectively may be referred to as the "Parties".

W I T N E S S E T H:

WHEREAS, the City of Asheville is the owner of the property described in a Deed dated August 14, 1990 and recorded in Book 761 at Page 791 in the Office of the Register of Deeds for Henderson County, North Carolina, which property is shown on a plat recorded in Plat Slide 2852, said Registry (hereinafter the "City Property"); and

WHEREAS, the Authority uses or has rights of access to a portion of the City Property for the operation of the Asheville Regional Airport, including the right of way, Light Lane and access thereto as shown on a plat recorded in Plat Slide 2852 in the Office of the Register of Deeds for Henderson County, North Carolina; and,

WHEREAS, Warrior Golf Management, LLC, as successor to the French Broad Golf Center and Broadmoor Group, Inc., is the Lessee of the City Property pursuant to a Lease referenced in that Notice of Lease and Easement dated November 25, 1991 and recorded in Book 787 at Page 395 in the Office of the Register of Deeds for Henderson County, North Carolina and also recorded in Deed Book 1674 at Page 184 in the Office of the Register of Deeds for Buncombe County, North Carolina (the "Warrior Property"); and

WHEREAS, French Broad Associates is the owner of the property described in a Deed recorded in Book 821 at Page 111 in the Office of the Register of Deeds for Henderson County, North Carolina, which property is shown as Tract A on a plat recorded in Slide 2852, said Registry (hereinafter the "FBA Property"); and

WHEREAS, Charles Putnam, Karl V. Litten, and Lawrence F. Kassouf are the owners of the property described in a deed recorded in Book 1141 at Page 350 in the Office of the Register of Deeds for Henderson County, North Carolina, which property is shown as the western part of Tract F on a plat recorded in Plat Slide 2852, said Registry (hereinafter the "PLK Property"); and

WHEREAS, Larry Trenary and George W. Anderson are the owners of the property described in Deeds recorded in Book 1563 at Page 529 and in Book 1139 at Page 306 in the Office of the Register of Deeds for Henderson County, North Carolina, which property is shown as the eastern part of Tract F on a plat recorded in Plat Slide 2852, said Registry (hereinafter the "TA Property"); and

WHEREAS, currently the northern portion of the 60' rights of way for road and utility purposes denominated as "French Broad Avenue" and "French Broad Lane" which run from Airport Road (North Carolina Highway 280) to the PLK, TA, and FBA Properties (hereinafter the "Existing Right of Way"), cross over and upon the City Property as shown on the plat recorded in Plat Slide 2852 in the Office of the Register of Deeds for Henderson County, North Carolina (hereinafter the "Old Plat"); and,

WHEREAS, the Parties hereto desire to modify the Existing Right of Way to reflect the new location of said right of way for road and utility purposes (hereinafter the "New Right of Way") as shown on the plat recorded in Plat Slide _____ in the Office of the Register of Deeds for Henderson County, North Carolina (hereinafter the "New Plat"), as further described in Section 2 below; and,

WHEREAS, the Parties further intend to grant and convey among the Parties such other temporary and permanent easements as are more particularly described herein;

NOW, THEREFORE, for and consideration of the sum of Ten Dollars (\$10.00) the mutual conveyance and release of the easements described herein, and other good and valuable consideration, each to the other in hand paid, the receipt and sufficiency of which is hereby acknowledged by each Party, the Parties, for themselves, their heirs, personal representatives, successors and assigns, hereby agree as follows:

1. Termination and Release of Existing Right of Way. The northern portion of the Existing Right of Way running from Airport Road (North Carolina Highway 280) through the City Property as shown on the Old Plat shall be permanently terminated and extinguished as shown on the New Plat [*NTD: add additional line call references for certainty of description*], such terminated and released segment of the Existing Right of Way being hereafter referred to as the "Released Right of Way", and all right, title and interest in and to said Released Right of Way shall be released and revert to the Servient Owner owning the land over which said portion of the Released Right of Way crosses. It is the intention of the Parties that said Released Right of Way shall be forever extinguished and shall not be an appurtenance to nor benefit or burden the PLK Property, TA Property, and FBA Property (collectively the "Dominant Properties").

2. Establishment of New Right of Way. The City, the Authority and Warrior, respectively, each to the extent of their interest in and to such property, hereby give, grant and convey unto PLK, TA, and FBA, their heirs, personal representatives, successors and assigns, an appurtenant, perpetual, non-exclusive right of way and easement sixty feet (60') in width for the purposes of ingress, egress, and regress, and for utilities over and upon the City Property and Warrior Property, said New Right of Way being as shown on the New Plat running from Airport Road (North Carolina Highway 280) to the Dominant Properties [*NTD: add additional line call references for certainty of description*]. This New Right of Way is hereby being conveyed to replace the Released Right of Way.

3. New 24' Access Easement. The City, the Authority and Warrior, respectively, each to the extent of their interest in and to such property, hereby give, grant and convey unto PLK, TA, and FBA, their heirs, personal representatives, successors and assigns, an appurtenant, perpetual, non-exclusive right of way and easement twenty four (24') in width for the purposes of ingress, egress, and regress, and for utilities over and upon the City Property and Warrior Property, said New 24' Access Easement being as shown on the New Plat [*NTD: add additional line call references for certainty of description*] for the benefit of the Dominant Properties.

4. Chipping Green Easement. FBA [and TA] hereby give, grant and convey unto Warrior, its successors and assigns, an exclusive easement for the use of an existing chipping green located on the FBA [and TA] property, the location of which is more particularly described on the New Plat [*NTD: add additional plat references for certainty of description*] (the "Chipping Green Easement"), provided that should such Chipping Green Easement no longer be used for such purposes by Warrior, this Chipping Green Easement shall terminate and all rights therein shall revert to the owner of the FBA [and TA] property on which such chipping green is located.

5. Temporary Construction Easements and 20' Sewer Easement. The City, the Authority and Warrior, respectively, each to the extent of their interest in and to such property, hereby give, grant and convey unto PLK, TA, and FBA, their heirs, personal representatives, successors and assigns, those two thirty feet (30') temporary construction easements both shown as a "Proposed 30' Temporary Construction Easement" on the New Plat [*NTD: add additional plat references for certainty of description*] for the benefit of the Dominant Properties.

6. Permanent Sewer Easement Area. (a) Warrior hereby gives, grants and conveys unto PLK, TA, and FBA, their heirs, personal representatives, successors and assigns, an

appurtenant, perpetual, and exclusive right of way and easement to construct, operate, maintain, repair, inspect and reconstruct a sewer line and accessories over, upon, across, under and through the Warrior Property within the sewer easement area having a total width of twenty feet (20') more particularly described on the New Plat (the "Sewer Easement Area"), together with the full right of reasonable access to and egress from said Sewer Easement Area over and upon the Warrior Property for purposes of the installation, operation, maintenance, repairs, and reconstruction of sewer lines and sewer related accessories located within the Sewer Easement Area for the benefit of the Dominant Properties. Further, the owners of the Dominant Properties shall have an appurtenant, perpetual and exclusive right to tap on to any existing sewer line located south of the FBA Property where such Sewer Easement Area intersects with the existing 20' sewer easement described in Book 611 at Page 953 in the Office of the Register of Deeds for Henderson County, North Carolina and also being shown on the Old Plat, subject to payment of all then existing tap and usage fees then applicable.

(b) The owners of the Dominant Properties shall be responsible for the installation, operation, maintenance, repairs, and reconstruction of the sewer lines and sewer related accessories which are located within the Sewer Easement Area at their expense. The owners of the Dominant Properties shall have the right to clear the Sewer Easement Area described above and the right but not the obligation to keep the Sewer Easement Area clear at all times, and the right to remove from the Sewer Easement Area all brush, trees and other obstructions, and to go upon said Sewer Easement Area whenever necessary for the purpose of clearing the same and removing therefrom all brush, trees and other obstructions of any kind. The owners of the Dominant Properties agree to restore the topography of said Sewer Easement Area after any installation, maintenance, repair or reconstruction of the sewer lines and/or sewer related accessories to approximately the same condition as existed before said installation, maintenance, repair, or reconstruction. The owner of the Warrior Property upon which the Sewer Easement Area is located shall at all times, other than while the sewer lines are under actual construction, have the right to use said Sewer Easement Area in the same manner as has been heretofore done; provided such use shall in no manner interfere with or be inconsistent with the use thereof by the owners of the Dominant Properties for the Sewer Easement as provided herein. The owner of the Warrior Property shall have the right to pass over and upon said Sewer Easement Area with appropriate roadways for the full use of the Warrior Property; provided, however, that the construction, maintenance and use of said roadways shall in no way interfere with the sewer lines and accessories constructed within said Sewer Easement Area or the Dominant Properties' reasonable access thereto.

7. Intended Third Party Beneficiary. The Parties acknowledge and agree that Airport Road Acquisitions, LLC, a North Carolina limited liability company ("ARA"), its successors and assigns, is an express, intended third party beneficiary of this Agreement. It is the intention of this Agreement that contemporaneously with the recordation of this Agreement, ARA will purchase the Dominant Properties from the Dominant Owners.

8. Binding Effect. This Agreement shall be binding on the Parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals to be effective the day and year first above written.

CITY OF ASHEVILLE, a municipal Corporation (SEAL)

By: _____
Print Name: _____
Title: _____

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of the **City of Asheville**, and being authorized to do so executed the foregoing instrument on behalf of the **City of Asheville**.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

Greater Asheville Regional Airport Authority a/k/a Asheville Regional Airport Authority, a North Carolina municipal authority (SEAL)

By: _____
Print Name: _____
Title: _____

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of the **Greater Asheville Regional Airport Authority a/k/a Asheville Regional Airport Authority, a North Carolina municipal authority**, and being authorized to do so executed the foregoing instrument on behalf of the **Greater Asheville Regional Airport Authority a/k/a Asheville Regional Airport Authority, a North Carolina municipal authority**.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

WARRIOR GOLF MANAGEMENT, LLC,
A California limited liability company (SEAL)

By: _____
Print Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of **Warrior Golf Management, LLC**, and being authorized to do so executed the foregoing instrument on behalf of **Warrior Golf Management, LLC**.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

FRENCH BROAD ASSOCIATES
A North Carolina General Partnership (SEAL)

By: _____
Print Name: _____
Title: _____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of **French Broad Associates**, and being authorized to do so executed the foregoing instrument on behalf of **French Broad Associates**.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

_____(SEAL)
Charles Putnam

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

I, _____, a Notary Public of the County and State aforesaid, certify that **Charles Putnam**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of April, 2017.

Notary Public

My commission expires: _____

_____(SEAL)
Karl V. Litten

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **Karl V. Litten**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

_____(SEAL)
Lawrence F. Kassouf

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **Lawrence F. Kassouf**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

_____(SEAL)
Larry M. Trenary

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **Larry M. Trenary**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

_____(SEAL)
George W. Atkinson

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **George W. Atkinson**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

My commission expires: _____

REVISIONS

NUMBER	DESCRIPTION	DATE
1.0	ADDED ADDITIONAL TOPOGRAPHY	9/25/2014
	ADDED DEED LINES FOR TRENARY PROPERTY	
	ADDED NOTE 6, REVISED NOTE 3.	

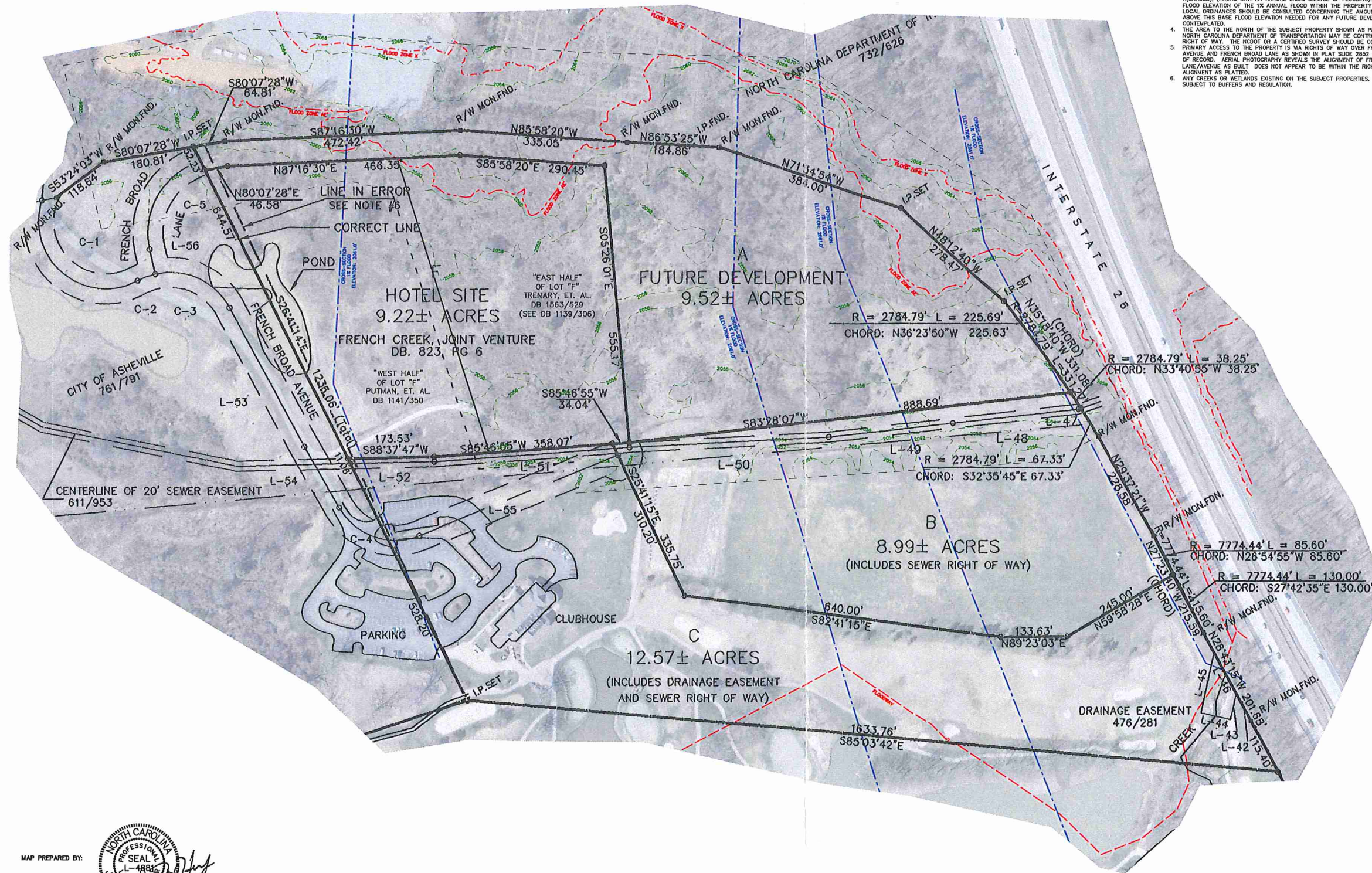
PORTION OF FRENCH BROAD GOLF CENTER
FRENCH BROAD ASSOCIATES
PROPERTY OFF FRENCH BROAD LANE
PIN: 9642-87-7114
HOOPERS CREEK TOWNSHIP
HENDERSON COUNTY, NORTH CAROLINA

TOPOGRAPHIC PLANING & FLOOD ZONE INFORMATION MAP FOR PROPERTY OF FRENCH BROAD ASSOCIATES (TRACT A & TRENARY PROPERTY)

SCALE: AS INDICATED MAP DATE: 9/16/2014

N:\2014\1208 BLAISE SQUARE MALL\GIS\MAPS\INTERIOR\GIS\GOLF CENTER\ASHEVILLE\OUTLET-GOLF CENTER SURVEY ASHEVILLE OUTLET-GOLF CENTER 9/16/2014 11:11:28 PM EDT

- NOTES:**
- THIS MAP IS NOT A SURVEY. INFORMATION HAS BEEN COMPILED FROM THE FOLLOWING SOURCES:
 - 2010 AERIAL ORTHOPHOTO FROM NC ONE MAP GEOSPATIAL PORTAL.
 - PLAT SLIDE 2852 OF HENDERSON COUNTY REGISTRY ORIENTED TO AERIAL PHOTOGRAPHY.
 - CONTOURS CREATED FROM -2008 LIDAR DERIVED ELEVATION INFORMATION FROM THE NATIONAL ELEVATION DATASET.
 - FLOOD ZONE LINES AND CROSS-SECTIONS FROM THE FEMA FLOOD RISK INFORMATION SYSTEM.
 - DEPENDING ON THE INFORMATION SOURCE USED, THE PROPERTY LIES WITHIN HENDERSON COUNTY. SOME SOURCES DEPICT THE BUNCOMBE-HENDERSON COUNTY LINE EXTENDING PARTIALLY INTO THE NORTH PORTION OF THE PROPERTY.
 - THE MAJORITY OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE (AREAS OF 1% ANNUAL CHANCE OF FLOODING, WHERE ELEVATIONS OF THE 1% CHANCE FLOOD HAVE BEEN DETERMINED). SOME OF THE PROPERTY LIES WITHIN ZONE X (SHADED) (AREAS WITH AN ANNUAL 0.02% CHANCE OF FLOODING). THE BASE FLOOD ELEVATION OF THE 1% ANNUAL FLOOD WITHIN THE PROPERTY IS 2061.0'. LOCAL ORDINANCES SHOULD BE CONSULTED CONCERNING THE AMOUNT OF FREEBOARD ABOVE THIS BASE FLOOD ELEVATION NEEDED FOR ANY FUTURE DEVELOPMENT ACTIVITY CONTEMPLATED.
 - THE AREA TO THE NORTH OF THE SUBJECT PROPERTY SHOWN AS PROPERTY OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MAY BE CONTROLLED ACCESS RIGHT OF WAY. THE NCDOT OR A CERTIFIED SURVEY SHOULD BE CONSULTED.
 - PRIMARY ACCESS TO THE PROPERTY IS VIA RIGHTS OF WAY OVER FRENCH BROAD AVENUE AND FRENCH BROAD LANE AS SHOWN IN PLAT SLIDE 2852 AND OTHER PLATS OF RECORD. AERIAL PHOTOGRAPHY REVEALS THE ALIGNMENT OF FRENCH BROAD LANE/AVENUE AS BUILT DOES NOT APPEAR TO BE WITHIN THE RIGHT OF WAY ALIGNMENT AS PLATTED.
 - ANY CREEKS OR WETLANDS EXISTING ON THE SUBJECT PROPERTIES, IF ANY, MAY BE SUBJECT TO BUFFERS AND REGULATION.



TOPOGRAPHIC PLANING & FLOOD ZONE INFORMATION MAP
SCALE: 1" = 100'



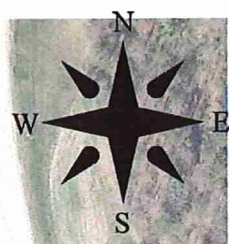
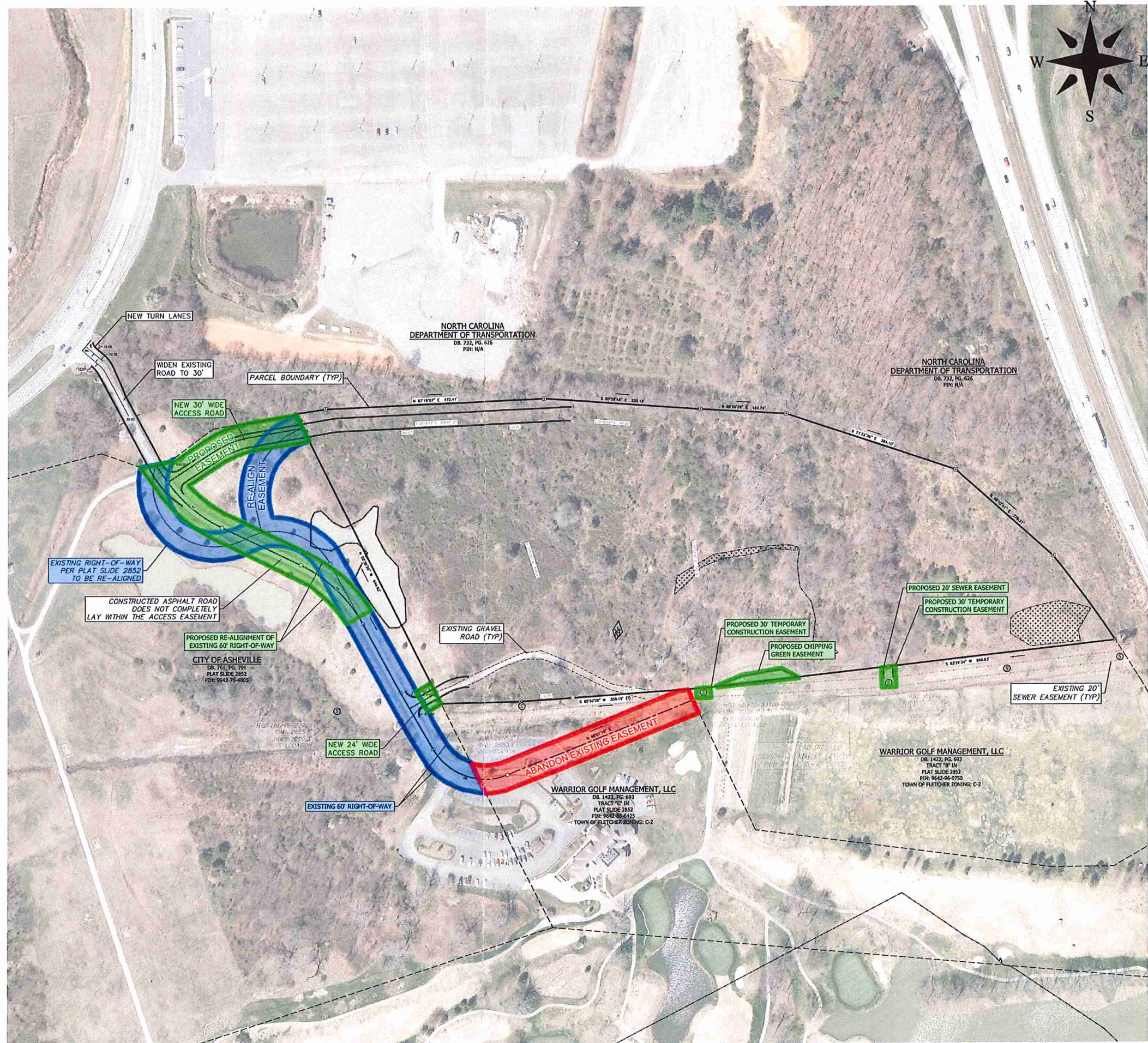
MAP PREPARED BY:

 NOTE: THIS MAP IS A COMPOSITE MAP OF EXISTING DATA SOURCES AND IS NOT A CERTIFIED SURVEY. NO RELIANCE SHOULD BE PLACED UPON THIS MAP. FOR INFORMATIONAL PURPOSES ONLY.

SITE PLAN LEGEND

	EXIST. BOUNDARY
	EXIST. STREAM
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. RIGHT OF WAY
	EXIST. EASEMENT
	EXIST. BUILDING SETBACK
	EXIST. BUILDING
	EXIST. SIDEWALK
	EXIST. EDGE OF PAVING
	EXIST. CURB & GUTTER
	EXIST. SEWER EASEMENT
	EXIST. FIRE HYDRANT
	EXIST. WATER EASEMENT
	EXIST. OVERHEAD UTILITIES
	EXIST. RETAINING WALL
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
	NEW EASEMENT
	NEW BUILDING
	NEW 24" CURB & GUTTER
	NEW SIDEWALK
	NEW PAVEMENT
	NEW HEAVY DUTY PAVEMENT
	NEW GRAVEL
	NEW LANDSCAPE BUFFER
	NEW SEWER EASEMENT
	NEW WATER EASEMENT
	NEW YARD INLET
	NEW CATCH BASIN
	NEW DROP INLET
	NEW JUNCTION BOX
	NEW OPEN SPACE
	NEW RETAINING WALL

- SITE NOTES**
- TOTAL NUMBER OF LOTS: NUM UNITS
 - TOTAL DENSITY: X UNITS PER ACRE
 - MINIMUM LOT SIZE PER ZONING: MIN LOT SIZE
 - MINIMUM FRONTAGE PER ZONING: X
 - TOTAL LENGTH OF ROAD: X II
 - OPEN SPACE REQUIRED (X%): X ACRES
 - OPEN SPACE PROVIDED: X ACRES
 - 7.1. OPEN SPACE IN STORMWATER AREA: X ACRES (X%)
 - 7.2. OPEN SPACE OVER 25% SLOPE: X ACRES (X%)
 - PARKING REQUIRED (2 SPOTS PER UNIT): X
 - PARKING PROVIDED (DRIVEWAY PLUS GARAGE): X
 - ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL BE IN ACCORDANCE WITH TOWN OF FLETCHER SPECIFICATIONS AND DETAILS.
 - CUT WALLS WILL BE SOIL NAIL WALLS. FILL WALLS WILL BE BLOCK WALLS
 - ALL SIDEWALK ALONG BACK OF CURB SHALL BE 6' IN WIDTH MIN. ALL OTHER SIDEWALKS MAY BE INSTALLED AT 5' IN WIDTH.
 - ALL RETAINING WALLS REQUIRE A SEPARATE PERMIT AND SPECIAL INSPECTION.
 - ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.



Project No: 438916	C-4.B	Drawing Title: EASEMENT EXHIBIT	Town of Fletcher North Carolina	Hunter Airport Road Concept Plans	 BROOKS ENGINEERING ASSOCIATES Planning • Engineering • Surveying • Environmental Services •	Reviewed: MCB Scale: AS NOTED Drawn: TJS Checked: TMM Date: 1-17-17	17 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.brooksae.com
						No. 1 REVISIONS/SUBMISSIONS CONCEPT SUBMISSION	Date 1/17/17
			NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 03514 TRAVIS M. MAXWELL		NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-3125 BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA		NOT FOR CONSTRUCTION REVIEW DOCUMENTS
File Location: L:\2016 Projects\438916 Hunter Airport Rd\DWG\438916S Civil Base option 2.dwg							



MEMORANDUM

TO: Members of the Airport Authority

FROM: Lew Bleiweis, Executive Director

DATE: April 21, 2017

ITEM DESCRIPTION – New Business Item B

Approval of Airline Incentives for Elite Airways

BACKGROUND

Elite Airways (Elite) was founded in 2006 and is currently a certificated Part 121 air carrier providing scheduled and charter flight operations. They currently fly to 11 destinations utilizing a fleet of Bombardier CRJ 200 and 700 jets. Elite is headquartered in Portland, Maine but have their focus out of Florida.

Elite has proposed non-stop service between Asheville and Vero Beach, Florida. The service would start May 25, 2017 with two flights per week utilizing a 50 passenger CRJ 200 aircraft.

ISSUES

The Authority's policies currently provide for airline incentives to be offered for new airline service to any of the airport's top 25 non-stop destinations. Vero Beach, Florida does not fall within the top 25 markets and therefore, an exemption of the policy is needed to be made by the Authority Board.

ALTERNATIVES

None

FISCAL IMPACT

Staff would like to officially offer Elite an incentive package in the amount of \$150,000 for marketing and advertising of the new service during the initial one-year period, up to

New Business – Item B



\$15,000 for station start-up costs (inclusive of the approximate \$6,000 for the Air IT equipment programming), and waived rents and fees (totaling approximately \$28,000) for up to one year of service for this specific service route. Funds are currently in the budget for this type of business development.

RECOMMENDED ACTION

It is respectfully requested that the Greater Asheville Regional Airport Authority Board resolve to (1) approve airline incentives with Elite Airways for AVL- VRB service; and (2) authorize the Executive Director to execute the necessary documents.

DRAFT

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY

RESOLUTION NO. 042117-01

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT DATED APRIL 21, 2017 WITH THE ASHEVILLE REGIONAL AIRPORT AUTHORITY, THE CITY OF ASHEVILLE, AND THE COUNTY OF BUNCOMBE; APPROVING AND AUTHORIZING THE SUBMISSION TO THE FEDERAL AVIATION ADMINISTRATION OF THE GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY'S FAA PART 139 APPLICATION FOR A NEW AIRPORT OPERATING CERTIFICATE AND FOR AUTHORIZATION TO ACT AS SOLE SPONSOR OF THE ASHEVILLE REGIONAL AIRPORT; AND ACCEPTING THE MINUTES OF THE ASHEVILLE REGIONAL AIRPORT AUTHORITY UPON DISSOLUTION OF THE ASHEVILLE REGIONAL AIRPORT AUTHORITY.

WHEREAS, the City of Asheville, North Carolina (the "City") and the County of Buncombe, North Carolina (the "County") are currently co-sponsors of the Asheville Regional Airport (the "Airport") located in Asheville, North Carolina for purposes of compliance with Federal Aviation Administration ("FAA") obligations; and

WHEREAS, the Asheville Regional Airport Authority (the "Old Authority") was created, pursuant to N.C. Gen. Stat. § 160A-462, by the City and the County, and, prior to October 12, 2012, operated and maintained the Airport in accordance with that Restated and Amended Airport Authority Agreement dated January 22, 2008 (the "ARAA Agreement"); and

WHEREAS, on June 28, 2012, the General Assembly of the State of North Carolina ratified House Bill 552, Session Law 2012-121 (the "Act"), which created the Greater Asheville Regional Airport Authority (the "New Authority") to operate and maintain the Airport, in accordance with the Act; and

WHEREAS, on July 2, 2014, the General Assembly of the State of North Carolina ratified House Bill 1247, Session Law 2014-52, which amended the Act; and

WHEREAS, the New Authority is a body corporate and politic having all of the powers, authority, and jurisdiction enumerated in the Act, as amended, and such other and additional powers and authority as shall be conferred upon it by future acts of the North Carolina General Assembly, including, but not limited to, the power and authority to: acquire aeronautical facilities and other property; incur debt; enter into lease agreements; collect fees and charges; and make rules, regulations and policies governing the use of the Airport and airport facilities; and

WHEREAS, the New Authority is further empowered by the Act, as amended, to accept grants of money and/or materials and property of any kind from, and to enter into contracts and grant agreements with, the FAA; and

DRAFT

WHEREAS, on September 23, 2014, the Asheville City Council adopted Resolution number 14-230 (the "City Resolution"), which, among other things: approved the change in FAA-recognized sponsorship for the Airport from the City and the County to the New Authority; and authorized the City Manager and City Attorney to take appropriate action to prepare and submit an application to the FAA to effectuate the purposes of the Act, as amended, including the transfer of any real or personal property owned by the City at the Airport to the New Authority, and the transfer of responsibility for the Airport operations to the New Authority; and

WHEREAS, on February 4, 2014, the Buncombe County Commissioners adopted Resolution number 14-02-03 (the "County Resolution"), which, among other things: authorized the Chairman of the Board of Commissioners for the County and other appropriate officials to assist and cooperate with the New Authority in all approvals and/or releases needed for the transfers and conveyances required by the Act, as amended, so that the Airport property could be transferred to the New Authority; and

WHEREAS, the New Authority has been diligently working with an airport consultant to effectuate the requirements of the Act, as amended, by preparing an application to the FAA for issuance of an Airport Operating Certificate in the name of the New Authority and for authorization for the New Authority to act as sole sponsor of the Airport, under 49 C.F.R. Part 139 ("FAA Part 139 Application"); and

WHEREAS, the City, the County, the Old Authority and the New Authority have cooperatively prepared the Assignment and Assumption Agreement included in the FAA Part 139 Application; and

WHEREAS, the City is prepared to execute a Special Warranty Deed to transfer title to all Airport property owned by the City to the New Authority; and

WHEREAS, the FAA Part 139 Application is now ready for submission to the FAA; and

WHEREAS, after having reviewed the final Airport Assignment and Assumption Agreement to be submitted in connection with the FAA Part 139 Application, the Board of the New Authority ("the Board") finds the information to be accurate and appropriate for execution by the New Authority; and

WHEREAS, after having reviewed the FAA Part 139 Application, the Board finds the information contained therein to be accurate and appropriate for submission to the FAA; and

WHEREAS, the Board acknowledges that it is the intention of the City and the County to terminate the ARAA Agreement, effective upon the FAA's approval of the New Authority's FAA Part 139 Application by issuance of a new Airport Operating Certificate in the name of the New Authority; and

DRAFT

WHEREAS, the Board acknowledges that, upon termination of the ARAA Agreement and the FAA's approval of the New Authority's FAA Part 139 Application by issuance of a new Airport Operating Certificate in the name of the New Authority, the Old Authority will dissolve; and

WHEREAS, the New Authority is willing to assume possession of and retention of the minutes of the Old Authority, including regular meeting minutes, closed session minutes and committee minutes after the dissolution of the Old Authority.

NOW THEREFORE, BE IT RESOLVED, by the Greater Asheville Regional Airport Authority as follows:

1) The Assignment and Assumption Agreement dated April 21, 2017 is hereby approved and the Board Chair is authorized to execute the same;

2) The FAA Part 139 Application, including the Airport Assignment and Assumption Agreement dated April 21, 2017, is hereby approved, and the Executive Director, in consultation with the airport consultant, is authorized to submit the completed FAA Part 139 Application to the FAA;

3) The Board Chair and the Executive Director are hereby authorized to execute any other documents or take any other action necessary in connection with the submission of the FAA Part 139 Application to the FAA; and

4) Effective upon the dissolution of the Asheville Regional Airport Authority, the Board hereby authorizes the acceptance of all minutes of the Asheville Regional Airport Authority, including, but not limited to, all regular meeting minutes, closed session minutes, and committee minutes, and agrees to retain said minutes in accordance with North Carolina law, so long as the Greater Asheville Regional Airport Authority is the sponsor of the Asheville Regional Airport.

Adopted this the ___ day of April, 2017.

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY

By: _____
Robert C. Roberts, Chair

ATTESTED BY:

Ellen M. Heywood, Clerk to the Board

DRAFT

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Ellen Heywood, the Clerk to the Board of the Greater Asheville Regional Airport Authority, do hereby certify that the foregoing is a true and exact copy of a resolution entitled **"RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT DATED APRIL 21, 2017 WITH THE ASHEVILLE REGIONAL AIRPORT AUTHORITY, THE CITY OF ASHEVILLE, AND THE COUNTY OF BUNCOMBE; APPROVING AND AUTHORIZING THE SUBMISSION TO THE FEDERAL AVIATION ADMINISTRATION OF THE GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY'S FAA PART 139 APPLICATION FOR A NEW AIRPORT OPERATING CERTIFICATE AND FOR AUTHORIZATION TO ACT AS SOLE SPONSOR OF THE ASHEVILLE REGIONAL AIRPORT; AND ACCEPTING THE MINUTES OF THE ASHEVILLE REGIONAL AIRPORT AUTHORITY UPON DISSOLUTION OF THE ASHEVILLE REGIONAL AIRPORT AUTHORITY"** adopted by the Board of the Greater Asheville Regional Airport Authority at a meeting held on the 21st day of April, 2017.

Witness my hand and the corporate seal of the Greater Asheville Regional Airport Authority, this the _____ day of April, 2017.

Ellen M. Heywood
Clerk to the Board
Greater Asheville Regional Airport Authority



MEMORANDUM

TO: Members of the Airport Authority
FROM: Lew Bleiweis, A.A.E., Executive Director
DATE: April 21, 2017

ITEM DESCRIPTION – Information Section Item A

February, 2017 Traffic Report – Asheville Regional Airport

SUMMARY

February, 2017 overall passenger traffic numbers were up 24.4% compared to the same period last year. Passenger traffic numbers reflect a 22.6% increase in passenger enplanements from February, 2016. Enplanements for Fiscal Year to Date total 295,080 which is a 14.6% increase over the same period last year.

AIRLINE PERFORMANCE

Allegiant Airlines: Year over Year passenger enplanements for Allegiant in February 2017 were up by 21.2%. There were no flight cancellations for the month.

American Airlines: American's February 2017 passenger enplanements represent a 14.3% increase over the same period last year. There were two (2) flight cancellations for the month.

Delta Airlines: Delta's February 2017 enplanements increased by 5.2% compared to February 2016. There were no flight cancellations for the month.

United Airlines: In February 2017, United Airlines saw an increase in enplanements by 120.4% over the same period last year. There were no flight cancellations for the month.

Monthly Traffic Report

Asheville Regional Airport

February 2017



Category	Feb 2017	Feb 2016	Percentage Change	*CYTD-2017	*CYTD-2016	Percentage Change	*MOV12-2017	*MOV12-2016	Percentage Change
Passenger Traffic									
Enplaned	25,502	20,805	22.6%	51,108	40,877	25.0%	424,837	387,176	9.7%
Deplaned	<u>25,942</u>	<u>20,539</u>	26.3%	<u>50,274</u>	<u>39,583</u>	27.0%	<u>422,733</u>	<u>388,450</u>	8.8%
Total	51,444	41,344	24.4%	101,382	80,460	26.0%	847,570	775,626	9.3%
Aircraft Operations									
Airlines	544	347	56.8%	1,075	764	40.7%	6,841	5,947	15.0%
Commuter /Air Taxi	<u>446</u>	<u>530</u>	-15.8%	951	1,077	-11.7%	9,718	10,017	-3.0%
Subtotal	<u>990</u>	<u>877</u>	12.9%	<u>2,026</u>	<u>1,841</u>	10.0%	<u>16,559</u>	<u>15,964</u>	3.7%
General Aviation	3,242	3,011	7.7%	5,687	5,888	-3.4%	43,188	42,772	1.0%
Military	<u>249</u>	<u>240</u>	3.8%	<u>552</u>	<u>451</u>	22.4%	<u>4,315</u>	<u>5,257</u>	-17.9%
Subtotal	<u>3,491</u>	<u>3,251</u>	7.4%	<u>6,239</u>	<u>6,339</u>	-1.6%	<u>47,503</u>	<u>48,029</u>	-1.1%
Total	4,481	4,128	8.6%	8,265	8,180	1.0%	64,062	63,993	0.1%
Fuel Gallons									
100LL	8,098	17,030	-52.4%	16,574	25,692	-35.5%	162,042	165,926	-2.3%
Jet A (GA)	44,379	53,238	-16.6%	110,611	112,195	-1.4%	1,300,228	1,163,483	11.8%
Subtotal	<u>52,477</u>	<u>70,268</u>	-25.3%	<u>127,185</u>	<u>137,887</u>	-7.8%	<u>1,462,270</u>	<u>1,329,409</u>	10.0%
Jet A (A/L)	<u>183,130</u>	<u>116,210</u>	57.6%	<u>351,893</u>	<u>249,800</u>	40.9%	<u>2,728,591</u>	<u>2,703,909</u>	0.9%
Total	235,607	186,478	26.3%	479,078	387,687	23.6%	4,190,861	4,033,318	3.9%

*CYTD = Calendar Year to Date and *Mov12 = Moving Twelve Months.

Tuesday, April 25, 2017

Airline Enplanements, Seats, and Load Factors

Asheville Regional Airport

February 2017



	Feb 2017	Feb 2016	Percentage Change	*CYTD-2017	*CYTD-2016	Percentage Change
Allegiant Air						
Enplanements	7,185	5,930	21.2%	15,127	11,854	27.6%
Seats	8,764	6,806	28.8%	18,428	13,125	40.4%
Load Factor	82.0%	87.1%	-5.9%	82.1%	90.3%	-9.1%
American Airlines						
Enplanements	6,412	5,612	14.3%	12,464	11,779	5.8%
Seats	8,933	8,738	2.2%	17,418	18,417	-5.4%
Load Factor	71.8%	64.2%	11.8%	71.6%	64.0%	11.9%
Delta Air Lines						
Enplanements	8,700	8,267	5.2%	17,804	15,034	18.4%
Seats	11,468	11,312	1.4%	23,774	20,568	15.6%
Load Factor	75.9%	73.1%	3.8%	74.9%	73.1%	2.5%
United Airlines						
Enplanements	3,205	996	221.8%	5,713	2,210	158.5%
Seats	4,678	1,300	259.8%	7,778	2,850	172.9%
Load Factor	68.5%	76.6%	-10.6%	73.5%	77.5%	-5.3%
Totals						
Enplanements	25,502	20,805	22.6%	51,108	40,877	25.0%
Seats	33,843	28,156	20.2%	67,398	54,960	22.6%
Load Factor	75.4%	73.9%	2.0%	75.8%	74.4%	2.0%

Tuesday, April 25, 2017

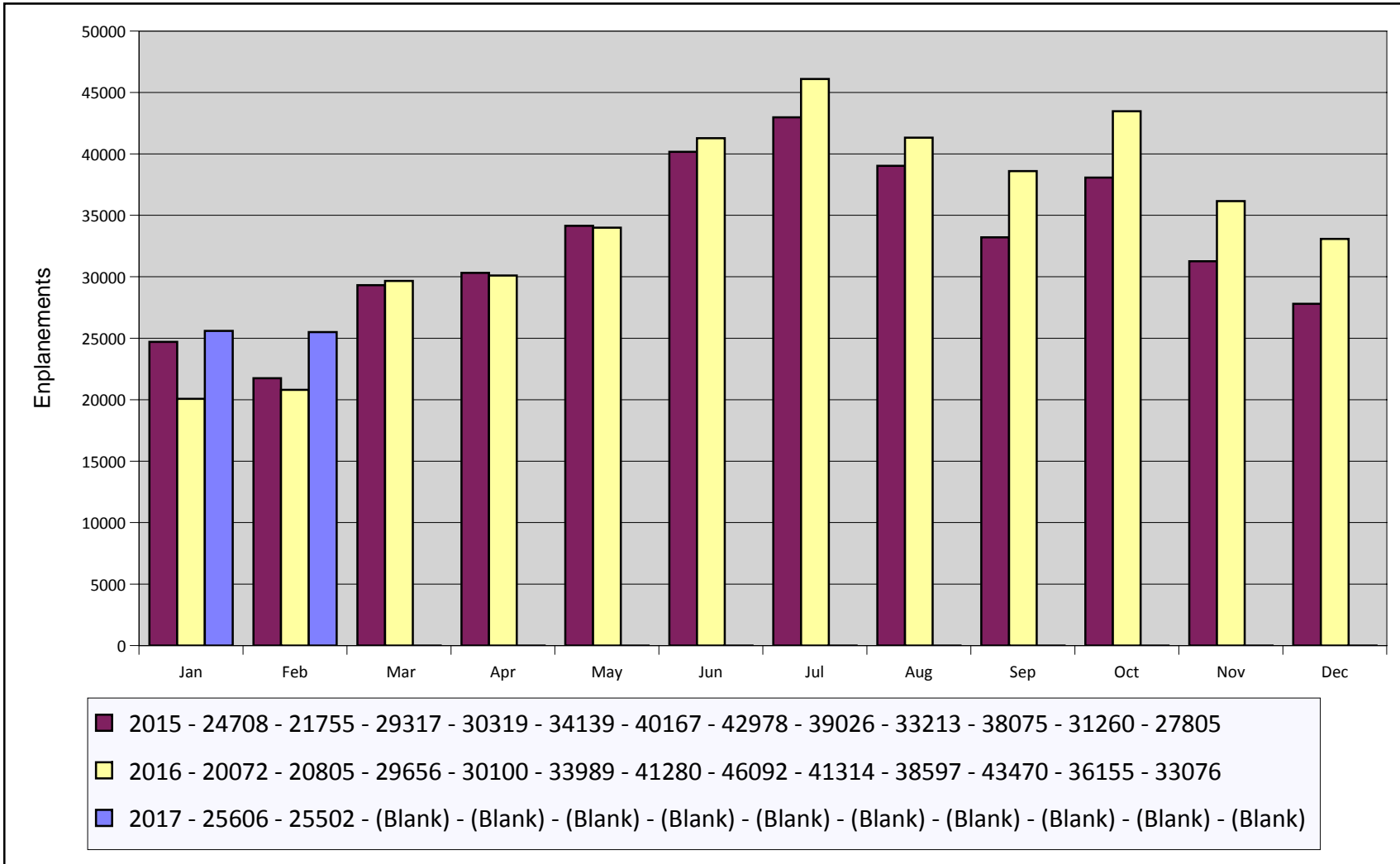
*CTYD = Calendar Year to Date and *Mov12 = Moving Twelve Months.

Airline Flight Completions Asheville Regional Airport February 2017

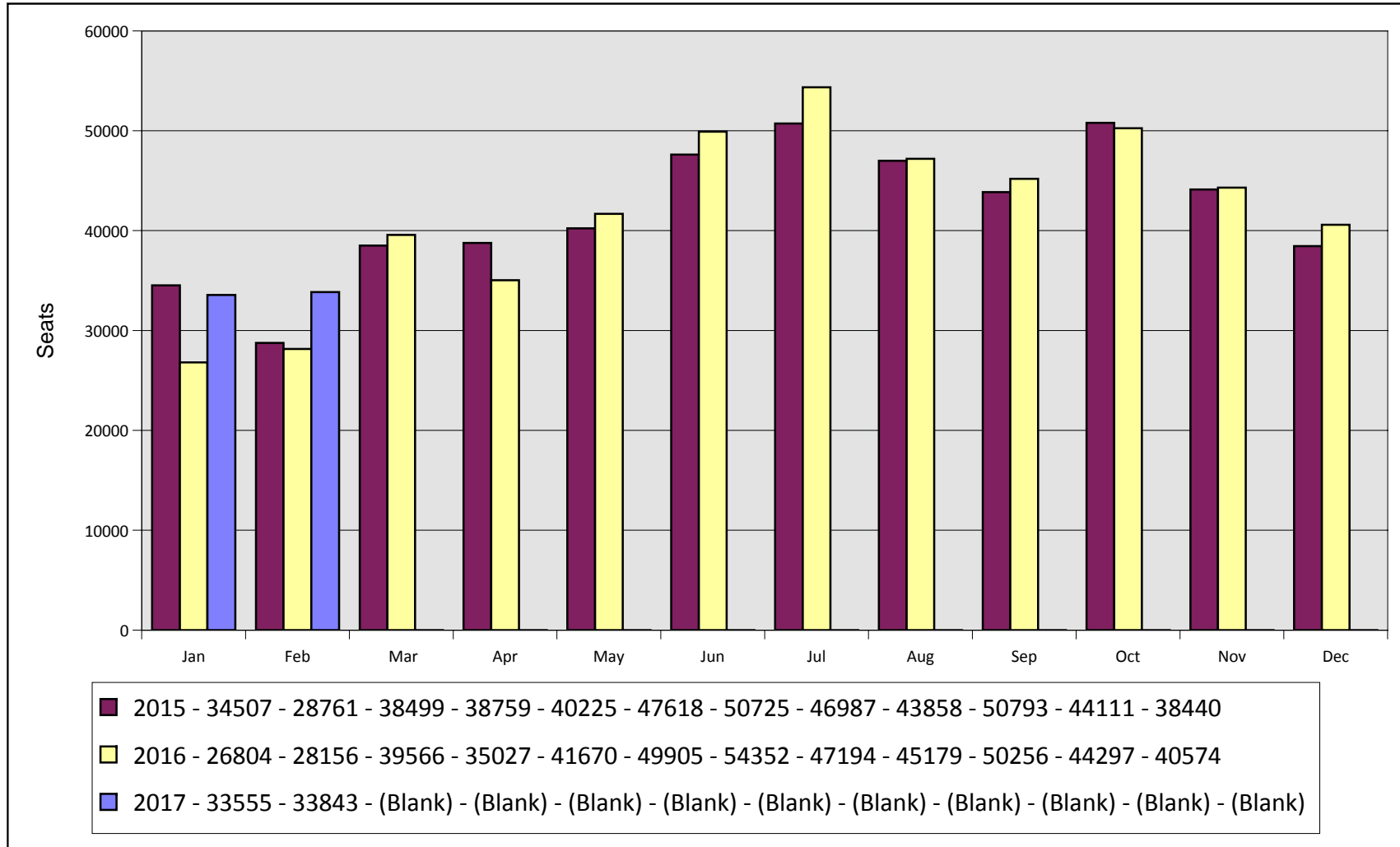


Airline	Scheduled Flights	Field	Cancellations Due To			Total Cancellations	Percentage of Completed
			Mechanical	Weather	Other		
Allegiant Air	58	0	0	0	0	0	100.0%
American Airlines	158	0	2	0	0	2	98.7%
Delta Air Lines	155	0	0	0	0	0	100.0%
United Airlines	68	0	0	0	0	0	100.0%
Total	439	0	2	0	0	2	99.5%

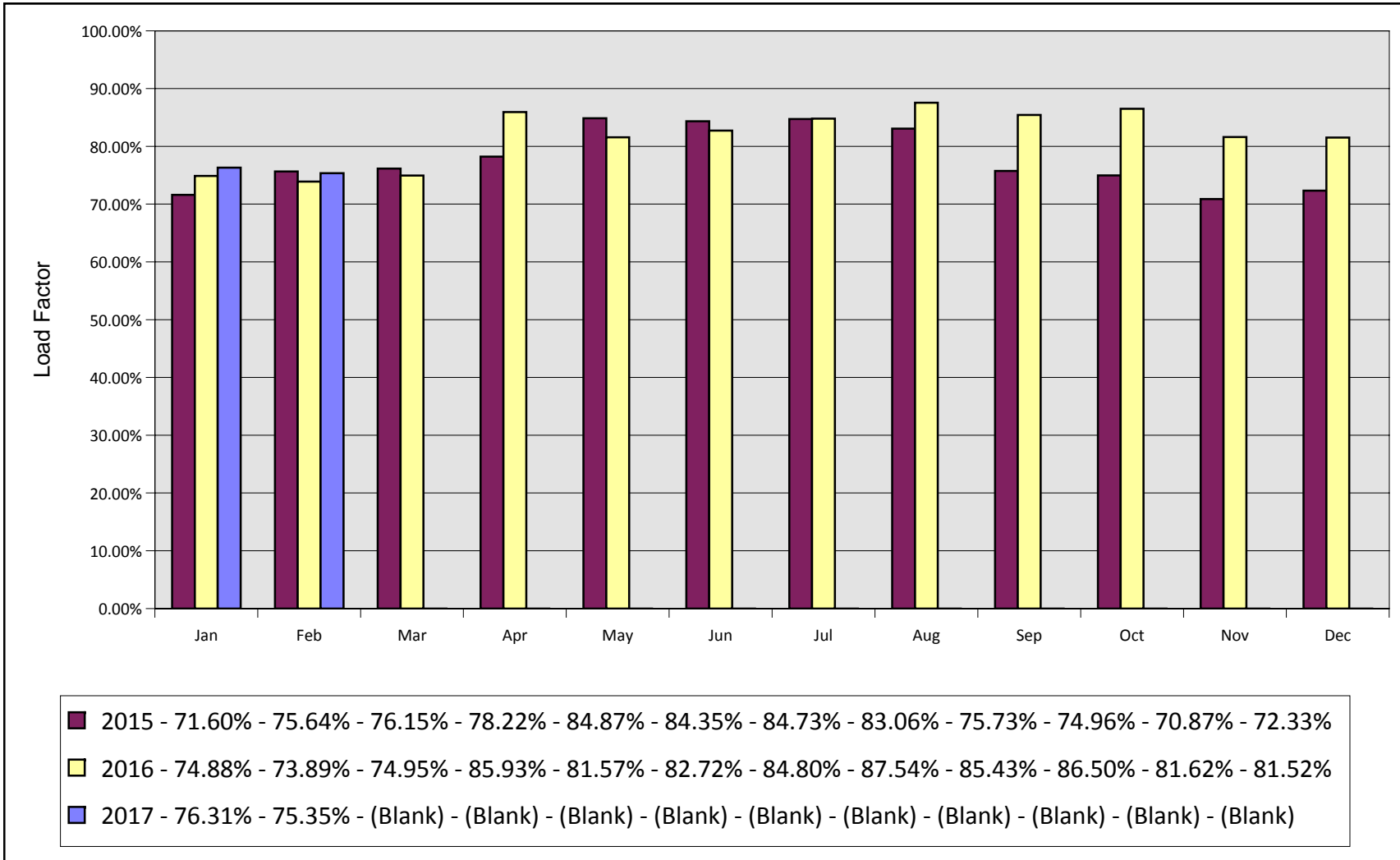
Monthly Enplanements By Year Asheville Regional Airport



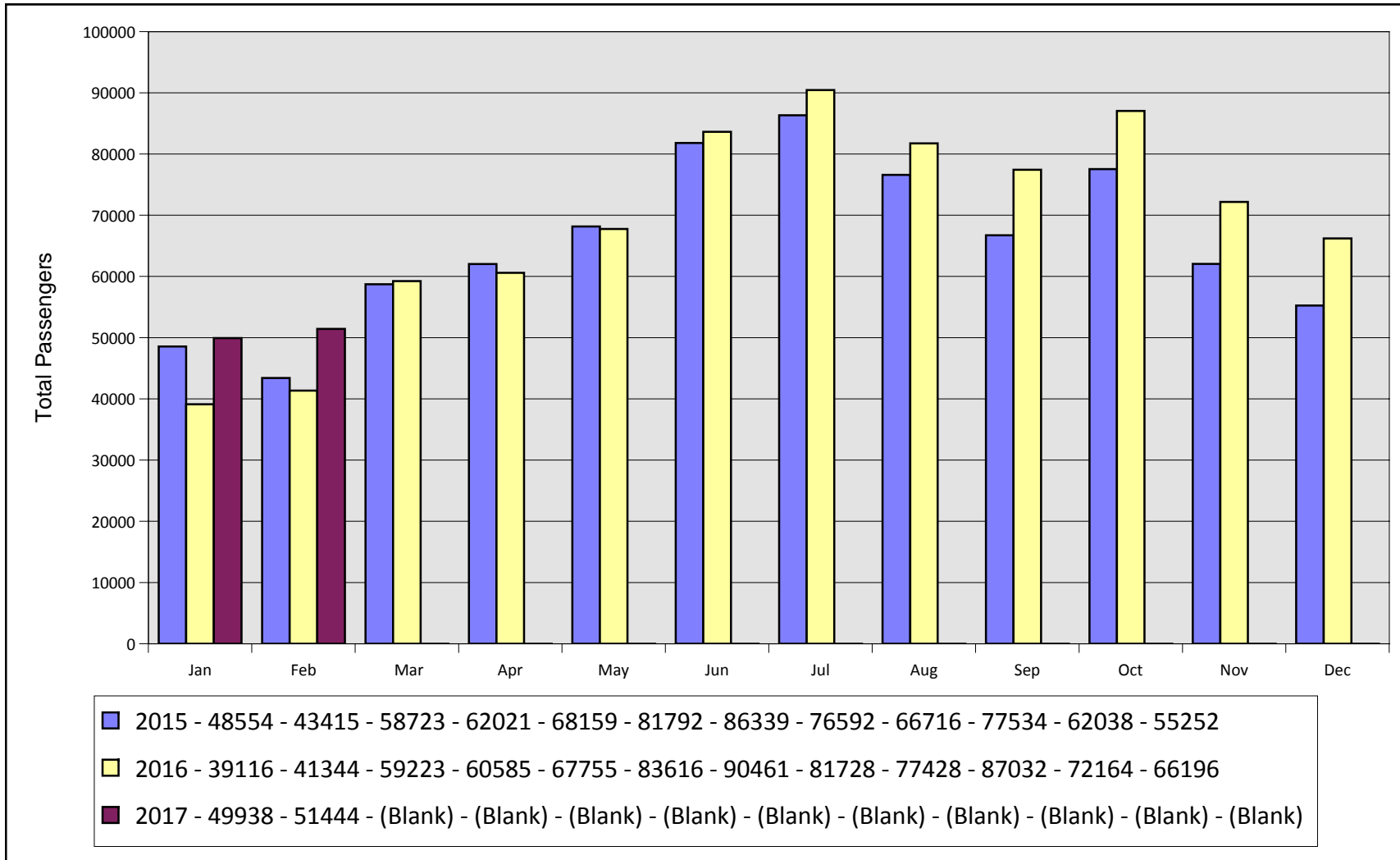
Monthly Seats By Year Asheville Regional Airport



Monthly Load Factors By Year Asheville Regional Airport

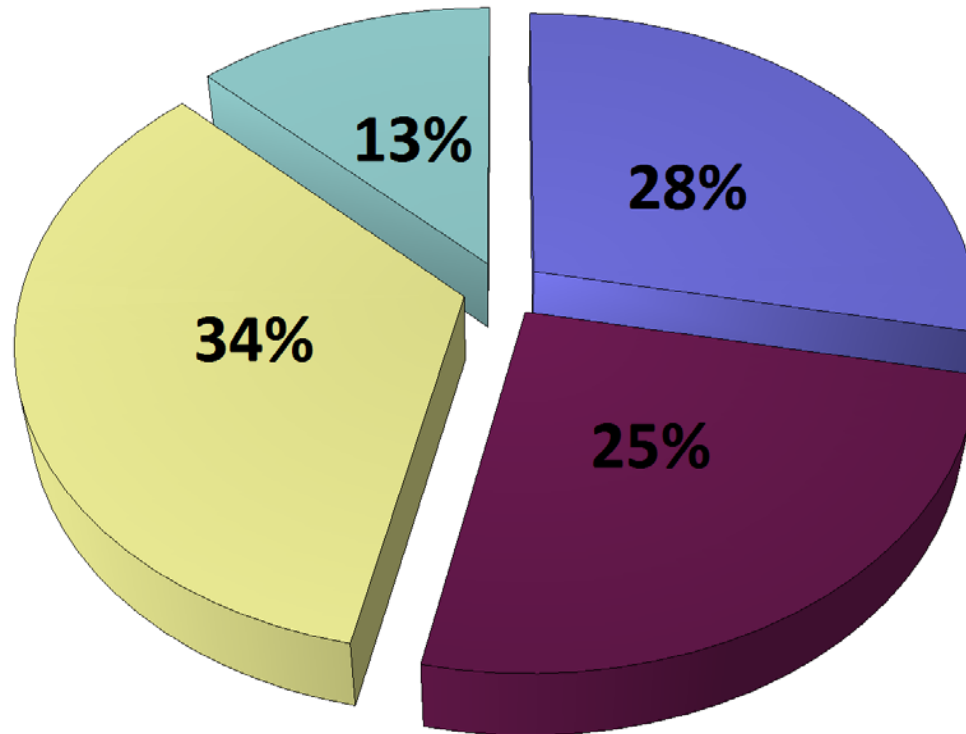


Total Monthly Passengers By Year Asheville Regional Airport



Airline Market Share Analysis (Enplanements) Asheville Regional Airport

Report Period From February 2017 Through February 2017



Travel Period			Apr 2017		Apr 2016		Diff		Percent Diff	
Mkt Al	Orig	Dest	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats
AA	AVL	CLT	46	2,332	48	2,325	(2)	7	(4.2%)	0.3%
AA	CLT	AVL	46	2,317	48	2,325	(2)	(8)	(4.2%)	(0.3%)
DL	ATL	AVL	46	3,006	46	3,194	0	(188)	0.0%	(5.9%)
DL	AVL	ATL	46	3,006	46	3,194	0	(188)	0.0%	(5.9%)
G4	AVL	BWI	1	166	0	0	1	166		
G4	AVL	EWR	4	664	0	0	4	664		
G4	AVL	FLL	4	675	2	332	2	343	100.0%	103.3%
G4	AVL	PBI	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	AVL	PGD	3	498	2	332	1	166	50.0%	50.0%
G4	AVL	PIE	3	498	2	332	1	166	50.0%	50.0%
G4	AVL	SFB	2	332	2	332	0	0	0.0%	0.0%
G4	BWI	AVL	1	166	0	0	1	166		
G4	EWR	AVL	4	664	0	0	4	664		
G4	FLL	AVL	4	675	2	332	2	343	100.0%	103.3%
G4	PBI	AVL	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	PGD	AVL	3	498	2	332	1	166	50.0%	50.0%
G4	PIE	AVL	3	498	2	332	1	166	50.0%	50.0%
G4	SFB	AVL	2	332	2	332	0	0	0.0%	0.0%
UA	AVL	EWR	7	858	0	0	7	858		
UA	AVL	ORD	21	1,050	18	900	3	150	16.7%	16.7%
UA	EWR	AVL	7	858	0	0	7	858		
UA	ORD	AVL	21	1,050	18	900	3	150	16.7%	16.7%
Total			274	20,143	244	16,158	30	3,985	12.3%	24.7%

Travel Period			May-17		May-16		Diff		Percent Diff	
Mkt Al	Orig	Dest	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats
AA	AVL	CLT	48	2,583	47	2,444	1	139	2.1%	5.7%
AA	CLT	AVL	48	2,596	47	2,444	1	152	2.1%	6.2%
DL	ATL	AVL	47	3,680	45	3,848	2	(168)	4.4%	(4.4%)
DL	AVL	ATL	47	3,680	45	3,848	2	(168)	4.4%	(4.4%)
G4	AVL	BWI	2	332	0	0	2	332		
G4	AVL	EWR	4	664	0	0	4	664		
G4	AVL	FLL	5	863	2	332	3	531	150.0%	159.9%
G4	AVL	PBI	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	AVL	PGD	4	686	2	332	2	354	100.0%	106.6%
G4	AVL	PIE	3	498	4	664	(1)	(166)	(25.0%)	(25.0%)
G4	AVL	SFB	4	664	3	498	1	166	33.3%	33.3%
G4	BWI	AVL	2	332	0	0	2	332		
G4	EWR	AVL	4	664	0	0	4	664		
G4	FLL	AVL	5	863	2	332	3	531	150.0%	159.9%
G4	PBI	AVL	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	PGD	AVL	4	686	2	332	2	354	100.0%	106.6%
G4	PIE	AVL	3	498	4	664	(1)	(166)	(25.0%)	(25.0%)
G4	SFB	AVL	4	664	3	498	1	166	33.3%	33.3%
UA	AVL	EWR	7	826	0	0	7	826		
UA	AVL	ORD	21	1,050	15	750	6	300	40.0%	40.0%
UA	EWR	AVL	7	826	0	0	7	826		
UA	ORD	AVL	21	1,050	15	750	6	300	40.0%	40.0%
Total			290	23,705	240	18,400	50	5,305	20.8%	28.8%

Travel Period			Jun 2017		Jun 2016		Diff		Percent Diff	
Mkt Al	Orig	Dest	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats	Ops/Week	Seats
7Q	AVL	VRB	2	94	0	0	2	94		
7Q	VRB	AVL	2	94	0	0	2	94		
AA	AVL	CLT	54	3,194	47	2,431	7	763	14.9%	31.4%
AA	CLT	AVL	54	3,194	47	2,431	7	763	14.9%	31.4%
DL	ATL	AVL	47	3,680	52	3,873	(5)	(193)	(9.6%)	(5.0%)
DL	AVL	ATL	47	3,680	52	3,933	(5)	(253)	(9.6%)	(6.4%)
DL	AVL	LGA	0	0	1	50	(1)	(50)	(100.0%)	(100.0%)
DL	LGA	AVL	0	0	1	50	(1)	(50)	(100.0%)	(100.0%)
G4	AVL	BWI	2	332	2	332	0	0	0.0%	0.0%
G4	AVL	EWR	4	664	0	0	4	664		
G4	AVL	FLL	5	852	4	675	1	177	25.0%	26.2%
G4	AVL	JAX	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	AVL	PBI	0	0	4	664	(4)	(664)	(100.0%)	(100.0%)
G4	AVL	PGD	4	664	4	664	0	0	0.0%	0.0%
G4	AVL	PIE	5	852	5	841	0	11	0.0%	1.3%
G4	AVL	SFB	5	841	4	664	1	177	25.0%	26.7%
G4	BWI	AVL	2	332	2	332	0	0	0.0%	0.0%
G4	EWR	AVL	4	664	0	0	4	664		
G4	FLL	AVL	5	852	4	675	1	177	25.0%	26.2%
G4	JAX	AVL	0	0	2	332	(2)	(332)	(100.0%)	(100.0%)
G4	PBI	AVL	0	0	4	664	(4)	(664)	(100.0%)	(100.0%)
G4	PGD	AVL	4	664	4	664	0	0	0.0%	0.0%
G4	PIE	AVL	5	852	5	841	0	11	0.0%	1.3%
G4	SFB	AVL	5	841	4	664	1	177	25.0%	26.7%
UA	AVL	EWR	7	954	4	200	3	754	75.0%	377.0%
UA	AVL	ORD	25	1,250	19	950	6	300	31.6%	31.6%
UA	EWR	AVL	7	954	4	200	3	754	75.0%	377.0%
UA	ORD	AVL	25	1,250	19	950	6	300	31.6%	31.6%
Total			320	26,754	296	23,412	24	3,342	8.1%	14.3%



MEMORANDUM

TO: Members of the Airport Authority
FROM: Janet Burnette, Director of Finance & Accounting
DATE: April 21, 2017

ITEM DESCRIPTION – Information Section Item B

Greater Asheville Regional Airport – Explanation of Extraordinary Variances
Month of February 2017 (Month 8 of FY2017)

SUMMARY

Operating Revenues for the month of February were \$786,217, 14.25% over budget. Operating Expenses for the month were \$705,568, 10.87% under budget. As a result, Net Operating Revenues before Depreciation were \$80,649, 177.93% over budget. Net Non-Operating Revenues were \$179,005, 5.79% over budget.

Year-to-date Operating Revenues were \$6,848,197, 9.41% over budget. Year-to-date Operating Expenses were \$5,344,062, 15.19% below budget. Year-to-date Net Operating Revenues before Depreciation were \$1,504,135, 3,706.87% over budget. Net Non-Operating Revenues for the year were \$1,995,096, 4.16% over budget.

REVENUES

Significant variations to budget for February were:

Concessions	\$11,942	42.03%	Enplanements over budget
Auto Parking	\$41,957	21.28%	Enplanements over budget
Landing Fees	\$18,096	45.75%	Flights added



EXPENSES

Significant variations to budget for February were:

Professional Services	(\$28,133)	(57.88%)	Bond consultant costs were under budget
Other Contractual Services	\$72,352	58.33%	Parking management – paid 2 months
Advertising	\$14,855	435.63%	Timing of radio, TV and billboard advertising
Operating Supplies	(\$21,906)	(60.50%)	Timing of supply purchases

STATEMENT OF NET ASSETS

Significant variations to prior month were:

Grants Receivable – Grants Receivable decreased by 1,643k due to the receipt of FAA grant funds.

Construction in Progress – Construction in Progress increased by \$2,515k mainly due to the Airfield Redevelopment project and the parking garage.

Property and Equipment, Net – Property and Equipment, Net decreased by \$391k due to depreciation.

**ASHEVILLE REGIONAL AIRPORT
INVESTMENT AND INTEREST INCOME SUMMARY
As of February 28, 2017**

<u>Institution:</u>	<u>Interest Rate</u>	<u>Investment Amount</u>	<u>Monthly Interest</u>
Bank of America - Operating Account	0.20%	\$ 4,687,950	682
First Citizens - Money Market Account	0.05%	6,392,112	245
NC Capital Management Trust - Cash Portfolio		17,250	6
NC Capital Management Trust - Term Portfolio		3,036,554	1,987
Petty Cash		200	
 <u>Restricted Cash:</u>			
BNY Mellon		20,967,553	4,586
Bank of America - PFC Revenue Account	0.20%	6,491,694	980
		403,734	
 Total		<u>\$ 41,997,047</u>	<u>\$ 8,486</u>

Investment Diversification:

Banks	93%
NC Capital Management Trust	7%
Commercial Paper	0%
Federal Agencies	0%
US Treasuries	0%
	<u>100%</u>

ASHEVILLE REGIONAL AIRPORT
STATEMENT OF CHANGES IN FINANCIAL POSITION
For the Month Ended February 28, 2017

	Current Month	Prior Period
Cash and Investments Beginning of Period	<u>\$ 41,929,152</u>	<u>\$ 45,181,331</u>
Net Income/(Loss) Before Capital Contributions	(131,567)	21,331
Depreciation	391,221	391,221
Decrease/(Increase) in Receivables	1,582,946	(195,576)
Increase/(Decrease) in Payables	75,244	(1,164,925)
Decrease/(Increase) in Prepaid Expenses	17,177	91,625
Decrease/(Increase) in Fixed Assets	(2,515,111)	(2,444,765)
Principal Payments of Bond Maturities	-	-
Capital Contributions	<u>647,985</u>	<u>48,910</u>
Increase(Decrease) in Cash	<u>67,895</u>	<u>(3,252,179)</u>
Cash and Investments End of Period	<u><u>\$ 41,997,047</u></u>	<u><u>\$ 41,929,152</u></u>

Asheville Regional Airport
Detailed Statement of Revenue, Expenses and Changes in Net Assets
For the Month Ending February 28, 2017

	<u>Current Month Actual</u>	<u>Current Month Budget</u>	<u>Variance \$</u>	<u>Variance %</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance \$</u>	<u>Variance %</u>	<u>Annual Budget</u>
Operating Revenue:									
Terminal Space Rentals - Non Airline	\$19,978	\$17,769	\$2,209	12.43%	\$149,775	\$144,308	\$5,467	3.79%	\$215,060
Terminal Space Rentals - Airline	97,596	91,998	5,598	6.08%	1,108,720	958,603	150,117	15.66%	1,469,851
Concessions	40,354	28,412	11,942	42.03%	325,447	267,821	57,626	21.52%	422,180
Auto Parking	239,157	197,200	41,957	21.28%	2,252,859	1,808,800	444,059	24.55%	2,820,000
Rental Car - Car Rentals	131,219	122,369	8,850	7.23%	1,045,362	985,112	60,250	6.12%	1,478,398
Rental Car - Facility Rent	54,327	52,523	1,804	3.43%	417,681	410,186	7,495	1.83%	616,308
Commercial Ground Transportation	12,720	4,179	8,541	204.38%	59,517	30,449	29,068	95.46%	49,850
Landing Fees	57,650	39,554	18,096	45.75%	309,237	485,256	(176,019)	(36.27%)	754,800
FBO'S	78,237	82,536	(4,299)	(5.21%)	669,442	680,200	(10,758)	(1.58%)	1,018,889
Building Leases	12,923	12,758	165	1.29%	102,395	102,017	378	0.37%	152,509
Land Leases	8,337	4,896	3,441	70.28%	37,863	39,175	(1,312)	(3.35%)	58,748
Other Leases/Fees	33,719	33,974	(255)	(0.75%)	369,899	347,419	22,480	6.47%	533,611
Total Operating Revenue	\$786,217	\$688,168	\$98,049	14.25%	\$6,848,197	\$6,259,346	\$588,851	9.41%	\$9,590,204
Operating Expenses:									
Personnel Services	\$359,841	\$417,808	(\$57,967)	(13.87%)	\$2,972,330	\$3,396,893	(\$424,563)	(12.50%)	\$5,154,981
Professional Services	20,475	48,608	(28,133)	(57.88%)	272,031	281,267	(9,236)	(3.28%)	449,700
Accounting & Auditing	3,925	-	3,925	100.00%	9,900	20,000	(10,100)	(50.50%)	40,000
Other Contractual Services	196,397	124,045	72,352	58.33%	807,308	896,672	(89,364)	(9.97%)	1,393,549
Travel & Training	9,572	12,707	(3,135)	(24.67%)	92,176	104,994	(12,818)	(12.21%)	210,121
Communications & Freight	5,377	6,564	(1,187)	(18.08%)	46,885	52,513	(5,628)	(10.72%)	78,770
Utility Services	33,891	38,645	(4,754)	(12.30%)	254,409	309,157	(54,748)	(17.71%)	463,735
Rentals & Leases	1,980	1,992	(12)	(0.60%)	15,013	15,933	(920)	(5.77%)	23,900
Insurance	16,695	19,708	(3,013)	(15.29%)	130,807	157,667	(26,860)	(17.04%)	236,500
Repairs & Maintenance	16,167	22,729	(6,562)	(28.87%)	227,245	192,971	34,274	17.76%	285,028
Advertising, Printing & Binding	18,265	3,410	14,855	435.63%	79,966	108,283	(28,317)	(26.15%)	201,315
Promotional Activities	4,127	3,333	794	23.82%	48,218	50,967	(2,749)	(5.39%)	85,850
Other Current Charges & Obligations	7,856	7,374	482	6.54%	68,115	63,492	4,623	7.28%	93,000
Office Supplies	695	750	(55)	(7.33%)	4,640	6,000	(1,360)	(22.67%)	9,000
Operating Supplies	14,305	36,211	(21,906)	(60.50%)	209,331	323,869	(114,538)	(35.37%)	471,859
Books, Publications, Subscriptions & Mem	(4,000)	1,526	(5,526)	(362.12%)	46,051	55,370	(9,319)	(16.83%)	62,487
Contingency	-	-	-	100.00%	-	-	-	100.00%	81,639
Emergency Repair	-	21,250	(21,250)	(100.00%)	2,499	65,000	(62,501)	(96.16%)	150,000
Business Development	-	25,000	(25,000)	(100.00%)	57,138	200,000	(142,862)	(71.43%)	300,000
Total Operating Expenses	\$705,568	\$791,660	(\$86,092)	(10.87%)	\$5,344,062	\$6,301,048	(\$956,986)	(15.19%)	\$9,791,434

Asheville Regional Airport
Detailed Statement of Revenue, Expenses and Changes in Net Assets

For the Month Ending February 28, 2017

	Current Month Actual	Current Month Budget	Variance \$	Variance %	YTD Actual	YTD Budget	Variance \$	Variance %	Annual Budget
Operating Revenue before Depreciation	\$80,649	(\$103,492)	\$184,141	(177.93%)	\$1,504,135	(\$41,702)	\$1,545,837	(3,706.87%)	(\$201,230)
Depreciation	391,221	-	391,221	100.00%	3,129,768	-	\$3,129,768	100.00%	-
Operating Income(Loss) Before Non-Operating Revenue and Expenses	(\$310,572)	(\$103,492)	(\$207,080)	200.09%	(\$1,625,633)	(\$41,702)	(\$1,583,931)	3,798.21%	(\$201,230)
Non-Operating Revenue and Expense									
Customer Facility Charges	\$68,204	\$64,020	\$4,184	6.54%	\$973,518	\$871,090	\$102,428	11.76%	\$ 1,300,000
Passenger Facility Charges	102,315	102,510	(195)	(0.19%)	1,132,382	1,025,100	107,282	10.47%	1,708,500
Interest Revenue	8,486	2,684	5,802	216.17%	54,107	19,228	34,879	181.40%	30,000
Interest Expense	-	-	-	100.00%	(155,143)	-	(155,143)	100.00%	-
Bond Expense	-	-	-	100.00%	(52,500)	-	(52,500)	100.00%	-
Reimbursable Cost Revenues	-	-	-	100.00%	2,055	144,685	(142,630)	(98.58%)	214,000
Reimbursable Cost Expenses	-	-	-	100.00%	(2,055)	(144,685)	142,630	(98.58%)	(214,000)
Gain/Loss on Disposal of Assets	-	0	(0)	0.00%	42,732	0	42,732	0.00%	-
Non-Operating Revenue-Net	\$179,005	\$169,214	\$9,791	5.79%	\$1,995,096	\$1,915,418	\$79,678	4.16%	\$3,038,500
Income (Loss) Before Capital Contributions	(\$131,567)	\$65,722	(\$197,289)	(300.19%)	\$369,463	\$1,873,716	(\$1,504,253)	(80.28%)	\$2,837,270
Capital Contributions	\$647,985	\$0	\$647,985	100.00%	\$8,029,015	\$0	\$8,029,015	100.00%	\$0
Increase in Net Assets	\$516,418	\$65,722	\$450,696	685.76%	\$8,398,478	\$1,873,716	\$6,524,762	348.23%	\$2,837,270

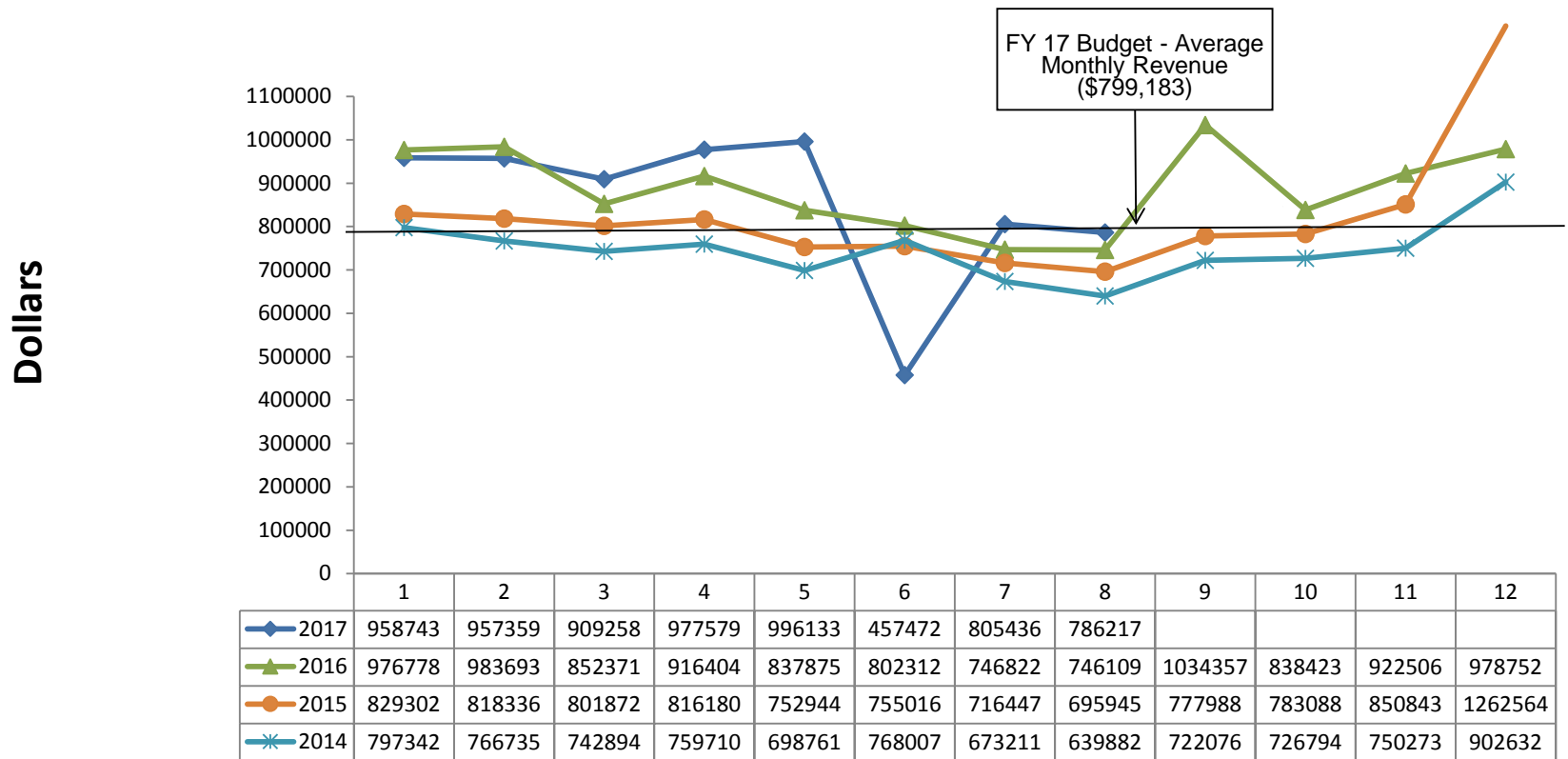
ASHEVILLE REGIONAL AIRPORT
STATEMENT OF FINANCIAL POSITION
As of February 28, 2017

	Current Month	Last Month
<u>ASSETS</u>		
Current Assets:		
Unrestricted Net Assets:		
Cash and Cash Equivalents	\$14,134,066	\$14,375,920
Accounts Receivable	467,088	537,889
Passenger Facility Charges Receivable	125,000	125,000
Refundable Sales Tax Receivable	297,676	166,557
Grants Receivable	728,478	2,371,741
Prepaid Expenses	68,856	86,033
Total Unrestricted Assets	15,821,164	17,663,140
Restricted Assets:		
Cash and Cash Equivalents	27,862,981	27,553,232
Total Restricted Assets	27,862,981	27,553,232
Total Current Assets	43,684,145	45,216,372
Noncurrent Assets:		
Construction in Progress	48,131,674	45,616,563
Net Pension Asset - LGERS	(226,282)	(226,282)
Contributions in Current Year	222,035	222,035
Property and Equipment - Net	58,253,921	58,645,142
Total Noncurrent Assets	106,381,348	104,257,458
	\$150,065,493	\$149,473,830
<u>LIABILITIES AND NET ASSETS</u>		
Current Liabilities:		
Payable from Unrestricted Assets:		
Accounts Payable & Accrued Liabilities	\$2,915,567	\$2,784,548
Customer Deposits	17,210	17,210
Unearned Revenue	449,400	505,178
Construction Contract Retainages	739,012	739,012
Revenue Bond Payable - Current	955,000	955,000
Total Payable from Unrestricted Assets	5,076,189	5,000,948
Total Current Liabilities	5,076,189	5,000,948
Noncurrent Liabilities:		
Other Postemployment Benefits	1,202,917	1,202,917
Compensated Absences	326,896	326,896
Net Pension Obligation-LEO Special Separation Allowance	9,893	9,893
Revenue Bond Payable - Noncurrent	20,045,000	20,045,000
Total Noncurrent Liabilities	21,584,706	21,584,706
Total Liabilities	26,660,895	26,585,654
Net Assets:		
Invested in Capital Assets	85,385,595	83,261,705
Restricted	27,862,981	27,553,232
Unrestricted	10,156,022	12,073,239
Total Net Assets	123,404,598	122,888,176
	\$150,065,493	\$149,473,830

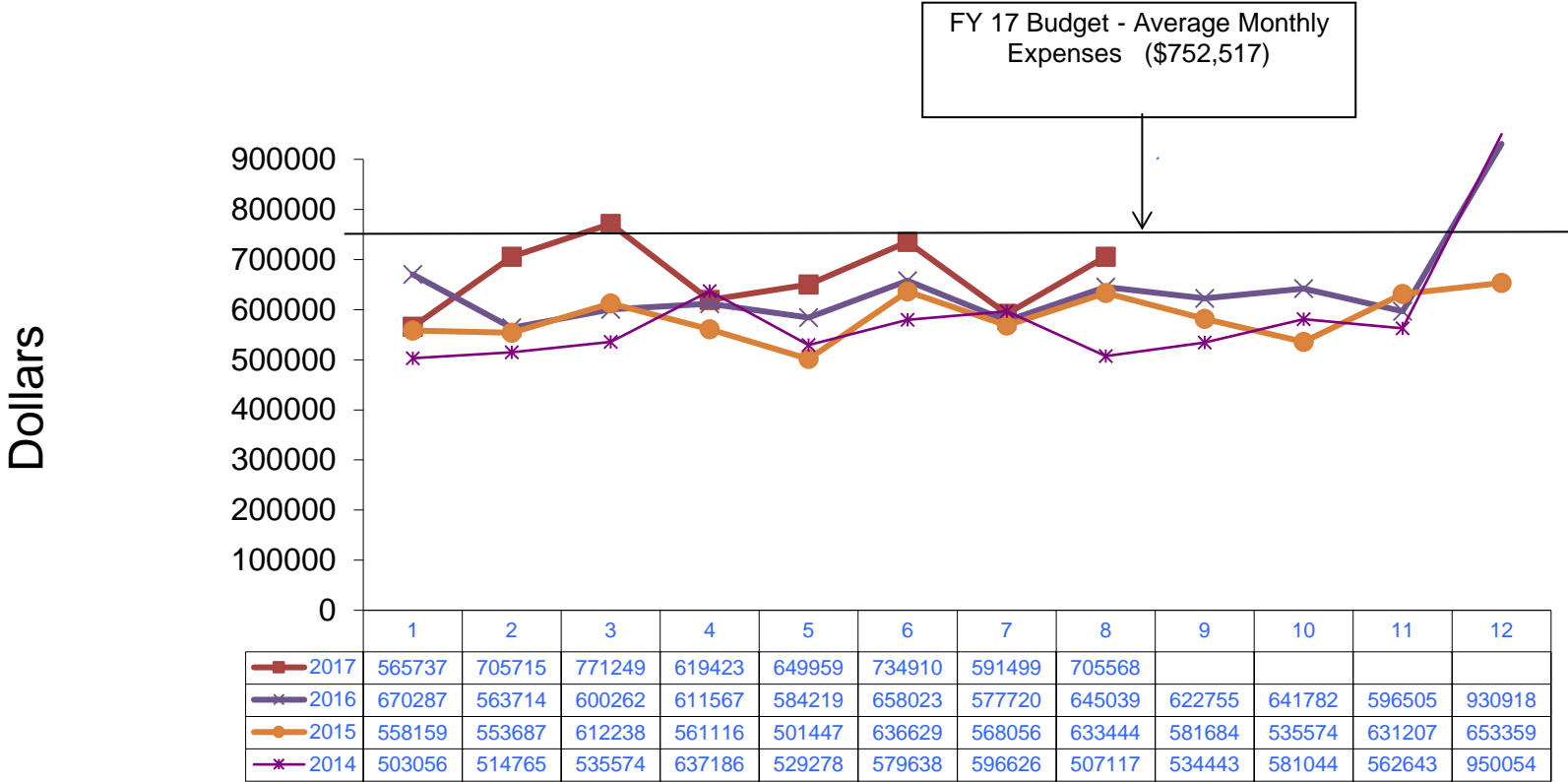
ASHEVILLE REGIONAL AIRPORT

Annual Operating Revenue by Month

February 2017

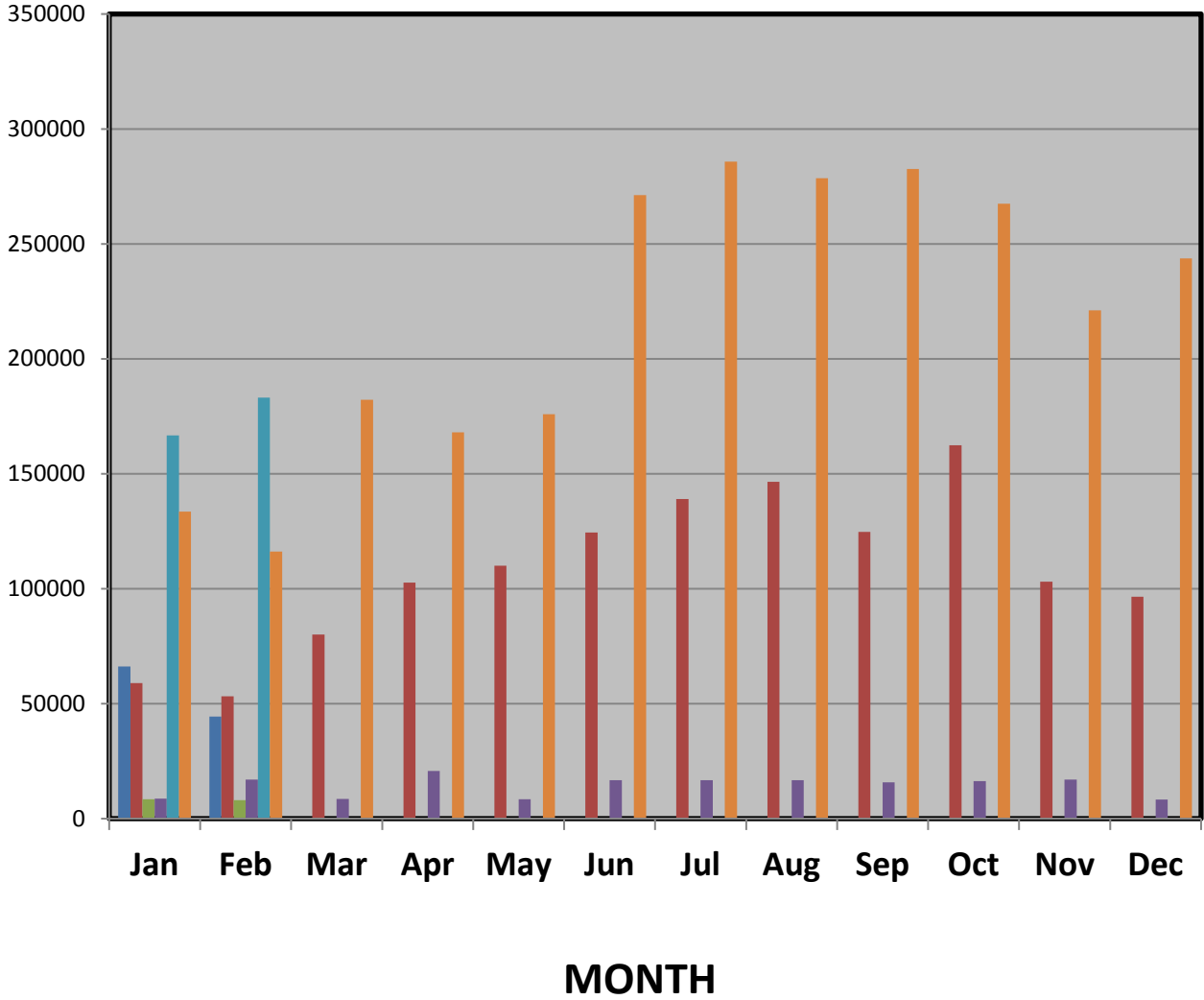


ASHEVILLE REGIONAL AIRPORT Annual Operating Expenses by Month February 2017



**ASHEVILLE REGIONAL AIRPORT
FUEL SALES - GALLONS
February 2017**

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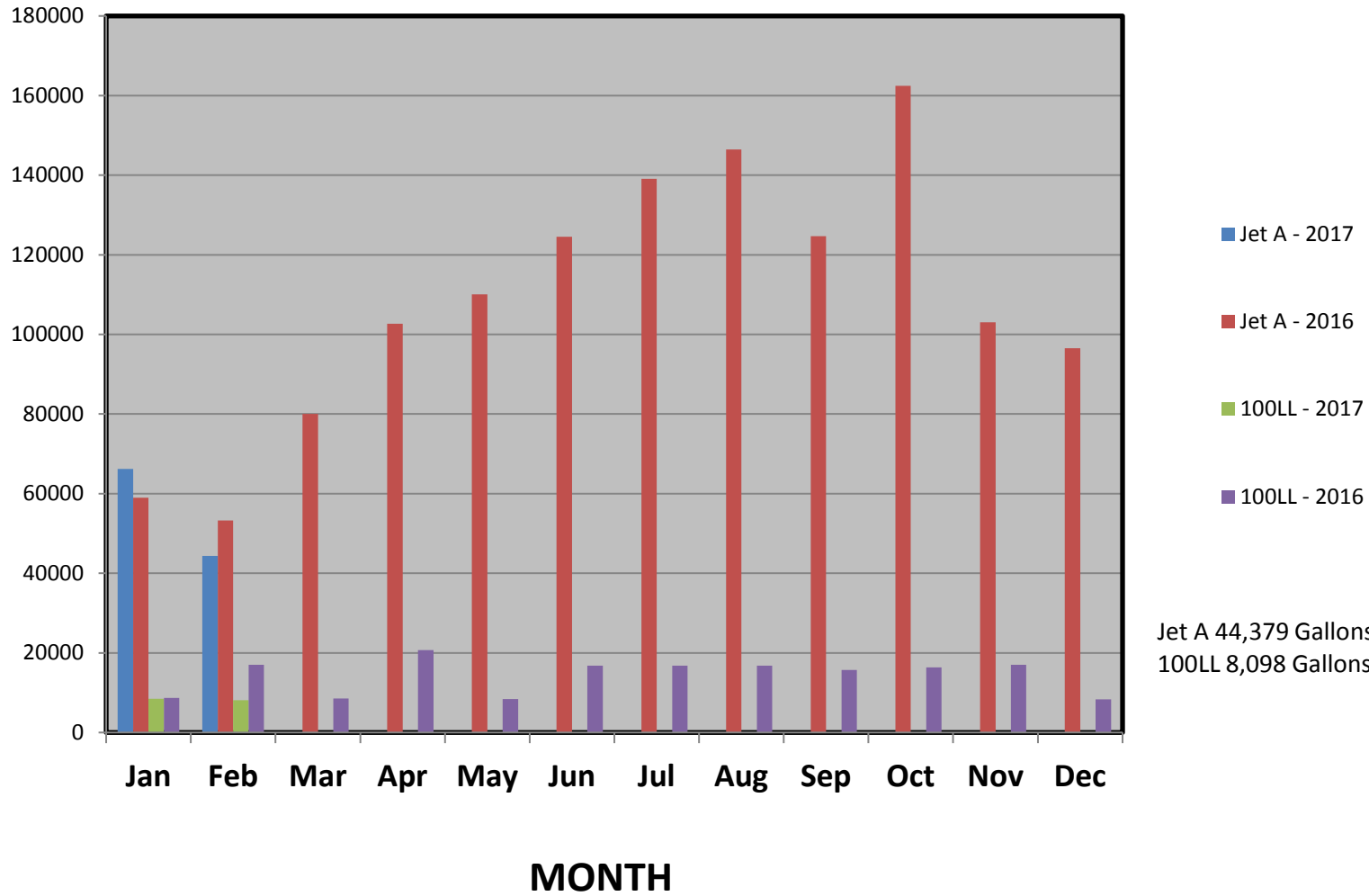


- Jet A - 2017
- Jet A - 2016
- 100LL - 2017
- 100LL - 2016
- Airline - 2017
- Airline - 2016

Jet A 44,379 Gallons
100LL 8,098 Gallons
Airline 183,130 Gallons

**ASHEVILLE REGIONAL AIRPORT
GENERAL AVIATION FUEL SALES - GALLONS
February 2017**

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Design Phase														
Project Number	Project Name	Project Description	Professional Services Consultant	Professional Services Contract	General Contractor	Original Construction Contract	Change Orders (thru 04/01/2017)	Percent of Original Contract	Board Approved Project Cost	Percent Complete	Expensed to Date (thru 04/01/2017)	Start Date	End Date	Current Project Status (as of 04/01/2017)
1	Airfield Re-Development Project	Budget for the complete project				\$64,000,000.00	\$15,900,000.00		\$79,900,000.00	53.8%	\$42,997,156			All Engineer contracts, completed construction contracts and expenses will be inclusive of budget.
1A	Airfield Re-Development Project	Phase I - Design Services	RS&H	\$447,983.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	83%	\$372,161	Dec-12	Jun-16	Project Management work primarily complete.
1B	Airfield Re-Development Project	Phase II - Design Services and Project Management.	RS&H	\$1,842,318.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	95.0%	\$1,748,887	Jun-13	Dec-16	Project Management work continues, pending Contractor resolution.
1C	Airfield Re-Development Project	Phase III and IV - Design Services and Project Management.	RS&H	\$2,399,826.00	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	50.4%	\$1,210,574	Dec-14	May-18	Phase IV Project Management underway.
1D	Airfield Re-Development Project	New Runway Design	AVCON	\$1,902,676.06	N/A	N/A	\$0.00	0.00%	(Overall total included in above number)	94.2%	\$1,793,257	Mar-13	May-18	Phase IV Project Management underway.
1E	Airfield Re-Development Project	Miscellaneous and Administrative Expenses			N/A	N/A	\$0.00	0.00%	(Overall total included in above number)		\$3,766,649	Jan-13	Dec-17	Misc.,Admin., \$642K FAA Reimbursable expenses and land acquisition costs of 1.5M are included in this figure.
2	Parking Garage Project	Design and EA for approximately 1300 spaces of covered parking garage.	Delta Airport Consultants	\$1,627,575.00	N/A	N/A	\$0.00	0.00%	\$1,627,575.00	74.0%	\$1,204,677	Oct-15	Nov-17	Construction service and RPR Management continues.
3	Expand Air Carrier Apron	Design additional apron space to hold RON Aircraft.	Delta Airport Consultants	\$99,000.00	N/A	N/A	\$0.00	0.00%	\$99,000.00	3.1%	\$3,100	Feb-17	Jun-17	Design work underway.

Construction Phase														
Project Number	Project Name	Project Description	Professional Services Consultant	Professional Services Contract	General Contractor	Original Construction Contract	Change Orders (thru 04/01/2017)	Percent of Original Contract	Board Approved Project Cost	Percent Complete	Expensed to Date (thru 04/01/2017)	Start Date	End Date	Current Project Status (as of 04/01/2017)
1	Permanent Runway 17-35 Site preparation and NAVAIDS	Demolition of old runway 16/34, site preparation and NAVAID placement.	RS&H and AVCON, Inc.	Amount included in Phase 3 Design Fees	GLF Construction Corporation	\$14,007,508.90	\$74,717.86	0.53%	\$14,707,884.40	82.9%	\$11,678,830	Apr-16	Jan-17	Punch list items on NAVAIDS nearing completion.
2	Parking Garage	Construct a 5 level parking garage for passenger/public parking.	Delta Airport Consultants	\$1,627,575.00	American South General Contractors	\$20,244,000.00	\$93,605.00	0.46%	\$21,938,700.00	49.6%	\$10,104,783	Sep-16	Nov-17	North and West walls of the deck are up as construction moves East. Preparation for the preforated panels is underway.
3	Permanent Runway 17-35 Construction, NAVAIDS and Taxiway Conversion	Construct new runway and convert temporary runway to a taxiway	RS&H and AVCON Inc.	Amount Included in Phase 3 Design Fees	Cedar Peaks Enterprises Inc.	\$33,703,095.70	\$0.00	0.00%	\$34,703,095.70	0.0%	\$0	Mar-17	Jun-18	Contractor establishing employee badging process and grading for asphalt plant location.
4	Expand Air Carrier Apron	Construct additional apron pavement for RON Aircraft	N/A	\$0.00	N/A	\$0.00	\$0.00	0.00%	\$0.00	0.0%	\$0			Design is in progress.

(Construction and Administrative Costs included)

Key strategic priorities

Governance vs. Management : Focus on setting governing direction (“guard rails”) for the organizational and holding management accountable for the execution of operational tactics. Pursue continuous educational opportunities for Authority Member development.

1. **Organizational Relevance**: Remaining relevant in an era of airport consolidation
2. **Financial Stewardship**: Sustainability/Operating Performance/Audit & Compliance
3. **Municipal Relations**: Positive relationships with all municipalities surrounding the airport
4. **Stakeholder Relations**: Positive relationships with neighbors and other community organizations
5. **Community Image**: Public Perception/Public Relations/Customer Service/Legal Entity
6. **Facilities Stewardship**: Future Master Facilities Plan
7. **Environmental Stewardship**: Accountability/Awareness of Environmental Issues
8. **Economic Development**: Engage Community Partners/Airline Service Development
9. **Vendor-Partner Relations**: General Aviation/Rental Car Agencies/Vendors
10. **Public Safety**: Airport Emergency Safety/TSA Relations/Municipal Partners
11. **Organizational Accountability**: Executive Director Supervision