

Mt. Vernon Airport Authority  
Special Meeting of the Board of Commissioners  
Held January 22, 2013, at 6:00 PM

Present: Greg Martin	Chairman
Michael Ancona	Vice Chairman
Galen Monk	Secretary
Gary Chesney	Treasurer
Joe Bob Pierce	Commissioner

Staff: Chris Collins  
Mary Barnett-Johnson

Guests: See Attached

**PUBLIC COMMENTS**

There being none, Chairman Martin forward with the meeting.

**OLD BUSINESS**

**Innovation Park**

Mr. Collins explained the purpose of the meeting was to review bids that were received on Thursday, January 17, 2012, hear the recommendations provided by Architect Brian Edmison and Constriction Manager Carey Lipps, and seek contracts with the low bidders if the Commissioners are in agreement to proceed. Architect Brian Edmison of Edmison & Associates presented Bid Tabulations for the hangar portion of the project. The low bids for the various bid packages were as follows: Bid Package #1, General Work, Lipps Construction, \$275,000; Bid Package #2, Concrete, Sheridan Concrete, \$37,955; Bid Package #3, Plumbing, Midwestern Heating & Air, \$28,000; Bid Package #4, Sewer Line, Midwestern Heating & Air, \$33,000; and Bid Package #5, Electrical, KT Electric, \$30,360. Mr. Collins stated that when the \$23,500 Architectural/Engineering and \$15,000 Construction Manager Fees are added, the total project cost swelled to \$443,815. Mr. Edmison explained that he, Carey Lipps, and Mr. Collins met on Monday, January 21st, and again on Tuesday, January 22<sup>nd</sup> to review the bids and find deductions where possible. Mr. Edmison noted the team had realized approximately \$23,000 in deductions due mostly to a reduction in the site elevation, the reduction of interior liner panels, various electrical deductions, and some plumbing reductions. Discussion ensued regarding the reasons why the project was over budget with nearly everyone agreeing Bid Package #4 turned the tide. A new sewer line, new water line, and new fire hydrant were simply unforeseen in the early stages of planning.

Mr. Collins explained that with the deductions, the project cost stands at approximately \$420,000. He presented two options for the Commissioners to consider. Option #1 consisted of only building the 80 feet by 80 feet aircraft hangar at a total cost of \$381,790. Mr. Collins noted that the total cost is right on the \$380,000 budget and that no funds from the airport's Capital Project Fund would be required. The negative aspect

is that Option #1 does not include the attractive office complex that is desirable for luring future tenancy to Innovation Park. Option #2 would be to move forward with the 80 feet by 80 feet aircraft hangar as well as the 25 feet by 51 feet attached office structure. Option #2 would cost approximately \$420,000 as presented. Mr. Collins proposed increasing the amount financed at Bean Capital Banking Center to \$400,000 and use \$20,000 from the airport's Capital Projects Fund. Discussion ensued, and the Commissioners agreed that the whole purpose of Innovation Park Hangar #1 was to construct a magnet for future opportunities. Motion was made by Commissioner Pierce and seconded by Commissioner Chesney to accept Option #2 – approval of the low bids, increase the borrowed amount to \$400,000, and use \$20,000 from the airport's Capital Projects Fund. Upon roll call vote, all were in favor. Mr. Lipps indicated that he will construct contracts for the low bidders and have them available at the February Meeting for approval.

#### **NEW BUSINESS**

Since there were no items of Old Business, Chairman Martin forward with the meeting.

#### **OTHER BUSINESS**

There being none, Chairman Martin moved forward with the meeting.

There being no further business to discuss under Other Business and no further items for discussion on the Agenda, motion was made and seconded to adjourn the meeting. Upon roll call vote, all were in favor and the meeting was adjourned.