



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 3, 2019

Staff Contact: Adriana Fralick, Deputy City Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the draft Airport Master Plan. (Ken Moen, manager@flycarsoncity.com)

Staff Summary: Airport Manager Ken Moen will be providing an overview of the draft Airport Master Plan and soliciting input from the Board of Supervisors.

Agenda Action: Formal Action / Motion **Time Requested:** 15 mins

Proposed Motion

Based on discussion, the Board may provide input and/or direction.

Board's Strategic Goal

N/A

Previous Action

N/A

Background/Issues & Analysis

The complete Master Plan documents are available for review at <http://carsoncity.airportstudy.com/master-plan-documents/>

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Attachments:

[BOS Master Plan Presentation.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

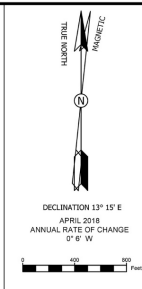
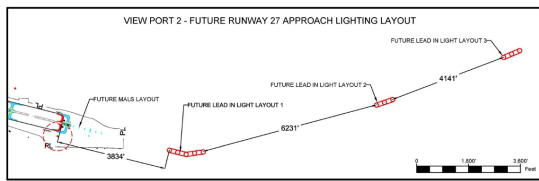
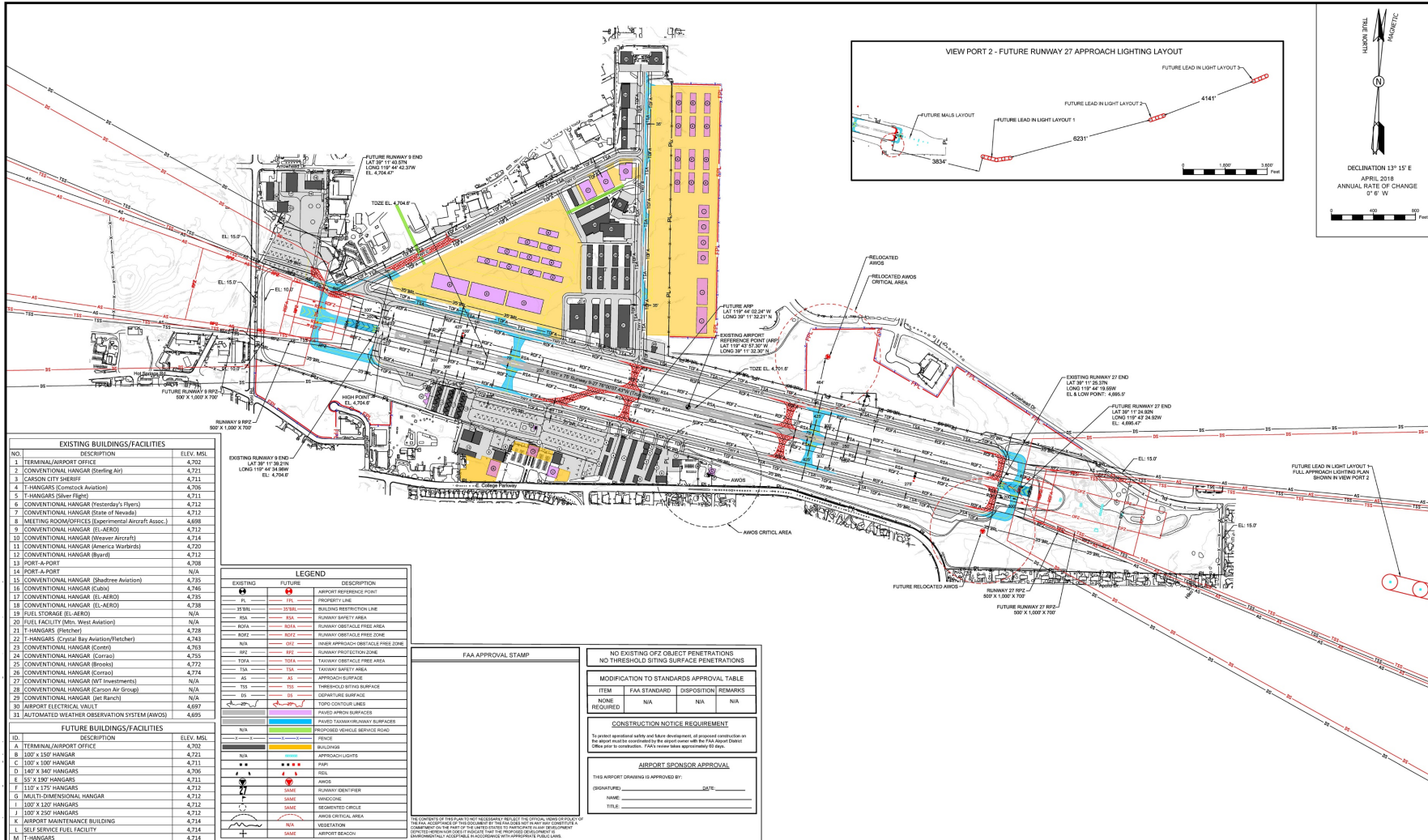
(Vote Recorded By)

CCAA Airport DRAFT MASTER PLAN

A VISION FOR THE FUTURE



FlyCarsonCity.com



| NO. | DESCRIPTION | ELEV. MSL |
|-----|---|-----------|
| 1 | TERMINAL/AIRPORT OFFICE | 4,702 |
| 2 | CONVENTIONAL HANGAR (Boeing Air) | 4,721 |
| 3 | CARSON CITY SHERIFF | 4,711 |
| 4 | T-HANGARS (Comstock Aviation) | 4,706 |
| 5 | T-HANGARS (Shaver Flight) | 4,711 |
| 6 | CONVENTIONAL HANGAR (Yesterday's Flyers) | 4,712 |
| 7 | CONVENTIONAL HANGAR (State of Nevada) | 4,712 |
| 8 | MEETING ROOM/OFFICES (Experimental Aircraft Assoc.) | 4,698 |
| 9 | CONVENTIONAL HANGAR (EL-AERO) | 4,712 |
| 10 | CONVENTIONAL HANGAR (Evensen Aircraft) | 4,714 |
| 11 | CONVENTIONAL HANGAR (America Warbirds) | 4,720 |
| 12 | CONVENTIONAL HANGAR (Byard) | 4,712 |
| 13 | PORT-A-PORT | 4,708 |
| 14 | PORT-A-PORT | N/A |
| 15 | CONVENTIONAL HANGAR (Shadow Aviation) | 4,735 |
| 16 | CONVENTIONAL HANGAR (Evo) | 4,746 |
| 17 | CONVENTIONAL HANGAR (EL-AERO) | 4,735 |
| 18 | CONVENTIONAL HANGAR (EL-AERO) | 4,738 |
| 19 | FUEL STORAGE (EL-AERO) | N/A |
| 20 | FUEL FACILITY (Min. West Aviation) | N/A |
| 21 | T-HANGARS (Pletcher) | 4,728 |
| 22 | T-HANGARS (Crystal Bay Aviation/Pletcher) | 4,743 |
| 23 | CONVENTIONAL HANGAR (Corral) | 4,763 |
| 24 | CONVENTIONAL HANGAR (Corral) | 4,755 |
| 25 | CONVENTIONAL HANGAR (Broski) | 4,772 |
| 26 | CONVENTIONAL HANGAR (Corral) | 4,774 |
| 27 | CONVENTIONAL HANGAR (WT Investments) | N/A |
| 28 | CONVENTIONAL HANGAR (Eason Air Group) | N/A |
| 29 | CONVENTIONAL HANGAR (Jet Ranch) | N/A |
| 30 | AIRPORT ELECTRICAL VAULT | 4,697 |
| 31 | AUTOMATED WEATHER OBSERVATION SYSTEM (AWOS) | 4,695 |

| ID | DESCRIPTION | ELEV. MSL |
|----|------------------------------|-----------|
| A | TERMINAL/AIRPORT OFFICE | 4,702 |
| B | 100' x 150' HANGAR | 4,721 |
| C | 100' x 100' HANGAR | 4,711 |
| D | 180' x 240' HANGARS | 4,706 |
| E | 50' x 190' HANGARS | 4,711 |
| F | 110' x 170' HANGARS | 4,712 |
| G | MULTI-DIMENSIONAL HANGAR | 4,712 |
| I | 100' x 120' HANGARS | 4,712 |
| J | 100' x 250' HANGARS | 4,712 |
| K | AIRPORT MAINTENANCE BUILDING | 4,714 |
| L | SELF SERVICE FUEL FACILITY | 4,714 |
| M | T-HANGARS | 4,714 |

| EXISTING | FUTURE | DESCRIPTION |
|----------------|----------------|----------------------------------|
| AP | AP | AIRPORT REFERENCE POINT |
| PL | PL | PROPERTY LINE |
| 31-BAL | 31-BAL | BUILDING RESTRICTION LINE |
| RA | RA | RUNWAY ASPHALT AREA |
| ROA | ROA | RUNWAY OBSTACLE FREE AREA |
| ROFZ | ROFZ | RUNWAY OBSTACLE FREE ZONE |
| NOA | NOA | NOSE APPROACH OBSTACLE FREE ZONE |
| NOFZ | NOFZ | NOSE OBSTACLE FREE ZONE |
| TOA | TOA | TAXIWAY OBSTACLE FREE AREA |
| TSA | TSA | TAXIWAY ASPHALT AREA |
| AS | AS | APPROACH SURFACE |
| TS | TS | THRESHOLD SITING SURFACE |
| DS | DS | DISPARITY SURFACE |
| CCP | CCP | CORNER CONTROL AREA |
| PA | PA | PAVED APPROACH SURFACES |
| NA | NA | PAVED TAXIWAY/RUNWAY SURFACES |
| NR | NR | PROPAGATED WIND SERVICE ROAD |
| F | F | FENCE |
| B | B | BUILDING |
| APPROACHLIGHTS | APPROACHLIGHTS | APPROACHLIGHTS |
| PAR | PAR | PAR |
| REL | REL | REL |
| POSS | POSS | POSS |
| SAME | SAME | SAME RUNWAY IDENTIFIER |
| SAME | SAME | SAME WINDCODE |
| SAME | SAME | SAME IDENTIFIED CIRCLE |
| SAME | SAME | SAME AWOS CRITICAL AREA |
| SAME | SAME | SAME VEGETATION |
| SAME | SAME | SAME AIRPORT BEACON |

| | |
|--------------------|---|
| FAA-APPROVAL STAMP | NO EXISTING OFF OBJECT PENETRATIONS NO THRESHOLD SITING SURFACE PENETRATIONS |
| | MODIFICATION TO STANDARDS APPROVAL TABLE |
| | ITEM FAA STANDARD [DISPOSITION] REMARKS |
| | NONE N/A N/A N/A |
| | REQUIRED N/A N/A N/A |
| | CONSTRUCTION NOTICE REQUIREMENT |
| | To prevent operational safety and have development, all proposed construction in the airport must be coordinated by the airport with the FAA Airport Design Office prior to construction. *N/A* indicates tables approximately 50 days. |
| | AIRPORT SPONSOR APPROVAL |
| | THIS AIRPORT DRAWING IS APPROVED BY: |
| | (SIGNATURE) _____ DATE _____ |
| | NAME _____ |
| | TITLE _____ |

| DATE | REVISIONS |
|------|-------------|
| | DESCRIPTION |
| | |
| | |
| | |

CLIENT

CARSON CITY AIRPORT AUTHORITY

FlyCarsonCity.com

PROJECT

AIRPORT LAYOUT PLAN UPDATE

CARSON CITY AIRPORT (CXP)

CARSON CITY, NEVADA

SHEET TITLE

AIRPORT LAYOUT DRAWING

Member of the SNC-Lavalin Group

10509 Professional Circle | Tel. (775) 828-1622

Suite 100

Reno, NV 89521

www.atkinsglobal.com/northamerica

| | |
|---------|---------------|
| JOB NO. | XXXXXXX |
| DRAWN | K.A.K. |
| DESIGN | A.M.M. |
| CHECKED | XXX |
| DATE | NOVEMBER 2019 |
| SHEET | 3 OF 12 |

Exhibit 5A: DEVELOPMENT CONCEPT

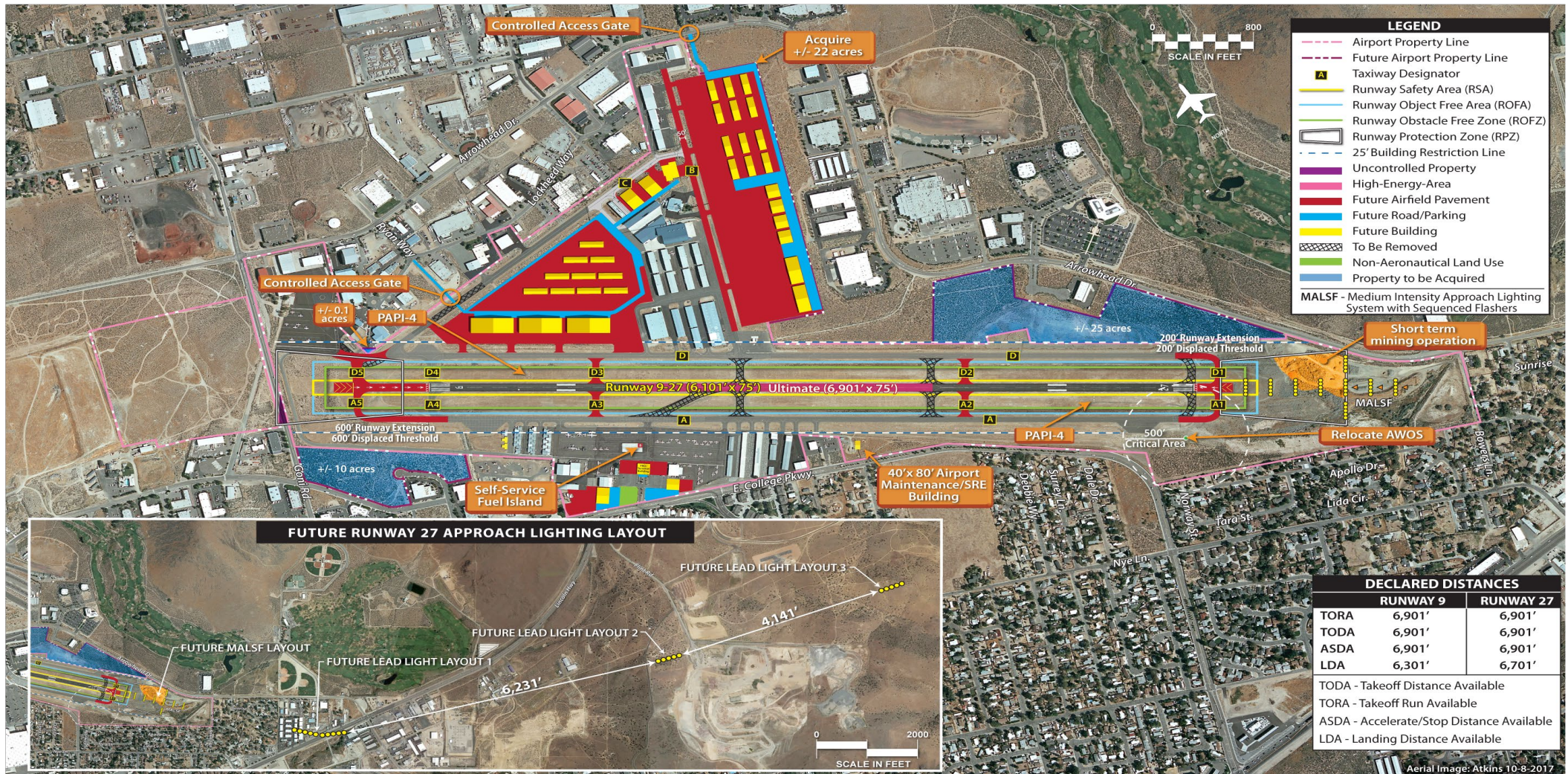


Exhibit 6A:

CAPITAL IMPROVEMENT PROGRAM - SHORT TERM

| PROJECT NUMBER and DESCRIPTION | | PROJECT CATEGORY | FEDERAL FUNDING | STATE/LOCAL SHARE ^{1,2} | TOTAL PROJECT COST ESTIMATE ³ |
|---------------------------------------|---|------------------|---------------------|----------------------------------|--|
| SHORT-TERM PROJECT DESCRIPTION | | | | | |
| Planning Year 2019 | | | | | |
| 1 | Replace Perimeter Fence and Access Gates (10,175 LF) (D & C) | SS/MN | \$637,500 | \$42,500 | \$680,000 |
| 2019 Total | | | \$637,500 | \$42,500 | \$680,000 |
| Planning Year 2020 | | | | | |
| 2 | Install Approach Lighting (D & C) | SS | \$4,687,500 | \$312,500 | \$5,000,000 |
| 3 | Install Emergency Generator (D & C) | SS | \$93,750 | \$6,250 | \$100,000 |
| 2020 Total | | | \$4,781,250 | \$318,750 | \$5,100,000 |
| Planning Year 2021 | | | | | |
| 4 | Relocate AWOS (D & C) | MN/DM | \$281,250 | \$18,750 | \$300,000 |
| 5 | Construct Snow Removal Equipment Building (40' x 80') (D & C) | MN | \$703,125 | \$46,875 | \$750,000 |
| 6 | Acquire Snow Removal Equipment | SS/MN | \$328,125 | \$21,875 | \$350,000 |
| 2021 Total | | | \$1,312,500 | \$87,500 | \$1,400,000 |
| Planning Year 2022 | | | | | |
| 7 | Land Acquisition (Approximately 22 Acres) | DM/OP | \$4,687,500 | \$312,500 | \$5,000,000 |
| 2022 Total | | | \$4,687,500 | \$312,500 | \$5,000,000 |
| Planning Year 2023 | | | | | |
| 8 | Pavement Rehab - Runway 9-27 (6,101' x 75') (D & C) | SS/MN | \$234,375 | \$15,625 | \$250,000 |
| 9 | Pavement Rehab - Main Apron (57,540 sy) (D & C) | SS/MN | \$229,688 | \$15,313 | \$245,000 |
| 10 | Pavement Rehab - North Apron (39,920 sy) (D & C) | SS/MN | \$150,000 | \$10,000 | \$160,000 |
| 2023 Total | | | \$614,063 | \$40,938 | \$655,000 |
| Planning Year 2024 | | | | | |
| 11 | Construct Hangar Row Taxilanes (Design) | DM/OP | \$468,750 | \$31,250 | \$500,000 |
| 12 | Construct Taxiway C Storm Drain (300 lf) (D & C) | SS/MN | \$150,000 | \$10,000 | \$160,000 |
| 2024 Total | | | \$618,750 | \$41,250 | \$660,000 |
| TOTAL SHORT-TERM PROGRAM | | | \$12,651,563 | \$843,438 | \$13,495,000 |

CATEGORY LEGEND:
 SS - Safety/Security
 EN - Environmental
 MN - Maintenance
 EF - Efficiency
 DM - Demand
 OP - Opportunity

D & C - Design and Construct

Exhibit 6A:

CAPITAL IMPROVEMENT PROGRAM - INTERMEDIATE TERM

| PROJECT NUMBER and DESCRIPTION | PROJECT CATEGORY | FEDERAL FUNDING | STATE/LOCAL SHARE ^{1,2} | TOTAL PROJECT COST ESTIMATE ³ |
|---|------------------|--------------------|----------------------------------|--|
| INTERMEDIATE-TERM PROJECT DESCRIPTION | | | | |
| 13 Remove and Relocate Midfield Taxiway Connectors | SS | \$2,362,500 | \$157,500 | \$2,520,000 |
| 14 Construct Two Port-A-Port Hangars | DM/OP | \$- | \$161,000 | \$161,000 |
| 15 Construct Self-Service Fuel Island | DM/OP | \$524,063 | \$34,938 | \$559,000 |
| 16 Acquire Approximately 10 Acres West of the Main Apron Area | DM/OP | \$- | \$2,520,000 | \$2,520,000 |
| 17 Construct Northern Automobile Access Road Extending from Ryan and Lockheed Way | SS/DM | \$- | \$388,000 | \$388,000 |
| 18 Widen Taxiway B to 50 Feet | SS | \$1,067,813 | \$71,188 | \$1,139,000 |
| 19 Environmental Review for Runway Extensions | EN | \$405,938 | \$27,063 | \$433,000 |
| 20 Install PAPI-4s Serving Runway 9-27 | SS | \$201,563 | \$13,438 | \$215,000 |
| TOTAL INTERMEDIATE-TERM PROGRAM | | \$4,561,875 | \$3,373,125 | \$7,935,000 |

CATEGORY LEGEND:

SS - Safety/Security EF - Efficiency
 EN - Environmental DM - Demand
 MN - Maintenance OP - Opportunity

Exhibit 6A:
CAPITAL IMPROVEMENT PROGRAM - LONG TERM

| PROJECT NUMBER and DESCRIPTION | PROJECT CATEGORY | FEDERAL FUNDING | STATE/LOCAL SHARE ^{1,2} | TOTAL PROJECT COST ESTIMATE ³ |
|--|------------------|---------------------|----------------------------------|--|
| LONG-TERM PROJECT DESCRIPTION | | | | |
| 21 Construct 200-foot Runway 27 and Parallel Taxiway Extension | SS/DM | \$1,703,438 | \$113,563 | \$1,817,000 |
| 22 Construct 600-foot Runway 9 and Parallel Taxiway Extension. Acquire Approximately 0.1 Acres | SS/DM | \$5,631,563 | \$375,438 | \$6,007,000 |
| 23 Acquire Approximately 25 Acres Northeast of Runway 9-27 | DM/OP | \$- | \$7,269,000 | \$7,269,000 |
| 24 Reconstruct FBO/Terminal Area | DM/OP | \$5,543,438 | \$369,563 | \$5,913,000 |
| 25 Construct Western Terminal Area Hangar Development | DM/OP | \$- | \$8,058,000 | \$8,058,000 |
| 26 Construct Eastern Terminal Area Hangar Development | DM/OP | \$- | \$5,392,000 | \$5,392,000 |
| 27 Construct Northeast Development Area Phase 1 | DM/OP | \$- | \$37,805,000 | \$37,805,000 |
| 28 Construct Northeast Development Area Phase 2 | DM/OP | \$- | \$52,368,000 | \$52,368,000 |
| 29 North Central Development Area Phase 1 | DM/OP | \$- | \$36,491,000 | \$36,491,000 |
| 30 North Central Development Area Phase 2 | DM/OP | \$- | \$28,469,000 | \$28,469,000 |
| TOTAL LONG-TERM PROGRAM | | \$12,878,438 | \$176,710,563 | \$189,589,000 |
| CAPITAL IMPROVEMENT PROGRAM TOTAL | | \$30,091,875 | \$180,927,125 | \$211,019,000 |

CATEGORY LEGEND:

SS - Safety/Security EF - Efficiency
 EN - Environmental DM - Demand
 MN - Maintenance OP - Opportunity

Exhibit 6A:
CAPITAL IMPROVEMENT PROGRAM - TOTALS

| DESCRIPTION | FEDERAL FUNDING | STATE/LOCAL SHARE ^{1,2} | TOTAL PROJECT COST ESTIMATE ³ |
|--|---------------------|----------------------------------|--|
| TOTAL SHORT-TERM PROGRAM | \$12,651,563 | \$843,438 | \$13,495,000 |
| TOTAL INTERMEDIATE-TERM PROGRAM | \$4,561,875 | \$3,373,125 | \$7,935,000 |
| TOTAL LONG-TERM PROGRAM | \$12,878,438 | \$176,710,563 | \$189,589,000 |
| CAPITAL IMPROVEMENT PROGRAM TOTAL | \$30,091,875 | \$180,927,125 | \$211,019,000 |

¹ State funding is available through the Nevada Fund for Aviation Grant Program providing \$100,000 statewide on an annual basis; however, state match grants are not to exceed \$50,000 annually.

² The state and/or local funding estimate is largely driven by the construction costs of large linear /executive box and conventional hangar types as well as land acquisition that is not currently slated for aviation use. It should be clearly stated that costs associated with hangar development will likely be offset by the airport in pursuing private developers for hangar construction.

³ The CIP total has been inflated at three percent per year throughout the intermediate and long-term planning horizons to account for inflation and the rising costs of construction.