

**NOTICE OF PUBLIC MEETING
PHOENIX AVIATION ADVISORY BOARD
PLANNING AND DEVELOPMENT SUBCOMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PHOENIX AVIATION ADVISORY BOARD, PLANNING AND DEVELOPMENT SUBCOMMITTEE** and to the general public, that the **PLANNING AND DEVELOPMENT SUBCOMMITTEE** will hold a meeting open to the public on **Tuesday January 7, 2025 at 2:30 p.m. located at the City of Phoenix Aviation Department, 3 North Conference Room, 2485 E. Buckeye Road, Phoenix, Arizona 85034, or via WebEx teleconference.**

Meeting Attendance Options:

- **Watch the meeting virtually using the WebEx link provided below.**

<https://cityofphoenix.webex.com/weblink/register/r09c296b18362809e8e9109033054038c>

- **Call-in to listen to the meeting, dial 602-666-0783 and Enter Meeting ID 2869 629 9420#. Press # again when prompted for attendee ID.**
- **Attend the meeting in-person at the Aviation Headquarters**

Public Comment: If you wish to provide a written comment or speak at the meeting virtually or by phone, please submit a request to pearl.meza@phoenix.gov no later than 10 a.m. on Tuesday, January 7, 2025. The email should include your first and last name, email address, the item number(s) and whether you would like your comment read into the record or if you wish to speak. Those who wish to attend in person may submit a request to speak by completing a speaker card at the registration desk at the beginning of the meeting.

One or more board members may participate via teleconference. Agenda items may be taken out of order.

The agenda for the meeting is as follows:

CALL TO ORDER

MINUTES OF MEETING

1. **For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on December 12, 2024.**

INFORMATION ONLY (ITEM 2)

2. Recent Construction Contract Awards

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with a report on construction contract award items approved by the City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

INFORMATION AND DISCUSSION (ITEM 3)

3. Airport Construction Update

This report provides the Planning and Development Subcommittee an update on design and construction activities at Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Subcommittee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Section 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later time.

ADJOURNMENT

For further information, please call Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. For further documentation on this meeting, please visit skyharbor.com.

Persons with a disability may request a reasonable accommodation, please contact Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. Or 7-1-1 friendly.

The next Planning and Development Subcommittee meeting is scheduled to take place Tuesday, March 4, 2025



**PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES**

December 12, 2024

Meeting held in person and via WebEx

Subcommittee Members Present

David Shilliday - Chairperson
Sandra Ferniza

Subcommittee Members Absent

Verma Pastor

Staff Present

Anne Kurtenbach
Carolina Potts
Chad Makovsky
Chris Baranowski
Eric Froberg
Jordan Feld

Kelly Scali
Marshall Kain
Matthew Heil
Mary Helen Martinez
Moe Yacut
Pearl Meza

Robert Hawes
Roxann Favors
Ryan Hartnett
Sarah Demory
Thomas Sawyer
William Robinson

Members of the Public Present

CALL TO ORDER

Chairperson Price called the meeting to order at **2:32 p.m.**

MINUTES OF MEETING

- 1. For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on August 6, 2024.**

A motion was made by Ms. Ferniza, seconded by Mr. Shilliday, that this item be approved.

No public comments.

The motion carried.

INFORMATION AND DISCUSSION (ITEMS 2-4)

2. Construction Procurement Process

Mr. Eric Froberg presented this item. He began by introducing himself and explaining the functions of the Office of the City Engineer, and his role in city construction projects and procurements.

He then provided an overview of labor compliance requirements for projects, as any federal funding requires strict compliance from the department and explained the design and construction procurement process requirements of Title 34.

Ms. Ferniza asked if there are any personnel that are specifically assigned to handle aviation design and construction.

Mr. Froberg confirmed there are multiple employees on rotation that are assigned to work with the Aviation Department.

Mr. Froberg continued to explain the types of construction procurement, Design-Bid-Build, Design-Build, Construction Manager at Risk, and Job Order Contracting.

Mr. Froberg provided additional detail on the Construction Manager at Risk procurement method, which provides a cost component, as well as two concurrent contracts for design and construction. He explained that structure allows the designer to get feedback from the construction contractor to make future construction easier. He noted this procurement method allows for real-time costing during the process to address design changes. This method also allows the department to modify designs to control costs if necessary. Many Aviation Department projects are delivered via this method due to their complexity.

Ms. Ferniza asked who addresses if there are cost issues that need to be managed through changes in the project.

Mr. Froberg stated the sponsoring department would make that decision.

Mr. Froberg then discussed Job Order Contracting, which is the on-call construction contracting process for departments.

Ms. Ferniza asked if the Job Order Contractors are waiting on-call for work.

Mr. Froberg confirmed that the JOC contractors are on-call for projects.

Mr. Shilliday asked about the assessment of the capability or capacity Design-Bid-Build contractors to complete projects.

Mr. Froberg stated that contractors attest to their capacity and qualifications via the forms submitted with project proposals.

Ms. Ferniza asked what happens when low-bid contract work is not satisfactory for the Aviation Department.

Mr. Froberg stated there are contract performance requirements, and if any performance issues are not corrected, staff can terminate a contract.

Mr. Froberg then discussed the kinds of professional and construction services that his team can procure.

Mr. Froberg continued to explain Title 34 procurement requirements for projects.

Ms. Ferniza asked if the Aviation Department had any areas it would like to see changed or improved in the construction procurement process.

Mr. Chad Makovsky thanked Mr. Froberg for his presentation. He stated that the purpose of the presentation was to provide the subcommittee with insights into the construction procurement and contracting process as those items do not usually come through the board. He then discussed the Aviation Department's general preference for Construction Manager at Risk contracting methodology as it is the most versatile in our busy, complex, and constrained airport environment, where staff has to maintain airport operations and be involved in the process.

Mr. Makovsky discussed that the FAA prefers Design-Bid-Build for horizontal construction to control costs, though the Aviation Department has successfully proposed alternative delivery methods for projects.

Mr. Froberg touched on the cost component required by the FAA for projects, and explained how staff was able to develop a process to use a two-step Construction Manager at Risk process with a cost component.

Mr. Makovsky noted that the Aviation Department also often uses Job Order Contracts and turned to Ms. Favors for additional comments. Ms. Roxann Favors discussed the JOC process and the complexity of the scope of work particularly when technology components are a significant part of projects.

Mr. Makovsky then noted that staff had just submitted the Aviation Department's 5-year Capital Improvement Program for Budget & Research review, and it is estimated at \$3.7 billion.

Ms. Ferniza asked if construction projects have had any issues with labor disputes during projects.

Mr. Makovsky stated there have not been any labor issues with airport construction trade groups.

Mr. Froberg noted that contractors that propose on Aviation Department jobs are required to understand labor issues like prevailing wage, and do research to be adequately prepared.

No public comments.

3. Land Reuse Update

Mr. Thomas Sawyer presented this item. He began by sharing a map of the land reuse area around Phoenix Sky Harbor International Airport and explained that the Land Reuse Strategy (LRS) planning area is west of the airport and is bounded by Washington Street to the north, 24th Street and 16th Street to the east, University Drive to the south, and 7th Street to the west.

Mr. Sawyer then explained that 782 properties were acquired by the Aviation Department through its Community Noise Reduction Program's Voluntary Acquisition and Relocation Services (VARS), and how the department's Residential Sound Mitigation Services assisted 1,705 impacted stakeholders with noise mitigation.

He then explained that LRS objectives were to produce plans and a strategy that would encourage compatible redevelopment of the VARS noise land parcels. The redevelopment strategy needed to be compatible with Airport operations while at the same time supporting the community's goals while benefiting both groups.

Mr. Sawyer then discussed the creation of the LRS Taskforce, its mission and objectives, and stakeholders.

Mr. Sawyer then discussed the process of obtaining FAA approval to redevelop 427 parcels of airport noise land, and related conditions required for development.

Mr. Sawyer then broke down the noise parcels into three main locations, north, central, and south. He explained the department's goals for redeveloping each area.

Mr. Sawyer then discussed next steps in the city's redevelopment efforts for the land reuse area, including work to rezone parcels and to release public offerings for Block C and G parcels in 2025. The team will also work to develop the Yuma

Street Pocket Park design in 2025 and acquire Spark Area 2 properties with GO bond funds.

Mr. Shilliday asked when the airport's involvement ends in managing land reuse properties.

Ms. Roxann Favors stated that the airport will continue to ensure airport-compatible development on these parcels and that staff will work closely with developers on identifying compatible development.

Mr. Makovsky noted that the Federal Aviation Administration provided several requirements that the department must meet to develop the parcels.

Ms. Ferniza asked how the city's General Plan update addresses airport zoning.

Mr. Jordan Feld discussed the aviation-related elements of the city's General Plan update, including mixed use developments around the light rail corridor, and industrial development south of the I-17 corridor.

Ms. Ferniza noted that the city has improved on its community input process related to proper land use.

Mr. Makovsky stated that the Aviation Department's grant assurances require the city to ensure compatible development on aviation properties.

Ms. Favors noted that Community & Economic Development staff is assisting Aviation staff in selling land that is no longer needed, while the Business & Properties real estate team is working to generate revenue from land that will be needed in the future.

No public comments.

4. I-10 Update

Mr. Jordan Feld presented this item. He began with an overview of the I-10 corridor and the current difficulties that traffic faces moving through the corridor.

Mr. Feld discussed the Maricopa Association of Governments recent planning study to look at the busiest sections of the corridor, and challenges in the area from a combination of downtown traffic, airport-related traffic, a significant number of drivers weaving back and forth to enter and exit the freeway, and related speed differentials for traffic that can become unsafe.

Mr. Feld noted that the city, the Maricopa Association of Governments and the Arizona Department of Transportation then worked together to identify ways to improve the safety and efficiency of the corridor. Among the recommended

improvements are the addition of lanes, the introduction of a braided ramp system, and the addition of new collector-distributor roads to improve traffic flow.

Next, Mr. Feld discussed changes to the freeway access to and from Sky Harbor Boulevard and Buckeye Road, including additional ramps and braided ramps to reduce backups along airport roadways.

Mr. Feld then discussed the Aviation Department's approach to its planning analysis, including incorporating the airport's long-range plans, safety requirements, airspace usage, overall capacity, land use and project oversight. He noted that many elements of the plans for the I-10 corridor that were developed by MAG and ADOT are incorporated into the airport's master plan.

Mr. Feld also noted that over the twenty years of the airport's master plan, there may be changes required that are not contemplated in these near-term developments.

Next, Mr. Feld discussed planning elements involved in airport safety, including the runway protection zone, and its related land use requirements. He noted that the airport owns most of the land in that area and keeps it vacant.

Mr. Feld then discussed evaluation of surface penetration related to light poles on the freeway and how that intersects with the One Engine Inoperable surface that will be in effect once the airport's center runway is extended, and current penetration issues for the OEI surface for the north runway. He noted that staff is already working with stakeholders to address these issues through a lighting study and improvements to technology and lighting systems along the freeway.

Mr. Feld then concluded with an overview of next steps in working through the I-10 corridor project and ensuring airport concerns are addressed.

Ms. Ferniza asked about how the Aviation Department is working to address non-airport cut-through traffic.

Mr. Feld stated that the better the freeway system functions, the less need there will be for people to cut through the airport. There could be other measures also taken in the future to address traffic mitigation, including security plazas and additional education.

No public comments.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

Ms. Ferniza requested future updates on construction, and a condensed version of the meeting for the upcoming PAAB retreat.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **3:33 p.m.**

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Recent Construction Contract Awards

Description

The City Engineer’s role within the City of Phoenix Street Transportation Department is to manage procurement selection processes and to enter into design and construction agreements that comply with Arizona Revised Statutes Title 34 procurement requirements for architects, engineers and construction contractors.

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board a report on construction contract award items approved by the City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

City Council approved the two items below:

Aviation Department Electric Utility Master Plan - Engineering Services

City Council approved an agreement with RS&H, Inc. to provide engineering services that includes planning, assessment, study, programming, and design services for the Aviation Department Electric Utility Master Plan project in an amount not to exceed \$1 million. The purpose of this project is to accommodate a growing demand for energy at the city’s three airports, ensure sufficient available and reliable electricity to meet projected demand, and enhance operational resilience for Aviation Department-controlled facilities. APS is the electric utility provider, and the Aviation Department operates, maintains, and/or coordinates management of aboveground and underground electrical infrastructure at Phoenix Deer Valley Airport, Phoenix Goodyear Airport, and Phoenix Sky Harbor International Airport.

Sky Harbor 2025 Pavement Management Program - Engineering Services

City Council approved an agreement with Applied Pavement Technology, Inc. to provide engineering services that includes assessment, analysis and visual inspection services for the 2025 Pavement Management Program project in an amount not to exceed \$400,000. The purpose of this project is to inspect airfield pavement surfaces and have a pavement maintenance plan for its airports in order to meet Federal Aviation Administration requirements for receiving federal funds for pavement projects.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

This item is for information only.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Airport Construction Update

Description

This report provides the Planning and Development Subcommittee an update on design and construction activities at Phoenix Sky Harbor International Airport.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

The Aviation Department Design and Construction Services Division is responsible for developing airport facilities to support the Department’s vision of providing extraordinary airports for a thriving Phoenix.

Staff will provide an update on the following airport projects:

Terminal 3 North 2 Concourse

The scope of the Terminal 3 North 2 project includes a six-gate concourse, aircraft apron, and passenger connector along with associated airfield services and terminal processor work at Sky Harbor’s Terminal 3.

New Crossfield Taxiway U

Phoenix Sky Harbor International Airport ultimately has plans for two future west crossfield Taxiways (U and V) to connect the north and south airfields, supplementing existing crossfield Taxiways R, S & T. In 2020 PHX completed a study that recommended constructing Taxiway U as a first phase. The implementation of Taxiway U will improve airfield capacity, efficiency, and safety. The project is identified as a near term development project in PHX’s updated Comprehensive Asset Management Program and is currently carrying out conceptual design development. The project will be funded by a combination of federal Bipartisan Infrastructure Law (BIL) Grant funds and Airport funds.

Terminal 4 Central Plant Modernization

The scope of the Terminal 4 Central Plant includes replacement of current equipment including controls systems, chillers, condensing water pumps, central plant piping and cooling towers that provide cooling capabilities for the terminal building.

Terminal 4 Level 9 Solar Canopies

The scope of the Terminal 4 Level 9 Solar Canopy project includes the installation of canopies on the terminal parking garage as well as electric vehicle charging. This will result in an annual average CO2 emissions avoidance, will increase renewable

electricity cost savings, in addition to providing covered parking areas for the traveling public. Federal Aviation Administration grant funds will support a portion of this project.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

This item is for information only.