



CAPE COD GATEWAY AIRPORT
COMMISSION MINUTES OF THE REGULAR SESSION
Held at the Cape Cod Gateway Airport
TUESDAY, July 18, 2023

Commissioners Present:

John T. Griffin, Jr., Chair; John G. Flores, Vice Chair; Norman Weill, Clerk; Wendy Bierwirth; Bradley J. Bailey; and Joseph DiGeorge

Commissioners not present:

Mark Guiod

Yarmouth Representative:

Christine Greeley

Airport Staff Present:

Katie Servis, Airport Manager; Matt Elia, Assistant Airport Manager; Suzanne Kennedy, Executive Assistant to the Airport Manager; Chris Bostwick, Senior Project Manager/Airfield Compliance Supervisor; and Christina Lounsbury, Noise Abatement/Security Officer.

Public Members:

Helyne Medeiros and Michael Phillips, Atlantic Aviation; and Eric Drugge, Aloft Aviation

Call To Order:

Chairman Griffin called the regular meeting of the Cape Cod Gateway Airport Commission to order at 4:01 p.m. Attendance roll call was taken followed by the Pledge of Allegiance.

Minutes of the previous meetings:

The minutes of the June 20, 2023 Airport Commission meeting were approved and signed

Public Comment:

None

Commissioners Response to Public Comments:

None

Finance Subcommittee (Commissioners Weill, Flores, and Bailey)

The Finance Subcommittee met on Tuesday, July 18, 2023 just prior to this Commission meeting. Commissioner Weill presented a review of the meeting. All of the agenda items were brought forth to this Commission meeting for approval.

Infrastructure & Marketing Subcommittee (Commissioners Young, and Bierwirth) The Infrastructure & Marketing subcommittee did not meet in July 2023.

The following was taken out of order:

- **Noise Report (July, October, January, April)**
 - Christina Lounsbury reviewed the following from the quarterly noise report:
 - In April 2023 there were 2 complaints from 2 complainants
 - In May 2023 there were 2 complaints made by 2 complainants
 - In June 2023 there were 14 complaints from 7 complainants
 - The large increase in June can be attributed to the construction on Runway 6-24, which then puts all of the flights over the two neighborhoods where the

calls originated. This was anticipated and a robust informational media campaign was released to the public prior to construction.

- Ms. Lounsbury has been responding to each complaint.
- Commissioner Bierwirth will be going to Mary O'Neill's address (her Doctor) to sit and listen for aircraft noise as they had a conversation about it. She felt it is important to let people know the Airport understands and cares.
- Commissioner Flores had let people know that he empathizes and would be willing to go to anyone's location to experience their noise issues.
- Commissioner Bierwirth stated it is important that citizens understand that the runway extension will help with these noise issues.
- Manager Servis wanted to make sure that the community knows that all of the Master Plan, Environmental Assessment, and PFOS information is on the Airport's website.
- Yarmouth Representative Christine Greeley asked if there would be additional meetings for the Environmental Assessment. There will be two or three more public meetings held. The next one will be in October.

Ms. Lounsbury left the meeting at 4:12 PM

Old Business:

None

New Business:

COM0723-1 Approval of the Lease Agreement by and between Cape Cod Gateway Airport and Aloft Aviation Management LLC.

MOTION to approve the 20 year Lease Agreement by and between Cape Cod Gateway Airport and Aloft Aviation Management LLC effective July 18, 2023 with a phased rent rate structure over the length of the lease. **SPONSOR:** Finance Subcommittee **(May be acted upon)**

- This agenda item was moved and read by Chairman Weill, and seconded by Commissioner Flores.
- Manager Servis introduced Eric Drugge.
- At the June 20th Airport Commission meeting a unanimous vote was made to enter into direct negotiations with Aloft Aviation Management LLC for the airport owned property at 110 Mary Dunn Way, known as Air the Cape Cod facility.
- Eric Drugge's intentions are to use the land for aeronautical purposes as follows:
 - Aircraft Maintenance Operator (Groups I and II Piston Aircraft),
 - Avionics or Instrument Maintenance Operator (Groups I and II Piston Aircraft),
 - Aircraft Storage Operator,
 - Aircraft Rental or Flight Training Operator,
 - Aircraft Charter or Aircraft Management Operator, and
 - Other Commercial Aeronautical Activities
 - Specifically defined as Other Air Transportation Services for Hire - defined as non-stop sightseeing flights
- Lease negotiations used the form of lease approved by the Commission and attached to the Request for Proposal (RFP) as part of the public procurement process.
- The Lease includes three payment periods at initial reduced amounts to allow for renovations as outlined below:

CONSTRUCTION PHASE (36 MONTHS)

Construction Phase Rent shall be payable from the Commencement Date through July 17, 2026 [36 MONTHS FROM COMMENCEMENT DATE]:

Hangar Facility	Area (square feet) = 8,250
Construction Phase Rent /Square Foot	\$0.50
Annual Rate	\$4,125.00
Monthly Rate	\$ 343.75
Land	Area (square feet) = 22,500
Construction Phase Rent /Square Foot	\$0.25
Annual Rate	\$5,625.00
Monthly Rate	\$468.75

The roof will be replaced with the next month and a half, and is currently working on cleaning the floors and fixing some existing plumbing. The interior will be upgraded once the roof is replaced. The design is to make no structural changes to the second floor, but to modify wall and sheetrock; the first floor will have some slight structural changes to accommodate customers.

FULL OPERATION PHASE I (FIVE YEARS TOTAL)

Full Operation Phase I Base Rent shall be payable for 5 years starting after completion of the Construction Phase through July 17, 2031 [7 YEARS FROM COMMENCEMENT DATE] and shall be adjusted by increase as provided in Section 2.4 below and payable as follows:

Hangar Facility	Area (square feet) = 8,250
Year One Full Operation Phase I Rent /Square Foot	\$0.75
Annual Rate	\$6,187.50
Monthly Rate	\$515.63
Land	Area (square feet) = 22,500
Year One Full Operation Phase I Rent/Square Foot	\$0.53
Annual Rate	\$11,925.00
Monthly Rate	\$ 993.75

FULL OPERATION PHASE II/BASE RENT

Full Operation Phase II Base Rent shall be payable for the remainder of the Term starting after completion of the Full Operation Phase I through July, 17, 2043 [20 YEARS FROM COMMENCEMENT DATE] and shall be adjusted by increase as provided in Sections 2.4 and 2.5 below and payable as follows:

Hangar Facility	Area (square feet) = 8,250
Full Operation Phase II/Base Rent /Square Foot	\$2.69*
Annual Rate	\$ 22,192.50

Monthly Rate	\$ 1,849.36
* Assumed adjusted rate for planning purposes. This rate shall be adjusted by increase as provided in Sections 2.4 and 2.5 of the lease	
Land	Area (square feet) = 22,500
Full Operation Phase II/Base Rent /Square Foot	\$0.63*
Annual Rate	\$14,175.00
Monthly Rate	\$ 1,181.25
* Assumed adjusted rate for planning purposes. This rate shall be adjusted by increase as provided in Sections 2.4 and 2.5 of the lease	

Mr. Drugge was happy to answer any questions, and will provide additional information, plans and documents, for the next meeting. He is currently cleaning up. Structurally the steel roofing, soffits, fascia boards, and gutters and downspouts will be replaced as well as a few girders. The building should be weather tight toward the end of August. The Building Department will be on site prior to the roof replacement and will be overseeing the permitting and inspection processes.

Ms. Servis thanked Helyne and her team, Atlantic Aviation, for removing their items quickly to get the building ready for leasing.

- This agenda item was unanimously approved by verbal vote.

Mr. Drugge left the meeting at 4:22 pm

COM0723-2 Approval of Change Orders 1-4 by and between Cape Cod Gateway Airport and Trac Builders, Inc. for work related to the Airport Operations Modification and Upgrade and T-Hangar Replacement Project.

MOTION to approve Change Orders 1-4 by and between Cape Cod Gateway Airport and Trac Builders, Inc. for work related to the Airport Operations Modification and Upgrade and T-Hangar Replacement Project. **SPONSOR:** Finance Subcommittee (**May be acted upon**)

- This agenda item was moved and read by Commissioner Bailey, and seconded by Commissioner Flores.
- Progressing through the projects, The Airport has experienced various changes to account for unforeseen circumstances, changes in materials, or safety elements that needed to be addressed.
- Airport Management has worked with Chris Bostwick, Senior Project Manager, to ensure that the best product was being developed for the Airport. Chris has been extremely diligent in ensuring that the requested changes were necessary and within reason and oftentimes required the contractor and architectural/engineering teams to reengineer or refocus to keep costs down.
- The funds for this project did include various contingencies and as such, change orders 1-4 still fall within the budgeted funding resources.
- Funding Overview and discussion by Chris Bostwick:
 - Chris Bostwick Reviewed the four change orders summaries, each cost increase and reduction outcomes, and what they affected for the ARFF/OPS Reconstruction and T-Hangar project.
 - The change orders result in a total increase of \$112,475.22 for a new total project cost of \$6,428,237.61 which is still under the original appropriation.
- Commissioner Weill mentioned that this is the second time hearing this presentation, so the questions were reviewed in the Finance Subcommittee. Currently there are three ongoing major projects, so a lot of changes are not abnormal. The effort is appreciated on behalf of Mr. Bostwick and the team. Commissioner Flores concurred.

- A 5% contingency was built into the budget, but is currently only at 1.5% approaching 90% completion.
- This agenda item was unanimously approved by verbal vote.

COM0723-3 Approval of Change Order 1 by and between Cape Cod Gateway Airport and Lawrence Lynch Inc. for work related to Runway 6/24 Replacement Project.

MOTION to Change Order 1 by and between Cape Cod Gateway Airport and Lawrence Lynch Inc. for work related to Runway 6/24 Replacement Project. **SPONSOR:** Finance Subcommittee **(May be acted upon)**

- This agenda item was moved and read by Commissioner Flores, and seconded by Commissioner DiGeorge.
- Chris Bostwick provided the rationale for the Runway 6-24 Change Order 1 for the FAA Cable Total: \$12,750.15 (Local Share \$637.50)
 - This change order is needed as a modification was made in the type of cable being used for the project.
 - During design, Airport Solutions Group (ASG) coordinated with the FAA on the type of power cable that would be needed for the Runway 24 glide slope that must be replaced due to project impacts. The FAA noted a 1/C #8, SKV USE cable to be used. However, during construction, the FAA informed ASG that they require the cable to be Okoguard cable. This cable is more expensive but necessary to meet FAA standards.
 - COI-1 Replace SKV Cable with Okoguard Cable - Lawrence Lynch submitted a proposed cost of \$31,650.15 for furnishing and installing approximately 3,000 linear feet of Okoguard cable. ASG performed an independent cost analysis for the additional work and arrived at a cost of \$30,320.40. The resulting cost difference is 4.4%. ASG finds Lawrence Lynch's proposed cost of \$31,650.15 to be fair and reasonable and recommends it to be accepted.
- This agenda item was unanimously approved by verbal vote.

Report of Special Committees

- Noise Report (July, October, January, April) - reported previously in the meeting
- Yarmouth Representative Comments – she raised questions earlier and is all set

Updates:

- Monthly Financial Review (Finance)
 - None this month
- Monthly Business Plan Review (Infrastructure)
 - Future workshop to update the Business Plan
- Electric Aviation Update
 - None this month
- WS Development Update
 - Extensive work underway
 - Early issues with stormwater management have been resolved
- Upcoming Finance Items:
 - Land Lease (Hangar Development) – AMA (on hold until AMA gets back to the airport)
 - Land Lease – DPW – Water Department
 - MOU PFAS
 - BETA Electric Charging Station
- Upcoming Infrastructure Items:
 - Business Plan Update
 - Smart Grant Award Update- the, first meeting was held
 - Only 59 grants were awarded. This airport was chosen as the only Airport. Have 18 months to develop a plan.

- Events Update
- Projects Update/Status
 - Replacement of T-hangar CARESI & Airport Operations Renovation (see above)
 - THangar very close to being completed
 - Runway 6/24 Reconstruction Project. Completion should be October
 - Only one more course of paving to complete.
 - The millings from the old pavement has been used on the access roads and tenant areas
 - EMAS Replacement Project
 - Complete mid-September
- Procurement
 - Airline Consultant (on hold until the Spring/Summer 2023)
 - Café commercial kitchen or retail
 - Potential seasonal use – in discussions with potential user on April 10
 - Airport Signs and Tower Sign
 - Requires procurement due to construction of sign base.
 - Will be under procurement shortly
- Airport Environmental Assessment Status (<https://flyhya.com/airport-info/environmental-assessment/>)
 - General Update
- PFOS/Public Involvement Plan & Update
 - Phase V Report = underway (October 2023 submittal)
- Upcoming Events:
 - September 2023
 - September 21, 2023 (non-airport run event) = Cape Cod Young Professionals Back to Business Bash
 - September 22, 2023 = SE MA Aviation Career Fair (3rd event)
 - September 23, 2023 = A Great Day at the Gateway

Announcements – Commissioner’s Comments

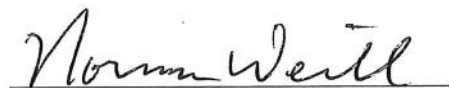
Griff – Airport Manager’s evaluation needs to be completed by the Commissions and return back to him.

AMA Aviation has retired the Piper Navahos and has two new aircraft – Cessna Grand Caravans.

Matters not reasonably anticipated by the Chair

Adjournment –

Upon Motion duly made and seconded, the meeting was adjourned at 5:09 PM. The next meeting will be held on August 15, 2023.



NORMAN WEILL, CLERK

Documents attached:

Noise Report Apr/May/June 2023

Summary and detail for Change Orders #1 - #4 OPS Modification, T Hangar Upgrade Project

Detail for Change Order #1 Reconstruct Runway 6-24

Existing Projects Update



NOISE REPORT APR/MAY/JUN 2023

MONTH	TOWN	COMPLAINTS	COMPLAINANTS
APR	Barnstable	1	1
	Centerville	1	1
MAY	Yarmouth	2	2
JUN	Barnstable	3	3
	Yarmouth	11	4
TOTAL		18	11

Total reflects complaints counted once

2022 Quarterly Comparison

QUARTER	COMPLAINTS	COMPLAINANTS*
1 st (JAN/FEB/MAR)	7	3
2 nd (APR/MAY/JUN)	14	10
3 rd (JUL/AUG/SEP)	14	11
4 th (OCT/NOV/DEC)	5	5
TOTAL	39	28**

**Unique complainants during quarter*

*** Complainants total per year end*

Past Year/Past Quarter Comparison

	YEAR	COMPLAINTS	COMPLAINANTS
2 nd Quarter	2022	14	10
	2023	18	11
Year-to-date	2022	21	13
	2023	21	14





Noise Complaint Report – April 2023

Date	Time	Name	Town	Disturbance/Response	Type
4/15/2023	06:00	Mary O'Neill	Barnstable	<p>Resident emailed: Hello Ms. Lounsbury and Happy Spring, How do we know it's spring? Because the air traffic noise has stepped up, awakening the village moments before our alarms go off at 6 AM, and with planes screaming overhead as this one just did. (Hello pilot! Nice swoop!) Please do whatever is in your power to limit the air traffic over the residential parts of the town. Cheers and I hope you enjoy this beautiful day</p>	
				<p>Responded via email: Thank you so much for reaching out and I am sorry that air traffic has been disruptive. Starting April 3, 2023, Runway 6/24 was closed for major repairs until October of this year. The runway has reached its end of use the pavement is over 25 years old. Unfortunately this means that all air traffic will be using Runway 15/33 for arrivals and departures. We had a similar situation a couple of years ago when Runway 15/33 was shut down from early spring until the fall. I realize this is not the news you were hoping for and I want to express that extra air traffic is definitely not something the airport wants to happen, but the safety of the surface pavement that aircraft arriving and departing must be addressed.</p>	N
4/29/2023	10:46	Chris Klass	Centerville	<p>Resident reported: Low aircraft that has been circling over his home and is flying very low.</p>	
				<p>Responded via call: This was a training flight that was conducting arrival and departure practice. The altitude was appropriate for the area, but the caller was not used to this traffic pattern.</p>	N

*this new column denotes the reason found for the complaint – see legend below

Code	Description
L	Low altitude confirmed
N	Noise – too loud/excessive
O	Off course confirmed
R	Maintenance Run Up
T	Time – during voluntary curfew hours 2200-0600



Noise Complaint Report – May 2023

Date	Time	Name	Town	Disturbance/Response	Type
5/4/2023	20:09	Karen Ingemie	Yarmouth	Resident emailed to report: Low flying aircraft at 8:09 p.m. at 275 feet. Responded via email: Information noted but aircraft was not low in altitude for arriving to Rwy 33.	N
5/15/2023	11:28	Christine Greeley	Yarmouth	Resident called to report: A larger plane came through Hyannis Harbor and came up Glenwood Street and proceeded to make a left turn between her home and her neighbors. She stated that this was ridiculous, this was out of the ordinary and she knows where the track, despite what our tracking systems says because she was on her second floor deck cleaning lawn furniture and could have waved hello to the pilot. She said this is the second time and it may be on purpose.	N
				Responded via email: I researched the flight tracks for Monday, May 15, 2023 from 11:15-12:00 and found the flight you were concerned about. I have attached two screen shots from the flight tracking system with the path and information. This was a Cape Air arrival to Runway 33 from Boston (approaching from the north). Typically, when Runway 06/24 is open, you would not see an arrival from the north to Runway 33, but the pilot was actually flying in the voluntary noise abatement flight path (see attached PDF) for arrivals to Runway 33 from the north. Regarding the aircraft's altitude, it was over your area at 550 feet in altitude which I know felt low to you on the second floor of your home but is actually not a low altitude for an arrival to Runway 33.	N

*this new column denotes the reason found for the complaint – see legend below



Noise Complaint Report – June 2023

Date	Time	Name	Town	Disturbance/Response	Type
6/2/2023	11:28	Karen Ingemie	Yarmouth	<p>Resident emailed to report: Would you please send me the information on the plane flying over our home on June, 2, 2023 around 2:49 pm? Data shows leaving KHYA flying under 500' over this area and the sound was unbearable sitting outside. The noise level showed 103.3 db DB readings for some air traffic captured on June 2, 2023 ranged from 74.3 to 103.3 db during the times below and an average of 81.3 db . 2:06, 2:29, 2:32, 2:33, 2:35, 2:41, 2:44, 2:48, 2:50, 3:30, 3:38, 4:01, 4:29, 4:38, 4:38, 5:02, 5:18.</p> <p>Responded via email: Thank you for reaching out and first, the information regarding the aircraft on 6/2/23 at 2:29 p.m. This was a Cessna Citation 560XL jet with the tail number N671QS owned by NetJets out of Oklahoma City, Oklahoma. In reviewing the information that you provided on the noise level single events, which were also discussed at the public meeting on Wednesday, June 21st, these readings do not represent sound level exposure for residents. The FAA (Federal Aviation Administration) has a specific calculation for noise level contours that determines the decibel. I have attached two screen grabs from the presentation, but in watching the entire meeting I know your concerns were addressed.</p>	N
6/4/2023	12:56	Karen Ingemie	Yarmouth	<p>Resident emailed to report: Low flying aircraft at 12:56 p.m. at 275 feet.</p> <p>Responded via email: Information noted but aircraft was not low in altitude for arriving to Rwy 33.</p>	N
6/4/2023	19:14	Karen Ingemie	Yarmouth	<p>Resident emailed to report: Low flying aircraft at 7:14 p.m. at 250 feet.</p> <p>Responded via email: Information noted but aircraft was not low in altitude for arriving to Rwy 33.</p>	N
6/5/2023	11:34	Karen Ingemie	Yarmouth	<p>Resident emailed to report: Low flying aircraft at 11:34 a.m. at 300 feet.</p>	

						Responded via email: Information noted but aircraft was not low in altitude for arriving to Rwy 33.	N
6/5/2023	14:28	Karen Ingemie	Yarmouth			Resident emailed to report: Low flying aircraft at 2:28 p.m. at 275 feet.	
						Responded via email: Information noted but aircraft was not low in altitude for arriving to Rwy 33.	N
6/7/2023	16:56	Jim Dougherty	Yarmouth			Resident called to report: Jet was very low over his home.	
						Responded via phone: This was an arrival to Rwy 33 and was at 300 feet over his area.	N
6/7/2023	17:33	Jim Dougherty	Yarmouth			Resident called to report: Another jet was about 100 feet and very loud over his home.	
						Responded via phone: This flight was jetBlue arriving to Rwy 33 at 300 feet over his area.	N
6/8/2023	14:23	Stephanie Hinckley	Barnstable			Resident called to report: She wanted to know why she has had so much low traffic over her home, 8 planes this morning. She said this is more than usual and she is concerned about particulates from the aircraft and because she has elderly people in her house.	
						Responded via phone: Spoke with caller and explained the runway closure. She is newer to the area and noticed the increase. I also let her know what the altitudes were (750-1250+ feet) and that they are at a safe altitude for her area.	N
6/15/2023	15:26	Ann Marie Burbic	Barnstable			Resident called to report: She lives on Old Jail Lane and noticed excessive flight activity over her home, that the aircraft seemed to be in one path today and she feels that she has 100+ aircraft over her area per day and that they are flying too low.	
						Responded via phone: I spoke with her at length regarding the flight track that is over Old Jail Lane and what the runway closure means for her area just this summer. The aircraft were not low in altitude for her area, but I acknowledged she does feel that they are flying low because of the arrivals. She will call back with any issues or concerns for low aircraft.	N
6/16/23	10:25	Kelly Barrette	Barnstable			Resident called to report: She lives in Barnstable on Pin Oak Drive and mentioned this year has been worse than last year when she called. She is reporting that aircraft are flying over her home all day and some are very low.	
						Responded via phone: I spoke with her regarding the flight track what the runway closure means for her area just this summer.	N

6/20/2023	14:28	Karen Ingemie	Yarmouth	<p>The aircraft are 700-7100 in attitude.</p> <p>Resident emailed to report: Would you please let me know why pilots are flying under 275" over our neighborhood, as well as, the FAA contact? This is happening daily and needs to be addressed. June 15, 2023 4:12 pm 225' - 250', 4:13 pm 225' - 250', 4:14 pm " 4:19 pm " June 19, 2023 11:20 am 250'.</p> <p>Responded via email: Thank you for reaching out and bringing this to my attention. I definitely understand your concern with aircraft altitudes over your area. In reviewing the aircraft operations in our flight tracking system the altitudes all showed in the 275' - 300' altitude range. I did not see any aircraft tracks that were below 275' in your area. When Runway 33 is in use the arriving aircraft can be expected to be in this altitude range as they make their approach to land. With the closure of Runway 6/24 for reconstruction all air traffic must utilize Runway 15/33. As a result your area is receiving an increase in traffic compared to other years, thus the more frequent aircraft you are seeing. The runway reconstruction project is moving along on schedule and we anticipate Runway 6/24 will be reopened as expected during October. Once Runway 6/24 is reopened following reconstruction aircraft operations will be able to be spread between both runways again. For the FAA contact, the New England Regional Office can be contacted at 781-238-7068. Please let me know if I can provide any further information.</p>	<p>N</p>
6/21/2023	13:10	Anna Geic	Yarmouth	<p>Resident emailed to report: "My name is Anna Geic and I just purchased a house at 39 Virginia Street in West Yarmouth. The first hour after we closed and went to the house, we realized we're right under a flight path for Cape Cod Gateway Airport. I wanted to bring this to your attention that the noise from the planes are unbearable. Some of the planes are huge and are flying right above the house. We thought this would have been the perfect neighborhood for us, but unfortunately so far it has brought stress and anxiety for our family. The planes are flying very early in the morning till very late at night. I work from home and with the noise level every few minutes, I cannot perform my job. Please look into this and review the path the planes are taking. Please respond and provide some solution for this concern." Her husband also called and left a similar message and asked for a return call.</p>	

N

Responded via email: As the noise abatement coordinator for Cape Cod Gateway Airport, I was forwarded your letter and email to respond. The area in which you purchased your home, on Virginia Street, is in a well-established (50+ years) flight path for Runway 15/33 and I am surprised that neither the seller nor the real estate company made mention of that. Additionally this March with the closure of Runway 6/24 for reconstruction all air traffic must utilize Runway 15/33. As a result your area is receiving an increase in traffic compared to other years, thus the more frequent aircraft you are seeing. The runway reconstruction project is moving along on schedule and we anticipate Runway 6/24 will be reopened as expected during October. Once Runway 6/24 is reopened following reconstruction aircraft operations will be able to be spread between both runways again. Another item to note is that this is a public service airport that is open 24/7, but the airport does have voluntary quiet hours from 10:00 p.m. to 6:00 a.m. The airport requests that pilots refrain from flying during these hours, but we cannot restrict the air traffic. The airport also has voluntary noise abatement flight paths, but your home does lie in this path. The aircraft that use our airport are small private airplanes, larger corporate jets and commercial aircraft like jetBlue. I am sorry that you were not made aware of this situation before purchasing your home. Again in October you will see relief from the amount of traffic you are currently receiving as both the additional runway will be reopening and seasonal traffic slowing down should help. Please let me know if I can assist in any other way. Unfortunately the airport does not have the ability to make any changes to flight paths and size of aircraft that operate.

I also spoke with her husband and he stated that they only viewed the house once for about ½ an hour at an open house. They had to put an offer in right away to purchase it and didn't come back until they closed. I gave him the same information above and he stated he would be selling his home. I let him know that if he found another property in the area I could let him know if he would get air traffic.

Yarmouth

Dick Lombard

14:40

6/25/2023

Resident called to report: That the air traffic over his house exceeded all acceptable decibel levels and it shook his house.

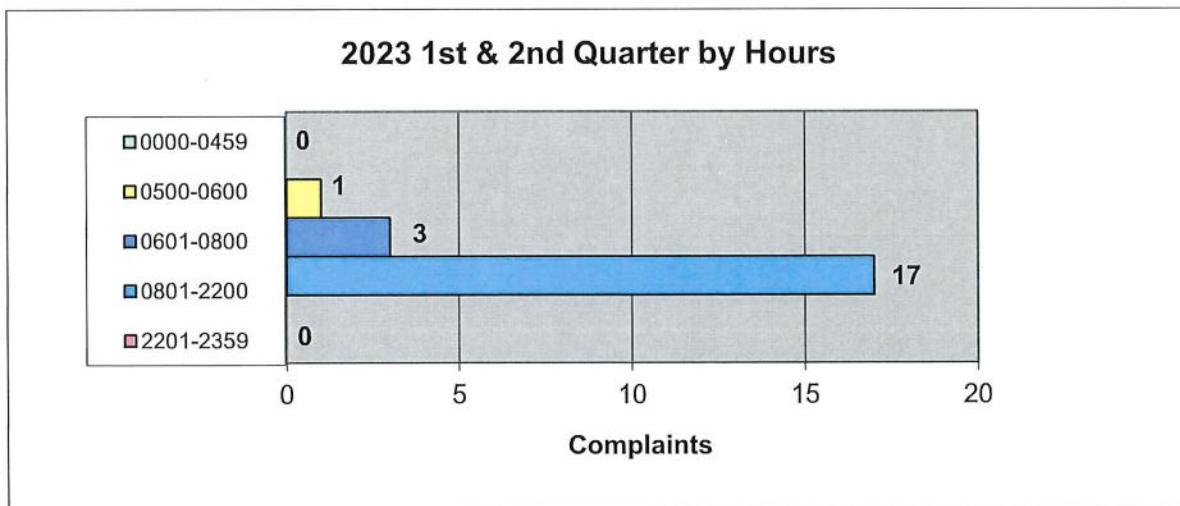
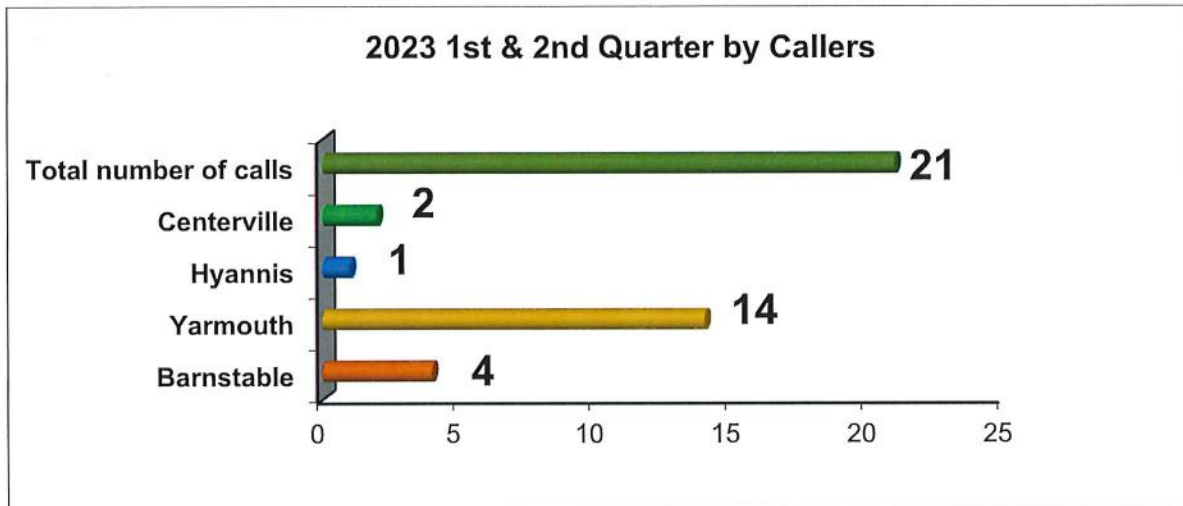
					See next entry for response on both calls.	N
6/26/2023	12:36	Dick Lombard	Yarmouth	Resident called to report: He was at 117 Baxter Ave (lives at 40 Jacqueline Circle, WY) and the jet noise exceeded all acceptable decibel levels.		
				Responded via phone: I spoke with Mr. Lombard and attempted to explain the air traffic with the runway closure and the altitudes for arriving and departing on Rwy 15/33. He stated that he did not care and that it is unacceptable and he would be calling every time the noise is too loud.		N

*this new column denotes the reason found for the complaint – see legend below

Code	Description
L	Low altitude confirmed
N	Noise – too loud/excessive
O	Off course confirmed
R	Maintenance Run Up
T	Time – during voluntary curfew hours 2200-0600

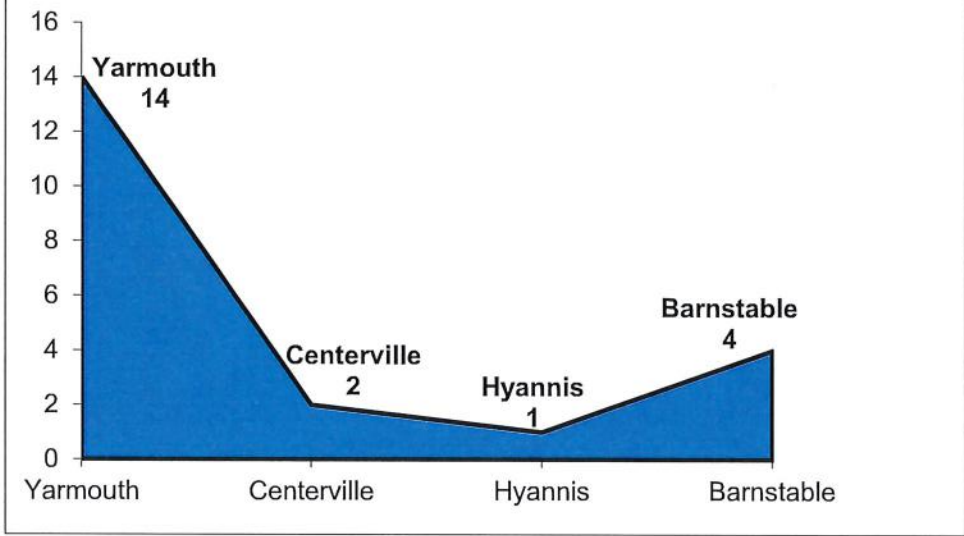


HYA 2nd QUARTER NOISE STATISTICS

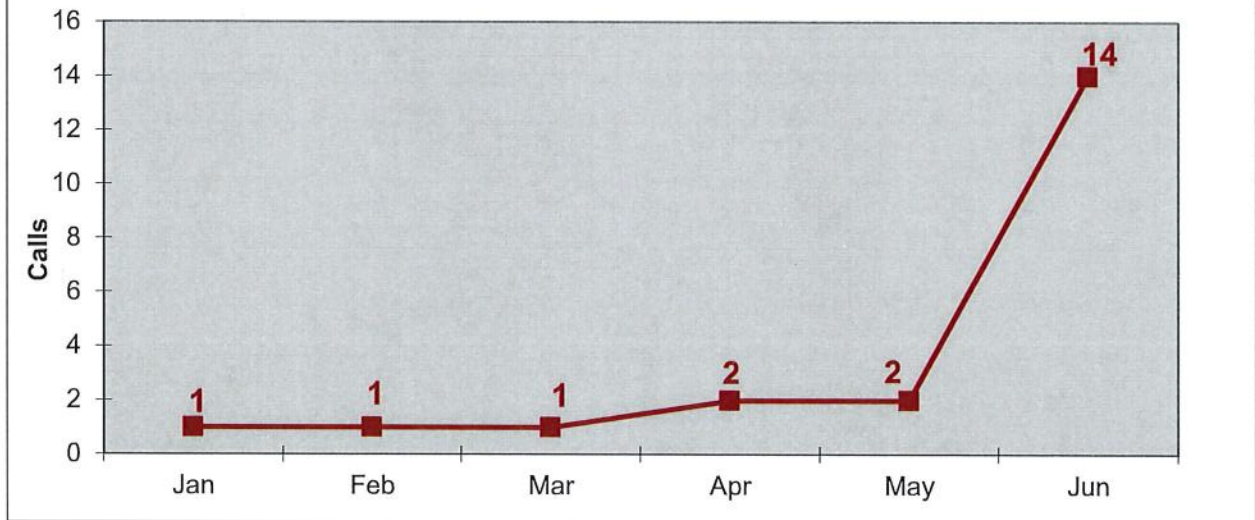





2023 1st & 2nd Quarter Calls by Area



2023 1st & 2nd Quarter Monthly Disturbance Calls





Tap into your unused
airport real estate for
non-aeronautical revenue.

BURNS  MCDONNELL



SCAN TO LEARN MORE

Funding	Amount	Source/Description of Work
Project Revenue	\$4,314,348.00	CARES ACT - CARES ACT-1
	\$2,145,000.00	AIRPORT RESERVES - Approved by Commission
	\$164,993.50	FBO PROJECT - CIP FY2023 APPROPRIATION (funds remaining)
Total Revenue	\$6,624,341.50	
Project Expenses	\$917,102.00	ENGINEERING-Fennick McCredie
	\$5,392,000.00	CONSTRUCTION-TRAC Builders
	\$392.70	ADMINISTRATION - CC Times
	\$2,767.69	ASG-IFE
	\$3,500.00	SAAM Arch - IFE
Summary Project Expenses	\$6,315,762.39	
Change Order 1	\$48,131.98	Power and Data to Temporary Trailers, Reduced Slab Demolition at the ARFF Building, Fire Alarm Changes, Vent Pipes at the T Hangar, and Temporary Asphalt Patch at Storm Drain Trench.
Change Order 2	\$54,249.01	This order covers the contract modification hereunder described: Relocate Roof Drain at ARFF Building, Remove and Replace Ceiling at ARFF Stairwell, Relocate Telephone Panel, Vestibule 111 Elec Relocation, Additional Fire Alarm Devices, ASI #11 and #11R1 Changes, Additional Steel Work, Revision to Oil Water Separator Piping, Relocate 200' of Jersey Barriers and Temporary Fencing, and Credit Back for Engineering Changes. The work covered by this order shall be performed under the same terms and conditions as included on the original construction contract.
Change Order 3	-\$9,905.77	This order covers the contract modification hereunder described: Exterior Wall Modifications, Duct Revisions, Signage Revisions, Oak Veneer and Painting at Tower, Delete Toilet Accessories, Revisions to Pilot's Lounge Diffuser Color, Low Voltage to Motorized Shades, Build Out Wall per PR #14, Air Barrier Adjustments, and Time Extension Requests.
Change Order 4	\$20,000.00	Time and materials to seal the exterior portions of the building.
<i>Change Order Summary</i>	<i>\$112,475.22</i>	
Total Project Expenses Revised	\$6,428,237.61	
Budget Remaining	\$196,103.89	

Memorandum

Date: February 3, 2023
 To: Katie Servis, Cape Cod Gateway Airport
 Affiliation: Cape Cod Gateway Airport
 From: Aaron Udy AIA, LEED AP, Fennick McCredie Architecture
 Project: Airport Operations Modification and Upgrade, T Hangar Replacement
 Project No: 1175-12

Subject: Change Order #01 Write Up, RE: Cape Cod Gateway Airport

Dear Katie,

Per item #10 on MassDOT's Change Order form, the following items comprise FM's write-up of each proposed change order (PCO) enclosed within Change Order #01.

Change Order No. 01.1 – PCO #01R2/ASI #03 – Power and Data to Temporary Trailers		
a.	Proposed Change Order #01R2	\$15,723.02
b.	Description	There was additional low voltage wires required in addition to those shown on the drawings and specification in order to connect all the devices from the operations trailer to the ARFF control tower. Additionally, the owner requested a temporary wall and door be installed in place of a garage door to allow pedestrian access from the temp. trailers to the construction zone.
c.	Justification	All temporary wiring from the ARFF tower to the Operations trailer is necessary to allow airport operations and fire fighting crew to maintain full functionality.
d.	Statement	FM has reviewed the associated costs and markups with the electrical engineer. We determine this to be fair and reasonable.
Change Order No. 01.2 – PCO #04R2/PR #02 – Reduced Slab Demolition at the ARFF Building		
a.	Proposed Change Order #04R2	-\$4,794.00
b.	Description	The contractor made the suggestion to reduce the overall square footage of the concrete slab to be demolished at the ARFF building by 622 SF. This credit was for reduced demolition, and reduced new concrete and sub-grade to be installed.
c.	Justification	The reduced scope was suggested by the contractor to reduce construction costs.
d.	Statement	FM has reviewed the associated credit, we determine them to be fair and reasonable.
Change Order No. 01.3 – PCO #07/RFI #15 – Fire Alarm Changes		
a.	Proposed Change Order #07	\$10,424.56
b.	Description	The FA drawings for the ARFF building called for the FA panel to be replaced. The new FA panel is not compatible with existing devices. This cost allows the

		contractor to replace all existing FA devices, including several outside the original project scope.
c.	Justification	The whole building will have an upgraded FA panel and devices.
d.	Statement	FM and IMEG have reviewed the associated costs, and markups. We determine them to be fair and reasonable.
Change Order No. 01.4 – PCO #08/ASI #09 – Vent Pipes at the T Hangar		
a.	Cost Proposal	\$25,278.40
b.	Description	The original plumbing drawings for the T Hangar did not show vents at each trench drain as is required by the plumbing code. There are 5 vents required for the 5 trench drains.
c.	Justification	These vents are required by the plumbing code.
d.	Statement	FM and MJ have reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 01.5 – PCO #09/Field Direction – Temporary Asphalt Patch at Storm Drain Trench		
a.	Cost Proposal	\$1,500
b.	Description	A trench was dug for a storm drainage line to a new drainage structure. The trench was back-filled with gravel. The airport requested temporary 2" thick asphalt be installed over the backfill to allow adjacent tenant full access to their hangar.
c.	Justification	The asphalt will hold the weight of a plane better than gravel.
d.	Statement	FM and MJ have reviewed the associated costs and markups. We determine this to be fair and reasonable.
Total Proposed Costs		\$48,131.98

The original Contract Sum was	\$ 5,392,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 5,392,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 48,131.98
The new Contract Sum including this Change Order will be	\$ 5,440,131.98
The Contract Time will be unchanged by 0 days	No change
The date of Substantial Completion as the date of this Change Order therefore is	July 19, 2023

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.

Memorandum

Date: May 16, 2023
To: Katie Servis, Cape Cod Gateway Airport
Affiliation: Cape Cod Gateway Airport
From: Aaron Udy AIA, LEED AP, Fennick McCredie Architecture
Project: Airport Operations Modification and Upgrade, T Hangar Replacement
Project No: 1175-12

Subject: Change Order #02 Write Up, RE: Cape Cod Gateway Airport

Dear Katie,

Per item #10 on MassDOT's Change Order form, the following items comprise FM's write-up of each proposed change order (PCO) enclosed within Change Order #02.

Change Order No. 02.1 – PCO #006/PR #04 – Relocate Roof Drain at ARFF Building		
a.	Cost Change	\$4,476.78
b.	Description	A roof drainpipe was discovered during demolition to be in the middle of a future corridor. This pipe needed to be relocated.
c.	Justification	The existing vertical roof drain pipe needed to be relocated to fit within a wall cavity.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 02.2 – PCO #010/PR #05 – Remove and Replace Ceiling at ARFF Stairwell		
a.	Cost Change	\$3,287.46
b.	Description	The ACT ceiling in the stairwell of the ARFF building needs to be replaced. Light fixtures and sprinklers to remain.
c.	Justification	The ACT ceiling in the stairwell needed to be replaced.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 02.3 – PCO #011/Field Direction – Relocate Telephone Panel		
a.	Cost Change	\$1,273.23
b.	Description	During demolition the telephone panel was found to no longer be connected to the emergency power, thus disabling the phone system in the event there was a power outage. The contractor proposed having the Tel/data contractor relocate the phone panel back to it's original location, connected to the emergency power within the electrical room.
c.	Justification	The telephone panel will be returned to it's original location.
d.	Statement	FM has reviewed the associated costs and markups with the electrical engineer. We determine this to be fair and reasonable.

Change Order No. 02.4 – PCO #013/Field Direction – Vestibule 111 Elec Relocation		
a.	Cost Change	\$2,696.08
b.	Description	During demolition two 2 gang switch boxes were found which needed to be relocated. The two 2 gang switch boxes will be relocated into the new wall at Vestibule 111 and to the wall at the end of the existing stairs in the wall on the north side of the Unisex Shower room.
c.	Justification	The two 2 gang switch boxes needed to be relocated to be in new walls.
d.	Statement	FM has reviewed the associated costs and markups with the electrical engineer. We determine this to be fair and reasonable.
Change Order No. 02.5 – PCO #014R1/Field Direction – Additional Fire Alarm Devices		
a.	Cost Proposal	\$5,099.97
b.	Description	During demolition, an additional smoke detector, pull station, horn strobe and an exterior WP horn strobe were found. The subcontractor also recommended upgrading the new panel to the model with more capacity.
c.	Justification	These devices need to be updated to match the rest of the FP scope.
d.	Statement	FM has reviewed the associated costs and markups with the electrical engineer. We determine this to be fair and reasonable. The upgraded FA panel was not included in this cost.
Change Order No. 02.6 – PCO #015R2/ASI #11 and ASI#11R1 – ASI #11 and #11R1 Changes		
a.	Cost Proposal	\$3,073.16
b.	Description	Per the owner's request, layout changes were made to the floor plan of the ARFF building resulting in revised wall locations and revised finish flooring quantities.
c.	Justification	This was per request of the owner.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 02.7 – PCO #016R1/RFI #42 – Additional Steel Work		
a.	Cost Proposal	\$6,777.08
b.	Description	During the review of the steel shop drawings, various revisions were made due to existing conditions, one roof support beam had to change to be sloped, and a bent plate was added to attach the structural steel to the deck with fasteners rather than weld to the roof deck to avoid melting the roofing insulation.
c.	Justification	These changes were made to improve the structural installation and eliminate the possibility of needing to replace the roof.
d.	Statement	FM has reviewed the associated costs and markups with the structural engineer. We determine this to be fair and reasonable.
Change Order No. 02.8 – PCO #020/PR #12 – Revision to Oil Water Separator Piping		
a.	Cost Proposal	\$17,853.25
b.	Description	Piping at Oil/Water separator was revised to be cast iron to be in compliance with MA plumbing code. The PVC piping is to be replaced with Cast Iron. Cast iron vent pipes will also be installed as required.
c.	Justification	These changes were made to be in compliance with MA plumbing code.
d.	Statement	FM has reviewed the associated costs and markups with the plumbing engineer.

		We determine this to be fair and reasonable.
Change Order No. 02.9 – PCO #021/PR #10 and Owner's Request – Relocate 200' of Jersey Barriers and Temporary Fencing		
a.	Cost Proposal	\$12,712.00
b.	Description	200' of Jersey barriers and temporary fencing will be relocated to match CS-003 on PR #10.
c.	Justification	This was per request of the owner.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 02.10 – PCO #023/Field Direction – Credit back for Engineering Changes .		
a.	Cost Proposal	-\$3,000.00
b.	Description	The analysis of T Hangar footings and revisions caused for add services from the Engineering team.
c.	Justification	This was necessary.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Total Proposed Costs		\$54,249.01

The original Contract Sum was	\$ 5,392,000.00
The net change by previously authorized Change Orders	\$ 48,131.98
The Contract Sum prior to this Change Order was	\$ 5,440,131.98
The Contract Sum will be increased by this Change Order in the amount of	\$ 54,249.01
The new Contract Sum including this Change Order will be	\$ 5,494,380.99
The Contract Time will be unchanged by 0 days	No change
The date of Substantial Completion as the date of this Change Order therefore is	July 19, 2023

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.

Memorandum

Date: July 11, 2023
 To: Katie Servis, Cape Cod Gateway Airport
 Affiliation: Cape Cod Gateway Airport
 From: Aaron Udy AIA, LEED AP, Fennick McCredie Architecture
 Project: Airport Operations Modification and Upgrade, T Hangar Replacement
 Project No: 1175-12
 Subject: Change Order #03 Write Up, RE: Cape Cod Gateway Airport

Dear Katie,

Per item #10 on MassDOT's Change Order form, the following items comprise FM's write-up of each proposed change order (PCO) enclosed within Change Order #03.

Change Order No. 03.1 – PCO #017/PR #08 – Exterior Wall Modifications		
a.	Cost Change	-\$20,904.45
b.	Description	The exterior limestone veneer was changed to be CMU block veneer to match existing conditions.
c.	Justification	The lead time for the CMU block is shorter and this change simplifies constructability.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 03.2 – PCO #019/PR #06/RFI #18R1 – Duct Revisions		
a.	Cost Change	\$1,169.28
b.	Description	Per PR #06, the supply fan VFD will be removed for a credit. Per RFI 18R1, a new bypass section of ductwork, bypass damper, and actuator need to be provided.
c.	Justification	The supply fan was not needed. Also, the existing bypass damper was seized and the actuator had failed during review.
d.	Statement	FM has reviewed the associated costs and markups with the HVAC engineer. We determine this to be fair and reasonable.
Change Order No. 03.3 – PCO #024/Owner Request – Signage Revisions		
a.	Cost Change	\$584.29
b.	Description	The ARFF Building and T Hangar signs have been updated per owner requests.
c.	Justification	This was requested by the owner.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Change Order No. 03.4 – PCO #026/Owner Request – Oak Veneer and Painting at the Tower		
a.	Cost Change	\$4,128.90
b.	Description	The damaged window sill at the tower is being replaced and the window sills are being painted.

c.	Justification	This was requested by the owner.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.5 – PCO #027R1/PR #13 – Delete Toilet Accessories

a.	Cost Change	-\$2,688.26
b.	Description	Some of the toilet accessories will be supplied by their airport's current toilet accessory supplier to match what is in the other buildings.
c.	Justification	The airport will use their current toilet accessory supplier for these products.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.6 – PCO #028/Field Direction – Revision to Pilot's Lounge Diffuser Color

a.	Cost Proposal	\$448.00
b.	Description	The Pilot's Lounge diffusers will be changed to be black.
c.	Justification	This will be better for the overall design of the linear wood ceiling.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.7 – PCO #029R1/RFI 53 – Low Voltage to Motorized Shades

a.	Cost Proposal	\$1,934.06
b.	Description	Addition of low voltage wiring to window shades for the 3 control switches and feeding one control panel. Credit back for feeding the second control panel.
c.	Justification	This is necessary to control the motorized shades.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.8 – PCO #030R1/PR #14 – Build Out Wall per PR #14

a.	Cost Proposal	\$1,098.73
b.	Description	A second stud wall has been added to accommodate the toilet carrier in the Shower Room. The wall is now 12" thick.
c.	Justification	This was necessary.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.9 – PCO #031/RFI 56/Field Direction – Air Barrier Adjustments

a.	Cost Proposal	\$4,323.68
b.	Description	Metal flat stock and dens glass has been added to create a suitable surface to install the air barrier.
c.	Justification	This will create a better air barrier.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.

Change Order No. 03.10 – PCO #033/Field Direction – Time Extension Request		
a.	Cost Change	\$0.00
b.	Description	The project completion date has changed from July 19 th , 2023 to August 31 st , 2023.
c.	Justification	This is necessary to complete the project.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Total Proposed Costs		-\$9,905.77

The original Contract Sum was	\$ 5,392,000.00
The net change by previously authorized Change Orders	\$ 102,380.99
The Contract Sum prior to this Change Order was	\$ 5,494,380.99
The Contract Sum will be increased by this Change Order in the amount of	\$ - 9,905.77
The new Contract Sum including this Change Order will be	\$ 5,484,475.22
The Contract Time will be increased by 43 days	
The date of Substantial Completion as the date of this Change Order therefore is	August 31, 2023

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.

Memorandum

Date: July 11, 2023
To: Katie Servis, Cape Cod Gateway Airport
Affiliation: Cape Cod Gateway Airport
From: Aaron Udy AIA, LEED AP, Fennick McCredie Architecture
Project: Airport Operations Modification and Upgrade, T Hangar Replacement
Project No: 1175-12

Subject: Change Order #04 Write Up, RE: Cape Cod Gateway Airport

Dear Katie,

Per item #10 on MassDOT's Change Order form, the following items comprise FM's write-up of each proposed change order (PCO) enclosed within Change Order #04.

Change Order No. 04.1 – Field Direction – Time and Materials		
a.	Cost Change	\$20,000.00
b.	Description	There are unknown conditions of the existing fascia, roofing, temp seal, and wood at the ARFF building. Existing conditions will be removed and replaced as needed. Existing roof warranty will be maintained. This is not to exceed \$20,000. Slips will be filled out daily.
c.	Justification	This is necessary to complete the project.
d.	Statement	FM has reviewed the associated costs and markups. We determine this to be fair and reasonable.
Total Proposed Costs		\$0.00

The original Contract Sum was	\$ 5,392,000.00
The net change by previously authorized Change Orders	\$ 92,475.22
The Contract Sum prior to this Change Order was	\$ 5,484,475.22
The Contract Sum will be increased by this Change Order in the amount of	\$ 20,000.00
The new Contract Sum including this Change Order will be	\$ 5,504,475.22
The Contract Time will be unchanged by 0 days	
The date of Substantial Completion as the date of this Change Order therefore is	August 31, 2023

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.

Cape Cod Gateway Airport
Reconstruct Runway 6-24

CHANGE ORDER NO. 1

DATE: June 21, 2023

NAME OF PROJECT: Reconstruct Runway 6-24
Cape Cod Gateway Airport
AIP Project No. 3-25-0025-076-2022

OWNER: Town of Barnstable
480 Barnstable Road
Hyannis, MA 02601

CONTRACTOR: Lawrence Lynch Corporation
PO Box 913
Falmouth, MA 02541

The Contractor is hereby requested to comply with the following changes to the CONTRACT DOCUMENTS:

Description of Additional Items

CO1-1 Replace 5KV Cable with Okoguard Cable

This item involves eliminating 5,400 linear feet of Item L-108-5.5 1/C #8, 5KV USE Cable (FAA) and replacing it with 3,000 linear feet of Item L-108-5.5a Okoguard #141-232-9460 Cable.

Justification of Additional Item

CO1-1 Replace 5KV Cable with Okoguard Cable

During design ASG coordinated with the FAA on the type of power cable (for the Runway 24 glide slope) required for replacement due to the project. The FAA noted a 1/C #8, 5KV USE cable to be used. However, during construction, the FAA informed ASG that they require the cable to be Okoguard cable as listed above.

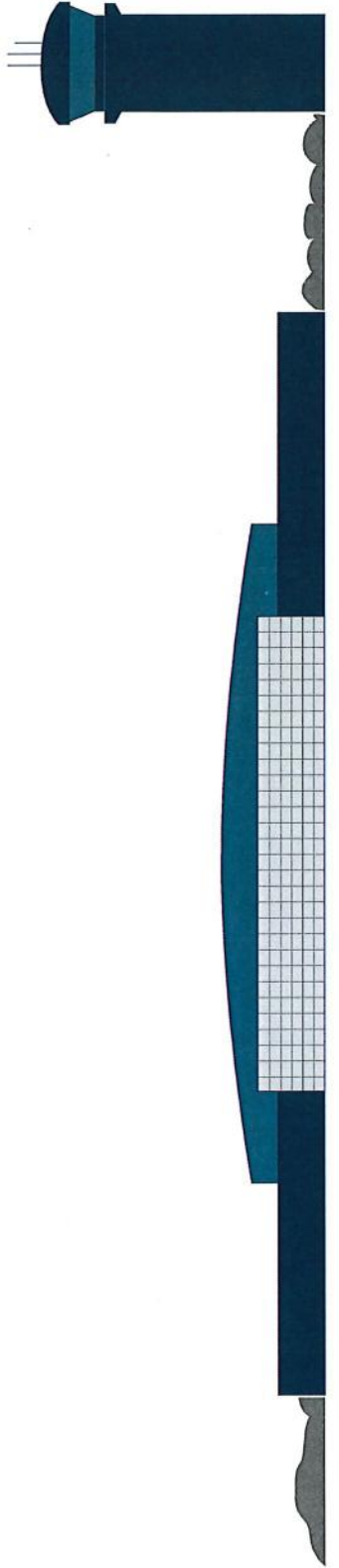
ASG Cost Analysis

CO1-1 Replace 5KV Cable with Okoguard Cable

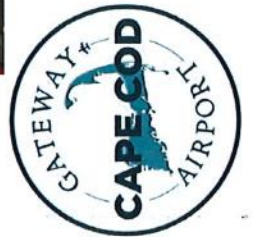
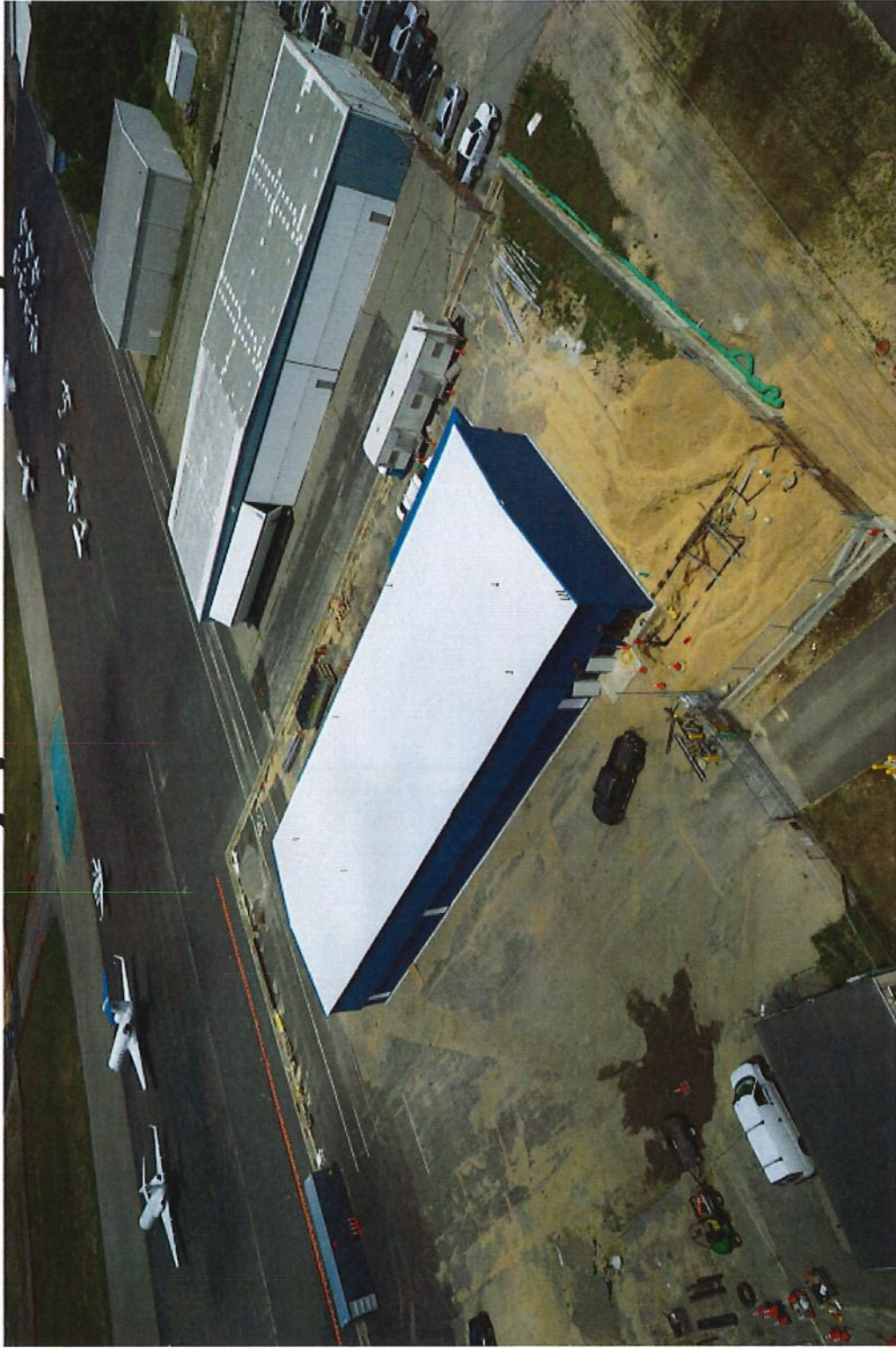
Lawrence Lynch submitted a proposed cost of \$31,650.15 for furnishing and installing approximately 3,000 linear feet of Okoguard cable (see attached). ASG performed an independent cost analysis for the additional work and arrived at a cost of \$30,320.40 (see attached). The resulting cost difference is 4.4%. ASG finds Lawrence Lynch's proposed cost of \$31,650.15 to be fair and reasonable and recommends it to be accepted.

CO1-1 LAWRENCE LYNCH COST PROPOSAL FAA CABLE

ARFF/OPS Remodel Project

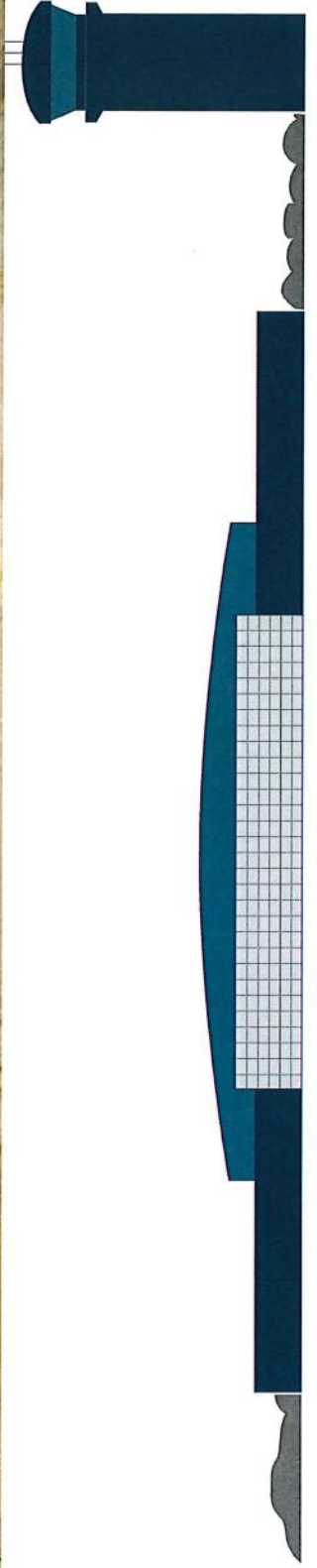
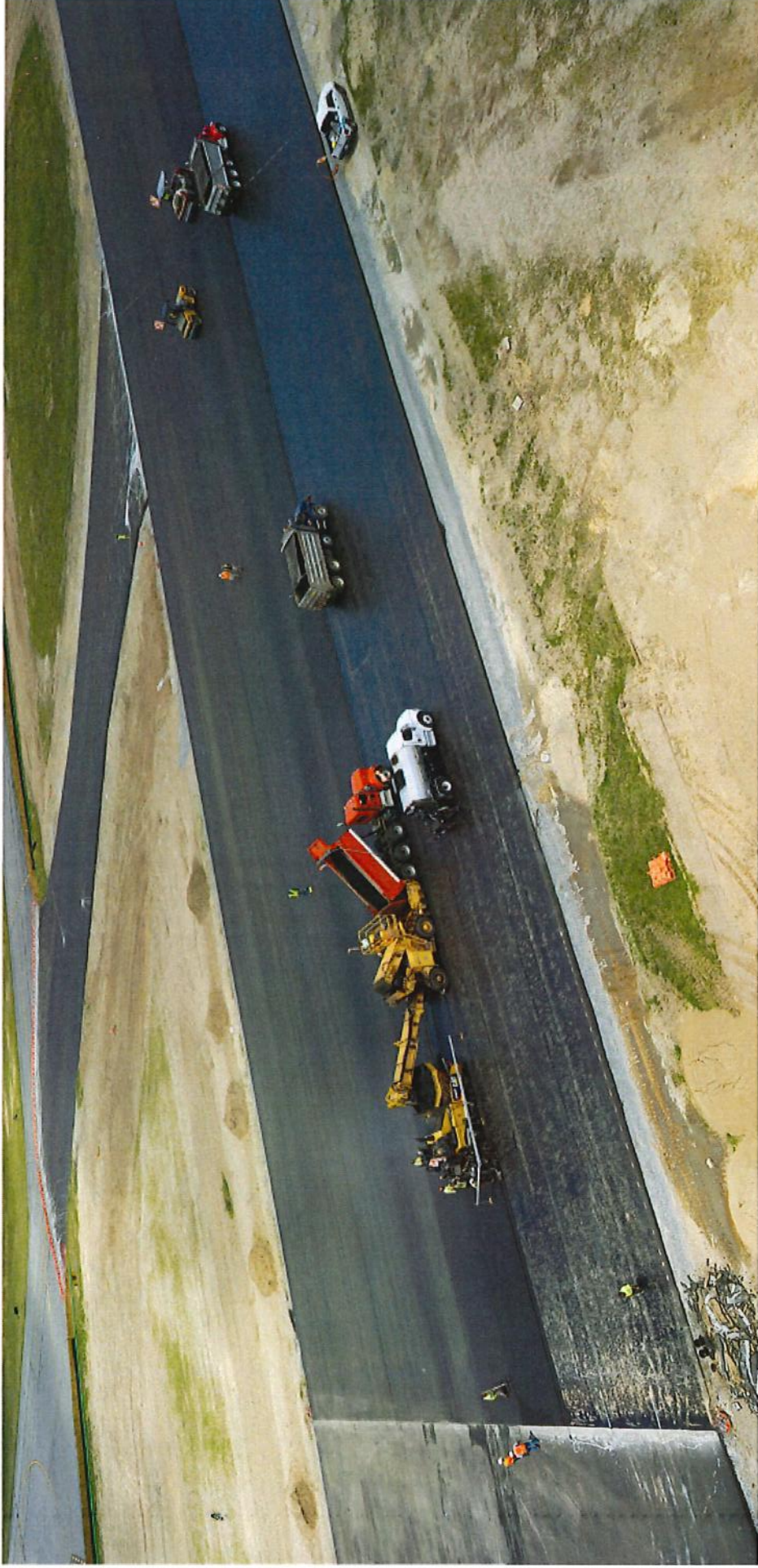


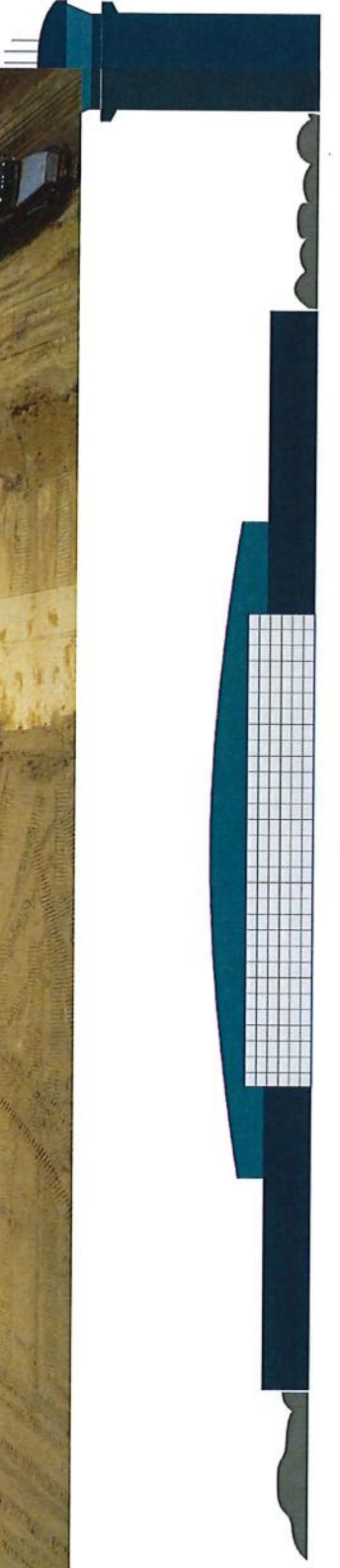
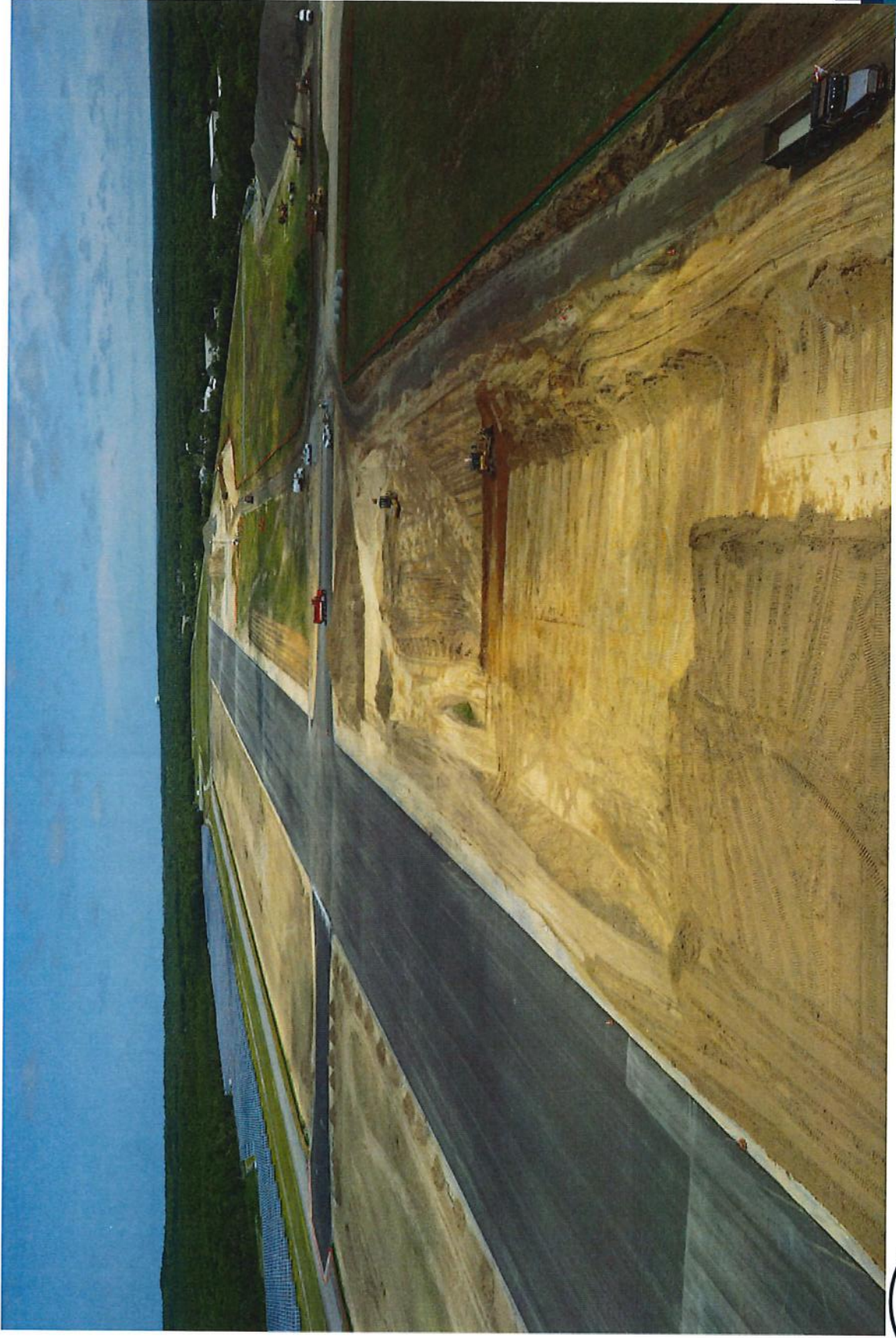
T-Hangar Project





Runway 6-24 Project





EMIAS Project

