

NOTICE OF  
OPPORTUNITY FOR PUBLIC COMMENT RELATED TO  
PASSENGER FACILITY CHARGES at  
WACO REGIONAL AIRPORT, WACO, TX

The City of Waco and the Waco Regional Airport (ACT) is providing an opportunity for public comment until February 27, 2019 related to our intent for a new Passenger Facility Charge (PFC) Application to continue to impose and use PFC funds at and for ACT. This written notice is provided in accordance with requirements contained in Federal Aviation Regulation 49 CFR Part 158.24 Passenger Facility Charge.

The City and ACT plan to continue the maximum PFC collection rate allowable of \$4.50 per enplaned passenger. We anticipate collection to begin when the previous application is fully realized. Based on current collection rates or amendments, the estimated expiration date of our current authorization is July 1, 2019. The total amount of revenue to be collected under this application is \$842,569. The PFC expiration date for the proposed PFC funded projects is estimated to be June 1, 2022. The various projects anticipated are outlined below.

1. **Acquire Land for Approaches (RW 14 RPZ) (Including Environmental):**

- a. Description: Controlling the property within an airports runway protection zones (RPZ) is an important element for protecting the public and enhancing safety of the airfield and surrounding properties. The project's primary objective was to secure controlling interest for approximately 36 acres of property north of Flat Rock Rd. The land was privately owned and zoned for single family residential housing and the owner desired to construct residential development on the land. Residential development already exists outside the immediate boundaries of the RW 14 RPZ, and pressures to develop this property existed. The airport secured a FY18 AIP grant from FAA to complete the property acquisition. This project reimburses the city for the local match.

The project was conducted in conformance with Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Act (49 CFR Part 24), and FAA Advisory Circular 150/5100-17. It will also include the completion of all relevant and necessary environmental documentation for clearing the property for acquisition.

The total cost of this project was \$395,500. The FAA provided funding under AIP federal grant 3-48-0220-038-2018 in the amount of \$355,950. PFCs are requested to provide the local match of \$39,550. This project was started in May 2018 and was completed in November 2018.

- b. Funding:  
i. PFC = \$39,550  
ii. AIP = \$355,950

2. **Rehabilitate Terminal Building (Electrical System) (Design):**

- a. Description: Waco Regional Airport's passenger terminal building serves as the primary point for public access into the aviation system. It has been improved with additions and selective upgrades over the life of the facility. To address a recent assessment of the building's electrical system, a survey identified outdated electrical infrastructure and a project has been initiated to replace and upgrade wiring, conduits, electrical panels, junction boxes, receptacles, and other various

electrical components to bring the facility into current compliance with the National Electric Code (NEC) standards.

The design of this project will produce a comprehensive set of plans and specifications and define the respective details for performing electrical improvements within the terminal building. Construction will be conducted in a follow-on project. Once complete, this overall project will produce a terminal electrical system within the passenger terminal that conforms to current NEC standards and effectively extends the service life of the facility.

The total cost of this project is estimated to be \$90,000. The FAA has provided funding under AIP federal grant 3-48-0220-039-2018 in the amount of \$81,000. PFCs are requested to provide the local match of \$9,000. This project is started in October 2019 and be completed in May 2020.

- b. Funding:
  - i. PFC = \$9,000
  - ii. AIP = \$81,000

3. **Airport Perimeter Road (10% local share reimbursement to City):**

- a. Description: This project involved the construction of a service road around the perimeter of Waco Regional Airport under Airport Improvement Program grant numbers 3-48-0220-034-2013 and 3-48-0220-035-2014. The completed service road improvements consisted of 5.2 miles of reinforced Portland Cement Concrete pavement, reinforced concrete drainage structures at channel crossings, installation of secured automatic gates, and vehicle access signs at the end of runways. Grading and turf reestablishment was completed adjacent to the service road, at drainage channels and outfalls, and within areas disturbed by construction. Additionally, there were City funds used for a memorandum of understanding for reviewing FAA cables that were being crossed by the construction of the new perimeter road. The FAA provided AIP grant funding under AIP federal grant 3-48-0220-034-2013 and 4-48-0220-035-2014 in the amount of \$2,461,429 and \$219,986, respectively. PFCs are requested to provide the local 10% match. The local match was previously funded 100% by the city. This project started in October 2014 and was completed in July 2015.

- b. Funding:
  - i. PFC = \$297,935
  - ii. AIP = \$2,681,415

4. **Extend Service Road (Design):**

- a. Description: The service road extension project is a final component toward connecting the airport perimeter roadway. The final connection was terminated earlier due to issues surrounding the relocation of the navigational aids at a time when the runway intersections were being decoupled. The service road extension is needed to fully integrate and gain the full and intended use of the airport perimeter road. The alignment of the road will connect end points of the existing perimeter roadway and close an open link between these critical points. The final alignment will be consistent with the approved airport layout plan. The FAA has provided funding under AIP federal grant 3-48-0220-039-2018 in the amount of \$13,500. PFCs are requested to provide the local match of \$1,500. This design

project started in November 2018 and be completed in June 2019.

- b. Funding:
  - i. PFC = \$1,500
  - ii. AIP = \$13,500

5. **Pavement Management Program:**

- a. Description: Waco Regional Airport's existing airfield has an immediate need for conducting a comprehensive assessment to update the existing condition and remaining service life of all airfield pavements. A comprehensive evaluation of the airfield pavement system has not been conducted within the previous decade and is now warranted due to a number of airfield pavements approaching the end of their service life. This planning initiative will conduct a two stage assessment including a comprehensive pavement condition index study and comprehensive development of a pavement management program. The initiative will result in determining priorities for future maintenance, establishing priorities and cost estimates for capital improvements. Study results will enable the airport to make cost effective decisions about pavement maintenance and rehabilitation.

The pavement condition index assessment and pavement management program will be conducted in accordance with standards within Advisory Circular 150/5380-7B and include inspection procedures and condition assessment, maintenance protocols and procedures, management and oversight of completed works, and staff competence training. The FAA has provided funding under AIP federal grant 3-48-0220-040-2018 in the amount of \$164,890. PFCs are requested to provide the local match of \$9,821. This project started in November 2018 and will be completed in May 2019.

- b. Funding:
  - i. PFC = \$9,821
  - ii. Other = \$8,500
  - iii. AIP = \$164,890

6. **Rehabilitate Terminal Building (Electrical System) (Construction):**

- a. Description: Waco Regional Airport's passenger terminal building serves as the primary point for public access into the aviation system. It has been improved with additions and selective upgrades over the life of the facility. This project will provide the construction of design projects aimed at addressing a recent assessment of the building's electrical system. Specific items to be upgraded or replaced include electrical infrastructure included but not limited to wiring, conduits, electrical panels, junction boxes, receptacles, and other various electrical components to bring the facility into current compliance with the National Electric Code (NEC) standards.

This project will follow a previously produced comprehensive set of plans and specifications that define the respective details for performing electrical improvements within the terminal building. Once complete, the terminal's electrical system within the passenger terminal will conform to current NEC standards and extend the service life of the facility.

All improvements to the terminal electrical system will be designed and constructed in accordance with the National Electric Code and other applicable local requirements. The total cost of this project is estimated to be \$470,000. The FAA

is expected to provide funding in a future entitlement grant in the amount of \$423,000. PFCs are requested to provide the local match of \$47,000. This project will started in October 2020 and be completed in May 2021.

- b. Funding:
  - i. PFC = \$47,000
  - ii. AIP = \$423,000

7. **Reconstruct Taxiway C (Design):**

- a. Description: TW C is the oldest section of airfield pavement that has gone without major renovation or reconstruction. TW C connects the RW 14 end to the terminal area via TWs B and A3. Regular maintenance in the form of crack sealing and sealcoats have been completed; however, the pavements useful life has been reached and requires full-depth reconstruction. This project will provide survey of the project limits, geotechnical analysis of the pavement structure and supporting soils/structure beneath the existing pavement section, design for a new pavement section, and production of a set of plans to include a safety and phasing plan for the reconstruction of TW C at the airport. The total cost of this project is estimated to be \$201,626. The FAA has provided funding under AIP federal grant 3-48-0220-039-2018 in the amount of \$181,463. PFCs are requested to provide the local match of \$20,163. This project started in November 2018 and will be completed in March 2019.
- b. Funding:
  - i. PFC = \$20,163
  - ii. AIP = \$181,463

8. **Improve Airport Drainage. Phase 1 (Design):**

- a. Description: The 2017 Airport Master Plan conducted a comprehensive study to inventory and assess the overall drainage patterns and prevailing drainage issues of developed and undeveloped areas on Waco Regional. Poor drainage flow, ponding of water, buildup of silt, and erosion of terrain are factors identified in the study. If not addressed in a comprehensive fashion, these issues may impact the preservation of existing airport assets and operational requirements. The study identified 22 overall problem areas and prioritized their issues into three groups. The primary objective of this first project is to complete design of drainage improvements within Group A (highest priority) drainage issues (see attached exhibit).

The project will include project area survey, geotechnical investigation, drainage analysis, and drainage improvement design to address the long-term needs and improvements that will preserve the airfield assets and ensure existing and future investments in the airfield pavements are maintained to the highest of standards established by the FAA and City of Waco. The FAA is expected to provided entitlement funding under AIP federal grant in the amount of \$189,000. PFCs are requested to provide the local match of \$21,000. This project is expected to start in September 2019 and be completed in March 2020.

- b. Funding:
  - i. PFC = \$21,000
  - ii. AIP = \$189,000

9. **Improve Airport Drainage. Phase 1 (Construction):**

- a. Description: The 2017 Airport Master Plan conducted a comprehensive study to inventory and assess the overall drainage patterns and prevailing drainage issues of developed and undeveloped areas on Waco Regional. Poor drainage flow, ponding of water, buildup of silt, and erosion of terrain are factors identified in the study. If not addressed in a comprehensive fashion, these issues may impact the preservation of existing airport assets and operational requirements. The study identified 22 overall problem areas and prioritized their issues into three groups. The primary objective of this first project is to complete design of drainage improvements within Group A (highest priority) drainage issues (see attached exhibit).

The project will provide drainage improvement construction, on-site project representation during construction, and supporting construction administration services from FAA Grant issuance through closeout. The total cost of this project is estimated to be \$1,225,000. The FAA is expected to provide entitlement funding in the amount of \$1,102,500. PFCs are requested to provide the local match of \$122,500. This project is expected to start in May 2020 and be completed in March 2021.

- b. Funding:
- i. PFC = \$122,500
  - ii. AIP = \$1,102,500

10. **Acquire and Install Airside Emergency Generator (Design):**

- a. Description: ACT's existing Emergency Airfield Generator serves as the primary backup power source for all airfield lighting systems for both runways and their respective taxiway lighting systems. The existing Emergency Generator is located adjacent to the existing airfield lighting vault and was installed more than 20 years ago. It has reached its planned service life. Recent years has witnessed its unreliability during a number of circumstances. Hence, it will be retired and made surplus. The 2018 project will consist of the necessary design to size the replacement emergency generator, cabling, and enclosure.

This project will produce a comprehensive set of plans and specifications defining the respective details for replacing the sole airfield emergency lighting generator in a follow-on equipment procurement and construction project. The design of the generator will assess all loads attributed to runway, taxiway and apron lighting sources as well as all other critical navigational and visual approach aids. This power survey will result in designing the required size replacement generator and design an all-weather closure to preserve the equipment for adverse weather exposure. The design will be completed in accordance with the National Electric Code and other applicable local requirements. The FAA has provided funding under AIP federal grant 3-48-0220-039-2018 in the amount of \$9,000. PFCs are requested to provide the local match of \$1,000. This project started in December 2018 and expected to be completed in April 2019.

- b. Funding:
- i. PFC = \$1,000
  - ii. AIP = \$9,000

11. **Acquire and Install Airside Emergency Generator (Construction):**

a. Description: Construction of a new Emergency Airfield Generator to replace ACT's existing Emergency Airfield Generator will be completed in parallel ensuring that a backup airfield power source is always available. This is important because the Emergency Airfield Generator serves as the primary backup power source for all airfield lighting systems for both runways and their respective taxiway lighting systems. Like the existing Emergency Generator, the new one will be located adjacent to the existing airfield lighting vault. The installation project will include the replacement emergency generator, cabling, and enclosure. The FAA has provided funding under AIP federal grant 3-48-0220-039-2018 in the amount of \$90,000. PFCs are requested to provide the local match of \$10,000. This project is expected to start in April 2019 and be completed in March 2020.

b. Funding:

- i. PFC = \$10,000
- ii. AIP = \$90,000

12. **Acquire Land for Approaches (RW 19 RPZ - Tract 27) (Include ESA Phase I):**

a. Description: The project's primary objective was to secure a controlling interest (fee simple title) for approximately 2,604 acres of property north of FM 1637 (China Spring Rd). The subject property is directly in line with the center line of runway 19 approach within the existing Runway Protection Zone and was previously subdivided as a result of a Texas Department of Transportation roadway widening project. It was on the open market and acquisition of the RPZ property enabled the city to implement land use controls and avoid the introduction of incompatible land uses within the Runway 19 Runway Protection Zone. This project also included an Environmental Due Diligence Audit. The project is consistent with recommendation of the 2017 Waco Regional Airport Master Plan and achieves the airport's goal to assure compatible land use on property surrounding the airport. A controlling interest also allows the city to restrict the use of the land to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. Acquisition of these land interests also serves to protect existing instrument and visual operation to the airport and provide the airport with authority to adequately clear and protect remove, lower, relocate, mark or light or otherwise mitigating any airport hazards like trees vegetation and wildlife by preventing the establishment or creation of future airport hazards. The airport secured a FY18 AIP grant from FAA to complete the subject property acquisition. This project reimburses the city for the local match.

The project was conducted in conformance with Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Act (49 CFR Part 24), and FAA Advisory Circular 150/5100-17. It also included the completion of all relevant and necessary environmental documentation for clearing the property for acquisition. The FAA provided funding under AIP federal grant 3-48-0220-038-2018 in the amount of \$900,000. PFCs are requested to provide the local match of \$100,000. This project started in December 2017 and was completed in November 2018.

b. Funding:

- i. PFC = \$100,000
- ii. AIP = \$900,000

13. **Rehabilitate Terminal Building (HVAC and Roof):**

- a. Description: The Airport's passenger terminal's heating and cooling systems have exceeded their anticipated service life and routinely subjected to higher degrees of maintenance and repairs. The existing HVAC system is now operating with reduced dependability and subject to unscheduled outages. This is creating public discomfort within the terminal concourse. The roof on the passenger terminal building is over 40 years old and is subject to increased maintenance following periods of precipitation and now warrants replacement of the roofing system to eliminate and prevent further infiltration of water into the structural members and insulation membranes. It has been determined that a comprehensive re-roofing of the terminal building is necessary to protect and extend the useful life of the building.

Maintaining energy efficient climate control for passengers necessitates the replacement of primary equipment, controls and alterations to the air handling distribution system. Improvements will take into account increases in passenger and employee load and will factor into the replacement HVAC system design to account for this growth. Additionally, the age of the current system is not considered energy efficient at today's standards. Upgrades to climate control features will introduce cost-savings in the replacement system.

The FAA is expected to provide entitlement funding in the amount of \$1,260,000. PFCs are requested to provide the local match of \$140,000. This project is expected to start in September 2020 and be completed in March 2021.

- b. Funding:  
i. PFC = \$140,000  
ii. AIP = \$1,260,000

14. **PFC Application and Administrative Support:**

- a. Description: This project consists of work components to include: new PFC Application development; project costs development; FAA Coordination; Airline Consultation; Annual Audit; Amendment of open PFC authorizations and PFC administrative assistance. The total cost of this project is \$23,100. PFCs are anticipated to provide 100% funding for this project. This project started in September 2018 and is estimated to be completed in July 2024.

- b. Funding:  
i. PFC = \$23,100

All improvements are or will be designed in conformance with applicable FAA Advisory Circulars.

The total capital cost of these projects, completed and anticipated, is \$8,302,787. Of this amount, the FAA has or will provide funding under various Airport Improvement Program (AIP) federal grants in the amount of \$7,451,718. The City and ACT anticipate future federal entitlement funding of approximately \$3,000,000 over the next three years which will afford these projects and others at ACT. PFCs provide match funding of \$842,569 for future capital improvement and planning projects while an additional \$8,500 will come from other revenue sources.

**Comments or a written request for more detailed project descriptions should be sent to Joel Martinez, Airport Director, Waco Regional Airport, 7909 Karl May Drive, Waco, TX 76708.**