

January 14, 2019

Honorable Mayor and City Council Members
Galveston, Texas

Dear Honorable Mayor and Members of Council,

Subject: Consider for approval a Resolution of the City Council of the City of Galveston, Texas, authorizing the City Manager to approve and execute the Agreement for Funding the rehabilitation of the Air Traffic Control Tower (the "Project") between the City, the Tax Increment Reinvestment Zone 14 (TIRZ 14) and the Galveston Island Redevelopment Authority (RDA) in the amount of \$402,236.00.

I. Background:

- A. The Air Traffic Control Tower (ATCT) was completed in 2005 and opened in 2006. Since that time, significant corrosion has occurred to the steel tower cab window frames and the two sets of safety handrails. This corrosion in the window frames appears to allow the windows to flex enough in high winds, to cause the windows to lose their seal, which causes the windows to fog up and visibility is reduced.
- B. We replaced one window in January 2017 due to a broken seal.
- C. We are currently in the process of replacing three more windows and upgrading the three window frames with stainless steel frames. The three windows lost their seal during Hurricane Harvey.

II. Current Situation:

- A. The ATCT rehabilitation project includes the following exterior repairs: replacing the existing roof system, replacing the existing metal handrails with stainless steel handrails, replacing the existing HVAC roof top units, replacing 16 cab window frames with stainless steel frames, installing stainless steel covers over all wall-mounted HVAC systems and elevator vent, replace all building joint seals, clean and paint all existing exterior sheet metal and install a shelter around the existing backup generator.
- B. Interior repairs will include replacing damaged sheetrock, painting the interior of the ATCT, replacing all interior carpet, replacing all seals on windows and HVAC units, replace all ceiling tiles to match and replace the existing elevator that can be maintained by multiple elevator maintenance providers.
- C. The Airport requested funding for this Project from the TIRZ 14 Board, which approved the request, in the not-to-exceed amount of \$402,236.00, at their October 4, 2018, meeting.
- D. The RDA approved the TIRZ 14 funding request in the amount of \$402,236.00, at their December 14, 2018, meeting.



III. Issues:

- A. The ATCT has deteriorated to the point that major repairs are needed to keep it in compliance with FAA and OSHA regulations.
- B. Upgrading the cab window frames and hand rails to stainless steel, will ensure longer life and reduce maintenance cost over replacing with like metal.

IV. Alternatives:

- A. City Council approves the Funding Agreement for Funding between the TIRZ 14 Board, the RDA Board and the City to fund rehabilitation of the Air Traffic Control Tower Project in the amount of \$402,236.00.
- B. City Council does not approve the Funding Agreement.

V. Recommendation:

Staff recommends the approval of the Resolution of the City Council of the City of Galveston, Texas, authorizing the City Manager to approve and execute the Agreement for the rehabilitation of the Air Traffic Control Tower Project (the "Project") between the City, the Tax Increment Reinvestment Zone 14 (TIRZ 14) and the Galveston Island Redevelopment Authority (RDA) in the amount of \$402,236.00.

VI. Fiscal Impact Report:

Requested by:	Mike Shahan, Airport Director
Funding Source:	TIRZ 14
Costs of Implementation:	N/A
Estimated cumulative Revenue:	N/A
Additional Information:	See attached Resolution and Funding Agreement

Respectfully submitted:

Approved by:



Mike Shahan
Airport Director

Brian Maxwell
City Manager

Encl.

