

"City on the Gulf"

CITY OF VENICE

401 W. Venice Avenue Venice, FL 34285

(941) 486-2626 Fax (941) 480-3031
Suncom: 516-4382

Mr. Bart Vernace, P.E.
Assistant Manager
Federal Aviation Administration
Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, FL 32822-5024

October 26, 2009

Dear Mr. Vernace,

Thank you for your letter dated October 7, 2009 requesting amendments to our September 4, 2009 Corrective Action Plan. In order to address those issues that you noted and provide a more timely resolution, we have taken the following actions, which have been documented with attachments:

- Attachment 1 – A copy of an October 20, 2009 revised Airport Master Record, FAA Form 5010, to indicate standing water on Runway 4/22 following periods of rain
- Attachment 2 – The results of a Request for Proposals for Taxiway Markings and RSA Fencing. The City is in the process of commencing work on both of these projects. The remaining airfield markings and signage bid documents are presently being prepared for publication in the city's Finance Department.
- Attachment 3 – A Corrective Action Plan spreadsheet denoting new and revised action dates and, in some cases, completion dates.
- Attachment 4 – Email correspondence with Andrew Magenheimer, MAI, requesting a proposal to provide fair market value appraisals for the following:
 1. Airport festival grounds
 2. 2+-acre Senior Friendship Center site (requires obtaining a release from the West Coast Inland Navigational District, WCIND)
 3. The parcel of land west of Harbor Drive encompassing portions of the Sharky's leasehold and public beach parking (requires a survey to establish Airport property boundaries)

4. Land Parcel "A" located west of the future Tramonto Vista Park (Maxine Barritt Park) that represents approximately 12 residual acres from the original parcel that encompassed the Island Wastewater Treatment Plant
- Attachment 5 – A copy of an October 23, 2009 transmittal letter to FAA requesting concurrence for the non-aeronautical lease between the City of Venice and The Tito Gaona Trapeze Academy
 - Attachment 6 – A copy of an October 23, 2009 transmittal letter to FAA requesting concurrence for the non-aeronautical lease between the City of Venice and Purdy Enterprises, Inc.
 - Attachment 7 – A copy of an October 23, 2009 transmittal letter to FAA requesting concurrence for the non-aeronautical sublease between the Purdy Enterprises, Inc. and Chefs Rule, LLC (dba Honoluana Island Grill)
 - Attachment 8 – A copy of an October 23, 2009 transmittal letter regarding FAA consent for the non-aeronautical lease between the City of Venice and Boris Kaye (dba Holiday Apartments Condominiums)

We hope that that the attached documents will be reviewed and will satisfy your concerns. We appreciate the efforts made by you and your staff to assist us with addressing many of the past deficiencies that were itemized in your recent Land Use Inspection Report. Your guidance has helped us focus on the most important issues and we look forward to continuing this productive relationship.

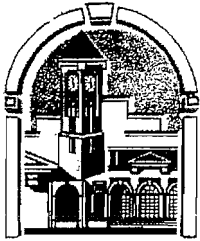
Sincerely,



Isaac Turner, City Manager

Attachments: 8

cc: City Council
Charter Officers
Nancy Woodley, Assistant City Manager
Fred Watts, Airport Director



"City on the Gulf"

CITY OF VENICE

VENICE MUNICIPAL AIRPORT

150 Airport Avenue East • Venice, FL 34285

(941) 486-2711 Fax (941) 483-5942

RECEIVED

OCT 20 2009

City Manager's Staff

Krystal Ritchey
Program Manager
FAA Orlando Airport District Office
5950 Hazeltine National Drive, Suite 400
Orlando, Florida 32822-5024

October 20, 2009

RE: Venice Municipal Airport (VNC) 5010 Airport Master Record Changes

Dear Ms. Ritchey,

I am requesting that several changes be made to the Venice Municipal Airport (VNC) 5010 Airport Master Record. The changes requested are reflected on a redline 5010 copy with yellow highlights. I have also listed them below:

- Runway data, >34 SURF TREATMENT, Runway 13/31 is NOT grooved (GRVD), therefore, please delete
- Operations are:
 - ◆ Total 40,092
 - ◆ (100) 0 air carrier
 - ◆ (102) 0 air taxi
 - ◆ (103) 24,054 GA local
 - ◆ (104) 15,876 GA intrnt
 - ◆ (105) 162 military
- >110 Remarks:
 - ◆ Delete A033
 - ◆ Delete the first A 30A
 - ◆ Modify the second A 30A to: RWY 22 IS THE NOISE ABATEMENT AND CALM WIND RWY

VENICE AIRPORT

Marking Plan Design and Construction

DY Consultants Manhour Cost Breakdown

Task	Principal Engineer	Project Engineer	Civil Engineer	Planner	CADD Operator	Field Inspector	TOTAL HOURS	DIRECT LABOR
Hourly Rate:	\$70.00	\$55.00	\$31.00	\$24.00	\$26.00	\$34.00		
1.0 Design								
1.01 Pre-Design Meeting	0	4	0	0	0	0	4	\$220.00
1.02 Inventory	0	1	2	0	0	0	3	\$117.00
1.03 Site Inspection	0	0	4	0	0	0	4	\$124.00
1.04 Safety and Operations Plan	0	2	4	0	24	0	30	\$858.00
1.05 Layout	0	2	24	0	32	0	58	\$1,688.00
1.06 Specifications	1	2	8	0	0	0	11	\$428.00
1.07 Prepare Drawings for Bid	1	2	8	0	16	0	27	\$844.00
1.08 Quantity Takeoff	1	2	8	0	0	0	11	\$428.00
1.09 Construction Estimate	0	1	4	0	0	0	5	\$179.00
1.10 Bid Documents	2	2	4	0	8	0	16	\$582.00
Subtotal	5	18	66	0	80	0	169	\$5,466.00
2.0 BID PHASE								
2.01 Pre-Bid Meeting and Consultation	0	0	4	0	0	0	4	\$124.00
2.02 Addenda	0	1	8	0	5	0	14	\$433.00
2.03 Recommendation of Low Bidder	0	1	4	0	0	0	5	\$179.00
Subtotal	0	2	16	0	0	0	23	\$736.00
3.0 CONSTRUCTION BASIC SERVICES								
3.01 Pre-Construction Meeting	0	4	4	0	0	0	8	\$344.00
3.02 Progress Meetings	0	0	4	0	0	0	4	\$124.00
3.03 Contractor Submittals	0	0	2	0	0	0	2	\$62.00
3.04 Modifications	0	0	2	0	4	0	6	\$166.00
3.05 Final Inspection	0	0	4	0	0	0	4	\$124.00
3.06 Record Drawings	0	0	0	0	0	0	0	\$0.00
Subtotal	0	4	16	0	4	0	24	\$620.00
4.0 INSPECTION								
4.01 On-Site Inspections (4 day/wk, 7 calendar days)	0	0	0	0	0	32	32	\$1,088.00
Subtotal	0	0	0	0	0	32	32	\$1,088.00
5.0 ADMINISTRATIVE								
5.01 Change Orders	0	0	4	0	0	0	4	\$124.00
5.02 Project Closeout	0	1	8	0	0	0	9	\$303.00
Subtotal	0	1	12	0	0	0	13	\$427.00
Totals	5	25	110	0	84	32	261	\$8,537.00
Overhead @ 1.40.....								\$11,951.80
Subtotal								\$20,488.80
Expenses								
1. Travel	\$330.00							
2. Postage/Communication	\$250.00							
3. Reproduction (Plans, Report)	\$1,128.00							
4. Advertisement	\$338.80							
Subtotal Expenses								\$2,046.80
Fixed Payment of Labor Only @ 12%.....								\$2,458.66
Total Budget								\$24,994.06

VENICE AIRPORT

Security Fencing - Design and Construction Management

DY Consultants Manhour Cost Breakdown

Task	Principal Engineer	Project Engineer	Lead Engineer	Environ. Engineer	CADD Operator	Field Inspector	TOTAL HOURS	DIRECT LABOR	
Hourly Rate:	\$70.00	\$55.00	\$31.00	\$39.00	\$26.00	\$34.00			
1.0 DESIGN									
1.01 Inventory	0	1	4	0	0	0	5	\$179.00	
1.02 Safety and Operations	0	2	4	0	0	0	6	\$234.00	
1.03 Geometric Layout	0	1	4	0	8	0	13	\$387.00	
1.04 Fence Details	0	2	16	0	24	0	42	\$1,230.00	
1.05 Specifications	0	2	16	0	24	0	42	\$1,230.00	
1.06 Engineer's Estimate	0	2	8	0	0	0	10	\$358.00	
1.07 Bid Document	2	2	16	0	24	0	44	\$1,370.00	
Subtotal	2	12	68	0	80	0	162	\$4,988.00	
3.0 BID PHASE									
3.01 Pre-Bid Meeting and Consultation	0	4	4	0	0	0	8	\$344.00	
3.02 Addenda	0	2	4	0	8	0	14	\$442.00	
3.03 Recommendation of Low Bidder	0	2	4	0	0	0	6	\$234.00	
Subtotal	0	8	12	0	8	0	28	\$1,020.00	
4.0 CONSTRUCTION BASIC SERVICES									
4.01 Pre-Construction Meeting	0	4	4	0	0	0	8	\$344.00	
4.02 Progress Meetings	0	0	0	0	0	0	0	\$0.00	
4.03 Contractor Submittals	0	0	2	0	0	0	2	\$62.00	
4.04 Modifications	0	0	0	0	0	0	0	\$0.00	
4.05 Final Inspection	0	4	4	0	0	0	8	\$344.00	
4.06 Record Drawings	0	0	0	0	0	0	0	\$0.00	
Subtotal	0	8	10	0	0	0	18	\$750.00	
5.0 INSPECTION									
5.01 On-Site Inspections (2 day/wk, 21 calendar days)	0	0	0	0	0	48	48	\$1,632.00	
Subtotal	0	0	0	0	0	48	48	\$1,632.00	
6.0 ADMINISTRATIVE									
6.01 Change Orders	0	0	4	0	0	0	4	\$124.00	
6.02 Project Closeout	0	0	8	0	0	0	8	\$248.00	
Subtotal	0	0	12	0	0	0	12	\$372.00	
Totals	2	28	102	0	88	48	268	\$8,762.00	
Overhead @ 1.40.....									\$12,266.80
Subtotal.....									\$21,028.80
Expenses									
1. Survey (use existing data)	\$0.00								
2. Travel	\$330.00								
3. Postage/Communication	\$150.00								
4. Reproduction (Plans, Specifications, Report)	\$450.00								
5. Permitting Fees	\$0.00								
Subtotal Expenses.....									\$930.00
Fixed Payment of Labor Only @ 12%.....									\$2,523.46
Total Engineering and Permitting Budget									\$24,482.26



An employee-owned company

October 16, 2009

Mr. Jonathan Mayes
Interim Procurement Manager
City of Venice – Finance Dept.
401 West Venice Ave.
Venice, FL 34285

Re: Quotes for Two Projects at Venice Municipal Airport

Dear Mr. Mayes:

As requested via your attached letter dated October 7, 2009, PBS&J has prepared quotes to perform professional services for two projects at the Venice Municipal Airport. Regarding the "Perimeter and Wildlife Deterrent Fencing" project, PBS&J estimates a total cost of \$29,955. For the "Taxiway Markings Rehabilitation" project PBS&J estimates a total cost of \$36,176. Our detailed breakdown of the estimated cost for each project is enclosed. These quotes are based on the scope of work documents provided by the City of Venice and the assumptions therein. The estimated duration of construction for each project was interpreted from the provided spreadsheet document.

PBS&J would like to suggest the possibility of potential cost savings if the two projects were to be combined. If the projects were to be scheduled concurrently meetings could be held on the same days to reduce travel time and cost. If the projects were issued together production costs could be saved. We would be happy to explore this in more detail if so requested.

We look forward to your favorable consideration of our proposals. If you should have any questions or comments please feel free to contact me at 813.282.7275.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Roda', with a long horizontal flourish extending to the right.

Thomas E. Roda, P.E.
Group Manager

enclosures



October 14, 2009

Jonathan Mayes
Interim Procurement Manager
City of Venice- Finance Department
401 West Venice Ave.
Venice, FL 34285

Re: Cost Proposals for two projects at Venice Municipal Airport

Dear Mr. Mayes:

Enclosed are the completed price sheets for the "Perimeter and Wildlife Deterrent Fencing" and "Taxiway Markings Rehabilitation" projects at the Venice Municipal Airport. The cost estimates are based on the scopes of work for each project that were provided to URS Corporation by the City of Venice on October 1, 2009. Our cost proposals for the requested services are \$37,208.24 and \$32,623.74 respectively.

Please contact us if you have any questions regarding these proposals. Thank you for your consideration in these projects and we look forward to hearing from you soon.

Sincerely,

URS Corporation

A handwritten signature in black ink that reads "Allan M. Nagy". The signature is written in a cursive style and is positioned above the printed name and title.

Allan M. Nagy
Vice President
Air Transportation Business Line Manager

Enclosure

CORRECTIVE ACTION PLAN

revised 10/23/09

	PROPOSED ACTION ITEMS	Action	ACTION DATE
1	SURVEY ALL FEDERALLY OBLIGATED PARCELS PAST AND PRESENT/EXHIBIT A	Revise GFY SURVEY MAP from 2006 and apply for grant	Jan-10
	<i>MUNICIPAL NON-AERONAUTICAL USES:</i>		
2	FESTIVAL GROUNDS	Draft use agreement after FMV determined/In kind trade for use	11/15/2009
3	METAL PIPE STORAGE	ACM requested VABI to remove/VABI removed 10/22/1009	10/22/2009 done
4	DUMPSTER STORAGE	Notified PW of need for FMV based lease for storage of dumpsters. PW ID'd 1 acre needed, airport to hire appraiser	11/9/2009
5	VEHICLE STORAGE	4 VEHICLES REMOVED 10-2-09	10/02/2009 done
6	DRAINAGE PIPES STORAGE	Utilities notified to remove/pipes removed 10/22/09	10/22/2009 done
7	CONSTRUCTION DEBRIS	Debris removal started 10/8/09	11/9/2000
8	SOIL PILES	Samples to be taken, screener brought to site, dirt to off site/ESC proposal rec'd	2/28/2010
9	TITO GAONA TRAPEZE ACADEMY LEASE (Month to Month)	Request concurrence with submitted lease	10/23/2009 done
10	HONOLUANA RESTAURANT-PURDY LEASE	Request concurrence with submitted lease/qualify 2019 termination	10/23/2009 done
11	CINEMOVES (Lease terminated on 8.31.09)	No action required	
12	HOLIDAY APARTMENTS	Request concurrence	11/30/2009
13	THE PIER GROUP- SHARKY'S	INRA - Heights of proposed construction COV <>Airport recalculate non aeronautical use rental fee	Hire appraiser 11/1/09

CORRECTIVE ACTION PLAN

revised 10/23/09

	PROPOSED ACTION ITEMS	Action	ACTION DATE
14	SENIOR FRIENDSHIP CENTER	Hire MAI for FMV for 2+ acre release or rental/send revert request to WCIND for 48 A	11/30/2009
15	AERONAUTICAL TENANTS WITH NON-AERONAUTICAL USES IDENTIFIED	Send notices, inspect, City Attorney/finish 28 follow-ups started 10/19/2009	11/30/2009 started
16	DRIVING RANGE ENCROACHMENT ON RW 4/22 AND OTHER MPU ITEMS	Scenario in MPU due early 2010	Jan, 2010
17	REPAINT TAXIWAYS A AND B/BID FOR ALL TAXIWAYS	10/16/09 Bid to be awarded to DY as lowest responsive bidder	11/16/2009
18	REPAIR/REPLACE INTERSECTION SIGNS (LIGHTED)	Prepare RFQ for specs and design	11/20/2009
19	SUBMIT FORM 5010 FOR WATER ON RW 4/22	Send Form 5010 to modify AFD and NOTAMS	10/20/2009 done
20	REPAINT CENTERLINE OF: RW 4/22	Prepare RFQ for specs and design W/Sign RFQ	11/20/2009
21	REPAINT RUNWAY HOLD MARKINGS FOR RW 4/22	Complete as part of Sign RFQ	11/20/2009
22	AERONAUTICAL TENANTS WITH NON-AERONAUTICAL USES IDENTIFIED	Complete as part of Annual Inspection Program	10/20/09 started
23	Parcel B west of Parcel A at former Island WWTP (additional item)	Obtain Fair Market Value for eventual release	11/30/2009

Frederick Watts - Re: Proposal for 4 airport appraisals

From: <AHMMAI@aol.com>
To: <nwoodle@ci.venice.fl.us>
Date: 10/20/2009 3:01 PM
Subject: Re: Proposal for 4 airport appraisals
CC: <FWATTS@ci.venice.fl.us>, <ITURNER@ci.venice.fl.us>, <PJOHNSO@ci.venice.fl.us>

Ms. Woodley:

Thanks you for the email. it would be helpful to have maps or survey, along with the Sarasota county property appraisers office parcel numbers for each of the parcels. Perhaps Mr. Watts and staff could assist with this information. Once we have determined the scope of the assignment, we can properly provide a proposal.

Thank you for considering Slack, Johnston & Magenheimer for your real estate appraisal and consulting needs. We look forward to working with you again.

Regards,

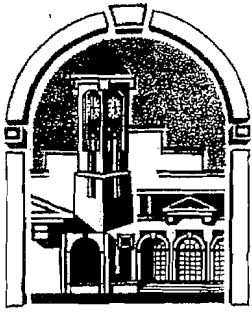
Andrew H. Magenheimer, MAI
ST.CERT.GEN.REA 1073

SLACK, JOHNSTON & MAGENHEIMER, INC.
7300 NORTH KENDALL DRIVE, SUITE 520
MIAMI, FLORIDA 33156
305-670-2111 - PHONE
305-670-1002 - FAX

In a message dated 10/20/2009 1:24:24 P.M. Eastern Daylight Time, nwoodle@ci.venice.fl.us writes:

Good morning Andy, I've listed the areas at the airport that we need appraisals for to determine Fair Market Value rental rates andf to resolve some FAA issues identified in their Land Use Inspection Report of August 10, 2009. Specifically they are: 1.) the Festival Grounds (vacant land in the eastern quadrant of the airfield along an abandoned taxiway), 2.) 2 northernmost acres of a 48 acre tract of land the airport previously granted to WCIND for ICW construction and maintenance, located across the ICW), 3.) a parcel of airport land west of Harbor Drive encompassing portions of Sharky's leasehold and public beach parking (after a survey establishes the most recent airport western boundary line) and 4.) parcel "A" located west of the future Tramonto Vista park site (to be called Maxine Barritt Park) that represents the 12 remaining acres from the original 19 acre parcel that encompassed the Island Wastewater Treatment Plant. Parcel A and Parcel B made up the original 19 acre IWWTP site. Parcel B (approximately 7 acres) was released through sale to City of Venice for \$214,000 in 2005.

Please send us a proposal for these 4 areas to be appraised and time until delivery so we may inform FAA we have begun the process toward addressing these 4 area issues. Your familiarity with Venice Municipal Airport from previous work on the airfield and its environs gives you the advantage of having researched this area and having institutional knowledge about the airfield's land uses. A proposal by November 9, 2009 would be greatly appreciated.



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Mr. Bart Vernace, P.E.
Assistant Manager
Federal Aviation Administration
Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, FL 32822-5024

October 23, 2009

RE: Concurrence for Non-Aeronautical Lease with The Tito Gaona Trapeze Academy, Inc.

Dear Mr. Vernace,

The recent land use inspection report that we received from your office brought to my attention that we lack FAA concurrence for the non-aeronautical lease between the City of Venice and The Tito Gaona Trapeze Academy, Inc. In order to correct this oversight, I have enclosed the lease documents for your review and concurrence. Included for your review is:

- Lease agreement between the City of Venice and The Tito Gaona Trapeze Academy, Inc.

If FAA concurs with this lease, please return a signed copy of this letter to Venice Municipal Airport.

Please do not hesitate to contact me if you have any questions or concerns. Thank you for your assistance.

Sincerely,

Fred Watts, C.M.
Airport Director

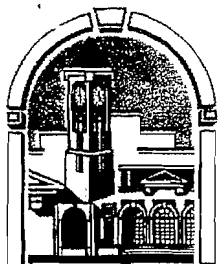
FAA concurrence with the lease between the City of Venice and The Tito Gaona Trapeze Academy, Inc.

FAA Signature

Date

Print Name

Title



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VENICE MUNICIPAL AIRPORT

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Assistant Manager
Federal Aviation Administration
Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, FL 32822-5024

October 23, 2009

RE: Concurrence for Non-Aeronautical Lease for Purdy Enterprises, Inc.

Dear Mr. Vernace,

It has come to my attention that we lack FAA concurrence for the non-aeronautical sublease between the City of Venice and Purdy Enterprises, Inc. In order to correct this oversight, I have enclosed the lease documents for your review and concurrence. Included for your review are:

- Assignment of lease agreement from Michael P. Piscopo to Purdy Enterprises, Inc. and Consent to Assign
- Lease agreement between the City of Venice and Michael P. Piscopo.

If FAA concurs with this lease, please return a signed copy of this letter to Venice Municipal Airport.

Please do not hesitate to contact me if you have any questions or concerns. Thank you for your assistance.

Sincerely,

Fred Watts, C.M.
Airport Director

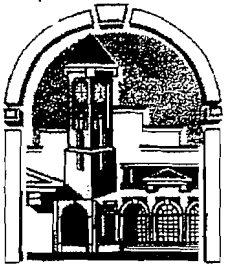
FAA concurrence with the lease between the City of Venice and Purdy Enterprises, Inc.

FAA Signature

Date

Print Name

Title



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Assistant Manager
Federal Aviation Administration
Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, FL 32822-5024

October 23, 2009

RE: Concurrence for Non-Aeronautical Sublease for Chefs Rule, LLC (dba Honolua Island Grill)

Dear Mr. Vernace,

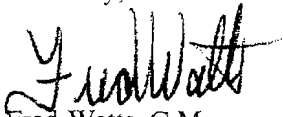
The recent land use inspection report that we received from your office indicated that we lack FAA concurrence for the non-aeronautical sublease between the City of Venice and Boris Kaye (dba Holiday Apartments Condominiums.) However, a careful review of our records has found that consent for the lease was granted on October 18, 1971. I have enclosed the following documents for your reference:

- Sublease between Chef's Rule, LLC and Purdy Enterprises, Inc.
- Assignment of lease agreement from Michael P. Piscopo to Purdy Enterprises, Inc. and Consent to Assign
- Lease agreement between the City of Venice and Michael P. Piscopo.

If FAA concurs with the current sublease, please return a signed copy of this letter to Venice Municipal Airport.

Please do not hesitate to contact me if you have any questions or concerns. Thank you for your assistance.

Sincerely,


Fred Watts, C.M.
Airport Director

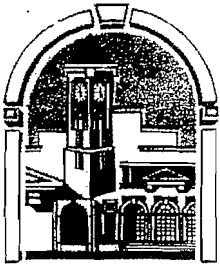
FAA concurrence with the sublease between Purdy Enterprises, Inc. and Chef's Rule, LLC.

FAA Signature

Date

Print Name

Title



C I T Y O F V E N I C E

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October 23, 2009

RE: Concurrence for Non-Aeronautical Lease with Boris Kaye (dba Holiday Apartments Condominiums)

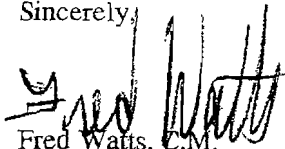
Dear Mr. Vernace,

The recent land use inspection report that we received from your office brought to my attention that we lack FAA concurrence for the non-aeronautical lease between the City of Venice and Boris Kaye. In order to correct this oversight, I have enclosed the lease documents for your review and concurrence. Included for your review are:

- Consent of Federal Aviation Administration
- Lease agreement between the City of Venice and Boris Kaye

Please do not hesitate to contact me if you have any further questions or concerns regarding this lease.

Sincerely,


Fred Watts, C.M.
Airport Director