

AGENDA
Chippewa Valley Regional Airport Commission
Tuesday, September 19, 2023 7:30 a.m.
Airport Terminal Conference Room
3800 Starr Ave, Eau Claire, WI

Join WebEx Meeting:

<https://eauclairecounty.webex.com>

Meeting ID: 2599 801 9874 Password: nMKSpGTH497

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference:

1-415-655-0001 Access Code: 25998019874##

Please mute personal devices upon entry

For those wishing to make public comment, you must e-mail Erin Switzer at admin@chippewavalleyairport.com at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

1. Call To Order
2. Confirmation of Meeting Notice
3. Roll Call - Voice
4. Approval of Minutes
 - a. August 18, 2023 Regular Commission Meeting
 1. Discussion/Action
5. CVRA Finance and Activity Reports
 - a. Expense Vouchers and Financial Report
 1. Discussion/Action
 - b. Key Indicators:
 - Airline Operations
 - Car Rental Operations
 - Tower Operations
 1. Discussion/Action
 - c. Hangar Occupancy
 1. Discussion/Action
6. Public Comment Period - (Maximum 2 minutes per person)
7. Operational Matters
 - a. Airport Operations Report
 - Airport Audit Information
 - Airport Community Outreach
 1. Discussion/Action

b. Airport Strategic Plan Update/Review

- 2020-2022 Plan Update
- Operational Review

1. Discussion/Action

c. Project Summary

- AIP 48 Rwy 4/22 and Taxiway A Rehabilitation – FY22
- AIP 49 – Corporate Hangar Construction – FY21
- AIP 51 – Master Plan Update – FY 22
- AIP 53 - Phase I Construction and Phase II Design Wildlife Fence and Wildlife Study Recommendations – FY22
- AIP 54 – ARFF Truck Replacement - FY23
- AIP 55 – Phase II Fence Final Construction – FY23
- AIP 56 - South Hangar Construction – FY23
- Future AIP Project for Taxilane J, K and L Reconstruct – FY24
- Terminal Tile Replacement – FY23
- Terminal Parking Lot Addition and Second Exit Lane – FY23

1. Discussion/Action

8. Previous Business:

a. Approval to Proceed with Airport Terminal Exterior Panel Replacement Project

1. Discussion/Action

9. New Business:

a. South Hangar Area Land Lease Proposal

1. Discussion/Action

10. Discuss Future Agenda Items

11. Set Future Meeting Dates and Times

12. Adjournment

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-6945, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

MINUTES

Chippewa Valley Regional Airport Commission
Friday, August 18, 2023, 7:30 a.m.
Airport Terminal Conference Room
3800 Starr Ave, Eau Claire, WI

MEMBERS PRESENT: Commissioners Scott Francis, Bill Hilgedick, David Hirsch, Chuck Hull, Scott Smith, and Barry Wells were present.

MEMBERS ABSENT: Peter Hoeft

OTHERS PRESENT: Amy Michels, Rob Sims, Anthony Gonzales-Mead & Hunt, Heather DeLuka-Airport Neighborhood Association, Mary McManus - Airport Neighbor, Shawn Styer-Hawthorne Aviation, Charity Zich-Airport Director, Todd Norrell-Maintenance Supervisor and Erin Switzer-Airport Administrative Specialist.

1. **Call to Order:** Chair Bill Hilgedick called the meeting to order at 7:30 am.
2. **Confirmation of Meeting Notice:** The meeting was noticed.
3. **Roll Call:** Commissioners Scott Francis, Bill Hilgedick, David Hirsch, Chuck Hull, Scott Smith, and Barry Wells were present.
4. **Approval of Minutes:**
 - a. **July 21, 2023 Regular Commission Meeting:**

On a motion by Com. Hirsch, seconded by Com. Hull, the minutes of the July 21, 2023 meeting were approved as presented.
(Ayes 6-Nayes 0)
5. **CVRA Finance and Activity Reports:**
 - a. **Expense Vouchers, Credit Card Charges and Financial Report:**

On a motion by Com. Francis, seconded by Com. Smith, the expense vouchers were approved as submitted.
(Ayes 6-Nayes 0)
 - b. **Key Indicators:**
 - **Airline Operations**

Airline Enplanements are up for the month and for the year.
 - **Car Rental Operations**

Cars rented are up for the month and for the year.
 - **Tower Operations**

Tower Operations are up for the month and for the year.
 - c. **Hangar Occupancy:** There is currently one t-hangar vacancy and approximately a dozen names on the box hangar waiting lists.

6. **Public Comment Period:** Heather DeLuka thanked the Airport and Commissioner Francis for participating in the Summer Sizzle event and also inquired about the recent touch and go military ops that she heard about on the neighborhood social media pages as well as requested clarification on an expense line item on the Quarterly Report.
7. **Operational Matters:**
- a. **Airport Operations Report**
 - **Airport Quarterly Report:** Commissioners reviewed the Airport Quarterly Report.
 - **Digital Advertising Campaign:** Commissioners reviewed the Digital Advertising Campaign from April through June.
 - **Airport Community Outreach:** Commissioners reviewed the Airport Community Outreach opportunities and events.
 - b. **Airport Strategic Plan Update/Review:**
 - **Operational Review:** The August Operational Review covered New Tenant Development.
 - c. **Project Summary**
 - **AIP 48 - Rwy 4/22 and Taxiway A Rehabilitation – FY22:** The pavement removal and replacement runway closure is scheduled for August 18-21.
 - **AIP 49 - Corporate Hangar Construction – FY21:** Final inspection for walk-through took place this week and a few punch list items remain.
 - **AIP 51 - Master Plan Update – FY22:** In progress. The Master Plan team from Mead & Hunt provided a project update presentation. The next open house is scheduled for October/November.
 - **AIP 53 - Phase I Construction and Phase II Design Wildlife Fence and Wildlife Study Recommendations – FY22:** The fence replacement has been completed and signs are being installed now and a few punch list items remain.
 - **AIP 54 - ARFF Truck Replacement – FY23:** No update.
 - **AIP 55 - Phase II Fence Final Construction – FY23:** The grant for the project is working its way through the State and Federal process. We are waiting to hear from the contractor on when they plan to start work.
 - **AIP 56 - South Hangar Construction – FY23:** The Airport Director discussed the contractor issues with bid documents and noted that the project will likely go to bid again this fall.
 - **Future AIP Project for Taxilane J, K and L Reconstruct – FY24:** No update.
 - **Terminal Tile Replacement – FY23:** There was a pre-bid meeting this month and bids are expected 8/30.
 - **Terminal Parking Lot Addition – FY23:** The paving for the 2nd exit lane has been completed and the parking equipment is expected to arrive within the next month.

8. Previous Business:

a. CBS Squared South Ramp Hangar Contract Amendment

Amendment includes additional effort to rebid the South Ramp Hangar project due to contractor issues with the prior bid. The Airport Director is working with CBS Squared to reduce the cost.

On a motion by Com. Francis, seconded by Com. Hull, the Commission approved the CBS Squared South Ramp Hangar Contract amendment for \$20,000 (not to exceed) and the Value Engineering for \$18,000 (not to exceed) as presented.

(Ayes 6-Nayes 0)

b. Proposed Closed Session pursuant to Wisconsin Stat. s. 19.85 (1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, To wit: Rent-A-Car Concession Agreement Addendum 1

On a motion by Com. Hull, seconded by Com. Francis, the Commission entered into closed session at 8:34 am on the following Roll Call Vote – Ayes: Com. Francis, Hilgedick, Hirsch, Hull, Smith and Wells; Nayes: None.

Commissioners returned from closed session at 8:45 am. Chair Hilgedick reported that the Commission provided direction to the Airport Director regarding the Rent-A-Car Concession Agreement Addendum 1.

9. New Business: None

10. Discuss Future Agenda Items: None

11. Set Future Meeting Dates and Times: The next Regular Commission Meetings are planned for September 19, October 20 and November 17. The County Board recently approved the Virtual Meeting option for Standing Committee members.

12. Adjournment:

On a motion by Com. Wells, seconded by Com. Francis, the meeting was adjourned at 8:48 am.

(Ayes 6-Nayes 0)

Respectfully Submitted,

Scott Francis, Secretary

August Vouchers for approval September 19, 2023

Acenda Item 5a

Advance Media	Digital Marketing, August	53510-327	\$5,566.00
AECOM	Site investigation workplan study, 6/5/23-8/25/23	53510-299	\$91,269.65
Aviation GQ	Replacement Boarding Bridge Canopy	53510-820	\$15,298.50
BSI Signs - BCE	Parking Lot/Exit Metal Signage	53510-246	\$115.85
Cintas	Uniforms & Towels	53510-298	\$313.02
Haas Inc.	Exit Lane & Parking Lot Work	53510-820	\$33,296.38
JM Janitorial	Janitorial Services, August	53510-200	\$828.00
Johnson Controls	Replacement Simplex 4100 Fire Alarm CPU	53510-248	\$3,843.44
Lystrup, Scott	Meal/Fuel Reimbursement, ARFF Training	63510-340/377	\$141.89
Mead & Hunt	PFC Application Services	53510-299	\$3,400.00
Monarch Paving	Parking Lot Work	53510-820	\$48,936.60
ProDesigns	CVRA Logo Shirts & Hats	53510-298	\$234.00
Summit Fire Protection	FBO Fire Alarm Cell Communicator	53510-248	\$1,140.00
Xcel Energy	Terminal Gas/Electric - August	53510-222/224	\$10,968.89
<i>Xcel Energy</i>	<i>ATCT Gas/Electric - August</i>	<i>53515-222/224</i>	<i>\$2,031.80</i>
<i>ITALICIZED items = Tower Expenses</i>		TOTAL	<u>\$217,384.02</u>

August Credit Card Charges

ROCKBOT	Marketing	53510-327	\$30.00
TAPESTRY LAND RECORDS	Land Records	53510-320	\$10.50
RYAN JACK PAINTING CO	FBO Column Painting	53510-248	\$816.45
VOLAIRE AVIATION INC.	Air Service, August	53510-328	\$1,500.00
ADVANCE MEDIA NEW YORK	Digital Marketing, July	53510-327	\$4,166.00
PER MAR SECURITY	Door Programming	53510-820	\$2,112.50
COUSINS SUBS #1197	United Way Sandwich Fundraiser	23907-000	\$396.00
WISCONSIN AIRPORT MGMT	Training	53510-340	\$595.00
BEST WESTERN PLUS APPL	Training	53510-340	\$499.50
STAPLES	Building	53510-248	-\$63.98
AMAZON	Building	53510-248	\$20.23
AMAZON	Building	53510-248	\$73.90
AMAZON	Badging Supply	63510-310-650	\$96.04
CROWN AWARDS INC	Marketing	53510-327	\$10.93
WAL-MART #5373	Marketing	53510-327	\$40.96
NASSCO INC.	Janitorial Supply	53510-248	\$629.87
GOLD CROSS ANSWERING SVC	Answering Service	53510-225	\$130.00
WINDCAVE INC.	Merchant Fees	53510-200	\$95.00
DALCO	Janitorial Supply	53510-248	\$494.97
STAPLES	Office Supply	53510-310	\$27.18
STAPLES	Marketing	53510-327	\$34.39
STAPLES	Janitorial Supply	53510-248	\$29.88
STAPLES	Janitorial Supply	53510-248	\$51.00
SOUTHSIDE TIRE CF	Grounds	53510-246	\$49.97
FARM & FLT CF	Grounds	53510-246	\$74.99
SOUTHSIDE TIRE CF	Ford F150 Tires	53510-241	\$703.08
MENARDS EAU CLAIRE EAST	Grounds	53510-246	\$21.98
CHIPPEWA VALLEY REGIONAL	Parking test	53510-246	\$5.00
CHIPPEWA VALLEY REGIONAL	Parking credit	53510-246	-\$5.00
POTTERS INDUSTRIES	Paint Beads	53510-241	\$1,580.00
FARM & FLT CF	Grounds	53510-246	\$9.44
UNION TRAILER SALES & SVC	Weed Trimmer/Blower	53510-246	\$893.42
LF GEORGE - EAU CLAIRE	Vehicles	53510-241	\$48.55
AIRPORT LIGHTING COMPANY	Grounds	53510-246	\$82.46
FARM & FLT CF	Grounds	53510-246	\$6.99
FARM & FLT CF	Building	53510-248	\$6.99
FARM & FLT CF	Vehicles	53510-241	\$47.88
		TOTAL	<u>\$15,322.07</u>

Chippewa Valley Regional Airport

2023 BUDGET COMPARISON Estimated August 31, 2023

	Item	12 Month Budget 2023	Budget YTD Allocated	Actual as of 8/31/23 (66.67%)	Variance YTD	Balance Remaining For Year
Income			66.67%			
41110	Contrib From Eau Claire Cty	\$407,050	\$271,367	\$305,289	\$33,922.33	\$101,761.00
43790	Contrib From Chippewa Cty	\$132,890	\$88,593	\$132,890	\$44,296.67	\$0.00
	Sub-Total Tax Revenue	\$539,940	\$359,960.00	\$438,179.00	\$78,219.00	\$101,761.00
46341	Air Terminal	\$166,319	\$110,879	\$127,281	\$16,401.62	\$39,038.07
46342	FBO	\$178,556	\$119,037	\$87,939	(\$31,098.66)	\$90,617.33
46343	Airfield	\$124,945	\$83,297	\$86,599	\$3,301.69	\$38,346.74
46344	Hangars	\$328,380	\$218,920	\$194,835	(\$24,085.02)	\$133,545.07
46345	Parking	\$149,000	\$99,333	\$105,693	\$6,360.07	\$43,306.60
46346	Rental Cars	\$80,000	\$53,333	\$138,860	\$85,526.90	(\$58,860.23)
46347	Badging Revenue	\$0	\$0	\$2,620	\$2,620.00	(\$2,620.00)
46349	Ground Handling	\$0	\$0	\$0	\$0.00	\$0.00
48902	Vehicle Fuel Reimbursement	\$18,000	\$12,000	\$18,496	\$6,496.34	(\$496.34)
48903	Equipment Rental	\$1,200	\$800	\$800	\$0.00	\$400.00
	Sub-Total Operating Revenue	\$1,046,400	\$697,600	\$763,123	\$65,522.92	\$283,277
	Sub-Total Taxes and Operating Rev.	\$1,586,340.49	\$1,057,560.33	\$1,201,302.25	\$143,741.92	\$385,038.24
48691	Other Revenue	\$5,000	\$3,333	\$7,073	\$3,739.39	(\$2,072.72)
48900	Insurance Refunds	\$0	\$0	\$1,357	\$1,357.44	(\$1,357.44)
48901	PFC	\$65,850	\$43,900	\$51,078	\$7,177.65	\$14,772.35
43690-91	Airport Grants	\$350,000	\$233,333	\$0	(\$233,333.33)	\$350,000.00
49210	Transfer Fr. Gen'l Fund	\$0	\$0	\$0	\$0.00	\$0.00
49300	Airport Fund Balance Applied	\$223,481	\$148,987	\$0	(\$148,987.33)	\$223,481.00
	Sub-Total Other Revenue	\$644,331	\$429,554.00	\$59,507.81	(\$370,046.19)	\$584,823.19
	TOTAL INCOME	\$2,230,671	\$1,487,114.33	\$1,260,810.06	(\$226,304.27)	\$969,861.43
	Expenses					
53510-111	Salary Perm-Regular	\$411,642	\$274,428	\$266,103.59	(\$8,324.41)	\$145,538.41
-112	Salary Perm-OT	\$18,800	\$12,533	\$10,622.30	(\$1,911.03)	\$8,177.70
-114	Salary-On Call Pay	\$5,200	\$3,467	\$3,300.00	(\$166.67)	\$1,900.00
-121	Salary Temp Regular	\$11,352	\$7,568	\$7,882.66	\$314.66	\$3,469.34
-130	Employee Benefits	\$4,200	\$2,800	\$2,800.00	\$0.00	\$1,400.00
-136	PTO-ELB-Lump Sum Payout	\$0	\$0	\$0.00	\$0.00	\$0.00
-141	Board & Comm Per Diem	\$5,000	\$3,333	\$2,475.00	(\$858.33)	\$2,525.00
-142	Cnty Brd & Comm Mile	\$1,200	\$800	\$490.98	(\$309.02)	\$709.02
-151	Social Security	\$34,194	\$22,796	\$20,582.94	(\$2,213.06)	\$13,611.06
-152	Retirement Emplr Share	\$25,871	\$17,247	\$18,733.84	\$1,486.51	\$7,137.16
-153	HSA Contribution	\$4,500	\$3,000	\$2,625.00	(\$375.00)	\$1,875.00
-154	Hos & Health Ins	\$75,312	\$50,208	\$58,394.00	\$8,186.00	\$16,918.00
-155	Life Insurance	\$84	\$56	\$58.52	\$2.52	\$25.48
-158	Unemployment Comp	\$0	\$0	\$0.00	\$0.00	\$0.00
-164	Dental Insurance	\$0	\$0	\$602.56	\$602.56	(\$602.56)
-200	Contract Svcs	\$31,820	\$21,213	\$16,211.36	(\$5,001.97)	\$15,608.64
-212	Attorney Fees	\$6,000	\$4,000	\$3,022.50	(\$977.50)	\$2,977.50
-213	Accounting & Audit	\$6,000	\$4,000	\$0.00	(\$4,000.00)	\$6,000.00
-221	Water & Sewer	\$59,822	\$39,882	\$28,024.63	(\$11,856.97)	\$31,797.77
-222	Electric	\$109,180	\$72,787	\$78,415.22	\$5,628.55	\$30,764.78
-224	Gas & Fuel Oil	\$55,620	\$37,080	\$25,525.94	(\$11,554.06)	\$30,094.06
-225	Telephone	\$4,000	\$2,667	\$2,500.00	(\$166.67)	\$1,500.00
-226	Cellular Phone	\$2,500	\$1,667	\$1,148.08	(\$518.59)	\$1,351.92
-227	Dataline/Internet	\$500	\$333	\$22.17	(\$311.16)	\$477.83
-241	Motor Vehicle Maint	\$15,000	\$10,000	\$9,870.45	(\$129.55)	\$5,129.55
-246	Grounds Maint	\$110,000	\$73,333	\$28,168.95	(\$45,164.38)	\$81,831.05
-248	Building Maint	\$32,000	\$21,333	\$28,597.53	\$7,264.20	\$3,402.47
-249	Service on Machines	\$0	\$0	\$0.00	\$0.00	\$0.00
-297	Refuse Collection	\$1,800	\$1,200	\$1,437.98	\$237.98	\$362.02
-298	Laundry Services	\$4,040	\$2,693	\$2,673.63	(\$19.70)	\$1,366.37
-299	Sundry Contract Services	\$222,000	\$148,000	\$110,475.04	\$0.00	\$0.00

	Item	12 Month Budget 2023	Budget YTD Allocated	Actual as of 8/31/23 (66.67%)	Variance YTD	Balance Remaining For Year
-310	Office Supplies	\$500	\$333	\$169.51	(\$163.82)	\$330.49
-311	Postage and Box Rent	\$800	\$533	\$55.13	(\$478.20)	\$744.87
-313	Printing & Dup	\$800	\$533	\$346.16	(\$187.17)	\$453.84
-320	Ref Materials	\$250	\$167	\$0.00	(\$166.67)	\$250.00
-321	Publish Legal Notices	\$150	\$100	\$0.00	(\$100.00)	\$150.00
-324	Membership Dues	\$4,000	\$2,667	\$2,975.00	\$308.33	\$1,025.00
-327	Marketing	\$60,000	\$40,000	\$38,697.65	(\$1,302.35)	\$21,302.35
-328	Airline Recruitment	\$15,000	\$10,000	\$9,000.00	(\$1,000.00)	\$6,000.00
-340	Travel-Train, Conf & Misc.	\$15,000	\$10,000	\$5,017.30	(\$4,982.70)	\$9,982.70
-366	Fire fight supplies	\$4,500	\$3,000	\$305.00	(\$2,695.00)	\$4,195.00
-377	Vehicle Fuel	\$50,000	\$33,333	\$33,909.00	\$575.67	\$16,091.00
-510	Insurance	\$78,369	\$52,246	\$58,038.63	\$5,792.63	\$20,330.37
-515	Insurance Claims	\$0	\$0	\$0.00	\$0.00	\$0.00
-615	Special Assessment	\$0	\$0	\$0.00	\$0.00	\$0.00
-813	Office Equipment	\$2,500	\$1,667	\$4,630.58	\$2,963.91	(\$2,130.58)
-310-650	Badging	\$0	\$0	\$1,204.00	\$1,204.00	(\$1,204.00)
-933	Bank Service Charges	\$7,200	\$4,800	\$3,751.18	(\$1,048.82)	\$3,448.82
Sub-Total Operating Expense		\$1,496,706.40	\$997,804.27	\$888,864.01	(\$108,940.26)	\$607,842.39
53515-221	ATCT Water-Sewer-Strmwtr	\$1,096	\$731	\$515.45	(\$215.16)	\$580.47
-222	ATCT Electricity	\$19,570	\$13,047	\$14,341.63	\$1,294.96	\$5,228.37
-224	ATCT Gas & Fuel Oil	\$4,244	\$2,829	\$2,282.03	(\$547.04)	\$1,961.57
-225	ATCT Telephone	\$1,000	\$667	\$720.00	\$53.33	\$280.00
-248	ATCT Building Maintenance	\$15,000	\$10,000	\$9,148.14	(\$851.86)	\$5,851.86
Sub-Total Tower Expense		\$40,910	\$27,273.01	\$27,007.25	(\$265.76)	\$13,902.27
53610-810	Capital Equipment	\$0	\$0	\$5,905.99	\$5,905.99	(\$5,905.99)
-820	Capital Improvement	\$545,000	\$363,333	\$215,812.10	(\$147,521.23)	\$329,187.90
-829	Other Capital Improvement	\$148,056	\$98,704	\$77,309.26	(\$21,394.74)	\$70,746.74
59280-920	Transfer to General Fund	\$0	\$0	\$20,000.00	\$20,000.00	(\$20,000.00)
58102-613	Principal/Trust Fund	\$0	\$0	\$0.00	\$0.00	\$0.00
58202-613	Interest/Trust Fund	\$0	\$0	\$0.00	\$0.00	\$0.00
Sub-Total Capital Expense		\$693,056	\$462,037.33	\$319,027.35	(\$143,009.98)	\$374,028.65
TOTAL EXPENSE		\$2,230,672	\$1,487,115	\$1,234,899	(\$252,216.00)	\$995,773.31
NET OPERATING INCOME		\$0	(\$0)	\$25,911.45		(\$25,911.88)
Cash Balance						
	Per 2020 Audit Report	2,393,606				
	Per 2021 Audit Report	3,096,503				
	2022 Estimate	3,018,158				

Chippewa Valley Regional Airport
Traffic Statistics
 August 2023

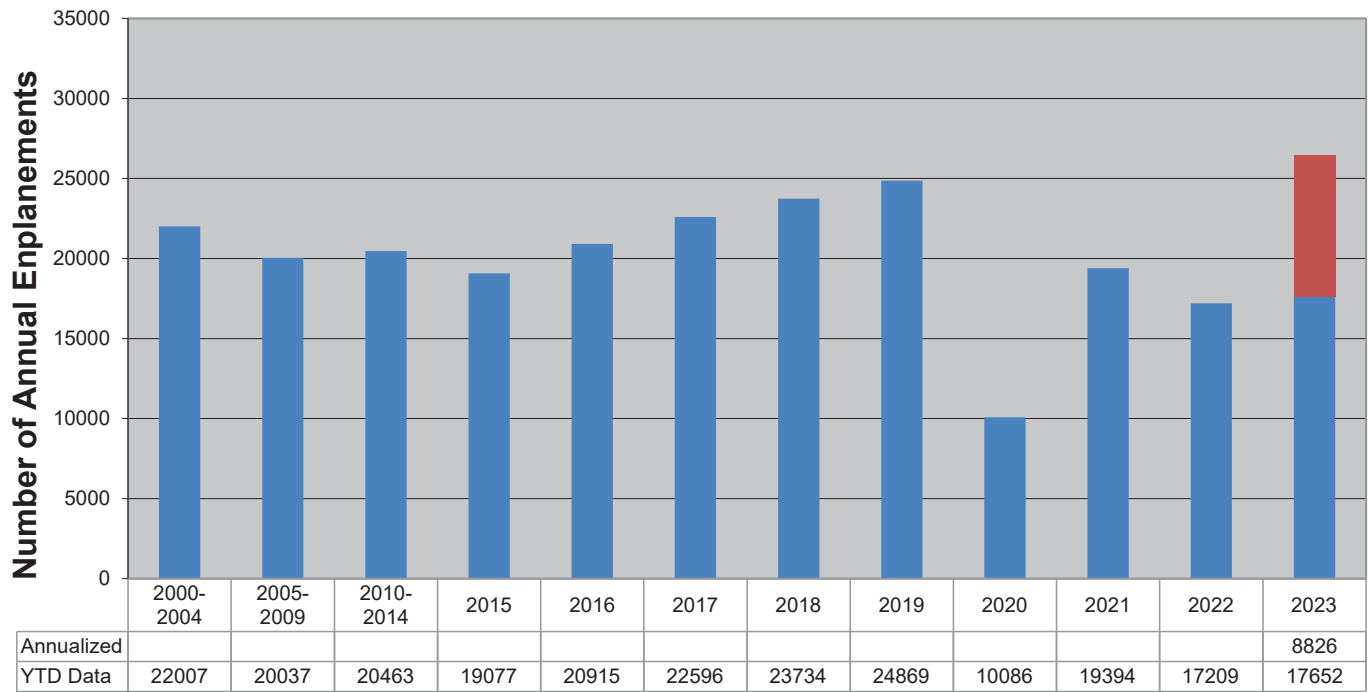
AIRLINE PASSENGERS	Month		% Diff.	Year to date		% Diff.
	2023	2022		2023	2022	
EAU-ORD	0	1141		0	12162	
EAU-MSP	569	0		6878	0	
EAU-RSW	0	0		4425	0	
EAU-MCO	337	0		4664	0	
EAU-LAS	<u>822</u>	<u>0</u>		822	0	
CHARTERS Enplaned				<u>863</u>	<u>648</u>	
Total Enplaned	1728	1141	51%	17652	12810	38%
ORD-EAU	0	1262		0	12478	
MSP-EAU	693	0		6011	0	
RSW-EAU	0	0		4604	0	
MCO-EAU	345	0		4533	0	
LAS-EAU	<u>689</u>	<u>0</u>		0	0	
CHARTERS Deplaned				<u>863</u>	<u>648</u>	
Total Deplaned	1727	1262	37%	16011	13126	22%
Total Enplaned/Deplaned	3455	2403	44%	33663	25936	30%

AIRLINE PERFORMANCE	2023	2022		2023	2022	
Scheduled Flights/Landings	21	31	-32%	191	397	-52%
Canceled Flights						
Xnld for Wx	0	0		1	10	
Xnld for Mx	0	0		1	1	
<u>Xnld Other</u>	<u>0</u>	<u>0</u>		<u>2</u>	<u>2</u>	
Total	0	0	#DIV/0!	4	13	-69%
Total Landings	21	31	-32%	187	384	-51%
Total Inbound Seats	3906	1550	152%	34782	19200	

LANDLINE PASSENGERS

Leg O&D	Month	Total
EAU-MSP	Aug	349
MSP-EAU	Aug	<u>291</u>
	TOTAL	640

Chippewa Valley Regional Airport Scheduled Air Carrier and Charter Enplanements



Years

Number of Cars Rented

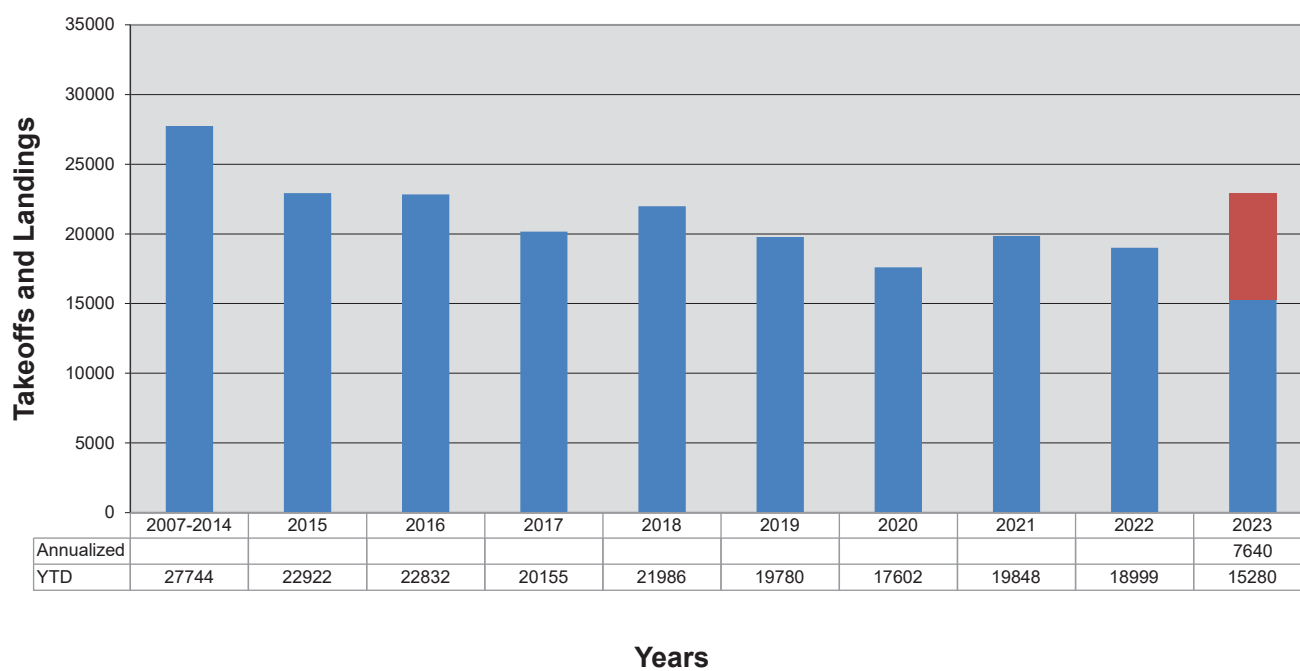
	<u>2023</u>	<u>2022</u>	23/22 % Diff.
January	379	366	4%
February	348	239	46%
March	486	455	7%
April	417	396	5%
May	492	504	-2%
June	566	503	13%
July	608	496	23%
August	647	519	25%
September			
October			
November			
December			
YTD	3943	3478	13%

Agenda Item 5b

Chippewa Valley Regional Airport
Air Traffic Operations Statistics
 August 2023

	Month		% Diff.	Year to date		% Diff.	
	2023	2022		2023	2022		
Itinerant	Air Carrier	39	0	#DIV/0!	345	20	1625%
	Commuter/ Air Taxi	171	142	20%	1106	1362	-19%
	GA	1347	1386	-3%	9510	8536	11%
Local	Military	77	42	83%	321	305	5%
	GA	492	736	-33%	3910	2462	59%
	Military	<u>48</u>	<u>22</u>	118%	<u>88</u>	<u>46</u>	91%
TOTAL	2174	2328	-7%	15280	12731	20%	

Chippewa Valley Regional Airport Annual Air Traffic Control Tower Operations



**EAU CLAIRE COUNTY, WISCONSIN
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2022**

	Business-Type Activities - Enterprise Funds			Governmental
	Highway Department	Airport	Totals	Activities - Internal Service Funds
ASSETS				
Current Assets:				
Cash and Investments	\$ 250	\$ 3,249,577	\$ 3,249,827	\$ 3,646,725
Taxes Receivable	1,635,199	407,050	2,042,249	-
Accounts Receivable	43,946	86,217	130,163	5,791
Lease Receivable	-	84,733	84,733	-
Due from Other Governmental Units	4,278,571	70,470	4,349,041	-
Prepaid Items and Other Assets	659,180	1,604	660,784	760,645
Total Current Assets	<u>6,617,146</u>	<u>3,899,651</u>	<u>10,516,797</u>	<u>4,413,161</u>
Restricted Assets:				
Escrow accounts	-	-	-	322,386
Wisconsin Retirement System Net Pension Asset	1,587,823	167,710	1,755,533	54,965
Total Restricted Assets	<u>1,587,823</u>	<u>167,710</u>	<u>1,755,533</u>	<u>377,351</u>
Noncurrent Assets:				
Capital Assets	18,901,630	61,957,326	80,858,956	-
Less Accumulated Depreciation	<u>(10,729,185)</u>	<u>(28,733,321)</u>	<u>(39,462,506)</u>	<u>-</u>
Net Capital Assets in Service	8,172,445	33,224,005	41,396,450	-
Construction Work in Progress	26,503,285	10,858,825	37,362,110	-
Total Capital Assets	<u>34,675,730</u>	<u>44,082,830</u>	<u>78,758,560</u>	<u>-</u>
Deposit in Insurance Pool	-	-	-	999,731
Total Noncurrent Assets	<u>34,675,730</u>	<u>44,082,830</u>	<u>78,758,560</u>	<u>999,731</u>
Total Assets	<u>42,880,699</u>	<u>48,150,191</u>	<u>91,030,890</u>	<u>5,790,243</u>
DEFERRED OUTFLOWS OF RESOURCES				
Wisconsin Retirement System Pension Related	3,092,073	326,592	3,418,665	107,038
State Life Insurance Other Post Employment Benefit Related	97,341	7,897	105,238	7,582
Total Deferred Outflows of Resources	<u>3,189,414</u>	<u>334,489</u>	<u>3,523,903</u>	<u>114,620</u>
LIABILITIES				
Current Liabilities:				
Accounts Payable	2,523,778	150,594	2,674,372	111,042
Accrued Liabilities	199,287	22,472	221,759	4,153
Due to Other Governments	65,258	18,298	83,556	-
Due to General Fund - Cash Overdraft	515,032	-	515,032	-
Unearned Revenues	157,925	-	157,925	-
Current Portion of Long-Term Liabilities:				
Claims Payable	-	-	-	644,266
Accrued Employee Leave	145,745	32,578	178,323	-
Total Current Liabilities	<u>3,607,025</u>	<u>223,942</u>	<u>3,830,967</u>	<u>759,461</u>
Long-Term Liabilities (Net of Current Portion):				
Claims Payable	-	-	-	870,764
Accrued Employee Leave	97,164	21,719	118,883	-
State Life Insurance Net Other Post Employment Benefits Liability	306,133	24,834	330,967	23,845
Total Long-Term Liabilities	<u>403,297</u>	<u>46,553</u>	<u>449,850</u>	<u>894,609</u>
Total Liabilities	<u>4,010,322</u>	<u>270,495</u>	<u>4,280,817</u>	<u>1,654,070</u>
DEFERRED INFLOWS OF RESOURCES				
Succeeding Year's Property Taxes	1,635,199	407,050	2,042,249	-
Lease Receivable	-	78,736	78,736	-
Wisconsin Retirement System Pension Related	3,738,775	394,898	4,133,673	129,425
State Life Insurance Other Post Employment Benefit Related	41,845	3,395	45,240	3,259
Total Deferred Inflows of Resources	<u>5,415,819</u>	<u>884,079</u>	<u>6,299,898</u>	<u>132,684</u>
NET POSITION				
Net Investment in Capital Assets	32,530,506	43,987,728	76,518,234	-
Restricted:				
Insurance Escrow	-	-	-	322,386
Restricted for Retirement System Pension Related	1,587,823	167,710	1,755,533	54,965
Unrestricted	2,525,643	3,174,668	5,700,311	3,740,758
Total Net Position	<u>\$ 36,643,972</u>	<u>\$ 47,330,106</u>	<u>83,974,078</u>	<u>\$ 4,118,109</u>
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			430,767	
Total Net Position of Business-Type Activities			<u>\$ 84,404,845</u>	

See accompanying Notes to Basic Financial Statements.

**EAU CLAIRE COUNTY, WISCONSIN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2022**

	Business-Type Activities - Enterprise Funds			Governmental
	Highway Department	Airport	Totals	Activities - Internal Service Funds
OPERATING REVENUES				
Charges for Services	\$ 5,138,629	\$ 1,057,975	\$ 6,196,604	\$ 11,212,565
Miscellaneous	-	135,178	135,178	-
Total Operating Revenues	5,138,629	1,193,153	6,331,782	11,212,565
OPERATING EXPENSES				
Operation and Maintenance	7,804,513	1,318,953	9,123,466	9,608,614
Depreciation	1,028,942	1,777,575	2,806,517	-
Claims	-	-	-	900,732
Total Operating Expenses	8,833,455	3,096,528	11,929,983	10,509,346
OPERATING INCOME (LOSS)	(3,694,826)	(1,903,375)	(5,598,201)	703,219
NONOPERATING REVENUES (EXPENSES)				
General Property Taxes	1,595,200	403,020	1,998,220	-
Other Taxes	2,458,769	-	2,458,769	-
Intergovernmental Grants	5,680,883	131,574	5,812,457	-
Investment Income	-	3,751	3,751	40,621
Miscellaneous Nonoperating Revenues	61,119	26,246	87,365	2,691
Gain on Disposal of Capital Assets	-	-	-	-
Interest Expense	(5,494)	-	(5,494)	-
Amortization of Bond Premium	-	-	-	-
Total Nonoperating Revenues (Expenses)	9,790,477	564,591	10,355,068	43,312
INCOME (LOSS) BEFORE TRANSFERS AND CAPITAL CONTRIBUTIONS	6,095,651	(1,338,784)	4,756,867	746,531
TRANSFERS AND CAPITAL CONTRIBUTIONS				
Transfers In	27,978,393	-	27,978,393	-
Transfer Out	-	-	-	(147,066)
Capital Contributions to Governmental Activities	(10,874,814)	-	(10,874,814)	-
Capital Contributions and Grants	-	6,271,137	6,271,137	-
Total Transfers and Capital Contributions	17,103,579	6,271,137	23,374,716	(147,066)
CHANGE IN NET POSITION	23,199,230	4,932,353	28,131,583	599,465
Net Position, January 1	13,444,742	42,397,753	55,842,495	3,518,644
NET POSITION, DECEMBER 31	<u>\$ 36,643,972</u>	<u>\$ 47,330,106</u>	<u>\$ 83,974,078</u>	<u>\$ 4,118,109</u>
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			125,694	
Change in Net Position of Business-Type Activities			<u>\$ 28,257,277</u>	
Net Position Business-Type Activities - January 1			\$ 56,147,568	
Change in Net Position - Business-Type Activities			<u>28,257,277</u>	
Net Position Business-Type Activities - December 31			<u>\$ 84,404,845</u>	

See accompanying Notes to Basic Financial Statements.

**EAU CLAIRE COUNTY, WISCONSIN
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2022**

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal
	Highway Department	Airport	Totals	Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash Received from Customers	\$ 3,069,304	\$ 1,057,412	\$ 4,126,716	\$ 11,046,585
Cash Paid to Suppliers for Goods and Services	307,484	(773,796)	(466,312)	(9,587,471)
Claims Paid	-	-	-	(1,022,728)
Cash Paid for Employee Services	(6,800,125)	(558,171)	(7,358,296)	(9,184)
Net Cash Provided by (Used for) Operating Activities	(3,423,337)	(274,555)	(3,697,892)	427,202
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
General Property Taxes	1,595,200	403,020	1,998,220	-
Other Taxes	2,458,769	-	2,458,769	-
Cash Repayment on Advance from General Fund	-	-	-	-
Cash Received (Paid) from Other Funds	515,032	-	515,032	632
Transfer from/to Other Funds for Operating Activities	-	-	-	(147,066)
Operating Grants and Miscellaneous Revenue Received	5,845,444	147,776	5,993,220	-
Net Cash Provided by (Used for) Noncapital Financing Activities	10,414,445	550,796	10,965,241	(146,434)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Cash Received from Sale/Loss of Capital Assets	28,500	-	28,500	-
Cash Received from Lease of Asset	-	78,736	78,736	-
Transfers from Other Funds for Construction	27,978,393	-	27,978,393	-
Cash Payments for Construction Work in Progress	(25,792,717)	-	(25,792,717)	-
Cash Payments for Capital Assets	(1,046,861)	(361,327)	(1,408,188)	-
Cash Payments for Principal on Debt	(412,463)	-	(412,463)	-
Cash Payments for Interest on Debt	(7,921)	-	(7,921)	-
Infrastructure Construction Expense for Governmental Activities	(10,874,814)	-	(10,874,814)	-
Net Cash Provided by (Used for) Capital and Related Financing Activities	(10,127,883)	(282,591)	(10,410,474)	-
CASH FLOWS FROM INVESTING ACTIVITIES				
Investment income	-	3,751	3,751	43,312
NET CHANGE IN CASH AND CASH EQUIVALENTS	(3,136,775)	(2,599)	(3,139,374)	324,080
Cash and Cash Equivalents, January 1	3,137,025	3,252,176	6,389,201	3,645,031
CASH AND CASH EQUIVALENTS, DECEMBER 31	<u>\$ 250</u>	<u>\$ 3,249,577</u>	<u>\$ 3,249,827</u>	<u>\$ 3,969,111</u>

See accompanying Notes to Basic Financial Statements.

**EAU CLAIRE COUNTY, WISCONSIN
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2022**

	Business-Type Activities - Enterprise Funds			Governmental
	Highway Department	Airport	Totals	Activities - Internal Service Funds
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Operating Income (Loss)	\$ (3,694,826)	\$ (1,903,375)	\$ (5,598,201)	\$ 703,219
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Depreciation	1,028,942	1,777,575	2,806,517	-
Change in Wisconsin Retirement System (WRS) Net Pension Asset	(386,198)	(48,472)	(434,670)	(15,960)
Change in WRS Pension Related Deferred Outflow of Resources	(1,111,160)	(130,025)	(1,241,185)	(42,738)
Change in WRS Pension Related Deferred Inflow of Resources	17,317	5,961	23,278	90
Change in State Life Insurance Net OPEB Liability	24,072	(9,256)	14,816	4,972
Change in State Life Insurance Related Deferred Outflow of Resources	1,106,768	133,723	1,240,491	43,990
Change in State Life Insurance Related Deferred Inflow of Resources	(1,411)	(1,833)	(3,244)	365
(Increase) Decrease in Assets:				
Accounts Receivable	27,450	(13,439)	14,011	(5,791)
Lease Receivable	-	(84,733)	(84,733)	-
Due from Other Governments	(2,096,775)	(37,569)	(2,134,344)	-
Prepaid Items	(55,194)	(7)	(55,201)	(160,189)
Increase (Decrease) in Liabilities:				
Accounts Payable	1,783,510	71,979	1,855,489	21,143
Accrued Liabilities	40,701	3,201	43,902	97
Due to Other Governments	(84,645)	(48,150)	(132,795)	-
Claims Payable	-	-	-	(121,996)
Accrued Employee Leave	(21,888)	9,865	(12,023)	-
	<u>\$ (3,423,337)</u>	<u>\$ (274,555)</u>	<u>\$ (3,697,892)</u>	<u>\$ 427,202</u>
Net Cash Provided by (Used for) Operating Activities				
RECONCILIATION OF CASH AND CASH EQUIVALENTS				
Current Assets - Cash and Temporary Investments	\$ 250	\$ 3,249,577	\$ 3,249,827	\$ 3,646,725
Restricted Assets - Cash and Temporary Investments	-	-	-	322,386
CASH AND TEMPORARY INVESTMENTS PER STATEMENT OF CASH FLOWS	<u>\$ 250</u>	<u>\$ 3,249,577</u>	<u>\$ 3,249,827</u>	<u>\$ 3,969,111</u>
NONCASH DISCLOSURE				
Capital Asset Additions Through Contributed Capital	<u>\$ -</u>	<u>\$ 6,271,137</u>	<u>\$ 6,271,137</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

2023 Community/Stakeholder Outreach

1. Jan 3 – Leader Telegram Interview
2. Jan 5 - Airport Newsletter
3. Jan 9 – Airport Neighborhood Assoc Meeting
4. Jan 12 – Master Plan Public Meeting Communication
5. Jan 17 – EC County Board Meet and Greet
6. Jan 18 – Aviation Explorer Program with Sun Country
7. Jan 19 – Leadership Chippewa Falls
8. Feb 1 – EAA Explorer Post Presentation
9. Feb 2 – Landline Media Event
10. Feb 2 – Rotary Presentation
11. Feb 6 – Hawthorne Corporate Hangar Press Release
12. Feb 8 – EAA Fence Meeting
13. Feb 13 – ECC Parks and Forest Committee Meeting
14. Feb 16 – Master Plan Open House
15. Mar 1 – WAMA/TDA Fly-In
16. Mar 6 – Chippewa Herald Interview
17. Mar 7 – Sun Country Meeting
18. Mar 13 – Airport Neighborhood Association Meeting
19. Mar 14 – Runway Safety Action Team Meeting
20. Mar 16 – Chippewa Chamber Women to Women Panel
21. Apr 11 – Airport Newsletter
22. Apr 11 – ECC Administration Committee
23. Apr 11 – CC Executive Committee
24. Apr 13 – ECC Finance and Budget Committee
25. Apr 18 – Chippewa County Board Meeting
26. Apr 18 – Eau Claire County Board Meeting
27. Apr 21 – MCO Inaugural Flight Kickoff
28. Apr 24 – Boy Scout Tour
29. Apr 26 – ChiHi Virtual Tours
30. Apr 27 – School Tour
31. May 6 – Pancake Breakfast
32. May 8 – Airport Post Season Snow Meeting
33. May 9 – CCEDC Job Fair in Terminal Parking Lot
34. May 11 – WAMA Legislative Day
35. May 15 – School Tour
36. May 23 – Runway Closure Email Notification
37. June 22 – Pilot Safety Email
38. July 3 – Quarterly Newsletter
39. July 19 – WQOW Fence Interview
40. July 21 – Runway Closure Tenant Notifications
41. August 1 – Chippewa Valley Musical Festival Terminal Filming
42. August 2 – ANA Summer Gathering
43. August 9 – LAS Media Advisory
44. August 11 – TSA Screening Tour
45. August 17 – Runway Closure Tenant Notification
46. August 18 – Master Plan Input Committee
47. August 18 – EAA Fencing Discussion

48. August 24 – Dream Flights @ Hawthorne
49. August 25 – Airport Improvement Magazine Interview
50. August 31 – FAA/BOA Tour
51. September 8 – South Hangar Area Construction Notification
52. September 11 – Airport Neighborhood Association Annual Meeting

Upcoming Events

Wisconsin Aviation Conference, September 20-22, 2023

Master Plan Public Meeting, Tentative November 9, 2023

<u>Operational Area</u>	<u>Frequency</u>	<u>Next Review</u>	<u>Notes from Last Review and Areas for Improvement</u>
FBO Lease and Maintenance	Annual	Sep-23	FBO leases/facilities were reviewed and no changes recommended immediately. Maintenance language should be clarified when the opportunities arises.
FBO Facilities			

**CVRA September 2023 Operational Review
FBO Lease and Maintenance**

<u>Facility</u>	<u>Size</u>	<u>Term</u>	<u>2023 Annual Rent</u>	<u>Maintenance</u>	<u>Misc.</u>
1987 Facility	18,000 sq. ft.	Expires Sept. 30, 2027	\$19,760.04	FBO makes incidental repairs, all major repairs are paid for by the airport.	Lease needs clarification on maintenance to be addressed in any future lease updates.
2002 Facility	26,250 sq. ft.	Hawthorne has 2 additional five year options so the lease could be extended to 2037. If the options are exercised, rent increases by 1.5% over prior year.	\$69,853.68	FBO does all maintenance.	The airport had a state trust fund loan for this hangar that was paid off early in August 2020.
Truck Hangar	3,960 sq. ft.		\$6,000	Heartland makes incidental repairs, all major repairs are paid for by the airport.	Lease needs clarification on maintenance to be addressed in any future lease updates.
2010 Addition	2,100 sq. ft.		\$26,726.04	FBO makes incidental repairs, all major repairs are paid for by the airport.	1.5% annual rent increase starting in 2016. The airport paid for the local share of the cost of this addition in exchange for a higher rent payment.
Tie Downs	6		\$216	Airport maintains.	
Fuel Farm	2 - 12,000 gallon tanks 1 - 20,000 gallon tank		\$5,000	FBO does all maintenance on the three tanks owned by them. The airport maintains the site around the tanks.	\$50 rent increase per tank per year on the 12,000 gallon tanks. FBO took over utilities in 2018 in lieu of payment on 20,000 gallon tank.
2022 Maintenance Hangar	25,500 sq.ft.	Expires 2042	\$8,128.79/mo. starting Sept 2023	FBO does all maintenance.	Periodic increases per lease schedule.

Terminal Tile Replacement Summary 9/14/23

<u>Base Bid</u>	<u>Estimate 6/23</u>	<u>Actual</u>
Replace Exterior Tile Only :	\$173,149	\$175,000
 <u>Options</u>		
#1- Replace Interior:	\$84,756	\$90,000
#2- Wrap Main Entry Columns in Laminate:	\$24,200	\$46,000

Additional Notes:

The bid numbers above do not include the \$17,343 contract for design, bid and construction administration. Contractor indicates starting work in November.

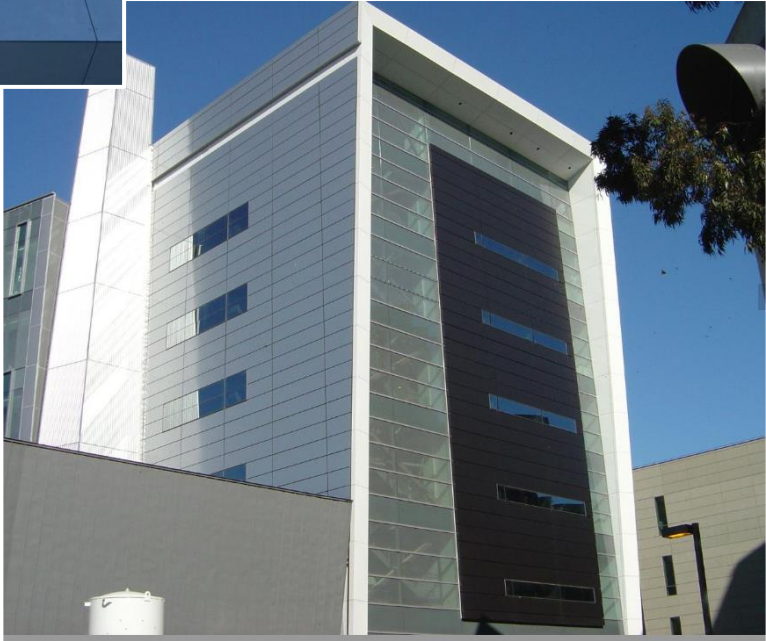
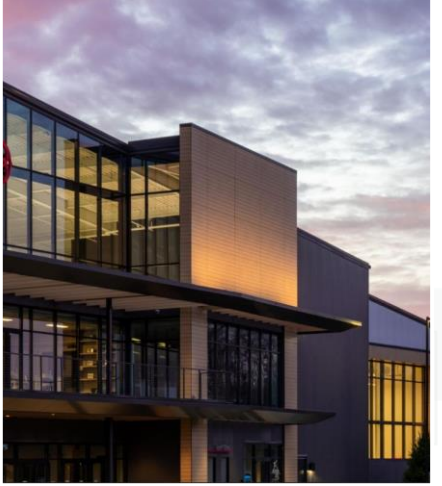
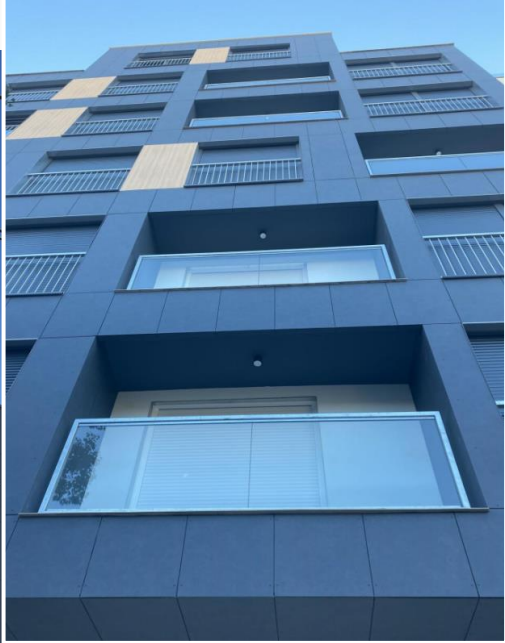
Chippewa Valley Regional Airport



EXTERIOR FINISH REPLACEMENT – SCOPE DESCRIPTIONS

SEP 14, 2023

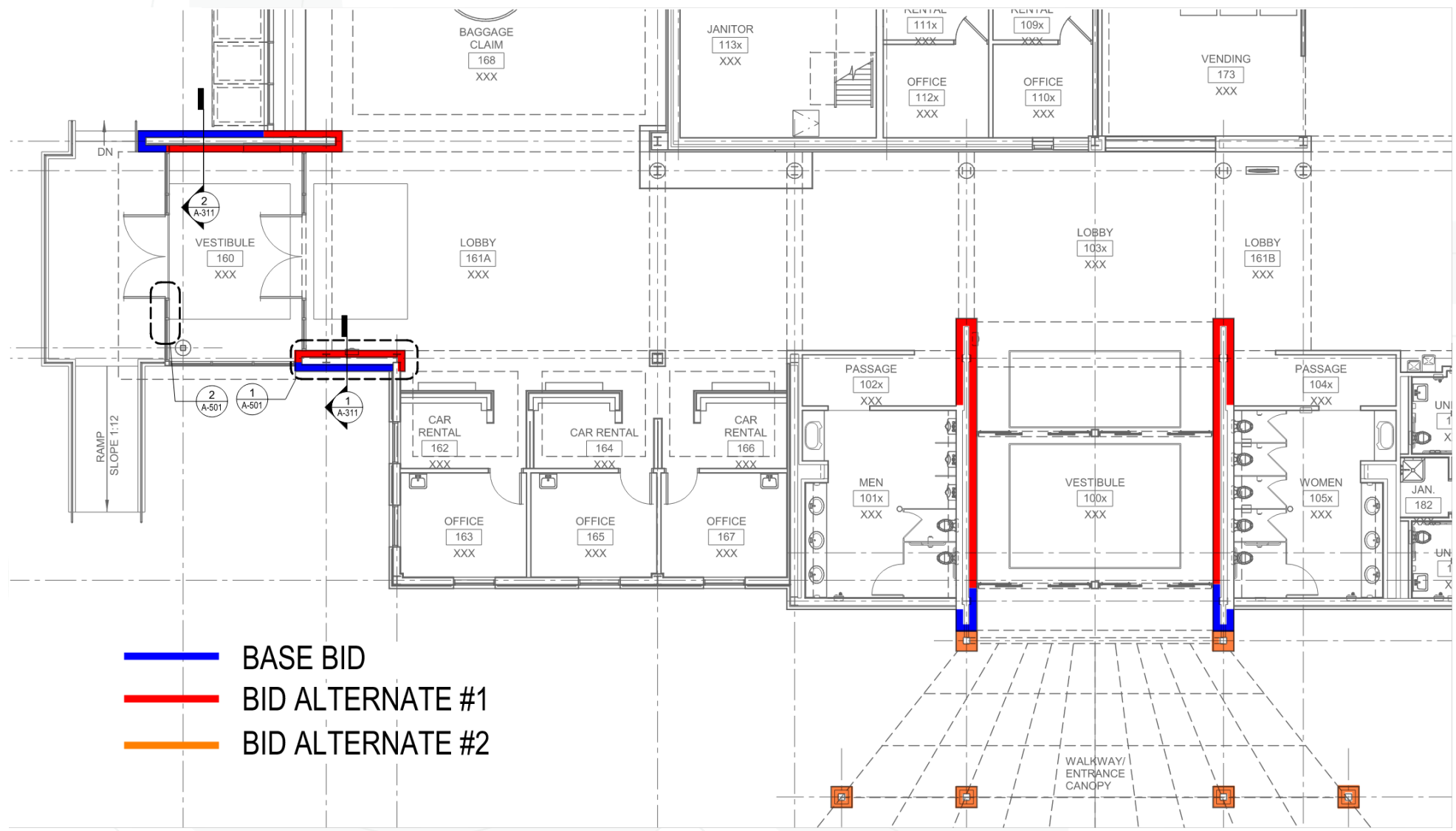
Trespa Reference Images






Mead & Hunt



Plan Diagram



-  BASE BID
-  BID ALTERNATE #1
-  BID ALTERNATE #2



Overall Exterior: Existing Tile Finish



Mead & Hunt



Overall Exterior: Base Bid



Car Rental Entry: Existing Tile Finish



Car Rental Entry: Base Bid



Mead & Hunt



Main Entry: Existing Tile Finish



Main Entry: Base Bid



Main Entry: Bid Alternate #2



Car Rental Entry: Existing Tile Finish



Car Rental Entry: Base Bid



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Car Rental Entry: Bid Alternate #1



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& Hunt



Existing Interior Tile



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Bid Alternate #1: Interior Tile Replacement



Main Entry: Existing Tile Finish



Main Entry: Bid Alternate #1





Q&A

Mead
& Hunt



**LAND LEASE FOR
PURPOSE OF CONSTRUCTION OF A HANGAR
AT THE CHIPPEWA VALLEY REGIONAL AIRPORT**

This, Lease, entered into by and between the Chippewa Valley Regional Airport Commission, hereinafter referred to as the Lessor and Troy Berg, hereinafter referred to as the Lessee.

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and documents herein contained, the Lessee does hereby lease from the Lessor and the Lessor does hereby grant, demise and lease to the Lessee the following described property on and to the airport upon the following terms and conditions;

1. **PROPERTY DESCRIPTION.** That portion of Lot 1 of CSM #421618 known as the South Hangar Complex being a part of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ and SW $\frac{1}{4}$ -NE $\frac{1}{4}$ and part of Government Lot 4, Section 32-28-9, City of Eau Claire, Chippewa County, Wisconsin. Hangar L1 lease lot size is 75' x 75'.

2. **CONSTRUCTION.** The Lessee shall have the right to erect, repair, replace, maintain and alter buildings or structures upon the leased premises, providing such buildings or structures conform to the state building code, zoning heights requirements and pertinent provisions of any local ordinance in effect and providing all plans for such buildings or structures shall be reviewed and approved in writing by the Lessor prior to construction including exterior color. In addition all landscaping plans shall be reviewed and approved in writing by the Lessor prior to construction. Lessee shall pay all costs involved in acquiring utilities from the available source. Locations of lines and poles shall be approved by the Lessor in advance.

Federal Aviation Administration (FAA) Form 7460 shall be submitted and approved prior to construction. During Construction, Lessee shall follow the Construction Safety Phasing Plan (CSPP) submitted to the FAA with the Form 7460 and any other requirements indicated as a result of the FAA review process.

Subject to Unavoidable Delays, as defined below, hangar construction shall be substantially completed no later than December 31, 2024. If the hangar is not substantially completed by December 31, 2024, this lease agreement shall be considered terminated.

“Unavoidable Delays” means delays, outside the control of the party claiming its occurrence, which are the direct results of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the improvements being constructed, litigation commenced by third parties which, in injunction or other similar judicial acts, directly results in delay, or acts of any federal, state, or local government unit which directly results in delays.

3. **TERM.** The term of this Lease shall be for a period commencing on October 1, 2023

through September 30, 2063.

4. RENT. The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental of \$.34 per square foot or \$1,912.50 payable on October 1st each year. At the end of each year, rent shall be adjusted to the then current rates established by the Commission.

The Airport Commission has adopted a hangar construction incentive for the south hangar area which abates the land lease for the first five years. The first rent payment shall be due on October 1, 2029 at the then current rates established by the Airport Commission.

5. NON-EXCLUSIVE USE. The Lessee shall have the right to the non-exclusive use, in common with others of the airport parking areas, appurtenances and improvements thereon; the right to install, operate, maintain and store subject to the approval of the Lessor in the interests of safety and convenience of all concerned, all equipment necessary for the safe hangaring of the Lessee's aircraft; the right to ingress to and egress from the demised premises, which right shall extend to Lessee's employees, guests, and patrons; the right, in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, aprons, roadways, and other conveniences for the take-off, flying and landing of aircraft.

6. NON-DISCRIMINATION CLAUSE. No otherwise qualified person shall be excluded from employment, be denied the benefits of employment or otherwise be subject to discrimination in employment in any manner or term of employment on the basis of age, race, creed, color, sex, national origin, or ancestry, disability as defined in Section 504 and the Americans with Disabilities Act (ADA), arrest or conviction record (consistent with s. 111.32 s. HSS 83.12(3), and s. HSS 83.13(6), sexual orientation, political affiliation, marital status, or military participation. All employees are expected to support goals and programmatic activities relating to non-discrimination in employment.

7. LAWS AND REGULATIONS. The Lessee agrees to observe and obey during the terms of this Lease all laws, ordinances, rules, and regulations, including minimum standards ordinances promulgated and enforced by the Lessor, and by other property authorities having jurisdiction over the conduct of operations at the airport.

8. LAW APPLIED. The laws of the State of Wisconsin shall govern this Contract and executed amendments thereto. Venue for all legal proceedings arising out of this Contract, or breach thereof, shall be exclusively in Eau Claire County Circuit Court, Eau Claire, Wisconsin.

9. INSURANCE. The Lessee agrees to indemnify and hold harmless the Lessor, its employees and its agents from any and all liabilities, costs and expenses for loss or damage to the property and injury to or the death of any person, by whomever sustained, which may occur on the leased premises or which may be occasioned by, any actions of the Lessee, its employees or agent.

Public liability insurance procured from a reputable company authorized to do business in Wisconsin, covering both personal injury and property damage shall be carried by Lessee for each

airplane housed in said hangar. Such insurance shall be in limits of at least \$1,000,000.00 combined single limit Bodily Injury Property Damage or split limit of \$1,000,000.00 Bodily Injury/\$1,000,000.00 Property Damage.

10. MAINTENANCE. The Lessee will maintain the structures and facilities occupied by it and the surrounding premises in good order and make such repairs as are necessary. In the event of fire or any other casualty to structures and facilities owned by the Lessee, the Lessee may repair or replace structure or facility, or remove the damaged property and restore the leased area to its original condition; such action shall be accomplished within ninety (90) days of the date the damage occurred. Upon petition by the Lessee, the Lessor may grant an extension of time if it appears such extension is warranted.

11. USE. The Lessee shall use the leased premises exclusively for the storage of aircraft owned or leased and operated by the Lessee and the necessary tools, equipment, and parts acquired for the service of said aircraft. Storage of non-aviation items is prohibited without written approval of the Airport Director.

No equipment shall be stored outside of the premises. Lessee shall not perform any acts or carry on any practices which might damage the premises or be a nuisance to other Lessees at the airport, and shall keep the premises under its control clean and free from rubbish and trash at all times. Specifically, Lessee shall not store any combustible materials on or about the premises other than the usual oil and fuel contained in the aircraft and lubricants required for the service of the aircraft. Lessee may maintain and repair the aircraft owned, leased and/or operated by it on the premises by its own employees or mechanics. Lessee may not contract for maintenance or repair of its aircraft, on the premises, except with companies authorized by the Lessor. Lessee may not permit maintenance or repair of any other aircraft but its own on the leased premises. Lessee shall conduct no business from the hangar.

12. AIRPLANE REQUIRED. Lessee understands that the land is being leased for the express purpose of allowing Lessee to construct a hangar for aircraft storage, and that hangar space is not "storage" space for non-aviation related purposes. Failure to maintain an operational aircraft is grounds for termination of this lease. On the commencement date of this Lease, the Lessee shall maintain an operational aircraft on the premises. For purposes of this agreement "maintaining an operational aircraft" does not include the storage of airplane parts other than those for an operational aircraft or an inoperable aircraft that is the active process of being built, repaired or restored to operational status.

Lessee who does not own or maintain an aircraft on the commencement date of this Lease, shall have sixty (60) days to obtain an aircraft and place it in the hangar, or get written approval from the Airport Director for extension of this date, to a date not more than 120 days after the commencement date of this lease. At no time will the hangar be without an operational aircraft for a period of more than 120 days. If at the end of said sixty (60) days or the extension granted by the Airport Director, and if Lessee has not obtained an operational aircraft, this lease will be reviewed by the Airport Director for purposes of resolution or termination of this lease agreement. If at any time during the term of this lease agreement, Lessee sells its aircraft or terminates an aircraft usage

agreement, the above stated requirements for maintaining an operational aircraft will apply. The Lessor may at any time during the term of this lease request proof of aircraft ownership or usage rights from Lessee.

13. RIGHT TO INSPECT. The Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this Lease.

14. TAXES. The Lessee shall pay all taxes or assessments that may be levied against it personal property or the buildings which it may erect on land lease exclusively to it.

15. SIGNS. The Lessee agrees that no signs or advertising matter may be erected without the written consent of the Lessor.

16. SNOW REMOVAL. The Lessor agrees to provide snow removal services for the Lessee's lease premises to within two (2) feet of bi-fold doors.

17. MAINTENANCE/REPLACEMENT OF PAVED AREAS. Lessee will be responsible for reimbursing the Airport for the expense of replacing paved areas in the hangar row the hangar is located. Expenses for the replacement of the pavement will be pro-rated amongst the hangars located in the hangar row, with the Lessee's portion of the taxiway estimated at 112' wide x 38' deep and the Lessee's portion of the hangar access road estimated at 112' wide x 12' deep. Replacement of the pavement will be at the discretion of the Airport.

18. LEASE AND TRANSFER. The Lessee may not, at any time during the term of this Lease, assign or transfer this Lease or any interest therein, without the prior written consent of the Lessor. It is agreed that the Lessee shall not remove any structure or facility located on the leased premises.

19. TEXTING BANNED WHILE DRIVING ON AIRPORT PREMISES. Lessee shall abide by airport safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving on the airport premises.

20. SECURITY. Lessee shall strictly comply with the Airport security requirements of the Lessor including vehicle use policies and procedures, badging of personnel requiring access to the Airport Operations Area (AOA), escorting of non-badged personnel, gate access requirements including compliance with all posted signage, and immediate notification to the Airport of any violations to security procedures or malfunctions of Airport gates. Vehicles are strictly prohibited to travel anywhere other than between authorized access gates and the hangar.

21. NOTICES. Notices required or advisable under the terms of this Lease shall be communicated by either personal delivery or certified mail to the following named representatives of the parties hereto: Lessor - Airport Director, Chippewa Valley Regional Airport, 3800 Starr Avenue, Eau Claire, WI, 54703; Lessee – Troy Berg, 3720 Glen Crest Court, Eau Claire, WI 54701, tberg.berg@icloud.com, 715-855-8147.

22. INDEPENDENT CONTRACTOR. The relationship of the Lessee to the Lessor shall be that of an independent contractor. Nothing in this Lease shall be construed so as to deem the Lessee, its employees or agents as employees of the Lessor. The Lessee shall carry worker's compensation coverage for its employees and agents as required by state law. The Lessee has no authority to incur any obligation for or on behalf of the Lessor.

23. DEFAULT. If Lessee should be in default under any of the provisions, terms and conditions of this Lease and such default shall continue to exist after receipt by Lessee of fifteen (15) day's written notice, Lessor shall terminate the Lease without prejudice to its rights to recover damages against Lessee.

24. BREACH NON-WAIVER. Neither the failure of the Lessor to strictly enforce all the terms of this Lease or acceptance of rent by Lessor after any breach by Lessee, nor any delay on the part of the Lessor to strictly enforce the provisions hereof, shall operate or be deemed a waiver of any rights or remedies accruing by law to Lessor by reason of any subsequent breach.

25. BINDING UPON SUCCESSORS AND ASSIGNS. Any reference to the rights or provisions or obligations of the Lessor and the Lessee as applied to this Lease shall be binding upon successors and assigns of the Lessor and the Lessee.

26. EXPIRATION BUILDING AND STRUCTURES. Upon the expiration of this Lease, the Lessee shall have sixty (60) days to remove all of its improvements and return the Leased premises to its original condition or any buildings or structures constructed pursuant to Section 2. shall become the property of the Lessor. All Lessor's property damaged by, or as a result of, the removal of Lessee's property shall be restored by the Lessee at its sole expense to the condition existing prior to the construction of the improvements. Should the Lessee fail to remove the improvements within the sixty (60) day period, the Lessor may proceed to effect such removal at the expense of the Lessee, and the Lessee agrees to pay the Lessor for such expense upon receipt of an invoice therefore. If the Lessee, with the written permission of the Lessor, leaves the improvements on the Leased Premises, the improvements shall become the property of the Lessor and the Lessee shall remove all of its personal property from the Leased Premises and surrender entire possession of its rights at the Airport to the Lessor.

27. MODIFICATION. This Lease shall not be modified or altered except pursuant to mutual agreement of the parties hereto, executed with the same formality as this instrument.

28. SAVINGS CLAUSE. In the event that any provision of this Lease shall be held invalid or unenforceable, no other provision of this Lease shall be affected by such holding, and all of the remaining provisions of this Lease shall continue in full force and effect pursuant to the terms hereof.

29. SECTION HEADINGS. The headings of the several sections, and any table of contents appended hereto, shall be solely for the convenience of reference and shall not affect the meaning, construction or effect hereof.

30. INTEGRATION OF AGREEMENT. The entire Lease of the parties is contained herein, and this Lease supersedes all previous leases, whether written or oral and all negotiations as well as any previous leases presently in effect between the Lessor and the Lessee relating to the subject matter.

31. AUTHORITY TO ENTER INTO AGREEMENT. By signing below, the parties affirm and acknowledge that they have read and understand this Agreement and its Attachments, if any, consisting of six (6) typewritten pages; they have authority to enter into this Agreement on behalf of the Entity, Corporation, or County they are signing for; they are knowingly, freely, and voluntarily entering into this Agreement; and that they accept and agree to be bound by the terms and conditions of this Agreement and its Attachments as outlined in this Agreement.

MAKE & MODEL OF AIRCRAFT TO BE STORED: _____

AIRCRAFT REGISTRATION NUMBER: _____

NAME OF INSURANCE COMPANY: _____

ADDRESS OF INSURANCE COMPANY: _____

EFFECTIVE DATE OF COVERAGE: _____

EXPIRATION DATE: _____

LESSOR - CHIPPEWA VALLEY REGIONAL AIRPORT BY:

(Date)

LESSEE – TROY BERG BY:

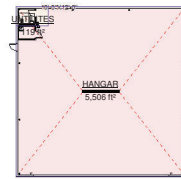
(Date)

Chippewa Valley Airport

New Hangars

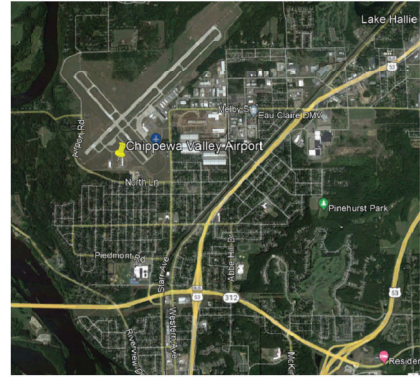
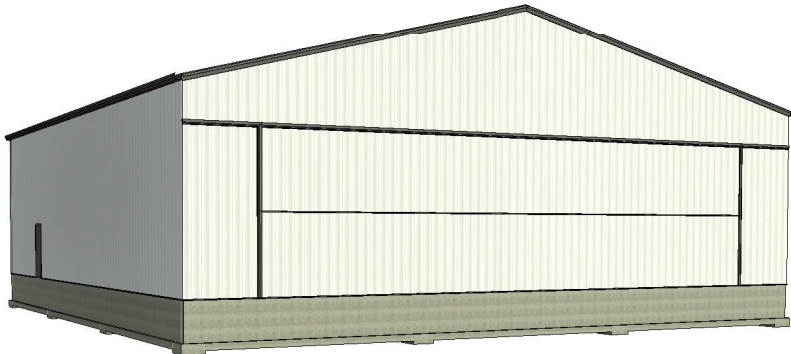
Area Legend

- 119 ft²
- 5,506 ft²



BUILDING CODE: WISCONSIN BUILDING CODE IBC/IEBC 2015
BUILDING TYPE: 2B GROUP 3 HANGAR
OCCUPANCY AREA: 5,625 SQFT
ALLOWABLE AREA: 9,000 SQFT
OCCUPANCY LOAD: 12 PERSONS
MAXIMUM EXIT DISTANCE: 200 FT
TOILET FACILITIES: 0.12 = 1.0 FIXTURES REQUIRED

IBC 2015, 2902.2.2
 SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD OF 15 OR FEWER EMPLOYEES AND/OR CUSTOMERS PER CODE



SITE LOCATION PER GOOGLE EARTH

DISCIPLINE DESIGNATOR	A-101	DISCIPLINE DESIGNATOR	0 GENERAL	SHEET TYPE DESIGNATOR	0 GENERAL
	A-102	SHEET TYPE DESIGNATOR	1 PLANS	1 PLANS	1 PLANS
SEQUENCE NUMBER	1	SEQUENCE NUMBER	2 ELEVATION	2 ELEVATION	2 ELEVATION
			3 SECTIONS	3 SECTIONS	3 SECTIONS
			4 LARGE SCALE VIEWS	4 LARGE SCALE VIEWS	4 LARGE SCALE VIEWS
			5 DETAILS	5 DETAILS	5 DETAILS
			6 SCHEDULES AND DIAGRAMS	6 SCHEDULES AND DIAGRAMS	6 SCHEDULES AND DIAGRAMS
			7 3D VIEWS, ISOMETRICS	7 3D VIEWS, ISOMETRICS	7 3D VIEWS, ISOMETRICS
			8 PERSPECTIVES & PHOTOS	8 PERSPECTIVES & PHOTOS	8 PERSPECTIVES & PHOTOS
			9 RESOURCE INFO	9 RESOURCE INFO	9 RESOURCE INFO

HALF SCALE IF PRINTED ON 11X17

DESIGN CONTACT

CONTACT: KELSEY SMITH
PHONE: 715-672-5941

GENERAL CONTRACTOR

DURAND BUILDERS
 P.O. BOX 10
 DURAND, WI 54736
PHONE: 715-672-5941
FAX: 715-672-6986
CONTACT: KYLE HAGNESS
EMAIL: KHAGNESS@DURANDBUILDERS.COM

GENERAL NOTES:
 ALL WORK TO BE DONE IN COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES.
 DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS.
 ALL GRADES, ALL FOUNDATION ELEVATIONS, STEP CONDITIONS AND FOOTING ELEVATIONS
 TO BE VERIFIED BY CONTRACTOR. FOUNDATION PROPS AND FOOTING ELEVATIONS
 ON THIS PLAN MAY NOT BE ACCURATE FOR BUILDING SITE.

Sheet List - G-	
Sheet Name	Sheet Number
Cover Sheet	G-101
General Site Layout	G-102
General Info	G-103
Sheet List - S-	
Sheet Name	Sheet Number
Foundation Plan	S-100

Sheet List - A-	
Sheet Name	Sheet Number
Main Level	A-101
Roof Plan	A-103
Elevations	A-201
Sections	A-301
Door Schedules	A-601

DURAND BUILDERS
 DURAND, WISCONSIN 54736
 DURAND OFFICE: 715.672.5941
 FAX NUMBER: 715.672.6986
WWW.DURANDBUILDERS.COM
WWW.HomeTownIBC.com

Chippewa Valley Airport
New Hangars
 HALLIE PROJECT # 45703
 Project Number: Project Number
PRELIMINARY 09/01/23

Date	Description	No.

DESIGNED BY: KMS
 DRAWN BY: KMS
 CHECKED BY: KMS
 Cover Sheet
G-101
 As indicated

Plans: 10/18/23 10:40:23 Drawing: 10/18/23 10:40:23
 9/28/23 10:40:23



Site
1" = 50'-0"



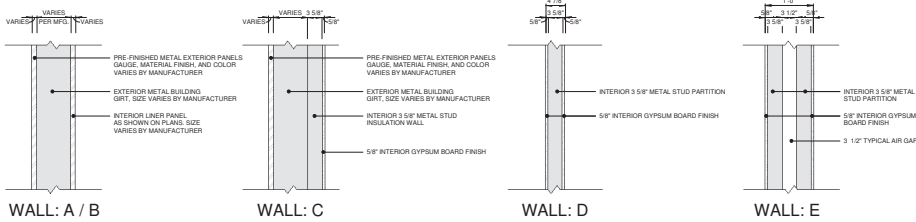
PO BOX 41
DURAND WISCONSIN 54728
DURAND OFFICE 715 884
MAIN NUMBER 715 827 8881
WWW.DURANDBUILDERS.COM
WWW.HomeTownBC.com

Chippewa Valley Airport
New Hangars
Helm, Lane, Eau Claire, WI 54703
PRELIMINARY 09/01/23

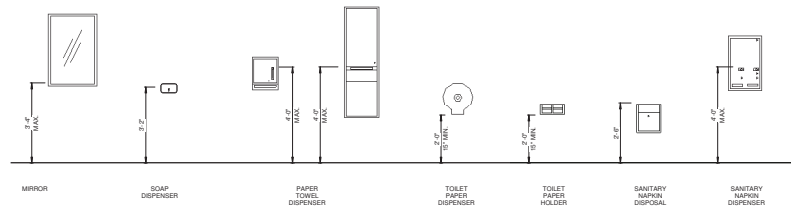
No	Description	Date

Issue Date
DESIGNED BY: KMS
DRAWN BY: KMS
CHECKED BY: KMS
General Site Layout
G-102
1" = 50'-0"

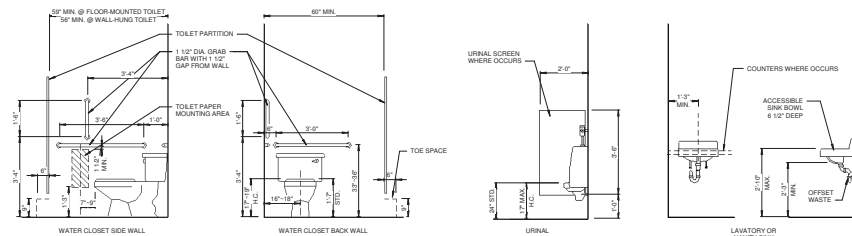
ALL WALL TYPES / INSTANCES VARY, SEE PLANS FOR LOCATIONS / INSTANCES



C-Wall Types
1" = 1'-0"



TYPICAL TOILET ACCESSORIES MOUNTING HEIGHTS



TYPICAL PLUMBING FIXTURES AND ACCESSORIES MOUNTING HEIGHTS

C-Commercial Plumbing Heights
Not to Scale

MATERIALS KEY

- BATT INSULATION
- BRICK
- CONCRETE (SECTION)
- CMU (SECTION)
- EARTH
- GRANULAR FILL
- GRAVEL
- GYPSUM BOARD OR SHEATHING
- RIGID INSULATION
- PLYWOOD
- SAND
- STEEL
- SYNTHETIC STUCCO
- WOOD
- SPRAY IN PLACE INSULATION

TAGS AND SYMBOLS

SECTION
SECTION NUMBER: 1-1
SHEET NUMBER: 101

INTERIOR / EXTERIOR ELEVATION
ELEVATION NUMBER: A1-1
SHEET NUMBER: 101

INTERIOR ELEVATION (ALTERNATIVE)
ELEVATION NUMBERS: A1-1, A
SHEET NUMBER: 101

DETAIL CALLOUT
DETAIL NUMBER: 1
SHEET NUMBER: 101
AREA OF DETAIL: 101-11

DRAWING TITLE
VIEW NAME: 1
SCALE: 1/8" = 1'-0"

ELEVATION
LEVEL 1
100'-0"

NEW CONSTRUCTION GRIDS
Grid 1

EXISTING CONSTRUCTION GRIDS
Grid 2

DOOR NUMBERS
ONLY ONE DOOR IN A ROOM: 101
MULTIPLE DOORS IN A ROOM: 101A, 101B

WALL TYPE
WALL TYPE: 101

WINDOW TYPE
WINDOW TYPE: A15

EQUIPMENT TYPE
EQUIPMENT TYPE: A

FLOOR MATERIAL TYPE
FLOOR MATERIAL TYPE: 101A

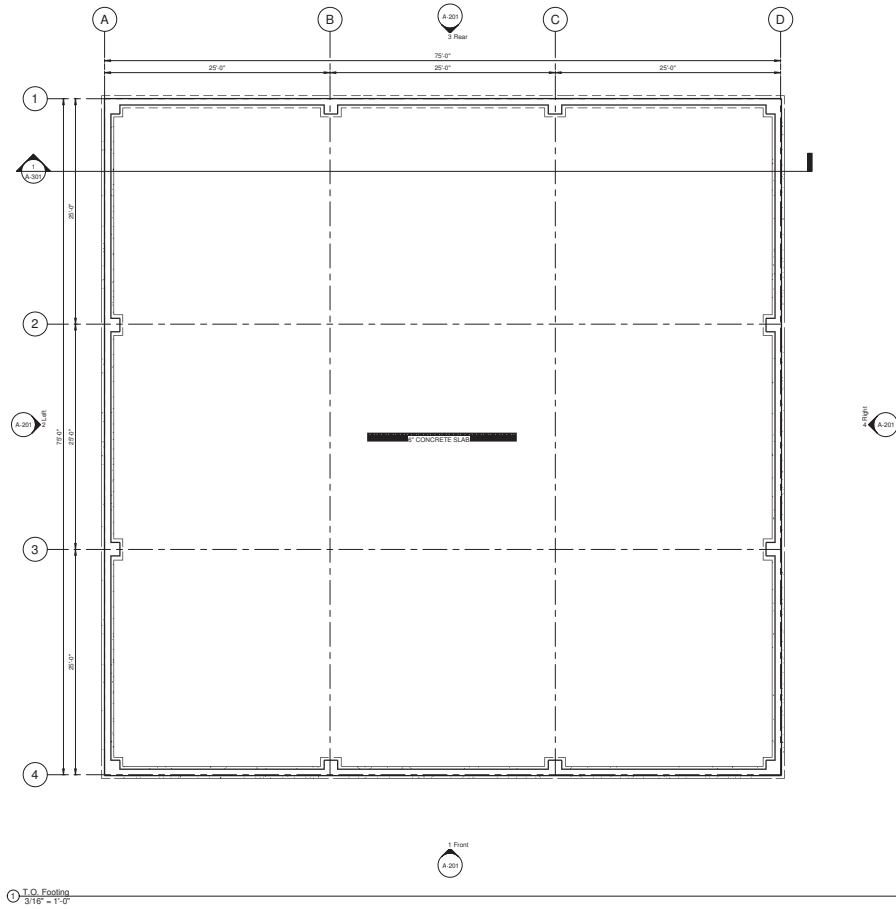
MATERIAL TYPE
MATERIAL TYPE: 101B

DURAND BUILDERS
1000 WISCONSIN AVENUE
DUNBAR WISCONSIN 54739
PHONE: 715.237.8844
FAX: 715.237.8881
WWW.DURANDBUILDERS.COM
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Chippewa Valley Airport
New Hangars
Hillsdale, Eau Claire, WI 54703
PRELIMINARY 09/01/23

Date	
Description	
#2	
Issue Date	DESIGNED BY: KMS DRAWN BY: KMS CHECKED BY: KMS
General Info	
	G-103 As indicated

P:\2023\10-23\10-23-23\Drawings\10-23-23\10-23-23.dwg
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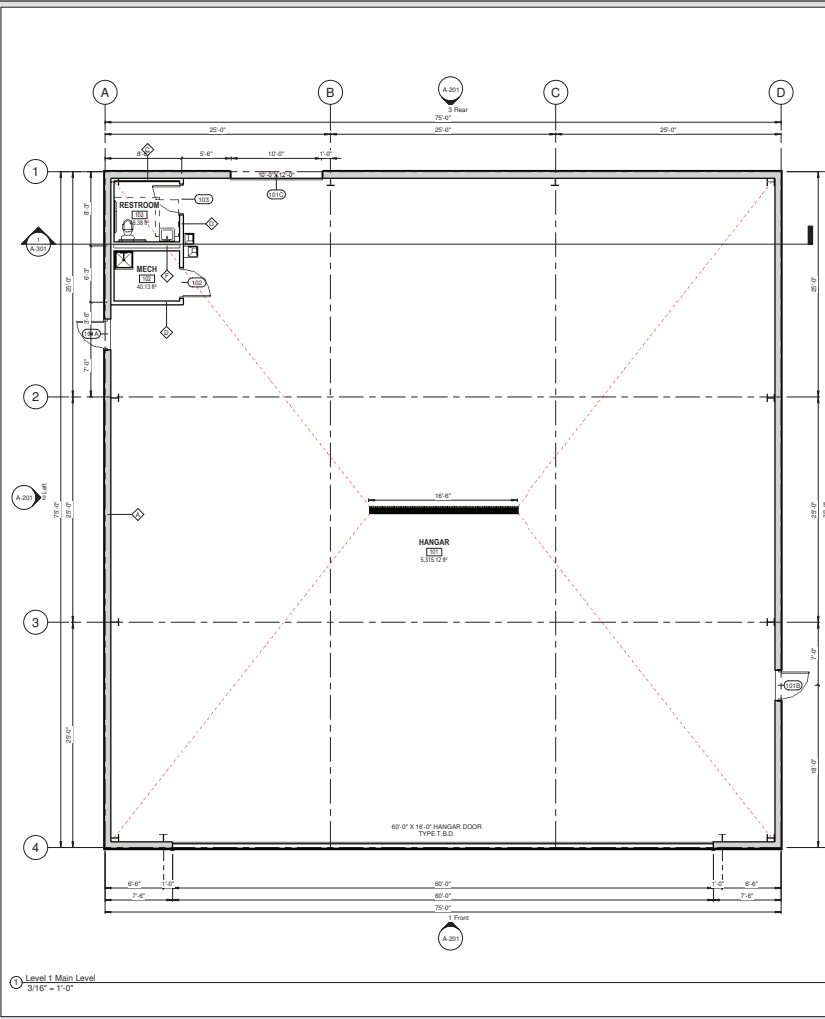
PO BOX 44
 DURAND WISCONSIN 54728
 DURAND OFFICE 715 844 4444
 FAX NUMBER 715 844 2884
 WWW.DURANDBUILDERS.COM
 WWW.HomeFormBC.com

Chippewa Valley Airport
 New Hangars
 Hillside Lane, Eau Claire, WI 54703
 PROJECT NO. 2023-001
 PRELIMINARY 09/01/23

No	Description	Date

Issue Date
 DESIGNED BY: KMS
 DRAWN BY: KMS
 CHECKED BY: KMS

Foundation Plan
 S-100
 3/16" = 1'-0"



CHAPTER 10 GROUP II AIRCRAFT HANGARS

10.1 CONSTRUCTION

10.1.1 GROUP II HANGARS SHALL BE CONSTRUCTED OF ANY OF THE TYPES OF CONSTRUCTION SPECIFIED IN NFPA 220.

10.1.2 GROUP II AIRCRAFT STORAGE AND SERVICING AREA SHALL BE LIMITED TO ONE STORY.

10.1.2.1 WHERE A GROUP II AIRCRAFT STORAGE AND SERVICING AREA EXCEEDS ONE STORY, THE HANGAR SHALL BE DESIGNATED AS A GROUP II HANGAR.

10.1.3 THE SURFACE OF THE GRADE FLOOR OF AIRCRAFT STORAGE AND SERVICING AREAS, REGARDLESS OF TYPE OF HANGAR CONSTRUCTION, SHALL BE NONCOMBUSTIBLE AND ABOVE THE GRADE OF THE APPROACH OR APRON AT THE ENTRANCE TO THE HANGAR.

10.1.4 HANGAR APRONS SHALL SLOPE AWAY FROM THE LEVEL OF THE HANGAR FLOORS TO PREVENT LIQUID ON THE APRON SURFACES FROM FLOWING INTO THE HANGARS.

10.1.5 A MINIMUM OF 15 CM (6 IN) HIGH CURBS SHALL BE PROVIDED BETWEEN EACH AIRCRAFT STORAGE AND SERVICING AREA TO PREVENT THE FLOW OF LIQUID FROM ONE SPACE TO ADJACENT SPACES.

10.1.6 GROUP II HANGARS PROTECTED WITH THE FIRE PROTECTION SPECIFIED IN CHAPTER 9 SHALL BE PROVIDED WITH FLOOR DRAINAGE IN ACCORDANCE WITH SECTION 7.1.2.

10.1.7 ROOF COVERINGS SHALL BE LISTED AS CLASS C OR BETTER.

10.1.8 EXPOSED INTERIOR INSULATION ATTACHED TO WALLS AND ROOFS IN AN AIRCRAFT STORAGE OR SERVICING AREA OF A HANGAR SHALL COMPLY WITH THE SPECIAL PROVISIONS FOR AIRCRAFT STORAGE HANGARS, INTERIOR WALL AND CEILING CRITERIA OF NFPA 101.

CHAPTER 10 INTERIOR FINISHES, CONTENTS, AND FURNISHINGS

10.2.2 USE OF INTERIOR FINISHES.

10.2.2.1 REQUIREMENTS FOR INTERIOR WALL AND CEILING FINISH SHALL APPLY AS FOLLOWS:

(1) WHERE SPECIFIED ELSEWHERE IN THE CODE FOR SPECIFIC OCCUPANCIES (SEE CHAPTER 10) THROUGH 11 THROUGH 43.

(2) AS SPECIFIED IN 10.2.2 THROUGH 10.2.4.

10.2.3 INTERIOR WALL OR CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286, WHERE INTERIOR WALL AND CEILING FINISH IS REQUIRED ELSEWHERE IN THIS CODE, SHALL BE CLASSIFIED FOR PERFORMANCE AND SMOKE DEVELOPMENT. IT SHALL BE CLASSIFIED IN ACCORDANCE WITH 10.2.3.1 OR 10.2.3.2.

10.2.3.1 INTERIOR WALL AND CEILING FINISH, INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASS A, CLASS B, OR CLASS C IN ACCORDANCE WITH SECTION 10.2.3 IN STORAGE AREAS AND SHALL BE AS REQUIRED BY 7.1.4 IN EXIT ENCLOSURES.

NFPA 101 - 42.6 SPECIAL PROVISIONS FOR AIRCRAFT STORAGE HANGARS

42.6.1 THE REQUIREMENTS OF SECTION 42.1 THROUGH 42.5 SHALL BE MET, EXCEPT AS MODIFIED BY 42.6.1.1 THROUGH 42.6.3.

42.6.1.1 THERE SHALL BE NOT LESS THAN TWO MEANS OF EGRESS FROM EACH AIRCRAFT STORAGE AREA.

42.6.1.2 EXITS FROM AIRCRAFT STORAGE AREAS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 150 FT (46 M) ON ALL EXTERIOR WALLS.

42.6.1.3 WHERE HORIZONTAL EXITS ARE PROVIDED, DOORS SHALL BE PROVIDED IN THE EXIT FIRE BARRIERS AT INTERVALS NOT EXCEEDING 90 FT (27 M).

42.6.1.4 WHERE EGRESS DOORS ARE PROVIDED IN DOORS THAT ACCOMMODATE AIRCRAFT, SUCH DOORS SHALL BE PERMITTED FOR COMPLIANCE WITH 42.6.1.1, 42.6.1.2 AND 42.6.1.3.

42.6.2 MEANS OF EGRESS FROM MEZZANINE FLOORS IN AIRCRAFT STORAGE AREAS SHALL BE ARRANGED SO THAT THE TRAVEL DISTANCE TO THE NEAREST EXIT FROM ANY POINT ON THE MEZZANINE DOES NOT EXCEED 75 FT (23 M), AND SUCH MEANS OF EGRESS SHALL BE LEAD DIRECTLY TO THE EXTERIOR TO A SUITABLE CUTOFF AREAS OR OUTSIDE STAIRS.

42.6.3 DEAD ENDS SHALL NOT EXCEED 50 FT (15 M) FOR OTHER THAN HIGH HAZARD CONTENTS AREAS SHALL NOT BE PERMITTED FOR HIGH HAZARD CONTENTS AREAS.

10.3 HEATING AND VENTILATING

10.3.1 HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT SHALL BE INSTALLED, AS APPLICABLE, IN ACCORDANCE WITH NFPA 90A, NFPA 95, AND NFPA 96, EXCEPT AS HEREINAFTER SPECIFICALLY PROVIDED.

10.3.2 NO HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT EMPLOYING AN OPEN FLAME OR GLOWING ELEMENT SHALL BE INSTALLED IN AIRCRAFT STORAGE AND SERVICING AREAS OR SECTIONS COMMUNICATING THEREWITH EXCEPT AS PROVIDED FOR IN 10.3.3.

10.3.3 HANGAR HEATING PLANTS THAT ARE FILLED WITH GAS, LIQUID OR SOLID FUELS NOT COVERED UNDER 10.3.3.2 AND NOT LOCATED IN DETACHED BUILDINGS SHALL BE LOCATED IN A ROOM SEPARATED FROM OTHER PARTS OF THE HANGAR BY CONSTRUCTION HAVING AT LEAST 1-HR FIRE RESISTANCE RATING.

10.3.3.1 THIS SEPARATED ROOM SHALL NOT BE USED FOR ANOTHER HAZARDOUS PURPOSE OR COMBUSTIBLE STORAGE AND SHALL HAVE NO DIRECT ACCESS FROM THE AIRCRAFT STORAGE OR SERVICE AREA.

10.3.3.2 OPENINGS IN THE WALLS OF SUCH ROOMS COMMUNICATING WITH OTHER PORTIONS OF THE HANGAR SHALL BE RESTRICTED TO THOSE NECESSARY FOR DUCTS OR PIPES.

10.3.3.3 PENETRATIONS OF THE 1-HR FIRE RESISTANCE RATED ENCLOSURE SHALL BE FIRESTOPPED WITH AN APPROVED MATERIAL INSTALLED AND CAPABLE OF MAINTAINING THE REQUIRED FIRE RESISTANCE RATING FOR THE ENCLOSURE.

10.3.3.4 EACH SUCH DUCT SHALL BE PROTECTED WITH A LISTED AUTOMATIC FIRE DAMPER OR DOOR.

10.3.5 ALL AIR FOR COMBUSTION PURPOSES ENTERING SUCH SEPARATED ROOMS SHALL BE DRAWN FROM OUTSIDE THE BUILDING.

10.3.4 HEATING, VENTILATING AND AIR-CONDITIONING PLANTS EMPLOYING RECIRCULATION OF AIR WITHIN AIRCRAFT STORAGE AND SERVICING AREAS SHALL HAVE RETURN AIR OPENINGS NOT LESS THAN 2 (610 FT) ABOVE FLOOR. SUPPLY AIR OPENINGS SHALL NOT BE INSTALLED IN THE FLOOR AND SHALL BE AT LEAST 150MM (6 IN) FROM THE FLOOR MEASURED TO THE BOTTOM OF THE OPENING.

10.3.4.1 WHERE AUTOMATIC FIRE PROTECTION SYSTEMS ARE INSTALLED IN AIRCRAFT STORAGE AND SERVICING AREAS, FANS FOR PURCHASE HEATING SYSTEMS SHALL BE ARRANGED TO SHUT DOWN AUTOMATICALLY BY OPERATION OF THE INTERIOR AUTOMATIC FIRE PROTECTION SYSTEM OR MORE MANUAL FAN SHUT OFF SWITCHES SHALL BE PROVIDED. SHUTOFF SWITCHES SHALL BE ACCESSIBLE AND CLEARLY PLACED.

10.3.5 SUSPENDED OR ELEVATED HEATERS

10.3.5.1 LISTED ELECTRIC, GAS, OR OIL HEATERS SHALL BE PERMITTED TO BE USED IF INSTALLED AS SPECIFIED IN 10.3.5.2 THROUGH 10.3.5.4.

10.3.5.2 IN AIRCRAFT STORAGE AND SERVICING AREAS, HEATERS SHALL BE INSTALLED AT LEAST 1.8 (5.9 FT) ABOVE THE UPPER SURFACE OF WINGS OR THE UPPER SURFACE OF THE ENGINE ENCLOSURES OF THE HIGHEST AIRCRAFT THAT CAN BE HOUSED IN THE HANGAR. THE MEASUREMENT SHALL BE MADE FROM THE WING OR ENGINE ENCLOSURE, WHICHEVER IS HIGHER FROM THE FLOOR, TO THE BOTTOM OF THE HEATER.

10.3.5.3 IN SHOPS, OFFICES, AND OTHER SECTIONS OF AIRCRAFT HANGARS COMMUNICATING WITH AIRCRAFT STORAGE OR SERVICING AREAS, THE BOTTOM OF THE HEATER SHALL BE INSTALLED NOT LESS THAN 2.4 (8 FT) ABOVE THE FLOOR.

10.3.5.4 SUSPENDED OR ELEVATED HEATERS SHALL BE LOCATED IN ALL SPACES OF AIRCRAFT HANGARS SO THAT THEY SHALL NOT BE SUBJECT TO IMPACT BY AIRCRAFT CRANES, MOVABLE SCOFFLINGS, OR OTHER OBJECTS. PROVISION SHALL BE MADE TO ENSURE ACCESSIBILITY TO SUSPENDED HEATERS FOR REQUIRED MAINTENANCE PURPOSES.

10.3.6 WHERE A MECHANICAL VENTILATING SYSTEM IS EMPLOYED IN HANGARS OR SHOPS THE VENTILATING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 90A AND IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 10.3.

10.3.7 WHERE SLOWER AND EXHAUST SYSTEMS ARE INSTALLED FOR VAPOR REMOVAL, THE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 91.

10.8 FIRE PROTECTION FOR GROUP II HANGARS.

10.8.1 GROUP II FIRE PROTECTIONS

10.8.1.1 FIXED FIRE PROTECTION SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY AND IN ACCORDANCE WITH LOCALLY ADOPTED BUILDING CODES.

TO BE VERIFIED WITH STATE, NO SPRINKLER SYSTEM REQUIRED

10.8.1.2 IN ADDITION TO THE REQUIREMENT OF 10.8.1.1, WHERE HAZARDOUS OPERATIONS INCLUDING FUEL TRANSFER, WELDING, TORCH CUTTING, TORCH SOLDERING, DOING, AND SPRAY PAINTING, ARE PERFORMED IN ANY GROUP II HANGAR, THE GROUP II HANGAR SHALL BE PROTECTED WITH THE FIRE PROTECTION SPECIFIED IN CHAPTER 9 AND ALSO SHALL MEET THE REQUIREMENTS SPECIFIED IN 5.2.

10.8.2 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10, WHERE PORTABLE EXTINGUISHER ARE LOCKED UP TO PRECLUDE THE POSSIBILITY OF THEFT, EACH TENANT AND AIRCRAFT OWNER OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH EXTRA HAZARD CLASSIFICATION OUTLINED IN NFPA 10.

10.8.2.2 THE DISTRIBUTION OF EXTINGUISHERS IN OTHER AREAS OF AIRCRAFT HANGARS SHALL BE IN ACCORDANCE WITH LIGHT, ORDINARY, OR EXTRA HAZARD OCCUPANCY BASED ON AN ANALYSIS OF EACH ROOM OR AREA FOLLOWING THE REQUIREMENTS OF NFPA 10.

DURAND BUILDERS

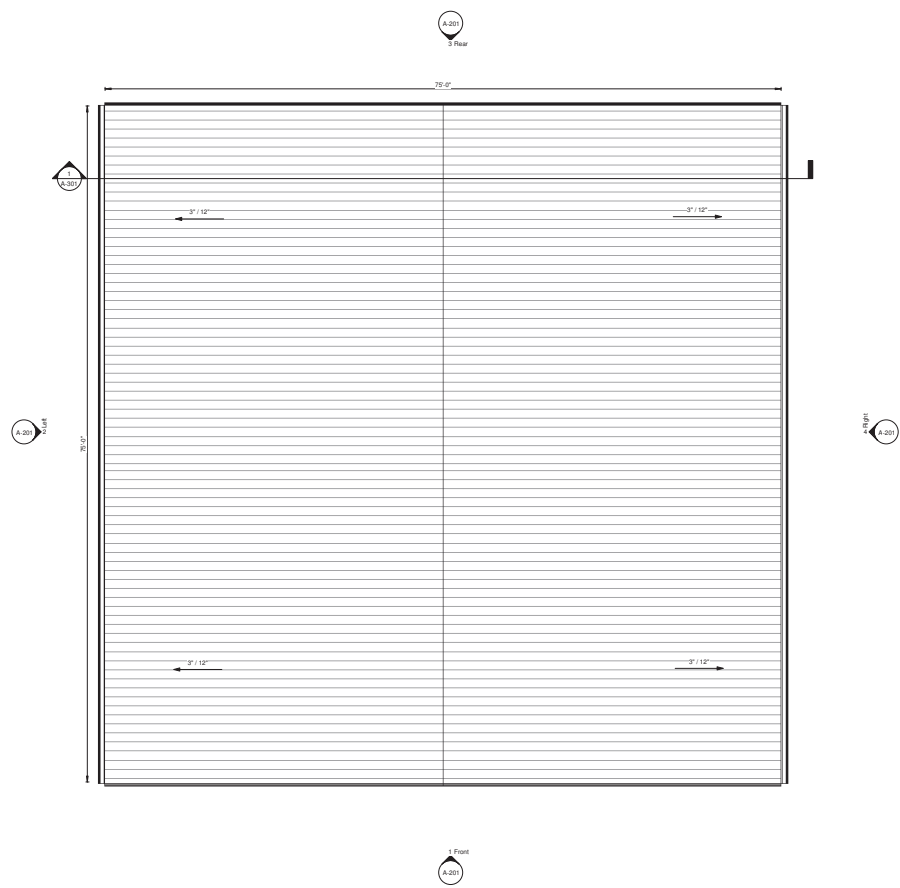
19020 S. DURAND WISCONSIN 53090
DUANE OTTEWILL, P.E. 384
MARK HANSEN, P.E. 384
FAX NUMBER: (715) 277-8861
WWW.DURANDBUILDERS.COM
WWW.HomeTownBC.com

Chippewa Valley Airport
New Hangars
Helske Lane, Eau Claire, WI 54703

PRELIMINARY 09/01/23

Date	Description	By	Issue Date
			DESIGNED BY: KMS
			DRAWN BY: KMS
			CHECKED BY: KMS
			Main Level
			A-101
			3/16" = 1'-0"

9/2023 16 of 27.dwg



2010/2011
 DURAND WISCONSIN #179
 DURAND OFFICE 584
 MAIL NUMBER 073127888
 WWW.DURANDBUILDERS.COM
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Chippewa Valley Airport
 New Hangars
 Hulse Lane, Eau Claire, WI 54703
 PROJECT NUMBER: 1020102010201
 PRELIMINARY 09/01/23

No	Description	Date

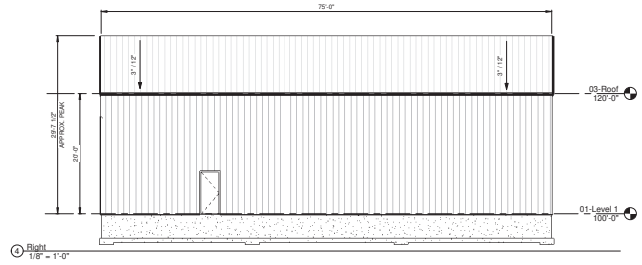
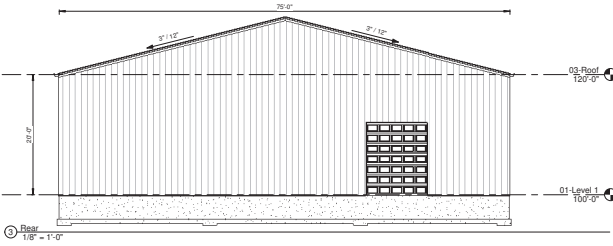
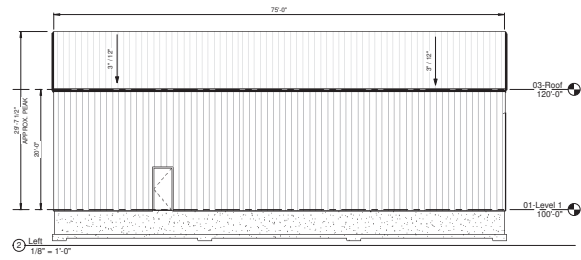
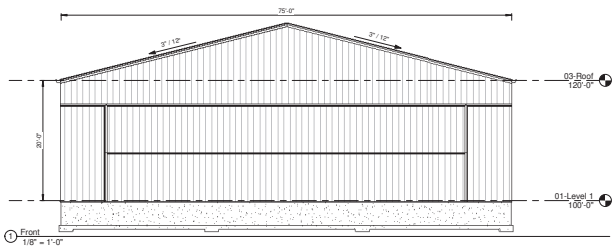
Issue Date

DESIGNED BY: KMS
 DRAWN BY: KMS
 CHECKED BY: KMS

Roof Plan

A-103
 3/16" = 1'-0"

Please Call: 715/838-6600 Fax: 715/838-6601 Email: info@durandbuilders.com



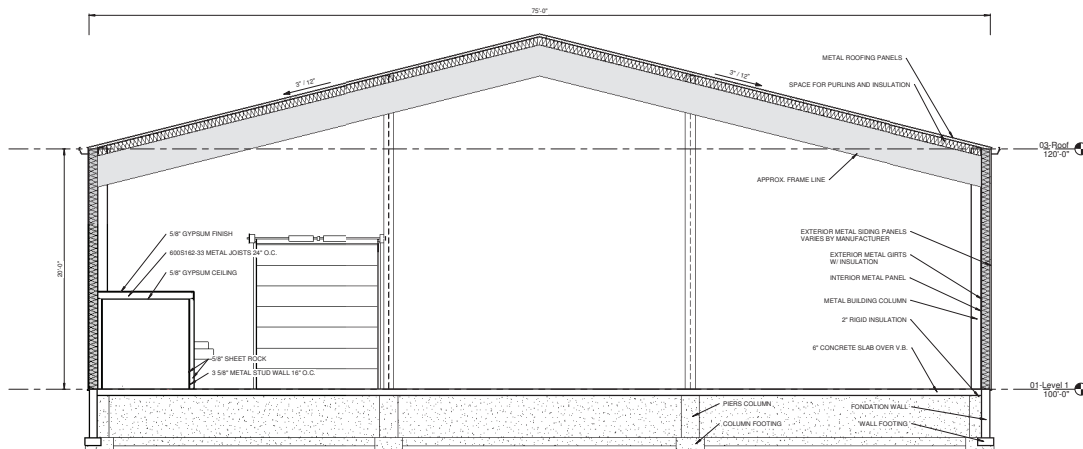
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Chippewa Valley Airport
New Hangars
Harris Lane, Eau Claire, WI 54703
DATE: 09/01/23
PRELIMINARY

No.	Description	Date

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Elevations
A-201
1/8" = 1'-0"



Section 1
1/4" = 1'-0"



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Chippewa Valley Airport
New Hangars
Hills, Eau Claire, WI 54703
PRELIMINARY 09/01/23

No	Description	Date

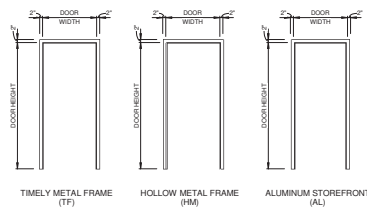
Issue Date

DESIGNED BY: KMS
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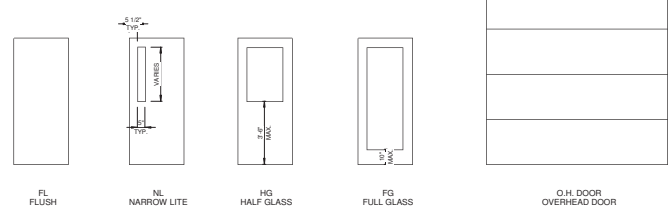
Sections

A-301
1/4" = 1'-0"

PLEASE SEE THE PROJECT INFORMATION SHEET FOR THE PROJECT LOCATION AND CONTACT INFORMATION.
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○ C-Commercial Door Frame Types
3/8" = 1'-0"



○ C-Commercial Door Types
3/8" = 1'-0"

ROUGH OPENING HEIGHTS ON DOORS DO NOT TAKE FLOORING INTO CONSIDERATION

Commercial Door Schedule

MARK	ROOM	FAMILY / TYPE	ROUGH WIDTH	ROUGH HEIGHT	PANEL TYPE	PANEL MATERIAL	FRAME TYPE	FRAME MATERIAL	HINGE FINISH	LOCKSET	PASSAGE	PRIVACY SET	PANIC HARDWARE	HEAD/TOE LATCH	MAGNET	LATCH GUARD	KICKPLATE	PUSH PLATE	PULL	CLOSER	THRESHOLD	WEATHER STRIP	ASTRAGAL	MFG HARDWARE	FIRE RATING	COMMENTS	
101A	HANGAR	Hollow Metal Door: 3/0 X 7/0 Insulated_Exterior_HM Frame	3'-4 1/2"	7'-2 1/4"	FL	HM Door	HM	HM Frame																			
101B	HANGAR	Hollow Metal Door: 3/0 X 7/0 Insulated_Exterior_HM Frame	3'-4 1/2"	7'-2 1/4"	FL	HM Door	HM	HM Frame																			
101C	HANGAR	Commercial Overhead Door: O.H. Door 10' X 12'	10'-3"	12'-1 1/2"																							
102	HANGAR	Hollow Metal Door: 3/0 X 7/0 Interior_HM Frame	3'-4 1/2"	7'-2 1/4"	FL	HM Door	HM	HM Frame																			
103	HANGAR	Hollow Metal Door: 3/0 X 7/0 Interior_HM Frame	3'-4 1/2"	7'-2 1/4"	FL	HM Door	HM	HM Frame																			



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WWW.HomeFormBC.com

Chippewa Valley Airport
New Hangars
Helle Lane, Eau Claire, WI 54703
PRELIMINARY 09/01/23

Date
Description
No
Issue Date
DESIGNED BY: KMS
DRAWN BY: KMS
CHECKED BY: KMS
Door Schedules
A-601
3/8" = 1'-0"

File: 3_TenYearWorkProgram.dwg / Rev: 05/25/2023 / 10:00:00 AM