



City of Manassas, Virginia  
Manassas Regional Airport Commission Meeting

AGENDA

---

Manassas Regional Airport Commission Meeting  
Terminal Building - 1st Floor Conference Room  
10600 Harry Parrish Boulevard  
Manassas, VA 20110  
Thursday, March 19, 2026

Call to Order - 7:00 p.m.

Vote to allow virtual attendance (if necessary)

Roll Call

Pledge of Allegiance (Stand)

Comments from the Public

*The "Comments from the Public" agenda item is for members of the public to address the Airport Commission for less than three (3) minutes each. Please state your full name, your city/county and state of domicile, and your interest in, and/or affiliation with, the Airport prior to speaking. No prior notice is necessary to speak during this portion of the agenda. Members of the public may also address the Airport Commission for longer than three (3) minutes if they ask the Airport Director for a place on the agenda at least five (5) working days before the meeting or if a member of the public is specifically requested by a Commission Member to address the Commission.*

1. Approval of Minutes

1.1 **Airport Commission Meeting minutes for February 19, 2026**  
[Commission Meeting Minutes February 19 2026.docx](#)

2. Airport Director's Report

- 2.1 **Airport Director's Report (Mr. Juan E. Rivera, Director)**  
[Airport Director's Report March 2026.docx](#)
- 2.2 **Revenue, Expenses, Aging and Bill Sheet**  
[Revneues as of 3-12-26.xlsx](#)  
[Expenses as of 3-12-26.xlsx](#)  
[Bill Sheet as of 3-12-26.xlsx](#)  
[Aging Report as of 3-16-26.xlsx](#)
- 2.3 **Tie-down, Hangar Occupancy and Noise Report February**  
[February 2026 Tie-Down Occupancy.pdf](#)  
[February 2026 Hangar Occupancy.pdf](#)  
[February 2026 Noise.pdf](#)  
[Operations Report - virtower.pdf](#)
- 2.4 **Airport Project Update (Mrs. Jolene Berry, Asst. Airport Director, 5 mins)**  
[Construction Projects 3\\_2026.pptx](#)

3. **Presentations**

- 3.1 **Airport Emergency Drill Presentation - (Ms. Jolene Berry, Asst. Airport Director, 10 mins)**

4. **New Business**

5. **Old Business**

6. **Consent Agenda**

7. **Airport Commission Members Comments (if available)**

8. **City Council Liaison Comments (Vice Mayor Mark Wolfe)**

9. **Authorization of a Closed Meeting (Reserved)**

10. **Certification of a Closed Meeting (Reserved)**

**Adjournment**



# Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 1.1  
Submitted by: Patty Bibber  
Submitting Department: Manassas Regional Airport  
Meeting Date: March 19, 2026

## Item Title

Airport Commission Meeting minutes for February 19, 2026

## Suggested Action and/or Recommendation

## Suggested Motion

<b>Item Type</b> Minutes	<b>Item ID</b> 2026-685
<b>Submitting Department</b> Manassas Regional Airport	<b>Drafter</b> Patty Bibber
<b>Meeting Body</b> Manassas Regional Airport Commission	<b>Meeting Date</b> March 19, 2026

## ATTACHMENTS

- [Commission Meeting Minutes February 19 2026.docx](#)



City of Manassas, Virginia  
Manassas Regional Airport Commission Meeting

MINUTES

---

**Manassas Regional Airport Commission Meeting  
Terminal Building - 1st Floor Conference Room  
10600 Harry Parrish Boulevard  
Manassas, VA 20110  
Thursday, February 19, 2026**

The Manassas Regional Airport Commission held its regular meeting in the Manassas Regional Airport, 1<sup>st</sup> Floor Conference Room on the above date, attended by Vice Chairman, Tony McGhee; Member Carla Cox; Member Alison Paylor; Member Phil Smith; Member William Sebesky and Member Eileen Preisser; Member Bob Sweeney – attended virtually

Members not present: Chairman Roderick Hall; Member Jakelin Melgar

Airport Personnel in attendance: Juan Rivera, Director; Jolene Berry, Asst. Airport Director; Richard Allabaugh, Airport Operations Supervisor; Mark Woody Airport Operations; Nick Carr, Security Officer; Kevin Garber, ARFF

**Vice Chairman Anthony McGee called the meeting to order at 7:03 pm.**

**Vote to Allow Virtual Attendance**

**Member Alison Paylor MOVED** to approve virtual attendance by Member Robert Sweeney,  
**SECONDED BY Member Carla Cox MOVED and CARRIED UNANIMOUSLY**

**Pledge of Allegiance (Stand)**

**Comments from the Public**

*The "Comments from the Public" agenda item is for members of the public to address the Airport Commission for less than three (3) minutes each. Please state your full name, your city/county and state of domicile, and your interest in, and/or affiliation with, the Airport prior to speaking. No prior notice is necessary to speak during this portion of the agenda. Members of the public may also address the Airport Commission for longer than three (3) minutes if they ask the Airport Director for a place on the agenda at least five (5) working days before the meeting or if a member of the public is specifically requested by a Commission Member to address the Commission.*

**1. Approval of Minutes**

**Member Alison Paylor MOVED** to approve the meeting minutes from January 1,6 2026, **SECONDED BY Member Eileen Preisser MOVED and CARRIED UNANIMOUSLY**

**2. Airport Director's Report**

- 2.1** The update of the Strategic Plan will be assisted by Mrs. Liz Via-Gossman. The Airport Staff is working with Mrs. Via-Gossman on a date to have a work session on the update. The Tentative date is May 14<sup>th</sup>.
- 2.2** Squatters/Issues – there are four (4) aircraft that still haven't been moved from the August Auction. Deadline is February 2026 to have the titled and removed.
- 2.3** Observation Road Relocation and drainage improvements now call Aviator Avenue road is now open. The project has been declared to be substantially complete and the contractor is working on completion of the stormwater management basin, site stabilization and contractor demobilization. A punch list of items will be created shortly after the snow as melted.
- 2.4** The new ATC tower design has had no change from last report. The final design should be completed by March 24<sup>th</sup> of this year. Bid Advertisement is scheduled for May 4<sup>th</sup>
- 95% Construction Documents – February 26, 2026
  - 100% Issue for Bid Documents – March 13, 2026
  - Bid Advertisement – May 4, 2026
  - Pre-Bid Meeting – May 12, 2026
  - Construction Bid Opening – June 4, 2026
  - Review Bids – June 5-30, 2026
  - FAA BIL Grant Offer, Received and Executed – July 1, 2026
- 2.5** There was a 60% Runway 16L-34R Rehabilitation design meeting on January 9, 2026 with the FAA, State, Airport Staff and RS&H. The 90% design submittal will be at the end of March.
- 2.6** The ARFF Station Renovation is ongoing. The completion of the renovation is expected to be in mid-February of 2026. We are planning to hold a ribbon cutting ceremony once we get closer to the completion date. City Council, Airport Commission and city staff will be invited
- 2.7** The FAA as approved the EA for the new Airport Control Tower and has given permission to advertise the EA in the newspaper and to hold a public meeting.
- 2.8** The Airport Director has met with the Financial Consulting Firm Frasca & Associates, LLC. The Airport Director plans to start with Landing Fee Calculations, Rates and Charges, and Annual Reports.
- 2.9** The Airport has a new Grounds person starting Monday, February 23, 2026. The Airport Director has requested an Airfield Electrician position in the FY 2027 Operating Budget, as well as an additional Airport Operations Officer. The Ops position would must likely not be hired until mid-year of FY 2027.

3. Presentations

3.1 Quarterly Security Report (Mr. Nick Carr, Security Officer, 5 minutes)

3.2 Quarterly ARFF Report (Mr. Kevin Garber, ARFF Chief, 5 minutes)

3.3 Snow Briefing (Richard Allabaugh, Operations Supervisor, 5 minutes)

4. New Business

4.1 Acknowledgement of Consent Agreement Between RW Pegasus Holding LLC and BC Flex Midco, LLC (Mr. Juan E Rivera, Director, 10 minutes)

5. Old Business

5.1 FY 2027 Airport Operating and CIP Proposed Budget (Mr. Juan Rivera, Director, 10 minutes)

6. Consent Agenda

7. Airport Commission Members Comments (If Available)

8. City Council Liaison Comments (Vice Mayor Mark Wolfe)

9. Authorization of a Closed Meeting (Reserved)

10. Certification of a Closed Meeting

Adjournment

Meeting adjourned at 8:28 PM

**Member Eileen Preisser MOVED** to approve adjournment of the Airport Commission meeting on February 19, 2026, **SECONDED BY Member Alison Paylor MOVED and CARRIED UNANIMOUSLY**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



# Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.1  
Submitted by: Patty Bibber  
Submitting Department: Manassas Regional Airport  
Meeting Date: March 19, 2026

## Item Title

Airport Director's Report (Mr. Juan E. Rivera, Director)

## Suggested Action and/or Recommendation

## Suggested Motion

<b>Item Type</b> Reports / Presentations	<b>Item ID</b> 2026-681
<b>Submitting Department</b> Manassas Regional Airport	<b>Drafter</b> Patty Bibber
<b>Meeting Body</b> Manassas Regional Airport Commission	<b>Meeting Date</b> March 19, 2026

## ATTACHMENTS

- [Airport Director's Report March 2026.docx](#)

# Airport Director's Office

## Juan E. Rivera

---

### Memorandum

March 16, 2026

TO: Manassas Regional Airport Commission

FROM: Juan E. Rivera, Airport Director

**RE: AIRPORT DIRECTOR'S REPORT FOR MARCH 2026**

#### SUBMITTED APPLICATION FOR COMMUNITY DEVELOPMENT FUNDS

An application for Community Development funds was submitted to Congressman Subramanyam's office. The airport requested \$1 million for airport snow equipment.

#### UPDATE OF AIRPORT'S STRATEGIC PLAN

Mrs. Liz Via-Gossman will be assisting the airport staff in the update of the Airports Strategic Plan. The Airport Commission will be holding a work session on May 14, 2026. The Airport staff has sent the Commission a copy of the Workbook that needs to be completed prior to the work session.

#### HANGARS OCCUPANCY RATE (T-Hangar & Box)

East Hangars: 97 out of 97 Rented

100% Rented – **No changes.**

West Hangars: 57 out of 59 Rented

97% Rented – **2 vacancies. 1 new tenant.**

**TOTAL - 154 out of 156 – 99% Rented**

#### Waiting List

East Side 177

West Side 147

Box Hangar 16

**Total on List 188 (Unique Names)**

#### TIE-DOWN OCCUPANCY RATE (East & West)

**106 out of 142 Rented – 75% Rented**

*Status:* All individuals currently on the waiting list are in good standing and have deposits on file.

#### Squatters/Issues

There are four (4) aircraft that still haven't been moved from the August auction. Deadline was February 28, 2026 to have them titled and removed. A follow-up was sent to the owner on March 3 who stated they need additional time on two of the four airplanes.

# Airport Director's Office

## Juan E. Rivera

---

### NOISE COMPLAINTS FOR JANUARY 2026

There were 3 noise complaints recorded in January.

Breakout of Noise Complaints:

- 3 – Aircraft Overflight
- 0 – Jet
- 0 – Helicopter

A noise complaint form is available on the Airport's website for citizens who have noise concerns. The form can be completed and submitted online, or a citizen can call the Noise Hotline 24/7 at (703) 257-2576.

### FUEL FLOWAGE FOR FEBRUARY

Gallons

Jet A	209,690
100LL (AVGAS)	24,131

### TOTAL AIRCRAFT OPERATIONS FOR FEBRUARY

Takeoffs	3,401
Landings	3,386
TOTAL	6,787

Local	3,321
Itinerant	3,466
Jet Aircraft	1,240
Piston Aircraft	5,547

### OBSERVATION ROAD RELOCATION AND DRAINAGE IMPROVEMENTS

Now called Aviator Avenue. The new road is open. The project has been declared to be substantially complete and the contractor is working on completion of the stormwater management basin, site stabilization and contractor demobilization. A punch list of items has been created and the contractor is working on the "As Built" drawings. Post-construction, RS&H will complete a LOMR for FEMA. RS&H is working on the Engineer's Report and closing out the project.

### NEW ATC TOWER (DESIGN) No Change from Last Report

The 90% design development documents have been completed and RS&H. The final design should be completed by March 24<sup>th</sup> of this year. Bid Advertisement is scheduled for May 4<sup>th</sup>.

- 95% Construction Documents – February 26, 2026
- 100% Issue for Bid Documents – March 13, 2026
- Bid Advertisement – May 4, 2026

# Airport Director's Office

## Juan E. Rivera

---

- Pre-Bid Meeting – May 12, 2026
- Construction Bid Opening – June 4, 2026
- Review Bids – June 5-30, 2026
- FAA BIL Grant Offer, Received and Executed – July 1, 2026

### RUNWAY 16L-34R REHABILITATION (DESIGN)

We had a 30% design meeting with the FAA, State, Airport Staff and RS&H. RS&H are moving forward with the design. The 60% design submission was received on Friday, January 9, 2025. 90% design submittal will be at the end of March.

### ARFF STATION RENOVATION

The project is coming to a close. The walk-through to create a punch list is scheduled for March 23, 2026. The contractor is working to finish the shower installation and the countertops located in the kitchen.

### EA FOR NEW AIRPORT ATC TOWER

A public meeting was held at the airport to allow the public to ask any questions regarding the EA and the process. No one from the public attended the meeting. RS&H is incorporating agency comments and will send the final draft to the FAA for approval and hopefully an issuance of a FONSI.

### UPDATE SWPPP AND SPCC PLAN

Delta Engineers is working to update the airport's SWPPP and SPCC plans associated with General VPDES that was completed in May. Delta has engaged Bowman (sub consultant) for Update. The State grant (CS0030-54) for this project was extended through 03/31/27. The airport staff provided Delta with a copy of the DEQ permit application which was provided to Bowman.

### TAXIWAY B WIDENING PROJECT (DESIGN)

The airport staff and Delta has finalized the scope of work and a purchase order (PO) has been issued. Project bidding is expected in December of 2026 with construction anticipated to being in spring of 2027.

### AIRPORT FINANCIAL CONSULTANTING PROJECTS

Frasca & Associates, LLC, has reviewed the Airport/Airline Use Agreement and the Air Carrier Incentive Plan and provided comments. They will continue to work on the landing fees.

### AIRPORT PERSONNEL

The airport staff is short one FT Airport Maintenance Supervisors. The new Airport Maintenance Supervisor will start March 23<sup>rd</sup>. With this hire, the Airport's Maintenance Division will be fully staffed for the first time in 18 months.

# Airport Director's Office

## Juan E. Rivera

---

The City Manager has indicated that the Airfield Electrician and Airport Operations positions are in his budget for FY 2027. If approved by City Council, the new Ops position would most likely not be hired until mid-year of FY 2027.

### UPCOMING EVENTS

Possible CAF Tour July 2-6 (B-29, B-25, B-24, & P-51)

*Juan E. Rivera*

Juan E. Rivera, Director  
Manassas Regional Airport

Attachments: Transition to Commercial Service Tasks, Noise Complaints & YTD Tie-Down and Hangar Occupancy Rates



## Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.2  
Submitted by: Patty Bibber  
Submitting Department: Manassas Regional Airport  
Meeting Date: March 19, 2026

### Item Title

Revenue, Expenses, Aging and Bill Sheet

### Suggested Action and/or Recommendation

### Suggested Motion

<b>Item Type</b> Reports / Presentations	<b>Item ID</b> 2026-682
<b>Submitting Department</b> Manassas Regional Airport	<b>Drafter</b> Patty Bibber
<b>Meeting Body</b> Manassas Regional Airport Commission	<b>Meeting Date</b> March 19, 2026

### ATTACHMENTS

- [Revneues as of 3-12-26.xlsx](#)
- [Expenses as of 3-12-26.xlsx](#)
- [Bill Sheet as of 3-12-26.xlsx](#)
- [Aging Report as of 3-16-26.xlsx](#)

### Revenues Year to Date

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APP	TRFS/ADJ	REV BUDGET	YTD EXP	AVAIL BUD	% USED
57097400	315001	Interest on Pooled Cash	0	0	0	-171,224.23	171,224	100.00
57097400	315003	Interest on Investment	0	0	0	-897,102.06	897,102	100.00
57097400	315200	Leases and Rents	-3,629,200	0	-3,629,200	-2,325,106.27	-1,304,094	64.10
57097400	315204	Hangar Rentals	-998,800	0	-998,800	-674,686.01	-324,114	67.50
57097400	Total 57097400 Use of Money & Property		-4,628,000	0	-4,628,000	-4,068,118.57	-559,881	87.90
57097600	317502	Remain Overnight Fees	-1,000	0	-1,000	0.00	-1,000	0.00
57097600	317510	Airport Tie-Down Fees	-142,000	0	-142,000	-88,673.29	-53,327	62.40
57097600	317520	Airport Fuel Flowage Fees	-255,000	0	-255,000	-211,780.40	-43,220	83.10
57097600	317530	Airport Security Surcharge	-55,000	0	-55,000	-46,405.18	-8,595	84.40
57097600	317531	Fingerprinting/Background Fees	-30,500	0	-30,500	0.00	-30,500	0.00
57097600	317532	Airport Security Fees	-3,500	0	-3,500	0.00	-3,500	0.00
57097600	317533	Airport ID Badge Fees	-19,500	0	-19,500	-1,923.75	-17,576	9.90
57097600	317534	Lost/Stolen Badge Replacement	-500	0	-500	-20.00	-480	4.00
57097600	317535	Airport Car Rental Revenue	-30,000	0	-30,000	-24,425.74	-5,574	81.40
57097600	Total 57097600 Airport Charges		-537,000	0	-537,000	-373,228.36	-163,772	69.50
57097700	318000	Miscellaneous Revenues	-2,500	0	-2,500	-2,247.45	-253	89.90
57097700	318070	Avports Reimb-ARFF Ops	-600,000	0	-600,000	0.00	-600,000	0.00
57097700	318071	Avports Reimb-Security Program	-650,000	0	-650,000	41,919.55	-691,920	-6.40
57097700	318072	Avports Reimb-AOC Part 139Cert	-510,000	0	-510,000	0.00	-510,000	0.00
57097700	318426	Card Replacement Fees	0	0	0	-100.00	100	100.00
57097700	318650	Airport Commercial Op Permit	-5,500	0	-5,500	-7,955.00	2,455	144.60
57097700	318710	Cash Over/Short-Airport	0	0	0	2.38	-2	100.00
57097700	Total 57097700 Other Local Rev-General		-1,768,000	0	-1,768,000	31,619.48	-1,799,619	-1.80
57098200	332010	FAA Tower Rent from Fed Govt	-16,000	0	-16,000	-11,682.00	-4,318	73.00
57098200	332011	FAA Tower Reimbursements	-34,000	0	-34,000	-21,141.22	-12,859	62.20
57098200	Total 57098200 Federal Non-Categorized		-50,000	0	-50,000	-32,823.22	-17,177	65.60
57099100	346400	Contr Surplus-Net Position	0	-985,456	-985,456	0.00	-985,456	0.00
57099100	346500	Contr Surplus-Encumbrances	0	-158,358	-158,358	0.00	-158,358	0.00
57099100	Total 57099100 OFS-Contribution		0	-1,143,814	-1,143,814	0.00	-1,143,814	0.00
		Revenue Total	-6,983,000	-1,143,814	-8,126,814	-4,442,550.67	-3,684,263	54.70

### Expenses Year to Date

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APP	TRFRS/ADJS	REVISED BUD	YTD EXP	ENCUMB	AVAIL BUD	% USED
57003703	411000	Salaries and Wages	890,000	0	890,000	500,982.19	0.00	389,018	56.30
57003703	411075	S&W-Housing Stipend	3,500	0	3,500	0.00	0.00	3,500	0.00
57003703	412000	S&W-On-Call	30,000	0	30,000	16,610.74	0.00	13,389	55.40
57003703	416000	S&W-Overtime	30,000	0	30,000	14,071.09	0.00	15,929	46.90
57003703	416010	Hours Worked on a Holiday	5,000	0	5,000	0.00	0.00	5,000	0.00
57003703	416015	Call-Back Overtime	1,000	0	1,000	0.00	0.00	1,000	0.00
57003703	420000	Employee Benefits	355,000	0	355,000	0.00	0.00	355,000	0.00
57003703	420002	Deferred Compensation	0	0	0	4,537.85	0.00	-4,538	100.00
57003703	420004	FICA	0	0	0	37,800.86	0.00	-37,801	100.00
57003703	420006	Virginia Retirement System	0	0	0	80,001.10	0.00	-80,001	100.00
57003703	420008	Group Health	0	0	0	51,733.38	0.00	-51,733	100.00
57003703	420010	Worker's Compensation	0	0	0	3,680.61	0.00	-3,681	100.00
57003703	420012	Group Term Life Insurance	0	0	0	6,344.27	0.00	-6,344	100.00
57003703	420014	Long Term Disability	0	0	0	2,138.37	0.00	-2,138	100.00
57003703	420016	Unemployment	0	0	0	2.49	0.00	-2	100.00
57003703	420031	Car Allowance	6,100	0	6,100	3,900.01	0.00	2,200	63.90
57003703	431000	Professional Services	180,000	6,318	186,318	26,242.00	24,144.55	135,931	27.00
57003703	431004	Legal Fees	25,000	0	25,000	0.00	0.00	25,000	0.00
57003703	432000	Temporary Help Services	2,500	0	2,500	0.00	0.00	2,500	0.00
57003703	435000	Print Bind Photo Services	6,000	0	6,000	1,125.86	0.00	4,874	18.80
57003703	436000	Advertising Services	65,000	0	65,000	3,352.78	0.00	61,647	5.20
57003703	439000	Other Purchased Services	40,000	39,919	79,919	63,773.85	47,641.15	-31,496	139.40
57003703	439037	Credit Card Fees	0	0	0	84.56	0.00	-85	100.00
57003703	441000	Information Technology Charges	73,510	0	73,510	55,132.00	0.00	18,378	75.00
57003703	441005	Phones and Voicemail Charges	36,140	0	36,140	27,104.00	0.00	9,036	75.00
57003703	441045	GIS/Data Services Charges	17,370	0	17,370	13,026.00	0.00	4,344	75.00
57003703	441050	IT Purchases Mid-Year	8,000	0	8,000	2,995.54	0.00	5,004	37.40
57003703	442000	Motor Vehicle Charges	86,180	0	86,180	64,634.00	0.00	21,546	75.00
57003703	444000	Cost Allocation Charges	220,000	0	220,000	165,001.00	0.00	54,999	75.00
57003703	447000	Radio Charges	1,560	0	1,560	1,170.00	0.00	390	75.00
57003703	451001	Utilities	30,000	0	30,000	2,783.07	0.00	27,217	9.30
57003703	451002	City Utility Charges	145,000	0	145,000	92,032.54	0.00	52,967	63.50
57003703	452003	Cell Phone Charges	6,000	0	6,000	4,701.62	0.00	1,298	78.40
57003703	452007	Cable/Satellite TV Service	2,000	0	2,000	2,542.16	0.00	-542	127.10
57003703	452008	Telephone Service Charges	500	0	500	71.75	0.00	428	14.40

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APP	TRFRS/ADJS	REVISED BUD	YTD EXP	ENCUMB	AVAIL BUD	% USED
57003703	452009	Long Distance Charges	100	0	100	34.27	0.00	66	34.30
57003703	453000	Insurance	100,000	0	100,000	44,111.00	0.00	55,889	44.10
57003703	454001	Operating Leases	3,500	0	3,500	1,647.27	549.09	1,304	62.80
57003703	455001	Mileage	1,000	0	1,000	278.88	0.00	721	27.90
57003703	455002	Training and Travel	24,000	0	24,000	8,535.63	0.00	15,464	35.60
57003703	455005	Meeting / Business Expense	7,000	0	7,000	2,574.65	0.00	4,425	36.80
57003703	458000	Dues Memberships & Other Exp	7,000	0	7,000	2,729.00	0.00	4,271	39.00
57003703	458099	Miscellaneous Expense--Airport	50,000	0	50,000	0.00	0.00	50,000	0.00
57003703	461000	Office Supplies	4,000	0	4,000	1,986.57	816.76	1,197	70.10
57003703	462000	Other Supplies	19,000	0	19,000	4,662.86	0.00	14,337	24.50
57003703	463000	Books and Subscriptions	3,000	0	3,000	5,748.00	0.00	-2,748	191.60
57003703	464000	Uniforms and Safety Apparel	8,000	0	8,000	2,387.54	0.00	5,612	29.80
57003703		Total 57003703 Airport Operations	2,491,960	46,237	2,538,197	1,322,271.36	73,151.55	1,142,774	55.00
57003710	433000	Maintenance Services	65,000	0	65,000	16,876.60	0.00	48,123	26.00
57003710	433001	Refuse Collection Services	6,200	0	6,200	6,273.98	2,178.20	-2,252	136.30
57003710	433003	Janitorial Services	50,000	0	50,000	33,937.04	16,602.48	-540	101.10
57003710	433006	Mowing Services	30,000	10,760	40,760	17,310.64	7,618.16	15,831	61.20
57003710	433008	HVAC	20,000	0	20,000	21,073.24	0.00	-1,073	105.40
57003710	433009	Elevator Services	8,000	0	8,000	0.00	0.00	8,000	0.00
57003710	433010	Snow Removal	30,000	0	30,000	60,602.50	0.00	-30,603	202.00
57003710	433012	Airfield Lighting Maint	45,000	0	45,000	4,212.15	0.00	40,788	9.40
57003710	433014	Elevator Inspections	2,500	0	2,500	1,833.86	0.00	666	73.40
57003710	433015	Vehicle/Apparatus Maint	50,000	0	50,000	24,128.06	210.05	25,662	48.70
57003710	439000	Other Purchased Services	45,000	0	45,000	18,153.42	0.00	26,847	40.30
57003710	439004	Paving Services	10,000	0	10,000	0.00	0.00	10,000	0.00
57003710	439008	Hazmat Disposal	18,000	0	18,000	0.00	7,546.74	10,453	41.90
57003710	439014	Security Services	104,590	0	104,590	75,435.37	9,790.61	19,364	81.50
57003710	454004	Miscellaneous Rentals	10,000	0	10,000	0.00	0.00	10,000	0.00
57003710	462000	Other Supplies	20,000	0	20,000	20,297.19	0.00	-297	101.50
57003710	462001	Tools	20,000	0	20,000	8,503.93	0.00	11,496	42.50
57003710	462044	Airfield Lighting Supplies	25,000	0	25,000	8,126.67	0.00	16,873	32.50
57003710	462046	Airport Hanger Supplies	15,000	0	15,000	2,672.57	0.00	12,327	17.80
57003710	462047	Airfield Supplies	50,000	0	50,000	8,041.72	19,224.66	22,734	54.50
57003710	462048	Security Supplies	35,000	0	35,000	14,097.03	0.00	20,903	40.30
57003710	462052	Terminal Grounds Supplies	5,000	0	5,000	0.00	0.00	5,000	0.00
57003710	462067	Maintenance Supplies	3,500	0	3,500	3,214.38	0.00	286	91.80

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APP	TRFRS/ADJS	REVISED BUD	YTD EXP	ENCUMB	AVAIL BUD	% USED
57003710	466000	Building and Repair Materials	45,000	0	45,000	835.61	0.00	44,164	1.90
57003710	467000	Fuels/Oils/Lubricants	13,000	0	13,000	8,585.85	0.00	4,414	66.00
57003710	468000	Vehicle/Equipment Parts/Supp	20,000	11,813	31,813	25,446.19	0.00	6,366	80.00
57003710	471000	Equip & Machinery Purchase	378,000	89,549	467,549	432,445.88	0.00	35,103	92.50
57003710	Total 57003710 Airport Maintenance		1,123,790	112,121	1,235,911	812,103.88	63,170.90	360,636	70.80
57003711	433000	Maintenance Services	10,000	0	10,000	10,568.00	0.00	-568	105.70
57003711	433008	HVAC	6,000	0	6,000	0.00	0.00	6,000	0.00
57003711	433009	Elevator Services	2,000	0	2,000	0.00	0.00	2,000	0.00
57003711	433014	Elevator Inspections	2,500	0	2,500	470.00	0.00	2,030	18.80
57003711	462000	Other Supplies	25,000	0	25,000	1,870.84	0.00	23,129	7.50
57003711	Total 57003711 FAA Tower Nonreimburse		45,500	0	45,500	12,908.84	0.00	32,591	28.40
57003712	433000	Maintenance Services	12,000	0	12,000	6,206.08	2,988.00	2,806	76.60
57003712	451002	City Utility Charges	21,000	0	21,000	12,942.64	0.00	8,057	61.60
57003712	451003	Heating Fuel Oil or Gas	1,000	0	1,000	302.43	0.00	698	30.20
57003712	Total 57003712 FAA Tower Reimbursables		34,000	0	34,000	19,451.15	2,988.00	11,561	66.00
57003713	416000	S&W-Overtime	1,000	0	1,000	0.00	0.00	1,000	0.00
57003713	431003	Marketing	600	0	600	0.00	0.00	600	0.00
57003713	433003	Janitorial Services	500	0	500	0.00	0.00	500	0.00
57003713	439000	Other Purchased Services	5,000	0	5,000	704.00	0.00	4,296	14.10
57003713	439014	Security Services	1,000	0	1,000	0.00	0.00	1,000	0.00
57003713	462000	Other Supplies	7,000	0	7,000	396.55	0.00	6,603	5.70
57003713	Total 57003713 Airport-Special Project		15,100	0	15,100	1,100.55	0.00	13,999	7.30
57003717	439000	Other Purchased Services	770,000	0	770,000	472,151.28	2,251.80	295,597	61.60
57003717	462000	Other Supplies	20,000	0	20,000	9,077.58	1,699.00	9,223	53.90
57003717	467000	Fuels/Oils/Lubricants	5,000	0	5,000	48.12	0.00	4,952	1.00
57003717	473000	Motor Vehicle Purchases	15,000	0	15,000	5,552.07	0.00	9,448	37.00
57003717	Total 57003717 Airport-ARFF Operations		810,000	0	810,000	486,829.05	3,950.80	319,220	60.60
57003718	411000	Salaries and Wages	95,000	0	95,000	60,439.30	0.00	34,561	63.60
57003718	416000	S&W-Overtime	0	0	0	865.41	0.00	-865	100.00
57003718	420000	Employee Benefits	40,000	0	40,000	0.00	0.00	40,000	0.00
57003718	420002	Deferred Compensation	0	0	0	549.72	0.00	-550	100.00
57003718	420004	FICA	0	0	0	4,496.91	0.00	-4,497	100.00
57003718	420006	Virginia Retirement System	0	0	0	10,600.79	0.00	-10,601	100.00
57003718	420008	Group Health	0	0	0	11,040.64	0.00	-11,041	100.00
57003718	420010	Worker's Compensation	0	0	0	31.76	0.00	-32	100.00
57003718	420012	Group Term Life Insurance	0	0	0	768.08	0.00	-768	100.00

ORG	OBJ	ACCOUNT DESCRIPTION	ORIG APP	TRFRS/ADJS	REVISED BUD	YTD EXP	ENCUMB	AVAIL BUD	% USED
57003718	420014	Long Term Disability	0	0	0	361.17	0.00	-361	100.00
57003718	439014	Security Services	677,450	0	677,450	2,666.24	8,313.76	666,470	1.60
57003718	441050	IT Purchases Mid-Year	2,000	0	2,000	129.99	0.00	1,870	6.50
57003718	462039	Computer Software	17,000	0	17,000	0.00	0.00	17,000	0.00
57003718	462048	Security Supplies	31,000	0	31,000	2,836.00	0.00	28,164	9.10
57003718	Total 57003718 Airport-Security		862,450	0	862,450	94,786.01	8,313.76	759,350	12.00
57003719	411000	Salaries and Wages	260,000	0	260,000	83,561.07	0.00	176,439	32.10
57003719	412000	S&W-On-Call	0	0	0	2,435.63	0.00	-2,436	100.00
57003719	416000	S&W-Overtime	0	0	0	6,702.30	0.00	-6,702	100.00
57003719	420000	Employee Benefits	100,000	0	100,000	0.00	0.00	100,000	0.00
57003719	420002	Deferred Compensation	0	0	0	1,671.84	0.00	-1,672	100.00
57003719	420004	FICA	0	0	0	7,042.06	0.00	-7,042	100.00
57003719	420006	Virginia Retirement System	0	0	0	13,778.23	0.00	-13,778	100.00
57003719	420008	Group Health	0	0	0	12,700.95	0.00	-12,701	100.00
57003719	420010	Worker's Compensation	0	0	0	300.22	0.00	-300	100.00
57003719	420012	Group Term Life Insurance	0	0	0	1,083.32	0.00	-1,083	100.00
57003719	420014	Long Term Disability	0	0	0	505.95	0.00	-506	100.00
57003719	420016	Unemployment	0	0	0	20.15	0.00	-20	100.00
57003719	441050	IT Purchases Mid-Year	2,000	0	2,000	1,055.54	0.00	944	52.80
57003719	455002	Training and Travel	15,000	0	15,000	0.00	0.00	15,000	0.00
57003719	Total 57003719 Airport-AOC Part 139		377,000	0	377,000	130,857.26	0.00	246,143	34.70
57003793	462000	Other Supplies	250,000	0	250,000	0.00	0.00	250,000	0.00
57003793	481001	Principal - Bonds Payable	205,000	0	205,000	205,000.00	0.00	0	100.00
57003793	481021	Interest - Bonds Payable	3,000	0	3,000	3,075.00	0.00	-75	102.50
57003793	492575	Transfer to Airport Capital	325,000	985,456	1,310,456	1,221,456.00	0.00	89,000	93.20
57003793	496004	Contrib to Net Position	440,200	0	440,200	0.00	0.00	440,200	0.00
57003793	Total 57003793 Airprt Capex-Finance		1,223,200	985,456	2,208,656	1,429,531.00	0.00	779,125	64.70
		Expense Total	6,983,000	1,143,814	8,126,814	4,309,839.10	151,575.01	3,665,400	54.90

**Bill Sheet as of 3/12/2026**

<b>Vendor</b>	<b>Description</b>	<b>Net Amount</b>
A R C WATER TREATMENT	Water Treatment Service Jan/Feb	428.00
A& ASSOCIATES INC	Airport Security Services Jan/Feb	18,277.27
AMERICAN DISPOSAL SVCS, INC	Trash/Recycle Service Contract #23P001A/E1-E2	1,283.23
ASSOCIATED BUILDING MAINTENANCE	Janitorial Services Jan/Feb Hangar Clean out	10,395.24
ATLANTIC EMERGENCY SOLUTIONS	Annual Flow Testing for Air Packs	403.60
CINTAS CORP. #145	Tower Mats/Mats/Misc	842.14
DELTA AIRPORT CONSULTANTS INC	3/1/26 Taxiway B Widening	27,200.00
EDWARDS BUSINESS MACHINES INC	03/01-03/31/2026 Airport Copier SN#ADXM013000647	210.53
FANNON PETROLEUM SERVICES INC	Off Rd Diesel	4,124.98
FASTENAL CO	Pallet for Water for Airport Drill	396.55
FINLAY FIRE APPA & EQUIP REPAIR LLC	ARFF 3 Maintenance/Service	11,095.96
FISERV INC	Dec/Jan 2026-Airport- CC Fees	56.37
INSPIRED ELECTRICAL SOLUTIONS INC	Gate broken by snowplow during storm	105.92
IRIS GROUP HOLDINGS LLC	Panic Monitoring	70.22
JAMES RIVER EQUIPMENT VA LLC	Osh Kosh Snow blower/Sweepster repair	2,547.38
JEFFREY D HEITHOFF	Independent Fee Estimate Widen Taxiway B	4,400.00
JOHN F HELTZEL AIA. A PROFESSIONAL CORP	1/16/26Amendment #2 on call architectural services	4,718.60
LANDIVAR & ASSOCIATES LLC	3/2/26 ARFF Hgr Modification	340,489.55
MARK A WOODY	VRE ticket to NTSB class	21.00
NACHURS ALPINE SOLUTIONS LLC	Potassium Acetate for Runway	7,480.00
ORACLE ELEVATOR HOLDCO INC	Jan Tower/Terminal Elevator Inspection	250.00
PRO-TEC FIRE SERVICES INC	Jan/Feb ARFF Month Service	104,443.88
RENT-A-JOHN OF VIRGINIA LLC	West Side Porta Potty	410.00
REYNOLDS SMITH & HILLS INC	1/23/26 Final Design & Bidding Phase Services	94,868.04
REYNOLDS SMITH & HILLS INC	2/20/26 Final Design & Bidding Phase Services	69,557.40
REYNOLDS SMITH & HILLS INC	1/31/26 Design and Bidding Services Work Order 2	408,024.00
TERMINIX PROCESSING CENTER	6/26-6/27 Service Legend Defend System	447.00
TRIVERA INTERACTIVE INC	Updates on website	323.75
TYS LAWN SERVICE LLC	Snow Removal	56,457.50
U S PLANTS INC	Plant Monthly Maintenance	252.00
VIRTOWER LLC	Virtual Tower Airport Operations Tracking	500.00

**Total**

**\$ 1,170,080.11**

**Aging Report as of 3/16/2**

Cust #	Customer Name	Bill #	Bill Due	Unpaid Bal	Billed	Adjusted	Paid
36499	STONE, JAMES	112008	03/03/2026	\$85.00	\$85.00	\$0.00	\$0.00
36615	WOOLF, WILLIAM	108208	03/03/2026	\$404.25	\$404.25	\$0.00	\$0.00
42130	SABHARWAL, SIMRATA	92208	03/03/2026	\$50.00	\$50.00	\$0.00	\$0.00
133350	ABDUKAYUMOV, AHMAD	3049602	03/03/2026	\$85.00	\$85.00	\$0.00	\$0.00
<b>Totals</b>				<b>\$624.25</b>	<b>\$624.25</b>	<b>\$0.00</b>	<b>\$0.00</b>

36499	STONE, JAMES	Emailed 3/9/26; emailed 3/12; phone 3/16
36615	WOOLF, WILLIAM	Emailed 3/9/26; emailed 3/12; phone 3/16 - mailbox full
42130	SABHARWAL, SIMRATA	Emailed 3/9/26; emailed 3/12; phone 3/16
133350	ABDUKAYUMOV, AHMAD	Emailed 3/9/26; emailed 3/12; phone 3/16

**.026**

<b>1 to 30</b>	<b>30 to 60</b>	<b>61 to 90</b>	<b>91 to 120</b>	<b>Over 120</b>	<b>Int</b>	<b>Total Due Now</b>
\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.00
\$404.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$404.25
\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.00
<b>\$624.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$624.25</b>




## Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.3  
Submitted by: Patty Bibber  
Submitting Department: Manassas Regional Airport  
Meeting Date: March 19, 2026

### Item Title

Tie-down, Hangar Occupancy and Noise Report February

### Suggested Action and/or Recommendation

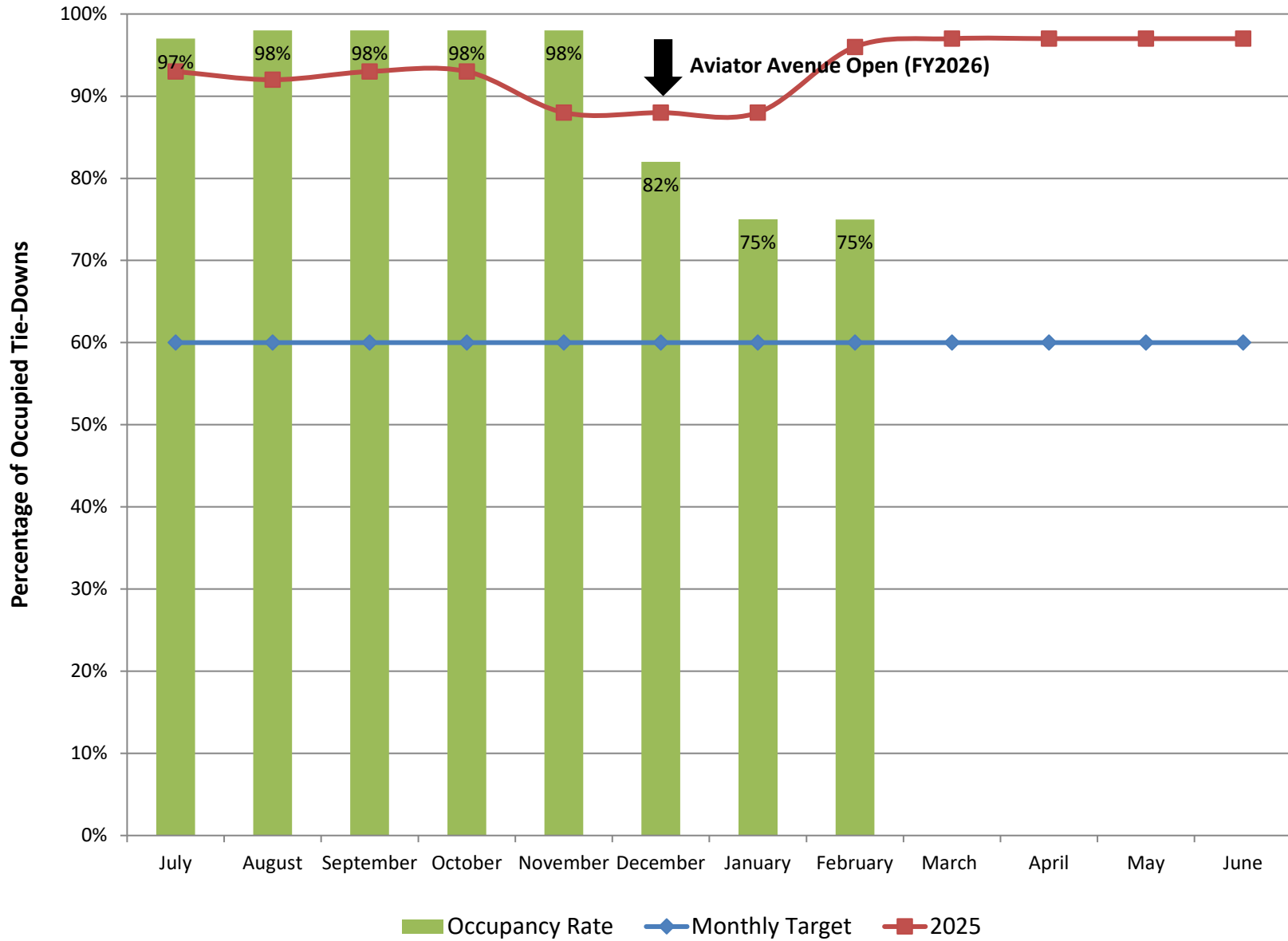
### Suggested Motion

<b>Item Type</b> Reports / Presentations	<b>Item ID</b> 2026-683
<b>Submitting Department</b> Manassas Regional Airport	<b>Drafter</b> Patty Bibber
<b>Meeting Body</b> Manassas Regional Airport Commission	<b>Meeting Date</b> March 19, 2026

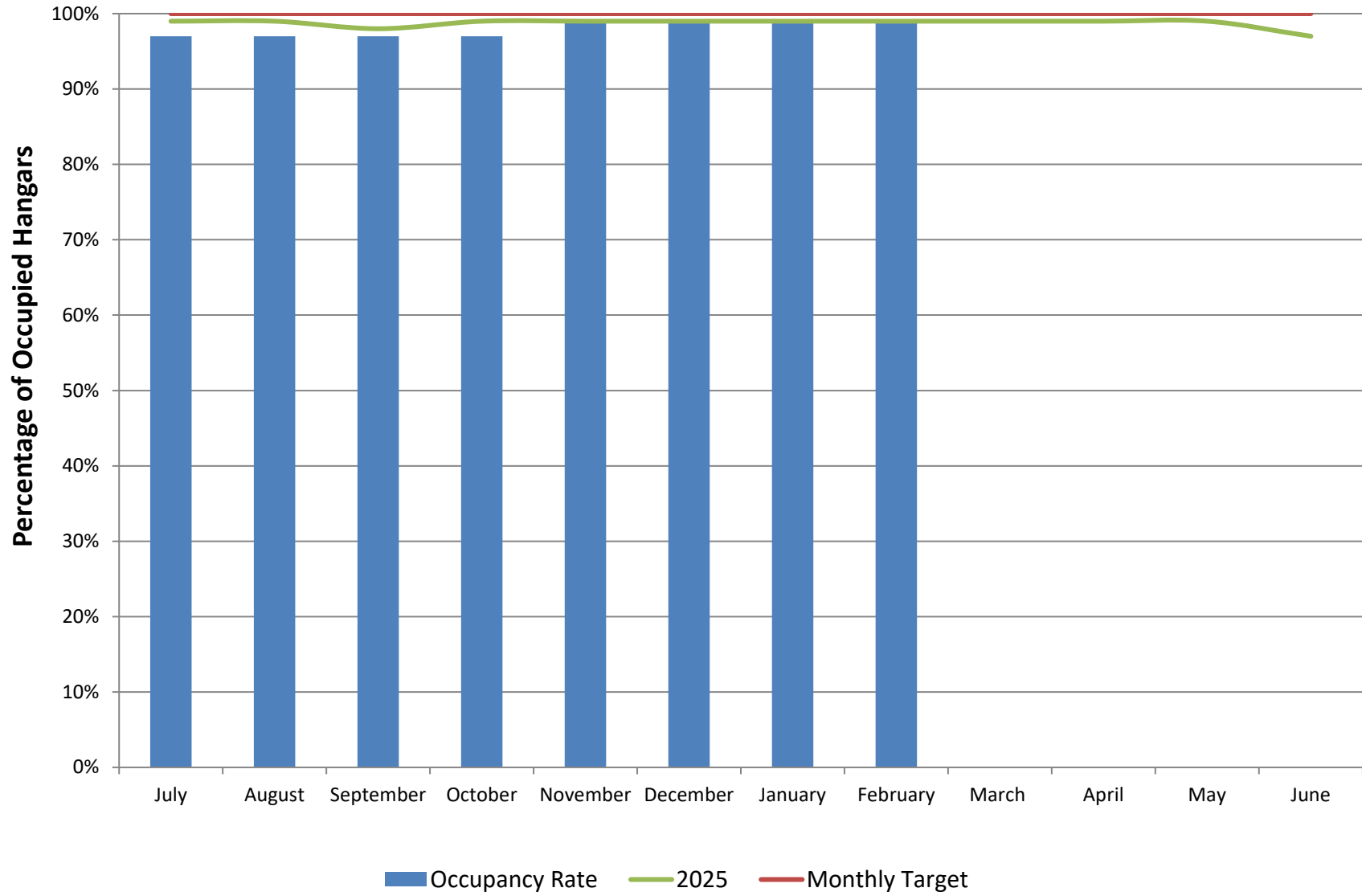
### ATTACHMENTS

- [February 2026 Tie-Down Occupancy.pdf](#)
- [February 2026 Hangar Occupancy.pdf](#)
- [February 2026 Noise.pdf](#)
- [Operations Report - virtower.pdf](#)

## FY2026 Tie-Down Occupancy Rates

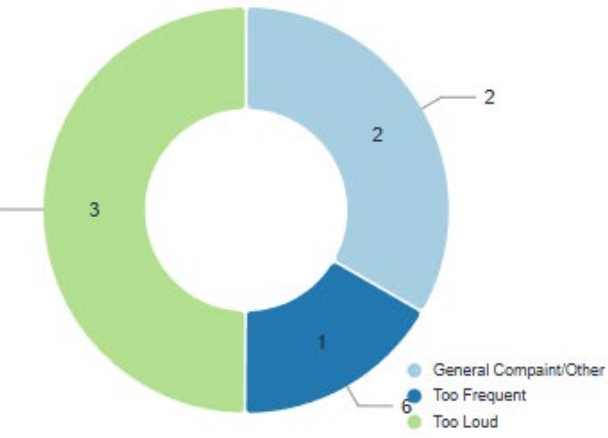


# FY2026 Hangar Occupancy Rates

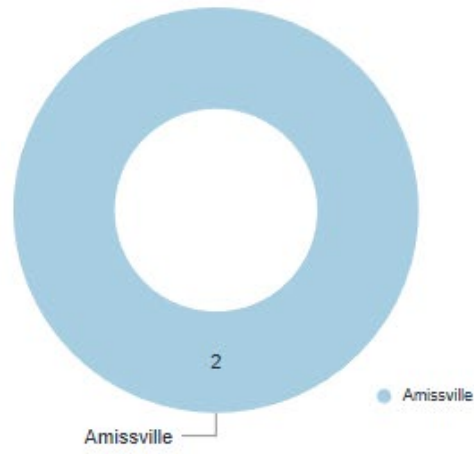


# February 2026 Noise Statistics

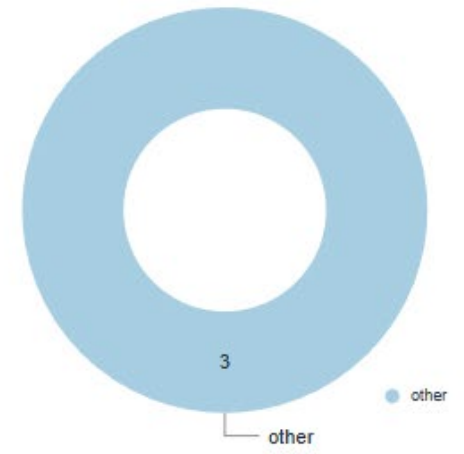
Event Type



City

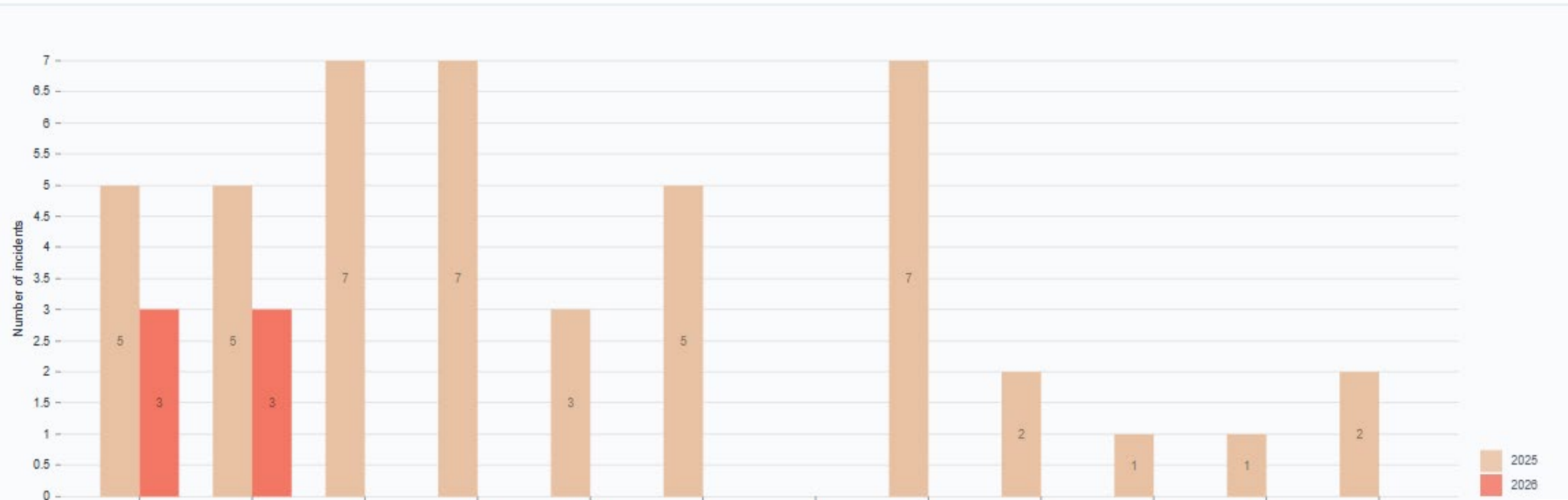


Outlined Surfaces



Total number of Noise Logs

2026 | v



## Manassas Regional Airport (KHEF)



Airport Operations Tracking

**VirTower LLC**  
 13721 Jetport Commerce Pkwy, Suite 2  
 Fort Myers FL 33913  
 Phone +1 888 31 70 747  
 virtower.com | info@virtower.com

**Airport Operations**  
**Snapshot Local Time**

Start Date 02/01/2026 00:00 LT  
 End Date 02/28/2026 23:59 LT

Creation 03/04/2026 10:52  
 User HEF\_OPS  
 Customer ID KHEF

**Summary**

Landings		Take-Offs		Totals	
Single Engine	2382	Single Engine	2383	Single Engine	4765
Single Engine Turbine	213	Single Engine Turbine	212	Single Engine Turbine	425
Multi Engine	382	Multi Engine	381	Multi Engine	763
Multi Engine Turbine	32	Multi Engine Turbine	33	Multi Engine Turbine	65
Business Jet	284	Business Jet	306	Business Jet	590
Jet 2	4	Jet 2	4	Jet 2	8
Helicopter	40	Helicopter	32	Helicopter	72
Military	34	Military	35	Military	69
Military Helicopter	4	Military Helicopter	7	Military Helicopter	11
Light Sport Aircraft	7	Light Sport Aircraft	4	Light Sport Aircraft	11
Glider	1	Glider	1	Glider	2
Other	3	Other	3	Other	6
<b>TOTAL</b>	<b>3386</b>	<b>TOTAL</b>	<b>3401</b>	<b>TOTAL</b>	<b>6787</b>

**FAA AAC/ADG Summary**

Landings		Take-Offs		Totals	
A1	2751	A1	2749	A1	5500
A2	198	A2	199	A2	397
B1	89	B1	88	B1	177
B2	145	B2	152	B2	297
B3	1	B3	1	B3	2
C1	11	C1	11	C1	22
C2	91	C2	101	C2	192
C3	26	C3	27	C3	53
D2	8	D2	8	D2	16
HEL	44	HEL	39	HEL	83
UKN	22	UKN	26	UKN	48
<b>TOTAL</b>	<b>3386</b>	<b>TOTAL</b>	<b>3401</b>	<b>TOTAL</b>	<b>6787</b>

**Operations by Aircraft Type**



Airport Operations Tracking

**VirTower LLC**  
 13721 Jetport Commerce Pkwy, Suite 2  
 Fort Myers FL 33913  
 Phone +1 888 31 70 747  
 virtower.com | info@virtower.com

Airport Operations

**Snapshot Local Time**

Start Date 02/01/2026 00:00 LT  
 End Date 02/28/2026 23:59 LT

Creation 03/04/2026 10:52  
 User HEF\_OPS  
 Customer ID KHEF

Single Engine	Single Engine Turbine	Multi Engine	Multi Engine Turbine	Business Jet	Jet 2	Jet NB	Jet 4	Jet WB	Helicopter								
A1C	10	EPIC	2	B56	2	B190	2	ASTR	2	B737	2					AS50	1
AG5	8	M600	5	BE55	30	B350	9	BD100	2	CRJ2	6					B407	2
BE33	28	PA46	1	BE58	12	BE10	2	BE40	18							B429	4
BE35	34	PC12	394	BE95	1	BE20	20	C25A	12							EC30	1
BE36	45	TBM7	17	C310	1	BE30	8	C25B	25							EC35	61
C140	16	TBM9	6	C337	6	BE9L	2	C25C	2							H60	3
C150	59			C414	7	BE9T	4	C25M	4								
C172	1757			C421	2	SAAB	2	C510	8								
C177	21			C425	6	SB20	16	C525	59								
C180	1			DA42	20			C550	4								
C182	217			MU2	2			C560	19								
C185	3			PA27	2			C56X	41								
C206	4			PA30	76			C680	12								
C208	2			PA31	6			C68A	6								
C210	18			PA44	590			C700	21								
C240	2							C750	9								
CH2T	2							CL30	20								
COL3	10							CL35	10								
COL4	2							CL60	33								
COUR	1							CL64	5								
DA40	65							CL65	2								
DV20	256							E135	8								
E1000	4							E50P	14								
ERCO	2							E545	4								
L1P	4							E550	4								
LEG2	3							E55P	37								
M20	13							F2DX	2								
M20P	53							F2EX	2								
M7	2							F2LX	4								
NAVI	4							F2TH	4								
P28A	604							F2TS	4								
P28R	20							F900	14								
P46T	4							F9DX	2								
PA24	6							FA20	1								
PA28	1221							FA50	13								
PA32	44							G280	21								
PA46	31							GA5C	2								
R7	2							GA6C	2								



Airport Operations Tracking

**VirTower LLC**  
 13721 Jetport Commerce Pkwy, Suite 2  
 Fort Myers FL 33913  
 Phone +1 888 31 70 747  
 virtower.com | info@virtower.com

Airport Operations

**Snapshot Local Time**

Start Date 02/01/2026 00:00 LT  
 End Date 02/28/2026 23:59 LT

Creation 03/04/2026 10:52  
 User HEF\_OPS  
 Customer ID KHEF

Single Engine	Single Engine Turbine	Multi Engine	Multi Engine Turbine	Business Jet	Jet 2	Jet NB	Jet 4	Jet WB	Helicopter
RV10	6			GALX	4				
RV6	1			GL5T	2				
RV7	33			GL6T	2				
RV8	24			GLEX	2				
S22T	33			GLF4	10				
SF50	9			GLF5	27				
SR22	65			H25B	19				
T206	2			H900	2				
TB20	3			LJ45	5				
TOBA	4			LJ60	17				
Others	7			LJ70	2				
				LJ75	4				
				PC24	4				
				PRM1	3				
				SF50	17				
				T525	2				
				Others	16				

Military	Military Helicopter	Light Sport Aircraft	Glider	UAV	Blimp	Balloon	GND Emergency	GND Vehicle A	Other	
BE20	48	AS65	6	EVOT	11	ARCP	2		Others	6
C560	10	EC45	4							
SW4	4	H60	1							
Others	7									

**Activity Summary**

16L RUNUP	600
16R RUNUP	147
34L RUNUP	134
34R RUNUP	829
ALPHA 2	21
ALPHA 3	74
ALPHA 4	138
ALPHA 5	210
BRAVO 1	856



Airport Operations Tracking

**VirTower LLC**

13721 Jetport Commerce Pkwy, Suite 2  
 Fort Myers FL 33913  
 Phone +1 888 31 70 747  
 virtower.com | info@virtower.com

Airport Operations

**Snapshot Local Time**

Start Date 02/01/2026 00:00 LT  
 End Date 02/28/2026 23:59 LT

Creation 03/04/2026 10:52  
 User HEF\_OPS  
 Customer ID KHEF

BRAVO 2	307
BRAVO 3	503
BRAVO 4	1099
BRAVO 5	74
BRAVO 6	1377
CHANTILLY RAMP	627
CHARLIE	118
CROSS BRAVO 3	23
CROSS RWY 16L	145
CROSS RWY 16R	100
CROSS RWY 34L KILO-ALPHA	5
DELTA	79
ECHO	1464
KILO RWY 34L	29
LANDING AIR MEDICAL	29
LANDING DHS HELIPAD	1
LANDING RWY 16L	829
LANDING RWY 16R	294
LANDING RWY 34L	408
LANDING RWY 34R	1825
QUEBEC	208
ROME0	128
RWY 34R BRIDGE	2054
SIERRA	87
TAKEOFF AIR MEDICAL	14
TAKEOFF DHS HELIPAD	12
TAKEOFF RWY 16L	813
TAKEOFF RWY 16R	327
TAKEOFF RWY 34L	372
TAKEOFF RWY 34R	1863
TANGO	52
TWY BRAVO BRIDGE	1390
UNIFORM	166

*This report was generated using sensors monitoring aircraft operations at the selected airport and may not contain aircraft that do not have ADS-B. Airports that have multiple sensors deployed will also feature aircraft fitted with transponders only. The information presented is correct to the best of our knowledge from available sensors at the time: Les Goldsmith, President VirTower LLC*



## Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 2.4  
Submitted by: Patty Bibber  
Submitting Department: Manassas Regional Airport  
Meeting Date: March 19, 2026

### Item Title

Airport Project Update (Mrs. Jolene Berry, Asst. Airport Director, 5 mins)

### Suggested Action and/or Recommendation

### Suggested Motion

<b>Item Type</b> Reports / Presentations	<b>Item ID</b> 2026-684
<b>Submitting Department</b> Manassas Regional Airport	<b>Drafter</b> Patty Bibber
<b>Meeting Body</b> Manassas Regional Airport Commission	<b>Meeting Date</b> March 19, 2026

### ATTACHMENTS

- [Construction Projects 3\\_2026.pptx](#)

# CONSTRUCTION PROJECTS

MARCH 2026 UPDATE

# ARFF HANGAR REMODEL

The objective of this project is to outfit the hangar as a ARFF hangar and office space.

- Installed bay doors
  - Painting
  - Installing kitchen cabinets & appliances
  - Installed bay lights & fans
  - Installed shower
  - Punchlist Walk through scheduled for next week.
- Cost to Date:
    - John Heltzel: \$104,064.13
    - Landivar: \$587,076.06
  - Completion: March 2026
  - Total Days of Project: 180 Days



# AIR TRAFFIC CONTROL TOWER DESIGN

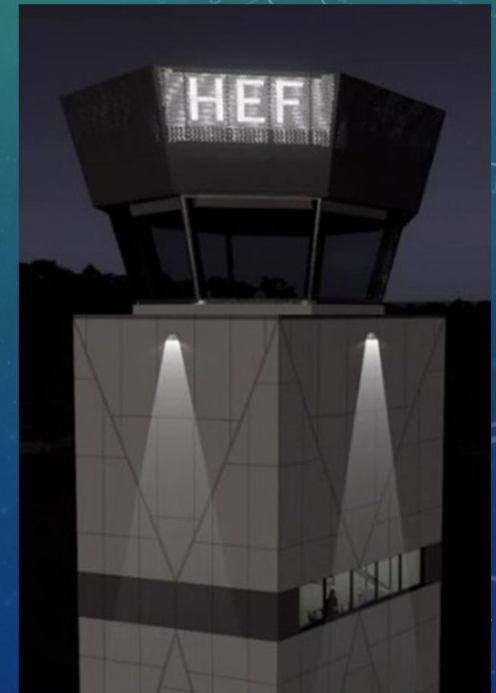
The objective of this project is to design the Tower and package for bidding support services for a new Tower.

- Monument Sign
- Structural Designs
- Room Designs – Equipment Rack Design, Cab Equipment Design
- Switch-over Timeline

Cost to Date: \$1,464,090.42

Completion:

- Funding notification in April
- Construction RFP Advertisement – April 30<sup>th</sup>



# RUNWAY 16L/34R REHABILITATION

The objective of this project will be to rehabilitate the existing runway asphalt pavement & overhaul the associated airfield electrical infrastructure. Grading the Runway Safety Area to be in compliance for FAA standards. Improve drainage along the runway and taxiway connectors.

- Phasing and Planning meeting with Delta and Tower

Cost to Date: \$ 752,358.99

Completion: 90% Submission to City - end of March



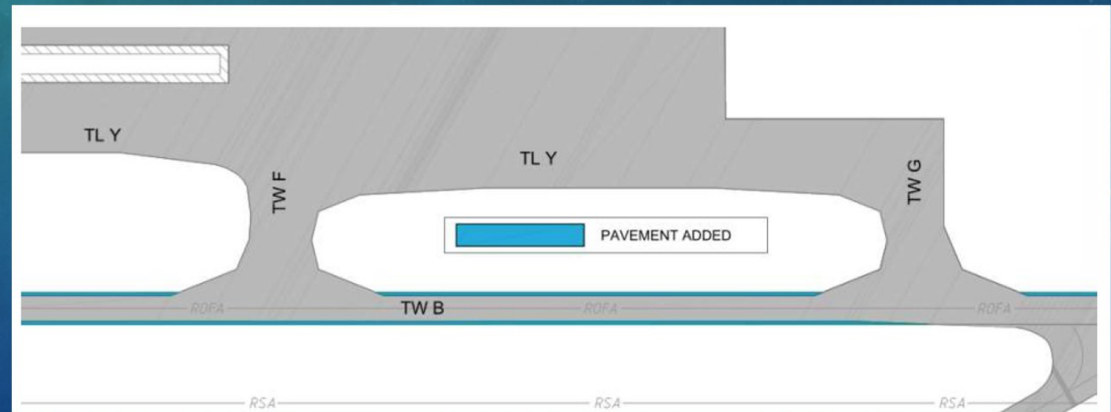
# REHABILITATE & WIDEN TAXIWAY BRAVO

The objective of this project will be to widen the taxiway 10 feet to accommodate Group III aircraft. The connector taxiways, B1, B2, B3, B4 to the Runway Safety Area will also be adjusted to handle Group III aircraft. New LED taxiway lights and signs will be installed. Improve drainage along the taxiway connectors.

- Phasing and Planning meeting with Delta and Tower

Cost to Date: \$

Completion: Summer 2026



# THANK YOU

## Spring Projects

- Outfall Repair
- Airfield Striping
- Obstruction Removal



## Manassas Regional Airport Commission Agenda Item Report

Agenda Item No. 3.1

Submitted by: Patty Bibber

Submitting Department: Manassas Regional Airport

Meeting Date: March 19, 2026

### Item Title

Airport Emergency Drill Presentation - (Ms. Jolene Berry, Asst. Airport Director, 10 mins)

### Suggested Action and/or Recommendation

### Suggested Motion

**Item Type** Reports / Presentations

**Submitting Department** Manassas Regional Airport

**Meeting Body** Manassas Regional Airport  
Commission

**Item ID** 2026-767

**Drafter** Patty Bibber

**Meeting Date** March 19, 2026