



Agenda

AIRPORTS COMMITTEE

March 8, 2023

4:00 P.M.

1025 Escobar St. Martinez, CA.

Conference Room 110 A&B

Remote Access Instructions are provided below

Supervisor Diane Burgis, Chair
Supervisor Ken Carlson, Vice Chair

Agenda Items:

Items may be taken out of order based on the business of the day and preference of the Committee

1. PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS: The public may attend this meeting in person at the above location.

The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below.

HOW TO JOIN THE MEETING VIA ZOOM:

Link: <https://us06web.zoom.us/j/85804224320?pwd=czAwR1k3cG00OEp5UnBWVlRuaGk5QT09>

HOW TO JOIN THE MEETING VIA CALL-IN:

Zoom meeting Dial-In-Number: 1 669 444 9171

Passcode: 639946

Meeting ID: 858 0422 4320

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the Airport Committee during public comment on matters within the jurisdiction of the Airport Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app.

All public comments will be limited to 2 minutes per speaker.

For assistance with remote access contact: Airport Staff 925-681-4200

Public comments may also be submitted before the meeting by email at airport.team@airport.cccounty.us

or by voicemail at 925-681-4200. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Review and Approve record of meeting for December 14, 2022
4. Receive an update from the Aviation Advisory Committee Chair (Emily Barnett)
5. Update on Bay Area test Site (BATS) activity, Buchanan Field and Byron Airport
6. Discuss Byron Development Potential & Constraints (water, sewer, storm water quality)
7. Update on Airports Current Project Development
 - a. Discuss Con Fire Station 9 to Airport Property, Buchanan Field

8. Discuss Terminal/ARFF Building Development, Buchanan Field
9. The next meeting is currently scheduled for June 14, 2023
10. Adjourn

The Airports Committee will provide reasonable accommodations for persons with disabilities planning to attend Airports Committee meetings. Contact the staff person listed below at least 96 hours before the meeting.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Airports Committee less than 96 hours prior to that meeting are available for public inspection at 550 Sally Ride Drive, Concord, during normal business hours.

Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:

Greg Baer, Airports Directors
Phone (925) 681-4200, Fax (925) 646-5731
greg.baer@airport.cccounty.us



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

3.

Meeting Date: 03/08/2023
Subject: Review and Approve record of meeting for December 14, 2022
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

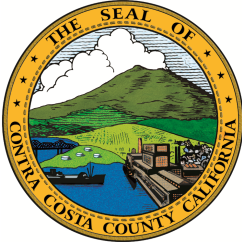
Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

Record of Action 12-14-22



AIRPORTS COMMITTEE

RECORD OF ACTION FOR
December 14, 2022

Supervisor Diane Burgis, Chair
Supervisor Ken Carlson, Vice Chair

Present: Karen Mitchoff, Chair
Diane Burgis, Vice Chair

Staff Present: Greg Baer , Airports Director; Beth Lee, Assistant Director of Airports, Administration; Russell Milburn, Assistant Director of Airports, Operations; Elke Soberal , Administrative Services Analyst; Elise Schilling-Luce, Administrative Services Assistant II; Daniel Barrios, Department of Conservation and Development; Will Nelson, Department of Conservation and Development

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes)

Greg Baer recognized Supervisor Mitchoff's service to the Airports during her tenure as District IV Supervisor

3. Interview candidate(s) for the AAC Airport Neighbor (Byron) position and determine recommendation for the Board of Supervisors consideration

Supervisor Burgis and Mitchoff interviewed and appointed Dean Hickman-Smith to the Byron Neighbor position on the Aviation Advisory Committee

AYE: Chair Karen Mitchoff
Vice Chair Diane Burgis

4. Interview candidate(s) for AAC member-at-large 2 position and determine recommendation for the Board of Supervisors' consideration

Supervisor Burgis and Mitchoff interviewed the following applicants for the Member at Large 2 position on the Aviation Advisory Committee:

- Allison Picard
- Cameron Cotharp
- Eric Meinbress
- Michael McCarthy
- Robert Camacho
- Russel Roe
- Ryan Ballie
- Shakeel Ahmad

Supervisor Burgis and Mitchoff re-appointed Eric Meinbress to the position

AYE: Chair Karen Mitchoff
Vice Chair Diane Burgis

5. Review and approve record of meeting for September 14, 2022 (Chair)

AYE: Chair Karen Mitchoff
Other: Vice Chair Diane Burgis (ABSENT)

6. Receive update from the Aviation Advisory Committee Chair (Emily Barnett)

7. Update on Bay Area Test Site (BATS) activity, Buchanan Field and Byron Airport

Greg Baer reported :

- Urban Air Mobility Staff has been great working with users
- Staff looking into changing model for revenue

8. Update on Airports current project development

a. Discuss status of 4.1-acre phase 1 aeronautical use at, Byron Airport

Beth Lee reported :

- First two hangars have been rented

b. Discuss 4.6 acre self-storage project, Buchanan Field

Beth Lee reported:

- Grading permit release granted

c. Discuss Con Fire Station 9 to Airport property, Buchanan Field

Beth Lee reported:

- NEPA (National Environmental Policy Act) has been submitted to FAA (Federal Aviation Administration) for review and approval.

9. Terminal/ARFF building construction update, Buchanan Field

Greg Baer reported:

- Costs for the Terminal ARFF building are increasing which has had a significant impact on Airports Budget
- The project has been delayed
- Anticipated move-in is July or August 2023

10. The next meeting is currently scheduled for TBD

11. Adjourn

Meeting Adjourned 12:16PM

For Additional Information Contact:

Greg Baer, Airports Director
Phone (925) 681-4200, Fax (925) 646-5731
Greg.Baer@airport.cccounty.us



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

5.

Meeting Date: 03/08/2023
Subject: Update on Bay Area test Site (BATS) activity, Buchanan Field and Byron Airport
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

On January 16, 2018, the Board of Supervisors (Board) ratified the execution of a Letter of Intent between the County and the California Department of Technology to partner in participating in the FAA-sponsored Unmanned Aerial System (UAS) Integration Pilot Program (IPP). District III, District IV, and Public Works Department – Airports staff continues to explore business opportunities with UAS companies. On March 10, 2020, the Board authorized a Master Administrative Agreement with the University of Alaska Fairbanks to establish a partnership through which Buchanan Field and Byron airports will be included in the Pan-Pacific UAS Test Range Complex.

Referral Update:

Airport staff continues to market UAS and AI opportunities at Buchanan Field and Byron Airports. Requests for testing at Byron and Buchanan Field Airports are received on a semi-regular basis. Elroy Air, a subtenant of Urban Air Mobility has conducted testing operations at Byron, and will continue to do so for the foreseeable future. Similarly, MightyFly has been and is expected to continue their testing operations. Airports staff has also been working with companies such as Opener and Pyka who have expressed interest in testing at Byron Airport. As each operator has different needs, including the desire for exclusive runway use, Airport Staff is working closely with each entity to best meet their needs while maintaining airport safety and operational considerations. Because this is such a dynamic field with a myriad of needs by each company, staff continues to research and make administrative changes to the program.

XWing, based at Buchanan Field continues to develop and test their aircraft and has expressed interest in growing their business at Buchanan Field. As a part of that desire, they have expanded their current operations that exist within a hangar on the east side of the field, to include occupying a second hangar on the west side.

Recommendation(s)/Next Step(s):

Discuss the Airport Innovation and Business Attraction Program, Buchanan Field and Byron Airport. Continue to work with various UAS entities to explore business and partnership opportunities. Airports staff will continue to refine the “BATS Program,” and part of that effort will include a more sustainable revenue model for those companies testing at either airport.

Fiscal Impact (if any):

The fiscal impact has been limited to the Airport Enterprise Fund and associated with staff time.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

6.

Meeting Date: 03/08/2023

Subject: Discuss Byron Development Potential & Constraints (water, sewer, storm water quality)

Submitted For: AIRPORTS COMMITTEE,

Department: Airports

Referral No.:

Referral Name:

Presenter:

Contact:

Referral History:

In the spring of 2020, the County executed an agreement with Kimley-Horn Associates (Kimley-Horn) for a feasibility study to update the Byron Airport infrastructure (water, sanitary sewer, and fire system). The analysis was intended to provide options and associated costs for improvements needed to allow additional airport development. Kimley-Horn's analysis was completed in early 2021, which identified planning level buildout assumptions and infrastructure costs.

Referral Update:

During the summer of 2022 the Board approved the Byron General Plan Amendment (GPA), which from a zoning and policy perspective allows for development at the Byron Airport. While completion of the GPA was a significant step in facilitating airport development, the lack of utility infrastructure (water, sewer, storm water quality) remains a constraint to accommodate the airport's build-out potential.

As part of its September update to the Airports Committee, staff reported that Kimley-Horn had been tasked to develop a feasibility study that would include infrastructure layout and package treatment facilities for water and wastewater. However, since that time, staff has had additional discussions with the Byron-Bethany Irrigation District (BBID) specific to raw water availability and sewer treatment that may affect what package treatment options should be evaluated. Additionally, and under a separate scope and fee, Kimley-Horn has been requested to assist in the development of a comprehensive stormwater quality infrastructure plan, also intended to facilitate future development.

Because the recommendations related to potable water and sanitary sewer involve small treatment facilities that will require operational permits with the State, trained and appropriately certified operators, and continual maintenance, Kimley-Horn will also be requested to provide an analysis of ongoing operational and maintenance (O&M) costs.

Recommendation(s)/Next Step(s):

Airports staff will continue to refine the desired scope of work with Kimley-Horn for infrastructure design and O&M costs once staff has been able to fully engage with BBID to understand their ability to provide water and wastewater services. Following such discussions and scope refinement, staff will bring back further details and cost implications for the Airport's Committee consideration.

Fiscal Impact (if any):

The fiscal impact has been limited to the Airport Enterprise Fund and associated with staff time.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

7.

Meeting Date: 03/08/2023
Subject: Update on Airports Current Project Development
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

7. a.

Meeting Date: 03/08/2023
Subject: Discuss Con Fire Station 9 to Airport Property, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

ConFire has identified a preferred location to relocate Fire Station 9 which is an approximate 3-acre site of land located generally east/northeast of the Center and Willow Street intersection on the west side of Buchanan Field Airport. The project will also include an air ambulance component in collaboration with REACH Air Medical. The desired location of the fire station is designated for non-aviation use and the hangar location is designated for aviation use on the adopted Airport Master Plan. CEQA analysis of the site is currently underway.

On October 8, 2019, the Board authorized Airports Staff to negotiate lease and development terms for 3-acres of County owned land at Buchanan Field Airport. The Buchanan Field Flood Report update is nearing completion which will provide the mitigation options for projects located along the drainage ditch on the west side of the airport. This project will be located in the Flood Report impacted area. Due to the space constraints and ditches, Airport staff requested the Federal Aviation Administration (FAA) to determine that the combined air ambulance and fire station project would be an acceptable use on land noted for aviation use on the Airport Layout Plan. The FAA responded that as the fire station serves the broader community, we would have to undertake a release process to use aviation land for a non-aviation purpose. Airport staff has provided further project detail to the FAA about the combined and interrelated nature of the full project and asked for a reconsideration of their determination.

Public Works Capital Projects and Environmental staff are still working with environmental consultants to perform the necessary environmental analysis for the federal National Environmental Policy Act (NEPA) as required by the FAA to make a release of land for non-aeronautical use determination. FAA staff reviewed the first round of NEPA reports and has indicated that a Categorical Exclusion is likely, but additional information is needed to formalize this approach. The development team is completing the additional environmental review items. The finalized packet will be submitted to the FAA so they can complete the environmental review necessary for the land use release process (to allow for the non-aviation, fire station, and component).

Staff from the Development Services and Airports Division have been working with the developer of the 16-acre parcel to the north of the ConFire site to determine a feasible solution to the drainage insufficiencies along Marsh Drive. Because those efforts have yet to yield a viable alternative, the Fire District has decided to forego moving Fire Station 9 to Buchanan Field. However, if a drainage solution is discovered allowing development on the west side of the airport, the air operations portion of ConFire's needs may still be met at Buchanan Field.

Referral Update:

When a drainage solution is determined that allows additional development on the west side of the airport, re-engage with ConFire to gauge their interest in basing an air operations unit at Buchanan Field.

Recommendation(s)/Next Step(s):

Fiscal Impact (if any):

None.

Attachments

No file(s) attached.



Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

8.

Meeting Date: 03/08/2023
Subject: Discuss Terminal/ARFF Building Development, Buchanan Field
Submitted For: AIRPORTS COMMITTEE,
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

The Contra Costa County Board of Supervisors approved the project plan set and specifications and authorized staff to solicit for construction bids. The County received seven construction bids on March 11, 2021 which ranged in cost from \$12,990,000 to \$15,975,000. County staff reviewed the bids and found that the lowest responsive bidder was W.E. Lyons Co. at \$12,990,000. The bid amount, however, was much higher than the engineer's estimate of \$11,700,000. As a result, Airports staff worked with the FAA to secure two grants totaling \$12,999,000 with the FAA to move this project to construction. The Board of Supervisors approved a contract with W.E. Lyons Construction Company (Lyons) at their April 27, 2021 meeting.

A modular building was delivered on May 3, 2021, to temporarily house JSX during the project construction. Lyons received a Notice to Proceed for the project on June 7, 2021.

Lyons has completed all portions needed for the relocation of the watermain that was within the new building's footprint. Additionally, they have completed installing storm drain pipes and relocating the sewer main that was also in conflict with the new building's footprint. Lyons has completed all footings for the building. Interior underground plumbing, electrical and other utilities were installed. The slab on grade was poured in two parts on May 11 and May 14.

Referral Update:

Lyons has completed the steel erection, made good progress on interior rough framing, electrical, plumbing, and HVAC.

The September 2022 update to the Airports Committee reported that the building would require a private sewer lift station, which was not part of the original bid set of plans. Since that time, staff worked with its design team along with Contra Costa Central Sanitation District (Central San) to develop a plan that eliminated the need for a lift station. In terms of construction costs, along with ongoing operations and maintenance costs, this change was a significant benefit to the Airport. Such a change this late in the project was only possible through Central San's responsiveness and technical acuity.

While progress continues on the project, the delays that occurred during the initial phases of the project have significantly pushed the completion date of the building. The contractor's original base schedule showed the building being completed in December of 2022. The most current schedule shows the project being completed in August of 2023, at least eight months behind schedule. Such schedule impacts will also result in increased soft costs (i.e., facility rentals, construction management services, architectural services, etc.) that the Airport budget must cover.

Beyond Lyons' change order requests related to delay impacts, numerous other change orders have been submitted that are requiring Airports staff's time to evaluate and negotiate with Lyons' ownership.

While progress has been made on the project since the last update, the rate at which work is being done, along with the number of rain days, the August 2023 completion date may be in jeopardy. Because of a significant delay in the delivery of the building's windows, getting the structure completely dried-in has yet to happen.

Recommendation(s)/Next Step(s):

Lyons will continue to move forward with constructing the building. The construction management/ownership team will continue to work diligently with Lyons' ownership to resolve the lackluster progress and subsequently deal with the various change orders received by the County.

Fiscal Impact (if any):

There is no impact to the General Fund, all project costs will be paid through the Airports Enterprise Fund, inclusive of bond money and reserve amounts. The FAA has provided two grants for a total of approximately \$12,990,000. Through January of this year, the contract value remains at approximately \$14.4M, and to date, Lyons has submitted approximately \$1.2M in change orders, that the County has yet to agree to. Additionally, because the project will take 7-8 months longer than anticipated, the Airports budget must cover increased costs for construction management and architectural oversight. To that end, the Board approved approximately \$925,000 this past December to cover the necessary contract amendments.

Attachments

Terminal Building Progress 1

Terminal Building Progress 2







Contra Costa County Board of Supervisors

Subcommittee Report

AIRPORTS COMMITTEE

9.

Meeting Date: 03/08/2023
Subject: Next meeting is currently scheduled for June 14, 2023
Department: Airports
Referral No.:
Referral Name:
Presenter: **Contact:**

Referral History:

The next meeting is currently scheduled for June 14, 2023

Referral Update:

Recommendation(s)/Next Step(s):

Attachments

No file(s) attached.
