



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: February 2, 2021

Subject: Approve the BF Terminal Replacement Project & Authorize the Public Works Director, or designee, to advertise the Project, Concord

RECOMMENDATION(S):

1. APPROVE the plans and specifications prepared by The KPA Group for the construction of a new 18,657 square foot terminal building at Buchanan Field Airport in Concord to be used for general aviation, Airport Rescue and Fire Fighting (ARFF) and airport administration purposes (Construction Project).
2. APPROVE the bid documents for the Construction Project.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/02/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 2, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Beth Lee (925)
681-4200

cc:

RECOMMENDATION(S): (CONT'D)

3. AUTHORIZE the Public Works Director, or designee, to solicit bids to be received on or about April 22, 2021, and issue bid addenda, as needed, for clarification of the bid documents, provided any changes made do not significantly increase the construction cost estimate.

4. DIRECT the Clerk of the Board to publish, at least 14 calendar days before the bid opening date, the Notice to Contractors in accordance with Public Contract Code Section 22037, inviting bids.

5. DIRECT the Public Works Director, or designee, to send notices by email or fax and by U.S. Mail to the construction trade journals specified in Public Contract Code Section 22036 at least 15 Calendar days before the bid opening.

FISCAL IMPACT:

Construction of the project has no negative impact on the General Fund. The total estimated construction cost is \$11.7 million, which will be funded by a combination of funds received from the Federal Aviation Administration Airport Improvement Program (estimated at \$6.1 million) and Caltrans (estimated at \$150,000), with the balance paid by the Airport Enterprise Fund (estimated at \$5.45 million).

BACKGROUND:

The Buchanan Field Airport Master Plan adopted by the Board of Supervisors on October 28, 2008, identifies a new general aviation terminal on the capital improvement list. The new terminal will replace the existing terminal at the north end of John Glenn Drive. Plans and specifications for the construction of the terminal, along with landscaping and parking, have been prepared by The KPA Group. The design plans are dated November 20, 2020, consist of 206 pages, and are available from the County Public Works Department upon request.

Environmental review was performed and the project was categorically exempt from the review requirements of the California Environmental Quality Act (CEQA) per section 15302(b). The notice of exemption was filed on December 5, 2019 with the Contra Costa County Clerk.

The new terminal will be a single-story, steel building consisting of approximately 18,657 square feet. The new terminal will include space for the Airports Division Administrative staff, Airport Rescue and Fire Fighting (ARFF) staff and equipment, public space to support scheduled/unscheduled air service providers, office space for aviation businesses, and general public meeting space. The Airports Division currently rents office space from one of the airport businesses and moving those functions into the new terminal will accommodate the additional office space needed, while resulting in long-term savings to the Airport Enterprise Fund.

The estimated total cost of the project is \$11.7 million. On April 28, 2020, the Board authorized Airport staff to submit applications to the FAA and Caltrans for grants for the construction of the ARFF and general aviation components of the new terminal. Airport staff expects the FAA Airport Improvement Program will contribute \$6.1 million and Caltrans to contribute \$150,000. The remaining balance of approximately \$5.45 million will be paid by the Airport Enterprise Fund. The Airport Enterprise Fund will also pay the added costs to complete the space including furnishings, window coverings, and the like.

The minimum wage rates paid on this project will be the general prevailing wage rates, which are on file with the Clerk of the Board of Supervisors.

CONSEQUENCE OF NEGATIVE ACTION:

If the design plans and the bid documents are not approved, the County will not be able to solicit bids for the construction of a new terminal to replace the existing terminal. The existing terminal does not include space for ARFF staff and equipment or administrative offices for Airport staff.