

TO: BOARD OF SUPERVISORS
FROM: DENNIS M. BARRY, AICP
COMMUNITY DEVELOPMENT DIRECTOR



Contra
Costa
County

DATE: JUNE 8, 2004

D.4

SUBJECT: FINAL APPROVAL TO RELEASE THE BUCHANAN FIELD AIRPORT REQUEST FOR PROPOSALS

SPECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION

RECOMMENDATIONS

1. APPROVE the release of the Request For Proposals (RFP) for the development of a new replacement airport and the reuse and development of the Buchanan Field airport property, as submitted by the Community Development Director on behalf of the Interdepartmental Screening Committee on Aviation Alternatives ("Screening Committee") in accordance with the Board Order on April 27, 2004 and as revised per Board member comments on May 25, 2004.
2. ACKNOWLEDGE that releasing this RFP in no way creates an obligation or commitment by the County to accept a proposal, to enter into a Exclusive Right To Negotiate (ERN) agreement, and/or to execute a Disposition and Development Agreement for the Buchanan Field airport property.

CONTINUED ON ATTACHMENT: YES SIGNATURE Dennis M. Barry
 RECOMMENDATION OF COUNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE
 APPROVE OTHER

SIGNATURE(S):

ACTION OF BOARD ON June 8, 2004 APPROVED AS RECOMMENDED OTHER

See attached addendum for Board action

VOTE OF SUPERVISORS
 UNANIMOUS (ABSENT None)
AYES: _____ NOES: _____
ABSENT: _____ ABSTAIN: _____

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

Contact: P. Roche, CDD-AP (925) 335-1242
cc: County Administrator
County Counsel
Director, Public Works Department
Mgr., Division of Airports

ATTESTED June 8, 2004
JOHN SWEETEN, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR

BY Danielle Kelly DEPUTY

RECOMMENDATIONS - continued

3. ACKNOWLEDGE that Buchanan Field will continue to operate as a general aviation airport in conjunction with non-aviation commercial uses, and the County will continue to honor existing leases and agreements at the airport, and as appropriate, consider and negotiate new leases or lease extensions, unless and until such time as a determination is made to close the airport, surplus the property, and relocate its aviation uses to a new airport, which is equal to or better than Buchanan Field, pursuant to FAA orders and the Code of Federal Regulations.
4. ACKNOWLEDGE that the County has received a planning grant from the Federal Aviation Administration (FAA) to prepare an update of the Airport Master Plan (AMP) for Buchanan Field Airport (adopted 9/18/90), and in accordance with the AMP update process the County will comply with the conditions of the FAA planning grant and continue to honor existing leases and agreements at the airport, and as appropriate, the County will consider and negotiate new leases or lease extensions. B-351

FISCAL IMPACT

None. The County's costs associated with the preparation of the RFP and evaluation of proposals in response to this RFP would be recovered from the deposit(s) required as part of submittal of a proposal.

BACKGROUND / REASONS FOR RECOMMENDATION

On May 25, 2004, the Board of Supervisors reviewed the Buchanan Field Airport RFP as submitted by the Community Development Director on behalf of the Screening Committee. At the May 25 meeting, the Board following extensive public comments on the RFP declared its intention to release the RFP. Specifically, the Board directed staff to return in two weeks with a revised RFP for final approval, which reflects Board member comments and responds to a number of questions raised at the May 25 meeting.

Attached for the Board's consideration and final approval is the RFP. Subject to Board approval the document will be printed and released to interested parties. In addition to a printed copy, the document will be posted on the County's website. An announcement of the RFP will also be placed in display advertisements in local, regional, and national publications.

Also attached for consideration, per Board member comments, is a listing of the specific text changes in the RFP document by page with an accompanying redline/strikeout of the text and a staff response to the questions raised by Board members at the May 25th meeting.

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Final Approval for Release of the Buchanan Field RFP
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Attachments (3)

1. Buchanan Field Airport Request For Proposals (RFP): Development of a Replacement Airport and Reuse and Development of Buchanan Field Airport, issued by the Contra Costa County Board of Supervisors (June 1, 2004).
2. Page Listing and Redline/Strikeout for Text Changes to the RFP in response to Board Member comments.
3. Staff Response to Board Member Questions from May 25th.

H:\Buchanan Field\Airport Alternatives\BOARD ORDER 00-08-04 final approval release of Buchanan Field RFP.doc

ADDENDUM TO ITEM D.4

June 8, 2004

The Board of Supervisors considered the final approval to release the Buchanan Field Airport Request For Proposal.

Dennis Barry, Director Community Development Department presented the staff report and recommendations. Also present was Patrick Roche, Community Development Department.

The chair invited those who wished to address the Board. The following persons presented testimony:

Dave Bonini, 825 Golf Club Road, Pleasant Hill;
Brian T. George, 750 Golf Club Road, Pleasant Hill;
David Long, Hangars Lease Coalition, 1259 Larch Avenue, Moraga;
Arnold Peterson, The Airport Coalition, 167 Harriet Drive, Pleasant Hill;
Dianne Cole, Friends of the Concord Airport Association, 2420 Tomar Court, Pinole;
Richard Roberts, President, MDPA, Rep to the Airport Coalition;
David Evans, 319 Rock Creek Way, Pleasant Hill;
Richard Verrilli, Martinez;
Marc Santacroce, 4395 St. Charles Place, Concord;

The Chair then returned the matter back to the Board for further discussion. Supervisor DeSaulnier moved the staff's recommendations with the following modifications:

- Add language under Recommendation #3 *"to further direct the airport manager to aggressively pursue and support existing and new airport businesses including the full implementation of the master plan."*
- Add recommendation #5 that *"the county will take no less than 4 months and no more than 6 months to enter into an Exclusive Right To Negotiate (ERN) agreement."*
- Directed the Community Development Department to hire a third party Aviation Consultant immediately for review of the RFP process.
- On page 22, add a bullet *"any respondent will be responsible paying for a full evaluation by 3rd party aviation consultants hired by the County."*
- On page 32, under 6.2.2 Evaluation and Selection Criteria, add a bullet *"continued involvement of the Aviation Evaluation Consultant and Team."*
- DIRECTED staff to work with the consultants to release the RFP on July 12, 2004 and bring back to the Board of Supervisors any significant changes to the content.

Supervisor Gioia second the motion and the Board took the following action:

- APPROVED the release of the Request For Proposals (RFP) for the development of a new replacement airport and the reuse and development of the Buchanan Field Airport property as amended today;
- ACKNOWLEDGED that releasing the RFP in no way creates an obligation or commitment by the County to accept a proposal, to enter into a Exclusive Right To Negotiate (ERN) agreement, and/or to execute a Disposition and Development Agreement for the Buchanan Field airport property;
- ACKNOWLEDGED that Buchanan Field will continue to operate as a general aviation airport in conjunction with non-aviation commercial uses, and the County will continue to honor existing leases and agreements at the airport, and as appropriate, consider and negotiate new leases or lease extensions, unless and until such time as a determination is made to close the airport, surplus the property, and relocate its aviation uses to a new airport which is equal to or better than Buchanan Field, pursuant to FAA orders and the Code of Federal Regulations, and direct the Airport Manager to aggressively pursue and support existing and any new airport businesses including the full implementation of the Master Plan;
- ACKNOWLEDGED that the County has received a planning grant from the Federal Aviation Administration (FAA) to prepare an update of the Airport Master Plan (AMP) for Buchanan Field Airport (adopted 9/18/90), and in accordance with the AMP update process the County will comply with the conditions of the FAA planning grant and continue to honor existing leases and agreements at the airport, and as appropriate, the County will consider and negotiate new leases or lease extensions;
- ACKNOWLEDGED the County will take no less than 4 months and no more than 6 months to enter into an Exclusive Right To Negotiate (ERN) agreement;
- DIRECTED the Community Development Department to hire a third party Aviation Consultant immediately for review of the RFP process
- DIRECTED staff to work with the consultants to release the RFP on July 12, 2004 and bring back to the Board of Supervisors any significant changes to the content.

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