Steering Committee Meeting #3 - Status Report

Byron Airport Master Plan Update and Business Plan



Prepared for

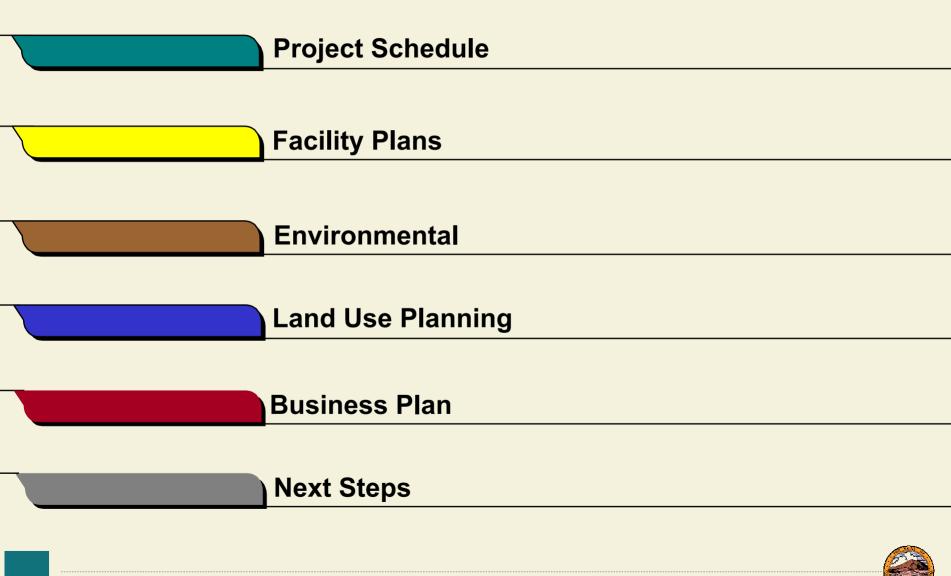
Contra Costa County Public Works Department Concord, California

March 15, 2004









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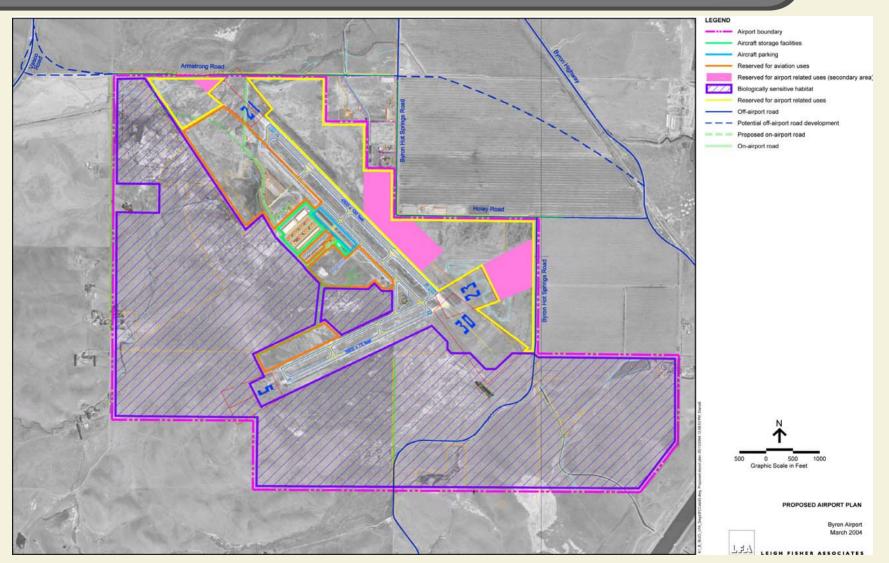
Project Schedule

Project Schedule

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	Nov 3 Nov 10 1 2	3	4 5	6	7	8	9	10 11	12 0411	13	14	15	16 17	23 Mai 18	19	20	21	22	23 2	4 25	26	27 27	28	29	30 30	31	32	33	34	35
1 Facility Inventory/Statistical Review 1.1 Historical Review of Airport																														
1.2 Airport Activity																														
1.3 Socioeconomic/Demographic Review																														_
1.4 Financial Resources																														
1.5 Airport Plans and Studies																											_			
1.6 Existing Facilities																											_			
1.7 Pavement Evaluation																														
1.8 Meteorological Data																														_
1.9 Airspace and Navaids																														
1.10 Noise Contours																														
2 Activity Forecasts/Facility Requirements																														
2.1 Aviation Demand Forecasts																														
2.2 Facility Requirements																														_
3 Airport Plans																														
3.1 Airport Layout Plan																														
3.2 Building Area Plan																														
3.3 Airspace Plan																														
4 Land Use Compatibility/Environmental Feasibil	ity																													_
5 Business Plan																														
6 Financial/Management/Implementation Plans																														
6.1 Cost Estimates																														
6.2 Financial Feasibility																														_
6.3 Finance Plan																														
7 Documentation																														
8 Meetings (budgeted)			С		*			C	:	S/P		С			С	S	Р							С	S		Р	С	B	
9 Project Management/Administration																														
C = COUNTY WORKING GROUP																														
S = STEERING COMMITTEE P = PUBLIC										Mon Thurs						Mon	Wed								Mon		Tue	_		_
B = BOARD OF SUPERVISORS										Thurs																		T	Jes	_
Preparation for Steering Committee, Public, and Board m	eetings																										_	_		_
* County-organized Steering Committee kickoff meeting																						-								_



Airport Plan





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Capital Improvement Program

- Projects expected to occur
 - Separate from development scenarios
 - Mostly enhancement of existing facilities
 - Renovation
 - Largely fedreally funded
- Land purchase for post-2023

Year	Project
2005	Pave pump station road
2007	Falcon road extension - Phase 1
2017	Falcon road extension - Phase 2
2017	Widen Taxiway A to 50 ft and
2018	renovate (a) Renovate Taxiway B
2019	Renovate Taxiway C
2020	Renovate runway 12-30
2021	Renovate runway 05-23
a. To FAA	A ARC B-III criteria.

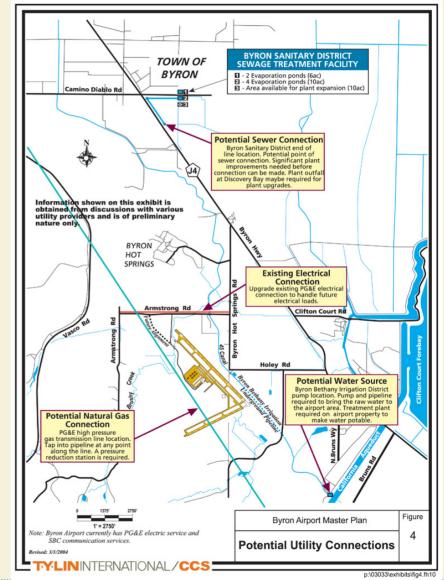


Facility Plans

Potential Utilities Connections

Based on Ultimate Development Plan

- Electrical: upgrade existing connection
- Communications: install cable and switch
- Natural gas: tap pipeline and construct pressure reduction station
- Water: pipeline extension and treatment plant
- Sewer: pipeline extension and plant upgrade





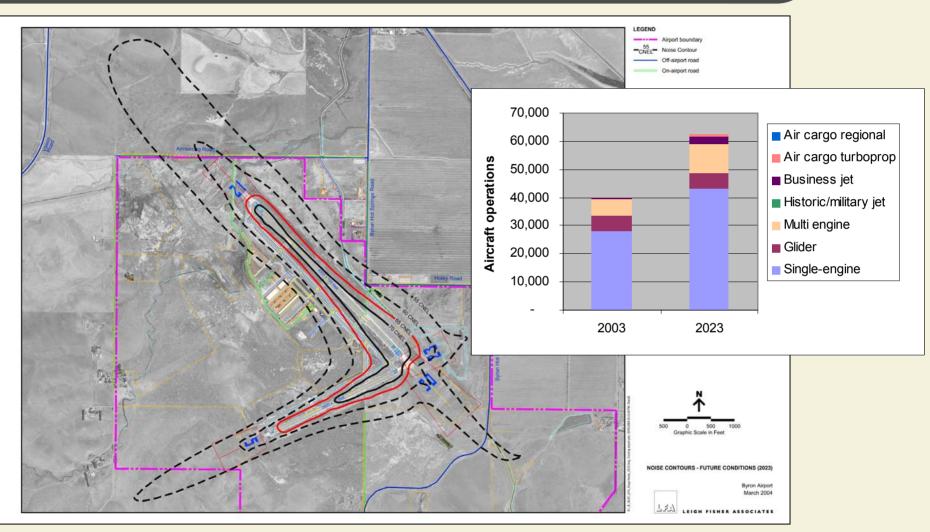
Preliminary Aircraft Noise Contours Existing Conditions (2003)

On-aimort may 70.000 Air cargo regional 60.000 Air cargo turboprop Aircraft operations 50,000 Business jet 40.000 Historic/military jet 30,000 Multi engine Glider 20,000 Single-engine 10,000 2003 2023 INCISE CONTOURS - EXISTING CONDITION vron Airpo March 200 421

Note: Noise contours outside DNL 65 contour are presented solely for comparison with previous noise analyses.

Environmental

Preliminary Aircraft Noise Contours Future Conditions (2023)

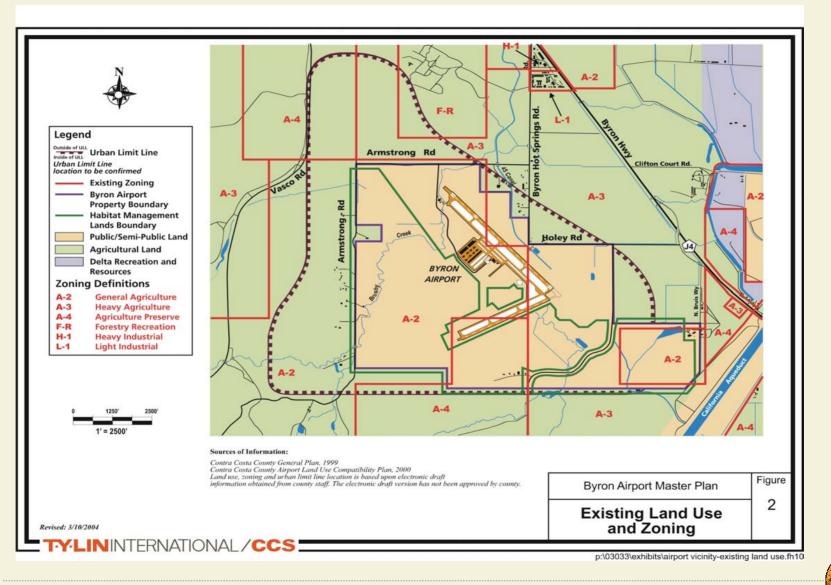


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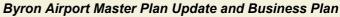


Existing Land Use and Zoning



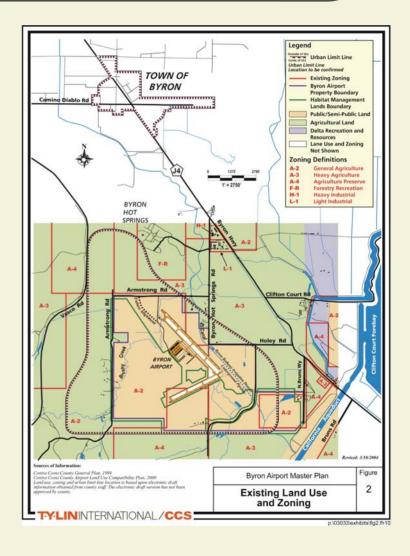
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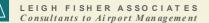


Land Use Issues

- Revised land use in and around Airport would be required to permit more ambitious development of Airport uses.
- Urban Limit Lines may potentially constrain Airport growth.
- Extension of Armstrong Road to Vasco Road may dramatically change land use patterns around Airport.

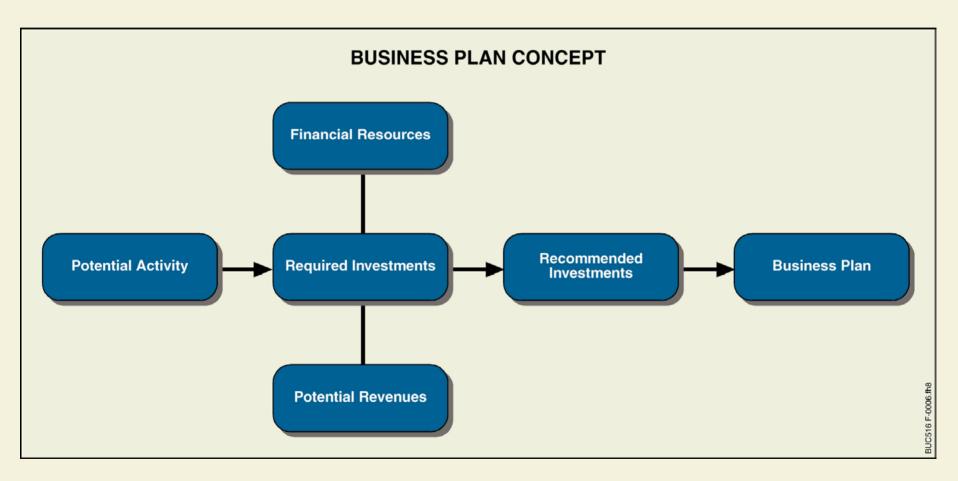






Business Plan

Business Plan Concept and Elements





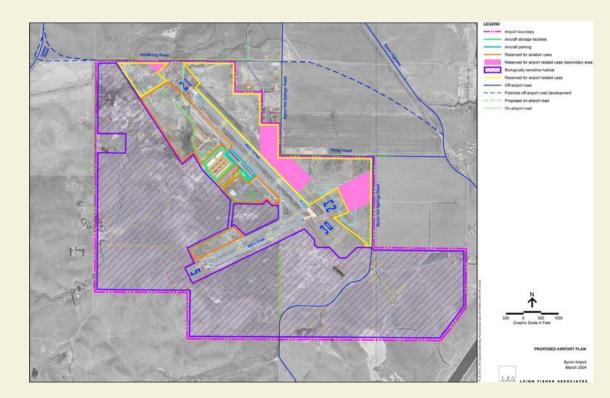
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Business Plan

Available Land

Surface Area Summary

	Area (acres)
Developed	
Aircraft storage	10
Aircraft parking	4
Subtotal developed	14
Biologically sensitive	
habitat	814
Airfield and other	258
Available	
Aviation uses	96
Airport related uses	125
Subtotal available	221
Total	1,307







Leased Area Demand Assumptions

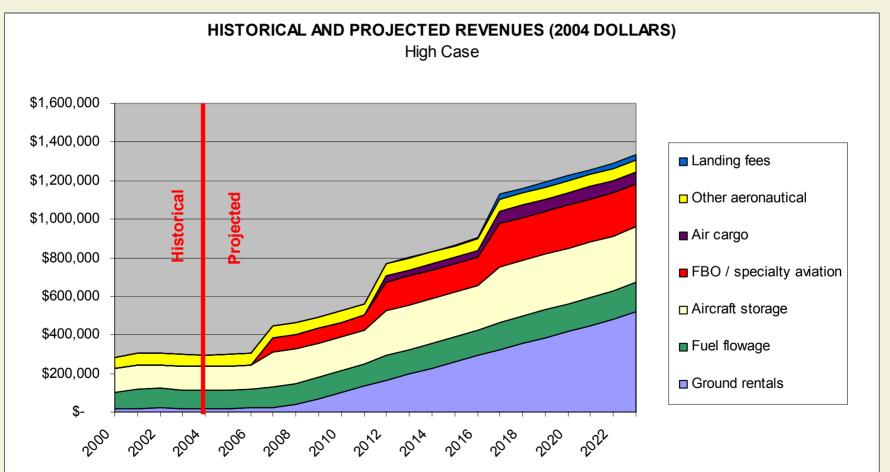
			Surface area	(square feet)
Development Type	Year	Approach	High case*	Low case
				<u> </u>
FBO/Specialty Aviation lease	2007	Third party	150,000	-
	2012	Third party	150,000	150,000
	2017	Third party	150,000	-
Hangar lease	2007	Third party or airport operator	110,000	
	2012	Third party or airport operator	110,000	110,000
	2017	Third party or airport operator	110,000	-
	0040	The instance of the	110.000	
Air cargo facility	2012	Third party	110,000	-
	2017	Third party	110,000	-
Nonaeronautical	2023	Third party	598,000	78,000
Nonaeronautical absorption rate			5 acres / year	1 acre / year
Source: Assumed by Leigh Fisher	Associates,	March 2004.		

* High case dependent upon regional economic growth and infrastructure development.



Projected Revenues

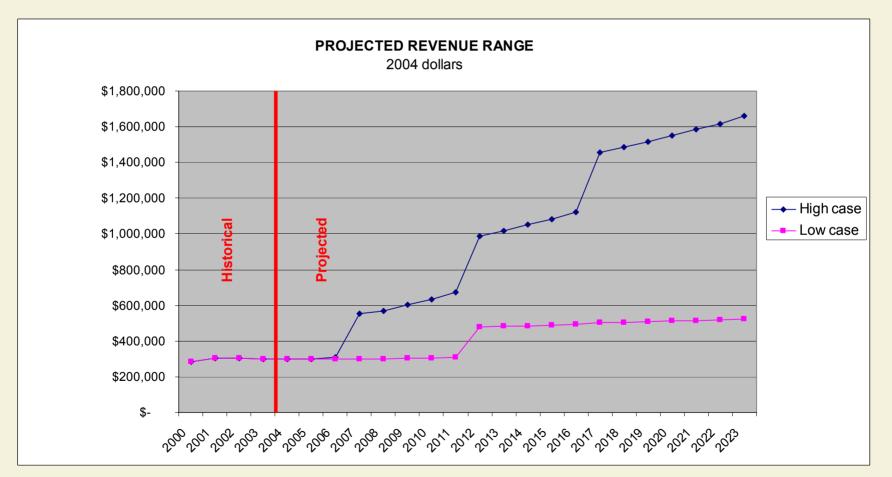
If lease activity assumptions are fulfilled, projected high case revenue by category would be as follows:





Projected Revenues

If lease activity assumptions are fulfilled, projected revenue range would be as follows:

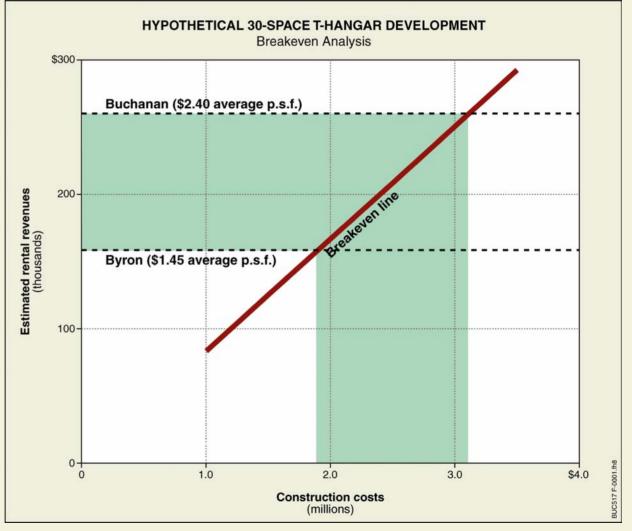




Business Plan

Development Case Study: Hangars

- Illustrative hangar development data
 - Displays breakeven assuming per square foot rental and construction cost (debt service levels)





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Key Master Plan Considerations

- Plan for basic and relatively predictable needs
- Develop strategic plan for higher growth objectives
 - Follow Airport "development track"
 - Short–term focus on hangar development
 - Medium–term focus on air cargo, FBO and non-aeronautical development
- Monitor off–Airport utilities and infrastructure plan
 - Anticipate future Airport and off–Airport growth
 - Utilities have a long "lead time"
- Develop plan for federal grant funding



Next Steps

Next Steps

- Community interaction
- Update Business Plan cost information
- Refine financial data
- Develop Finance Plan and Business Plan
- Develop Airport Layout Plan





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Projected Costs

- Construction costs developed by estimating site development costs based upon the leasing assumptions:
 - Land preparation and grading
 - Road extension
 - Apron/taxiway extension
 - Security fencing
 - Drainage
 - Utilities extensions
- The following construction costs have been excluded:
 - Any off-Airport costs, such as road or utilities development
 - Considered separately as part of utilities analysis
 - Any facility construction costs beyond the site development costs listed above (except for the hangar development scenario)
- Operations and maintenance (O&M)
 - Allowances made for airport development

Net Revenues

- High and low case revenue range supports corresponding level of:
 - Annual debt service payments
 - O&M expense

