

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, October 28, 2021

5:30 PM

Remote Participation

Council Airport Committee

COVID-19 Notice: Consistent with State of California Executive Order N-08-21, the Council Airport Committee will be participating in public meetings via phone/video conferencing.

Please note that we are now using the Zoom Webinar platform to conduct meetings and receive live public comment.

How to submit written Public Comment:

Send an email to Amy.Toste@hayward-ca.gov by 2:00 p.m. the day of the meeting.

Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Committee Members and City staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 2:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comments during the meeting:

Click this link below to join the webinar:

<https://hayward.zoom.us/j/89761762099?pwd=RTkzRHl2YVBxYWZyb0loa1R6OGxYdz09>

Password: m^e7ykcE!

OR

Telephone:

+1 669 900 6833

Meeting ID: 897 6176 2099

Participant ID: just press #

Passcode: 995580355

How to watch this meeting from home:

<https://www.youtube.com/user/cityofhayward>

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER

Pledge of Allegiance: Council Member Zermeño

ROLL CALL

PUBLIC COMMENTS:

(The Public Comment section provides an opportunity to address the City Council Committee on items not listed on the agenda as well as items on the agenda. The Committee welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Committee is prohibited by State law from discussing items not listed on the agenda, any comments on items not on the agenda will be taken under consideration without Committee discussion and may be referred to staff.)

APPROVAL OF MINUTES

1. [MIN 21-136](#) Approval of Minutes of the Council Airport Committee (CAC) Meeting Held on September 30, 2021

Attachments: [Attachment I CAC Minutes for 09-30-2021](#)

REPORTS/ACTION ITEMS

2. [RPT 21-123](#) Update on Fire Station 6 and Fire Training Center Project

Attachments: [Attachment I Staff Report](#)
[Attachment II FTC Construction Pictures](#)

3. [RPT 21-124](#) Oral Presentation of the Update on Reuse of Skywest Property

FUTURE AGENDA ITEMS

4. [RPT 21-125](#) Updated 2022 Agenda Planning Calendar

Attachments: [Attachment I Staff Report](#)

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS**ADJOURNMENT**

NEXT REGULAR MEETING - 5:30 PM, THURSDAY, JANUARY 27, 2022



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777 B Street
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File #: MIN 21-136

DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Approval of Minutes of the Council Airport Committee (CAC) Meeting Held on September 30, 2021

RECOMMENDATION

That the Council Airport Committee reviews and approves the September 30, 2021 Council Airport Committee Minutes.

SUMMARY

The September 30, 2021 Council Airport Committee meeting minutes are presented for the Committee's review and approval.

ATTACHMENTS

Attachment I September 30, 2021 Council Airport Committee (CAC) Meeting Minutes



DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Approval of Minutes of the Council Airport Committee (CAC) Meeting held on September 30, 2021

CALL MEETING TO ORDER

Council Member (CM) Zermeño called the special meeting to order at 4:09 p.m. with Mayor Halliday and CM Salinas present.

City staff: Jennifer Ott, Assistant City Manager
Alex Ameri, Director of Public Works
Doug McNeeley, Airport Manager
Pamela Sverdlin, Airport Operations Supervisor
Todd Strojny, Airport Business Supervisor
Amy Toste, Airport Senior Secretary
Arturo Hurtado, Airport Operations Specialist

Members of the public present/on Zoom:

Consultant staff
Twenty-four public members on the Zoom presentation.

PUBLIC COMMENTS

Bruce King, Friends of San Lorenzo Creek, asked for an update on the Sulphur Creek Culvert project.

Mimi Dean, resident of San Lorenzo, asked about an agreement between the Airport and community regarding aircraft noise.

REPORTS/ACTION ITEMS

1. Approval of Minutes for July 15, 2021

Mayor Halliday requested the minutes reflect her absence from the CAC meeting after Agenda Item #2 so she could attend the California Energy Commission meeting regarding the Russell City Energy Center. A motion was made by Mayor Halliday and seconded by Council Member Salinas. The motion passed unanimously; minutes approved with the amendment.

2. Skywest Property Update – Review of Draft Concept Map and Community Input

Erin Sheelen, Transportation Planner at Kimley-Horn & Associates, presented the report.

Mayor Halliday asked why the Hayward Area Recreation and Park District (HARD) was previously paying such low rent when the FAA requires rents to be Fair Market Value. Airport Manager McNeeley answered that the HARD lease was decades old, and the FAA policies about rent were changed after 1975.

Mayor Halliday questioned whether the plan adhered to FAA Noise Compatibility requirements. Ms. Sheelen responded that the proposed uses are compatible with aviation noise, and they do not include plans for shopping, schools, housing developments, or other high density uses.

Mayor Halliday asked if existing ponds can remain. Mr. McNeeley responded they do not to adhere to current FAA safety regulations because they are wildlife attractants.

Council Member Salinas asked about limits on business operations in the proposed T-hangars. Mr. McNeeley confirmed that any new T-hangars or shade hangars constructed would be subject to the Airport's Rules and Regulations which state that their use is for pilots to store aircraft and not operation of businesses.

CM Salinas commented that he had received many emails on this topic from residents of the San Lorenzo Village Homeowners Association, and he asked what outreach was done to engage Hayward residents. Ms. Sheelen replied that postcards were sent to the zip codes that surround the Airport, and emails were sent to residents in the City. To her recollection, most public comments submitted through either the website or during the public meetings were from residents who lived north of the Airport. Ms. Sheelen added 188 comments received during the second community meeting: forty did not provide a zip code, forty-six were residents of Hayward, and 101 were not Hayward residents.

CM Salinas inquired about the configuration of the draft plan. Could it be changed to include light industrial use or to have certain zoning requirements for employers with many employees? Airport Manager McNeeley replied that the configuration of areas outside of the FAA Safety Zone can be changed, but that the area marked for future businesses must be an office environment and not warehouses. The target employer for this type of development would be in the life sciences that provide well paid, skilled jobs. Ms Sheelen added that the

California Department of Transportation, Division of Aeronautics (Caltrans), has an Airport Land Use Compatibility Plan which limits the density of people per acre within the areas that immediately surround the airport.

CM Zermeño asked about the level of difficulty in coordinating a plan such as this with the FAA. Airport Manager McNeeley responded that it is complex with many steps involving approvals and environmental studies.

CM Zermeño asked if the outreach for the community meetings was extended to Chabot College, Hayward Fire Department, and the renters of Hayward because the business development area would be good for a satellite college campus or additional school space for the upcoming Fire Training Center. Mr. McNeeley replied that there was opportunity for all people to participate and comment on the plans. The flyers around the airport have spurred many based tenants to be involved and staff has encouraged them to do so. Ms. Sheelen added that education centers are not recommended for the land use compatibility zone in which the business development area lies.

CM Zermeño asked how long the redevelopment of the golf course will take, and Director Ameri responded that it should be three to five years.

CM Zermeño inquired if the Runway Safety Zone would be surrounded by a chain link fence. Mr. McNeeley replied that might not be the case but there needs to be a barrier of some kind to assist with Airport security. The fence will have to follow standards set by the City, the Transportation Security Administration (TSA), and the FAA.

CM Zermeño asked for clarity on how people would enter the business area and if that would be via Golf Course Road. Mr. McNeeley answered that at the end of Corsair Boulevard there will be a bridge over Sulphur Creek to connect to the business development. Director Ameri confirmed that Golf Course Road will be closed.

CM Zermeño asked if the walking trail could be extended around the entire development. Mr. McNeeley said the walking trail cannot be extended around the entire development due to the Runway Safety Zone. CM Zermeño followed up with a request to add a trail by the railroad tracks. Ms. Sheelen answered that the idea can be examined and maybe a developer would want to add it.

Public Comments

Joy Roeder expressed concern about security with the walking trail and how the plan shows it crossing the Skywest Townhomes property. Director Ameri stated that wasn't the intention of the plan, and the graphic will be fixed to show the correct location between Kennedy Park and the private development.

Bruce King stated that Council should ask for an appendix of all 700+ comments collected from the community. He also made comments on how Sulphur Creek would be impacted as an

entry point for the proposed business development; consideration of a north/south trail; and regional trail space.

Carl Gorringer, resident of downtown Hayward, is concerned bike travel will be blocked by the development. He is interested in compliance with the City's Master Plan with connections to the Bay Trail and to A Street (which has existing bike lanes) to connect to downtown.

Janice Edwards, Skywest Townhomes resident, thanked staff for cutting the golf course grass and expressed concern over needed additional maintenance (drought issues, gophers, mice, trees, and bugs) which used to be done by HARD.

Marley asked if the site plan would encourage more jet traffic at the Airport.

Randy Waage said the golf course has become a local park. He wants to see the size of the pocket park increased to 16-20 acres and hopes the business park is built "more green" with landscaping and trees.

Mimi Dean said the proposal has room for improvement because the community needs more open space. She asked if the clubhouse would be removed, and if this plan fits in with the Alameda County Climate Action Plan. She expressed concern that staff's presentation of the draft plan to the San Lorenzo Village Homeowners Association meeting was not on the Association's agenda.

AiLee thanked staff for their hard work and liked that the buffer zone by the Skywest Townhomes was increased in size compared to the previous draft plan. She asked if staff could meet with all local homeowner associations. AiLee expressed the opinions that shade hangars would allow for more aircraft noise than T-hangars. Director Ameri added that staff would be amenable to presenting the draft site plan to Skywest Townhomes Association.

Dave Brown, Chief of Staff to Alameda County Supervisor Wilma Chan, commented that the residents want open space. Supervisor Chan has an anti-poverty/anti-hunger initiative called "All In Eats" to create a circular food economy in which the community is connected with urban farming and food hubs. She wants to explore the use of the former golf course with this initiative.

Mayor Halliday asked if the Airport could use recycled water at the golf course to help with the browning/drying grass. If so, can recycled water also be used in the business park area to assist that area as well? Director Ameri responded that the Airport did receive recycled water from East Bay Dischargers Authority. The plan is to extend the City of Hayward's new recycled water program and pipelines to this development during Phase 2.

Mayor Halliday liked the idea of partnering with Supervisor Chan's office to bring some urban farming to the site. In addition, she would like to see all comments made by the public to Kimley-Horn & Associates thus far.

CM Salinas reiterated that we are at the beginning of a long process in the redevelopment of the golf course, and staff will not do anything without considering the impact on surrounding neighborhoods. His priorities and expectations for this plan are economic development, and open space for walk/bike trail, a large dog park, a place to host outdoor events, and urban farming.

CM Zermeño said the outreach to the community was impressive, but he would like to see more. The Runway Safety Zone is large but wants the residents to be safe. He thinks the connections to the two parks is excellent. His priorities are open space for walk/bike trails, benches, and exercise stations; a dog park; to keep the pond; and economic activity without warehouse storage.

3. Updated 2021 Agenda Planning Calendar

Mr. McNeeley presented the informational report for upcoming items. He added that the Home2Suites opening has been pushed to November 15, 2021.

The following items were added by the Committee for further action: None.

Public Comments

None.

Committee Member/Staff Announcements and Referrals

None.

ADJOURNMENT

The meeting adjourned at 6:03 p.m.

Meeting Attendance

	Present 09/30/21 Meeting	Present to Date This Calendar Year	Excused to Date This Calendar Year	Absent to Date This Calendar Year
Mark Salinas	✓	3	0	1
Barbara Halliday	✓	4	0	0
Francisco Zermeño	✓	4	0	0



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File #: RPT 21-123

DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Update on Fire Station 6 and Fire Training Center Project

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and provides comments on the Fire Station 6 (FS6) and Fire Training Center (FTC) Project construction update.

SUMMARY

The FS6 and FTC Project commenced with construction on August 17, 2020. Construction is on-going and is anticipated to be completed in the Fall of 2022.

ATTACHMENTS

Attachment I Staff Report

Attachment II FTC Construction Pictures



DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Update on Fire Station 6 and Fire Training Center Project

RECOMMENDATION

That the Council Airport Committee (CAC) reviews this report and provides comments on the Fire Station 6 (FS6) and Fire Training Center (FTC) Project construction update.

SUMMARY

The FS6 and FTC Project commenced with construction on August 17, 2020. Construction is on-going and is anticipated to be completed in the Fall of 2022.

BACKGROUND

In 2014, the voters of the City of Hayward approved Measure C, which authorized the City to increase the sales tax rate by one-half cent for, among other things, the restoration and maintenance of City services and facilities, including firefighting and emergency medical services. This project includes a partnership with Chabot Las Positas Community College (District) in the shared use of the FTC.

Below is a list of major milestones for the FS6 and FTC project:

- June 3, 2014: Voters approved Measure C, which authorized the City to increase the sales tax rate by one-half cent for twenty years to restore and maintain City services and facilities, including firefighting/emergency medical services.
- October 10, 2014: The City's consultant, RDC, completed a facility needs assessment for Fire Stations 1-6 and the FTC, which determined that all facilities needed substantial upgrades.
- May 26, 2015: Council authorized the City Manager to negotiate and execute an agreement with RDC for design services for Fire Stations 1-6 and the Fire Training Center Improvement project.

- October 18, 2016: Staff provided Council with an update on the project.
- October 24, 2017: The District's Board of Trustees passed a motion directing the Chancellor to create a Memorandum of Understanding (MOU) with the City of Hayward.
- October 25, 2017: Staff provided a project update to the Council Infrastructure Committee.
- June 28, 2018: Staff submitted a request to the Federal Aviation Administration (FAA) for the release of the land at the Hayward Executive Airport on which FS6 and the FTC would be constructed for non-aeronautical purposes.
- July 24, 2018: Council authorized the City Manager to negotiate and execute an MOU with the District to establish the basis for a ground lease and to accept up to \$20 million from the District for the design, construction, and furnishing of the District's Facilities at the FTC.
- September 24, 2018: The design team submitted the project plans to Division of the State Architect (DSA) for their review of District owned buildings.
- October 25, 2018: The Planning Commission adopted the Mitigated Negative Declaration and approved the Site Plan Review.
- March 5, 2019: Council approved the plans for the abatement and deconstruction of the existing FS6 and FTC and call for bids.
- March 6, 2019: Staff provided a design update to the Council Infrastructure Committee.
- September 2019: Completed demolition of the old Fire Station 6 and the Fire Training Center.
- October 1, 2019: Council authorized the City Manager to Negotiate and Execute a Ground Lease and Facilities Use Agreement with the District for the FTC.
- November 19, 2019: Council adopted a resolution approving the plans and specifications for the construction of FS6 and the FTC and calls for bids after approval from FAA and DSA.
- January 21, 2020: Council authorized City Manager to Negotiate and Execute Amendments to Professional Services Agreements with RossDrulisCusenbery and Kitchell CEM and to Negotiate and Execute New Professional Services Agreements with ABC Inspections, Inc., and Consolidated Engineering Laboratories
- July 7, 2020: Council awarded the construction contract to S. J. Amoroso Construction.
- August 17, 2020: Construction began.

DISCUSSION

After the award of the construction contract to the general contractor, S.J. Amoroso Construction, construction of Fire Station 6 and the Fire Training Center started on August 17, 2020. This project includes the construction of nine buildings:

- Fire Station 6 and classroom building
- Apparatus building
- Hangar building
- Storage building
- Burn building
- Outdoor classroom
- Urban Search & Rescue and BART training structure
- Training Tower
- Entry structure



Rendering of Fire Station 6 & Fire Training Center

Construction started with the Fire Station 6/classroom building since it is the most complicated and has the longest construction duration. While construction continues with this building, other buildings have also begun and are in various stages. Only the entry structure has not begun since it is the least complicated.

The contract time allotted to construction is 500 working days and with the start of August 17, 2020, the baseline completion is August 24, 2022. Based on the contractor's monthly update to the schedule, the latest estimated completion is September 16, 2022. As construction progresses, the schedule will be updated monthly.

ECONOMIC IMPACT

Completion of this project will add classrooms and spaces for training and use by others which may result in positive economic benefits for businesses around the area. Additionally, the local economy and local workforce has been and will continue to be positively impacted during construction of the facilities.

FISCAL IMPACT

The fiscal impact to the airport will be significant. The estimated project cost are as follows:

Construction Contract	\$52,397,000
Construction Contingency (ACO)	\$5,239,700
Consultant Design	\$5,000,000
Construction Management Administration	\$4,000,000
Inspector of Record Service & Special Testing	\$1,500,000
Demolition of old Fire Station and FTC	\$425,000
Temporary Housing	\$500,000
Permit & Utility Fees	\$940,000
Fixture, Furniture & Equipment	\$600,000
<u>Staff Construction Administration</u>	<u>\$300,000</u>
Total	\$70,901,700

There are multiple funding sources for this project. The City's district sales tax, known as Measure C sales tax, will provide the majority of the funding. The total current budget is \$60.4 million, which includes \$28.7 million outlined in the FY19 adopted Capital Improvement Program in Measure C, Fund 406, and \$26 million for FY20. Prior year project appropriations total \$5.7 million.

Included in the budgeted amounts and through a partnership with the District is a \$20 million contribution towards the cost of the project to offset the total current budget.

This leaves an approximately \$10.5 million difference between what has been previously budgeted and the estimated cost (including construction contingency). Staff believes that because of the length of the project and reduced expenditures in future years related to completing or completed projects, future revenues in the Measure C fund will be sufficient to meet the additional previously unappropriated amount.

STRATEGIC ROADMAP

This agenda item supports the Strategic Priority of Improve Infrastructure. Specifically, this item relates to the implementation of the following project:

Project 12: Construct the Fire Station and FTC

SUSTAINABILITY FEATURES

This project incorporates sustainability features as they relate to water, energy, and the environment. Additionally, the proposed buildings will be designed to meet Leadership in Energy and Environmental Design (LEED) Silver, or better.

PUBLIC CONTACT

There is no public contact needed for this item.

NEXT STEPS

Construction is anticipated to be completed in the Fall of 2022.

Prepared by: Dave Hung, Senior Civil Engineer

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', is positioned above a horizontal line.

Kelly McAdoo, City Manager



Building 1 – Fire Station 6 & Classroom



Building 1 – Fire Station 6 & Classroom



Building 2 – Apparatus Building



Building 2 – Apparatus Building



Building 3 – Hangar Building



Building 4 – Storage Building &
Building 5 – Burn Building (background)



Building 5 – Burn Building



Building 6 – Outdoor Classroom



Building 7 – Urban Search & Rescue



Building 7 – Urban Search & Rescue



Building 7 – BART Structure



Building 8 – Training Tower



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File #: RPT 21-124

DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Oral Presentation of the Update on Reuse of Skywest Property

RECOMMENDATION

That the Council Airport Committee receives an oral presentation on the reuse of the Skywest Property.

SUMMARY

Staff will present an oral update on the reuse of the Skywest Property.

ATTACHMENTS

None



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File #: RPT 21-125

DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT

Updated 2022 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

SUMMARY

The updated 2022 Agenda Planning Calendar is presented for the Committee's review and comments.

ATTACHMENTS

Attachment I Staff Report



DATE: October 28, 2021

TO: Council Airport Committee

FROM: Director of Public Works

SUBJECT: Updated 2022 Agenda Planning Calendar

RECOMMENDATION

That the Council Airport Committee reviews and comments on this report.

SUMMARY

The updated 2022 Agenda Planning Calendar is presented for the Committee's review and comments.

DISCUSSION

For the Council Airport Committee's (CAC) consideration, staff has prepared this updated 2022 Agenda Planning Calendar with topics and anticipated discussion dates listed below.

JANUARY 27, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. New Lease – Raja Indian Cuisine3. New Lease – La Quinta4. Assignment/Assumption of Lease – Aviation Training
APRIL 28, 2022
<ol style="list-style-type: none">1. Skywest Property Update2. Hangar Condition Assessment – Project Update3. Aircraft Noise in Community & Annual Noise Report for 2021
JULY 28, 2022

1. Skywest Property Update
2. Update on Sulphur Creek Project

UNSCHEDULED

1. Taxiways Zulu & Foxtrot – Project Update
2. Review of Catalyst Sites in Industrial Sector
3. Attracting Small Commercial Flight Operators
4. Future Development Plans for South Side of Airport
5. Internship Opportunities at Airport
6. Report on Summer Activities for Teens at Other General Aviation Airports
7. Revenue Generating Potential of CANG Site
8. Partnership Opportunities with Other Airports for U.S. Customs

NEXT STEPS

Upon consideration and approval from the Committee, staff will schedule items accordingly for future CAC meetings.

Prepared by: Douglas McNeeley, Airport Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager