Council Airport Committee

September 19, 2019

Second Amendment to the Existing Ground Lease with Mahabal Hospitality, LLC

Background

- **Lease executed on November 2017**
- **Two hotels to be built (Hyatt Place and Home2Suites)**
- **First Amendment signed in October 2018**

Background

Background

Skywest Drive
Hesperian Blvd
Mann Ave
Honeno Ave
Google Earth

Second Amendment

- **Both hotels are contractually required to break ground by November 2019**
- **Home2Suites scheduled to commence construction by November 30, 2019**
- **Hyatt Place delayed until 2020**
- **Delays due to FAA's lengthy approval process**

Next Steps

- **Recommendation to Council**
- **Execution of amendment**

Second Amendment to the Existing Ground Lease with Mahabal Hospitality, LLC

22005 Skywest Drive: Assignment/ Assumption of Lease with William Field

Background

- **William Field signed lease in 1999**
- **48-year lease**
- **Company provides hangar storage services**

Background

Marvin Way
Parker Ave
Suerro St
Aondel Ct
Lucia Ct
Lester Ave
Irvin Ct
Thelma St
Honener Ave
SkyWest Dr
Teakwood St
Cottonwood
Hesperian Blvd
28 R
28 L

Assignment/Assumption

- **William Field passed away in 2010**
- **Company continues as Bud Field Aviation, Inc.**
- **Lease to be assigned from William Field to Bud Field Aviation, Inc.**

Next Steps

- **Recommendation to Council**
- **Execution of assignment/assumption**

22005 Skywest Drive: Assignment/ Assumption of Lease with William Field

Hangar Condition Assessment – Project Update

Background

- Airport is operated as an enterprise fund
- Capital Improvement Plan (CIP) financed by Airport
- CIP reviewed annually

Background

- Existing hangar roof project in CIP budget
- Decision to evaluate hangar conditions
- RFP process and award
- Assessment completed in late August 2018

Background

West
T-hangars
East
T-hangars
Via Honda
Via Madera
Via Coralla
Via Los
Via Mesa
Via Carreta
Via Buena Vista
Via Helena
Via Lovita
Via Santa
Via Carmen
Via Annette
Via Frances
Via La Jolla
Via El Cerrito
Via San Ardo
Via Estella
Via Alamitos
Via Los Altos
Via Jose
Bandon Ave
Bartlett Ave
Duke Ct
W Sunset Blvd
Golf Course Rd
Clubhouse Dr
W A St
Royal Ave
Sueirro St
Lester Ave
Steamer Ave
SkyWest Dr
Sabre St
Barrington Ct
Mack St
Corsair Blvd
Curtis St
Thunderbird Pl
Clawiter Rd
Saklan Rd
North Ln
Cabot Blvd
Allison St
Russell City
Google Earth
© 2018 Google

Study Results - Conditions Found

- Rated by Facility Condition Index (FCI)
- Generally ranged from “Fair” to “Poor”
- “Poor” condition structures were close to “Fair” rating
- Subjective process

Examples of Hangar Issues

Examples of Hangar Issues

Examples of Hangar Issues

Study Results – Proposed Work Plan

	PROJECT TYPE	NUMBER OF BUILDINGS	AMOUNT
1	Hangar Door Replacement	19	7,309,250
2	Roof Replacement	20	7,019,061
3	Electrical Refurbishment	20	1,181,085
4	Slab Repair	19	887,800
5	Exterior Repainting	9	93,360
6	Flooring Finish Replacement	5	24,316
7	Plumbing Assessment	7	20,625
8	Ceiling Tile Replacement	2	15,300
9	Window Replacement	1	9,553
10	Water Heater Replacement	5	5,238
11	Interior Plumbing Replacement	1	1,531
12	Millwork Replacement	2	1,497

RECOMMENDED USE OF FUNDS IN FY 2020

PROJECT	FUNDING SOURCE	AMOUNT
Items 5-12 from list	CIP	175,670
Hangar doors - A row	Loan	234,000
Roof repair - Executive 1	Loan	549,188
Roof repair - H row	Loan	284,253
Roof repair - I row	Loan	284,253

Outreach Efforts

- **Presentation to and input from individual tenants on July 17, 2019**
- **Presented to CAC on several occasions in 2017**

Next Steps

- **Commence improvements by end of 2019**
- **RFP for larger improvements – early 2020**

Hangar Condition Assessment – Project Update

Updated 2020 Agenda Planning Calendar

Original 2020 Meeting Dates

- **Thursday, January 23, 2020**
- **Thursday, April 23, 2020**
- **Thursday, July 23, 2020**
- **Thursday, October 22, 2020**

2020 Calendar

JANUARY 23, 2020
1. Online Driver Training Class
2. Review of 2019 Airport Open House
APRIL 23, 2020
1. Taxiways Zulu and Foxtrot – Project Update
2. Hotel Construction Update
JULY 23, 2020
1. Hangar Condition Assessment – Project Update
2. Sulphur Creek Mitigation – Project Update

Committee Members and Staff Announcements and Referrals

HAYWARD AIRPORT
OPEN HOUSE

CELEBRATING WOMEN IN AVIATION

SUNDAY, SEPTEMBER 22, 2019

10AM - 4PM

20301 SKYWEST DRIVE, HAYWARD
(ACROSS FROM HOME DEPOT)

- Free parking and admittance
- Free tours of the FAA Air Traffic Control Tower
- Free airplane rides for kids 8-17, pre-registration required
- Low-cost airplane rides for adults and kids also available
- Lockheed C-130J scheduled to appear
- Cool aircraft & classic cars on display
- See police and fire vehicles and equipment up close
- DJ, great food, dunk tank, climbing wall, and more

For More Information:
WWW.HAYWARDAIRPORT.ORG
or call (510) 293-8678

HAYWARD

Meeting Adjournment
Council Airport Committee
September 19, 2019