



**DRAFT MINUTES**  
**Meeting 34**

**Aviation Stakeholder Advisory Committee**  
**Oakland International Airport**  
**November 3, 2011**

This meeting of the Aviation Stakeholder Advisory Committee (the Committee) was the 34th in a series which originally focused on development of the Oakland International Airport (OAK) Master Plan. The Master plan was adopted by the Board of Port Commissioners in March 2006, and the Committee has continued meeting to give input on Master Plan implementation and other projects of interest at OAK. These minutes correspond to an Agenda that was distributed at the meeting; a copy of the Agenda is provided on the OAK planning web site. The web site address is [http://www.oaklandairport.com/masterplan\\_oak/aviation\\_stake\\_com.cfm](http://www.oaklandairport.com/masterplan_oak/aviation_stake_com.cfm).

**Attendees:**

Per sign-in sheet at meeting.

**Handouts:**

- Agenda
- Minutes from Meeting #33 (sent via e-mail)

**Agenda Items:**

***Updates on Previously Discussed Projects***

**Terminal 1 Renovation and Retrofit and Central Utility Plant**

Anne Henny reported on the projects underway in Terminal 1. The T1 Central Utility Plant (T1CUP) project is at 100% design and includes a new mechanical building and the renovation of the existing central plant, Building M104. Construction is expected to begin in spring of 2012. Terminal Building M-102 is at 60% design and should begin construction later in 2012. The Port is pursuing LEED certification for a portion of the T1 Renovation and Retrofit project. Turner is expected to be the lead contractor on CUP and will look to obtain high rates of local business utilization for subcontracting trades. The T1CUP will have ability to be expanded if a third terminal development were to be pursued.

**Airport Noise Automated Monitoring System (ANOMS)**

Wayne Bryant reported on noise monitoring system upgrades. Phase 1 of the system is now installed and complete. The two mobile noise monitors have had some technical problems with communications. The software upgrade passed acceptance testing, and the team is now working on punch list items. The new software will allow for automatic reporting on the Port website. The proposed launch date is December 1. The Noise Office is working on pilot noise awards and plans for five awards (three for commercial pilots and two for North Field). The goal is to automate all the notices to pilots when there is a noise event.

### **New FAA Control Tower**

Anne Henny reported on the progress of the tower project. Work was stopped on the project while the FAA was shut down. Major construction is expected to be complete in early 2012 with commissioning expected in September 2013. The North tower will be demolished after the new tower opens. Port is still looking at options for the existing South tower.

### **OFFC Fuel Tank Replacement Project**

Larry Galindo reported on the project. The tank project is complete, and the team is now working on the administration building which is scheduled for December 2012 completion.

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### **Perimeter Dike Improvements**

Anne Henny reported on the perimeter dike. The sand and gravel portion of the dike is most vulnerable to both storm and seismic activity. Depending on the ultimate design, there could be a wetland take of approximately 4.6 acres, which would have to be mitigated. Estimated cost for the program is \$50-60M. Kathy Ornelas offered to provide a letter of support from San Leandro for the Port's grant application under the California Department of Water Resources Local Levee Improvement Program.

### **Runway Safety Area (RSA)**

Joshua Polston reported on the project. We are now tracking to release draft Environmental Assessment (EA) in January 2012. This 3-month schedule revision is necessary to provide a wetland mitigation plan as part of the Biological Assessment (BA), and additional time for review. The Port is reviewing proposals for mitigation sites and will begin negotiations soon. The RSA improvements must be complete by 2015. Preliminary construction phasing for Runway 11/29 will allow the runway to remain open during the entire construction period, which is projected to begin in spring 2013. The runway will be shorter for specific periods during construction.

### **North Field Projects**

#### **Hangar 5 and 9 Lease**

Anne Henny reported on the progress of lease negotiations. The Port will sign agreement for a third Fixed Base Operator (FBO) at North Field. The new FBO is Landmark Aviation and will occupy some of the space vacated by Kaiser Air. Kaiser moved maintenance operations that were performed in Hangar 5 to Santa Rosa Airport location.

#### **Business Jet (BJ) Center Lease**

Anne Henny reported on the progress of this lease. The lease has been approved by the Port Board and will include Hangar 9. BJ will have a 20-year lease on the building.

### **Other Projects and Issues**

#### **Regional Airport Planning Committee (RAPC)**

Anne Henny reported on the progress of Regional Airport System Plan Analysis (RASPA). Noise measures specific to SFO were removed from plan, based on stakeholder input. Recommendations include regional air traffic redistribution and supporting implementation of NextGen navigation. Red asked which MTC committee is working with RAPC and where he could get more information. All the RAPC documents and plans are posted on the website. RAPC has no regulatory authority. There were a number of follow up activities in the plan. The committee is currently developing a work plan. The group is talking about what needs to be done next and how to fund it.

#### **BART Connector**

Hugh Johnson reported on the project. Construction began July 2011 and will be in "messy" phase for 12-18 months on Airport and Hegenburger. Parking bowl work will be complete by end of the year. All pile driving activities will be during daytime hours. New columns over the outbound roadway will be erected in the next month. This will reduce 1 lane of traffic on the Airport roadway. January till June 2012

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BART will be working on the Doolittle Drive tunneling effort which will reduce capacity of this intersection. Hugh is reviewing the plans to offer Port input to the contractor design. BART is responsible for all station access issues. The project will be built over next 3 years. They are wrapping up the design work now. Once we sign off on it we are committed to it. We have done some outreach to the neighboring communities San Leandro and Alameda. BART has focused their outreach to cities that are directly impacted by the project and have businesses that are within 750 feet of the project. The focus right now is to finalize the work plan at Doolittle Drive. The project is still scheduled to be completed May of 2014 and the on-Airport piece is scheduled to be completed May of 2013. They will have the entire project completed and spend a full year testing before it goes into operation. Service to passengers is scheduled May 2014.

#### **Overlay of Taxiways U and W**

Hugh Johnson reported on the project. Taxiways Uniform and Whiskey are being repaved in various stages over the next year. Construction will commence in next 2 weeks and be complete by September of 2012. There will be the need for some back-taxi operations in the evening during the construction February to the end of May. The construction will mostly affect FedEx and UPS during the night.

#### **Rental Car Shuttle (RAC) Bus Replacement**

Anne Henny reported on the progress of new RAC busses for the Airport. We did not receive a \$1M DERA grant from EPA for clean-diesel busses. The Rental Car consortium is pursuing new bus orders. There were no significant emission differences between compressed natural gas (CNG) and "clean" diesel. The current fleet is 26 busses and will be reduced to 12 with new units. It will take 12-18 months to receive new fleet. CARB backed clean diesel technology.

#### **Adapting to Rising Tides Project**

Anne Henny reported on the regional plans for adapting to higher seal levels. We are addressing this concern through our Perimeter Dike project which will add protection for the airfield. BCDC and NOAA are leading the Adapting to Rising Tides pilot project for the Alameda County subregion.

#### **New Items**

#### **Partial Demolition of L-142**

Joshua Polston reported on the progress of partial demolition of this building. L-142 was the first terminal building at North Field. Half of the structure is occupied by Business Jet Center and used as a terminal for pilots and clients. The vacant portion of the building is in very poor shape with a portion showing structural failure. The Port is proposing to demolish a portion of the building that has no economic value. The building facade along Earhart Drive will not change. We are looking at a number of options for a minor demolition, maybe 20-35% or so for demolition. We are in consultation with Business Jet. The historical building facade will not change from Earhart Drive.

#### **Harbor Bay VI Draft EIR**

This is not a Port project. The Alameda City Council is considering 130 homes in the 9-hole municipal golf course parcel. Council will meet December 13 to review an MOU with the developer (Ron Cowan). Larry Galindo reported on the involvement of OAK with the Harbor Bay project. In September we received a notice of a project for an EIR for 116 homes, 12 acres and a golf course. It was being swapped out for the old Harbor Bay project 6 site, which was going to be 104 homes two or three years ago. The developer is negotiating a long term lease to maintain the golf courses. They are proposing a lease for 20 years, with two 5 year extension options.

#### **Eden Road/Doolittle Road Corner Site**

Anne Henny reported on rental of this property. The port has leased this property to the contractor Gallagher and Burke for use as a laydown site for a one-year term. Kathy Ornelas asked if there will be any grinding on-site. The Port will verify there are no long-term operations at the property.

**Wrap-up items**

- Schedule next Stakeholder Advisory Committee meeting– February 2, 2012 at 1:00 PM, Rear Conference Room, Terminal 1
- Transportation (parking validation and AirBART ticket)