

**Aviation Committee Summary**  
**Monday, April 26, 2004**

The Aviation Committee was called to order at 12:05pm with Commissioners Kiang and Ayers-Johnson in attendance along with appropriate staff. Commissioner Katzoff was excused. The following items were covered:

1. **Terminal Expansion Update** - Staff presented a review of recommended changes to the existing agreement with Turner Construction to design and construct the garage and customer service building as part of the Terminal Expansion Program. Staff described the benefits of (1) realigning the inbound roadway to the west, (2) redesigning the garage helix ramps, and (3) providing more convenient pedestrian circulation through the garage. Design fees are estimated not-to-exceed \$670,000 for realigning the inbound roadway. Staff indicated that the realigned inbound roadway would improve flexibility for a possible future terminal and the anticipated BART Connector alignment, as well as provide additional parking spaces. Staff is requesting ratification of staff approved change orders totaling \$307,900 for redesigning the helix structures and improving pedestrian circulation. Turner estimates that the new helix structure design would save approximately \$1 million in construction costs. The Committee discussed the implications of these changes, which reduce the Port's construction costs and provide customer service improvements. Construction costs for these changes would be included in Turner's guaranteed maximum price associated with the garage and customer service building.

Staff then described the proposed modifications and reconstruction of the single-level curbside in front of Terminals 1 and 2. Design and construction of this curbside are not currently in Turner's scope of work. Design fees are estimated not-to-exceed \$1.622 million. The Committee discussed the cost of this addition to Turner's scope of work and the cost benefits of a single-level curbside versus the originally proposed double-level curbside. Construction costs for these changes

would be included in Turner's guaranteed maximum price associated with the garage and customer service building. Staff concluded the briefing by recommending that the tenant improvements to the customer service building be designed by the Port through Turner and that the guaranteed maximum price for the garage and customer service building include provisions for the design and construction of the tenant improvements for both the Port offices and rental car facilities.

2. **Review of May 2004 Aviation Board Items** -The Committee reviewed and recommended all items scheduled for the May 4 and May 18 Board meetings. The Committee expressed concern over on-going operations and maintenance costs associated with the Oakland Maintenance Center hangar. Staff indicated that some costs would be reduced when Turner relocates their offices from the hangar into trailers, which is still several months away. The Committee asked staff when they would be prepared to present options for the final resolution of the hangar. Staff indicated that options would be presented to the Committee at their May 2004 meeting. The Committee asked staff how much was being spent on consultants and Port staff to prepare the upcoming airport master plan. Staff indicated consultants will cost about \$1 million, including on-call services to off-load existing staff work, and about \$1 million in Port staff costs. The Committee asked the Social Responsibility Division staff to provide a brief overview of Muller & Caulfield Architects, the firm selected by Airport and Aviation Professionals to be their protégé in providing airline liaison services. The Committee discussed the costs of the projects required by the BCDC permit. Staff indicated that projects required by the BCDC permit would be approximately \$300,000 to \$400,000 above what was estimated and already included in the Terminal 2 projects. It was also confirmed that costs incurred above the \$100,000 reimbursement from PS Trading, Inc. would be reimbursed in future agreements related to the fuel farm.

Open Forum was held with one speaker. The Committee then went into closed session at 12:50pm and resumed open session at 1:00pm. Discussions with Citizens Oversight

& Review Committee started at 1:20pm when their representatives arrived. As required by the Port's settlement agreement with Alameda, Citizens League for Airport Safety and Serenity, and Berkeley Keep Jets Over the Bay Committee, this group will meet with the Aviation Committee three times per year to discuss issues of common interest. The Committee Chair welcomed the group. Each member of the group thanked the Committee for the meeting and thanked the Port for this new level of cooperation. The members recognized the need for the Airport to grow, but emphasized the Port must be sensitive to concerns of surrounding communities. Staff reviewed the status of the Airport master plan and appointments to the master plan Stakeholder Committee. The members expressed concern that all Stakeholder Committee members must be capable of participating in the master plan process in a constructive, helpful manner. Staff agreed to allow the Citizens League for Airport Safety and Serenity to nominate an alternate community member to serve on the master plan Stakeholder Committee in case one of their two community members is unable to attend a meeting. There was one speaker on this agenda item and the Committee adjourned at 1:45pm.