



Transportation & Public Works – Airport Division

FY 2021-22 Annual Update to Board of Supervisors (BOS) | August 31, 2021



Airline Rates and Charges/Economic Impact Report

Approved by Board of Supervisors on 6/8/2021

The Air Service Development consulting services agreement was approved by the Board of Supervisors (BOS) on June 8, 2021 to Crawford, Murphy & Tilly Inc. (CMT). The agreement provides for development and analysis of airline marketing and business planning, economic analysis, and other related services. The first priority of CMT will be to update the market analysis. The market analysis will include performing detailed analytics to understand passenger behavior, destinations, and airport used. CMT will also analyze the existing airline service at the Airport to understand current performance. These analyses will be combined to create an understanding of the best air service opportunities for the Airport to pursue. In addition to this study CMT is tasked with updating the Airport's airline rates and charges, and preparing an economic impact report in the next three years.



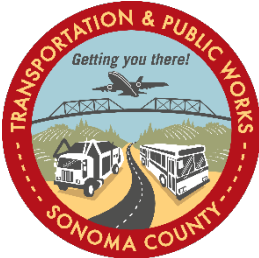
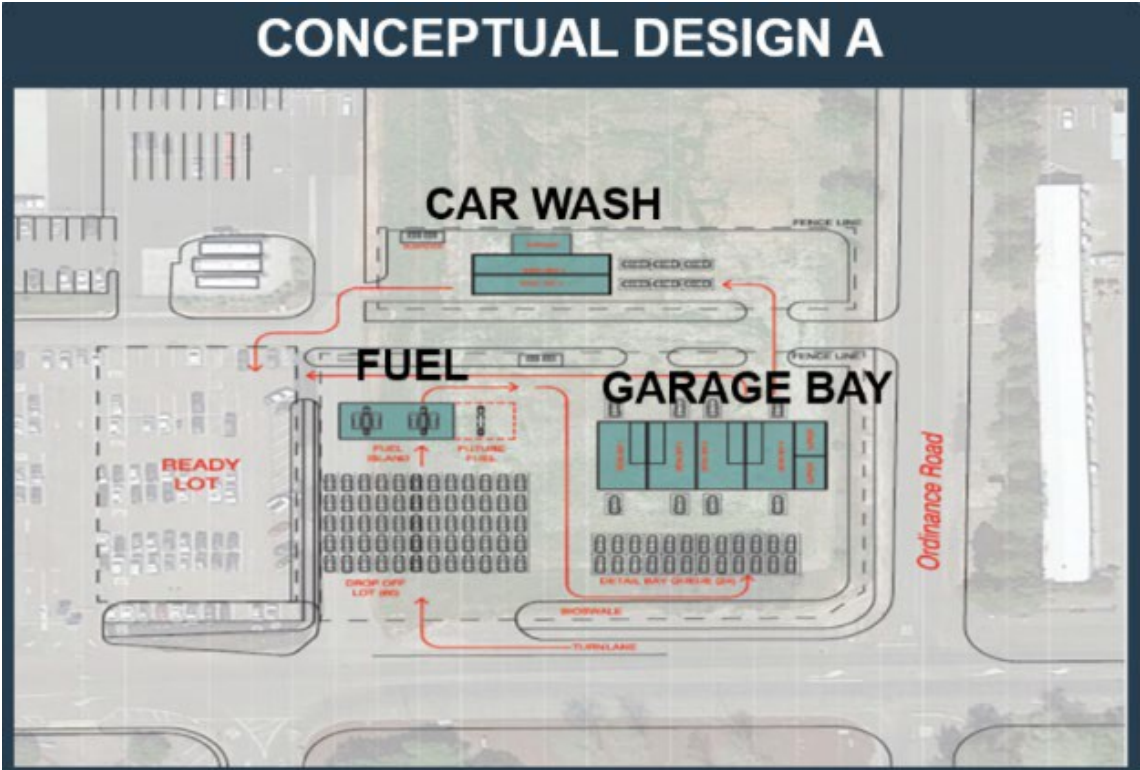
Consolidated Car Rental Facility (ConRAC)

Approved by Board of Supervisors on 4/6/2021

The Consolidated Rental Car Facility (ConRAC) was first presented to the BOS on April 30, 2019 as a future project for rental car operators to handle their growth. In addition, the BOS also approved the collection of a Consolidated Facility Charge (CFC) of \$10.00 per rental car contract to pay for the costs of the feasibility analysis, environmental review, and design and construction of the ConRAC. The rental car operators are currently operating in various scattered locations at the Airport. The purpose of the ConRAC is to provide one location for all rental car operators for the pickup, return as well as parking, fueling, washing, and maintaining their fleet of automobiles. In April, the BOS authorized the term sheet with Conrac Solutions Project Delivery, LLC to proceed with a feasibility study, CFC rate calculation, and preliminary due diligence. The findings and recommendation will be presented to the BOS for approval to proceed near the end of 2021.



Consolidated Car Rental Facility (CONRAC)



Emergency Generator

Approved by Board of Supervisors on 1/14/20

The BOS approved a California Office of Emergency Services (CalOES) Hazard Mitigation Grant Program for the purchase of various generators. The Airport location was selected as one of the locations for backup power to the terminal. The generator will be situated to the North-East side of the Airport Rescue and Fire Fighting (ARFF) building adjacent to the terminal building. The generator is expected to be delivered by the end of December 2021. This project will also include commissioning, testing, and freight delivery charges. The total project cost is \$859,000; the grant covers \$359,460 and the remaining local share of \$499,540 covered by the Airport Enterprise Fund.

Installation of the generator will be handled by Buhler Commercial, and managed through General Services, in coordination with the terminal construction contractor. Full close-out of this project with associated grant is expected to be September 2022.



Solar Installation Project

Approved by Board of Supervisors on 9/10/2019

When Long Term Parking Lot B was constructed in 2017, it was designed and constructed with the anticipation of solar canopies being installed over parking. After a lengthy FAA approval process, the solar arrays will be installed covering the majority of parking spaces with a 872kw system, providing enough power for the entire Airport operations with the ability to sell surplus power to Airport tenants.

Construction commenced the week of 8/16/21 with a week-long closure of the entire lot for drilling the piers. The remainder of construction will be broken into phases to allow for half of the parking lot to be usable at all times. Final construction and activation of the solar canopies will occur by January 2022.



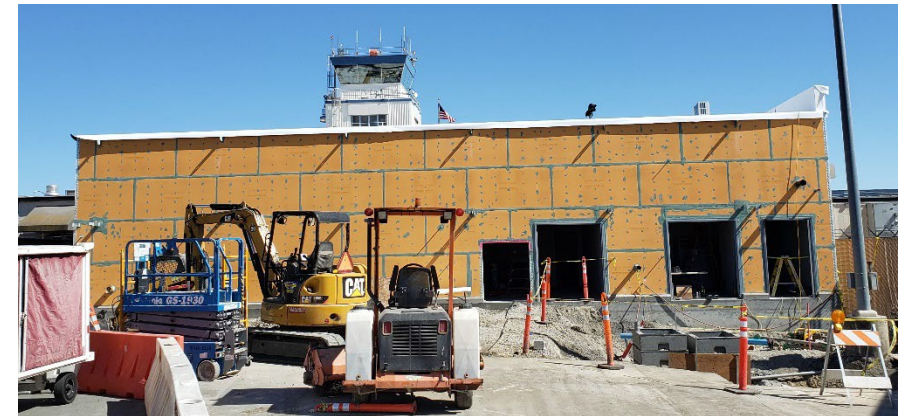
Solar Installation Project



Terminal Modernization Project

Approved by Board of Supervisors on 7/24/2019

The Terminal Project is continuing on track and on time, nearing the completion of Phase 1, which includes the completion of the Transportation Security Administration (TSA) bag screening room, new airline ticket counters, relocation of the rental cars, and underground activities. Phase 2 started in early August and is the 30,000 square foot addition on what was formerly the airline apron with excavation for footings. The project is still anticipated to be complete in October 2022. The Airport anticipates returning to the BOS in the fall of 2021 for approval of project enhancement elements such as covered walkways, reconstruction of sidewalks, improved finishes, and other items that were not able to be included in the original design due to budget constraints.



Administration Emergency Generator

The County has applied for additional CalOES FEMA grants to fund additional hazard mitigation projects. The Airport has submitted an emergency generator project, which would be located at the south side of the Airport Administration Building. This would ensure power to the essential administration functions of the Airport during disasters in conjunction with providing emergency power to our future Operations Center that monitors 18 hours per day of critical systems and operations to aid in Airport safety and FAA requirements. The Airport expects to be notified of an award within the next 12 months. If awarded, the local match for the project will be funded through the Airport Enterprise Fund.

Funding	Amount
Federal Share	\$341,135
Applicant Match	\$113,712
Total Funding	\$454,847



Administration Emergency Generator

The goal for this project is to acquire a 200 kw diesel generator with sound attenuation and integrated diesel fuel tank for a minimum of 4 days of operations. The secondary goal of this project is to construct base slab and security fencing around generator. Dimensions for this generator project are estimated at 278 feet x 54 inches, depending on the final generator selected. It is estimated that the completion will take 36 months, and will include the following phases:

1. Design elements
2. Permitting
3. Bid process for selection of contractor
4. Generator purchase
5. Construction (installation of generator)



Airlines

- In June, 49,186 passengers came through the Airport compared to 7,853 in 2020, a 526% increase. In 2019 there were 45,822 passengers. Year to date we are at 139,667 passengers compared 106,878 in 2020, an increase of 31%.
- Alaska Airlines' fall schedule includes 13 flights per day.
- American Airlines continues to advocate for resumption of LAX service indefinitely.
- Avelo will begin service to Las Vegas on September 16.
- United resumed SFO service on August 1 and has postponed the resumption of Denver service to October 30.



Airlines

September At-a-Glance

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Weekly
Airline	Destination	12-Sep-21	13-Sep-21	14-Sep-21	15-Sep-21	16-Sep-21	17-Sep-21	18-Sep-21	Total
American	Dallas	1	1	1	1	1	1	1	7
American	Phoenix	1	1	1	1	1	1	1	7
Alaska	Burbank	1	1	1	1	1	1	1	7
Alaska	Los Angeles	3	3	2	2	3	3	2	18
Alaska	Portland	2	2	1	1	2	2	1	11
Alaska	San Diego	2	2	1	1	2	2	2	12
Alaska	Seattle	3	3	2	2	3	3	2	18
Alaska	Orange County	2	2	1	1	2	2	1	11
United	San Francisco	1	1	1	1	1	1	1	7
Avelo	Burbank	1	1	0	0	1	1	0	4
Avelo	Las Vegas	1	1	0	0	1	1	0	4
Total		18	18	11	11	18	18	12	106

October At-a-Glance

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Weekly
Airline	Destination	17-Oct-21	18-Oct-21	19-Oct-21	20-Oct-21	21-Oct-21	22-Oct-21	23-Oct-21	Total
American	Dallas	1	1	1	1	1	1	1	7
American	Phoenix	2	2	2	2	2	2	2	14
Alaska	Burbank	1	1	1	1	1	1	1	7
Alaska	Los Angeles	3	3	3	1	3	3	2	18
Alaska	Portland	2	2	0	0	2	2	0	8
Alaska	San Diego	2	2	1	1	2	2	1	11
Alaska	Seattle	3	3	2	2	3	3	2	18
Alaska	Orange County	2	2	1	1	2	2	1	11
United	San Francisco	1	1	1	1	1	1	1	7
Avelo	Burbank	1	1	0	0	1	1	0	4
Avelo	Las Vegas	1	1	0	0	1	1	0	4
Total		19	19	12	10	19	19	11	109



Noise Abatement

The Airport has added a number of resources for tracking complaints, including:

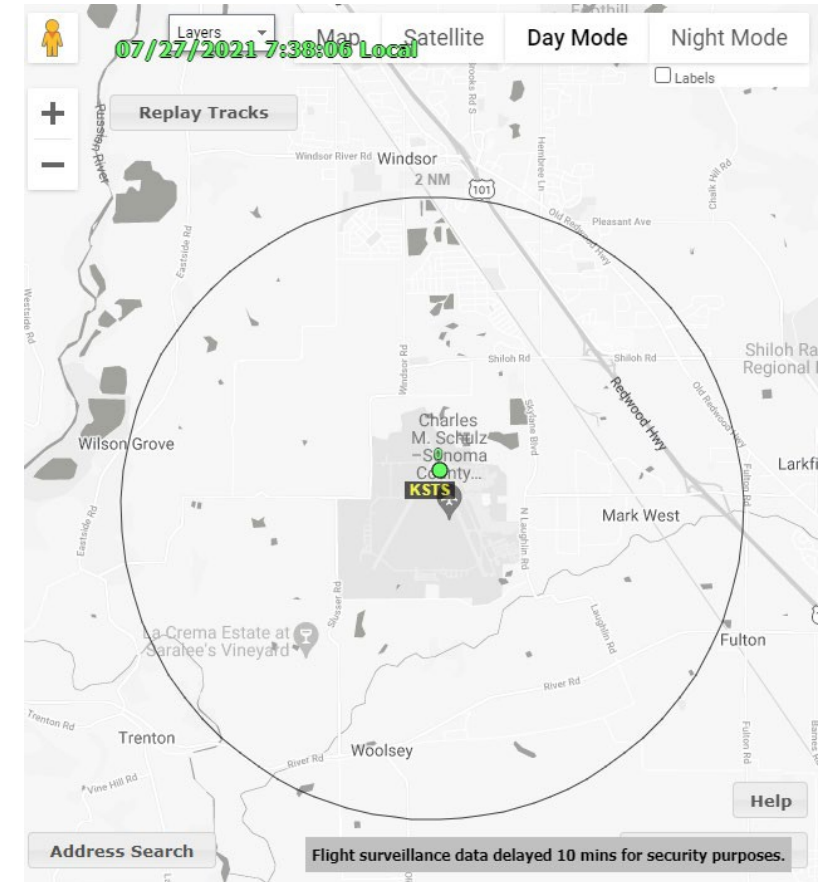
- A “contact us” link on the Airport website for people to enter complaints digitally. Complaints can also be called in.
- Flight tracking on the website so neighbors can determine which flight may be noisy.
- More tracking devices so that if the caller is not able to track the flight, staff have the resources to determine whether the aircraft was directly overhead, adjacent, or lateral at the time the complaint was generated.
- Based on complaint data, the Airport has started the process to evaluate all of the approach and departure procedures. At the completion of this evaluation, new approach and departure guidelines will be published. This process is expected to take 24 to 36 months for the evaluation, creation, FAA review, and incorporation of revisions and publication for use.



Noise Abatement

The Airport provides monthly complaint reports based on data received to pilots and to airlines directly so that operators can use real data to update flight practices.

The Airport is also working with the Aviation Commission and a community advisory group to re-write the Airport's Noise Abatement Guide and associated procedures. Both guides are expected to be published in 2021.



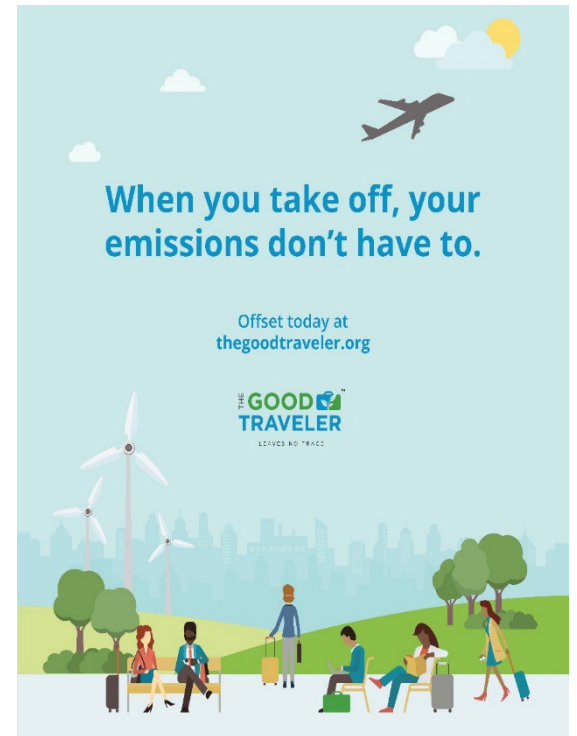
Vector Flight Tracking System



Voluntary Carbon Offset Program

Recognizing the 5 pillars of the county's strategic plan, specifically climate protection, and to be a better neighbor, the Airport has partnered with The Good Traveler Program as of July with a rollout starting in August.

The Good Traveler Program was founded in 2015 and is an aviation-led carbon offset platform for travelers. The Jet Offset program aims to offset carbon footprint of flights -- \$2 per 1,000 miles traveled can help offset carbon emissions.



Energy Efficiency Upgrades and Green Business Certification

Also in line the County's strategic plan the Airport has been exploring other ways to reduce our environmental impact over the last couple of years. These projects include:

- As part of the runway safety area project, in 2014 all taxiway lights were upgraded to LED, runway lights changed from incandescent to quartz, and airfield signs were upgraded to LED.
- The Airport has been replacing ramp security lighting to LED heads and is approximately 80% complete.
- The Airport is in the process of replacing the Airport's rotating beacon to a rotating LED fixture.
- The Airport upgraded all of the HVAC systems on the Airport Administration building to energy efficient fixtures in 2019. In 2021, all lighting in the Airport Administration building was upgraded to LED.



Administrative Office
Lights Before



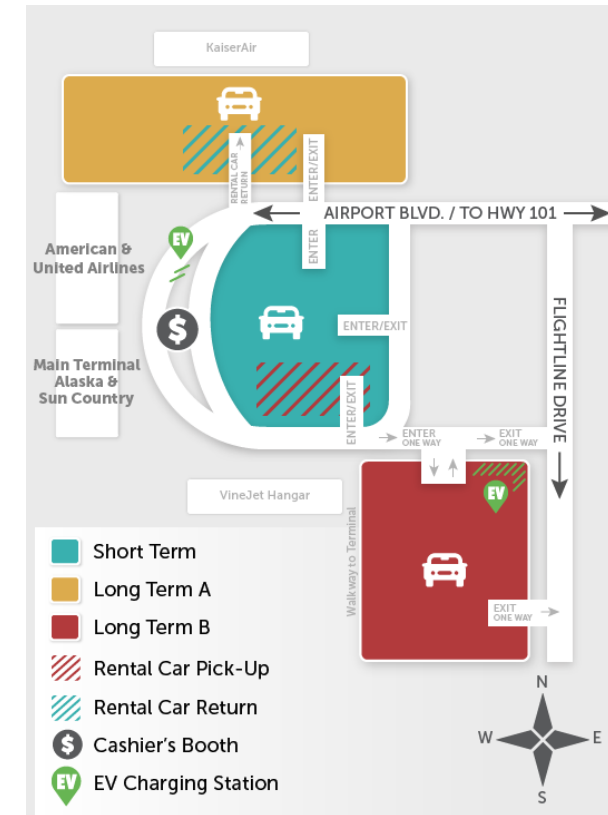
Administrative Office
Lights After



Energy Efficiency Upgrades and Green Business Certification



- The Airport has been working on achieving the California Green Business certification and despite delays due to COVID-19, is now approximately 75% complete.
- Required the new parking lot management firm to procure and use an electric vehicle.
- As part of the Bay Area Air Quality District Grant Electric Vehicle charging stations were added. The Airport received a grant to put in 14 ChargePoint stations and 4 Tesla charging stations.
- These improvements help over all energy efficiency of the Airport, and helps move forward to obtain the Green Business Certification. The Green Business Certification is a part of the California Green Business Network, whose mission is to assist businesses to operate sustainably as well as profitably. To be certified, participants must be in compliance with all environmental regulations and meet program standards for saving water, conserving energy, preventing pollution, and minimizing waste.



Energy Efficiency Upgrades and Green Business Certification

- All of the Airport's large tenants will be using power from the solar array system that the Airport is installing.
- The Airport, as part of the Gate 2 improvements, installed and upgraded the Airport's electric system to provide power to the airlines ground support equipment and the airlines are in the process of upgrading to electric ground support equipment.
- The Airport is anticipating receiving a FAA Voluntary Airport Low Emissions grant (VALE) for further electrification of the Airline apron for aircraft power.
- In 2019 the Airport installed zero mass water system on the Administration building to provide a water bottle fill station. This system is a rooftop mounted solar-powered system that extracts moisture from the air, filters it, and stores it for drinking water. Since installing this system, 4,000 disposable water bottles have been saved from going to the landfill.



FAA Grant Funded Projects



Current FAA Grants

The Airport currently has 13 active FAA Airport Improvement Program (AIP) grants totaling \$51,380,225 and including:

- AIP 52 Airport Wildlife and Security Perimeter Fence Environmental Review
- AIP 55 Airport Layout Plan Update
- AIP 57 Airport Terminal Construction Phase 1
- AIP 58 Airport Terminal Construction Phase 2
- AIP 59 Coronavirus Aid, Relieve, and Economic Security (CARES) Act
- AIP 60 Airport Pavement Monitoring Report (Pavement Condition Report)
- AIP 61 Pending Runway Safety Area Project Environmental Mitigation Phase II
- AIP 62 Aircraft Rescue and Fire Fighting Vehicle
- AIP 63 Airfield Sweeper
- AIP 64 Pending Voluntary Airport Low Emissions Grant for Ground Support Equipment
- AIP 65 Coronavirus Response and Relief Supplemental Appropriations (CRRSA) Act
- AIP 66 CRRSAA – Concessions Addendum
- AIP 67 Pending American Response Plan (ARP)



Airport Coronavirus Response Grant Program (ACRGP)

The FAA's Airport Coronavirus Response Grant Program is the primary management program for all COVID-19 related assistance funding. It was created after additional programs beyond the initial CARES Act were created.

Note: Airport funding received under the CARES Act is separate from the portion of funds received by the County. Airport CARES Act funding was granted to the FAA, then dispersed directly to airports.

ACRGP Member Grants

- Coronavirus Aid, Relief and Economic Security (CARES) Act
- Coronavirus Response and Relief Supplemental Appropriations (CRRSA) Act
- Coronavirus Response and Relief Supplemental Appropriations Act – Concession Addendum
- American Response Plan (ARP) Act
- American Response Plan (ARP) Act – Concessions Relief



CARES Act

- Awarded: May 13, 2020
- Expiration: September 30, 2024
- Award Amount: \$19,661,086
- Current Balance after pending reimbursements: \$13,707,015
- Permitted Uses: May be used to reimburse any allowable Airport expenses occurring on or after January 20, 2020.
- Recent Developments: May be used to reimburse Airport share of partial reimbursement grants.
- Reimbursement Level: 100%



Coronavirus Response and Relief Supplemental Appropriations (CRRSA) (Airport Funding)

- Awarded: April 20, 2021
- Expiration: September 30, 2025
- Award Amount: \$2,108,751
- Current Balance: \$2,108,751
- Permitted Uses: May be used to reimburse any allowable Airport expenses occurring on or after January 20, 2020.
- Reimbursement Level: 100%



Coronavirus Response and Relief Supplemental Appropriations (CRRSA) Act – Concession Addendum

- Awarded: April 20, 2021
- Expiration: September 30, 2025
- Award Amount: \$51,372
- Current Balance: \$51,372
- Permitted Uses: May only be used to reimburse the Airport for rent waivers granted no earlier than December 27, 2020 to Airport Terminal concessions that have not applied for competing grants from any federal agency.
- Reimbursement Level: 100%



American Response Plan (ARP) Act

- Awarded: Announced
- Expiration: September 30, 2025
- Award Amount: \$3,209,452
- Current Balance:
- Permitted Uses: May be used to reimburse any allowable Airport expenses occurring on or after January 20, 2020.
- Reimbursement Level: 100%



American Response Plan (ARP) Act - Concessions

- Awarded: Announced
- Expiration: September 30, 2025
- Award Amount: \$205,486
- Current Balance:
- Permitted Uses: May only be used to reimburse the Airport for rent waivers granted no earlier than **April 1, 2021** to Airport Terminal concessionaires. Pending guidelines to be reviewed with acceptance of the grant. Anticipated similar guidelines to CRRSAA – Concession Addendum.
- Reimbursement Level: 100%



AIP 52 Airport Wildlife and Security Perimeter Fence Environmental Review

Awarded:	August 21, 2017
Expiration:	September 30, 2021 – Closing Out
Award Amount:	\$135,000
Current Balance after pending request:	\$50,637
Permitted Uses:	Issued to reimburse the Airport for costs associated with the National Environmental Protection Agency environmental review process for the construction of a Wildlife and Security Perimeter Fence.
Reimbursement Level:	90.66%



AIP 55 Airport Layout Plan Update

Awarded:	September 6, 2018
Expiration:	September 30, 2022
Award Amount:	\$613,594
Current Balance after pending request:	\$122,863
Permitted Uses:	Issued to reimburse the Airport for costs associated with updating the FAA required Airport Land Use Plan map pursuant to new standards.
Reimbursement Level:	90.66%



AIP 57 Airport Terminal Construction Phase 1

Awarded:	May 6, 2020
Expiration:	September 30, 2024
Award Amount:	\$10,000,000
Current Balance after pending request:	\$5,319,878
Permitted Uses:	Issued to reimburse the Airport for allowable costs associated with the Airport's Terminal Modernization and Improvement Project – Phase 1.
Reimbursement Level:	90.66%



AIP 58 Airport Terminal Construction Phase 2

Awarded:	September 4, 2020
Expiration:	September 30, 2024
Award Amount:	\$12,509,816
Current Balance after pending request:	\$12,434,088
Permitted Uses:	Issued to reimburse the Airport for allowable costs associated with the Airport's Terminal Modernization and Improvement Project – Phase 2.
Reimbursement Level:	100%



AIP 60 Airport Pavement Monitoring Report (Pavement Condition Report)

Awarded:	May 11, 2021
Expiration:	September 30, 2025
Award Amount:	\$116,261
Current Balance:	\$116,261
Permitted Uses:	Issued to reimburse the Airport for allowable costs associated with the Airport's Pavement Preservation Studies/Airfield Pavement Condition Report as required every 10 years by the FAA.
Reimbursement Level:	100%



AIP 61 Runway Safety Area Project Environmental Mitigation Phase II (Mitigation Monitoring and Reporting)

Awarded:	Pending
Expiration:	September 30, 2025
Award Amount:	\$1,306,910
Current Balance:	\$
Permitted Uses:	
Reimbursement Level:	



AIP 62 Aircraft Rescue and Fire Fighting Vehicle

Awarded:	July 16, 2021
Expiration:	September 30, 2025
Award Amount:	\$852,780
Current Balance:	\$852,780
Permitted Uses:	Issued to reimburse the Airport for allowable costs associated with the purchase of a replacement Aircraft Rescue and Fire Fighting vehicle. Delivery is expected in 12 months. It will replace an old truck that has exceeded its service life.
Reimbursement Level:	100%



AIP 63 Airfield Sweeper

Awarded:	June 14, 2021
Expiration:	September 30, 2025
Award Amount:	\$303,894
Current Balance:	\$303,894
Permitted Uses:	Issued to reimburse the Airport for allowable costs associated with the purchase of a replacement airfield sweeper. Delivery is expected in 9 months. It will replace an old sweeper that has exceeded it's service life.
Reimbursement Level:	100%



AIP 64 Voluntary Airport Low Emissions (VALE) Grant for Ground Support Equipment

Awarded:

Pending

Expiration:

September 30, 2025

Award Amount:

\$440,823

Current Balance:

\$

Permitted Uses:

Reimbursement Level:



Future FAA Grant-Funded Projects

- | | |
|--|---|
| <ul style="list-style-type: none">• Airline Parking Apron Rehab | <p>Pavement reconstruction of the northern portion of the Terminal Apron.</p> |
| <ul style="list-style-type: none">• Aircraft Rescue and Fire Fighting (ARFF) Vehicle Building | <p>Relocation of current building to house ARFF vehicle per FAA requirements.</p> |
| <ul style="list-style-type: none">• Airport Taxiway A Overlay | <p>Pavement rehabilitation on Taxiway A, the Airport's busiest taxiway, to address the pavement deterioration.</p> |
| <ul style="list-style-type: none">• Airport Wildlife and Security Perimeter Fence Construction | <p>Construction of improvements to the Airport's perimeter security fence based on results of the Airport Wildlife and Security Perimeter Fence Environmental Review.</p> |
| <ul style="list-style-type: none">• Runway Intrusion Mitigation Program Environmental and Construction | <p>Airfield pavement changes to address changes in FAA standards for taxiways connections to runways.</p> |
| <ul style="list-style-type: none">• Runway 1432 Overlay and Lighting Upgrades | <p>Improvements to Runway 1432 including pavement rehabilitation and upgrades to LED lights.</p> |



Operational Projects



Eucalyptus Tree Removal

The Airport recently acquired a parcel of property at the south end of the Airport Blvd. near North Laughlin Rd. to have a land use and approach protection. That parcel has a large stand of eucalyptus trees that are close to protected airspace and need to be removed. The Airport is in the process of bidding the removal of those eucalyptus trees and all others on Airport property for approach and fire protection. The work is anticipated to be done over the next 6 months.



Gate 2 Concessions

The Airport conducted a solicitation this spring for concessionaires in Gate 2 past security. Through the process the Airport has identified 2 preferred vendors for this area and is finalizing their agreements. In addition to this, the Airport is working to complete minor tenant improvements and water and sewer upgrades for their operations. It is anticipated that these vendors will commence operations mid to late September 2021. One will be a limited service vendor providing salads, sandwiches, desserts, appetizers, espressos and regular drink options. The other vendor will be a vending machine providing hot noodle bowls.



Master Consulting Agreements

Pursuant to FAA requirements, the Airport is required to do Request for Qualifications (RFQ) related to services to be performed for FAA grant funded projects. When this process is completed, the Airport recommends the BOS enter into a master consulting agreement for that 5 year capital plan period. Several of the Airport's consulting agreements will be in the next 12 months. The Airport is working on RFQs for multiple consulting services for the next 5 year planning period, which include:

- airport planning
- land planning
- survey/mapping
- environmental screening and studies (biological, habitat, wildlife, sustainability master plan, and others as necessary)
- civil engineering (including but not limited to site - utility development, traffic, transportation engineering, and airfield engineering)
- structural engineering



Master Consulting Agreements

- electrical engineering
- mechanical engineering
- geotechnical and materials testing, architectural services (preliminary and feasibility designs and analysis, aircraft rescue and firefighting facility, terminal etc.)
- cost estimating
- section 106 (National Historic Preservation Act) historical reviews
- various airfield surveys
- airport security systems consulting (including cameras, infrastructure, access control, systems integrations)
- construction management services
- independent fee estimates (IFESs)
- on-call professional services

It is anticipated that the Airport will be bringing these contracts to the BOS by the first quarter of 2022.



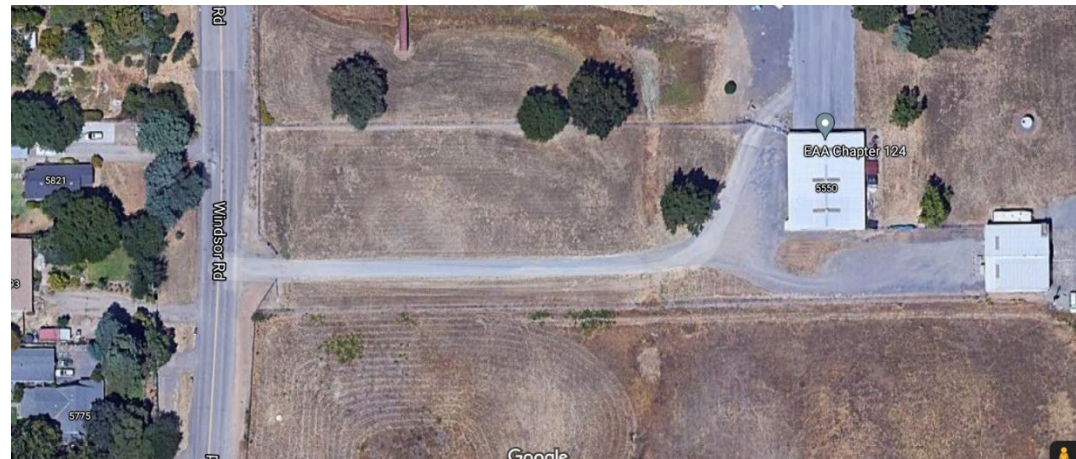
Operation Center

The Airport would move into the next security tier upon reaching 250,000 enplaned passengers which was almost reached in 2019 and was predicted to occur in 2020 (prior to COVID-19). The primary differences between the current security tier and the next tier are based on the Airport's response times to various events. Based on the forecasted numbers, the Airport has been working on plans for methods to meet those requirements, including the creation of an Airport Operations Center. The purpose of the Operations Center is to monitor all of the Airport's security cameras, door and access control systems and observe operations. In addition to those elements, the Airport as part of the terminal project will include all of the terminal building system monitoring into the operations center. The Operations Center is currently in process of being completed and it is anticipated that it will start operations in September or early October, and will subsequently add terminal monitoring elements as the project continues.



Paving of Experimental Aircraft Association (EAA) Driveway

The Experimental Aircraft Association is a non-profit tenant that has operated on the west side of the Airport since the early 1970s. Access to the EAA has been provided by a gravel road from Windsor Road. This access driveway is outside of their leasehold and they have been requesting that it be paved for several years for dust control and all weather access. The Airport is currently completing a bid package for the paving of the driveway and this work should be complete in the next six to nine months.



Marketing Update

The Airport historically has conducted marketing efforts to promote the Airport and Airline partners through various media including social media, print, radio, billboards and other outlets. During COVID-19, the Airport has been reevaluating marketing methods and how to better track and to be more inclusive while promoting the Airport and partners. The Airport's marketing strategy will be more dynamic for FY 2021-22. In order to achieve the highest return on investment (ROI), the Airport will focus on a digital marketing campaign that aims to target those "most likely to travel" in our region. Some of the local and regional partners include the Sonoma Media Group (Press Democrat, North Bay Business Journal), Napa Valley Register, Ukiah Daily Journal, Redwood Empire Stereocasters (KZST, The Wolf), Amaturio Sonoma Media Group (KSRO, The River, The Bull), Wine Country Radio (Latino, Exitos), and NorCal Public Media (NPR).



