



**TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTOR STAFF REPORT**

**AGENDA TITLE:** Tahoe City Emergency Services Helipad Bid Award and Approval of Easement, Construction, Use and Maintenance Agreement between the Tahoe City Public Utility District (TCPUD) and the Truckee Tahoe Airport District (TTAD).

**MEETING DATE:** June 28, 2017

**PREPARED BY:** Kevin Smith, General Manager

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**RECOMMENDED ACTION:** Award Construction Contract to Meyers Earthwork for \$496,455. Authorize and approve total project construction budget of \$550,000. Authorize staff to finalize contract documents and authorize Board President to sign contracts. Approve the attached Easement, Construction, Use and Maintenance Agreement between Tahoe City Public Utility District (TCPUD) and the Truckee Tahoe Airport District (TTAD).

**DISCUSSION:** Staff has been working with the TCPUD, Tahoe City Golf Course Oversight Committee, Placer County, and Tahoe Regional Planning Agency (TRPA) for the past 2+ years to complete design, bidding, and permitting of the Helipad. Staff has now received the final Design/Site Review Agreement from Placer County and the required Permit from TRPA to begin construction this summer. Staff has received bids from two qualified bidder to construct the project. The low bidder was Meyers Earthwork at \$496,455. Sierra Nevada Construction was the second bidder at \$664,007. Staff and Brandley Engineering have reviewed the bids and recommend moving forward with the Meyers Earthwork Bid. Staff is also requesting an additional \$53,545 (10% of project costs) for materials testing, project management, and contingency.

In addition to approval of the construction bidding, the Board needs to consider and take action on the attached Easement, Construction, Use and Maintenance Agreement. Staff and District legal counsel have reviewed this document and recommend approval to the Board of Directors. This Agreement provides a permanent easement on TCPUD property to operate the Helipad and

establishes the District's right and duty to operate and maintain the facility in perpetuity. It has always been the District's intention to operate and maintain the facility. This agreement formalizes this relationship with the property owner.

**Project Summary:** The primary objective of this project is to enhance airborne emergency service access to the west shore of Lake Tahoe. While EMS aircraft currently serve the area, access to the area and the quality of landing zones varies by time of day, day of week, and even the season of the year. With the construction of a certified FAA and Caltrans approved heliport, many variables affecting safety, access, staging, and emergency response times are greatly improved. The Heliport design will include a 60 foot diameter concrete pad designed to accommodate aircraft no larger than a Sikorsky UH-60 Blackhawk helicopter. The pad will primarily be used by much smaller Bell and A Star helicopters currently in use in our region by Care Flight, CALSTAR, Placer County Sheriff, and the California Highway Patrol. TTAD does not anticipate more than a few operations per month from the site. There will be no structures on the site taller than 4 feet. The pad will have in-ground pilot controlled lighting. Private recreational or business use will be strictly prohibited. Language restricting use to emergency services will be included in the easement agreement. This use restriction will be held by the TCPUD.

**WHAT'S NEXT:** Once final agreements have been signed, staff anticipates construction to begin mid to late July with project completion to occur in October.

**FISCAL IMPACT:** The District has \$255,000 unexpended in the current fiscal year set aside for this project. Staff will program an additional \$295,000 in the Oct. to Dec 2017 Budget to complete the project.

**PUBLIC COMMUNICATIONS:** Staff and the District General Manager have been very active working with the Golf Course Oversight Committee. The District participated in various public workshops in 2014 outlining anticipated Heliport operations, design, and frequency of use. The public was able to participate in these workshops. The current site as proposed is situated per the public feedback received at these workshops. The Tahoe City Golf Course Oversight Committee is a publicly appointed Board and subject to the Brown Act. Each meeting has opportunities for public comment.

The Airport District has a seat on the Oversight Committee and actively participates. The General Manager is the District appointee to the Committee.

**SAMPLE MOTION(S):** I move to award the Construction Contract to Meyers Earthwork for \$496,455 and authorize and approve the total project construction budget of \$550,000. I authorize staff to finalize contract documents and authorize Board President to sign contracts.

I move to approve the attached Easement, Construction, Use and Maintenance Agreement between Tahoe City Public Utility District (TCPUD) and the Truckee Tahoe Airport District (TTAD).

**ATTACHMENTS:**

- Easement, Construction, Use and Maintenance Agreement
- Project Site Plan