




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	May 7, 2024
TITLE	Authorization to Enter Into a Month-to-Month Lease Agreement for Twelve Months with Five Rivers Aviation, LLC for Hangar and Offices within the Hangar for the Air Support Unit at: 704 Terminal Circle, Livermore, California
DIVISION	Acquisition, Stewardship, and Development
FROM	Becky Bremser, Chief of Land Acquisition Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development Roberto Filice, Assistant General Manager, Public Safety, Chief of Police
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize entering into a lease with Five Rivers Aviation, LLC for use of a hangar and office space at 704 Terminal Circle, Livermore, California at Livermore Airport. A short term (12 month), month-to-month lease would cost \$22,275/month for the initial six months and \$19,392/month thereafter.

BACKGROUND

Under Public Safety, the Air Support Unit (ASU) provides the East Bay Regional Park District (Park District) with police and fire support services using two Airbus helicopters. ASU has been operating from hangars and offices at 20876 Corsair Boulevard, Hayward, California located at the Hayward Airport since 2006. The Hayward location has significant coastal weather along the shoreline that impedes regular flight availability. In addition, the facility has significant maintenance and other issues outside the control of the Park District, and a relocation is required.

ANALYSIS

Evaluation of alternative locations has resulted in identifying the Livermore Airport as the best option for future operations based on site availability and comparable costs for similar space.

The ASU can move to a comparably sized hangar and office space for uninterrupted operations in a safer, more central, clear-weather area by entering into a lease with Five Rivers Aviation. The 7,938 sq. ft. hangar would be exclusively used by ASU and includes two mobile offices that would be placed inside the hangar (480 sq. ft. and 960 sq. ft.).

The lease terms can commence as soon as tenant improvements are completed, should the Board approve the lease, by mid-May 2024. Once ASU takes possession of the space, Information Services staff will be able to install phone and data connections.

A lease with Five Rivers Aviation, LLC would be structured as follows:

- \$22,275/month for initial 6 months (inclusive of amortized portable office set-up fees)
- \$19,392/month for the remaining 6 months

The proposed lease does not require a security deposit and utilities would be on an individual meter paid by the Park District. The lease allows termination upon 60 days' notice. The ASU uses jet fuel that is lead-free.

FISCAL IMPACT

The annual estimated cost of the lease with Five Rivers Aviation, LLC is approximately \$153,000 more than the Park District's current costs for the Hayward Airport lease. The Five Rivers Aviation lease is proposed to be funded through the ASU budget. In 2024, sufficient funds are available in the Division's adopted budget. In 2025, this will require additional budgeted funds of approximately \$150,000 depending on whether mobile offices are included.

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 05 -
MAY 7, 2024**

**AUTHORIZATION TO ENTER INTO A MONTH-TO-MONTH LEASE AGREEMENT
FOR TWELVE MONTHS WITH FIVE RIVERS AVIATION, LLC
FOR HANGAR AND OFFICES WITHIN THE HANGAR
FOR THE AIR SUPPORT UNIT AT:
704 TERMINAL CIRCLE, LIVERMORE, CALIFORNIA**

WHEREAS, under Public Safety, the Air Support Unit provides the East Bay Regional Park District (Park District) with police and fire support services using two Airbus helicopters; and

WHEREAS, the Air Support Unit has identified a 7,938 sq. ft. hangar with two mobile offices placed in the hangar located at 704 Terminal Circle, Livermore; and

WHEREAS, staff has negotiated terms to lease the space on a month-to-month basis for twelve months for \$22,275/month for initial six months and \$19,392/month for the remaining six months; and

WHEREAS, the lease term can commence as soon as Air Support Unit takes possession of the space;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes Public Safety to enter into a month-to-month lease with Five Rivers Aviation, LLC for use of a hangar and office space at 704 Terminal Circle, Livermore, as presented to the Board on May 7, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted May 7, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: