

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (Amendment) made and entered into as of this 1/26/2024 day of October, 2023, amends the Agreement heretofore entered into between the CITY OF FRESNO, a municipal corporation (City), and RS&H CALIFORNIA, a California Corporation (Consultant).

RECITALS

WHEREAS, the City and the Consultant entered into an Agreement, dated February 15, 2023, for professional Planning and Environmental services for FAT Air Traffic Control Tower Replacement and Implementation Study, (Agreement); and

WHEREAS, it is necessary for the City to amend the agreement to include additional consulting services to complete the Fresno Yosemite International Airport Traffic control Tower replacement and implementation study by providing 3D modeling, siting study and report, as required by the Federal Aviation Administration; and

WHEREAS, the City and the Consultant now desire to modify the scope of work, therein, to include these additional services.

AGREEMENT

NOW, THEREFORE, the parties agree that the Agreement be amended as follows:

1. The Consultant shall provide additional services as described in **Exhibit A**, attached hereto and incorporated herein by reference.
2. The Consultant's sole compensation for satisfactory performance of all services required or rendered pursuant to this Amendment shall be a total fee of \$329,179.
3. In the event of any conflict between the body of this Amendment and any exhibit or attachment hereto, the terms and conditions of the body of this Amendment shall control and take precedence over the terms and conditions expressed within the exhibit or attachment. Furthermore, any terms or conditions contained within any exhibit or Attachment hereto which purport to modify the allocation of risk between the parties, provided for within the body of this Amendment, shall be null and void.
4. Except as otherwise provided herein, the Agreement entered into by City and Consultant, dated February 15, 2023, remains in full force and effect.

(Signatures follow on the next page.)

IN WITNESS WHEREOF, the parties have executed this First Amendment at Fresno, California, the day and year first above written.

CITY OF FRESNO,
a California municipal corporation

By: Henry Thompson
Henry Thompson, A.A.E., C.A.E., IAP
Director of Aviation
Airports Department

APPROVED AS TO FORM:
Andrew Janz
City Attorney

By: Brandon Collet 1/11/2023
Brandon M. Collet
Senior Deputy City Attorney

ATTEST:
Todd Stermer, CMC
City Clerk

By: Tina Your 1/26/2024
Deputy

REVIEWED BY:
Richard L. Madrigal 10/11/2023
Richard L. Madrigal,
Airport Projects Supervisor
Airports Department

Addresses:
CITY:
City of Fresno
Attention: Richard L. Madrigal,
Airport Projects Supervisor
4995 East Clinton Way
Fresno, CA 93727
Phone: (559) 621-4528

Attachment:
Exhibit A – Additional Scope of Service

RS&H California, Inc., a California Corporation

By: Joseph P. Jackson 10/11/2023
Name: Joseph P. Jackson

Title: President
(If corporation or LLC., Board Chair,
Pres. or Vice Pres.)

By: Evan Pfahler 10/11/2023
Name: Evan Pfahler

Title: Vice President / Treasure
(If corporation or LLC., CFO, Treasurer,
Secretary or Assistant Secretary)

Any Applicable Professional License:
Number: N/A
Name: _____
Date of Issuance: _____

CONSULTANT:
RS&H California, Inc.
Attention: Joseph P. Jackson,
President
369 Pine St. Suite 610
San Francisco, CA 94104
Phone: (630) 300-8511
E-mail: Joe.Jackson@RSandH.com

Exhibit A - Additional Scope of Services

Fresno Yosemite International Airport Aircraft Traffic Control Tower Replacement and Implementation Study

Amendment No. 1

Version 4.0

Fresno Yosemite International Airport

Fresno, CA

City of Fresno

RS&H Project No.: 10264982888

Prepared by RS&H Infrastructure at
the direction of *the City of Fresno*



I PROJECT DESCRIPTION

The purpose of Amendment No. 1 is to provide additional consulting services necessary to complete the Fresno Yosemite International Airport Traffic Control Tower replacement and implementation study. Work for Amendment No. 1 includes services to evaluate four (4) potential new ATCT sites at the Fresno-Yosemite International Airport. These services include:

- ATCT Siting Study and 3D Model Vista Study
- CEQA Environmental Impact Report
- Project management

II PROFESSIONAL SERVICES FEE

RS&H will provide the above referenced services for a total fee shown below:

	RS&H	POND (CTBX)	Total
Total Lump Sum Fee for CEQA EIR	\$118,676	\$0	\$118,676
Total Lump Sum Fee for Vista Study	\$20,157	\$190,346	\$210,503
Total	\$138,833	\$190,346	\$329,179

III ATTACHMENTS

The following attachments provide the project cost and individual scope of services from the subconsultant providing services for this amendment.

Attachment A1- Project Cost

Attachment A2- CTBX + Pond Scope of Services

Attachment A3- CEQA Environmental Impact Report

Attachment A1- Project Cost



**City of Fresno - Fresno Yosemite International Airport
Attachment A1 - Project Cost**

Fresno Yosemite International Airport Aircraft Traffic Control Tower Replacement and Implementation Study, Amendment No. 1

Lump Sum Fee

Labor Cost:

Staff:	J. Jackson	B. Gover	D. Full	K. Bouler	A. Hsu	B. Pettie	N/A	N/A		Summary By Firm		
Labor Category:	Project Officer	Project Manager	Env. Consultant V	Env. Consultant IV	Env. Consultant I	Av. Planner I	-	-	Total	RS&H	POND (CTBX)	Total
Reimbursable Hourly Rate:	\$499.84	\$361.74	\$505.86	\$223.17	\$121.00	\$119.94	\$0.00	\$0.00				

Task 2 - ENVIRONMENTAL DOCUMENTATION, CONCEPTUAL DESIGN, AND PRELIMINARY COSTS										RS&H	POND (CTBX)	Total
Task 2.4 Prepare CEQA EIR	6	8	60	180	320	-	-	-	574			
Total Task 2 - Prepare CEQA EIR	6	8	60	180	320	-	-	-	\$115,135	\$115,135	-	

Other Direct Non-Labor Costs:

Direct Expenses and Travel:

Reproduction:	6 copies @ \$15 each	\$0
Postage and Delivery:	0 packages @ \$20.00 each	\$0
Draft EIR Reproductions and Boards		\$2,000

Travel:	People	# Days	# Nights	Airfare	Lodging	Car Rental	Per Diem	Total
Meeting 5	4	2	1	\$0	\$600	\$300	\$640	\$1,541

Subconsultants:

None

Total Other Direct Non-Labor Costs:		\$3,541
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Total Lump Sum Fee for CEQA EIR			\$118,676	\$118,676	-	\$118,676
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	J. Jackson	B. Gover	D. Full	K. Bouler	A. Hsu	B. Pettie	N/A	N/A	Total			
Task 4 - Project Management												
Project Management	8	32	-	-	-	16	-	-	56			
Total Task 4 - Project Management	8	32	-	-	-	16	-	-	\$17,493	\$17,493	-	

Other Direct Non-Labor Costs:

Direct Expenses and Travel:

Reproduction:	6 copies @ \$15 each	\$83
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Travel:	People	# Days	# Nights	Airfare	Lodging	Car Rental	Per Diem	Total
Meeting 5	3	2	1	\$1,500	\$450	\$150	\$480	\$2,581

Travel		\$2,581
Total Direct Expenses and Travel		\$2,664

Subconsultants:

Pond (CTBX)- Vista Study	\$190,346		
Total Subconsultants:		\$190,346	
Total Other Direct Non-Labor Costs:		\$193,010	

Total Lump Sum Fee for Vista Study			\$210,503	20,157	190,346	210,503
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Total Lump Sum Fee for CEQA EIR and Vista Study			\$329,179	\$138,833	\$190,346	\$329,179
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Attachment A2- CTBX + Pond Scope of Services



3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092

T: 678.336.7740
www.pondco.com

June 16, 2023

Joseph P. Jackson, President
RS&H California, Inc.
369 Pine Street, Suite 610
San Francisco, CA 94104

**RE: AIR TRAFFIC CONTROL TOWER (ATCT)
CONTROL TOWER SITING STUDY & 3D MODEL
FRESNO YOSEMITE INTERNATIONAL AIRPORT (FAT)**

CTBX / A Pond Brand (CTBX + Pond) is pleased to submit this proposal to RS&H for providing a Siting Study for a new Air Traffic Control Tower (ATCT) at the Fresno Yosemite International Airport (FAT).

PURPOSE:

The purpose of the Control Tower Siting Study at FAT is to acquire Federal Aviation Authority (FAA) signature approvals of a recommended / approved site for a new ATCT to replace the existing tower. The Control Tower Siting Study will be conducted in accordance with the FAA Siting Process of an FAA Airport Traffic Control Tower (ATCT), ref. Order 6480.4C and the FAA Virtual Immersive Siting Tower Assessment (VISTA). It is understood that an environmental phase 1 study is being undertaken by RS&H.

SCOPE OF SERVICES:

1.0 SITING REPORT

Task 1.1 – Kick-off Meeting, Survey and Data Collection

CTBX + Pond will meet with Airport officials, local air traffic controllers, the FAA VISTA National Coordinator and other FAA and FAT stakeholders to discuss site observations for three (3) preferred sites as selected by FAT and RS&H for further study. RS&H will coordinate with a field surveyor to verify latitude/longitude/elevation of key airfield points and preferred sites, as well as data on existing buildings and airfield features to be incorporated into a 3D computer simulation enhanced with virtual reality (VR). CTBX + Pond will create the 3D/VR model and, with the assistance of RS&H, gather other pertinent data about the airport and aircraft operations necessary to conduct the siting study.

Task 1.2 – Draft Siting Report

CTBX + Pond will prepare and provide a Draft Siting Report for review and comment to FAT officials, local air traffic controllers, the FAA National Coordinator and RS&H for review and comment. The proposed controller eye heights will be determined for each preferred site and tested with the FAA Visibility Tool. CTBX + Pond will coordinate the eye heights and related data about each preferred site with the FAA VISTA Group. The 3D/VR Model will be created in accordance with FAA VISTA criteria. The Model will include the airfield and proposed control towers/cabs to be evaluated in real time. CTBX + Pond will provide its analysis of impacts to airspace and NAVAIDs and evaluate lines-of-sight to validate the three (3) preferred sites. The report will address the characteristics of each with detailed narratives and graphics as well as addressing the FAA siting requirements and potential hazards. A Site Comparison Chart will be presented for quick reference of siting criteria results.

Advanced Siting Report

Task 1.3 – Review Meeting

A review meeting will be held with FAT officials, local air traffic controllers, and RS&H in order to discuss review comments and necessary updates to the report. At that time, a preliminary assessment of potential hazards for each site will be reviewed, all to be reevaluated at the FAA Safety Panel. Data for preliminary airspace assessments from FAA Flight Standards and Technical Operations will also be submitted to the FAA National Coordinator for the three (3) preferred sites. In the meantime, CTBX + Pond will have conducted its own, more detailed, analyses of TERPS and NAVAIDs impacts.

Task 1.4 – Submitted Siting Report

CTBX + Pond will incorporate all applicable review comments from the Task 1.3 review meeting. Additional supporting narratives and appendices will be added to document the three (3) preferred sites. CTBX + Pond will provide guidance to RS&H for their utilities inventory and conceptual site layouts including access, fencing, and parking. In addition, CTBX + Pond, together with RS&H, will provide a rough order of magnitude (ROM) opinion of probable construction cost for each site. The updated Siting Report will be submitted to FAT officials, local air traffic controllers, the FAA National Coordinator and RS&H. The FAA VISTA Team will apply report data for use in their Siting Panel and Safety Assessment.

2.0 FUNCTIONAL HAZARD ASSESSMENT (FHA) & SAFETY ASSESSMENT (SA)

Task 2.1 – Function Hazard Assessment

The Preliminary Hazard List (PHL) issued in the FAA Order 6480.4C will be applied to each preferred site to identify the potential for risk. Mitigation procedures will be explored for each risk. These will be recorded for further consideration by FAT officials, RS&H, local air traffic controllers, and FAA subject matter experts during Task 2.2.

Task 2.2 – FAA Safety Panel Session

The Safety Risk Management Panel (SRMP) Session will be a one-day meeting conducted virtually via ZOOM with Airport personnel, local air traffic controllers, the FAA National Coordinator, RS&H, and subject matter experts from several FAA lines of business. That session will be prefaced a few weeks

earlier with a practice run with a local air traffic controller and again at the Validation session conducted with the FAA VISTA Team to determine readiness. CTBX + Pond will support both efforts with its 3D Model in Virtual Reality. A Recommended Site will be arrived at by the Safety Panel, including the airport sponsor. Afterwards, CTBX + Pond will update to the Siting Report, as required, and work with the FAA to produce a Safety Assessment document for the Recommended Site.

Task 2.3 – Safety Assessment

The Safety Assessment (SA) follows a specific FAA format which presents the progression of the analysis of how the hazards of each site were evaluated together with any mitigation procedures that were recommended by the Safety Panel and who is responsible for implementing each. This document will be prepared by the National Coordinator's team. CTBX + Pond will provide input, review, and comment to FAA. The SA and supporting notes and graphics will be included as an appendix to the Siting Report.

3.0 FINAL SITING REPORT

Task 3.1 – Siting Report for Approvals

CTBX + Pond will provide final documentation of the completed Siting Report for FAT officials to submit as the FAA approval signature document. RS&H will provide the Access & Utilities element and the Phase 1 Environmental Study, for each preferred site, to be included as appendices. The Siting Report will then be transmitted by the FAA National Coordinator to the FAA ATO Planning Manager for appropriate circulation to obtain FAA approval signatures authorizing the Recommended Site.

4.0 ENVIRONMENTAL STUDY

Task 4.1 – Proposed Development

CTBX + Pond will provide assistance with project description of the sites.

Task 4.2 – Review and Coordination Meetings

CTBX + Pond will attend as needed to relate this study and the contents of the Siting Report.

KEY PROJECT MILESTONES AND DATES:

Executed Contract and Notice to Proceed (NTP)	July 5, 2023
Siting Process Briefing Telecon by FAA VISTA Team	August 2023
Submission of Draft Siting Report	October 2023
3D Model Validation for FAA VISTA Team Evaluation	November 2023
FAA Siting Assessment Panel; Confirmation of Recommended Site	December 2023
Final Siting Report for FAA Approval Signatures	January 2024

Note: Dates for milestone events with FAA involvement are subject to their concurrence and availability.

PROFESSIONAL FEES:

CTBX + Pond proposes to accomplish the above work under a lump sum contract for the amount of **\$190,346.00** as illustrated in the enclosed fee proposal breakdown.

We look forward to working with RS&H and the Fresno Yosemite International Airport on this project.

Thank you again for the opportunity to present this proposal. Should you have any questions related to this proposal, please do not hesitate to contact me.

Respectfully,

Pond & Company, Inc.

A handwritten signature in blue ink, appearing to read "R. Chris Jenkins".

R. Chris Jenkins, P.E., S.E., LEED® AP BD+C
Principal | Program Manager – Aviation

cc: Barton Gover – RS&H
Brian Lally – CTBX
Hugh Weaver – Pond

FEE SUMMARY				
PART I - GENERAL				
1. PROJECT TITLE: Site Selection of an ATCT at FAT			2. PROJECT No. RS&H	
3. NAME OF CONSULTANT: CTBX / a Pond Brand			6/16/2023	
5. ADDRESS OF CONSULTANT: Georgia & Florida				
PART II - COST SUMMARY				
6. DIRECT LABOR (Specify labor categories)	HOURS	HOURLY RATE	ESTIMATED COST	TOTALS
0	0	\$0.00	\$0.00	
Senior Airport Planner/ Engineer	454	\$110.00	\$49,940.00	
Project Director	40	\$120.00	\$4,800.00	
3D Modeller	183	\$60.00	\$10,980.00	
FAT Site Visit or Virtual Mtg	0	\$0.00	\$0.00	
Submittal	0	\$0.00	\$0.00	
Pavement/ Geotechnical Engineer	0	\$0.00	\$0.00	
Structural Engineer	0	\$0.00	\$0.00	
Fire Protection/Code Engineer	0	\$0.00	\$0.00	
Systems Engineer	0	\$0.00	\$0.00	
	0	\$0.00	\$0.00	
Traffic Engineer	0	\$0.00	\$0.00	
Planner	0	\$0.00	\$0.00	
Environmental Specialist/ Planner	0	\$0.00	\$0.00	
Surveyor	0	\$0.00	\$0.00	
Project Engineer/ Architect	0	\$0.00	\$0.00	
Drafter (CADD/BIM)	0	\$0.00	\$0.00	
Drafter (GIS)	0	\$0.00	\$0.00	
Total Hours	677			
<i>DIRECT LABOR SUBTOTAL:</i>			\$65,720.00	
7. INDIRECT COSTS (Specify)	RATE	X DIRECT LABOR TOTAL =	ESTIMATED	
OVERHEAD AND PAYROLL BURDEN	100.00%	\$65,720.00	\$65,720.00	
<i>INDIRECT COSTS SUBTOTAL</i>			\$65,720.00	
8. TOTAL OF DIRECT LABOR & INDIRECT COSTS (Combined Sum of Items 6&7)				\$131,440.00
9. PROFIT (15% of Item 8)				\$19,716.00
10. TOTAL PROFESSIONAL LUMP SUM FEE (Combined Sum of Items 8 + 9)				\$151,156.00
11. OTHER EXPENSE COSTS				
REIMBURSABLE AND DIRECT EXPENSES			ESTIMATED COST	
a. Expenses (See Reimbursable Expense Summary)			\$5,550.00	
<i>REIMBURSABLE EXPENSES SUB-TOTAL</i>			\$5,550.00	
b. EQUIPMENT, MATERIALS, SUPPLIES (Specify)			ESTIMATED COST	
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
<i>EQUIPMENT SUBTOTAL</i>			\$0.00	
c. SUBCONSULTANT(S) / DIRECT EXPENSES			ESTIMATED COST	
Spohnheimer Consulting - Analysis of Impacts to NAVAIDs - Three (3) Sites			\$6,500.00	
John Mogul Consulting - Computer Runs and Narratives for TERPS Analysis (Airspace) - Three (3) Sites			\$6,500.00	
Virtual Reality capability added to 3D Model - POND			\$20,640.00	
N.I.C. - By RS&H: conceptual Site Engineering, Access & Utilities Investigations				
N.I.C. - By RS&H: Survey of existing buildings elevations & airfield key points				
N.I.C. - TBD in Design Phase: Soils Investigation for foundation considerations				
N.I.C - By RS&H: Phase 1 Environmental Study				
N.I.C - By RS&H: Access & Infrastructure Inventory and preliminary site plans with ROM CCE				
<i>DIRECT LUMP SUM EXPENSES SUBCONSULTANT(S) - SUBTOTAL</i>			\$33,640.00	
d. OTHER (Specify)			ESTIMATED COST	
			\$0.00	
<i>OTHER SUBTOTAL</i>			\$0.00	
e. OTHER EXPENSE COSTS TOTAL: (Combined Sum of Items a,b,c & d)				\$39,190.00
12. TOTAL PRICE (Combined Sum of Items 10 & 11e)				\$190,346.00

0

These job titles are linked to Fee and Phase Summary

FAT ATCT SITE SELECTION (VISTA)	Senior Airport Planner/ Engineer	Project Director	3D Modeller	FAT Site Visit or Virtual Mtg	Submittal	TOTAL
Hourly Rate	\$110.00	\$120.00	\$60.00			6/16/2023
Phase I Study Services						
Scoping (includes scoping meeting)						0
Field Investigation (See Tasks Below)						0
Assemble Records and Review						0
Perform the following Study Related Tasks:						
Task 1.0 - Siting Report						
1.1 Kick-off Meeting & Reconnaissance (1st Mtg/Visit)	24	24		√		48
1.1 Coordination with FAA National Coordinator	8					8
1.1 Guide Surveyor field work and Meet w/ FAT Staff (1st Visit)	8		2	√		10
1.1 Develop Schedule and Collect Airport & Siting Data	8		2			10
1.1 FAA Contract Tower Program Office & ADO Correspondence	4					4
1.2 Apply FAA documents and standards	16					16
1.2 Explore Candidate Sites; Data to FAA National Coordinator & Staff	12		4			16
1.2 Coordinate with Subconsultants (NAVAIDs & TERPS)	18					18
1.2 Siting Analysis and Draft Siting Report	80		16		√	96
1.2 Create 3D Model - SketchUp software	16		135			151
1.3 Review Mtg of Draft Report (2nd Mtg)	24	4		√		28
1.3 Address Review Comments & ROM costs and Advanced Siting Report	32		4			36
1.3 Distribute for Final Review Comments of Advanced Siting Report (No Visit)	8		4	√	√	12
1.4 QC & Submit Advanced Siting Report for the Safety Panel	16	4			√	20
Task 2.0 - Functional Hazard Assessment & Safety Assessment						
2.1 Functional Hazard Assessment (FHA)	16					16
2.2 FAA Validation Session of the 3D Model/VR (3rd Mtg) - VIRTUAL	8		8	√		16
2.3 FAA Safety Panel Session (4th Mtg) - VIRTUAL	24		8	√		32
2.4 Assist FAA with the Safety Assessment (SA) documentation	8				√	8
2.5 Update Siting Report per SA & Compile with SA to create SRMD	8					8
Task 3.0 - Final Siting Report						
3.1 Edit Documentation prior to Final Submittal for FAA Approvals	12					12
3.1 Final Coordination w/ FAA Natl. Coordinator; Submit Final SRMD	4				√	4
Task 4.0 - Environmental Assessment Participation						
4.1 Description of Proposed Development	8					8
4.2 Attend Review and Coordination Meetings	12					12
ADMIN - Overall Project Management & Coordination						
A.1 Provide Updates, Advise Client, Agency Coordination	80	8				88
SUB-TOTAL PHASE I PROJECT HOURS	454	40	183	0	0	677
TOTAL PROJECT HOURS	454	40	183	0	0	677

REIMBURSABLE EXPENSES							
6/13/2023							
Phase	Description						Total
Travel & Equipment Expenses							
				x		@	
Airfare	1	trips	x	2	persons	@	\$1,500.00 / RndTrip
Hotel	1	trips	x	4	room nights	@	\$250.00 / Night
Rental Car	1	trips	x	3	days	@	\$150.00 / Day
Meals	1	trips	x	6	persondays	@	\$100.00 / Day
						Sub-Total	\$5,050.00
Printing & Shipping Expenses							
Draft Siting Report							
Printing & Shipping		Sets	x	150	Sheets	@	\$0.40 / Page
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding & Dividers		Sets	x	1	Each	@	\$8.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	
Final Draft Siting Report							
Printing & Shipping		Sets	x	150	Sheets	@	\$0.40 / Page
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding & Dividers		Sets	x	1	Each	@	\$5.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	
VR Equipment to/from FAT							
Package & Shipping	1	Time	x	1	Package	@	\$500.00 / Each
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding & Dividers		Sets	x	1	Each	@	\$5.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	\$500.00
Printing & Shipping		Sets	x	320	Sheets	@	\$0.40 / Page
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding & Dividers		Sets	x	1	Each	@	\$5.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	
Final SRMD to BDN & FAA							
Printing & Shipping		Sets	x	380	Sheets	@	\$0.40 / Page
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding & Dividers		Sets	x	1	Each	@	\$5.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	
Full Size Drawings		Sets	x		Dwgs	@	\$0.72 / Sheet
Half Size Drawings		Sets	x		Dwgs	@	\$0.35 / Sheet
Full Size Mylars		Sets	x		Dwgs	@	\$0.35 / Sheet
Binding		Sets	x		Each	@	\$5.00 /Each
Miscellaneous - Covers, folding, etc		LS	x		Each	@	\$200.00 /Each
						Sub-Total	
TOTAL OUT-OF-POCKET EXPENSES							\$5,550.00

Attachment A3- CEQA Environmental Impact Report

***Fresno Yosemite International Airport
Aircraft Traffic Control Tower
Replacement and Implementation Study
(CEQA Environmental Impact Report)***

DRAFT

Version 1.0

October 11, 2023

Fresno Yosemite International Airport

Fresno, CA

City of Fresno

RS&H Project No.: 10264982888

Prepared by RS&H Infrastructure at
the direction of *the City of Fresno*



I PROJECT DESCRIPTION

The City of Fresno owns and operates the Fresno Yosemite International Airport (FAT). The City's Department of Aviation (City) has contracted with RS&H to prepare an Airport Traffic Control Tower (ATCT) replacement and implementation study. Due to recent historical evaluation of the ATCT, the ATCT has been determined to be eligible for inclusion on the National Register of Historic Places (NRHP). As such, the demolition of the ATCT would be considered a "significant impact" under the California Environmental Quality Act (CEQA) and an environmental impact report (EIR) would be required. This CEQA documentation is in addition to the previously scoped National Environmental Policy Act (NEPA) environmental assessment (EA). Certification of the CEQA document is required prior to the start of NEPA documentation per the Federal Aviation Administration (FAA).

TASK 2 ENVIRONMENTAL DOCUMENTATION, CONCEPTUAL DESIGN, AND PRELIMINARY COSTS

Under CEQA, the City of Fresno would act as the lead agency and be responsible for reviewing and certifying the EIR. Components of the EIR that have already been included in the scope for NEPA documentation include the Purpose and Need (Task 1.3) and the preparation of an Environmental Assessment (EA) in compliance with the National Environmental Policy Act (NEPA) (Task 2.2).

Task 2.4 Prepare Environmental Assessment and CEQA documentation

Task 2.4.1 Prepare Notice of Preparation (NOP)

Using the City's standard format for an NOP, the Consultant will prepare a draft NOP for City review and comment. Upon receipt of City comments on the draft NOP, the Consultant will prepare a final NOP for publication. The following environmental resource categories will be dismissed as part of the NOP:

- » Agricultural and Forestry Resources
- » Biological Resources
- » Energy
- » Geology and Soils
- » Greenhouse Gas Emissions
- » Hydrology and Water Quality
- » Land Use and Planning
- » Mineral Resources
- » Noise
- » Population / Housing
- » Public Facilities
- » Recreation
- » Transportation
- » Utilities and Service Systems
- » Wildfire

Once the NOP has been posted to the State Clearinghouse website, CEQA Submit, a 30-day scoping period begins. It is assumed that a public scoping meeting will not be required.

Task 2.4.1 deliverables include:

- » Draft and Final NOP: The Consultant will provide one electronic version of the draft NOP in Word format to the City for review. The Consultant will provide one electronic version of the final NOP in Word format to the City for approval. The Consultant will prepare a Notice of Completion (NOC) and work with the City to post the NOP on the State Clearinghouse website, CEQA Submit.

Task 2.4.2 Prepare Existing Conditions, Environmental Impacts, and Mitigation

The Consultant will document the existing conditions for the proposed project site. The Consultant will develop two study areas that will be used throughout the EIR. The boundaries of the first study area will be the same as the boundaries of the project site. This study area, which will be called the "project study area", will be used for all environmental impact categories that do not result in impacts that could affect areas outside the project site. An additional study area will be based on impacts to areas outside the proposed project site and are associated with aesthetics, noise, air pollutant emissions, or surface traffic. This study area will be called the "general study area." These study areas will be presented on base maps using geographic information system (GIS) and will be provided to the City for review and comment.

The Consultant will rely primarily on the data contained in previous studies and other materials already prepared by the City, where applicable, and will supplement and update that data as appropriate.

Task 2.4.2.1 Aesthetics

The Consultant will evaluate and describe the extent to which the Proposed Project would have a substantial adverse effect on a scenic vista or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Task 2.4.2.2 Air Quality

The Consultant will evaluate and describe if the Proposed Project would conflict with or obstruct implementation of the applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions adversely affecting a substantial number of people.

Task 2.4.2.3 Cultural and Tribal Cultural Resources

The Consultant will prepare a draft letter for the City to initiate Assembly Bill (AB) 52 consultation with Native American tribes who have indicated that they would like to be notified of projects within Fresno County.

The Consultant will utilize the historic property evaluation report (prepared previously under Task 2.2) to describe the effect of the Proposed Project on the existing ATCT, which has been

determined to be eligible for inclusion on the NRHP. The Consultant will also evaluate and describe the likelihood of encountering and/or disturbing archaeological and tribal resources during construction of the Proposed Project. A summary of the outcome of AB 52 consultation will be included.

Task 2.4.2.4 Hazards and Hazardous Materials

The Consultant will utilize the Phase I Environmental Site Assessment (ESA) (prepared previously under Task 1.3) to describe if the Proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the Environment; or result in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Task 2.4.2.5 Mandatory Findings of Significance

On the basis of the analysis contained prepared for Tasks 2.4.2.1 through 2.4.2.4, the Consultant will prepare the mandatory findings of significance.

Task 2.4.2.6 Alternatives

On the basis of the analysis contained prepared for Tasks 2.4.2.1 through 2.4.2.5, the Consultant will identify the significant impacts that will occur with the implementation of the Proposed Project. The Consultant will use this list of impacts to develop a list of potential alternatives that will eliminate or minimize the magnitude of the identified impacts.

Task 2.4.2 deliverables include:

- » AB 52 consultation letter

Task 2.4.3 Prepare Administrative Draft EIR

The Consultant will prepare and submit to the City an Administrative Draft EIR. The Consultant will conduct an internal QA/QC process prior to submittal. City staff will have 15 calendar days to review the Administrative Draft EIR.

Task 2.4.3 deliverables include:

- » Administrative Draft EIR to City: Consultant to prepare and submit Administrative Draft EIR to the City for review and comment.

Task 2.4.4 Prepare Screencheck Draft EIR

The Consultant will prepare a Screencheck Draft EIR that incorporates all revisions identified during the review of the Administrative Draft EIR. The Screencheck Draft EIR will be the final document review by the City before publication of the Draft EIR. The Screencheck Draft EIR will be reviewed over the course of one day at City offices.

Task 2.4.4 deliverables include:

- » Prepare Screencheck Draft EIR: Consultant to prepare and submit Screencheck Draft EIR to the City for in-person review.

Task 2.4.4 Publish Draft EIRTask 2.4.4.1 Print and Distribute Draft EIR

The Consultant will produce five paper copies and five electronic / jump drive / disc copies of the Draft EIR for distribution. The Consultant will provide an electronic copy of the Draft EIR to the City to place on their website. The electronic Draft EIR will comply with the requirements of Section 508 of the Americans with Disabilities Act for electronic documents.

In addition, one hard copy of the Draft EIR will be placed at up to two local libraries, one hard copy at the City offices, and one hard copy at the Airport administrative offices.

Task 2.4.4.2 Public Notice of Availability and Notice of Completion

The Consultant will prepare a Notice of Availability of the Draft EIR for City review and comment. The Consultant will publish this Notice of Availability in up to two local newspapers of general circulation and provide a copy to the City to place on their website.

The Consultant will prepare the Notice of Completion and assist the City with submittal to the State Clearinghouse.

If translation services are required for any public notices, the City will be responsible for obtaining the services.

Task 2.4.4 deliverables include:

- » Prepare and Publish Public Draft EIR: Consultant to prepare and publish Draft EIR for 30-day public comment period. Five paper copies and five electronic copies will be produced.
- » Prepare and submit Notice of Availability of Draft EIR: Submit to City for review and approval. Notice of Availability will be published in p to two local newspapers and on the City website.

- » Prepare and submit Notice of Completion: Submit to City for review and approval. The Notice of Completion will be submitted to the State Clearinghouse.

Task 2.4.5 Final EIR

Task 2.4.5.1 Review Comments on Draft EIR and Prepare Administrative Final EIR

Following a 30-day comment period in which the public workshop will occur, the Consultant will collect, review, summarize, and respond to all agency and public comments.

An Administrative Final EIR will be produced by the Consultant for review and comment by the City. The format of the Administrative Draft EIR will include the full reproduction of the revised Draft EIR, a section on changes to the Draft EIR (the Addenda), and a chapter on comments and responses to comments. The number and type of comments received during the 30-day comment period will be summarized by the Consultant. The Consultant will submit an electronic version of the Administrative Final EIR to the City for review and comment. This will include a chapter (or an appendix) containing each comment letter and an appropriate response to that comment.

Task 2.4.5.2 Publish Final EIR

The Consultant will produce 5 paper copies and 5 electronic / jump drive / disc copies of the Final EIR for distribution. The Consultant will provide an electronic copy of the Final EIR to the City to place on their website. In addition, one hard copy of the Final EIR will be placed in up to two local libraries, one hard copy at the City offices, and one hard copy at the Airport administrative offices. An electronic copy will be submitted to the State Clearinghouse and submitted to the Fresno County Clerk.

Task 2.4.5 deliverables include:

- » Prepare Administrative Final EIR: Consultant to prepare and submit Administrative Final EIR to the City for review and comment.
- » Prepare and Publish Final EIR: Consultant to prepare and publish Final EIR. Five paper copies and five electronic copies will be produced.

Task 2.4.6 CEQA Findings

Task 2.4.6.1 Prepare CEQA Findings

The Consultant will prepare a draft of the CEQA Findings. One round of revisions by the Consultant based on comments from the City is assumed. This document will be submitted to the City in electronic format for final editing and use by the City Council in consideration of certifying the Final EIR.

Task 2.4.6.2 Prepare Statement of Overriding Considerations

Based on the assumption that demolition of the existing ATCT would constitute a significant and unavoidable impact, the Consultant will prepare a draft Statement of Overriding Considerations. This document will be submitted to the City in electronic format for final editing and use by the City Council in consideration of certifying the Final EIR.

Task 2.4.6.3 Prepare Mitigation Monitoring and Reporting Program (MMRP)

Public Resources Code Section 21081.6 (a) (1) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the City determines to carry out a project for which an EIR has been prepared to ensure that mitigation measures identified in the Final EIR are fully implemented. The Consultant will prepare a draft of the MMRP. This document will be submitted to the City in electronic format for final editing and use by the City Council in consideration of certifying the Final EIR.

Task 2.4.6.4 Prepare Notice of Determination

In the event that the City Council certifies the Final EIR, the Consultant will prepare a Notice of Determination (NOD) for the City to review and for the Consultant to submit to the State Clearinghouse. The City will file the NOD at the Fresno County Clerk's Office.

Task 2.4.6 deliverables include:

- » Prepare and submit CEQA Findings: Consultant to prepare and submit the CEQA Findings to the City.
- » Prepare and submit Statement of Overriding Considerations: Consultant to prepare and submit the Statement of Overriding Considerations to the City.
- » Prepare and submit MMRP: Consultant to prepare and submit the MMRP to the City.
- » Prepare and submit Notice of Determination: Consultant to prepare and submit the Notice of Determination to the City and State Clearinghouse.

Task 2.4.7 Public Meeting on the Draft EIR

One public meeting will be held in an open house format during the public review period of the Draft EIR. In an open house format, the public will arrive at any time during the specified event hours. At their own pace, the public will be able to view informational displays explaining the EIR process, learn about the issues associated with the Proposed Project, ask questions of City/Airport staff and the Consultant, and provide written comments at the meeting. The Consultant will facilitate these meetings. The location will be secured by the City. If translation services are required, the City will obtain these services. Up to four members of the Consultant team will be present at the meeting.

Task 2.4.7 deliverables include:

- » Public Meeting Materials: Consultant to prepare the boards for display at the public meeting, the sign-in sheet, comment forms, and a project fact sheet.

II PROFESSIONAL SERVICES FEE

RS&H will provide the above referenced for CEQA EIR services for a total fee of \$118,676. (See page 4 of 21 for Amendment 1 total.)