

ORDER

DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION

Ala-60
EA 1100.33E

EASTERN REGION
Jamaica, N.Y. 11430

1/10/83

SUBJ: REGIONAL FACILITY REVIEW BOARD AND PROCEDURES

1. PURPOSE. This order continues in existence a Regional Facility Review Board to insure maximum utilization of agency resources and minimum expenditures for establishment and continuing maintenance of facilities and systems without derogation of public service. It also updates procedures and guidelines for the preparation and submission of Site Selection Reports.
2. DISTRIBUTION. This order is distributed to division level in the Regional Office, section level and above in the Airway Facilities Division and to all Airway Facilities Sectors.
3. CANCELLATION. Order EA 1100.33D is canceled.
4. APPENDIXES.
 - a. Appendix 1 Sample of Letter Format to be prepared for use by the Chairperson, Regional Facility Review Board for recommending site selection to the Regional Director.
 - b. Appendix 2 Sample of Report Format to be used in preparing a site selection analysis.
5. BACKGROUND. The establishment of new facilities and relocation of existing facilities require that all technical, operational and economic factors be fully considered. Selection of sites for navigation, communication and radar aids is governed by technical, operational and economic factors. To insure that all these factors are identified and evaluated, proper documentation is required through review and recommended approval by the Regional Facility Review Board.
6. POLICY. The permanent Facility Review Board will continue in existence. The Board shall review all proposals for location of new facilities and relocation of existing facilities to insure complete coordination and consideration of all aspects and interests, including comparative cost factors.
7. EXCEPTION. Any facility whose location is fixed by its function is exempt from this order. The following facilities are exempt: approach lighting systems, RVR's, VASI's and REIL's.

Distribution: A-XEA-2(-AF), A-XAF-4, FAF-2 (2 cys),
AEA-60 (5 cys)

Initiated By: AEA-420

8. BOARD COMPOSITION AND PROCEDURE.

- a. The Regional Facility Review Board shall consist of:
- (1) Chairperson - Manager, Airway Facilities Division
Alternate - Assistant Manager, Airway Facilities Division
 - (2) Member - Manager, Flight Standards Division
Alternate - Manager, Flight Inspection and Procedures Staff
 - (3) Member - Manager, Air Traffic Division
Alternate - Manager, Plans and Program Branch
 - (4) Member - Manager, Airports Division
Alternate - Assistant Manager, Airports Division
 - (5) Member - Manager, Logistics Division
Alternate - Manager, Real Property Branch
- b. A site selection analysis shall be circulated by the Airway Facilities Division to members of the Regional Facility Review Board for recommendation to the Regional Director for approval. In the event of disagreement or need for further analysis the Chairperson may request such meetings as necessary for resolution of areas of disagreement.
- c. The Board shall convene as directed by the Chairperson. Normally, a minimum of three working days advance notification shall be provided.

9. RESPONSIBILITIES.

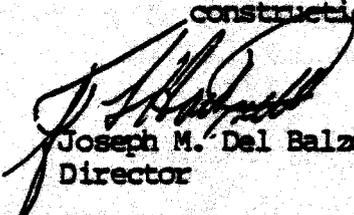
- a. The Airway Facilities Division is responsible for the facility site "Selection Decision" contained in the Site Selection Report.
- b. The Regional Facility Review Board is responsible for reviewing the "Selection Decision" and submitting a fully coordinated recommendation to the Regional Director for approval.

10. PROCEDURES.

- a. Preparation and Submission of Analysis. The Airway Facilities Division shall prepare and submit a site selection analysis in a format for Board action without the necessity for any additional research on the Board's part. A typical example is shown as Appendix 1 and Appendix 2. The analysis shall be complete in all details and must include the following:

- (1) Consideration and development of the essentiality or justification for the facility, including its anticipated life.
- (2) Determination as to whether the facility is to be collocated with an existing facility. In cases where collocation is recommended, consideration is to be given to the cost of redesign or new design and modification of an existing facility to enable collocation. If collocation is possible and is not recommended, the justification for noncollocation must be included.
- (3) An economic analysis of the most practical alternative is to be made and the basis must be established for the selection of the recommended facility site. The analysis shall include alternatives and a cost estimate for each of these alternatives. Consideration is to be given to site preparation, access roads, power and control lines, property acquisitions and maintenance operational factors such as personnel staffing, travel expenses and other pertinent economic factors. Consideration to property acquisitions shall include comparisons of costs over the anticipated life of the facility such as outright purchase or condemnation of fee simple title, leasing with option-to-purchase, and leasing without option-to-purchase.
- (4) An outline of services to be provided and the area of required coverage. A statement shall be made as to whether the recommended facility site will give standard operational results. If this site does not meet full standards, an outline of differences shall be set forth as well as justification for the recommended facility site based upon operational needs. Reference to siting and operational waivers issued shall be made where applicable.
- (5) Consideration must be given to environmental factors. A statement shall be provided indicating that a negative environmental declaration has been approved, is being approved, is being prepared, or that no known factors are expected to preclude the approval of a negative environmental declaration. In the event that an environmental impact statement is necessary, the reasons and expected ramifications must be explained.
- (6) A chart showing the location of existing facilities and any planned known construction in the immediate vicinity of the recommended facility site.

- b. Approval. Since construction and installation work cannot be initiated at any new or relocated facility until approval, it is necessary that a fully coordinated recommendation be submitted to the Regional Director at least 30 days prior to the expected or planned date for the issuance of the construction proposal or the start of Government-force work.


Joseph M. Del Balzo
Director

Appendix 1

Manager, Airports Division

Manager, Logistics Division

Attachment

Approved: _____ (date)

Director

Insert Incumbent's name

1/10/83

EA 1100.33E

Appendix 2

SITE SELECTION
REPORT FORMAT

TABLE OF CONTENTS

		<u>PAGE</u>
SECTION I	- INTRODUCTION	2
SECTION II	- GENERAL DISCUSSION	3
SECTION III	- DISCUSSION OF SITE NO. 1	5
SECTION IV	- DISCUSSION OF SITE NO. 2	6
SECTION V	- DISCUSSION OF SITE NO. 3	7
SECTION VI	- EVALUATION OF COMPARATIVE FACTORS AND RECOMMENDATION - SELECTION DECISION	8
SECTION VII	- ENCLOSURES	9

SITE SELECTION
REPORT FORMAT

SECTION I - INTRODUCTION

This report outlines the procedures of site search and site selection in connection with the proposed establishment of a VORTAC in the vicinity of No Place.

The report is submitted for consideration by the Regional Facility Review Board.

SITE SELECTION
REPORT FORMATSECTION II - GENERAL DISCUSSIONRequirement:

The project was undertaken to meet an operational requirement for a facility to provide diversionary routes from Metro to midsouth terminals and relieve the current heavy workload on existing routes. It is anticipated that the facility will be required for a minimum period of 20 years.

Location Limitations:

The acceptable location area was not strictly defined but was limited by airway structure requirements for the facility.

Collocation:

Within the area limitations stated above, there are no existing facilities with which the proposed facility could be collocated.

Alternate Sites:

Only one possible site was found within the area as originally limited. The operational probabilities of this site were so poor that the area was expanded and two additional sites were found.

Common Factors:

There is no apparent variation, between the sites considered, in the costs of facility construction after site preparation, power and control extensions, or maintenance; therefore, these factors are not considered in the following evaluations. Estimates of these costs are given below. All fall within limits normally anticipated and included in budget estimates of allocation requirements.

Maintenance \$7,500 per annum

Regional F&E costs:

Civil Engineering	8,200
Electronic Engineering	6,600
Construction (w/o access road)	41,700
Nonrecurring power and control	4,000
Electronic installation	31,500
Flight inspection	17,300
	<u>\$109,300</u>

SITE SELECTION
REPORT FORMAT

Coordination:

Prior to testing, the site selection and the proposed access were coordinated with the local Sector Manager and the location was coordinated with the Air Traffic Facility Manager.

After a successful site test, the selection was coordinated with and concurred in by the Air Traffic, Flight Standards and Airway Facilities Divisions.

SITE SELECTION
REPORT FORMATSECTION III - DISCUSSION OF SITE NO. 1Location:

Latitude: 00°-00'-00"
Longitude: 00°-00'-00"

General Description:

A heavily wooded knoll to 500' MSL, about 1/2 mile west of Route Zero.

Advantages:

This site is nearest the optimum location from the viewpoint of AT requirements.

Disadvantages:

The knoll has gentle slopes and is heavily wooded. It would be necessary to clear a full 1,000' radius and more to clear the immediate horizon. Even then, the farther horizon would be poor. A facility at this site would probably be restricted.

Cost of Comparative Factors:

Site preparation (clearing)	\$21,600
Access road	5,000
	<u>\$26,600</u>

Real Property Factors:

Acquisition by lease with option-to-purchase	
Rental for 2 years @ \$5,000	\$10,000
Appraisal fee	1,800
Purchase price	50,000
	<u>\$61,800</u>

Acquisition by lease without option-to-purchase	
Rental for 20 years @ \$7,500	\$150,000

SITE SELECTION
REPORT FORMAT

SECTION IV - DISCUSSION OF SITE NO. 2

Location:

Latitude: 00°-00'-00"
Longitude: 00°-00'-00"

General Discussion:

Sky Mountain, a narrow, steep rock ridge to 774' MSL, less than 1/2 mile east of Route Zero. Surmounted by a fire tower.

Advantages:

The location meets AT requirements. The site is the highest in the general area and the facility would give good coverage.

Disadvantages:

The narrow ridge and steep slopes would require the removal of an excessive amount of rock to obtain an adequate plateau since excavated material could not be placed for embankment. The fire tower would require relocation at Government expense and negotiations with the state would probably be time-consuming.

Cost of Comparative Factors:

Site preparation (rock excavation)	\$100,000
Relocation of fire tower	12,500
Access road	12,500
	<u>\$117,500</u>

Real Property Factors:

Acquisition by lease with option-to-purchase	Not considered in view of nominal rental costs as shown below.
--	--

Acquisition by lease without option-to-purchase	
Rental for 20 years @ \$1 per year	\$ 20

SITE SELECTION
REPORT FORMATSECTION V - DISCUSSION OF SITE NO. 3Location:

Latitude: 00°-00'-00"
 Longitude: 00°-00'-00"

General Discussion:

Tower Hill, a rounded hilltop to 650' MSL, about 1/2 mile south of a secondary road.

Advantages:

The location meets AT requirements. The site is high enough to give good coverage. The contours are mostly rounded so that excavated material could be used to form the plateau.

Disadvantages:

None, other than its comparative elevation.

Cost of Comparative Factors:

Site preparation (clearing and grading)	\$13,500
Access road	5,000
	<u>\$18,500</u>

Real Property Factors:

Acquisition by lease with option-to-purchase	Not possible, will lease but refuses to sell.
Acquisition of fee title by condemnation	
Appraisal Fee	\$ 1,800
Estimated just compensation	50,000
10% contingency factor against adverse ruling	5,000
Condemnation court costs	1,200
	<u>\$58,000</u>
Acquisition by lease without option-to-purchase	
Rental for 20 years @ \$4,000	\$80,000

SITE SELECTION
REPORT FORMAT

SECTION VI - EVALUATION OF COMPARATIVE FACTORS AND RECOMMENDATION

Based on the preceding discussions, the following evaluations are made:

1. Site No. 1 is relatively low in elevation, the cost of site preparation is difficult to determine accurately and comparative costs would be at least as high as those for Site No. 3. It presents a very low probability of successful flight test.
2. The cost of preparing Site No. 2 for a test is excessive.
3. Site No. 3 meets AT requirements, is the most economical and has been successfully tested.

SELECTION DECISION:

We recommend the establishment of the No Place VORTAC at Site No. 3. We further recommend the acquisition of property rights in fee simple title by condemnation.

