



# Terminal Area Improvement Program: Phase II Update



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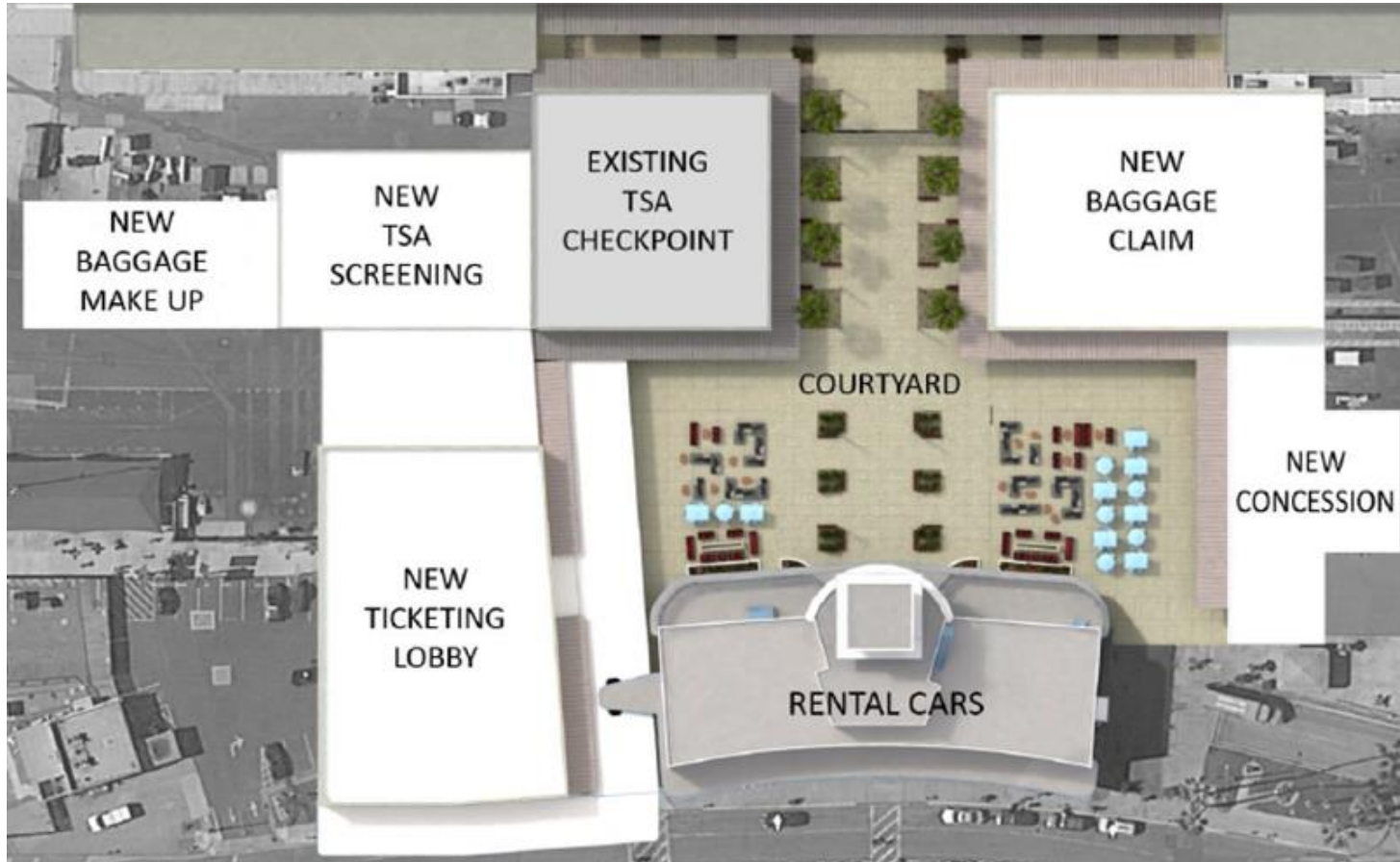
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# Phase I of Airport Modernization Program



- \$100M program completed 2012
- New passenger concourse with modern design, local eateries, easygoing travel experience
- New parking structure
- Improvements to Parking Structure A
- Awarded "Transportation Project of the Year," SoCal Chapter of the American Public Works Association and "Best Food and Beverage Award," Airports Council International – North America

# Phase II – Focuses on Pre-Security Improvements



Original Concept

- Modern facilities to enhance customer experience
- Improve functional flow
- Renovate aging facilities
- “8 by 28” Initiative
- No effect on airport capacity



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# Phase II – Background

- May 2018, City Council awarded \$65M design-build contract to Swinerton Builders, based on concept drawing and estimates. Benefits include:
  - Greater owner control over design
  - Allows early procurement/construction
  - Design Builder owns majority of risk
- Fully compliant with Project Labor Agreement (PLA); sustains over 440 construction jobs
- Federal environmental approval completed December 2019
- Since contract award, staff collaborated with stakeholders to refine design and finalize Guaranteed Maximum Price (GMP)



# Phase II – Refined Design



- Bold modern architecture with open and accessible spaces, new Meeter Greeter Plaza
- Strategic enhancements, LEED certification of new ticketing building
- Flexible, improved airline support space and operational equipment
- Showcases historic terminal, relocating rental car counters into terminal



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# Phase II – Refined Design



New Ticketing Building

- New, larger ticketing building
- Historic terminal retrofit
- Additional airline offices
- Self-service kiosks
- Improved baggage efficiency
- Common use counters

# Phase II – Market Conditions Impact



Meeter Greeter Plaza

- 12% increased construction costs nationwide; local conditions much higher
- Major construction projects locally: LAX (\$14B), NFL stadium (\$5B), Metro "28 by 28" (\$43B)
- Fewer bids, less competitive pricing
- Increased cost of materials, tariffs

# Phase II Program



**Based on higher program costs and affordability, staff recommends executing first six projects:**

- Checked Baggage Inspection System (CBIS)
- Baggage Claim Area Improvements
- Ticketing Facilities
- Terminal Renovation Improvements
- Rental Car Customer Service Improvements
- Meeter and Greeter Plaza

**Defer and rebid within 2 years:**

- Rental car ready-return-lot
- Ground Transportation Center
- Terminal roadway improvements

# Phase II – Fiscal Impact

<b>Swinerton</b>	<b>Original Contract</b> May 2018	<b>Current Amendment</b> December 2019
Base Contract	\$58.8	\$80.1
Contingency	<u>\$ 6.5</u>	<u>\$12.0</u>
<b>Total Contract</b>	<b>\$65.3</b>	<b>\$92.1</b>

- City Treasury Bureau worked with Airport for approved financing plan
- Frasca & Associates independently reviewed cash-flow requirements, prepared funding plan
- “Exit ramps” exist in the case of unforeseen circumstances, with minimal financial penalty
- Federal grant funds offset project costs
- No impact to City’s General Fund

# Phase II – Next Steps



- City Council approval for contract amendment, based on GMP
- Begin construction: Checked Baggage Inspection System, ticketing building, and baggage claim
- 6 projects complete by mid-2022
- Re-bid ground transportation improvements within next 2 years
- Return to City Council for approval to issue airport revenue refunding bonds



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