



CITY OF LONG BEACH

R-24

DEPARTMENT OF PUBLIC WORKS

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April 24, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Manager to proceed with the preparation of final plans, specifications, cost estimates and financing plan for the construction of an Airport Terminal Improvement Project consistent with the project identified as part of the Airport EIR certification and require that any changes to the Council-approved post-screening areas within the terminal building not be designed and/or constructed, without formal council review and approval. (District 5)

DISCUSSION

On April 17, 2007, a workshop was conducted by the City Council to review the results of a detailed space needs analysis completed by the City's architectural consultant for the Airport Terminal Improvement Project. Based on the information provided at this workshop, staff is recommending that the City Council authorize the preparation of final plans, specifications, cost estimates and a financing plan for the construction of a terminal improvement project of 89,995 square feet as described on Exhibit A.

It is anticipated that the preparation of the final project plans will take approximately 20 months. The initial phase of work will include the preparation of a detailed financing plan that will include discussions with the airlines regarding lease rates and terms. Upon completion, this financing plan will be brought to the City Council for approval. The project will also need to go to the Cultural Heritage Commission and the Planning Commission for design approval. Finally, the project plans will be subject to building and fire code reviews, prior to the issuance of building permits. Should any of these reviews result in the need to alter the size of the terminal as approved by the City Council due to life safety issues, staff will submit them to the City Council for formal approval before finalizing the project plans. Once the final plans have been completed, they will be brought to the City Council for formal approval and authorization requested to solicit bids. If the final project plans are approved by Council, there will be a 3-month period of bidding which would conclude with the Council awarding a construction contract. Construction would follow and is estimated to take two years, with project

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completion around April 2011. All project schedules are subject to the outcome of the pending litigation on the Environmental Impact Report for this project.

This matter was reviewed by Assistant City Attorney Mike Mais on April 18, 2007.

TIMING CONSIDERATIONS

City Council approval is requested on April 24, 2007, to proceed with the preparation of the project plans.

FISCAL IMPACT

The Council action is only for the preparation of final plans, specifications, cost estimates and a financing plan. The initial phase of this portion of the project is funded in the Airport Enterprise Fund. Complete project funding will require bonding and will be brought to the Council as a separate action prior to the award of a construction contract.

SUGGESTED ACTION:

Approve recommendation with a specified terminal size.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

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Attachment

APPROVED:



GERALD R. MILLER
CITY MANAGER

Function	Alternative A (Approved EIR)	HOK Detailed Space Analysis	Adjusted Space Analysis
Holdrooms /1			
Permanent Space:	6,500 sf	0 sf	0 sf
Temporary Space:	0 sf	0 sf	0 sf
Proposed Additional Space:	20,000 sf	40,200 sf	26,500 sf
Subtotal:	26,500 sf	40,200 sf	26,500 sf
Passenger Security Screening /2			
Existing:	3,900 sf	0 sf	0 sf
Proposed Additional Space:	6,000 sf	8,940 sf	8,940 sf
Subtotal:	9,900 sf	8,940 sf	8,940 sf
Concession Area /3			
Permanent Space:	5,460 sf	5,210 sf	5,210 sf
Proposed Additional Space:	8,000 sf	16,070 sf	8,250 sf
Subtotal:	13,460 sf	21,280 sf	13,460 sf
Baggage Security Screening			
Baggage Security Screening:	7,000 sf	6,200 sf	6,200 sf
Baggage Claim			
Passenger Side:	380 lf	510 lf	380 lf
Airline Loading Side:	250 lf	320 lf	250 lf
Subtotal:	630 lf	830 lf	630 lf
Baggage Service Office:	825 sf	825 sf	825 sf
Multi-Purpose Rooms:	300 sf	300 sf	300 sf
Subtotal:	1,125 sf	1,125 sf	1,125 sf
Restrooms (non-secure)			
Permanent Space:	1,330 sf	1,330 sf	1,330 sf
Temporary Space:	0 sf	0 sf	0 sf
Proposed Additional Space:	850 sf	1,000 sf	850 sf
Subtotal:	2,180 sf	2,330 sf	2,180 sf
Office Space			
TSA Offices			
Temporary Space:	3,600 sf	0 sf	0 sf
Proposed Additional Space:	1,400 sf	5,440 sf	5,000 sf
Subtotal:	5,000 sf	5,440 sf	5,000 sf
Airlines (Operations Office)			
Permanent Space:	2,000 sf	2,000 sf	2,000 sf
Temporary Space:	0 sf	0 sf	0 sf
Proposed Additional Space:	5,000 sf	6,500 sf	4,930 sf
Subtotal:	7,000 sf	8,500 sf	6,930 sf
Airport (Offices and Conference)			
Permanent Space:	6,970 sf	6,970 sf	6,970 sf
Temporary Space:	0 sf	0 sf	0 sf
Proposed Additional Space:	10,000 sf	4,330 sf	4,330 sf
Subtotal:	16,970 sf	11,300 sf	11,300 sf
Subtotal for Office Space:	28,970 sf	25,240 sf	23,230 sf
Ticketing Facilities			
Ticket Counter Area			
Ticket Counter Area (Existing):	1,250 sf	1250 sf	1250 sf
Proposed Additional Space:	0 sf	150 sf	0 sf
Subtotal:	1,250 sf	1,400 sf	1,250 sf
Ticket Counter Queuing			
Ticket Counter Queuing (Existing):	1,400 sf	1,400 sf	1,400 sf
Proposed Additional Space:	0 sf	2,800 sf	0 sf
Subtotal:	1,400 sf	4,200 sf	1,400 sf
Airline Ticket Office			
Airline Ticket Office (Existing):	4,360 sf	4,360 sf	4,360 sf
Proposed Additional Space:	0 sf	930 sf	0 sf
Subtotal:	4,360 sf	5,290 sf	4,310 sf
Circulation - Ticketing			
Circulation - Ticketing (Existing):	1,400 sf	1,400 sf	1,400 sf
Proposed Additional Space:	0 sf	700 sf	0 sf
Subtotal:	1,400 sf	2,100 sf	1,400 sf
Subtotal for Ticketing Facilities:	8,410 sf	12,990 sf	8,360 sf
/4 Total:	97,545 sf	118,305 sf	89,995 sf
Airline Gates and Parking Positions			
Airline Gates	11	11	11
Aircraft Parking Positions	12	12	12

lf - linear feet sf - square feet

/1 Holdroom includes secure circulation, departure lounges, and restrooms

/2 Passenger Security Screening includes screening area, queue, and exit corridor

/3 Concessions includes non-secure and secure concessions

/4 Total Area does not include exterior covered space or terminal support functions such as mechanical, electrical, kitchen equipment and food prep, janitorial and maintenance