



CITY OF LONG BEACH

LONG BEACH AIRPORT

R-34

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June 15, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file a report by the Long Beach Airport regarding the status of the Phase I Terminal Improvements. (District 5)

DISCUSSION

On February 18, 2003, the City Council authorized the completion of an Environmental Impact Report (EIR) for the Airport Terminal Improvement Project (Project). From February 2003 through June 2006, the City conducted the EIR process, culminating in City Council certification of the EIR on June 20, 2006. On April 24, 2007, the City Council approved a maximum area of 89,995 square feet for the terminal portion of the Project and authorized the preparation of final plans and specifications, cost estimates and a financing plan for construction of the Project. A concerted effort commenced on the parking structure component of the Project, which led to City Council approval for construction modifications and financing in November 2009. This was followed by groundbreaking ceremonies for the parking structure improvements in December 2009.

In April 2009, as the parking structure neared its final approval stages, Airport staff turned its attention to the terminal component of the Project. Due to factors affecting the nation's economy and, in particular, the aviation industry, Airport staff identified a "phased" approach to construction and financing of the terminal improvements. This approach insured that the Airport was meeting the needs of its customers while maintaining financial viability into the future.

Focusing on customer service, staff identified three immediate priorities for construction: permanent structures to serve as passenger holdrooms, a consolidated passenger screening checkpoint and enhanced concession areas. These priorities served as the benchmark for the design of the Phase I Terminal Improvements. On April 12, 2010, the Long Beach Cultural Heritage Commission approved a Certificate of Appropriateness for the Phase I Terminal Improvements. On April 15, 2010, the Long Beach Planning Commission approved the site plan for the Phase I Terminal Improvements.

PHASE I TERMINAL IMPROVEMENTS

The Phase I Terminal Improvements will replace the existing temporary trailer facilities with permanent holdrooms and concession facilities. The project will include 34,750 square feet of new construction and 6,500 square feet of remodeled space. The new construction will house holdrooms, restrooms, concessions and secured circulation corridors. The remodeled space will be utilized as a consolidated passenger security-screening checkpoint (SSCP). A central garden area will connect the new north and south holdrooms. The construction bid package for the project will include, through a series of additive alternatives, the demolition and replacement of the existing space identified for the consolidated SSCP. If financially feasible, the replacement space for the SSCP will measure 8,940 square feet and will be designed to meet current Transportation Security Administration standards.

SUSTAINABILITY

The Phase I Terminal Improvements will be designed to incorporate many sustainable design features. Upon completion, the new facilities will attain Leadership in Energy and Environmental Design (LEED) certification. The sustainable design features include the incorporation of high-recycled-content building materials, canopies and louvers to provide protective shading, roof mounted photovoltaic (solar) panels, specialized lighting controls, low-flow plumbing fixtures, state of the art glazing technologies and many other features designed to earn LEED credits. The solar panels will offset approximately 13 percent of the power demand for the new facility. In addition to the LEED Certification process, the Airport has partnered with Southern California Edison through the "Savings by Design" program to help maximize the energy efficiency of the new facility.

NEXT STEPS

Pursuant to Planning Commission approval of the site plan, Airport staff is preparing final plans, specifications and construction drawings for the terminal improvements. It is anticipated that a bid package for construction of the terminal improvements will be released on the City's Purchasing website on or about September 1, 2010.

Concurrently, Airport staff is working with the Department of Financial Management on a financing plan, based on the sale of a bond for construction of the terminal improvements. Preliminary estimates of \$45 million for construction, soft costs and bond issuance will be supported by Passenger Facility Charges (PFC) and general airport revenue. PFCs, a "per enplaned passenger" fee, are allowed for approved airport capital project costs that meet the PFC program objectives related to safety, security, capacity, noise mitigation or competition. Approximately 80 percent of the Phase I Terminal Improvements are PFC eligible. There will be no impact on Airline rates and charges.

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It is anticipated that Airport and Financial Management will return to City Council in late October/early November 2010 for review and approval of a construction contract and associated financing plan for the Phase I Terminal Improvements. Groundbreaking for the terminal improvements is planned for December 2010.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on May 24, 2010, and Budget Management Officer Victoria Bell on May 25, 2010.

TIMING CONSIDERATIONS

City Council action on this item is not time critical.

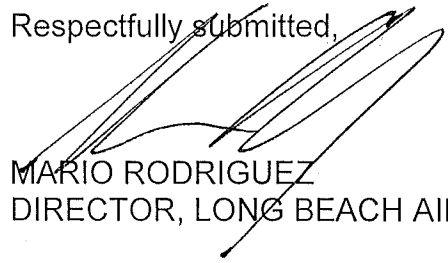
FISCAL IMPACT

There is no fiscal impact relative to this status report.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


MARIO RODRIGUEZ
DIRECTOR, LONG BEACH AIRPORT

MR:JMLR:km
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APPROVED:


PATRICK H. WEST
CITY MANAGER