





Long Beach Airport

Project Update: Phase I Terminal Improvements

City of Long Beach - City Council
June 15, 2010



Phase I Terminal Improvements

Introduction

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Project History



- **February 18, 2003** – City Council authorized the completion of an EIR for the Airport Terminal Improvement Project
- **June 20, 2006** – City Council certified the EIR and approved a 97,545 sf terminal project
- **April 24, 2007** – City Council approved a revised terminal project of 89,995 sf
- **November 3, 2009** – City Council approved Construction Modifications and Financing Plans for Parking Structure
- **December 10, 2009** – Parking Structure Groundbreaking
- **April 12, 2010** – Cultural Heritage issues a Certificate of Appropriateness for Phase I
- **April 15, 2010** – Planning Commission approved Site Plan Review for Phase I



Existing Conditions



Existing Typical Holdroom (Temporary Trailer)





Project Goal



A phased approach has been taken to:

- ✓ Maintain the Airport's financial viability into the future
- ✓ Ensure flexibility in the face of changing market conditions
- ✓ Minimize any impact to the operating cost of our Airline partners

The project goal is to meet the needs of our customers and exceed their expectations



Phase I Description



Immediate need is to enhance the passenger experience by replacing temporary common areas:

- Building Permanent Holdrooms
- Building Enhanced Concessions
- Building Consolidated Passenger Screening





Phase I Description

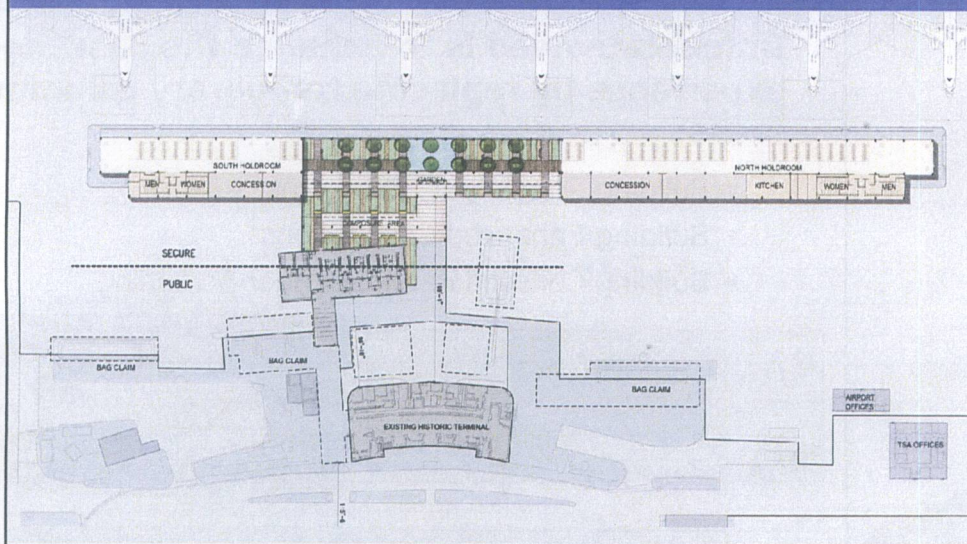


▪ Sustainable Design Features

- ✓ SCE "Savings by Design" Partnership
- ✓ LEED Certified Building
- ✓ High recycled content of building materials
- ✓ Protective shading from canopies and louvers
- ✓ Roof mounted photovoltaic (solar) panels
- ✓ Specialized lighting controls
- ✓ Low flow plumbing fixtures
- ✓ State of the art glazing technologies



Phase I Site Plan





Phase I Budget



- **Phase I to be funded through the sale of a Bond**
- **Debt Service coverage (exceeding 1.50x) from Passenger Facility Charges (PFC) and General Airport Revenue**

Project Costs		Funding	
▪ Construction:	\$28.30M*	▪ 2010 Bonds (PFC):	\$37.71M
▪ Soft Costs:	\$9.95M	▪ 2010 Bonds (non-PFC):	\$7.24M
▪ Cost of Issuance:	\$6.70M		
Total:	\$44.95M	Total:	\$44.95M

- **Phase I will have minimal to no impact on Airline rates & charges**
- **In the unlikely event passenger traffic were to be reduced by 80%, the Airport would be able to operate for 2.5 years, meeting 2009 (garage) and 2010 (terminal) debt service**

** Airline office space cost will be handled separately*



Complimentary Elements



- **Airline Office Space**
 - ✓ Airline exclusive use space negotiation
 - ✓ Scheduled to run concurrently with Phase I
- **Bag Belt Length and Refurbishment**



Future Phases



Future phases will be developed based on actual need and securing of funding.

- **TSA Functions**
 - ✓ TSA Baggage Screening
 - ✓ TSA Offices
- **Offices**
 - ✓ Airport Offices
 - ✓ Multi-Purpose Rooms
- **Baggage Service Office**
- **Landside Restrooms**



Next Steps



- **July 2010 – City Council Approval of Construction Management Contract (RFQ Released April 2010)**
- **Early September 2010 – Advertise Bid Package for Construction**
- **Late October/Early November 2010 – City Council Approval of Construction Contract and Financing Plan**
- **December 2010 – Groundbreaking**



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