

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency – Airport Services	(2) MEETING DATE 3/5/2013	(3) CONTACT/PHONE Richard Howell 781-5205	
(4) SUBJECT Presentation of Terminal Design/Development Project Phase 1 for the San Luis Obispo County Regional Airport and request for approval to proceed to Phase 2 of the project. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board approve the Phase 1 results of Passenger Terminal Design/Development at San Luis Obispo County Regional Airport and authorize Airport Services to proceed to Phase 2.			
(6) FUNDING SOURCE(S) FAA AIP Grant: \$1,090,127 Passenger Facility Charges: \$57,375 Total Project: \$1,147,502	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. <u>30min</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 3/6/12, 9/6/2011, 8/2/2010	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 3 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Richard Howell
781-5205

DATE: 3/5/2013

SUBJECT: Presentation of Terminal Design/Development Project Phase 1 for the San Luis Obispo County Regional Airport and request for approval to proceed to Phase 2 of the project. District 3.

RECOMMENDATION

It is recommended that the Board approve the Phase 1 results of Passenger Terminal Design/Development at San Luis Obispo County Regional Airport and authorize Airport Services to move to Phase 2.

DISCUSSION

On August 18, 2010, with your Board's approval, Airport Services accepted a grant under the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) for Design Services of a new terminal building.

On September 6, 2011, your Board approved a Master Contract with Reynolds, Smith & Hills (RS&H) for Aviation General Consulting Services to the Airport. One of the projects identified in this contract was design/development of a potential new terminal building.

On March 6, 2012 your Board approved a three phased New Terminal Design Development project. The project funding comes from an (AIP) grant and Passenger Facility Charges (PFC) collected from enplaning passengers to meet the local share requirements. As each Phase is completed, Airport Management was to return to your Board to provide updates and receive approval to continue onto the next Phase.

Airport Services and its consultant, RS&H have completed the first phase of the work titled Conduct Terminal Area Plan. This phase consisted of the following efforts:

- Terminal Area Analysis

This analysis used industry accepted metrics to determine areas necessary to be in the building as well as square footage. This concept was further developed in meetings with all terminal tenants in January 2013. Conceptually it is planned that the terminal will consist of approximately 46,500 square feet (Attachment 1).

- Terminal Area Concept Alternatives

Five concepts were developed by the consultant. These concepts were a result of tours of the County to determine the various local influences that could have an impact on the architectural appearance of the facility. The concepts were then presented to a group of citizens and County employees who selected the final concept being presented today (Attachment 2).

A major challenge in this effort was the existing infrastructure which had been constructed for the 2007 terminal concept, a much larger facility than the one being discussed here. Rather than reconstructing the existing

infrastructure to fit a new terminal design, the concept presented today was developed to make full use of the previous work, avoiding substantial new investment.

- Development of cost estimates

As the work is only in a concept phase at this time the numbers being provided are preliminary. However, based on current activity in the industry the estimates are believed to be reasonable. It is estimated the proposed facility can be built for \$22 million.

- Development of Funding Plan

Airport staff and its consultants met with FAA officials to discuss eligibility requirements for a terminal at an airport our size and available funding from FAA over the next 4-6 years.

Terminal Construction	\$22 million
FAA Share	\$15 million
PFC Available	\$3.6 million
Potential funding needed from other sources	\$3.4 million

- Existing Terminal Re-Use Recommendations

Use of the existing facility will be developed as this project moves forward.

Approval of this phase will allow Airport Services to move to Phase 2 which will include the following:

- Phase 2 – Schematic Design
- Site Plan Alternative Configurations
- Floor Plan Alternative Configurations
- Architectural Design
- Engineering Design
- Schematic Design Report
- Cost Estimate Budget Development / Continuing Financial Analysis

OTHER AGENCY INVOLVEMENT/IMPACT

Federal Aviation Administration provides AIP grant funding.

FINANCIAL CONSIDERATIONS

Funding for this design development project remains unchanged from the authorization of your Board on March 6, 2012. Those numbers are presented below:

Terminal Design Development	
FAA Share	\$1,090,127
Local Share (PFC)	\$57,375
Total Project Cost	\$1,147,502

RESULTS

With the approval of this phase, Airport Services will be able to move forward with developing a comprehensive approach to a possible new terminal program.

ATTACHMENTS

Attachment 1: Terminal Floor Plan

Attachment 2: Terminal Concept

Attachment 3: Terminal Area Site Map