



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 11, 2007
TO: Mayor and Councilmembers
FROM: Administration, Airport Department
SUBJECT: Airline Terminal Improvement Project

RECOMMENDATION:

That Council receive an oral report on the status of the Airline Terminal Improvement Project.

DISCUSSION:

Background

On July 17, 2007, Council authorized staff to complete all design and permitting for the Airline Terminal Improvement Project. Since that time the Project has made significant progress. Design Development was completed in August, followed by a unanimous approval by Planning Commission for the Project development plan and Coastal Development Permit on September 20. The Architectural Board of Review provided positive comments after concept review for exterior and interior design. Stakeholder meetings continued during this time period. For a complete list of Project activities since its inception see Attachment.

Airline Terminal Project Status

Today's Council presentation will highlight the following Project areas:

Project Design

Design development was completed in August. The Final Design phase has begun and will be complete in June 2008. Two years ago the Airline Terminal Project began as a concept described in the Project Criteria Document. Through Schematic Design, Design Development and now Final Design the Project takes shape with more refinement and detailed design. As the design develops from the more conceptual phases to Final Design and construction drawings each cost estimate becomes more refined and

REVIEWED BY: _____ Finance _____ Attorney

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reliable. At the end of Final Design an Engineer's Estimate is completed before the project goes out to bid. When Design Development was completed a cost estimate found that the Airline Terminal Project needed to be brought into alignment with the budget. Staff proposed reductions to the building size and simplified design. The Project adjustments were reviewed with the Design Sub-Committee who, with positive comments, advised staff and the design team to forward the Project to the Architectural Board of Review for Preliminary Review. The adjustments did not affect the Project's quality of materials or sustainable features.

Key Issues Policies

The Project maintains the intent and spirit of the Key Issue Policies that Council adopted at the Project's inception. Today's presentation will provide an update on the key issues regarding sustainability and the Santa Barbara Airport Experience.

Sustainability

Following Council's vision for a sustainable city and that City government lead by example, the Airline Terminal Project has been registered for both LEED Certification and the Savings by Design Program. The Project goal is to achieve a LEED rating of Silver.

In addition to the above mentioned programs and in recognition of the broader issue of human-caused greenhouse gases' contribution to climate change, including the new Airline Terminal facilities, the Airport Department commissioned a Greenhouse Gas Inventory and Carbon Footprint Reduction Plan for the entire Airport property.

Since the July 2007 Project update more Terminal-specific information has been developed from energy modeling and preliminary information has been received from the Greenhouse Gas Inventory.

The Santa Barbara Airport Experience

One aspect of the "Santa Barbara Airport experience" for the new Airline Terminal will be a Public Art Program. Many airports, as gateways to their communities, are incorporating arts into Terminal facilities to enhance architectural features, way finding, communication, and the overall passenger experience. Airport staff and the design team will be working with the Santa Barbara County Arts Commission staff, the City's Arts Committee, and the Visual Arts in Public Places committee to implement a Public Art's Program that will integrate art into the building's design as well as a program for a rotating exhibit of regional art.

Financial Plan

At the completion of Design Development, the Project's Financial Plan was reviewed by the Airport's financial advisor who reconfirmed the Airport's funding capacity. The cost estimate which followed Design Development required Project adjustments to bring it into alignment with the budget. Now that the Project is in final design any further significant adjustments will have a critical impact. There remains a gap between the Project cost estimate and budget. Staff has developed possible solutions for the Finance Committee and Council to consider in January. The solutions include prioritizing items as bid alternates, and looking at potential cost savings related to project financing and development of a sponsorship program for specified items.

Staff is also beginning the Project's financing process and soon will be distributing a Request for Proposals to select Bond Counsel.

Next Steps

Final design and preparation of construction documents is underway. It is expected that the Project building permits will be issued in June 2008. At that time the Project will go out to bid with start of construction scheduled for fall 2008.

ATTACHMENT: Airline Terminal Project Timeline

PREPARED BY: Karen Ramsdell, Airport Director

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

AIRLINE TERMINAL PROJECT TIMELINE

- 2005
 - Airline Terminal Improvement Project initiated with a joint Council/Boards & Commission workshop
 - Formation of the Airline Terminal Project Design Review Subcommittee
 - Adoption of Key Issue Policies
 - Completion of the Project Criteria Document
 - Public Information Program – one public workshop held; stakeholder outreach; presentation made to the City of Goleta; presentations to community groups

- 2006
 - Selection of HNTB as the Project design team
 - Schematic design begins
 - Council presentation regarding the Project's Sustainability Program
 - Public Information Program – one public workshop held; stakeholder outreach; presentations to community groups; informational insert in newspaper

- 2007
 - Project is registered for LEED Certification
 - Project is registered for the Savings By Design Program
 - Schematic Design complete
 - Design Development complete
 - Final Design begins
 - Planning Commission approved the Project Development Plan and Coastal Development Permit
 - ABR Concept review
 - Council authorizes staff to complete design and permitting of the Project