



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 24, 2009

TO: Mayor and Councilmembers

FROM: Airport Administration, Airport Department

SUBJECT: Airport Terminal Concession Design Contract With Howard, Needles, Tammen & Bergendoff California Architects, P.C.

RECOMMENDATION:

That Council authorize the Airport Director to negotiate and execute a contract, subject to approval of the form of the contract by the City Attorney, with Howard, Needles, Tammen & Bergendoff California Architects, P.C. (HNTB), a California Corporation, to develop a concession design manual for the new Airline Terminal, in an amount of \$53,462, and approve expenditures of up to \$5,000 for extra services of HNTB that may result from necessary changes in the scope of work.

DISCUSSION:

The airport Airline Terminal Improvement Program includes the construction of a new 72,000 square foot airline terminal building, rehabilitation of the 1942 portions of the existing terminal, reconfiguration of the short term parking lot, loop road and installation of associated landscaping. On March 24, 2009, Council awarded construction contracts for the project. While the final plans and specifications included location and utility provisions for food and beverage and gift shop space, the plans did not include specific design criteria for the non-airline space.

Under the contract to be negotiated, HNTB will prepare a Concessions Design Manual to guide concessionaires in the design and construction of concession facilities in the New Terminal. The Concessions Design Manual will include general requirements, a graphic description of concession areas, sizes, and locations, a description of the concession space, design approval process, aesthetic design guidelines, utility provisions, requirements for construction, sustainability objectives, and security requirements.

BUDGET/FINANCIAL INFORMATION:

This contract is funded under the Airline Terminal Improvement project in the Airport's Capital Fund.

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