



CITY COUNCIL STAFF REPORT

DATE: March 18, 2015 UNFINISHED BUSINESS

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR THE AIRPORT
PARKING LOT IMPROVEMENT/LANDSCAPE CONVERSION PROJECT
AND AUTHORIZATION TO BID

FROM: David H. Ready, City Manager

BY: Department of Aviation

SUMMARY

This action is to approve plans and specifications for the Airport Parking Lot Improvement/Landscape Conversion Project, and authorize staff to commence the public bid process. The project will make improvements to the current parking lot, increase the number of parking spaces available to the public, convert several areas of grass to desertscape, and offer a bid alternate for a redesigned pedestrian area between the fountain and front entrance.

RECOMMENDATION:

1. Approve plans and specifications for the Airport Parking Lot/Landscape Conversion Project and authorize staff to advertise for bids.
2. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

Originally, in 2012, the City Council directed staff to consider a large-scale grass conversion to desertscape project at the Airport. Subsequently, a design was endorsed by the Airport Commission, Planning Commission and Historic Site Preservation Board. Unfortunately, the project cost estimates approached the \$2 million level. Moreover, the City's Airline Agreements include a cap in the amount of airport funds that can be used for non-aviation uses at \$300,000 annually (a standard airline agreement provision for airports). Hence, staff and the Airport Commission are recommending dividing the overall project into phases.

The first phase, presented here, is designed to address the main public parking lot area located in front of the terminal building. Our contract architects have created a new landscape palette theme which includes water-efficient and drought-tolerant Swan Hill Olive trees to replace the existing Carob and African Sumac trees. Several dozen new palms will be added to areas that do not currently have any trees. A variety of drought-tolerant shrubs and accent plantings are incorporated into the landscaping, accompanied by new smart irrigation.

A prominent aspect of this project includes the reduction in size of grass-bearing islands that define the vehicle parking rows. The majority of these nearly four dozen islands contain overgrown trees with root systems that are distorting the pavement and curbing. These trees will be removed and replaced with a more compatible and indigenous species. Also, as the newly landscaped islands will be reshaped and reduced in size, it will create an additional forty-three parking spaces for passenger usage.

An "add alternate" has been included in the design for bidding, which enhances the passenger/pedestrian areas surrounding the corridor between the iconic signature water fountain and main terminal front door. This portion of the project design would provide new decorative hardscape structures that house waist-high recessed lighting to illuminate the pathways. Natural turf will remain in this fountain corridor; however, it will be reduced in size.

Councilman Chris Mills has been the City Council Liaison for this project and can provide additional design background during the meeting.

FISCAL IMPACT:

The cost estimate for the project is as follows:

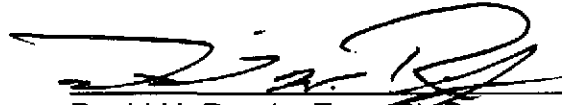
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| 1. Parking lot area construction, re-landscape/irrigation | \$979,000 |
| 2. Add alternate 1; central fountain area with natural turf and undulating lighted retaining walls | \$321,000 |

The estimated total project cost, including the add alternate, is approximately \$1,300,000. Airport capital funding for "non-aviation" use of \$600,000 is available (\$300,000 in fiscal year 2014-15, and \$300,000 to be budgeted in fiscal year 2015-16). The balance (approximately \$700,000) would be paid from a General Fund interfund loan. Repayment would occur from the Airport Fund over three years per the Airline Agreements' annual capital cap amount provision.

In lieu of a General Fund loan, the project could be delayed for two years in order to accumulate additional Airport "non-aviation" capital funds.

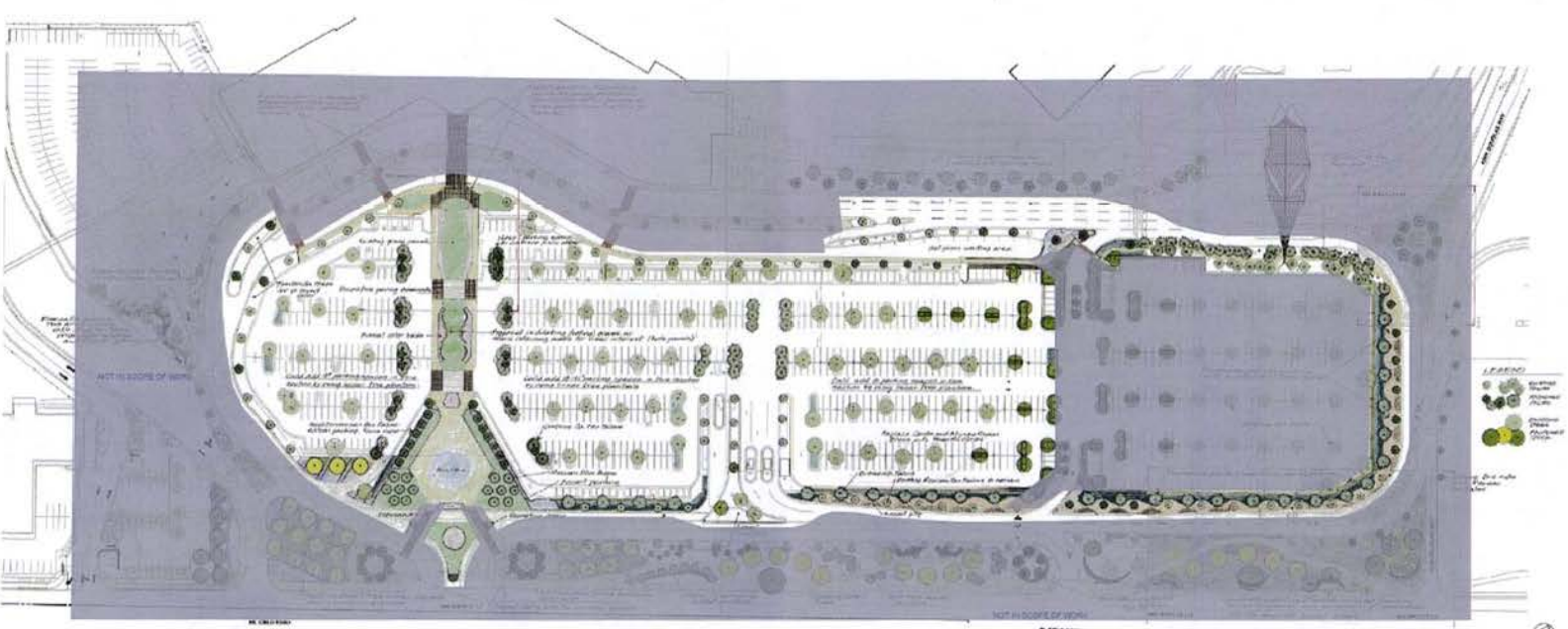


Thomas Nolan, A.A.E.
Executive Director, Airport



David H. Ready, Esq., Ph.D.
City Manager

Attachment: Airport Landscaping Exhibit
Plan Specifications/Drawings on file



Wayne Collins Company & Associates
 10000 W. 10th Ave., Suite 100, Denver, CO 80202
 303.733.1111
 www.wccpa.com

10000 W. 10th Ave. - 10000 W. 10th Ave. - 10000 W. 10th Ave.

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