

COUNCIL ACTION FORM

SUBJECT: AIRPORT TERMINAL BUILDING - SCHEMATIC DESIGN CONCEPT FOR PROJECT BUDGET/SCOPE

BACKGROUND:

In August of 2012, staff presented a report to City Council about the various types of airport funding available, which outlined a framework for the budgeting of a new terminal building. That report also contained recommendations regarding public input meetings with airport and business users to help define the scale and scope for a new terminal facility.

Since those meetings have concluded, the next step is to take the input from our users to create a conceptual layout that can be used first and foremost for refining the overall project budget, but also to meet State and Federal requirements of providing definitions of the proposed spaces within the terminal. These definitions are used by the Iowa Department of Transportation (State funding) and Regional Federal Aviation Administration (Federal funding) staff to determine "eligibility" of each space.

The City's current airport consultant, Bolton & Menk, along with Architectural Alliance of Minneapolis, Minnesota, will meet with City staff to develop this schematic design and refine the budget. Architectural Alliance specializes in aviation design. Drawing from their expertise, City staff will present on December 18, 2012, the findings of the airport user meetings, a conceptual terminal layout, proposed budget alternatives, and graphical examples of "Gateway" level terminal building design. This information will then serve as the basis for a revised CIP project page.

The cost for this conceptual work is estimated not to exceed \$7,000 and could be funded from City Council Contingency Account.

ALTERNATIVES:

1. Approve \$7,000 from City Council Contingency Account to create a conceptual layout and budget for the new Airport Terminal Building project.
2. Approve the hiring of outside consultants, but Identify other funding sources for the \$7,000 expenditure.
3. Not to engage the services of outside consultants and rely on the staff's previous estimate for a new terminal. It should be emphasized that this original estimate was not based on feedback from the Airport users.

MANAGER'S RECOMMENDED ACTION:

Over the last several months airport/business users have provided key input and insight into how they envision the future of the Ames Airport. Utilizing their feedback and the experience of our airport consultant team will be critical when moving forward with the design of a new terminal building.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby approving \$7,000 from City Council Contingency Account to create a conceptual layout and budget for the new Airport Terminal Building project. This information will be shared with the Council on November 18th and will service as the basis for a revised CIP project page regarding the Airport Terminal.