

COUNCIL ACTION FORM

SUBJECT: AIRPORT TERMINAL BUILDING AND HANGAR PROJECT UPDATE

BACKGROUND:

On October 13, 2015 the City Council referred the attached letter from the AEDC which reflects two requests regarding the Airport Hangar project. **The purpose of this report is to respond to these two requests as well as assure that the City Council approves of the current conceptual design plans for the Hangar and Terminal Building.**

Issue 1. Approval Of Hangar Conceptual Design Plans

The City's FY 2015-2020 Capital Improvements Plan (CIP) includes a project to construct a new terminal building, itinerant hangar, and related site improvements at the Ames Municipal Airport. The budget for the Terminal Building portion of this project is as follows:

<u>Revenues</u>		<u>Expenses</u>	
G.O. Bonds	\$ 867,000	Site Design	\$ 144,800
Bonds (Abated)*	\$ 943,000	Site Construction	\$ 772,000
Federal	\$ 600,000	Terminal Design	\$ 266,700
State	\$ 150,000	Terminal Construction (Est)	\$ 2,126,500
ISU	\$ 250,000		\$ 3,310,000
Hotel/Motel Tax	\$ 250,000		
AEDC	\$ 250,000		
	<u>\$ 3,310,000</u>		

* Abated with increased revenue from FBO contract and backed by ISU

The Hangar portion of this project is being paid for entirely by the private sector and will be donated to the City once it has been built. **As part of this arrangement, the City Council will be asked to review and approve on October 27th the conceptual design of the Hangar to ensure City support for the design direction.**

It should be emphasized that the plans and specifications (Building Plans) of the Hangar that will be used to issue building permits and allow the building to be ordered are not part of this approval. Staff will conduct the review and issue building permits in the future when the documents have been submitted to the City. At that time, the order for the Hangar may be placed.

Attached to this Council Action Form is the conceptual design for the Hangar (Attachment 1) that illustrates the massing, shape, and potential use of color for the building. Staff has also provided an updated Terminal Building layout (Attachment 2)

that shows the revised building proposal for a 6,970 square-foot plan. There are also renderings of the interior and exterior treatments of the terminal building that illustrates the landside and airside entries to the Terminal. What is shown reflects the most current design guidance from the focus group and architectural design team.

Issue 2. Approval To Waive Building Permit Fees For The Hangar

The February 10, 2015 agreement for Airport Improvements with Iowa State University obligates them to ensure that a third party designs and constructs an aircraft storage hangar approximately 11,500 square feet in size whose plans and specifications are improved in advance by the City. The Ames Economic Development Commission (AEDC) has assumed this responsibility for the University and is in the process of raising over \$1,000,000 of private funds to finance the Hangar. You will recall that the AEDC has also pledged to contribute an additional \$250,000 towards the construction of the new terminal building.

This financial commitment from the private sector is unprecedented and is proving to be challenging. Therefore, the AEDC is requesting that the City Council consider waiving the permit fees associated with the construction of the Hangar.

Issue 3. Permission To Offer Naming Rights For Two Rooms In The Terminal Building

Another strategy to facilitate the completion of their financial obligation to the airport improvements is for the City Council to allow the AEDC to offer naming rights for the Conference Room and Training/Multi-purpose Room in the Terminal Building in return for a specific level of contribution. This distinction will be marked by a plaque on the room's wall identifying the donor.

ALTERNATIVES:

1. a) The City Council can approve the general conceptual designs for the Terminal Building and Hangar that have been developed to date.

However, the AEDC must understand that this conceptual approval does not constitute a building plan review such that building permits could be issued for the Hangar. Until the City staff receives and is able to review the construction plans and specifications for the Hangar, permits cannot be issued. **Therefore, the AEDC should understand that the Hangar should not be ordered based on the Council's approval of the conceptual design.**

- b) The City Council can grant waiver of building fees for the Hangar.
- c) The City Council can grant the AEDC the authority to offer naming rights to donors for the Training and Training/Multi-purpose rooms within the Terminal Building.

2. The City Council can approve the proposed conceptual design plans for the Terminal Building and Hangar and grant any one of the two requests from the AEDC.
3. The City Council can approve the proposed conceptual design plans for the Terminal Building and Hangar and deny the two requests from the AEDC.
4. The City Council can deny the two requests from the AEDC and refer the conceptual design of the Terminal Building and Hangar back to the staff for modifications.

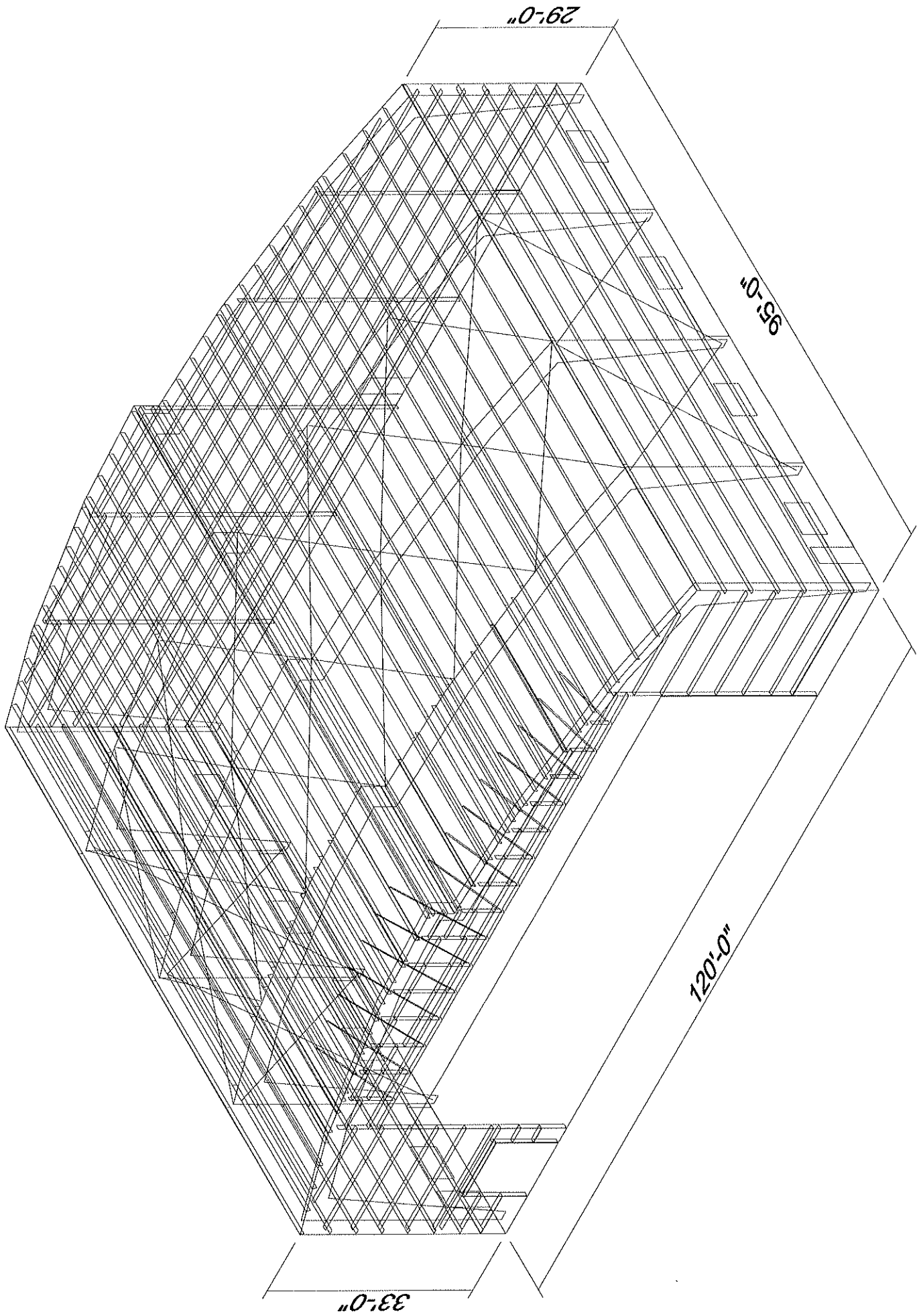
MANAGER'S RECOMMENDED ACTION:

The successful completion of the airport improvements will be the result of a public/private partnership. In addition to substantial financial commitments from the City and University, the private sector has stepped up to become a major contributor as well. The two requests represent minimal concessions on the part of the City that will enhance the probability that the AEDC will achieve its financial goal for the project.

While the City does pay the permit fees for its own projects (Library, Water Treatment Plant, Furman Aquatics Center), this Hangar project is unique. In this case, the City will receive a facility worth in excess of \$1,000,000 without expending any tax or utility funds. The waiver of the permit fees, valued at approximately \$9,000 in return for a \$1,000,000 structure, seems justified. In addition, the granting of naming rights for rooms in City facilities as a technique to garner donations is not new. The Library Board has utilized this same strategy for securing private donations. Finally, as our consultant moves ahead with the design of the Terminal Building, it is important that the City Council concurs with the direction this project is taking along with the vision for the new Hangar.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 and thereby 1) approve the general conceptual designs for the Terminal Building and Hangar that have been developed to date, 2) grant waiver of permit fees for the Hangar project, and 3) allow the AEDC the authority to offer naming rights to donors for the Training and Training/Multi-purpose rooms within the Terminal Building.





Design Development
Ames Municipal Airport New Executive Terminal



Terminal Building - Schematic Design Plan



Design Development Ames Municipal Airport New Executive Terminal



Schematic Design Plan Square Footages

Passenger Lobby / Lounge	2,364 sf
FBO Offices	540 sf
Training / Multi-Purpose	660 sf
Reception / Copy-File / Kitchenette / Line Crew	456 sf
Restrooms / Janitor	467 sf
Storage	95 sf
Vending	30 sf
Cafe	38 sf
Pilot Area	1,092 sf
Conference	380 sf
Business Center	110 sf
Mechanical / Electrical / Communications	270 sf
Circulation / Vestibules	468 sf
Total Building SF	6,970 sf

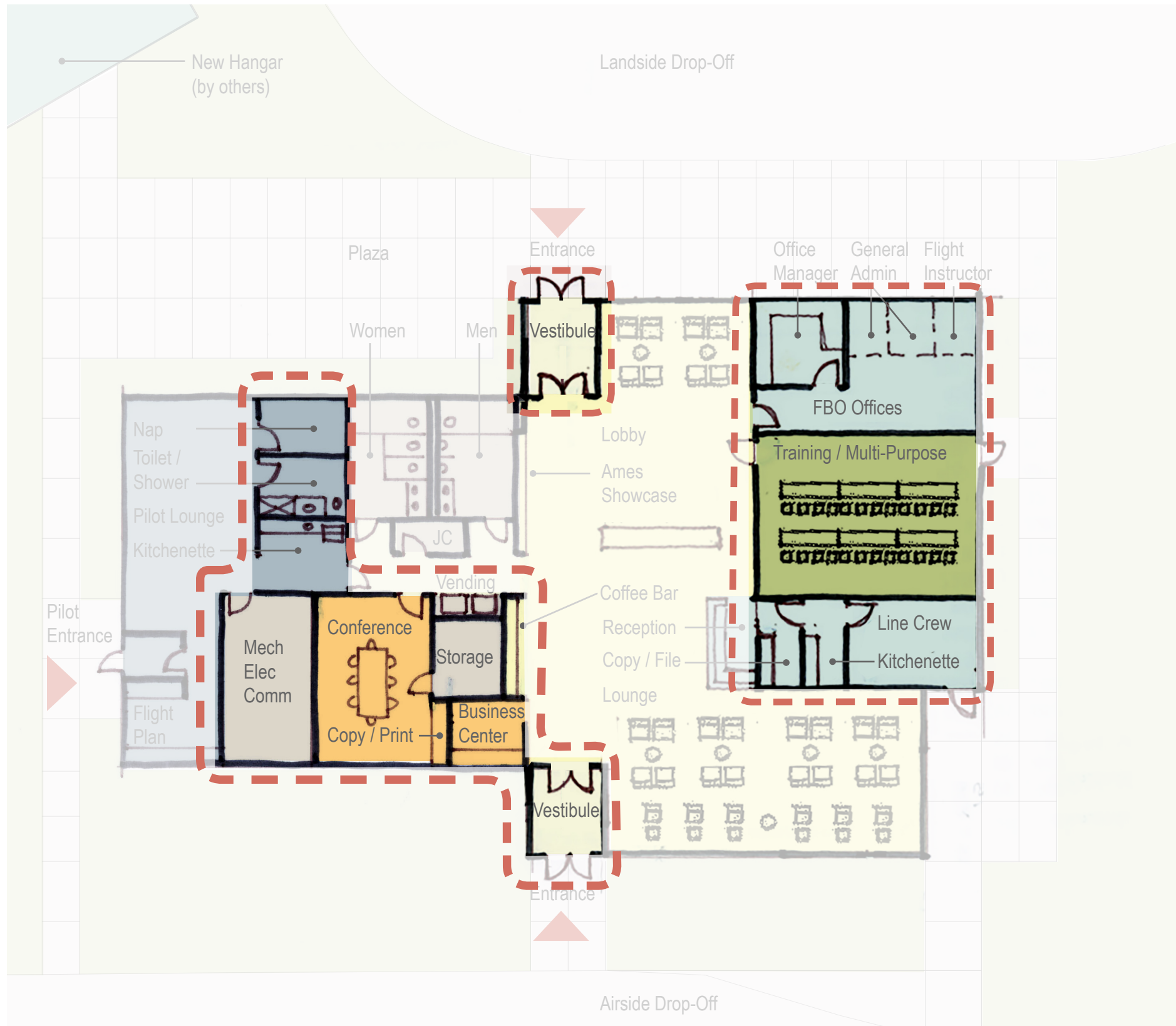
Plan Key of Program Categories

- Public
- Conference / Meeting
- Training / Multi-Purpose
- Administration / Building Operation
- Pilot Area
- Leasable Office Space
- Mechanical / Restroom / Utility / Storage

Terminal Building - Schematic Design Plan



Design Development Ames Municipal Airport New Executive Terminal

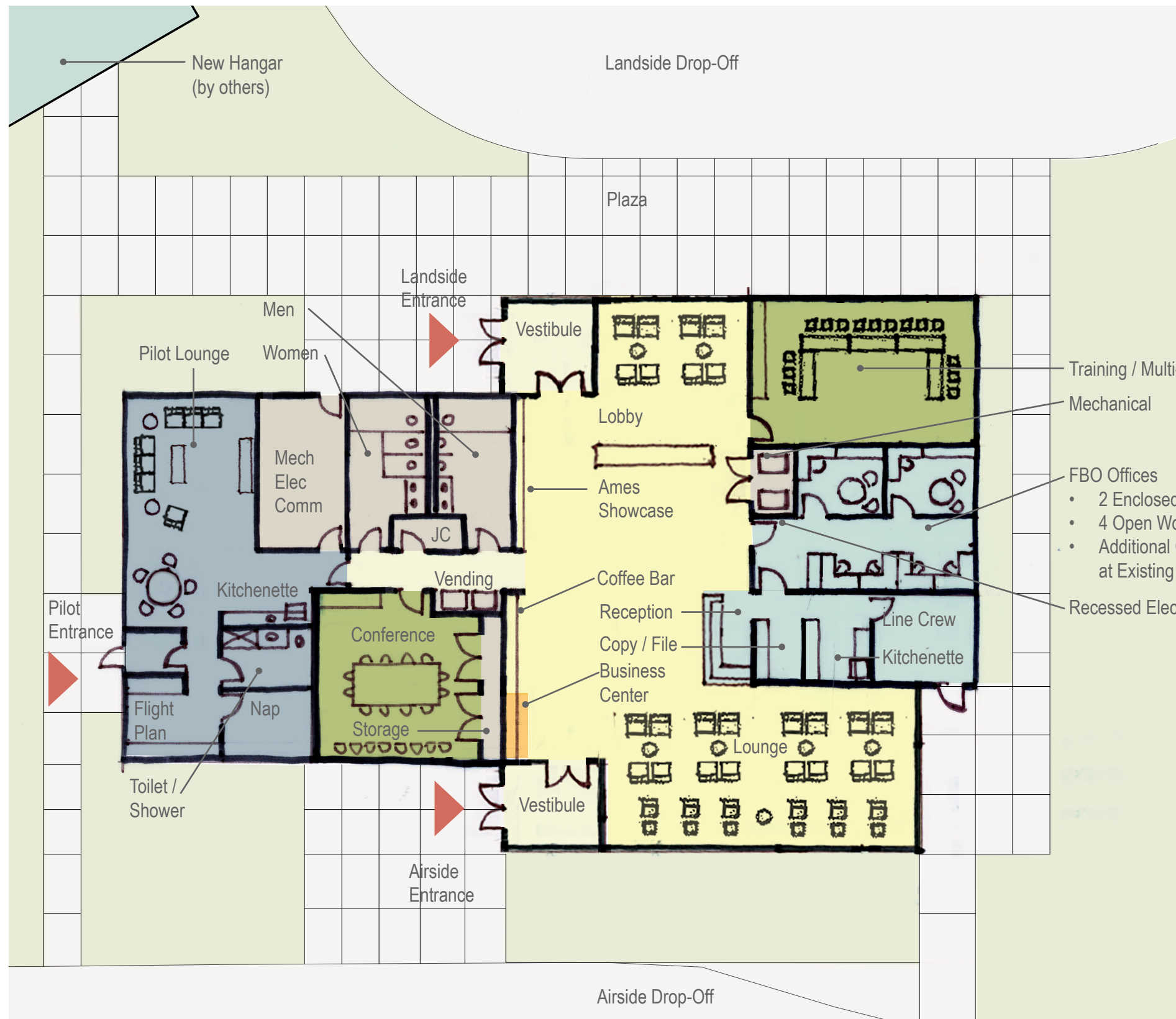


Schematic Design Plan Square Footages

Passenger Lobby / Lounge	2,364 sf
FBO Offices	540 sf
Training / Multi-Purpose	660 sf
Reception / Copy-File / Kitchenette / Line Crew	456 sf
Restrooms / Janitor	467 sf
Storage	95 sf
Vending	30 sf
Cafe	38 sf
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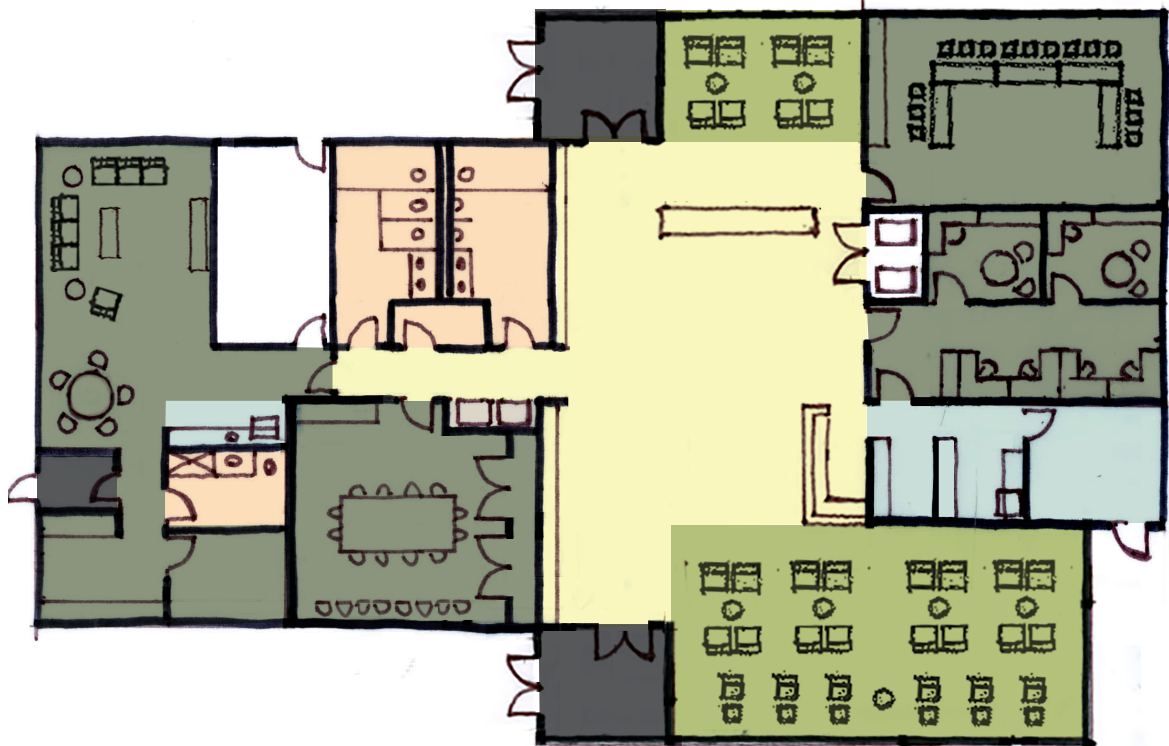
Square Footages

Passenger Lobby / Lounge	2,292 sf
FBO Offices	576 sf
Training / Multi-Purpose	600 sf
Reception / Copy-File / Kitchenette / Line Crew	456 sf
Restrooms / Janitor	467 sf
Storage	58 sf
Vending	30 sf
Cafe	38 sf
Pilot Area	1,092 sf
Conference	497 sf
Business Center	30 sf
Mechanical / Electrical / Communications	294 sf
Circulation / Vestibules	540 sf
Total Building SF	6,970 sf

- Training / Multi-Purpose
- Mechanical
- FBO Offices
 - 2 Enclosed Offices
 - 4 Open Work Desks
 - Additional Office Space at Existing Terminal
- Recessed Electrical Panel

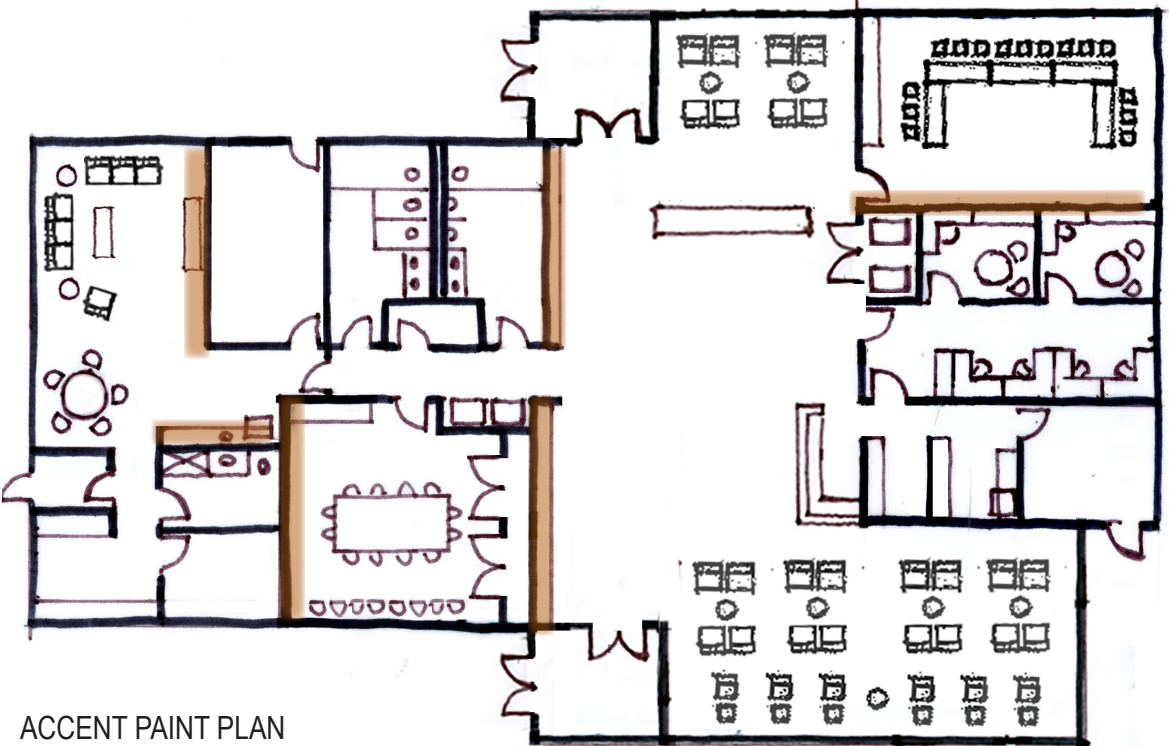
Plan Key of Program Categories

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FLOOR FINISH PLAN

- CARPET TILE
- BROADLOOM CARPET
- WALK-OFF CARPET TILE
- PORCELAIN FIELD TILE
- PORCELAIN RESTROOM TILE
- VCT
- SEALED CONCRETE



ACCENT PAINT PLAN

Finish Palette 'B'

MODERN - ENERGETIC - SIMPLE

color concept: a contemporary blend of black, white and greys and light woods, creating a crisp backdrop to welcome any color on 'ames showcase', including ISU's cardinal red and gold.

Design Development

Ames Municipal Airport New Executive Terminal

PAINT MAIN

PAINT ACCENT

FLOOR TILE PUBLIC AREAS
*ALTERNATE: STAINED CONCRETE

FLIGHT

CARPET PATTERN MULTIPLE TILES

MAPLE MILLWORK + FURNITURE

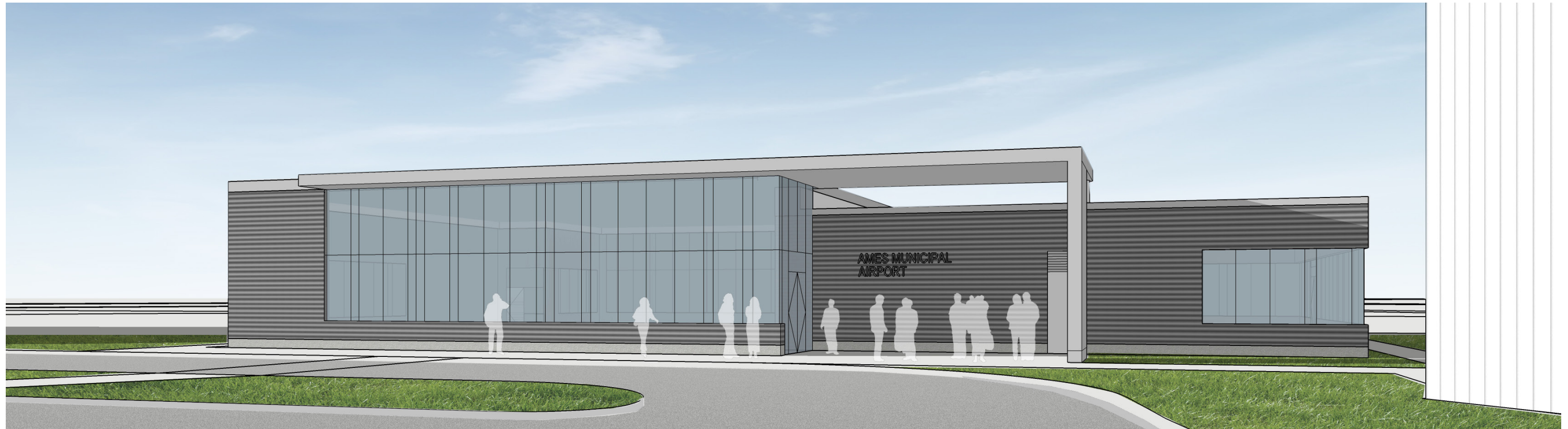
RESTROOM WALL TILE PUBLIC RESTROOM

CARPET TILE PUBLIC AREAS

UPHOLSTERY CONCEPTS PUBLIC AREAS

BROADLOOM CARPET SECONDARY / SUPPORT SPACES

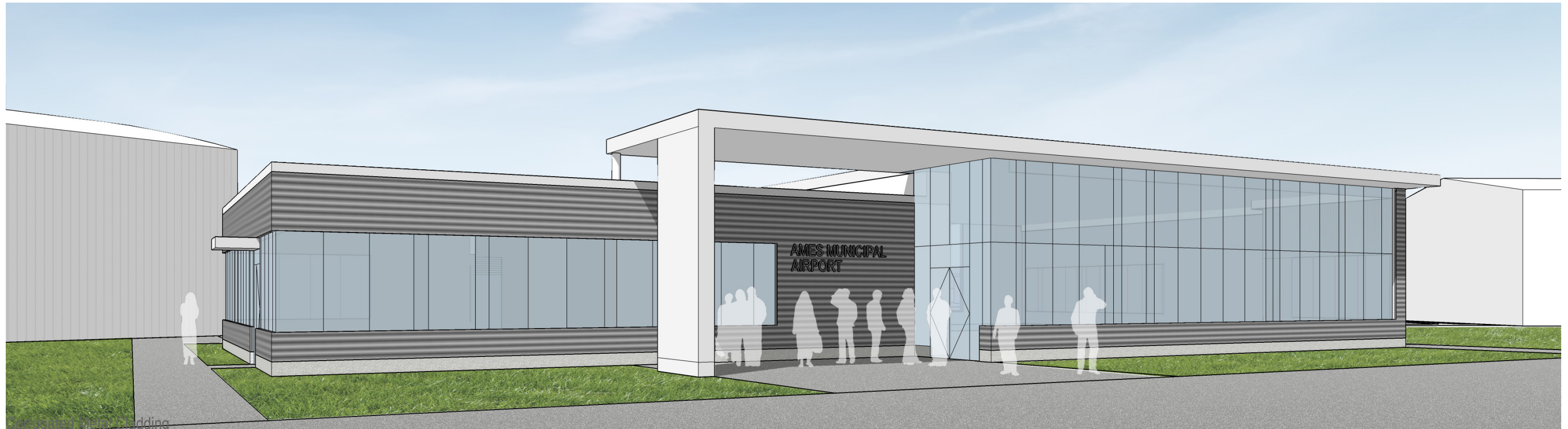
RESTROOM FLOOR TILE PUBLIC RESTROOM



Corrugated Metal Cladding



Metal Panel Cladding



Corrugated Metal Cladding



Metal Panel Cladding



Smart Choice

October 8, 2015

Honorable Mayor Ann Campbell
City of Ames
515 Clark Ave.
Ames, IA 50010

Mayor Campbell,

I write to you on behalf of the Ames Economic Development Commission (AEDC) respectfully seeking the approval of you and the Ames City Council on two items related to the modernization of the Ames Municipal Airport.

I am pleased to report that the AEDC has eclipsed the one-million mark related to our fundraising for the airport hangar and the AEDC's portion of the funding for the new airport terminal. The goal remains \$1.25 million and while we have some fundraising to go, we are confident that will meet our target.

The first item I would like to address is the City of Ames building permit fees that will be a requirement for the construction of the airport hangar. Since the AEDC will be the owner of the facility during construction there will be a building permit fee like any other project in our community. I respectfully ask you and the City Council to waive these fees, which are expected to be in the range of \$9,600. While this is not a large amount of money in the overall range of a one million-dollar hangar, it would still be roughly \$10,000 that would not have to be raised for the project.

Since this building is being built for the City of Ames we are hopeful that you and the City Council will give this request serious consideration.

The second item being sought is the ability to name two rooms at the new terminal. We would like the ability to name both the conference room and training room in the new terminal by securing larger amounts of funding for a company to have their name on these spaces. There are other public projects like the Ames Public Library, the Ames/ISU Ice Arena, and Mary Greeley Medical Center, which are all public buildings, where private entities have invested funds in said projects with the ability to have their name on a particular space. We firmly believe this would aid our ability to raise larger amounts of funding if we have these two spaces to offer to larger funders.

The airport project is a great example of a public-private partnership and the AEDC is proud to be playing a significant role in moving this forward. If you and the City Council would be willing to allow for these considerations we would be most grateful and believe it would get us more quickly to our overall fundraising goal for the airport improvements.

Thank you for your consideration.

Sincerely,



Daniel A. Culhane, President & CEO
Ames Chamber of Commerce & Economic Development Commission

CC: Gloria Betcher
Amber Corrieri
Tim Gartin
Matthew Goodman
Chris Nelson
Peter Orazem
Steve Goodhue, Chair, AEDC
Dean Hunziker