



SANTA BARBARA AIRPORT

TERMINAL EXPANSION AND PARKING STRUCTURE PROJECT (TEPS)

May 18, 2022
Santa Barbara Airport Commission



Project Background RD2 BK4

- FAA AIP funding based on number of enplanements C14
- Enplanements in 2011 = 365,769
- Estimated enplanements in 2021 = 483,000 (actual = 476,504)
 - Even with Covid-19, enplanements above TAF BK3
- Estimated enplanements in 2032 = 657,000
- Available parking in 2011 = 1,494 spaces with 500 of those spaces off-site
- 2017 Airport Master Plan
 - Demand based capital project program
 - Terminal expansion
 - Additional parking

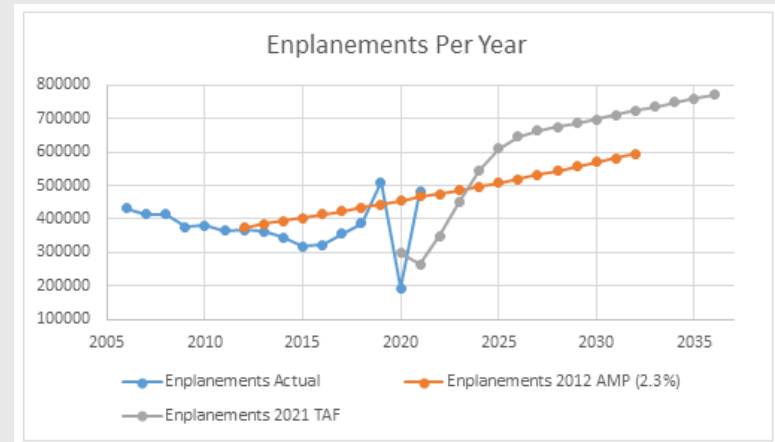
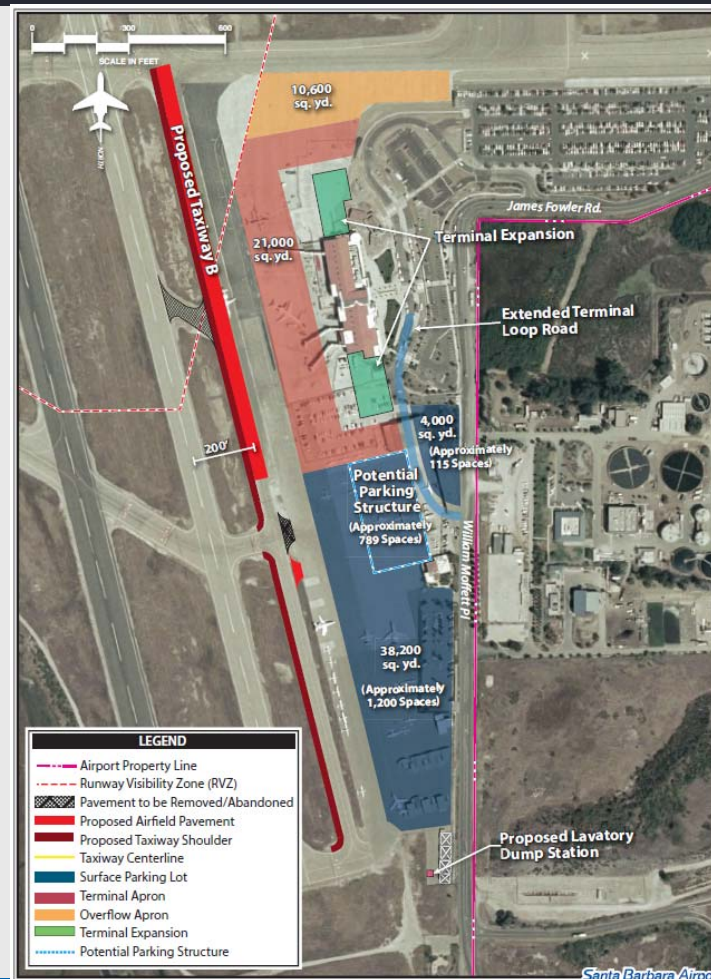


TABLE 3K
Projected Peak Parking Demand
Santa Barbara Airport

Lot	Current	Short Term	Intermediate Term	Long Term
Short-Term Lot	167	200	229	299
Long-Term Lot 1	636	766	876	1,143
Long-Term Lot 2	34	41	47	61
Total	837	1,007	1,152	1,503

Source: Kimley-Horn and Associates, Inc. analysis.







Design Elements

- RFQ Attachment A
- Height restrictions
- Re-alignment of Terminal Loop Road
- Storm water management program
- Architectural and Urban Design Guidelines
- Future expansion
- Green Building Policy (solar, battery backup, ParkSmart)



Selection Criteria

- Project Manager (20%)
- Key staff and design experience (30%)
- Schedule and Budget (15%)
- Understanding of project (20%)
- City Agreement Terms and Conditions (5%)
- References (10%)

PART ONE	EVALUATION FACTORS							
DESIGN FIRM	Project Manager (20)	Key Staff & Experience (30)	Schedule & Budget (15)	Project Approach (20)	Terms & Conditions (5)	References (10)	TOTAL 100	COMMENTS/JUSTIFICATION
(EXAMPLE) Firm Alpha	18	24	12	18	5	10	87	PM Alpha has 20+ years experience. Org chart nicely outlines team. Listed reasonable project approach. Identified noteworthy challenges and options to overcome. References raved about the key staff. No terms and conditions changes
(EXAMPLE) Firm Bravo	12	15	10	12	2	5	56	PM Bravo only has five years experience. Design team has never worked together before. Recent project had budget issues. Project approach provided limited tasks and subtasks. Firm proposed 20 additional terms and conditions. Was not able to contact two of the provided references due to outdated information



Budget

- Initial estimated cost of construction (2020)
 - Terminal Expansion = \$14M
 - Parking Structure = \$46M
 - Total cost of construction = \$60M + \$4.8M (8% design costs) = \$64.8M
- Revised estimated cost of construction
 - Terminal Expansion = \$30M
 - Parking Structure = \$60M
 - Total cost of construction = \$90M + \$7.2M (8% design costs) = \$97.2M
- Airport Reserves to fund initial contract, roughly \$1.4M
- Airport to pursue FAA grant funding (AIP & BIL) and CFC funding for design



Project Timeline

- Issue RFQ – November 2021 **Complete**
- RFQ Proposals due – January 2022 **Complete**
- Negotiations with highest rated firm – May 2022 – **On-going**
- City Council Contract Award – June 2022 (estimated)
 - Also plan to award contract for Master Plan Update in June 2022
- Design kick-off – July 2022 (estimated)
- Concept Design Complete – January 2023 (estimated)
- 100% Design Complete – 2024 (estimated)
- Construction Start – 2026 (estimated)
- Construction Complete – 2028 (estimated)



Questions

Contact

- Sara Iza, Airport Development Manager
- siza@santabarbaraca.gov