



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Economic Development

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2019

Re: Resolution setting a Public Hearing for the construction of a new terminal at the Columbia Regional Airport and authorization of the Design/Build method of construction.

Executive Summary

This Resolution is setting a public hearing on November 18, 2019, for the construction of a new terminal at the Columbia Regional Airport. Staff is also requesting support from Council to use the design/build method of construction upon approval of the resolution of necessity.

Discussion

Staff is requesting a Public Hearing to be held on November 18, 2019, in regards to the construction of a new terminal at the Columbia Regional Airport. The current Columbia Regional Airport terminal was opened for commercial traffic in 1969 and has served the mid-Missouri region for over 50 years. Increased security regulations, passenger growth, aging infrastructure, and limited ADA accessibility have made the construction of a new terminal a priority for the City of Columbia. The current facility has approximately 16,000 square feet, two former Columbia Public School (CPS) trailers for secure gate areas, one former CPS trailer for baggage claim, and only one bathroom in the secure area to accommodate 177 people.

An interested parties meeting was held on March 22, 2016, for the Terminal Area Masterplan (TAMP). There were many comments but no objections to the future construction. The City Council reviewed information from the TAMP during a City Council Work Session on February 15, 2016. This study included six locations to select from for the new terminal. This study also concluded that the rate of growth exceeded the capacity of our current facility. To meet the demand for this growth it was apparent that the City of Columbia must move forward quickly with the construction of the new commercial terminal.

On December 18, 2017, City Council passed a resolution providing their support for the location identified as Site 1X. This location is just south of the existing terminal and east of Airport Drive. This location was supported with three priorities in mind: Timing, Cost, and Sustainable Practices- all the while meeting safety and security regulations and allowing for future expansion as future growth demands. After this resolution of support was passed, staff was required by the Federal Aviation Administration (FAA) to complete a Supplemental Terminal Area Masterplan (STAMP) because this new location had not been previously identified in the TAMP. On June 24, 2019, the FAA accepted the STAMP and approved the revised Airport Layout Plan which identified the approved site for the new commercial terminal.



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On July 1, 2019, City Council passed a resolution authorizing an agreement with Burns & McDonnell Engineering, Inc. to provide engineering and architectural services to represent the City of Columbia as the Owner's Representative for the development of a Basis of Design document that will be utilized for the procurement of a Design-Builder for the new Columbia Regional Airport Terminal.

On July 15, 2019, a Pre-Council Work Session was held where staff presented an update of the airport terminal project and discussed the pros and cons of the three options considered for design and construction: Design/Bid/Build, Construction Manager at Risk, and Design/Build. Council members expressed support for the Design/Build method which expedites construction, reduces costs, and thus reduces risks to the City of Columbia while meeting the demands of the increasing passengers utilizing COU. On August 15, 2019, the City received approval from the FAA to utilize the Design/Build method.

Based on the projected passenger growth, the new terminal will be approximately 60,000 square feet. The construction will be a phased approach with the first phase cost of approximately \$20,000,000.00. Staff intends to include bid alternates for the construction project Phase 1, which is planned for calendar years 2020, 2021, and 2022. Subsequent phase(s) will be determined after the RFQ is awarded and any additional funding is determined.

Additionally, Airport staff has held monthly "All Things Airport" meetings with the community about this project since August 2018 and plans to continue outreach and meetings until the terminal is completed. This has allowed staff to provide updates to users and partners of the airport in the community. This has also allowed input of ideas that customers and partners would like to see incorporated into the terminal. To ensure collaboration with the surrounding communities, staff has also traveled to Callaway, Randolph, Cooper, and Cole counties to receive and provide feedback to the customers and partners that are also served.

Fiscal Impact

Short-Term Impact: The first phase of construction allowed in the design/build will be approximately \$20,000,000.00 and will be completed in 2022.

Long-Term Impact: Future phase(s) of the terminal will cost approximately \$15,000,000.00.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Operational Excellence, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility



Legislative History

Date	Action
10/07/2019	R145-19 Authorizing a Consultant Agreement with Burns & McDonnell, Inc. for the design of Taxiway C2 reconstruction and apron expansion for the new Hangar 730 which replaces Hangar 350 at the Columbia Regional Airport.
07/01/2019	R102-19 Authorizing a Consultant Agreement with Burns & McDonnell, Inc. for the Owner's Representative to assist the City of Columbia in the design/build process of a new airport terminal at the Columbia Regional Airport.
04/15/2019	R56-19 Authorize an Agreement with Burns & McDonnell Engineering, Inc. to complete a Documented Categorical Exclusion Environmental Review (CATEX) for the Proposed Terminal Site at COU.
07/02/2018	R99-18 Rescinding Res R99-18 Rescinding Resolution No. 58-18 – Agreement with Burns & McDonnell for Supplemental Terminal Area Master Plan (STAMP) project
04/16/2018	R50-18 Setting a public hearing: proposed construction of a replacement Central Missouri Aviation (CMA) hangar 350 structure to be located directly south of Taxiway C and west of Hangar 40 and construction of a connecting apron and taxiway at the Columbia Regional Airport.
04/16/2018	R58-18 Approve an agreement between Burns and McDonnell, Inc. and the City of Columbia to complete a Supplemental Terminal Area Master Plan (STAMP) contingent upon authorization of funding and approval of the consultant agreement by the Missouri Department of Transportation.
12/18/2017	R186-17 Resolution expressing support for new proposed terminal location.
05/02/2016	TAMP – Pre-Council Presentation.



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Suggested Council Action

Adopt the Resolution setting a public hearing for the construction of a new terminal at the Columbia Regional Airport; and authorize the Design/Build method of construction.