

Choose an item. Department Source: City Manager

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2026

Re: Supplemental memo correcting the estimated project cost of the Terminal Building Production Kitchen project at Columbia Regional Airport.

Impacted Ward: Airport

Executive Summary

Council Bill 70-26 was introduced on the March 16th Council agenda authorizing a bid call through the Purchasing division for the construction of the Terminal Building production kitchen for the existing airport concession area located on the secure side of the Terminal.

It was brought to staff's attention that the estimated project cost identified in the Fiscal Impact section of the council memo was a different amount than the project cost identified in the Executive Summary and Discussion sections of the memo. Staff is correcting the discrepancy with this supplemental memo. The total estimated cost for design and construction of the production kitchen is \$828,176.

An Interested Parties meeting was held on March 10, 2026 at the Airport Administration Building. A public hearing is being held on April 6, 2026. The estimated project cost is of \$828,176 (design and construction), and will be paid from the Terminal project account.

Discussion,

In November of 2023, the City entered into an agreement to lease 1,874.5 square feet of the Airport terminal for a market and restaurant with counters on the airside, as well as a kitchen and landside concession area. Per the agreement, the concessionaire would provide food and beverage service in two phases:

Phase 1 – Market Area: JWO (Just Walk Out) Technology to operate 365 days a year with operating hours and staffing levels that support passenger activity at the Airport. The concessionaire of Tailwinds Market has been in operation for approximately two years and has been a great success.

Phase 2 – Restaurant Area offering a limited hot food menu once the city completed construction of the kitchen area. Simon Oswald Architects was hired to design the production kitchen at a cost of \$38,100.

The City will be responsible for the cost of the construction of the production kitchen estimated at \$790,076. The concessionaire will be responsible for providing kitchen equipment, which will be coordinated by the architect. The construction of the kitchen is expected to be completed this summer.

Fiscal Impact

Short-Term Impact: The total project cost of the production kitchen is estimated at \$828,176 (design and construction), and will be paid from the Airport Terminal project account.

Long-Term Impact: N/A

Strategic & Comprehensive Plan Impact[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Secondary,

Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Infrastructure, Tertiary Impact:

Tertiary

Legislative History

Date	Action
11/20/2023	R185-23 - Authorizing an airport restaurant agreement with Blue Ribbon Vending, L.L.C., d/b/a Jackson Brothers of the North, for the lease of space in the Columbia Regional Airport terminal for concession services.

Suggested Council Action

Authorize construction of the Terminal Building production kitchen project at Columbia Regional Airport.