

**2024-2033
CAPITAL IMPROVEMENT
PROJECT DETAIL**

PROJECT: CD-ENGINEERING SERVICES #383-New Airport Terminal Building

I. PROJECT TYPE: Airport

II. LOCATION: Airport Road

III. PROJECT OBJECTIVES AND BACKGROUND

NEED SERVED:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> M	Safety	<input type="checkbox"/> H	Facility Cond.	<input type="checkbox"/> M	Productivity	
	<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> H	Mandates	<input type="checkbox"/> H	Service Def.	<input type="checkbox"/> M	Tax Base Exp.	<input type="checkbox"/> M City Master Pl.
	<input type="checkbox"/> Rebuild	<input type="checkbox"/> L	O + M Costs	<input type="checkbox"/> H	Council Goals	<input type="checkbox"/> M	Timeliness	Airport
	<input type="checkbox"/> Total-Cost-of-Ownership (TCO) or Life-cycle Cost (LCC) analysis							

DESCRIPTION: This project entails the construction of a new Terminal building to serve Concord Airport as recommended by the 2006 Airport Master Plan.

The current Airport terminal building was constructed in 1938 and later renovated in 1961. Due to its age, the terminal is plagued with a variety of significant building code violations, structural deficiencies, and inadequate security measures. The age and configuration of the terminal also make it extremely difficult to bring the building into compliance with the 1990 Americans with Disabilities Act (ADA) without major renovations at significant cost. These issues render much of the terminal building unusable.

In 2020 the City completed an updated study of the terminal building. That effort confirmed the findings of the 2006 Airport Master Plan and recommended the construction of a new terminal building located at the north end of Runway 17/35 facing the intersection of Airport Road and Regional Drive. The proposed building would be 3,500SF and would feature a large common area, tenant and office space, a pilots' lounge, as well as a small restaurant.

An economic impact analysis completed by the City as part of the 2006 Airport Master Plan revealed that Concord Airport contributes \$7.2 million dollars to the local economy in the form of direct, indirect, and induced impacts. The same study also estimated that the Airport supports nearly 1,700 jobs throughout the region. Construction of a new terminal building will help expand use of the Airport, and therefore further bolster the local and regional economy.

SERVICE IMPACT: To prevent further deterioration of facility, operation and safety concerns, continued deficiencies based on projected demand and capacity.

IMPACT IF NOT FUNDED: Inability to grow air traffic at the airport thereby resulting in stagnant revenues and persisting code compliance / life-safety concerns with the current facility.

IV PREVIOUS FISCAL YEAR AUTHORIZED: 1997

PREVIOUS AMOUNT:

V. PROJECT USEFUL LIFE (In Years):

20

Expected Bond Term (in Years) 20

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VI. PROJECT FUND SUMMARY

Fund	Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Ten Years
Airport	Federal	295,200*	0	0	0	0	0	0	0	0	0	295,200
Airport	G.O. Bonds	0	0	176,000	0	0	0	0	0	0	0	176,000
Other	Federal	96,300*	0	3,168,000	0	0	0	0	0	0	0	3,264,300
Other	State	21,750*	0	176,000	0	0	0	0	0	0	0	197,750
Airport	Capital Transfer	21,750*	0	0	0	0	0	0	0	0	0	21,750
Total		435,000	0	3,520,000	0	0	0	0	0	0	0	3,955,000

VII. PROJECT FUND DETAIL

Fiscal Year	Fund Type	Amount	Action
2024	Airport Federal	295,200	Terminal Building: Design and permitting for new terminal building. Federal share.
	Other Federal	96,300	Parking Lot and Demolition: Design and permitting for demolition of existing terminal building and parking infrastructure improvements. Federal share.
	Other State	16,400	Terminal Building: Design and permitting for new terminal building. State share.
	Airport Capital Transfer	16,400	Terminal Building: Design and permitting for new terminal building. City share.
	Airport Capital Transfer	5,350	Parking Lot and Demolition: Design and permitting for demolition of existing terminal building and parking infrastructure improvements. City share.
	Other State	5,350	Parking Lot and Demolition: Design and permitting for demolition of existing terminal building and parking infrastructure improvements. State share.
		\$435,000	2024 Subtotal
2026	Other Federal	2,376,000	Terminal Building: Construction. Federal share.
	Other Federal	792,000	Parking Lot and Demolition of Existing Terminal: Construction. Federal share.
	Airport G.O. Bonds	132,000	Terminal Building: Construction. City share.
	Other State	132,000	Terminal Building: Construction. State share.
	Airport G.O. Bonds	44,000	Parking Lot and Demolition of Existing Terminal: Construction. City share.
	Other State	44,000	Parking Lot and Demolition of Existing Terminal: Construction. State share.
		\$3,520,000	2026 Subtotal

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TOTAL \$3,955,000