



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE

REFER TO FILE: **AV-0**

June 19, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVAL OF A 3.7 PERCENT RENTAL RATE
ADJUSTMENT AT THE FIVE COUNTY AIRPORTS
EFFECTIVE AUGUST 1, 2003
SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the enclosed airport rental rate increase of 3.7 percent for aircraft storage hangars and no increase in the aircraft tiedown rates at the five County airports, effective August 1, 2003.
2. Instruct the Director of Public Works to notify the County's contract operator of the approved rental rate adjustments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve the enclosed airport rental rate increase of 3.7 percent for aircraft storage hangars and no increase in the aircraft tiedown rates at the five County airports, effective August 1, 2003, and instruct the Director of Public Works to notify the County's contract operator of the approved rental rate adjustments.

On January 22, 1991, Synopsis 62, your Board approved a contract for a private firm to manage, operate, and maintain the County-owned airports. The contract provides for

the Board to retain control over the aircraft storage rental rates, but the operator is allowed to seek increases in the rental rates once a year.

The contract specifies a minimum monthly payment to the County for the privilege of operating and developing the airports. The contract also requires an annual adjustment to this minimum payment, based on the change in the Consumer Price Index (CPI). On April 1, 2003, the minimum payment paid by the contractor was increased by 3.7 percent, based on the annual change in the CPI. The contract operator has now formally requested a 3.7 percent increase for some rental rates to increase their revenues to offset the higher costs associated with the annual increase in the amount they pay the County and increases in their other operational expenses, such as liability and Workers' Compensation insurance and utilities. We believe the rental rate increases are reasonable and justified.

Implementation of Strategic Plan Goals

Approval of these rate increases is consistent with the County Strategic Plan Goal of Fiscal Responsibility, as they will provide sufficient funds to allow our airport management contractor to continue maintaining our five County-owned airports in a safe and effective manner. This action also satisfies the goal of Service Excellence by providing the Aviation Enterprise Fund with the financial resources necessary to maintain a high level of capital improvements to the airport facilities, as requested by the users.

FISCAL IMPACT/FINANCING

If the recommended rental rates are approved, they will go into effect on August 1, 2003. The rental rate increase for aircraft storage hangars at all airports will be 3.7 percent, rounded to the nearest dollar. All tiedown rates at the five airports will remain unchanged.

The typical hangar monthly rate will increase from \$342 to \$355 at Brackett Field, from \$355 to \$368 at Compton/Woodley Airport, from \$347 to \$360 at El Monte Airport, from \$276 to \$286 at General Wm. J. Fox Airfield, and from \$375 to \$389 at Whiteman Airport. The rental rates for the non-typical hangars will also be increased 3.7 percent.

Aircraft overnight parking rates, airport equipment rental charges, and commercial landing fees will remain unchanged.

The Honorable Board of Supervisors
June 19, 2003
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The proposed hangar rental increases for all five airports will generate about \$144,000 in more revenue for the contract manager during the 2003-04 Fiscal Year, assuming a near-zero vacancy factor. Beyond a specified level of revenue, the County will share in the additional revenues in accordance with the terms of the contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Aviation Commission concurs with these recommendations.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will not have any impact on current services or projects.

CONCLUSION

Please return three (3) approved copies of the Board letter to the Department of Public Works, Aviation Division, for further processing.

It is further requested that conformed copies of this letter be distributed to:

- a. County Counsel
- b. Auditor-Controller, General Claims Division
- c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:hz
RENTAL RATES INCREASE 2003 OF 3.7%/B-2

Enc.

cc: Chief Administrative Office
County Counsel

**2003-2004
Current and Proposed
Tiedown and Hangar Rent**

Brackett

TIEDOWNS	Current 02/03		
	Standard	Discount	Disc Amt
Single Engine 40' x 30' Push In	\$ 58.00	\$ 52.00	\$ 6.00
Single Engine 40' x 30' Drive In	\$ 93.00	\$ 84.00	\$ 9.00
Single Engine 50' x 40' Push In	\$ 64.00	\$ 58.00	\$ 6.00
Single Engine 50' x 40' Drive In	\$ 99.00	\$ 90.00	\$ 9.00
Light Twins 40' x 30' Push In	\$ 64.00	\$ 58.00	\$ 6.00
Light Twins 40' x 30' Drive In	\$ 99.00	\$ 90.00	\$ 9.00
Light Twins 50' x 40' Drive In	\$ 110.00	\$ 100.00	\$ 10.00
Heavy Twins 60'x50' Base 12,550 lbs.	\$ 139.00	\$ 126.00	\$ 13.00
Lg Aircraft + for ea 1,000 Lbs. Over base	\$ 0.77	\$ 0.70	\$ 0.07
Maintenance Area	None	None	None
Single Engine 40' x 30' Push In-Sheltered Push In-Sheltered	None	None	None

Hangars	Current 02/03 Aviation Use		3.7 % Proposed 03/04 Aviation Use		Current 02/03 Non-Aviation Use		3.7 % Proposed 03/04 Non-Aviation Use	
	Standard	Discount	Standard	Discount	Standard	Discount	Standard	Discount
18 Large Hangars (C&G Rows)	\$ 637.00	\$ 574.00	\$ 661.00	\$ 595.00	\$ 797.00	\$ 717.00	\$ 826.00	\$ 744.00
19 Standard Hangars (J Row)	\$ 380.00	\$ 342.00	\$ 394.00	\$ 355.00	\$ 476.00	\$ 429.00	\$ 494.00	\$ 445.00
93 Standard Hangars	\$ 380.00	\$ 342.00	\$ 394.00	\$ 355.00	\$ 476.00	\$ 429.00	\$ 494.00	\$ 445.00
17 Port-A-Port Executive	\$ 251.00	\$ 226.00	\$ 260.00	\$ 234.00	\$ 312.00	\$ 282.00	\$ 324.00	\$ 292.00
2 Mini-Stand (J Row)	\$ 226.00	\$ 204.00	\$ 234.00	\$ 212.00	\$ 283.00	\$ 255.00	\$ 293.00	\$ 264.00
40 Standard Hangars No Partition	\$ 301.00	\$ 271.00	\$ 312.00	\$ 281.00	\$ 376.00	\$ 338.00	\$ 390.00	\$ 351.00
2 Mini-Hangars (G Row)	\$ 221.00	\$ 199.00	\$ 229.00	\$ 206.00	\$ 275.00	\$ 248.00	\$ 285.00	\$ 257.00
8 Mini-Standard	\$ 213.00	\$ 191.00	\$ 221.00	\$ 198.00	\$ 266.00	\$ 239.00	\$ 276.00	\$ 248.00
2 Endrooms	\$ 176.00	\$ 158.00	\$ 183.00	\$ 164.00	\$ 221.00	\$ 199.00	\$ 229.00	\$ 206.00
1 Endroom Standard	\$ 131.00	\$ 117.00	\$ 136.00	\$ 121.00	\$ 163.00	\$ 147.00	\$ 169.00	\$ 152.00
1 Endroom Partial, Standard	\$ 107.00	\$ 97.00	\$ 111.00	\$ 101.00	\$ 134.00	\$ 120.00	\$ 139.00	\$ 124.00
4 Endrooms Standard, No Partition	\$ 94.00	\$ 84.00	\$ 97.00	\$ 87.00	\$ 117.00	\$ 106.00	\$ 121.00	\$ 110.00

**2003-2004
Current and Proposed
Tiedown and Hangar Rent**

Compton

TIEDOWNS

	Current 02/03		
	Standard	Discount	Disc Amt
Single Engine 40' x 30' Push In	\$ 78.00	\$ 71.00	\$ 7.00
Single Engine 40' x 30' Drive In	\$ 116.00	\$ 105.00	\$ 11.00
Single Engine 50' x 40' Push In	\$ 110.00	\$ 100.00	\$ 10.00
Single Engine 50' x 40' Drive In	\$ 145.00	\$ 131.00	\$ 14.00
Light Twins 40' x 30' Push In	\$ 110.00	\$ 100.00	\$ 10.00
Light Twins 40' x 30' Drive In	\$ 145.00	\$ 131.00	\$ 14.00
Light Twins 50' x 40' Push In	\$ 152.00	\$ 138.00	\$ 14.00
Heavy Twins 60'x50' Base 12,550 lbs.	\$ 167.00	\$ 151.00	\$ 16.00
Lg Aircraft + for ea 1,000 Lbs. Over base	\$ 0.77	\$ 0.69	\$ 0.08
Maintenance Area	\$ 92.00	None	None
Single Engine 40' x 30' Push In-Sheltered	\$ 84.00	\$ 76.00	\$ 8.00

Hangars

	Current 02/03 Aviation Use		3.7 % Proposed 03/04 Aviation Use		Current 02/03 Non-Aviation Use		3.7 % Proposed 03/04 Non-Aviation Use	
	Standard	Discount	Standard	Discount	Standard	Discount	Standard	Discount
9 Large Hangars (P,Q & Rows)	\$ 682.00	\$ 615.00	\$ 707.00	\$ 638.00	\$ 853.00	\$ 768.00	\$ 885.00	\$ 796.00
30 Portable Hangars	\$ 349.00	\$ 315.00	\$ 362.00	\$ 327.00	\$ 436.00	\$ 393.00	\$ 452.00	\$ 408.00
6 Standard with extra area	\$ 442.00	\$ 398.00	\$ 458.00	\$ 413.00	\$ 553.00	\$ 497.00	\$ 573.00	\$ 515.00
110 Standard Hangars	\$ 394.00	\$ 355.00	\$ 409.00	\$ 368.00	\$ 492.00	\$ 443.00	\$ 510.00	\$ 459.00
8 Port-A-Port Executive	\$ 280.00	\$ 252.00	\$ 290.00	\$ 261.00	\$ 350.00	\$ 316.00	\$ 363.00	\$ 328.00
2 Mini Hangars (R Row)	\$ 232.00	\$ 209.00	\$ 241.00	\$ 217.00	\$ 291.00	\$ 262.00	\$ 302.00	\$ 272.00
17 Mini Hangars	\$ 244.00	\$ 219.00	\$ 253.00	\$ 227.00	\$ 305.00	\$ 274.00	\$ 316.00	\$ 284.00
3 Endrooms (P & Q Rows)	\$ 223.00	\$ 200.00	\$ 231.00	\$ 207.00	\$ 279.00	\$ 251.00	\$ 289.00	\$ 260.00
9 Endrooms Standard	\$ 219.00	\$ 197.00	\$ 227.00	\$ 204.00	\$ 273.00	\$ 246.00	\$ 283.00	\$ 255.00
7 Endrooms Partial, Standard	\$ 157.00	\$ 142.00	\$ 163.00	\$ 147.00	\$ 196.00	\$ 177.00	\$ 203.00	\$ 184.00

**2003-2004
Current and Proposed
Tiedown and Hangar Rent**

El Monte

TIEDOWNS

	Current 02/03		
	Standard	Discount	Disc Amt
Single Engine 40' x 30' Push In	\$ 66.00	\$ 60.00	\$ 6.00
Single Engine 40' x 30' Drive In	\$ 115.00	\$ 104.00	\$ 11.00
Single Engine 50' x 40' Push In	\$ 106.00	\$ 96.00	\$ 10.00
Single Engine 50' x 40' Drive In	\$ 140.00	\$ 127.00	\$ 13.00
Light Twins 40' x 30' Push In	\$ 106.00	\$ 96.00	\$ 10.00
Light Twins 40' x 30' Drive In	\$ 140.00	\$ 127.00	\$ 13.00
Light Twins 50' x 40' Drive In	\$ 151.00	\$ 137.00	\$ 14.00
Heavy Twins 60'x50' Base 12,550 lbs.	\$ 163.00	\$ 148.00	\$ 15.00
Lg Aircraft + for ea 1,000 Lbs. Over base	\$ 0.77	\$ 0.69	\$ 0.08
Maintenance Area	\$ 88.00	None	None
Single Engine 40' x 30' Push In-Sheltered	None	None	None

Hangars

	Current 02/03 Aviation Use		3.7 % Proposed 03/04 Aviation Use		Current 02/03 Non-Aviation Use		3.7 % Proposed 03/04 Non-Aviation Use	
	Standard	Discount	Standard	Discount	Standard	Discount	Standard	Discount
11 Large Hangars (L-M Rows)	\$ 688.00	\$ 619.00	\$ 713.00	\$ 642.00	\$ 859.00	\$ 773.00	\$ 891.00	\$ 802.00
30 Rectangular Hangars	\$ 600.00	\$ 541.00	\$ 622.00	\$ 561.00	\$ 751.00	\$ 676.00	\$ 779.00	\$ 701.00
23 Standard Hangars Large (A Row)	\$ 430.00	\$ 386.00	\$ 446.00	\$ 400.00	\$ 537.00	\$ 483.00	\$ 557.00	\$ 501.00
79 Standard Hangars (B,C & D)	\$ 385.00	\$ 347.00	\$ 399.00	\$ 360.00	\$ 482.00	\$ 434.00	\$ 500.00	\$ 450.00
2 Port-A-Port Executive	\$ 292.00	\$ 263.00	\$ 303.00	\$ 273.00	\$ 365.00	\$ 329.00	\$ 379.00	\$ 341.00
1 Mini Hangar	\$ 228.00	\$ 206.00	\$ 236.00	\$ 214.00	\$ 286.00	\$ 257.00	\$ 297.00	\$ 267.00
7 Mini Standard	\$ 220.00	\$ 198.00	\$ 228.00	\$ 205.00	\$ 274.00	\$ 247.00	\$ 284.00	\$ 256.00
2 Endrooms Partial (M Row)	\$ 140.00	\$ 125.00	\$ 145.00	\$ 130.00	\$ 175.00	\$ 157.00	\$ 181.00	\$ 163.00
2 Endrooms Partial, Standard (A Row)	\$ 126.00	\$ 114.00	\$ 131.00	\$ 118.00	\$ 158.00	\$ 143.00	\$ 164.00	\$ 148.00
47 Portable Hangars (N,O,P & Q Rows)	\$ 365.00	\$ 329.00	\$ 379.00	\$ 341.00	\$ 456.00	\$ 411.00	\$ 473.00	\$ 426.00
2 Rectangular Portable Partial, Standard (A Row)	\$ 497.00	\$ 448.00	\$ 515.00	\$ 465.00	\$ 622.00	\$ 560.00	\$ 645.00	\$ 581.00

**2003-2004
Current and Proposed
Tiedown and Hangar Rent**

WJ Fox

TIEDOWNS

	Standard	Current 02/03 Discount	Disc Amt
Single Engine 40' x 30' Push In	\$ 60.00	\$ 54.00	\$ 6.00
Single Engine 40' x 30' Drive In	\$ 87.00	\$ 79.00	\$ 8.00
Single Engine 50' x 40' Push In	\$ 75.00	\$ 68.00	\$ 7.00
Single Engine 50' x 40' Drive In	\$ 110.00	\$ 100.00	\$ 10.00
Light Twins 40' x 30' Push In	\$ 75.00	\$ 68.00	\$ 7.00
Light Twins 40' x 30' Drive In	\$ 110.00	\$ 100.00	\$ 10.00
Light Twins 50' x 40' Drive In	\$ 123.00	\$ 111.00	\$ 12.00
Heavy Twins 60'x50' Base 12,550 lbs.	\$ 133.00	\$ 122.00	\$ 11.00
Lg Aircraft + for ea 1,000 Lbs. Over base	\$ 0.77	\$ 0.69	\$ 0.08
Maintenance Area	\$ 88.00	None	None
Single Engine 40' x 30' Push In-Shelter	None	None	None

Hangars

	Current 02/03 Aviation Use		3.7 % Proposed 03/04 Aviation Use		Current 02/03 Non-Aviation Use		3.7 % Proposed 03/04 Non-Aviation Use	
	Standard	Discount	Standard	Discount	Standard	Discount	Standard	Discount
1 Port-A-Port Executive II	\$ 551.00	\$ 495.00	\$ 571.00	\$ 513.00	\$ 689.00	\$ 620.00	\$ 714.00	\$ 643.00
14 Standard Hangars	\$ 337.00	\$ 303.00	\$ 349.00	\$ 314.00	\$ 422.00	\$ 380.00	\$ 438.00	\$ 394.00
3 Port-A-Port Executive	\$ 318.00	\$ 286.00	\$ 330.00	\$ 297.00	\$ 397.00	\$ 357.00	\$ 412.00	\$ 370.00
20 Standard Hangars (40' X 42')	\$ 307.00	\$ 276.00	\$ 318.00	\$ 286.00	\$ 385.00	\$ 347.00	\$ 399.00	\$ 360.00
1 Port-A-Port Executive	\$ 272.00	\$ 246.00	\$ 282.00	\$ 255.00	\$ 340.00	\$ 306.00	\$ 353.00	\$ 317.00
1 Mini Hangars	\$ 190.00	\$ 172.00	\$ 197.00	\$ 178.00	\$ 237.00	\$ 214.00	\$ 246.00	\$ 222.00
4 Mini Hangars	\$ 178.00	\$ 160.00	\$ 185.00	\$ 166.00	\$ 223.00	\$ 200.00	\$ 231.00	\$ 207.00
1 Endroom Partial, Standard	\$ 112.00	\$ 101.00	\$ 116.00	\$ 105.00	\$ 141.00	\$ 126.00	\$ 146.00	\$ 131.00
1 Endroom Partial, Small Door	\$ 159.00	\$ 144.00	\$ 165.00	\$ 149.00	\$ 199.00	\$ 180.00	\$ 206.00	\$ 187.00
1 Portable Hangar	\$ 402.00	\$ 362.00	\$ 417.00	\$ 375.00	\$ 503.00	\$ 452.00	\$ 522.00	\$ 469.00

**2003-2004
Current and Proposed
Tiedown and Hangar Rent**

Whiteman

TIEDOWNS

	Standard	Current 02/03 Discount	Disc Amt
Single Engine 40' x 30' Push In	\$ 84.00	\$ 76.00	\$ 8.00
Single Engine 40' x 30' Drive In	\$ 124.00	\$ 112.00	\$ 12.00
Single Engine 50' x 40' Push In	\$ 98.00	\$ 89.00	\$ 9.00
Single Engine 50' x 40' Drive In	\$ 127.00	\$ 115.00	\$ 12.00
Light Twins 40' x 30' Push In	\$ 98.00	\$ 89.00	\$ 9.00
Light Twins 40' x 30' Drive In	\$ 127.00	\$ 115.00	\$ 12.00
Light Twins 50' x 40' Push In	\$ 138.00	\$ 125.00	\$ 13.00
Heavy Twins 60'x50' Base 12,550 lbs.	\$ 164.00	\$ 149.00	\$ 15.00
Lg Aircraft + for ea 1,000 Lbs. Over base	\$ 0.77	\$ 0.69	\$ 0.08
Maintenance Area	None	None	None
Single Engine 40' x 30' Push In-Sheltered	\$ 88.00	\$ 80.00	\$ 8.00

Hangars

	Current 02/03 Aviation Use		3.7 % Proposed 03/04 Aviation Use		Current 02/03 Non-Aviation Use		3.7 % Proposed 03/04 Non-Aviation Use	
	Standard	Discount	Standard	Discount	Standard	Discount	Standard	Discount
3 Port-A-Port Executive (End of J Row)	\$ 456.00	\$ 411.00	\$ 473.00	\$ 426.00	\$ 570.00	\$ 514.00	\$ 591.00	\$ 533.00
17 Port-A-Port Executive 1 (1/2 E Row)	\$ 395.00	\$ 356.00	\$ 410.00	\$ 369.00	\$ 493.00	\$ 444.00	\$ 511.00	\$ 460.00
115 Port-A-Port Executive	\$ 337.00	\$ 303.00	\$ 349.00	\$ 314.00	\$ 422.00	\$ 380.00	\$ 438.00	\$ 394.00
16 Standard Hangars	\$ 305.00	\$ 274.00	\$ 316.00	\$ 284.00	\$ 382.00	\$ 344.00	\$ 396.00	\$ 357.00
4 Endrooms Small	\$ 108.00	\$ 98.00	\$ 112.00	\$ 102.00	\$ 136.00	\$ 122.00	\$ 141.00	\$ 127.00
15 Rectangular Clear Span (C Row)	\$ 579.00	\$ 521.00	\$ 600.00	\$ 540.00	\$ 725.00	\$ 653.00	\$ 752.00	\$ 677.00
69 Portable Hangars	\$ 421.00	\$ 379.00	\$ 437.00	\$ 393.00	\$ 526.00	\$ 474.00	\$ 545.00	\$ 492.00
5 Executive II Portable (J Row)	\$ 651.00	\$ 586.00	\$ 675.00	\$ 608.00	\$ 813.00	\$ 732.00	\$ 843.00	\$ 759.00
9 Rectangular Hangars (BB Row)	\$ 606.00	\$ 546.00	\$ 628.00	\$ 566.00	\$ 759.00	\$ 682.00	\$ 787.00	\$ 707.00
13 T-Hangars Large (DD Row)	\$ 466.00	\$ 419.00	\$ 483.00	\$ 435.00	\$ 583.00	\$ 524.00	\$ 605.00	\$ 543.00
15 T-Hangars Standard (CC Row)	\$ 416.00	\$ 375.00	\$ 431.00	\$ 389.00	\$ 520.00	\$ 468.00	\$ 539.00	\$ 485.00
3 Endoroms (End of CC & DD Rows)	\$ 232.00	\$ 209.00	\$ 241.00	\$ 217.00	\$ 291.00	\$ 262.00	\$ 302.00	\$ 272.00
1 Office	\$ 153.00	\$ 138.00	\$ 159.00	\$ 143.00	\$ 191.00	\$ 172.00	\$ 198.00	\$ 178.00