



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **AV-0**

June 17, 2004

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:

**AIRPORT RENTAL RATES INCREASE
EFFECTIVE AUGUST 1, 2004
SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the enclosed rental rates at County-owned airports for tiedowns and hangars, which includes a 1.8 percent increase in hangar rates to become effective August 1, 2004.
2. Instruct the Director of Public Works to notify the County's contract operator of the rental rate adjustments.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve the enclosed rental rates at County-owned airports for tiedowns and hangars, which includes a 1.8 percent increase in hangar rates to become effective August 1, 2004, and instruct the Director of Public works to notify the County's contract operator of the 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 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. Since the contract operator's expenses have gone up during the past year, the contract operator has formally requested a 1.8 percent increase for some rental rates to increase its revenues to offset the higher costs. 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 allow improvements to airport facilities as requested by the users.

FISCAL IMPACT/FINANCING

The recommended rental rates would go into effect on August 1, 2004. The rental rate increase for aircraft storage hangars at all airports will be 1.8 percent rounded to the nearest dollar. All tiedown rates at the five airports will remain unchanged.

The typical hangar monthly rate would increase from \$355 to \$361 at Brackett Field, from \$368 to \$375 at Compton/Woodley Airport, from \$360 to \$366 at El Monte Airport, from \$286 to \$291 at General Wm. J. Fox Airfield, and from \$389 to \$396 at Whiteman Airport. The rental rates for the non-typical hangars would also be increased to 1.8 percent.

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

The proposed hangar rental increases for all five airports will generate approximately \$71,000 more in revenue for the contract manager during the 2004-2005 Fiscal Year, assuming a 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.

The Honorable Board of Supervisors
June 17, 2004
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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 FOR 2004/B-2

Enc.

cc: Chief Administrative Office
County Counsel

2004-2005
Current and Proposed
Tiedown and Hangar Rent

Brackett

| TIEDOWNS | Current 03/04 | | Disc Amt |
|---|---------------|-----------|----------|
| | Standard | Discount | |
| 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 60' x 40' Push In | \$ 64.00 | \$ 58.00 | \$ 6.00 |
| Single Engine 60' 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 60' x 40' Drive In | \$ 110.00 | \$ 100.00 | \$ 10.00 |
| Heavy Twins 60'x60' Base 12,560 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 | None | None | None |
| Push In-Sheltered | None | None | None |

| Hangars | Current 03/04 Aviation Use | | Disc | Proposed 04/05 Aviation Use | | Disc | Current 03/04 Non-Aviation Use | | Disc | Proposed 04/05 Non-Aviation Use | |
|--------------------------------------|-------------------------------|-----------|------|--------------------------------|-----------|------|-----------------------------------|-----------|------|------------------------------------|-----------|
| | Standard | Discount | | Standard | Discount | | Standard | Discount | | Standard | Discount |
| 16 Large Hangars (C&G Rows) | \$ 661.00 | \$ 595.00 | | \$ 673.00 | \$ 606.00 | | \$ 826.00 | \$ 744.00 | | \$ 841.00 | \$ 757.00 |
| 19 Standard Hangars (J Row) | \$ 394.00 | \$ 355.00 | | \$ 401.00 | \$ 361.00 | | \$ 494.00 | \$ 445.00 | | \$ 503.00 | \$ 453.00 |
| 93 Standard Hangars | \$ 394.00 | \$ 355.00 | | \$ 401.00 | \$ 361.00 | | \$ 494.00 | \$ 445.00 | | \$ 503.00 | \$ 453.00 |
| 17 Port-A-Port Executive | \$ 260.00 | \$ 234.00 | | \$ 265.00 | \$ 238.00 | | \$ 324.00 | \$ 292.00 | | \$ 330.00 | \$ 297.00 |
| 2 Mini-Stand (J Row) | \$ 234.00 | \$ 212.00 | | \$ 238.00 | \$ 216.00 | | \$ 293.00 | \$ 264.00 | | \$ 298.00 | \$ 269.00 |
| 40 Standard Hangars No Partition | \$ 312.00 | \$ 281.00 | | \$ 318.00 | \$ 286.00 | | \$ 390.00 | \$ 351.00 | | \$ 397.00 | \$ 357.00 |
| 2 Mini-Hangars (G Row) | \$ 229.00 | \$ 206.00 | | \$ 233.00 | \$ 210.00 | | \$ 285.00 | \$ 257.00 | | \$ 290.00 | \$ 262.00 |
| 5 Mini-Standard | \$ 221.00 | \$ 198.00 | | \$ 225.00 | \$ 202.00 | | \$ 276.00 | \$ 248.00 | | \$ 281.00 | \$ 252.00 |
| 0 Endrooms | \$ 183.00 | \$ 164.00 | | \$ 186.00 | \$ 167.00 | | \$ 229.00 | \$ 206.00 | | \$ 233.00 | \$ 210.00 |
| 2 Endroom Standard | \$ 136.00 | \$ 121.00 | | \$ 138.00 | \$ 123.00 | | \$ 169.00 | \$ 152.00 | | \$ 172.00 | \$ 155.00 |
| 3 Endroom Partial, Standard | \$ 111.00 | \$ 101.00 | | \$ 113.00 | \$ 103.00 | | \$ 139.00 | \$ 124.00 | | \$ 142.00 | \$ 126.00 |
| 5 Endrooms Standard, No Partition | \$ 97.00 | \$ 87.00 | | \$ 99.00 | \$ 89.00 | | \$ 121.00 | \$ 110.00 | | \$ 123.00 | \$ 112.00 |

2004-2005
Current and Proposed
Tiedown and Hangar Rent

Compton

| TIEDOWNS | Current 03/04 | | Disc Amt |
|---|---------------|-----------|----------|
| | Standard | Discount | |
| 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 03/04 | | Proposed 04/05 | | Current 03/04 | | Proposed 04/05 | |
|-----------------------------------|---------------|-----------|----------------|-----------|------------------|-----------|----------------|-----------|
| | Standard | Discount | Aviation Use | Discount | Non-Aviation Use | Discount | Standard | Discount |
| 11 Large Hangars (P, Q & Rows) | \$ 707.00 | \$ 638.00 | \$ 720.00 | \$ 649.00 | \$ 865.00 | \$ 796.00 | \$ 901.00 | \$ 810.00 |
| 30 Portable Hangars | \$ 362.00 | \$ 327.00 | \$ 369.00 | \$ 333.00 | \$ 452.00 | \$ 408.00 | \$ 460.00 | \$ 415.00 |
| 6 Standard with extra area | \$ 458.00 | \$ 413.00 | \$ 466.00 | \$ 420.00 | \$ 573.00 | \$ 515.00 | \$ 583.00 | \$ 524.00 |
| 110 Standard Hangars | \$ 409.00 | \$ 368.00 | \$ 416.00 | \$ 375.00 | \$ 510.00 | \$ 459.00 | \$ 519.00 | \$ 467.00 |
| 8 Port-A-Port Executive | \$ 290.00 | \$ 261.00 | \$ 295.00 | \$ 266.00 | \$ 363.00 | \$ 328.00 | \$ 370.00 | \$ 334.00 |
| 2 Mini Hangars (R Row) | \$ 241.00 | \$ 217.00 | \$ 245.00 | \$ 221.00 | \$ 302.00 | \$ 272.00 | \$ 307.00 | \$ 277.00 |
| 17 Mini Hangars | \$ 253.00 | \$ 227.00 | \$ 258.00 | \$ 231.00 | \$ 316.00 | \$ 284.00 | \$ 322.00 | \$ 289.00 |
| 2 Endrooms (P & Q Rows) | \$ 231.00 | \$ 207.00 | \$ 235.00 | \$ 211.00 | \$ 289.00 | \$ 260.00 | \$ 294.00 | \$ 265.00 |
| 10 Endrooms Standard | \$ 227.00 | \$ 204.00 | \$ 231.00 | \$ 208.00 | \$ 283.00 | \$ 255.00 | \$ 288.00 | \$ 260.00 |
| 8 Endrooms Partial, Standard | \$ 163.00 | \$ 147.00 | \$ 166.00 | \$ 150.00 | \$ 203.00 | \$ 184.00 | \$ 207.00 | \$ 187.00 |

2004-2005
Current and Proposed
Tiedown and Hangar Rent

El Monte

| TIEDOWNS | Current 03/04 | | |
|---|---------------|-----------|----------|
| | 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'x60' 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 03/04 | | Proposed 04/05 | | Current 03/04 | | Proposed 04/05 | |
|--|---------------|-----------|----------------|-----------|---------------|-----------|----------------|-----------|
| | Standard | Discount | Standard | Discount | Standard | Discount | Standard | Discount |
| 11 Large Hangars (L-M Rows) | \$ 713.00 | \$ 642.00 | \$ 726.00 | \$ 654.00 | \$ 891.00 | \$ 802.00 | \$ 907.00 | \$ 816.00 |
| 30 Rectangular Hangars | \$ 622.00 | \$ 561.00 | \$ 633.00 | \$ 571.00 | \$ 779.00 | \$ 701.00 | \$ 793.00 | \$ 714.00 |
| 23 Standard Hangars Large (A Row) | \$ 446.00 | \$ 400.00 | \$ 454.00 | \$ 407.00 | \$ 557.00 | \$ 501.00 | \$ 567.00 | \$ 510.00 |
| 79 Standard Hangars (B,C & D) | \$ 398.00 | \$ 360.00 | \$ 406.00 | \$ 366.00 | \$ 500.00 | \$ 450.00 | \$ 509.00 | \$ 458.00 |
| 2 Port-A-Port Executive | \$ 303.00 | \$ 273.00 | \$ 308.00 | \$ 278.00 | \$ 379.00 | \$ 341.00 | \$ 386.00 | \$ 347.00 |
| 1 Mini Hangar | \$ 236.00 | \$ 214.00 | \$ 240.00 | \$ 218.00 | \$ 297.00 | \$ 267.00 | \$ 302.00 | \$ 272.00 |
| 7 Mini Standard | \$ 228.00 | \$ 205.00 | \$ 232.00 | \$ 209.00 | \$ 284.00 | \$ 256.00 | \$ 289.00 | \$ 261.00 |
| 2 Endrooms Partial (M Row) | \$ 145.00 | \$ 130.00 | \$ 148.00 | \$ 132.00 | \$ 181.00 | \$ 163.00 | \$ 184.00 | \$ 166.00 |
| 2 Endrooms Partial Standard (A Row) | \$ 131.00 | \$ 118.00 | \$ 133.00 | \$ 120.00 | \$ 164.00 | \$ 148.00 | \$ 167.00 | \$ 151.00 |
| 47 Portable Hangars (N,O,P & Q Rows) | \$ 379.00 | \$ 341.00 | \$ 386.00 | \$ 347.00 | \$ 473.00 | \$ 426.00 | \$ 482.00 | \$ 434.00 |
| 2 Rectangular Portable Partial Standard (A Row) | \$ 515.00 | \$ 465.00 | \$ 524.00 | \$ 473.00 | \$ 645.00 | \$ 581.00 | \$ 657.00 | \$ 591.00 |

2004-2005
Current and Proposed
Tiedown and Hangar Rent

WJ Fox

TIEDOWNS

| | Standard | Current 03/04 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 03/04 Aviation Use | | Proposed 04/05 Aviation Use | | Current 03/04 Non-Aviation Use | | Proposed 04/05 Non-Aviation Use | |
|------------------------------------|-------------------------------|-----------|--------------------------------|-----------|-----------------------------------|-----------|------------------------------------|-----------|
| | Standard | Discount | Standard | Discount | Standard | Discount | Standard | Discount |
| 1 Port-A-Port Executive II | \$ 571.00 | \$ 513.00 | \$ 581.00 | \$ 522.00 | \$ 714.00 | \$ 643.00 | \$ 727.00 | \$ 655.00 |
| 14 Standard Hangars | \$ 349.00 | \$ 314.00 | \$ 355.00 | \$ 320.00 | \$ 438.00 | \$ 394.00 | \$ 446.00 | \$ 401.00 |
| 0 Port-A-Port Executive | \$ 330.00 | \$ 297.00 | \$ 336.00 | \$ 302.00 | \$ 412.00 | \$ 370.00 | \$ 419.00 | \$ 377.00 |
| 20 Standard Hangars (40' X 42') | \$ 318.00 | \$ 286.00 | \$ 324.00 | \$ 291.00 | \$ 399.00 | \$ 360.00 | \$ 406.00 | \$ 366.00 |
| 0 Port-A-Port Executive | \$ 282.00 | \$ 255.00 | \$ 287.00 | \$ 260.00 | \$ 353.00 | \$ 317.00 | \$ 359.00 | \$ 323.00 |
| 0 Mini Hangars | \$ 197.00 | \$ 178.00 | \$ 201.00 | \$ 181.00 | \$ 246.00 | \$ 222.00 | \$ 250.00 | \$ 226.00 |
| 4 Mini Hangars | \$ 185.00 | \$ 166.00 | \$ 188.00 | \$ 169.00 | \$ 231.00 | \$ 207.00 | \$ 235.00 | \$ 211.00 |
| 4 Endroom: Partial, Standard | \$ 116.00 | \$ 105.00 | \$ 118.00 | \$ 107.00 | \$ 146.00 | \$ 131.00 | \$ 149.00 | \$ 133.00 |
| 3 Endroom Partial, Small Door | \$ 165.00 | \$ 149.00 | \$ 168.00 | \$ 152.00 | \$ 206.00 | \$ 187.00 | \$ 210.00 | \$ 190.00 |
| 0 Portable Hangar | \$ 417.00 | \$ 375.00 | \$ 425.00 | \$ 382.00 | \$ 522.00 | \$ 469.00 | \$ 531.00 | \$ 477.00 |

2004-2005
Current and Proposed
Tiedown and Hangar Rent

Whiteman

| TIEDOWNS | Standard | Current 03/04 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 | \$ 136.00 | \$ 125.00 | \$ 13.00 |
| Heavy Twins 60'x60' 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-Sheltere | \$ 88.00 | \$ 80.00 | \$ 8.00 |

| Hangars | Standard | Current 03/04 Aviation Use Discount | Proposed 04/05 Aviation Use Discount | Standard | Current 03/04 Non-Aviation Use Discount | Proposed 04/05 Non-Aviation Use Discount |
|--|-----------|---|--|-----------|---|--|
| 4 Port-A-Port Executives (End of J Row) | \$ 473.00 | \$ 426.00 | \$ 434.00 | \$ 591.00 | \$ 533.00 | \$ 602.00 |
| 17 Port-A-Port Executive 1 (1/2 E Row) | \$ 410.00 | \$ 369.00 | \$ 376.00 | \$ 511.00 | \$ 460.00 | \$ 520.00 |
| 114 Port-A-Port Executive | \$ 349.00 | \$ 314.00 | \$ 320.00 | \$ 438.00 | \$ 394.00 | \$ 446.00 |
| 16 Standard Hangars | \$ 316.00 | \$ 284.00 | \$ 289.00 | \$ 396.00 | \$ 357.00 | \$ 403.00 |
| 4 Endrooms Small | \$ 112.00 | \$ 102.00 | \$ 104.00 | \$ 141.00 | \$ 127.00 | \$ 144.00 |
| 15 Rectangular Clear Span (C Row) | \$ 600.00 | \$ 540.00 | \$ 550.00 | \$ 752.00 | \$ 677.00 | \$ 766.00 |
| 50 Portable Hangars | \$ 437.00 | \$ 393.00 | \$ 400.00 | \$ 545.00 | \$ 492.00 | \$ 555.00 |
| 4 Executive II Portable (J Row) | \$ 675.00 | \$ 608.00 | \$ 619.00 | \$ 843.00 | \$ 759.00 | \$ 858.00 |
| 9 Rectangular Hangars (BB Row) | \$ 628.00 | \$ 566.00 | \$ 576.00 | \$ 787.00 | \$ 707.00 | \$ 801.00 |
| 13 T-Hangars Large (DD Row) | \$ 483.00 | \$ 435.00 | \$ 443.00 | \$ 605.00 | \$ 543.00 | \$ 616.00 |
| 15 T-Hangars Standard (CC Row) | \$ 431.00 | \$ 389.00 | \$ 396.00 | \$ 539.00 | \$ 485.00 | \$ 549.00 |
| 3 Endrooms (End of CC & DD Rows) | \$ 241.00 | \$ 217.00 | \$ 221.00 | \$ 302.00 | \$ 272.00 | \$ 307.00 |
| 1 Office | \$ 159.00 | \$ 143.00 | \$ 146.00 | \$ 198.00 | \$ 178.00 | \$ 202.00 |