# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DONALD L. WOLFE, Director

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IN REPLY PLEASE
REFER TO FILE: AV-0

June 22, 2006

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, 2006**
**SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5**
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the enclosed rental rates for tiedowns and hangars at County-owned airports, which includes a 4.5 percent increase in hangar rates to become effective August 1, 2006.

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 for tiedowns and hangars at County-owned airports, which includes a 4.5 percent increase in hangar rates to become effective August 1, 2006, 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. This payment is increased annually based on the Consumer Price Index (CPI). We have increased the contractor's minimum payment 4.5 percent, and the contractor has also incurred other increased costs associated with operating the County airports. To offset some of these costs, the contractor has requested a 4.5 percent rental increase. 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, 2006. The rental rate increase for aircraft storage hangars at all airports will be 4.5 percent rounded to the nearest dollar. All outside aircraft tiedown rates at the five airports will remain unchanged.

The typical hangar monthly rate would increase from $375 to $392 at Brackett Field, from $390 to $408 at Compton/Woodley Airport, from $380 to $397 at El Monte Airport, from $302 to $316 at General Wm. J. Fox Airfield, and from $411 to $429 at Whiteman Airport. The rental rates for the non-typical hangars would also be increased by 4.5 percent.

The proposed hangar rental increases for all five airports will generate approximately $196,000 more in revenue for the contract manager during the 2006-07 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.

**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 our Aviation Division for further processing.

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

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

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

RLS:hz
P:\avpub\ADMIN\R Smith\BoardLetters\Rental Rates Increase for 2006

Enc.

cc: Chief Administrative Office
County Counsel

**2006-2007**
**Current and Proposed**
**Tiedown and Hangar Rent**

## Brackett Field Airport

| TIEDOWNS | Current 2005/2006 Standard | Current 2005/2006 Discount |
|---|---|---|
| Single Engine 40' x 30' Push In | $ 58.00 | $ 52.00 |
| Single Engine 40' x 30' Drive In | $ 93.00 | $ 84.00 |
| Single Engine 50' x 40' Push In | $ 64.00 | $ 58.00 |
| Single Engine 50' x 40' Drive In | $ 99.00 | $ 90.00 |
| Light Twins 40' x 30' Push In | $ 64.00 | $ 58.00 |
| Light Twins 40' x 30' Drive In | $ 99.00 | $ 90.00 |
| Light Twins 50' x 40' Drive In | $ 110.00 | $ 100.00 |
| Heavy Twins 60'x50' Base 12,550 lbs. | $ 139.00 | $ 126.00 |
| Lg Aircraft + for ea 1,000 Lbs. Over base | $ 0.77 | $ 0.70 |
| Maintenance Area | None | None |
| Single Engine 40' x 30' Push In-Sheltered Push In-Sheltered | None | None |

| Hangars | Current 2005/2006 Aviation Use Standard | Current 2005/2006 Aviation Use Discount | Proposed 2006/2007 Aviation Use Standard | Proposed 2006/2007 Aviation Use Discount | Current 2005/2006 Non-Aviation Use Standard | Current 2005/2006 Non-Aviation Use Discount | Proposed 2006/2007 Non-Aviation Use Standard | Proposed 2006/2007 Non-Aviation Use Discount |
|---|---|---|---|---|---|---|---|---|
| 18 Large Hangars (C&G Rows) | $ 699.00 | $ 630.00 | $ 730.00 | $ 658.00 | $ 874.00 | $ 787.00 | $ 913.00 | $ 822.00 |
| 19 Standard Hangars (J Row) | $ 417.00 | $ 375.00 | $ 436.00 | $ 392.00 | $ 523.00 | $ 471.00 | $ 547.00 | $ 492.00 |
| 93 Standard Hangars | $ 417.00 | $ 375.00 | $ 436.00 | $ 392.00 | $ 523.00 | $ 471.00 | $ 547.00 | $ 492.00 |
| 17 Port-A-Port Executive | $ 275.00 | $ 247.00 | $ 287.00 | $ 258.00 | $ 343.00 | $ 309.00 | $ 358.00 | $ 323.00 |
| 2 Mini-Stand (J Row) | $ 247.00 | $ 224.00 | $ 258.00 | $ 234.00 | $ 310.00 | $ 279.00 | $ 324.00 | $ 292.00 |
| 40 Standard Hangars No Partition | $ 330.00 | $ 297.00 | $ 345.00 | $ 310.00 | $ 412.00 | $ 371.00 | $ 431.00 | $ 388.00 |
| 2 Mini-Hangars (G Row) | $ 242.00 | $ 218.00 | $ 253.00 | $ 228.00 | $ 301.00 | $ 272.00 | $ 315.00 | $ 284.00 |
| 5 Mini-Standard | $ 234.00 | $ 210.00 | $ 245.00 | $ 219.00 | $ 292.00 | $ 262.00 | $ 305.00 | $ 274.00 |
| 0 Endrooms | $ 193.00 | $ 174.00 | $ 202.00 | $ 182.00 | $ 242.00 | $ 218.00 | $ 253.00 | $ 228.00 |
| 2 Endroom Standard | $ 143.00 | $ 128.00 | $ 149.00 | $ 134.00 | $ 179.00 | $ 161.00 | $ 187.00 | $ 168.00 |
| 3 Endroom Partial, Standard | $ 117.00 | $ 107.00 | $ 122.00 | $ 112.00 | $ 148.00 | $ 131.00 | $ 155.00 | $ 137.00 |
| 5 Endrooms Standard, No Partition | $ 103.00 | $ 92.00 | $ 108.00 | $ 96.00 | $ 128.00 | $ 116.00 | $ 134.00 | $ 121.00 |

2006-2007
Current and Proposed
Tiedown and Hangar Rent

## Compton/Woodley Airport

| TIEDOWNS | Current 2005/2006 Standard | Discount |
|---|---|---|
| Single Engine 40' x 30' Push In | $ 78.00 | $ 71.00 |
| Single Engine 40' x 30' Drive In | $ 116.00 | $ 105.00 |
| Single Engine 50' x 40' Push In | $ 110.00 | $ 100.00 |
| Single Engine 50' x 40' Drive In | $ 145.00 | $ 131.00 |
| Light Twins 40' x 30' Push In | $ 110.00 | $ 100.00 |
| Light Twins 40' x 30' Drive In | $ 145.00 | $ 131.00 |
| Light Twins 50' x 40' Push In | $ 152.00 | $ 138.00 |
| Heavy Twins 60'x50' Base 12,550 lbs. | $ 167.00 | $ 151.00 |
| Lg Aircraft + for ea 1,000 Lbs. Over base | $ 0.77 | $ 0.69 |
| Maintenance Area | $ 92.00 | None |
| Single Engine 40' x 30' Push In-Sheltered | $ 84.00 | $ 76.00 |

| Hangars | Current 2005/2006 Aviation Use Standard | Discount | Proposed 2006/2007 Aviation Use Standard | Discount | Current 2005/2006 Non-Aviation Use Standard | Discount | Proposed 2006/2007 Non-Aviation Use Standard | Discount |
|---|---|---|---|---|---|---|---|---|
| 11 Large Hangars (P,Q & Rows) | $ 748.00 | $ 674.00 | $ 782.00 | $ 704.00 | $ 936.00 | $ 842.00 | $ 978.00 | $ 880.00 |
| 30 Portable Hangars | $ 383.00 | $ 346.00 | $ 400.00 | $ 362.00 | $ 478.00 | $ 431.00 | $ 500.00 | $ 450.00 |
| 6 Standard with extra area | $ 484.00 | $ 436.00 | $ 506.00 | $ 456.00 | $ 606.00 | $ 544.00 | $ 633.00 | $ 568.00 |
| 110 Standard Hangars | $ 432.00 | $ 390.00 | $ 451.00 | $ 408.00 | $ 539.00 | $ 485.00 | $ 563.00 | $ 507.00 |
| 8 Port-A-Port Executive | $ 307.00 | $ 276.00 | $ 321.00 | $ 288.00 | $ 384.00 | $ 347.00 | $ 401.00 | $ 363.00 |
| 2 Mini Hangars (R Row) | $ 255.00 | $ 230.00 | $ 266.00 | $ 240.00 | $ 319.00 | $ 288.00 | $ 333.00 | $ 301.00 |
| 17 Mini Hangars | $ 268.00 | $ 240.00 | $ 280.00 | $ 251.00 | $ 335.00 | $ 300.00 | $ 350.00 | $ 314.00 |
| 2 Endrooms (P & Q Rows) | $ 244.00 | $ 219.00 | $ 255.00 | $ 229.00 | $ 305.00 | $ 275.00 | $ 319.00 | $ 287.00 |
| 10 Endrooms Standard | $ 240.00 | $ 216.00 | $ 251.00 | $ 226.00 | $ 299.00 | $ 270.00 | $ 312.00 | $ 282.00 |
| 8 Endrooms Partial, Standard | $ 172.00 | $ 156.00 | $ 180.00 | $ 163.00 | $ 215.00 | $ 194.00 | $ 225.00 | $ 203.00 |

2006-2007
Current and Proposed
Tiedown and Hangar Rent

## El Monte Airport

| TIEDOWNS | Current 2005-2006 Standard | Current 2005-2006 Discount |
|---|---|---|
| Single Engine 40' x 30' Push In | $ 66.00 | $ 60.00 |
| Single Engine 40' x 30' Drive In | $ 115.00 | $ 104.00 |
| Single Engine 50' x 40' Push In | $ 106.00 | $ 96.00 |
| Single Engine 50' x 40' Drive In | $ 140.00 | $ 127.00 |
| Light Twins 40' x 30' Push In | $ 106.00 | $ 96.00 |
| Light Twins 40' x 30' Drive In | $ 140.00 | $ 127.00 |
| Light Twins 50' x 40' Drive In | $ 151.00 | $ 137.00 |
| Heavy Twins 60'x50' Base 12,550 lbs. | $ 163.00 | $ 148.00 |
| Lg Aircraft + for ea 1,000 Lbs. Over base | $ 0.77 | $ 0.69 |
| Maintenance Area | $ 88.00 | None |
| Single Engine 40' x 30' Push In-Sheltered | None | None |

| Hangars | Current 2005/2006 Aviation Use Standard | Current 2005/2006 Aviation Use Discount | Proposed 2006/2007 Aviation Use Standard | Proposed 2006/2007 Aviation Use Discount | Current 2005/2006 Non-Aviation Use Standard | Current 2005/2006 Non-Aviation Use Discount | Proposed 2006/2007 Non-Aviation Use Standard | Proposed 2006/2007 Non-Aviation Use Discount |
|---|---|---|---|---|---|---|---|---|
| 11 Large Hangars (L-M Rows) | $ 754.00 | $ 680.00 | $ 788.00 | $ 711.00 | $ 942.00 | $ 848.00 | $ 984.00 | $ 886.00 |
| 30 Rectangular Hangars | $ 658.00 | $ 593.00 | $ 688.00 | $ 620.00 | $ 824.00 | $ 742.00 | $ 861.00 | $ 775.00 |
| 23 Standard Hangars Large (A Row) | $ 472.00 | $ 423.00 | $ 493.00 | $ 442.00 | $ 589.00 | $ 530.00 | $ 616.00 | $ 554.00 |
| 79 Standard Hangars (B,C & D) | $ 422.00 | $ 380.00 | $ 441.00 | $ 397.00 | $ 529.00 | $ 476.00 | $ 553.00 | $ 497.00 |
| 2 Port-A-Port Executive | $ 320.00 | $ 289.00 | $ 334.00 | $ 302.00 | $ 401.00 | $ 361.00 | $ 419.00 | $ 377.00 |
| 1 Mini Hangar | $ 249.00 | $ 227.00 | $ 260.00 | $ 237.00 | $ 314.00 | $ 283.00 | $ 328.00 | $ 296.00 |
| 7 Mini Standard | $ 241.00 | $ 217.00 | $ 252.00 | $ 227.00 | $ 300.00 | $ 271.00 | $ 314.00 | $ 283.00 |
| 2 Endrooms Partial (M Row) | $ 154.00 | $ 137.00 | $ 161.00 | $ 143.00 | $ 191.00 | $ 172.00 | $ 200.00 | $ 180.00 |
| 2 Endrooms Partial, Standard (A Row) | $ 138.00 | $ 125.00 | $ 144.00 | $ 131.00 | $ 174.00 | $ 157.00 | $ 182.00 | $ 164.00 |
| 47 Portable Hangars (N,O,P & Q Rows) | $ 401.00 | $ 361.00 | $ 419.00 | $ 377.00 | $ 501.00 | $ 451.00 | $ 524.00 | $ 471.00 |
| 2 Rectangular Portable Partial, Standard (A Row) | $ 544.00 | $ 491.00 | $ 568.00 | $ 513.00 | $ 683.00 | $ 614.00 | $ 714.00 | $ 642.00 |

**2006-2007**
**Current and Proposed**
**Tiedown and Hangar Rent**

**WJ Fox Airfield**

| TIEDOWNS | Current 2005-2006 Standard | Current 2005-2006 Discount |
|---|---|---|
| Single Engine 40' x 30' Push In | $ 60.00 | $ 54.00 |
| Single Engine 40' x 30' Drive In | $ 87.00 | $ 79.00 |
| Single Engine 50' x 40' Push In | $ 75.00 | $ 68.00 |
| Single Engine 50' x 40' Drive In | $ 110.00 | $ 100.00 |
| Light Twins 40' x 30' Push In | $ 75.00 | $ 68.00 |
| Light Twins 40' x 30' Drive In | $ 110.00 | $ 100.00 |
| Light Twins 50' x 40' Drive In | $ 123.00 | $ 111.00 |
| Heavy Twins 60'x50' Base 12,550 lbs. | $ 133.00 | $ 122.00 |
| Lg Aircraft + for ea 1,000 Lbs. Over bas | $ 0.77 | $ 0.69 |
| Maintenance Area | $ 88.00 | None |
| Single Engine 40' x 30' Push In-Shelter | None | None |

| Hangars | Current 2005/2006 Aviation Use Standard | Current 2005/2006 Aviation Use Discount | Proposed 2006/2007 Aviation Use Standard | Proposed 2006/2007 Aviation Use Discount | Current 2005/2006 Non-Aviation Use Standard | Current 2005/2006 Non-Aviation Use Discount | Proposed 2006/2007 Non-Aviation Use Standard | Proposed 2006/2007 Non-Aviation Use Discount |
|---|---|---|---|---|---|---|---|---|
| 1 Port-A-Port Executive II | $ 604.00 | $ 542.00 | $ 631.00 | $ 566.00 | $ 755.00 | $ 681.00 | $ 789.00 | $ 712.00 |
| 44 Standard Hangars | $ 369.00 | $ 332.00 | $ 386.00 | $ 347.00 | $ 463.00 | $ 417.00 | $ 484.00 | $ 436.00 |
| 0 Port-A-Port Executive | $ 349.00 | $ 314.00 | $ 365.00 | $ 328.00 | $ 435.00 | $ 392.00 | $ 455.00 | $ 410.00 |
| 20 Standard Hangars (40' X 42') | $ 337.00 | $ 302.00 | $ 352.00 | $ 316.00 | $ 422.00 | $ 380.00 | $ 441.00 | $ 397.00 |
| 0 Port-A-Port Executive | $ 298.00 | $ 270.00 | $ 311.00 | $ 282.00 | $ 373.00 | $ 336.00 | $ 390.00 | $ 351.00 |
| 0 Mini Hangars | $ 209.00 | $ 188.00 | $ 218.00 | $ 196.00 | $ 260.00 | $ 235.00 | $ 272.00 | $ 246.00 |
| 4 Mini Hangars | $ 195.00 | $ 176.00 | $ 204.00 | $ 184.00 | $ 244.00 | $ 219.00 | $ 255.00 | $ 229.00 |
| 5 Endroom Partial, Standard | $ 123.00 | $ 111.00 | $ 129.00 | $ 116.00 | $ 155.00 | $ 138.00 | $ 162.00 | $ 144.00 |
| 3 Endroom Partial, Small Door | $ 175.00 | $ 158.00 | $ 183.00 | $ 165.00 | $ 218.00 | $ 197.00 | $ 228.00 | $ 206.00 |
| 1 Portable Hangar | $ 442.00 | $ 397.00 | $ 462.00 | $ 415.00 | $ 552.00 | $ 496.00 | $ 577.00 | $ 518.00 |
| 7 Lg Standard T Hangars | $ 640.00 | $ 574.30 | $ 669.00 | $ 600.00 | $ 800.00 | $ 721.59 | $ 836.00 | $ 754.00 |

2006-2007
Current and Proposed
Tiedown and Hangar Rent

Whiteman Airport

| TIEDOWNS | Current 2005/2006 Standard | Current 2005/2006 Discount |
|---|---|---|
| Single Engine 40' x 30' Push In | $ 84.00 | $ 76.00 |
| Single Engine 40' x 30' Drive In | $ 124.00 | $ 112.00 |
| Single Engine 50' x 40' Push In | $ 98.00 | $ 89.00 |
| Single Engine 50' x 40' Drive In | $ 127.00 | $ 115.00 |
| Light Twins 40' x 30' Push In | $ 98.00 | $ 89.00 |
| Light Twins 40' x 30' Drive In | $ 127.00 | $ 115.00 |
| Light Twins 50' x 40' Push In | $ 138.00 | $ 125.00 |
| Heavy Twins 60'x50' Base 12,550 lbs. | $ 164.00 | $ 149.00 |
| Lg Aircraft + for ea 1,000 Lbs. Over bas | $ 0.77 | $ 0.69 |
| Helipad - 60' diameter/2800 sq ft | $ 98.00 | $ 89.00 |
| Single Engine 40' x 30' Push In-Sheltere | $ 88.00 | $ 80.00 |

| Hangars | Current 2005/2006 Aviation Use Standard | Current 2005/2006 Aviation Use Discount | Proposed 2006/2007 Aviation Use Standard | Proposed 2006/2007 Aviation Use Discount | Current 2005/2006 Non-Aviation Use Standard | Current 2005/2006 Non-Aviation Use Discount | Proposed 2006/2007 Non-Aviation Use Standard | Proposed 2006/2007 Non-Aviation Use Discount |
|---|---|---|---|---|---|---|---|---|
| 4 Port-A-Port Executive (End of J Row) | $ 501.00 | $ 451.00 | $ 524.00 | $ 471.00 | $ 625.00 | $ 564.00 | $ 653.00 | $ 589.00 |
| 17 Port-A-Port Executive 1 (1/2 E Row) | $ 433.00 | $ 391.00 | $ 452.00 | $ 409.00 | $ 540.00 | $ 486.00 | $ 564.00 | $ 508.00 |
| 114 Port-A-Port Executive | $ 369.00 | $ 332.00 | $ 386.00 | $ 347.00 | $ 463.00 | $ 417.00 | $ 484.00 | $ 436.00 |
| 16 Standard Hangars | $ 335.00 | $ 300.00 | $ 350.00 | $ 314.00 | $ 419.00 | $ 377.00 | $ 438.00 | $ 394.00 |
| 4 Endrooms Small | $ 118.00 | $ 108.00 | $ 123.00 | $ 113.00 | $ 150.00 | $ 134.00 | $ 157.00 | $ 140.00 |
| 15 Rectangular Clear Span (C Row) | $ 635.00 | $ 571.00 | $ 664.00 | $ 597.00 | $ 796.00 | $ 716.00 | $ 832.00 | $ 748.00 |
| 50 Portable Hangars | $ 462.00 | $ 416.00 | $ 483.00 | $ 435.00 | $ 577.00 | $ 521.00 | $ 603.00 | $ 544.00 |
| 4 Executive II Portable (J Row) | $ 714.00 | $ 643.00 | $ 746.00 | $ 672.00 | $ 891.00 | $ 803.00 | $ 931.00 | $ 839.00 |
| 9 Rectangular Hangars (BB Row) | $ 664.00 | $ 598.00 | $ 694.00 | $ 625.00 | $ 832.00 | $ 748.00 | $ 869.00 | $ 782.00 |
| 13 T-Hangars Large (DD Row) | $ 511.00 | $ 460.00 | $ 534.00 | $ 481.00 | $ 640.00 | $ 575.00 | $ 669.00 | $ 601.00 |
| 15 T-Hangars Standard (CC Row) | $ 456.00 | $ 411.00 | $ 477.00 | $ 429.00 | $ 570.00 | $ 513.00 | $ 596.00 | $ 536.00 |
| 3 Endoroms (End of CC & DD Rows) | $ 255.00 | $ 230.00 | $ 266.00 | $ 240.00 | $ 319.00 | $ 288.00 | $ 333.00 | $ 301.00 |
| 1 Office | $ 168.00 | $ 152.00 | $ 176.00 | $ 159.00 | $ 210.00 | $ 188.00 | $ 219.00 | $ 196.00 |