COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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June 19, 2007

IN REPLY PLEASE
REFER TO FILE: AV-0

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 RATE ADJUSTMENTS
EFFECTIVE AUGUST 1, 2007
SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the enclosed rental rates for hangars and tiedowns at all County-owned airports, which include a 4.18 percent increase in hangar rates for all airports, and tiedown rate adjustments at Compton/Woodley Airport and Whiteman Airport, effective August 1, 2007.

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 hangars and tiedowns at all County-owned airports, which include a 4.18 percent increase in hangar rates at all airports and tiedown rate adjustments at Compton/Woodley Airport and Whiteman Airport, to become effective August 1, 2007; 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 all County-owned airports. The contract provides for the Board to retain control over the rental rates, but the operator is allowed to seek adjustments in the rental rates once a year.

The management contract specifies a minimum monthly payment to the County for the privilege of operating and developing the airports. This adjusted payment is increased annually based on the Consumer Price Index (CPI). We have increased the contractor's minimum payment based on the terms of the contract, 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 4.18 percent rental increase for aircraft storage hangars.

Aircraft tiedown rates have not been adjusted in over 15 years. The proposed aircraft tiedown rate adjustment at Compton/Woodley Airport is a decrease of $22 and an increase of $10 at Whiteman Airport. After the adjustments, the new recommended rates will be $49 and $86, respectively. The rate reduction at Compton/Woodley Airport is necessary because of a 77 percent vacancy rate and is proposed as an effort to increase tiedown demand. Whiteman Airport is operating with a waiting list for both aircraft hangars and tiedowns. The proposed rental rate of $86 for tiedowns at Whiteman Airport remains well below the current tiedown rate at neighboring airports.

We believe the rental rate adjustments are reasonable and justified.

Implementation of Strategic Plan Goals

Approval of these rate adjustments is consistent with the County Strategic Plan Goal of Fiscal Responsibility because they will develop sufficient revenue to allow our contract operator 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 sufficient funds necessary to allow improvements to the airport facilities as requested by the users.

FISCAL IMPACT/FINANCING

The recommended rental rates would go into effect on August 1, 2007. The rental rate increase for aircraft storage hangars at all airports will be 4.18 percent, rounded to the nearest dollar. The recommended aircraft tiedown rental rates will be decreased $22 at Compton/Woodley Airport and increased $10 at Whiteman Airport. The aircraft tiedown rates at Brackett Field, El Monte Airport, and General Wm. J. Fox Airfield will remain unchanged.

The typical hangar monthly rate would increase from $392 to $408 at Brackett Field, from $408 to $425 at Compton/Woodley Airport, from $397 to $414 at El Monte Airport,

from $342 to $362 at General Wm. J. Fox Airfield, and from $429 to $447 at Whiteman Airport. The rental rates for the nontypical hangars would also be increased by 4.18 percent.

The proposed hangar rental increases for all five airports will generate approximately $199,000 more in revenue for the contract manager during the 2007-08 Fiscal Year, assuming a zero vacancy factor. The proposed tiedown rate adjustments will generate $16,584 more revenue for the contractor based on the current number of occupied tiedowns. 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 Board letter be distributed to:

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

Respectfully submitted,

William H Higley

for DONALD L. WOLFE
Director of Public Works

RLS:hz
RENTAL RATES INCREASE FOR 2007

Enc.

cc: Chief Administrative Office

2007-2008
Current and Proposed
Tiedown and Hangar Rent

Brackett Field Airport

TIEDOWNS	Current 2006/2007 Standard	Current 2006/2007 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 2006/2007 Aviation Use Standard	Current 2006/2007 Aviation Use Discount	Proposed 2007/2008 Aviation Use Standard	Proposed 2007/2008 Aviation Use Discount	Current 2006/2007 Non-Aviation Use Standard	Current 2006/2007 Non-Aviation Use Discount	Proposed 2007/2008 Non-Aviation Use Standard	Proposed 2007/2008 Non-Aviation Use Discount
18 Large Hangars (C&G Rows)	$ 730.00	$ 658.00	$ 761.00	$ 686.00	$ 913.00	$ 822.00	$ 951.00	$ 856.00
19 Standard Hangars (J Row)	$ 436.00	$ 392.00	$ 454.00	$ 408.00	$ 547.00	$ 492.00	$ 570.00	$ 513.00
93 Standard Hangars	$ 436.00	$ 392.00	$ 454.00	$ 408.00	$ 547.00	$ 492.00	$ 570.00	$ 513.00
17 Port-A-Port Executive	$ 287.00	$ 258.00	$ 299.00	$ 269.00	$ 358.00	$ 323.00	$ 373.00	$ 337.00
2 Mini-Stand (J Row)	$ 258.00	$ 234.00	$ 269.00	$ 244.00	$ 324.00	$ 292.00	$ 338.00	$ 304.00
40 Standard Hangars No Partition	$ 345.00	$ 310.00	$ 359.00	$ 323.00	$ 431.00	$ 388.00	$ 449.00	$ 404.00
2 Mini-Hangars (G Row)	$ 253.00	$ 228.00	$ 264.00	$ 238.00	$ 315.00	$ 284.00	$ 328.00	$ 296.00
5 Mini-Standard	$ 245.00	$ 219.00	$ 255.00	$ 228.00	$ 305.00	$ 274.00	$ 318.00	$ 285.00
1 Large Hangar - 1814 sq ft (ran25)	$ 786.07	$ 707.46	$ 819.00	$ 737.00	$ 982.59	$ 884.33	$ 1,024.00	$ 921.00
15 Large Hangars - 1824 sq ft (ran09, ran11 - ran24)	$ 790.40	$ 711.36	$ 823.00	$ 741.00	$ 988.00	$ 889.20	$ 1,029.00	$ 926.00
1 Large Hangar - 1896 sq ft (ran10)	$ 821.60	$ 739.44	$ 856.00	$ 770.00	$ 1,027.00	$ 924.30	$ 1,070.00	$ 963.00
7 Large Hangars - 1932 sq ft (ran01, ran03 - ran08)	$ 837.20	$ 753.48	$ 872.00	$ 785.00	$ 1,046.50	$ 941.85	$ 1,090.00	$ 981.00
1 Large Hangar - 2508 sq ft (ran02)	$ 1,086.80	$ 978.12	$ 1,132.00	$ 1,019.00	$ 1,358.50	$ 1,222.65	$ 1,415.00	$ 1,274.00
0 Endrooms	$ 202.00	$ 182.00	$ 210.00	$ 190.00	$ 253.00	$ 228.00	$ 264.00	$ 238.00
2 Endroom Standard	$ 149.00	$ 134.00	$ 155.00	$ 140.00	$ 187.00	$ 168.00	$ 195.00	$ 175.00
3 Endroom Partial, Standard	$ 122.00	$ 112.00	$ 127.00	$ 117.00	$ 155.00	$ 137.00	$ 161.00	$ 143.00
5 Endrooms Standard, No Partition	$ 108.00	$ 96.00	$ 113.00	$ 100.00	$ 134.00	$ 121.00	$ 140.00	$ 126.00

2007-2008
Current and Proposed
Tiedown and Hangar Rent

Compton/Woodley Airport

TIEDOWNS	Current 2006/2007 Standard	Current 2006/2007 Discount	Proposed 2007/2008 Standard	Proposed 2007/2008 Discount
Single Engine 40' x 30' Push In	$ 78.00	$ 71.00	$ 54.00	$ 49.00
Single Engine 40' x 30' Drive In	$ 116.00	$ 105.00	$ 92.00	$ 83.00
Single Engine 50' x 40' Push In	$ 110.00	$ 100.00	$ 86.00	$ 78.00
Single Engine 50' x 40' Drive In	$ 145.00	$ 131.00	$ 121.00	$ 109.00
Light Twins 40' x 30' Push In	$ 110.00	$ 100.00	$ 87.00	$ 78.00
Light Twins 40' x 30' Drive In	$ 145.00	$ 131.00	$ 121.00	$ 109.00
Light Twins 50' x 40' Push In	$ 152.00	$ 138.00	$ 129.00	$ 116.00
Heavy Twins 60'x50' Base 12,550 lbs.	$ 167.00	$ 151.00	$ 143.00	$ 129.00
Lg Aircraft + for ea 1,000 Lbs. Over base	$ 0.77	$ 0.69	$ 0.77	$ 0.69
Maintenance Area	$ 92.00	None	$ 92.00	None
Single Engine 40' x 30' Push In-Sheltered	$ 84.00	$ 76.00	$ 60.00	$ 54.00

Hangars	Current 2006/2007 Aviation Use Standard	Current 2006/2007 Aviation Use Discount	Proposed 2007/2008 Aviation Use Standard	Proposed 2007/2008 Aviation Use Discount	Current 2006/2007 Non-Aviation Use Standard	Current 2006/2007 Non-Aviation Use Discount	Proposed 2007/2008 Non-Aviation Use Standard	Proposed 2007/2008 Non-Aviation Use Discount
11 Large Hangars (P,Q & Rows)	$ 782.00	$ 704.00	$ 815.00	$ 733.00	$ 978.00	$ 880.00	$ 1,019.00	$ 917.00
30 Portable Hangars	$ 400.00	$ 362.00	$ 417.00	$ 377.00	$ 500.00	$ 450.00	$ 521.00	$ 469.00
6 Standard with extra area	$ 506.00	$ 456.00	$ 527.00	$ 475.00	$ 633.00	$ 568.00	$ 659.00	$ 592.00
110 Standard Hangars	$ 451.00	$ 408.00	$ 470.00	$ 425.00	$ 563.00	$ 507.00	$ 587.00	$ 528.00
8 Port-A-Port Executive	$ 321.00	$ 288.00	$ 334.00	$ 300.00	$ 401.00	$ 363.00	$ 418.00	$ 378.00
2 Mini Hangars (R Row)	$ 266.00	$ 240.00	$ 277.00	$ 250.00	$ 333.00	$ 301.00	$ 347.00	$ 314.00
17 Mini Hangars	$ 280.00	$ 251.00	$ 292.00	$ 261.00	$ 350.00	$ 314.00	$ 365.00	$ 327.00
2 Endrooms (P & Q Rows)	$ 255.00	$ 229.00	$ 266.00	$ 239.00	$ 319.00	$ 287.00	$ 332.00	$ 299.00
10 Endrooms Standard	$ 251.00	$ 226.00	$ 261.00	$ 235.00	$ 312.00	$ 282.00	$ 325.00	$ 294.00
8 Endrooms Partial, Standard	$ 180.00	$ 163.00	$ 188.00	$ 170.00	$ 225.00	$ 203.00	$ 234.00	$ 211.00

2007-2008
Current and Proposed
Tiedown and Hangar Rent

El Monte Airport

TIEDOWNS	Current 2007-2008 Standard	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 2006/2007 Aviation Use Standard	Discount	Proposed 2007/2008 Aviation Use Standard	Discount	Current 2006/2007 Non-Aviation Use Standard	Discount	Proposed 2007/2008 Non-Aviation Use Standard	Discount
11 Large Hangars (L-M Rows)	$ 788.00	$ 711.00	$ 821.00	$ 741.00	$ 984.00	$ 886.00	$ 1,025.00	$ 923.00
30 Rectangular Hangars	$ 688.00	$ 620.00	$ 717.00	$ 646.00	$ 861.00	$ 775.00	$ 897.00	$ 807.00
23 Standard Hangars Large (A Row)	$ 493.00	$ 442.00	$ 514.00	$ 460.00	$ 616.00	$ 554.00	$ 642.00	$ 577.00
79 Standard Hangars (B,C & D)	$ 441.00	$ 397.00	$ 459.00	$ 414.00	$ 553.00	$ 497.00	$ 576.00	$ 518.00
2 Port-A-Port Executive	$ 334.00	$ 302.00	$ 348.00	$ 315.00	$ 419.00	$ 377.00	$ 437.00	$ 393.00
1 Mini Hangar	$ 260.00	$ 237.00	$ 271.00	$ 247.00	$ 328.00	$ 296.00	$ 342.00	$ 308.00
7 Mini Standard	$ 252.00	$ 227.00	$ 263.00	$ 236.00	$ 314.00	$ 283.00	$ 327.00	$ 295.00
2 Endrooms Partial (M Row)	$ 161.00	$ 143.00	$ 168.00	$ 149.00	$ 200.00	$ 180.00	$ 208.00	$ 188.00
2 Endrooms Partial, Standard (A Row)	$ 144.00	$ 131.00	$ 150.00	$ 136.00	$ 182.00	$ 164.00	$ 190.00	$ 171.00
47 Portable Hangars (N,O,P & Q Rows)	$ 419.00	$ 377.00	$ 437.00	$ 393.00	$ 524.00	$ 471.00	$ 546.00	$ 491.00
2 Rectangular Portable Partial, Standard (A Row)	$ 568.00	$ 513.00	$ 592.00	$ 534.00	$ 714.00	$ 642.00	$ 744.00	$ 669.00

2007-2008
Current and Proposed
Tiedown and Hangar Rent

WJ Fox Airfield

TIEDOWNS	Current 2007-2008 Standard	Current 2007-2008 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 2006/2007 Aviation Use Standard	Current 2006/2007 Aviation Use Discount	Proposed 2007/2008 Aviation Use Standard	Proposed 2007/2008 Aviation Use Discount	Current 2006/2007 Non-Aviation Use Standard	Current 2006/2007 Non-Aviation Use Discount	Proposed 2007/2008 Non-Aviation Use Standard	Proposed 2007/2008 Non-Aviation Use Discount
1 Port-A-Port Executive II	$ 631.00	$ 566.00	$ 657.00	$ 590.00	$ 789.00	$ 712.00	$ 822.00	$ 742.00
44 Standard Hangars	$ 386.00	$ 347.00	$ 402.00	$ 362.00	$ 484.00	$ 436.00	$ 504.00	$ 454.00
0 Port-A-Port Executive	$ 365.00	$ 328.00	$ 380.00	$ 342.00	$ 455.00	$ 410.00	$ 474.00	$ 427.00
20 Standard Hangars (40' X 35')	$ 352.00	$ 316.00	$ 367.00	$ 329.00	$ 441.00	$ 397.00	$ 459.00	$ 414.00
0 Port-A-Port Executive	$ 311.00	$ 282.00	$ 324.00	$ 294.00	$ 390.00	$ 351.00	$ 406.00	$ 366.00
0 Mini Hangars	$ 218.00	$ 196.00	$ 227.00	$ 204.00	$ 272.00	$ 246.00	$ 283.00	$ 256.00
4 Mini Hangars	$ 204.00	$ 184.00	$ 213.00	$ 192.00	$ 255.00	$ 229.00	$ 266.00	$ 239.00
5 Endroom Partial, Standard	$ 129.00	$ 116.00	$ 134.00	$ 121.00	$ 162.00	$ 144.00	$ 169.00	$ 150.00
3 Endroom Partial, Small Door	$ 183.00	$ 165.00	$ 191.00	$ 172.00	$ 228.00	$ 206.00	$ 238.00	$ 215.00
1 Portable Hangar	$ 462.00	$ 415.00	$ 481.00	$ 432.00	$ 577.00	$ 518.00	$ 601.00	$ 540.00
7 Lg Standard T Hangars	$ 669.00	$ 600.00	$ 697.00	$ 625.00	$ 836.00	$ 754.00	$ 871.00	$ 786.00

2007-2008
Current and Proposed
Tiedown and Hangar Rent

Whiteman Airport

TIEDOWNS	Current 2006/2007 Standard	Current 2006/2007 Discount	Proposed 2007/2008 Standard	Proposed 2007/2008 Discount
Single Engine 40' x 30' Push In	$ 84.00	$ 76.00	$ 96.00	$ 86.00
Single Engine 40' x 30' Drive In	$ 124.00	$ 112.00	$ 136.00	$ 122.00
Single Engine 50' x 40' Push In	$ 98.00	$ 89.00	$ 110.00	$ 99.00
Single Engine 50' x 40' Drive In	$ 127.00	$ 115.00	$ 139.00	$ 125.00
Light Twins 40' x 30' Push In	$ 98.00	$ 89.00	$ 110.00	$ 99.00
Light Twins 40' x 30' Drive In	$ 127.00	$ 115.00	$ 139.00	$ 125.00
Light Twins 50' x 40' Push In	$ 138.00	$ 125.00	$ 150.00	$ 135.00
Heavy Twins 60'x50' Base 12,550 lbs.	$ 164.00	$ 149.00	$ 177.00	$ 159.00
Lg Aircraft + for ea 1,000 Lbs. Over bas	$ 0.77	$ 0.69	$ 0.77	$ 0.69
Helipad - 60' diameter/2800 sq ft	$ 98.00	$ 89.00	$ 110.00	$ 99.00
Single Engine 40' x 30' Push In-Sheltere	$ 88.00	$ 80.00	$ 100.00	$ 90.00

Hangars	Current 2006/2007 Aviation Use Standard	Current 2006/2007 Aviation Use Discount	Proposed 2007/2008 Aviation Use Standard	Proposed 2007/2008 Aviation Use Discount	Current 2006/2007 Non-Aviation Use Standard	Current 2006/2007 Non-Aviation Use Discount	Proposed 2007/2008 Non-Aviation Use Standard	Proposed 2007/2008 Non-Aviation Use Discount
4 Port-A-Port Executive (End of J Row)	$ 524.00	$ 471.00	$ 546.00	$ 491.00	$ 653.00	$ 589.00	$ 680.00	$ 614.00
17 Port-A-Port Executive 1 (1/2 E Row)	$ 452.00	$ 409.00	$ 471.00	$ 426.00	$ 564.00	$ 508.00	$ 588.00	$ 529.00
114 Port-A-Port Executive	$ 386.00	$ 347.00	$ 402.00	$ 362.00	$ 484.00	$ 436.00	$ 504.00	$ 454.00
16 Standard Hangars	$ 350.00	$ 314.00	$ 365.00	$ 327.00	$ 438.00	$ 394.00	$ 456.00	$ 410.00
4 Endrooms Small	$ 123.00	$ 113.00	$ 128.00	$ 118.00	$ 157.00	$ 140.00	$ 164.00	$ 146.00
15 Rectangular Clear Span (C Row)	$ 664.00	$ 597.00	$ 692.00	$ 622.00	$ 832.00	$ 748.00	$ 867.00	$ 779.00
50 Portable Hangars	$ 483.00	$ 435.00	$ 503.00	$ 453.00	$ 603.00	$ 544.00	$ 628.00	$ 567.00
4 Executive II Portable (J Row)	$ 746.00	$ 672.00	$ 777.00	$ 700.00	$ 931.00	$ 839.00	$ 970.00	$ 874.00
9 Rectangular Hangars (BB Row)	$ 694.00	$ 625.00	$ 723.00	$ 651.00	$ 869.00	$ 782.00	$ 905.00	$ 815.00
13 T-Hangars Large (DD Row)	$ 534.00	$ 481.00	$ 556.00	$ 501.00	$ 669.00	$ 601.00	$ 697.00	$ 626.00
15 T-Hangars Standard (CC Row)	$ 477.00	$ 429.00	$ 497.00	$ 447.00	$ 596.00	$ 536.00	$ 621.00	$ 558.00
3 Endoroms (End of CC & DD Rows)	$ 266.00	$ 240.00	$ 277.00	$ 250.00	$ 333.00	$ 301.00	$ 347.00	$ 314.00
1 Office	$ 176.00	$ 159.00	$ 183.00	$ 166.00	$ 219.00	$ 196.00	$ 228.00	$ 204.00