

Memorandum



DATE December 05, 2014

TO The Honorable Members of the Transportation and Trinity River Project Committee:
Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Deputy Mayor Pro Tem Monica Alonzo,
Mayor Pro Tem Tennell Atkins, Sandy Greyson, and Sheffie Kadane

SUBJECT **Future Parking Development at Dallas Love Field**

On Monday, December 08, 2014 a briefing will be presented on the Future Parking Development at Dallas Love Field. The briefing materials are attached for your review.

Please feel free to contact me if you need additional information.



Ryan S. Evans
First Assistant City Manager

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Mark Duebner, Director, Aviation
Elsa Cantu, Assistant to the City Manager – Mayor & Council



FUTURE PARKING DEVELOPMENT AT DALLAS LOVE FIELD

TRANSPORTATION AND TRINITY RIVER
PROJECT COMMITTEE

8 December 2014



OVERVIEW

- **Background**
- **Airport Activity**
- **Parking Requirements**
- **Future Parking Garage Concept**
- **Project Delivery Options**
- **Recommendation**
- **Legal Documents**
- **Next Steps**
- **Proposed Schedule**

LOVE FIELD MODERNIZATION PROGRAM ["LFMP"] BACKGROUND

Original LFMP and Program Development Agreement (PDA) excluded additional Parking

- Passenger forecasts developed in 2008 projected 6 million enplanements would occur in 2017/2018
- Existing 7,000 public parking spaces was projected to be adequate until 2017/2018
- Included employee parking requirements of 1,000 spaces
 - Employees relocated to Love Hub in October 2014
 - 1,100 spaces in Love Hub garage and surface lot

AIRPORT ACTIVITY POST-WRIGHT AMENDMENT

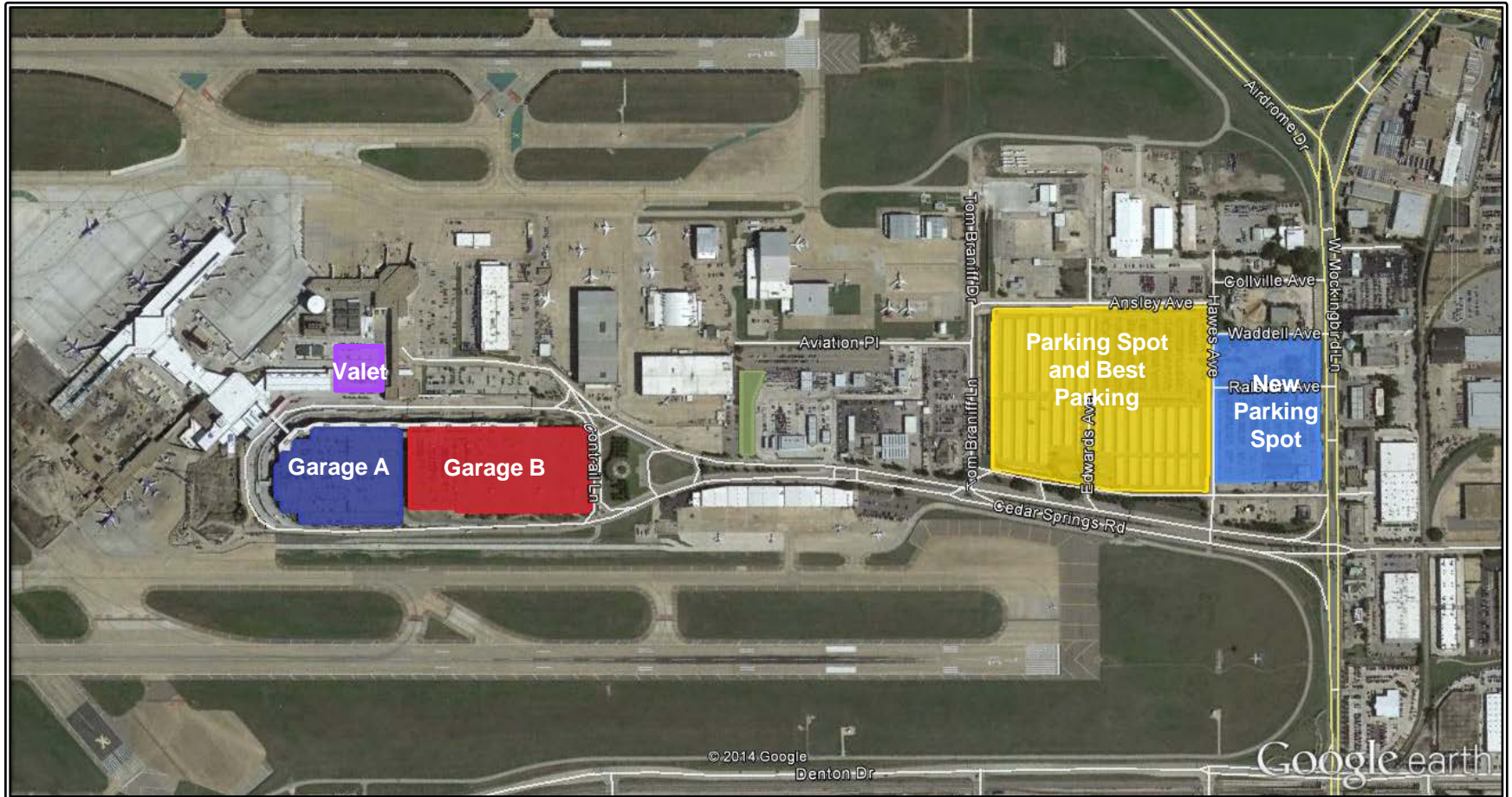
Daily commercial flights immediately increased on 13 October 2014 from 112 to 148

Total Daily Flights planned in 2015: 190

Passenger enplanements are increasing quickly

- 2013: 4 Million
- 2014: 5 Million (projected)
 - September: 346,339
 - October: 424,890
 - November: 500,000 (estimated)
- 2015: 6 Million+ (projected)
 - 500,000 monthly

EXISTING PUBLIC PARKING FACILITIES



PARKING REQUIREMENTS

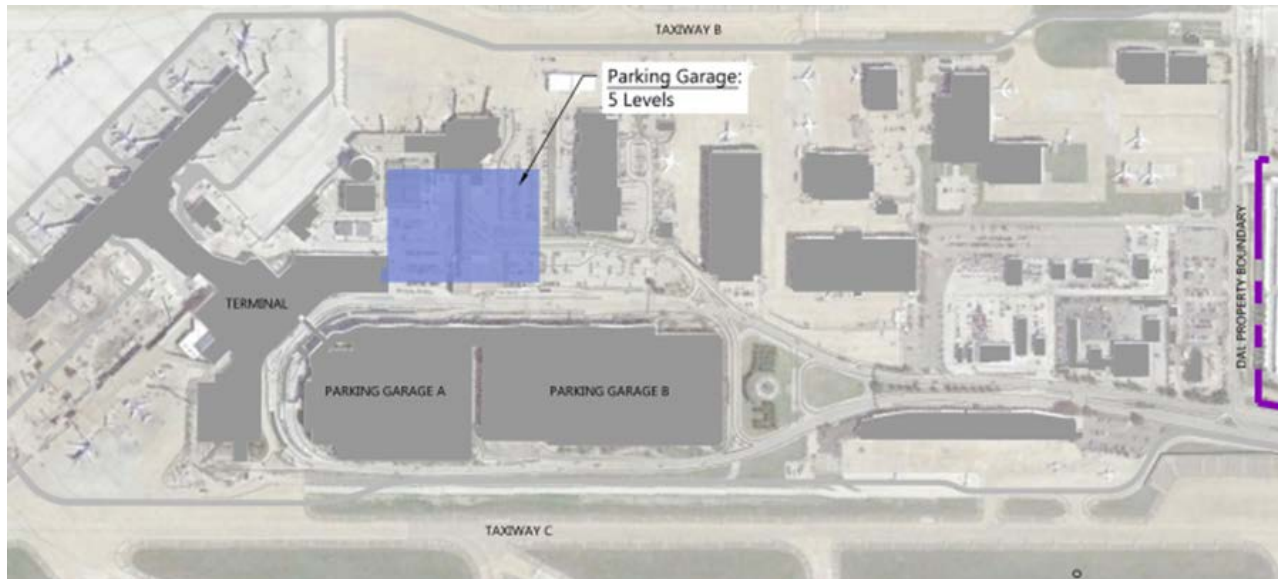
Peak travel times have resulted in parking shortage

- 2014 Holiday travel resulting in all garages, valet and adjacent parking lots at capacity

Based on current projections, Love Field will have additional parking requirements:

- 2015: approximately 1,000 spaces
- 2017: approximately 2,400 spaces
- 2020: approximately 3,500 – 4,000 spaces

FUTURE PARKING GARAGE CONCEPT

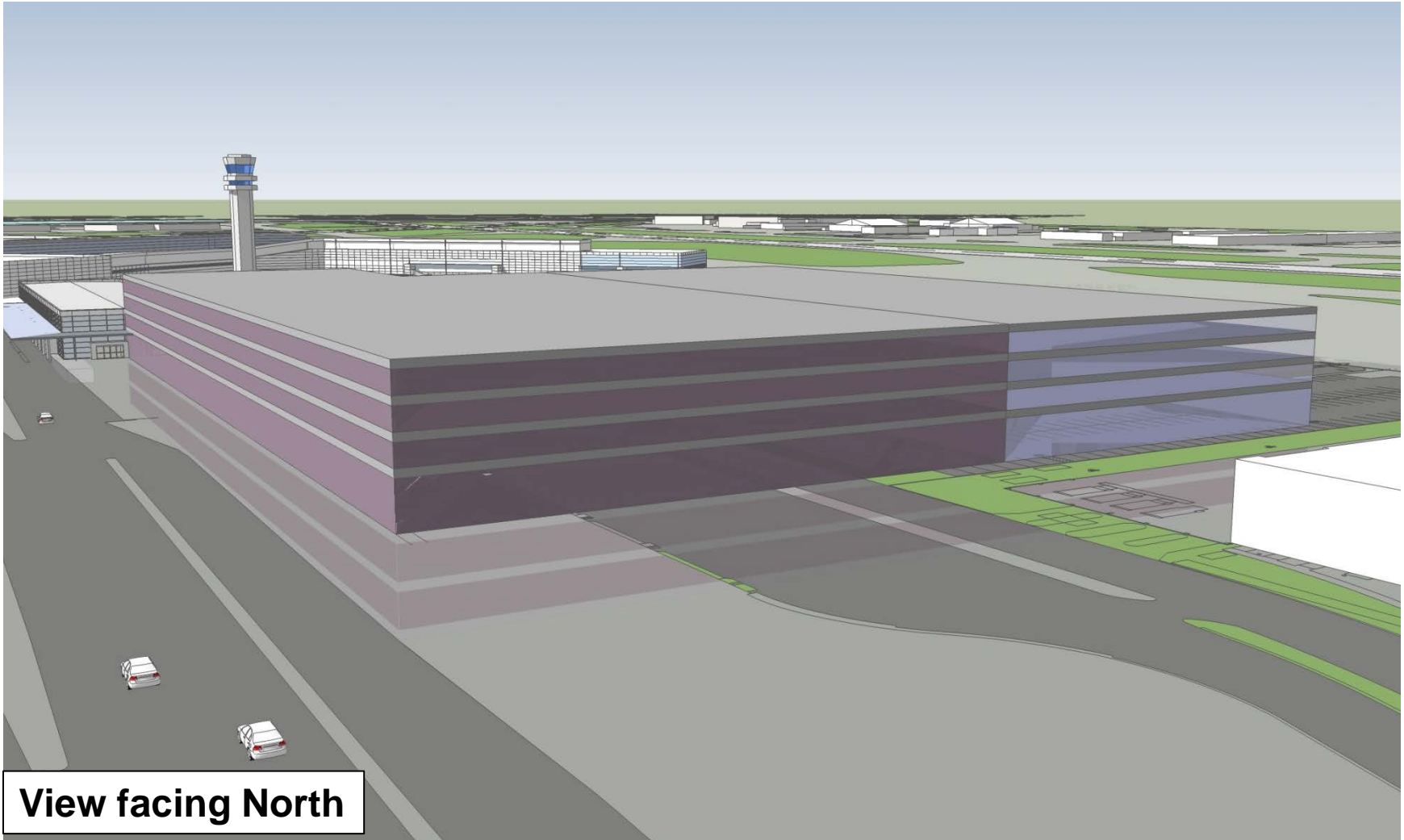


Garage to be located adjacent to Ticket Hall

Footprint: approximately 4,000 spaces

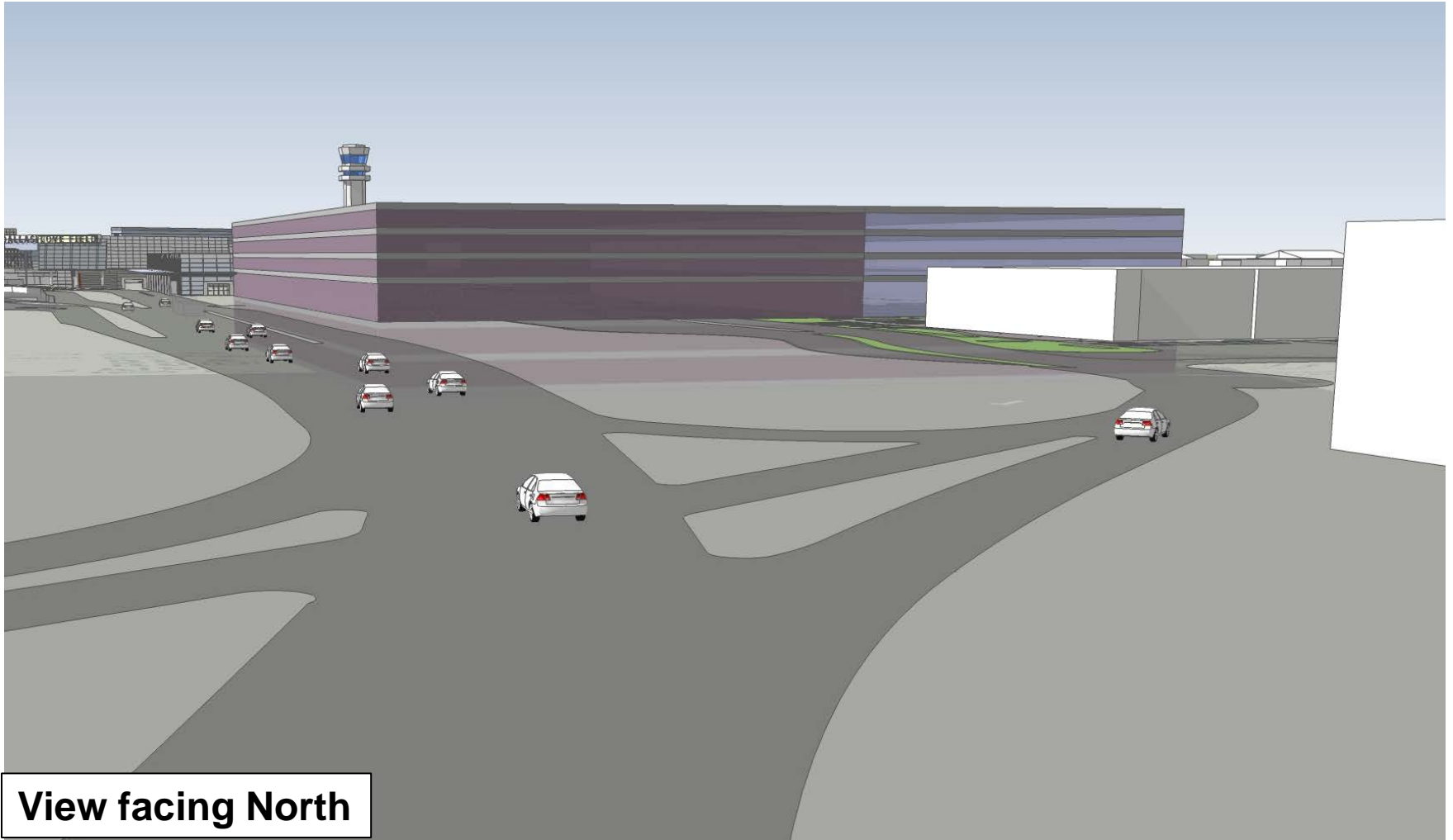
Hotel / Future Development Option

FUTURE PARKING GARAGE CONCEPT



View facing North

FUTURE PARKING GARAGE CONCEPT



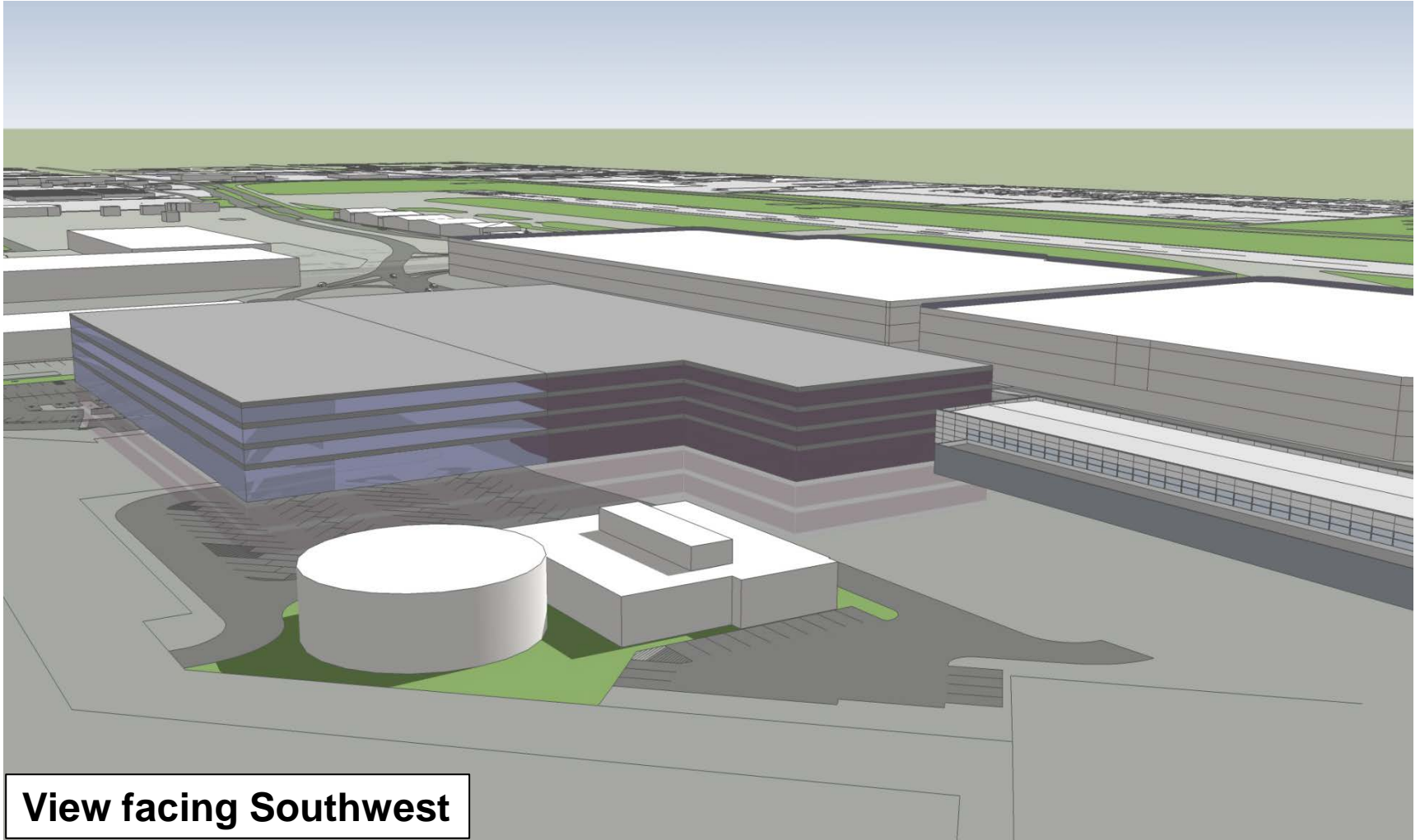
View facing North

FUTURE PARKING GARAGE CONCEPT



View facing Southeast

FUTURE PARKING GARAGE CONCEPT



View facing Southwest

PARKING GARAGE PROJECT DELIVERY – OPTION 1

Traditional “Hard Bid”

- Design Procurement/Contracting: 6 Months
- Design: 12 Months
- Construction Procurement/Contracting: 6 Months
- Construction: 24 Months
- Total time: 4+ years

	Year 1				Year 2				Year 3				Year 4			
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
Design Procurement	█															
Design			█													
Construction Procurement							█									
Construction									█							

PARKING GARAGE PROJECT DELIVERY – OPTION 2

“LFMP-2” Existing Design and General Contractors

- Design Procurement/Contracting: 1 Month
- Design: 10 - 12 Months
- Construction Procurement/Contracting: 1 Month (3 Different Times)
- Construction: 20 - 24 Months

	Year 1				Year 2				Year 3				Year 4			
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
Design Procurement	█															
Design	█	█	█	█												
Construction Procurement		█			█											
Construction			█	█	█	█	█	█	█	█	█					

RECOMMENDATION:

“LFMP-2”

Most efficient delivery method

- Council-approved contracting mechanism is in place: LFMP
- LFMP was completed on-time and under budget
- Utilize existing LFMP contracts for Design/General Contractor
- Allows Design and Pre-construction to begin immediately
- Efficient use of existing Teams with knowledge and expertise to “hit the ground running”
- Economical: cost avoidance for mobilization and reduced schedule durations
- Can advance schedule 12-16 months by consolidating procurement

Construction will be bid upon completion of Design

- Approximately 80% of total cost of project
- MWDBE opportunities

Ensures Parking will be available to meet future demand

“LFMP-2” LEGAL DOCUMENTS

Requires modifications / amendments to key documents

- Program Development Agreement
- Use and Lease Agreement
- General Use Building Lease Modification

Coordinated by City of Dallas and Southwest Airlines Attorneys

- “Mutually Negotiated Agreement”

Council authorization also needed to add Department of Aviation capital funds to Project

FUTURE PARKING GARAGE – NEXT STEPS

Immediately begin conceptual design

- January 2015
- Program Definition Document: Determine parking requirements
- Identify phasing and additional parking availability
- Identify cost and schedule
- Enabling projects: Field surveys, utility relocations

Monitor monthly passenger enplanements and vehicular parking data

- October 2014 – March 2015

Recommendation to Council

- Spring 2015
- Garage size, cost and features

PROPOSED SCHEDULE

City Council Approval to amend LFMP documents, leases, and authorize transfer of Aviation Capital Funds to Project

- January 2015

Program Definition Document

- January - March 2015

Concept Validation and City Briefings

- March – April 2015

Schematic Design / Final Design

- April - December 2015

City Council approval for Bond Sale

- Spring/Summer 2015

Construction

- Enabling projects begin: Summer 2015
- Completion: Summer/Fall 2017