



CITY COUNCIL STAFF REPORT

ITEM NO. 6.2

DATE: April 13, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution authorizing supplemental appropriations of \$360,000 in FY 2025–26 and \$622,000 in FY 2026–27 from the Airport Operating Fund (Fund 600) to Airport Innovation Center Project AR202628 to support completion of the design phase and authorizing execution of an agreement with Barry & Wynn Architects, Inc., in an amount not-to-exceed \$661,600, and a term ending December 31, 2030, to provide final plans, specifications, and engineering services during construction.

RECOMMENDED ACTION

Staff recommends that the City Council adopt a resolution:

1. Authorizing supplemental appropriations of \$360,000 in FY 2025–26 and \$622,000 in FY 2026–27 from the Airport Operating Fund (Fund 600) to Airport Innovation Center Project AR202628 to support completion of the design phase; and
2. Authorizing the City Manager to execute a Professional Services Agreement with Barry & Wynn Architects, Inc., in an amount not-to-exceed \$661,600, with a term ending December 31, 2030, to provide final design, preparation of plans and specifications, bidding support, and engineering services during construction for the Airport Innovation Center Project AR202628.

DECISION TYPE

Administrative

SUMMARY

The Airport Innovation Center Project involves renovating an existing 19,500-square-foot building located at 180 Airway Boulevard at the Livermore Municipal Airport. The project will include a three-phase tenant improvement, with the scope focused on enhancing safety features, improving accessibility, meeting current code requirements, and upgrading building systems, while transforming the building into a multi-tenant innovation hub supporting research and development, educational programming, and advanced aviation technologies. This agreement with Barry & Wynn Architects, Inc., in an amount not to exceed \$661,600, will support completion of final design, preparation of construction documents, assistance during bidding, and construction administration services for the Airport Innovation Center Project.

DISCUSSION

The Livermore Airport Innovation Center Project (AR202628) involves renovating an existing 19,500-square-foot, single-story building located at 180 Airway Boulevard, as shown in Attachment 1. The facility requires upgrades to improve accessibility, structural performance, and overall building systems. The project will address a range of existing conditions, including:

- roofing improvements to resolve leaks
- modernization of restroom facilities to meet current standards
- repair and enhancement of exterior building elements
- upgrades to mechanical, electrical, and plumbing systems
- seismic improvements
- installation of fire sprinkler and fire alarm systems
- accessibility enhancements

These improvements will support compliance with current codes and standards while enhancing overall building performance. Required site improvements to meet current code and operational needs will also be included as part of the project.

The proposed renovation will transform the existing facility into a flexible, multi-tenant innovation hub supporting research and development activities, educational programming, and shared support spaces. Improvements include interior reconfiguration, full replacement of building systems, exterior envelope upgrades, voluntary seismic improvements, fire protection systems, accessibility enhancements, and site improvements.

In early 2025, City staff issued a Request for Qualifications (RFQ) seeking architectural firms to provide services for Capital Improvement Plan (CIP) projects. The City received twelve Statements of Qualifications. Following an evaluation by a selection committee, Barry & Wynn Architects, Inc., was ranked as the top-rated firm. Based on this selection, the City Council approved an On-Call Professional Services Agreement with Barry & Wynn Architects, Inc., (On-Call Agreement) on March 25, 2025, in the amount of \$500,000 for as-needed architectural services related to facility capital improvement projects, including building replacements and renovations.

To advance the Livermore Airport Innovation Center project in an expedited manner, staff issued an initial task order under the On-Call Agreement in the amount of \$111,686 for conceptual design and cost estimating services for the interior and exterior renovations. Staff issued an additional task order in the amount of \$38,000, to provide preliminary technical development and preliminary cost estimates of the building design upon the completion of the conceptual work.

Barry & Wynn Architects, Inc., has consistently demonstrated strong technical expertise, responsiveness, and familiarity with City standards and processes. Therefore, staff recommends the City Council adopt a resolution authorizing the City Manager to execute an agreement in the amount of \$661,600 with Barry & Wynn Architects, Inc., for the architectural and engineering services to provide the final design, preparation of construction documents, permitting, bidding support, and construction engineering services for the Airport Innovation Center Project AR202628. The project design and construction will be delivered in three phases, progressing from basic code and system upgrades to more advanced programmatic buildouts, allowing spaces to be incrementally tailored to specific tenant

needs as they are onboarded.

The agreement amount of \$661,600 combined with the task orders of \$111,686 and \$38,000 total \$811,286. This total of \$811,286 for full architectural services represents approximately 9.7% of the total estimated construction cost for all 3 phases of \$8,400,000. By comparison, full architectural design services for similar projects often range between 10% and 15% of construction costs.

FISCAL AND ADMINISTRATIVE IMPACTS

Funding for the Airport Innovation Center Project AR202628 is included in the 2025–2030 Capital Improvement Plan with \$150,000 of Airport Operating Fund 600 in Fiscal Year 2025–26. The purpose of this budget was to evaluate preliminary design options and project feasibility. This portion of the project has been completed. Staff is now requesting supplemental appropriations of \$360,000 in FY 2025–26 and \$622,000 in FY 2026–27 from Fund 600 to support the next final design phase of the project.

Staff will return to the City Council with a future budget amendment when the project is ready to proceed with awarding the construction contract.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

3: Encourage an innovation driven economy.

ATTACHMENTS

1. Location Map
2. Resolution
3. Exhibit A - Barry & Wynn Architects, Inc., Agreement

Prepared by: Farnoush Levers
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Approved by:



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Fiscal Review by:



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