



CITY COUNCIL STAFF REPORT

ITEM NO. 6.5

DATE: July 27, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution adding the Pavement Maintenance Management Plan Project AR202718, Perimeter Fencing and Security Upgrades Project AR202719, and Airport Layout Plan and Technical Studies Project AR202720 to the 2025–2030 Capital Improvement Plan and authorizing appropriations of Airport Fund 600 and Federal and State Grants to fund these projects.

RECOMMENDED ACTION

Staff recommends the City Council adopt resolutions:

1. Adding the Pavement Maintenance Management Plan Project AR202718 to the 2025–2030 Capital Improvement Plan and authorizing appropriations of \$1,340 of Airport Fund 600 and \$267,330 of Federal and State Grants to the project;
2. Adding the Perimeter Fencing and Security Upgrades Project AR202719 to the 2025-2030 Capital Improvement Plan and authorizing appropriations of \$55,000 of Airport Fund 600 and \$472,500 of Federal and State Grants; and
3. Adding the Airport Layout Plan and Technical Studies Project AR202720 to the 2025-2030 Capital Improvement Plan and authorizing appropriations of \$107,680 of Airport Fund 600 and \$1,022,960 of Federal and State Grants.

SUMMARY

The Federal Aviation Administration (FAA) requires each federally funded airport project to be administered through a separate Capital Improvement Plan (CIP) project to ensure grant funds are accounted for independently. Three Airport projects were approved through the FAA's Airport Capital Improvement Program (ACIP) process on May 28, 2026, after the City's 2025–2030 Capital Improvement Plan was adopted. These projects need to be added to the Capital Improvement Plan to establish separate CIP project numbers which will allow the City to accept and administer FAA grant funding and maintain compliance with applicable financial requirements. These projects were approved for FAA Federal and State funds through the FAA's ACIP process on May 28, 2026.

The proposed Pavement Maintenance Management Plan (PMMP) Project AR202718 will develop a comprehensive pavement management plan for the airport, including pavement section determination

studies to identify existing pavement sections and underlying subgrade soils, pavement condition surveys to document surface deterioration and calculate the Pavement Condition Index (PCI), and non-destructive load testing with fatigue analysis to evaluate deep-seated distress and estimate remaining pavement life.

The proposed Perimeter Fencing and Security Upgrades Project AR202719 will modernize the Airport's security infrastructure through enhanced perimeter protection, access control, video surveillance, and emergency response capabilities utilizing a fully integrated, cloud-based security management platform.

The proposed Airport Layout Plan and Technical Studies Project AR202720 will update the Airport Layout Plan (ALP) to establish a long-term vision for the Airport's development and position the Airport for future Federal Aviation Administration (FAA) funding opportunities. The project includes preparation of aviation forecasts, evaluation of future airfield and landside facility needs, development of a phased capital improvement program, and completion of an FAA-approved ALP drawing set.

DISCUSSION

The Federal Aviation Administration (FAA) requires each federally funded airport project to be administered through a separate Capital Improvement Plan (CIP) project to ensure grant funds are accounted for independently. Each FAA grant must have its own dedicated project account and cannot be commingled with other FAA grants or Airport operating funds. In addition, California law requires airports to maintain separate accounting for aviation capital projects. Establishing a CIP project enables the City to properly administer grant funds and comply with federal and state financial management requirements. Each FAA grant is subject to the City's annual financial audit and may also be audited by the FAA.

Airport capital projects are identified and prioritized annually through the FAA's Airport Capital Improvement Program (ACIP) process. Projects must be reviewed and accepted by the FAA before they are eligible to receive federal grant funding. Until earlier this year, the FAA had advised the Airport that funding for new projects would be limited until the Airport addressed identified airfield geometry and related issues. Following coordination with the FAA's San Francisco Airports District Office and Regional Office, the Airport received approval to proceed with the Pavement Maintenance Management Plan, the Airport Layout Plan and Technical Studies projects, recognizing these planning efforts as essential to addressing the identified deficiencies and supporting future airport improvements.

Because these projects were approved for funding through the FAA's ACIP process on May 28, 2026, after the City's 2025–2030 Capital Improvement Plan was adopted, they are not currently included in the adopted CIP. Adding these projects to the Capital Improvement Plan and establishing separate CIP project numbers will allow the City to accept and administer FAA grant funding, maintain compliance with applicable financial requirements, and advance critical airport planning projects that position the Airport for future capital improvements.

The Pavement Maintenance Management Plan (PMMP) Project AR202718 will evaluate the airport's pavement system through pavement section determination studies, pavement condition surveys to calculate the Pavement Condition Index (PCI), and non-destructive load testing to assess structural capacity and remaining pavement life. These evaluations will be used to identify pavement sections requiring maintenance, rehabilitation, or reconstruction and to develop cost-effective treatment recommendations based on forecast traffic demands.

The completed PMMP will establish a prioritized program for future pavement improvements, including estimated maintenance and reconstruction costs. The plan will provide the City with the technical information needed to evaluate, prioritize, and program future pavement projects while helping ensure that airport pavements remain safe and serviceable.

The FAA requires the City to prepare and maintain an up-to-date PMMP as a condition of eligibility for federal funding. The PMMP provides the technical basis for planning and justifying future pavement maintenance, rehabilitation, and reconstruction projects, helping ensure that airport pavements remain in a safe and serviceable condition. Staff recommends adding this project to the adopted 2025–2030 Capital Improvement Plan and appropriating the necessary funding because it was not included in the original plan.

The Livermore Municipal Airport has experienced an increase in Vehicle/Pedestrian Deviations (VPDs) and unauthorized access concerns in recent years, highlighting the need to enhance the Airport's security infrastructure. The Federal Aviation Administration (FAA) Airport District Office (ADO) and FAA Regional Compliance Office have encouraged the Airport to strengthen perimeter security and improve controls over authorized access to airport property. As airport activity continues to grow, modernizing the Airport's security systems will help reduce security risks, improve accountability, and support a safe operating environment.

The Airport Perimeter Fencing and Security Upgrades Project AR202719 will implement a comprehensive, integrated security management system that combines perimeter fencing, access control, video surveillance, and emergency response technologies into a single platform. The project includes perimeter fencing enhancements, electronically controlled access gates, multi-factor authentication at airport entry points, license plate recognition cameras, centralized user management, remote access authorization, and expanded video storage capabilities. The system will also incorporate emergency response features, including panic buttons and facility lockdown functionality, to improve coordination during security incidents.

Upon completion, the project will provide Airport staff with enhanced visibility and control over airport access, improve operational efficiency through centralized system management, and strengthen the Airport's ability to respond to security events. These improvements will support continued compliance with FAA security expectations while providing a safer and more secure environment for pilots, tenants, employees, visitors, and the flying public. This project was identified after adoption of the 2025–2030 Capital Improvement Plan due to evolving FAA security recommendations and increasing unauthorized access concerns at the Airport. Therefore, staff recommends adding the project to the CIP.

The FAA recommends that airports update their Airport Layout Plan (ALP) and supporting planning documents every seven to ten years, or as operational needs and development opportunities warrant, to ensure they reflect current conditions, FAA design standards, and anticipated future airport activity. Livermore Municipal Airport's most recent FAA-prescribed planning study, the ALP Update and Narrative Report, was completed in 2014. An updated ALP is necessary to support future airport operations and development, maintain consistency with current FAA guidance, and preserve eligibility for future federal grant funding. The project is funded through the FAA's Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG) Program, which will fund 95% of the total project cost. The City is required to match the Federal funding at a minimum of 5% of the approved project budget, additional appropriations to the project budgets are requested from the Airport Fund 600 to account for potential

additional expenses.

The project will include the preparation of a comprehensive ALP supported by an inventory of existing airport conditions, aviation demand forecasts, and evaluations of future airfield and landside facility needs. These analyses will be used to develop recommended airport development alternatives, a phased capital improvement program, and an FAA-approved ALP drawing set that will guide future airport development and capital investment decisions.

To support the planning effort, the project will also include an Airport Geographic Information System (AGIS) obstruction survey to collect airport mapping and obstruction data required for FAA review and to help protect the Airport's approach and departure surfaces. In addition, environmental baseline studies will be conducted to identify biological and cultural resources that may affect future development and environmental permitting.

The project also includes preparation of an Electric Master Utility Plan (EMUP), which will evaluate the Airport's existing electrical infrastructure, forecast future electrical demand over the next ten years, and identify the improvements necessary to support anticipated airport growth. The EMUP will include a phased implementation strategy, capital improvement recommendations, funding considerations, and an assessment of opportunities and risks to help ensure the Airport's electrical infrastructure can accommodate future operational and development needs.

Upon completion, these planning efforts will provide the City with a coordinated framework for future airport development, infrastructure investment, environmental planning, and utility improvements while supporting continued compliance with FAA planning requirements and positioning the Airport for future federal funding opportunities. Because this project was not included in the adopted 2025–2030 Capital Improvement Plan, staff recommends adding the project and appropriating the necessary funding.

FISCAL AND ADMINISTRATIVE IMPACTS

Funding for the Pavement Maintenance Management Plan Project AR202718 will come from Airport Fund 600 and Federal and State Grants. As shown in Attachment 2, total project costs are estimated to be \$268,670 with \$1,340 of Airport Fund 600 and \$267,330 of Federal and State Grants. The project helps program future projects that will extend the life of the pavement assets located at the airport.

Funding for the Perimeter Fencing and Security Upgrades Project AR202719 is proposed from Airport Fund 600 and Federal and State Grants. As shown in Attachment 3, total project costs are estimated to be \$527,500 with \$55,000 in Airport Fund 600 and \$472,500 in Federal and State Grants.

Funding for the Airport Layout Plan and Technical Studies Project AR202720 will come from Airport Fund 600 and Federal and State Grants. As shown in Attachment 4, total project costs are estimated to be \$1,130,640 with \$107,680 of Airport Fund 600 and \$1,022,960 of Federal and State Grants.

COMMUNITY PILLAR

5. A City That Works

GOAL

14. Develop, operate, and maintain the City's infrastructure

ATTACHMENTS

1. Vicinity Map
2. CIP Book Page AR202718
3. CIP Book Page AR202719
4. CIP Book Page AR202720
5. Resolution

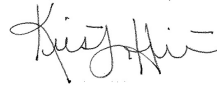
Prepared by: Jarrett Rasmussen
Senior Civil Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Kristen Hilton
Acting Administrative Services Director