



AGENDA MEMORANDUM

Item No.

9b

BRIEFING ITEM

Date of Meeting

September 22, 2020

DATE: September 14, 2020

TO: Stephen P. Metruck, Executive Director

FROM: Eileen Francisco, Acting Director, Aviation Facilities and Capital Programs
Wayne Grotheer, Director, Aviation Project Management Group

SUBJECT: Main Terminal Infrastructure Upgrades Briefing

EXECUTIVE SUMMARY

This project will update and upgrade the Main Terminal to ensure compliance with current life safety and building codes.

The existing Main Terminal was built in the 1970s, with an extension to the north added in the 1980s, and Gina Marie Lindsay Arrivals Hall added in the 2000s. Although some improvements have been made in the Main Terminal there has not been a comprehensive renovation. The different sections of the Main Terminal met the building codes that were in place at the time they were constructed. Over the last couple of decades, building codes have evolved to provide additional safety measures. These new safety measures include fire sprinklers and smoke control. Projects in the Main Terminal have installed fire sprinklers in the areas the work was completed; however, large areas in the Main Terminal are still deficient in multiple areas including the following life safety systems: fire sprinklers, smoke control, fire standpipes, and emergency exit signage. This project will bring the Main Terminal up to current code, which is required for future projects in the Main Terminal to move forward, such as restroom renovations, and replacing aging bag claim devices.

This project will update these life safety systems to current code. In addition to updating systems to current code, this project will also include full asbestos removal from the ceiling and upgrade the existing emergency power system.

BACKGROUND

In order for the Main Terminal building to meet current code the entire building must have a sprinkler system installed. This will involve removing the existing ceiling, abating the area, and putting in new ceiling, and lights on ticketing, baggage claim, and the skybridge level. The current lighting does not have lighting controls, so new lighting controls will need to be added. Smoke control will need to be added, which will include adding exhaust fans and connecting to emergency power. The existing emergency power is not sufficient to meet the demand of the future smoke control system.

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The existing emergency power system supports the Main Terminal; Concourses B, C, and D; and the South Satellite. The total future emergency power need of these spaces is currently unknown. Therefore, the preliminary design will focus on designing the smoke control system for all areas except the South Satellite, and evaluate any other code required emergency power needs to determine the total system requirement. The South Satellite will get its own dedicated emergency power and smoke control systems when it is renovated. The future C1 building will also be incorporated into the total emergency power needs. It is important to know the number of generators necessary in order to find an appropriate location for the new generators.

All of this must be completed in a facility that is operational 24 hours a day, every day of the year. Although currently passenger traffic is reduced, it is anticipated that traffic numbers will return, and the project will need to be able to limit impacts when that occurs. This is a complex project and the preliminary design is an important first step to help mitigate some of the unknown risks to be able to provide a better cost estimate and schedule.

In addition to the design of smoke control and emergency power, the designer will be required to provide an estimated overall project cost for the Main Terminal upgrades.

Staff will return to the Commission to request authorization of the preliminary design work. It is expected that this work will take approximately a year to complete, after which staff will return to Commission to report back on the findings and request design funding.

ATTACHMENTS TO THIS BRIEFING

- (1) Presentation slides.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None.