

# Concourse A Building Expansion for Lounges

CIP C801205

# Requesting Commission Authorization for:

- Construction by Delta Air Lines
- Reimbursement to Delta Air Lines under the Tenant Reimbursement Agreement
- Utilization of Port crews for construction and support

# Concourse A Building Expansion for Lounges

- Project will use a Tenant Reimbursement Agreement (TRA) with Delta Air Lines to design and construct a building addition on Concourse A
- Adds 35,763 SF in new leasable space
- Provides mezzanine level expansion for Port common use lounge

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# Project Scope

- Building addition of approximately 52,000 SF
- Reconfigure existing spaces to provide additional leasable office area, an entry foyer, a replacement restroom, and vertical circulation.
- Renovate a vacant airport shed to house the relocated Aviation Maintenance Department Passenger Loading Bridge shop that is being displaced by this project.
- Provide temporary restrooms for the Port common use lounge to keep the lounge operational during construction of the building expansion.

# Sustainable Design Approach

- Environmental Sustainability Tier 2 project
- Project analyzed concepts to reduce energy consumption & carbon emissions and Total Cost of Ownership
- Project will implement:
  - Triple-glazed electrochromic façade AKA “smart glass”
  - All electric appliances (no natural gas)
  - Low-flow water fixtures in the Delta lounge
  - Electric vehicle charging stations



# Budget & Schedule

- Budget \$78,500,000
- Schedule
  - Construction Start 2022 Q1
  - Construction Finish 2023 Q3

# Project Risks and Mitigation

RISK	DESCRIPTION	MITIGATION PLAN
Several airport functions may not be relocated prior to construction start	The project needs to relocate a Maintenance Shop, Vendor Receiving, Compactors, Emergency Dispersal Area, Airport Fence, Employee Bus Turnaround, and Maintenance Vehicle Parking	<ul style="list-style-type: none"><li>• Alternative sites and arrangements are being prepared to be reviewed by the impacted parties.</li><li>• The maintenance shop may need an “interim” location if it can be found to minimize the schedule impact</li></ul>
Supply chain disruptions could impact schedule and budget	Construction material and equipment delivery delays and cost escalation could delay construction or increase the construction costs.	<ul style="list-style-type: none"><li>• Contractor is procuring some material early.</li><li>• Contractor estimate includes contingency for increased material and equipment prices.</li></ul>

# Questions?