

# Post IAF Airline Realignment Briefing

September 12, 2023



# Briefing Purpose

- Update Commission on design development progress
- Provide a budget schedule and risks overview
- Provide schedule for Commission actions and briefing

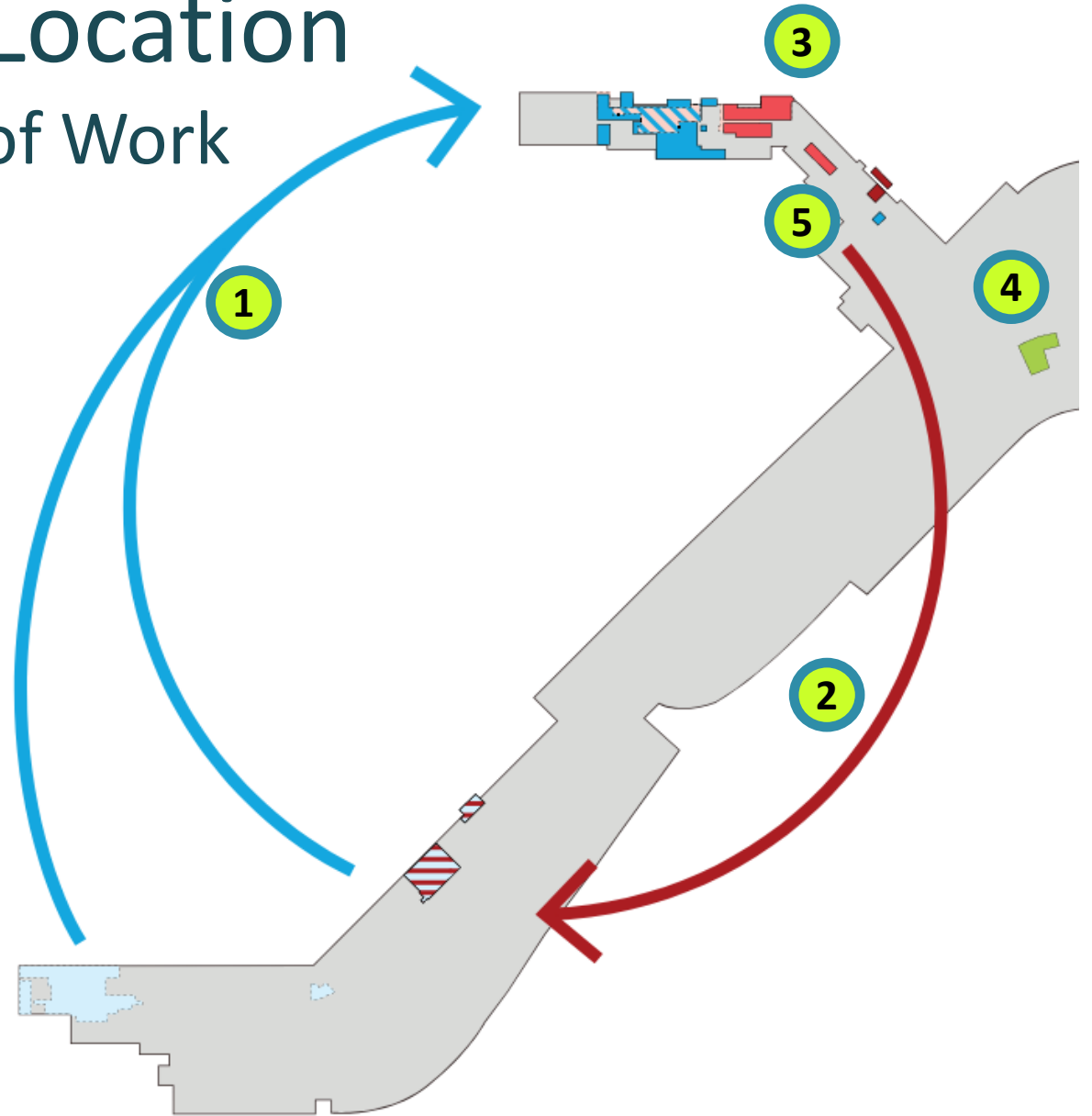
# Project Purpose

- The project is facilitating the relocation of United Airlines' domestic only operations from Concourse A to Concourse B providing international gate capacity on Concourse A. Associated office and support spaces to support both relocations will be delivered as part of the project.
- Ticket counters in the center of the main terminal will be reconfigured and expanded to support airline operations.
- United Airlines will self-perform the construction of their new lounge on Concourse B under a Memorandum of Agreement with the Port.

# Project Location

## Scope of Work

- 1 Relocates United Airlines (UA) operational space to renovated and expanded space on Concourse B.
- 2 Relocates Delta Air Lines into UA vacated gates on Concourse A.
- 3 Replaces two Air Handling Units in 2 new penthouses and upgrades mechanical system infrastructure on Concourse B.
- 4 Reconfigures Zone 4 leasable space to accommodate common use, flow-through ticket counters.
- 5 Relocates United Airlines to renovated lounge on Concourse B in a “Like for Like” move from Concourse A.



# Design Development Status

DESCRIPTION	STATUS
Port Package 1 - Enabling Work	Design 100% complete, construction start Q4 2023
Port Package 2 - Mechanical System Upgrades	Design 60% complete, construction start Q1 2024
Port Package 3 - Concourse B Ramp Renovation & Expansion	Design 60% complete, construction start Q1 2024
Port Package 4 - Ticket Counter Reconfiguration	Design 60% complete, construction start Q1 2024
United Airlines MOA - Lounge	Design 30% complete Q4 2023, construction start Q3 2024

# Sustainability Framework

- Environmental Regulatory Compliance **Tier 2 Project**
- Sustainable Project Assessment and Review Collaborative (SPARC) process confirmed Sustainability Strategies

## EQUITY STRATEGIES

- Gender Neutral Restrooms
- Improved interior accessibility
- Employee Breakrooms

## CARBON/ENERGY STRATEGIES

- Fossil-fuel free heating (heat pumps)
- Reduce energy load with low carbon sources
- Energy Modeling

## MATERIALS STRATEGIES

- Polyvinyl chloride (PVC) material removed from specifications
- Low volatile organic compound (VOC) materials specified

# Budget Overview

<b>C801158 Post IAF Airline Realignment</b>	
<b>Current Budget</b>	<b>\$ 102M</b>
<b>Estimated Project Cost Range – February Commission Meeting</b>	<b>\$ 98M - \$172M</b>
<b>CURRENT ESTIMATE RANGE</b>	<b>\$ 102M - \$140M</b>

# Schedule Overview



	2023				2024				2025				2026	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	
<b>Airline Realignment Enabling Scope</b>	Design			❖ Commission Action	Construction									
<b>* Airline Realignment Base Scope</b>	Design			❖ Commission Action	Construction						UA Operate at Concourse B Gates			
<b>United Airlines (UA) Lounge</b>				Design	❖ Commission Action	Construction								

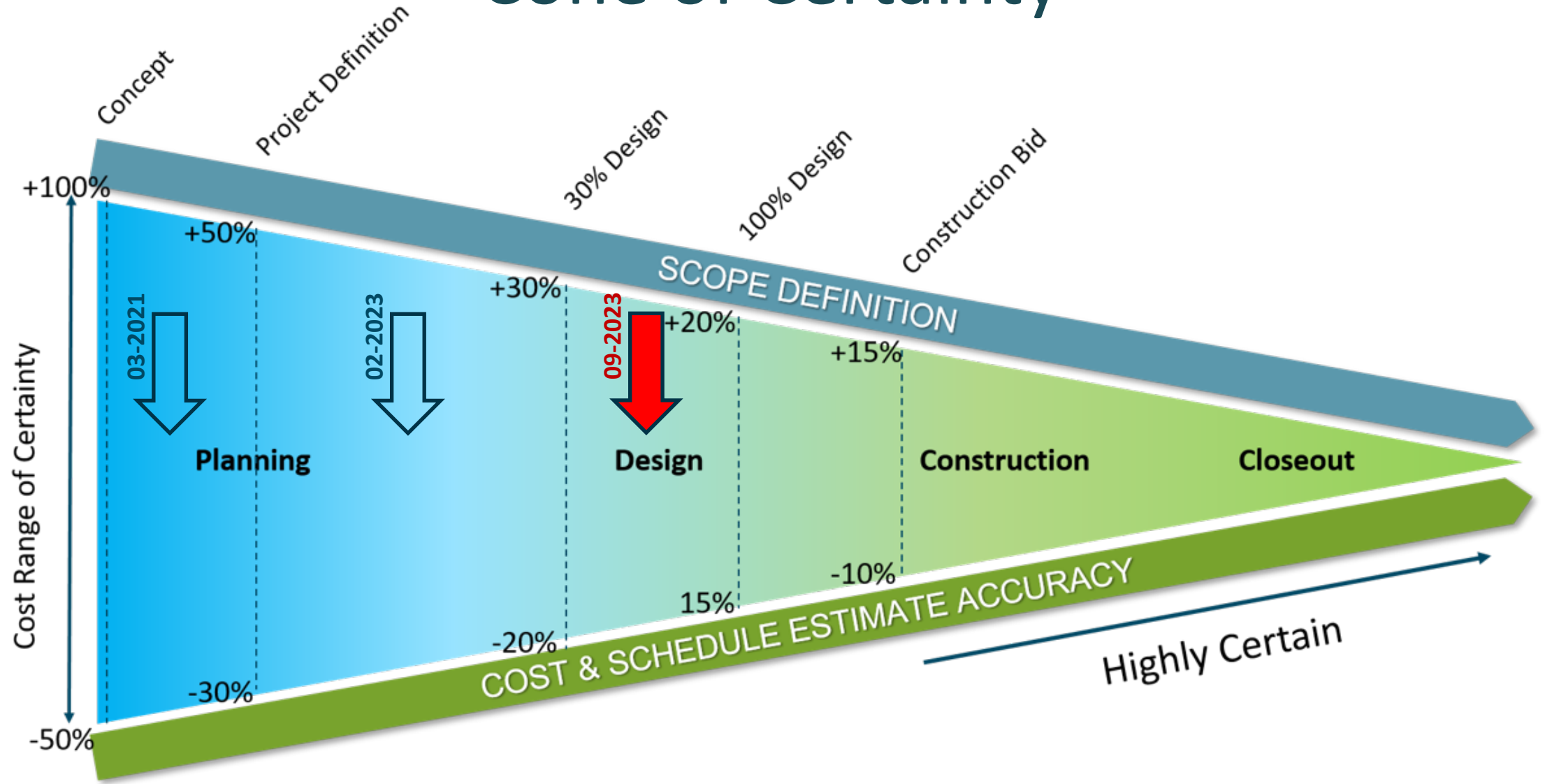
*\* Airline Realignment Base Scope includes all scope identified in Packages 2,3, and 4.*



# Key Risks & Mitigation Strategies

Risk	Mitigation Plan
Existing Conditions Verification	The project team is approximately 70% complete with existing conditions verification and 3D modeling. The existing condition verification effort will be complete by October 2023 and mitigate the risk of future design changes and cost impacts during construction.
Complex Phasing	The development of the existing conditions 3D model and progression of design has allowed the GCCM and their Electrical and Mechanical subcontract trade partners to fully evaluate the extents of confirmed scope. Additional phasing, not initially anticipated, has been incorporated to account for safe construction and eliminate downtime of existing systems. Coordination meetings to review schedule durations and identify opportunities for efficiency are facilitated on a weekly basis.
Operational Constraints	Most of the work within the project is occurring on Concourse B ramp level within leasable space supporting airline and tenant existing operations. Additional construction phasing and temporary facilities are required to maintain tenant operations throughout the project premise. The project team continues to collaborate with Port Stakeholders to confirm and account for all operational constraints in contract documents.

# Cone of Certainty



# Schedule for Commission Actions/Briefing

- September 26
  - Construction authorization for Package 1 Enabling - ~\$14M
- December 12
  - Construction authorization for Packages 2 – 4
  - Briefing on United Airlines Lounge

# Questions/Discussion

# Appendix

## BENEFITS OF POST IAF AIRLINE REALIGNMENT

Allows for increased simultaneous wide body international operations at the International Arrivals Facility (IAF).

Improves overall international to domestic minimum connect times.

Limits domestic carrier preferential lease of international capable gates.

Ensures international flights have improved access to the Concourse A and IAF connected gates.

Provides renovated and expanded leasable space on ramp level to accommodate the airline relocations required to facilitate gate allocation.

3D Model of existing conditions, code upgrades and building expansion developed during Preliminary Design and Pre-Construction.

Minimizes the operational impacts to the Airlines.