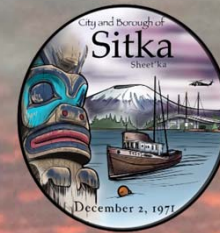


CITY AND BOROUGH OF SITKA

Rocky Gutierrez Airport (SIT) Terminal Improvements Project



Project Status Briefing – September 2022

- Project History
- Revised Design Renderings & Floor Plans
- Comparison of Revised to Previous Designs

Project History

2005: Airport Master Plan

2011: Airport Terminal Master Plan – Short term, correct critical deficiencies & long term, plan and develop design & financial plan for a new airport terminal.

2014: Baggage Screening Study

2015: Delta Airlines starts service to Sitka

2016: TSA Grant for the design for the TSA Baggage Screening Area & Inline baggage screening equipment.

2017: SIT Terminal Improvements Concept Development & Funding Plan / Assembly Approval of Passenger Facility Charge (PFC) Application to FAA/State of Alaska / Preferred Conceptual Design Option Decision – Stakeholder/Assembly/Public Process.

2018: FAA/ State Approval of PFC Collection for SIT Terminal Improvements Project / Development of Schematic Design (35% Design milestone) Submitted to State Aviation With AIP Grant Funding Request / Assembly Approval for **\$4.25 Million Revenue Bond Funded With PFCs /** TSA Baggage Screening Schematic Design Submitted to TSA For Review & Approval.

2019: Project Delayed due to: Federal Government Shutdown, TSA Review & Approval of Schematic Design Submittal / Request For Additional TSA Grant Funding to Cover Delay and Design Extra Costs.

2020: Received TSA Conditional Approval of Schematic Baggage Screening Design & Additional Grant Funds / Review & Revisions to the Schematic Design for Project Start-up After Long Delay / Confirmation Terminal Improvements Project is in the State Of Alaska Aviation AIP Funding Plan for **\$7 Million in FY23**

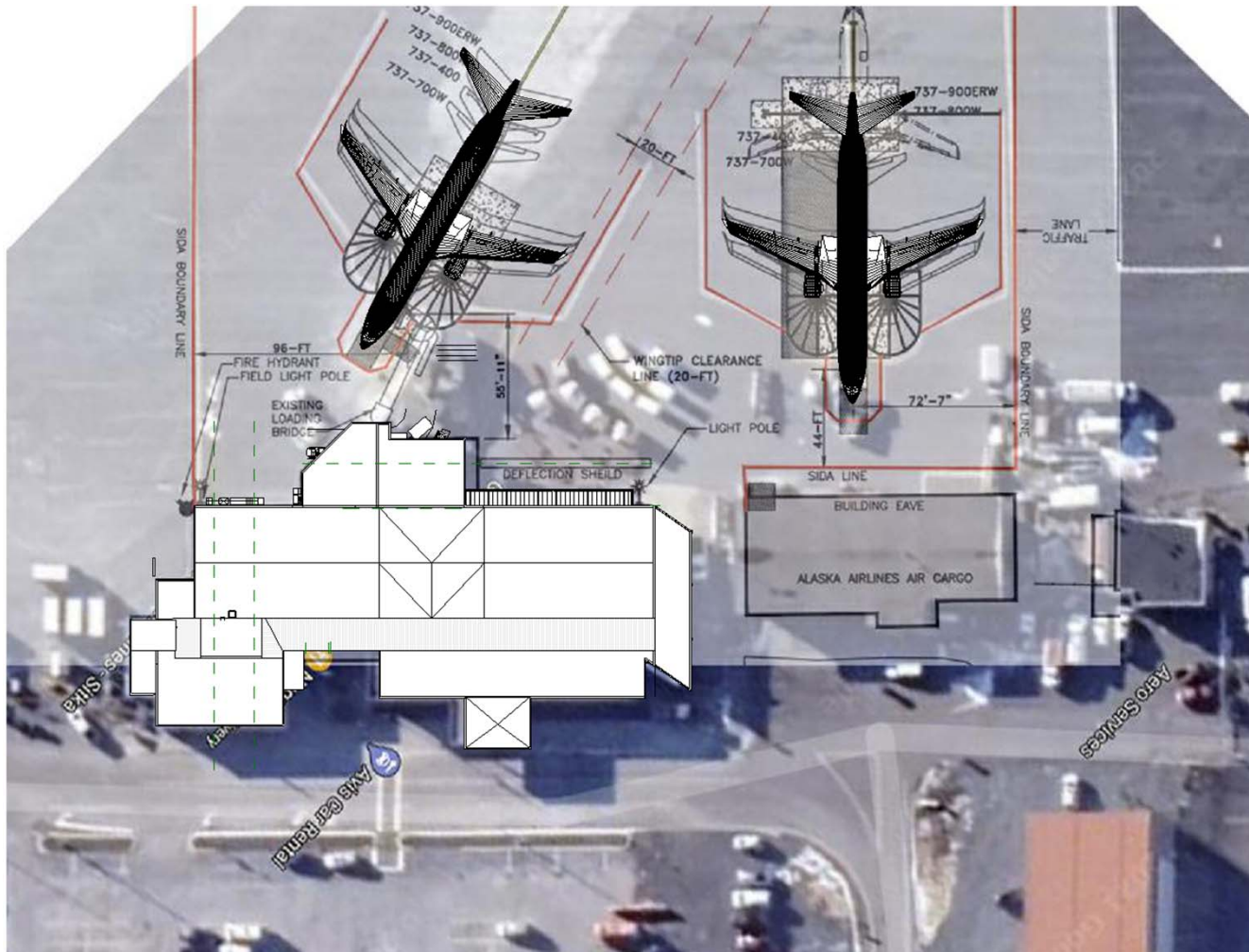
2021: Developed and advertised RFP for a Construction Manager At Risk (CMAR) to join the team.

2022: Awarded CMAR contract bringing Dawson-McG Constructors JV onto the team/ Reconvened airline stakeholders to review designs/ completed 100% TSA baggage screening design documents and completed review process with TSA/ CMAR bid TSA scope/ Developed concept design ALT1 based on recommendations of the CMAR and stakeholder feedback

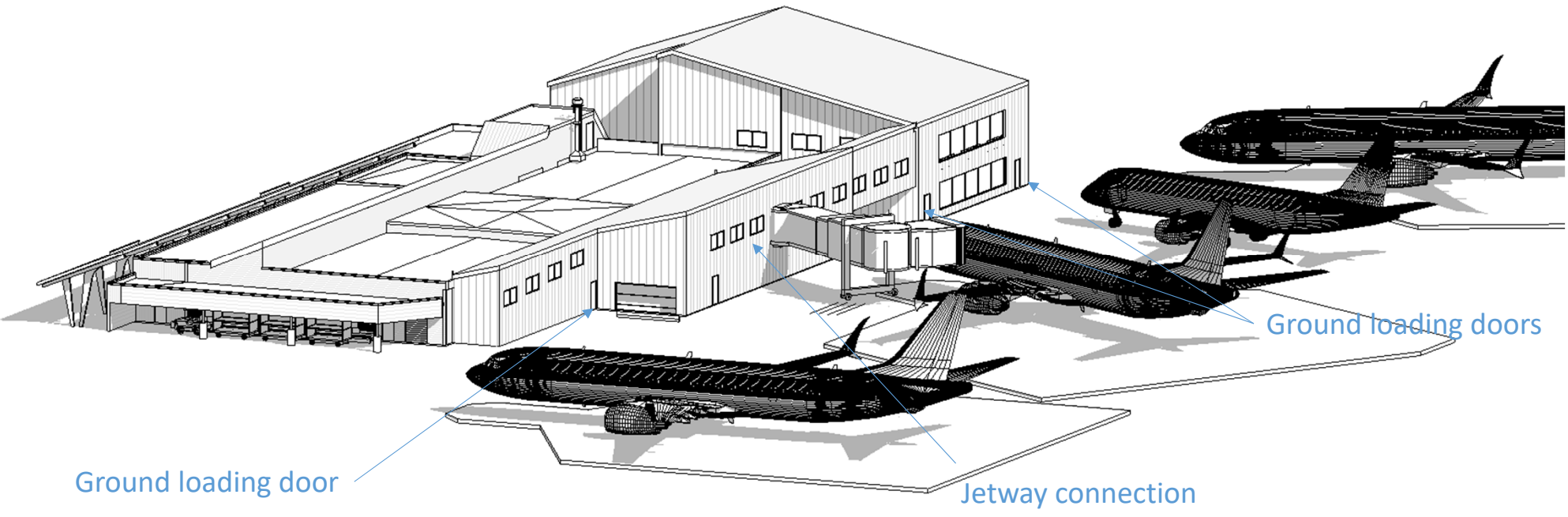
SIT Terminal Critical Deficiencies Identified for Improvement – FAA Approved PFC Application

Improvement of the critical deficiencies will add Airport Capacity, Improve Airport Security & Safety.

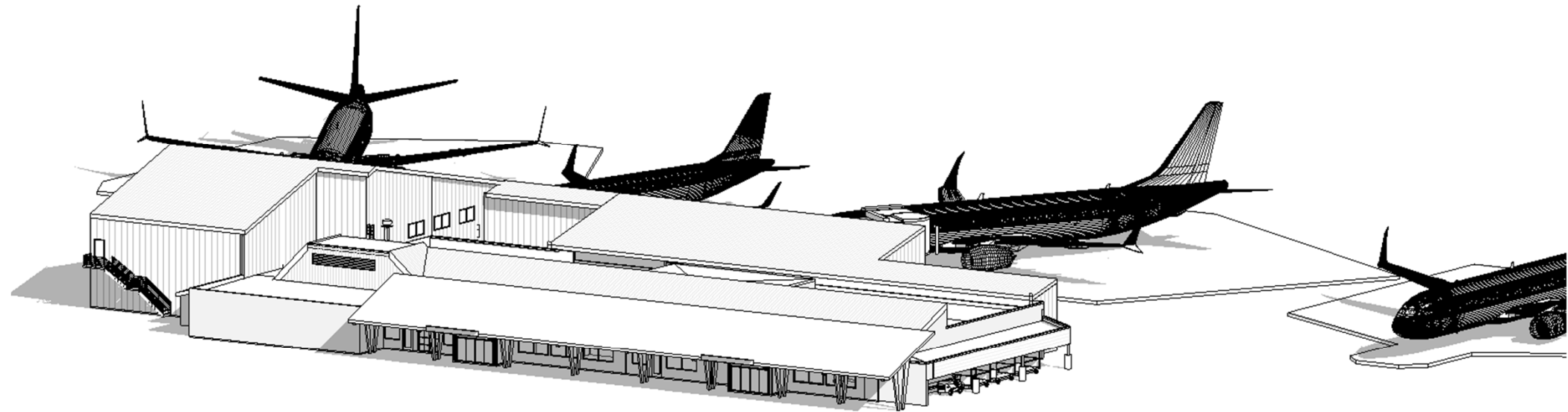
- **Expansion of the Gate Departure Lounge/Hold Room:** Expand departure lounge to better accommodate full and multiple flights.
- **Expansion of the TSA Baggage Screening Area and the connected Baggage Makeup Area:** Improve flow and processing capacity of TSA baggage screening and airline baggage handling and loading.
- **Relocate Jet Bridge and Ramp:** Improve passenger flow and allow modifications the baggage screening and make-up areas.
- **Separate Terminal Building Entry and Exit points with a new direct Exit added from the Baggage Claim Area:** Improve passenger flow and decrease concourse congestion.
- **Modify Baggage Claim Area and Baggage Claim Belt:** Reduce congestion at baggage claim area and improve passenger flow.
- **Install new full length terminal building canopy:** Improve passenger flow and provide shelter from the elements for passenger departure and arrival and fish box staging.
- **Construct new fish box holding areas:** Improve passenger flow and decrease concourse congestion and improve baggage screening, processing, and handling.
- **Building Systems Upgrade/Replacement:** Reduce operating costs, modify/replace building mechanical, electrical, life safety systems, & network systems.



Existing Sitka Terminal and aircraft hardstands



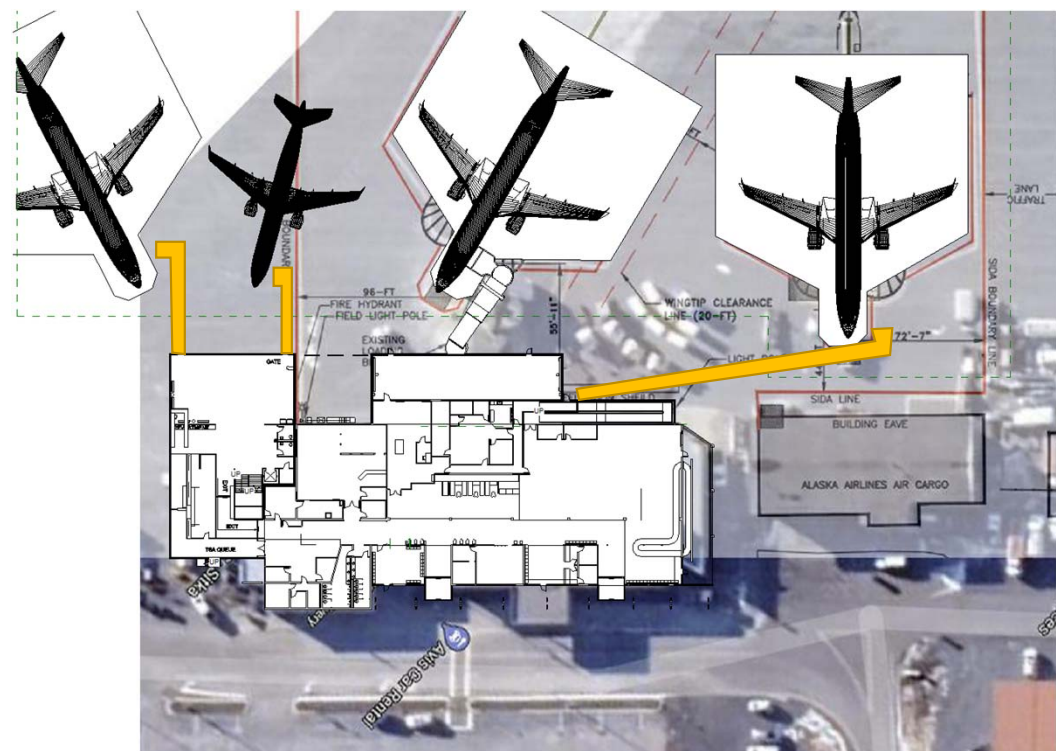
Airside 3D view of proposed Terminal expansion/ remodel



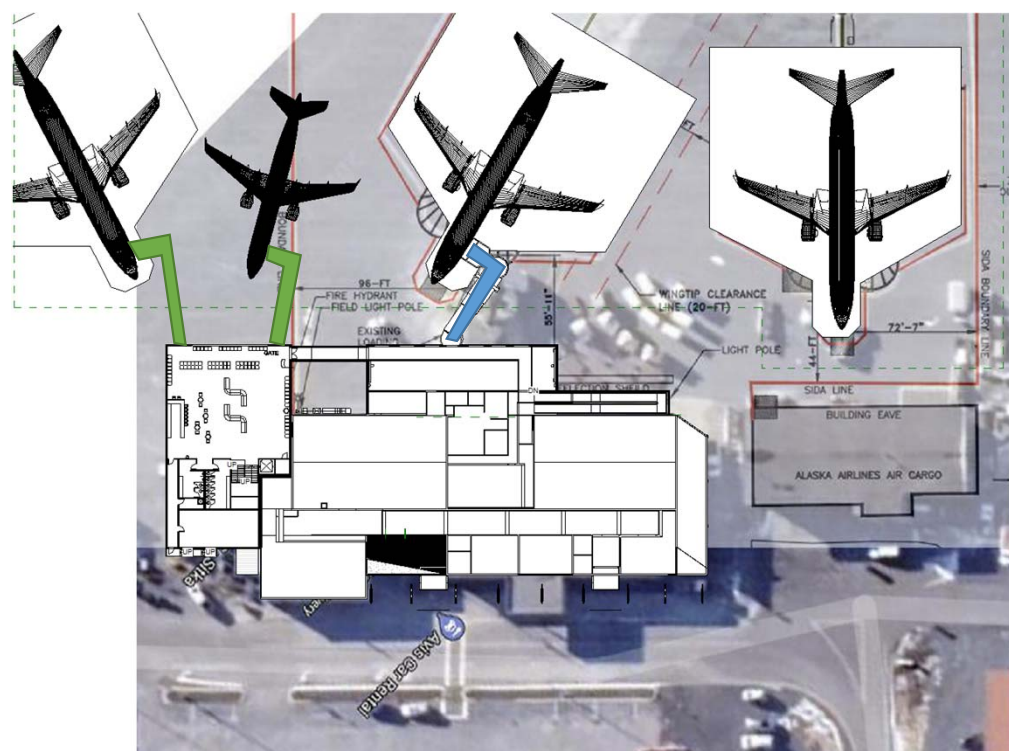
Landside 3D view of proposed Terminal expansion/ remodel



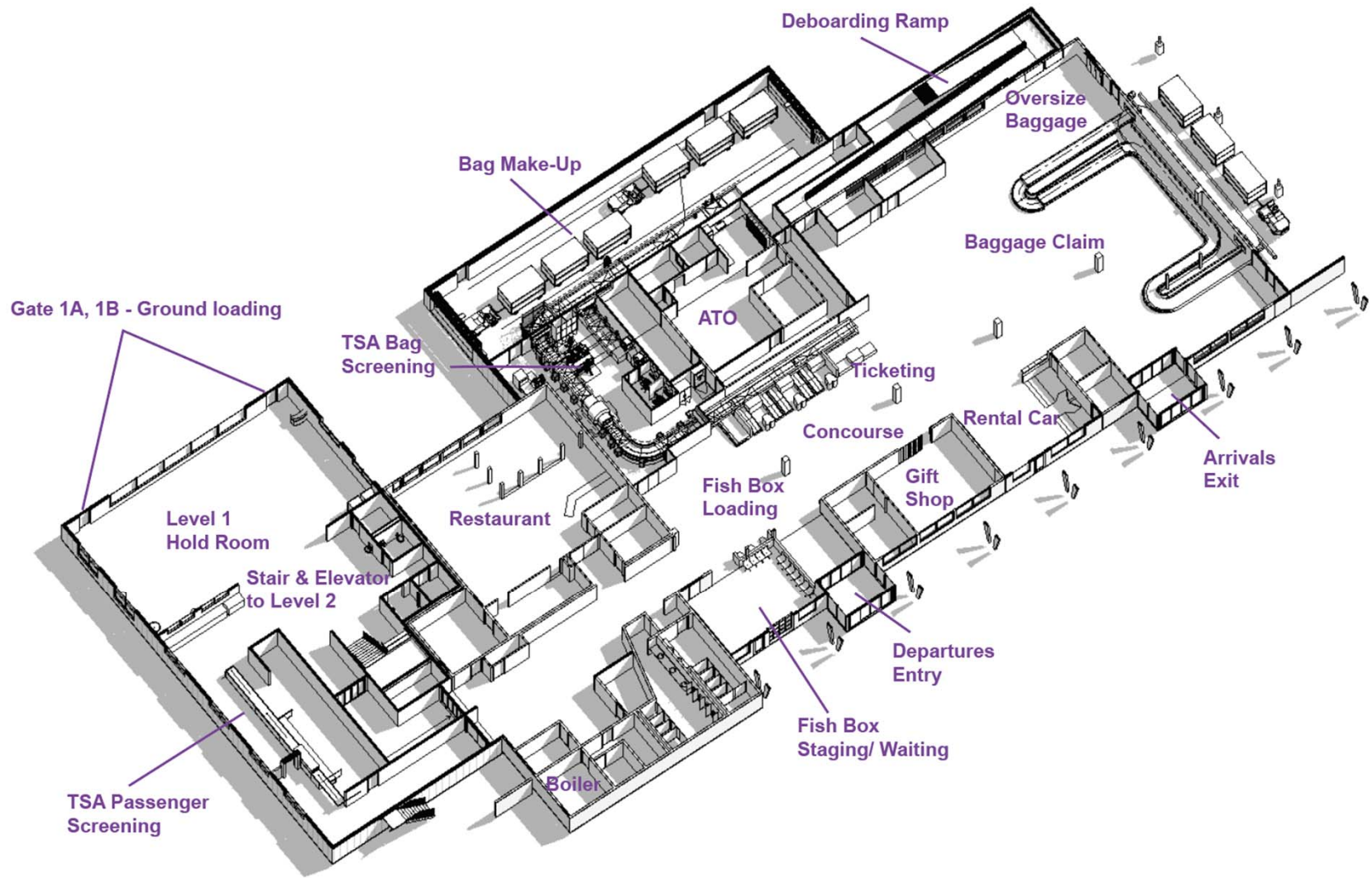
Curbside canopy concept



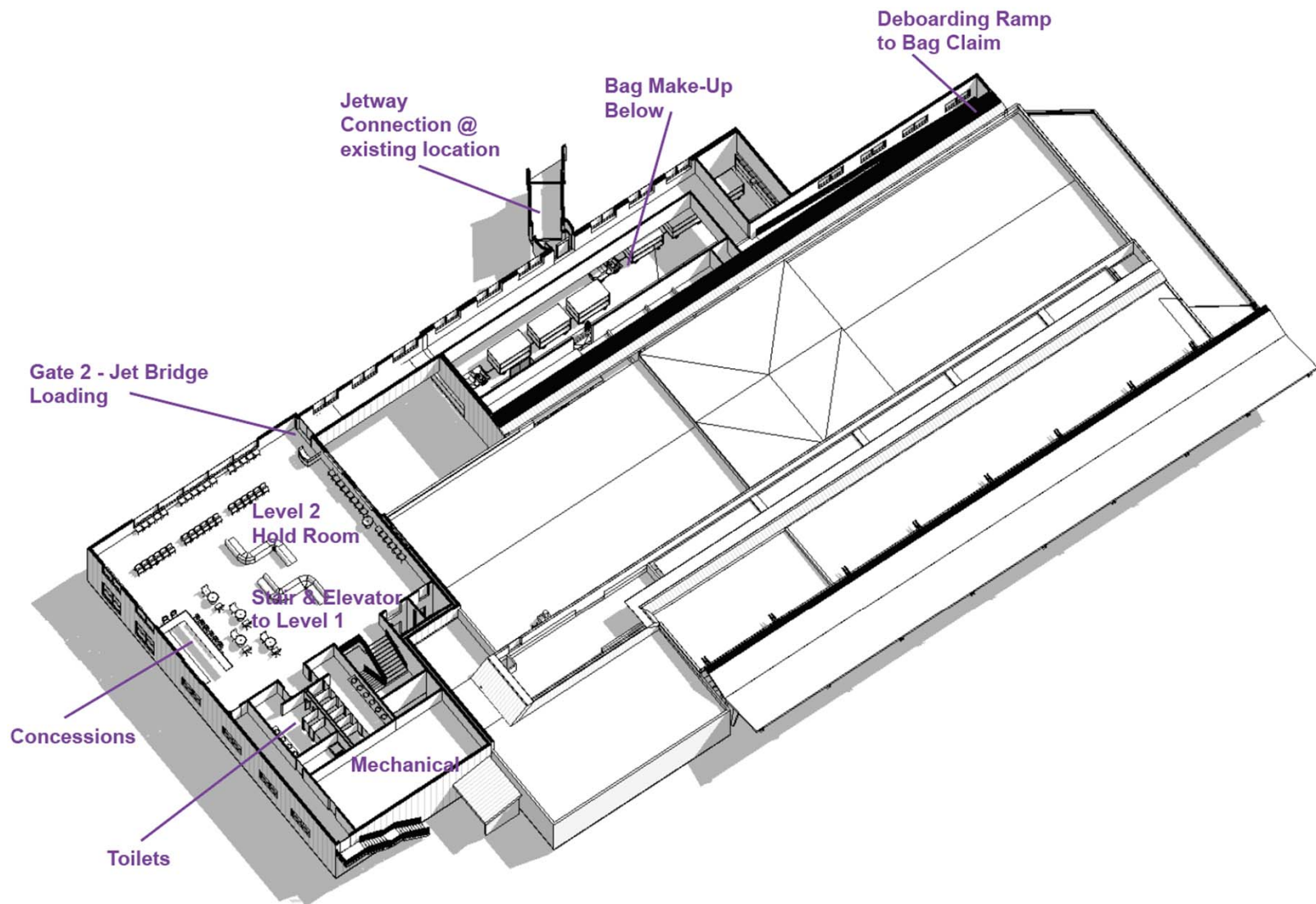
Level 1 - Gate 1 Ground Loading and Gate 2 Ground Loading via Jet Bridge and Ramp



Level 2 - Gate 2 Jetway Loading from existing position (Green indicates potential future Jetways)



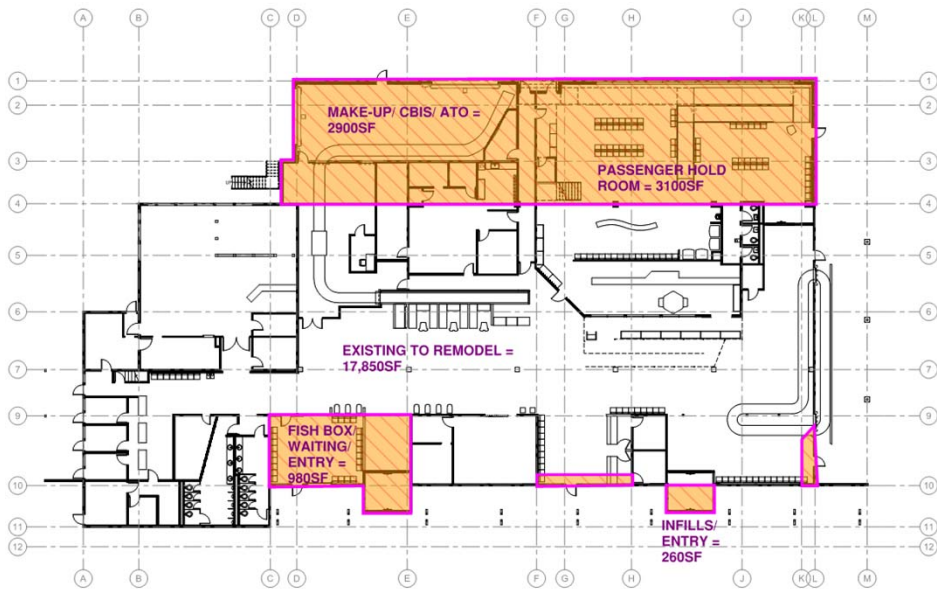
Level 1 Plan of proposed Terminal expansion/ remodel



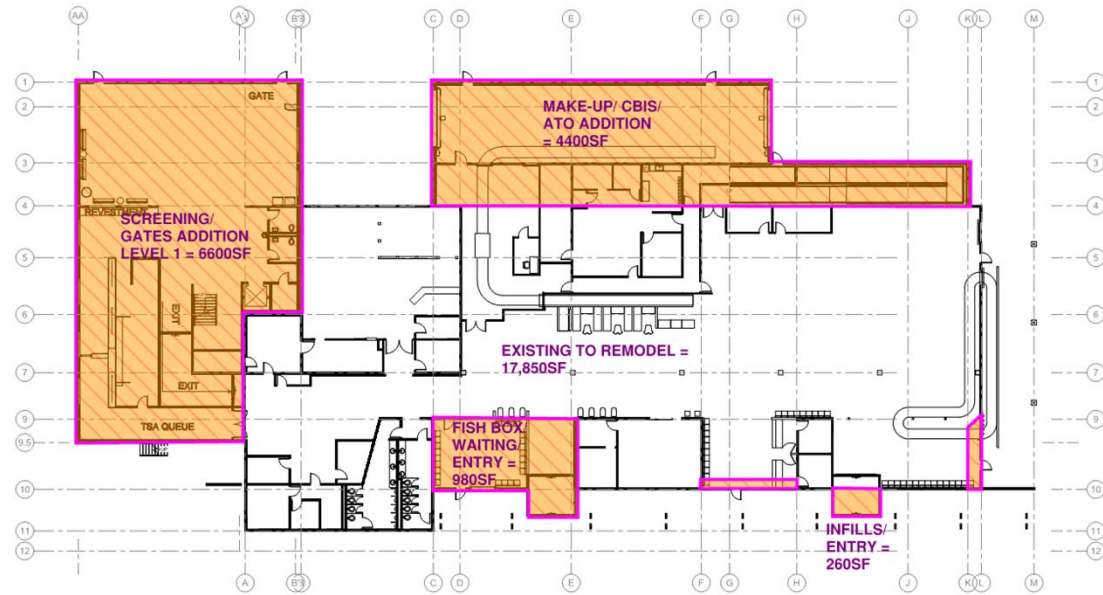
Level 2 Plan of proposed Terminal expansion/ remodel

BUILDING AREAS

- Existing Terminal = 20,556sf
- Prior Design = 28,000sf
- Current Design = **35,000sf**
- Allows for less disruptive construction phasing while the terminal continues to operate.
- Optimized for constructability with input from Construction Manager (CMAR).
- Increased baggage claim area
- Insulated metal panel walls and roof allow for quicker construction and dry-in.



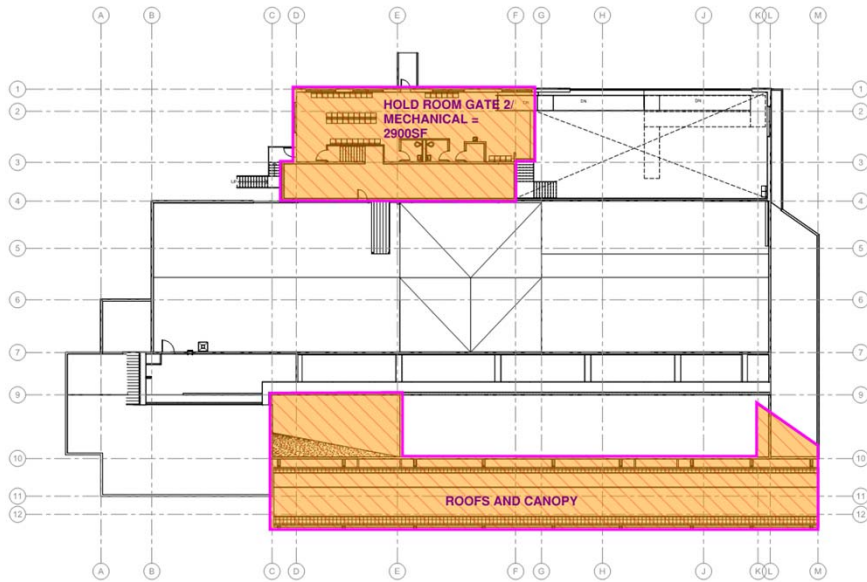
Prior Design - Level 1



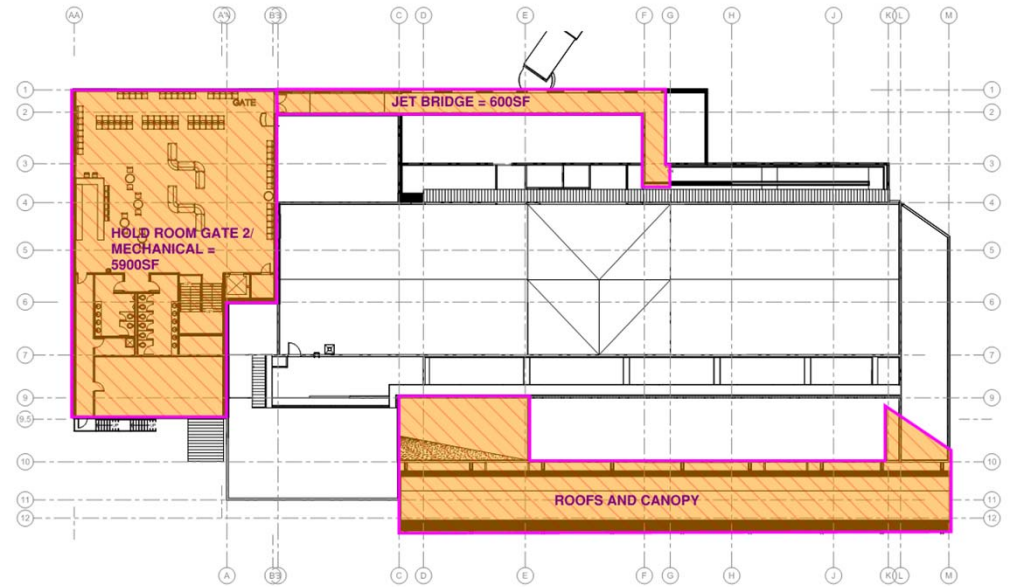
Current Design - Level 1

BUILDING AREAS

- Existing Terminal = 20,556sf
- Prior Design = 28,000sf
- Current Design = **35,000sf**
- More spacious 2nd floor gate area with Concessions



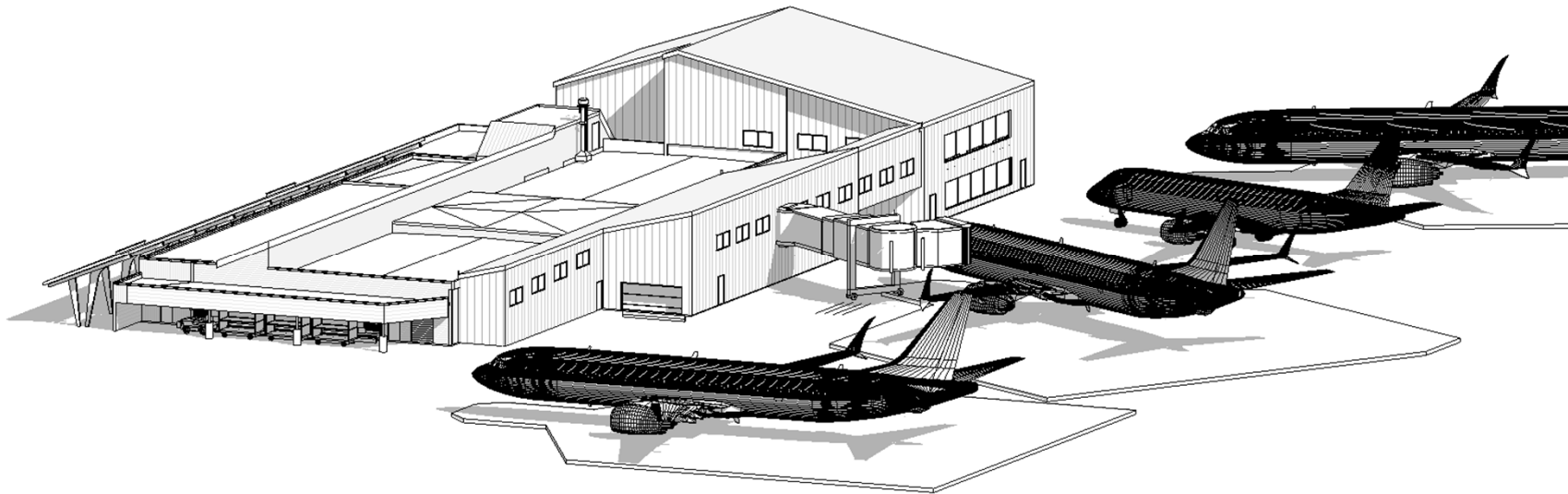
Prior Design - Level 2

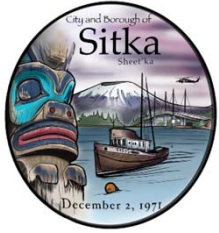


Current Design - Level 2

Schedule Milestones

- Schematic Design – October 2022
- Phase 1 Design Complete – January 2023
- Phase 1 Construction – January 2023 – July 2024
- Phase 2 Design Complete – June 2023
- Phase 2 Construction – September 2024 – May 2025





SIT Terminal Improvements Project Funding & Estimated Project Costs

Updated September 13, 2022

Secured Funding:

Revenue Bond funded with new PFCs (Match Funds*)		\$4,045,000	
TSA Design for Baggage Screening (5% Match \$13k)		\$ 245,386	
TSA Construction Baggage Screening (5% Match \$279k)		<u>\$5,294,243</u>	Federal FY23
	Sub-total	\$9,584,629	

Anticipated Funding:

FAA/ADOT Aviation Grant	(6.25% Match \$1.567M)	\$23,500,000	Federal FY23/24
Totals	(Match) \$1,858,226*	\$33,084,629	

Estimated Project Cost \$33,000,000

* Required Match Funds to be taken from PFC Revenue Bond Fund Balance

CITY AND BOROUGH OF SITKA

Rocky Gutierrez Airport (SIT) Terminal Improvements Project



Next Steps and Feedback

- Feedback on the Design – Look & Feel?
- Stay connected with Project Stakeholders
- Target Winter 2022-23 for Completion of Phase 1 Design
- Continue to Develop Cost Estimates / Funding Plan / Construction & Funding Phases