

# **Airport Update**

**Executive Session**  
**09/14/2021**

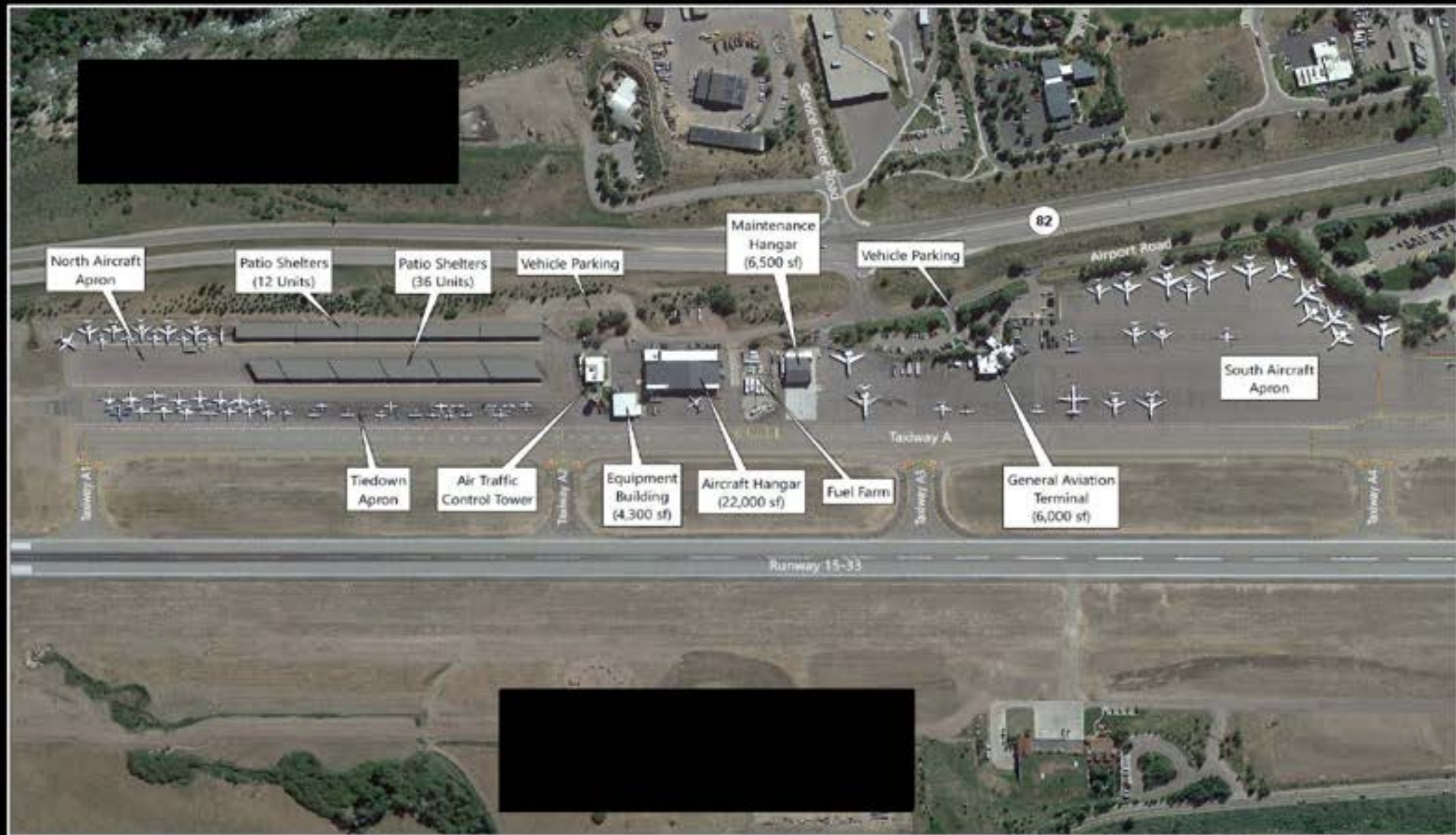


# Agenda

- General FBO Development Decision
- Review Existing GA Facilities
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- FBO - Financial Analysis
- Phasing and Sequencing of Events
- BOCC Considerations
- Discussion/Direction



# Existing General Aviation Area Facilities













# Future GA Facilities -



# Future General Aviation Facilities



# FBO Delivery Options



# Methodology

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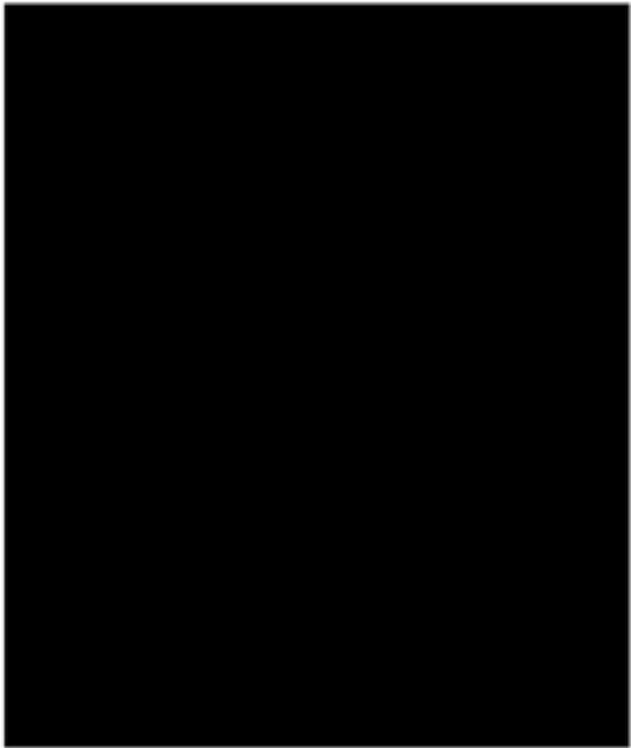
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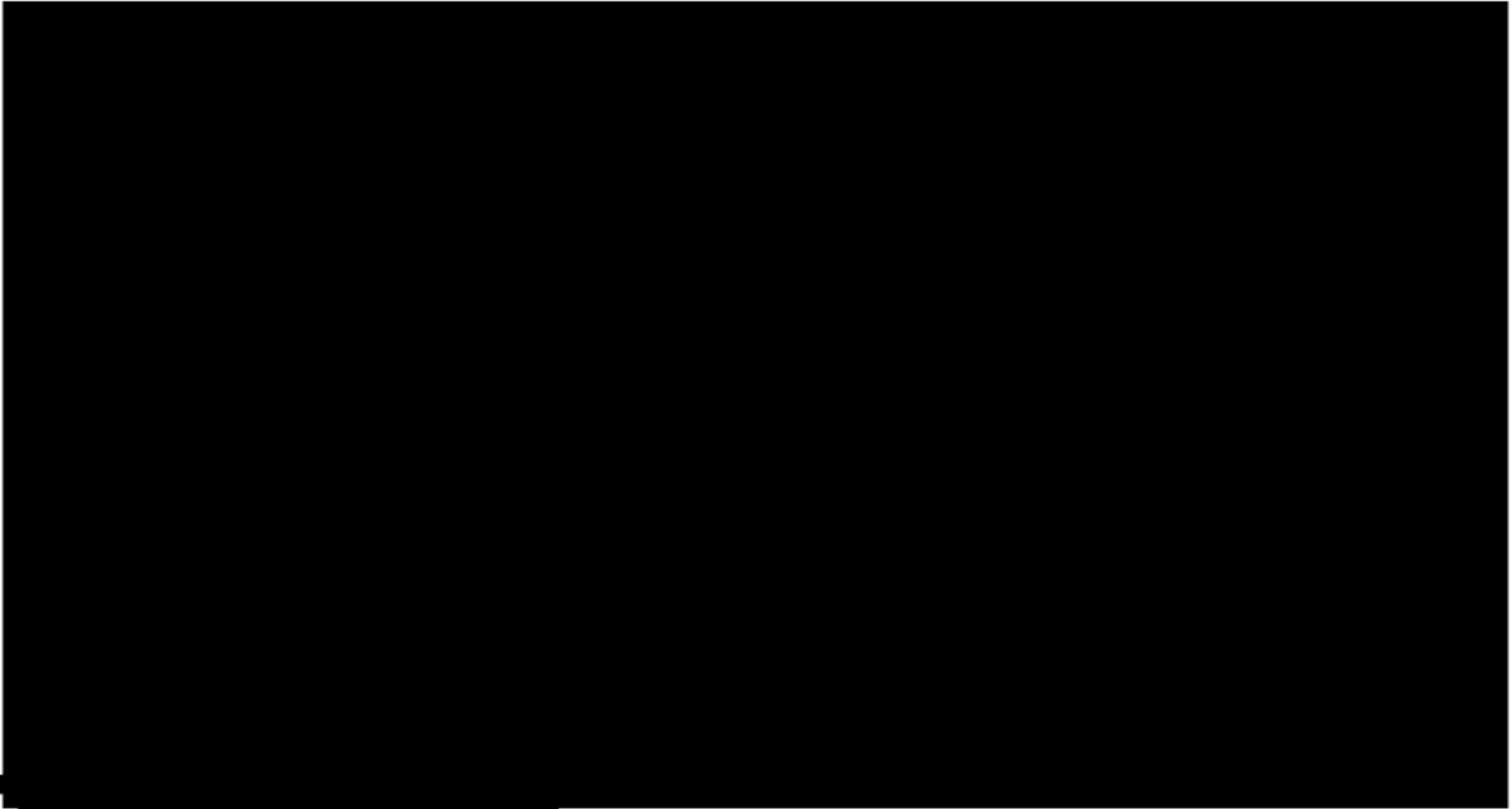
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# Projection of Annual Net Revenues



# Relative Annual Net Revenues



# Projection of Total Net Revenues

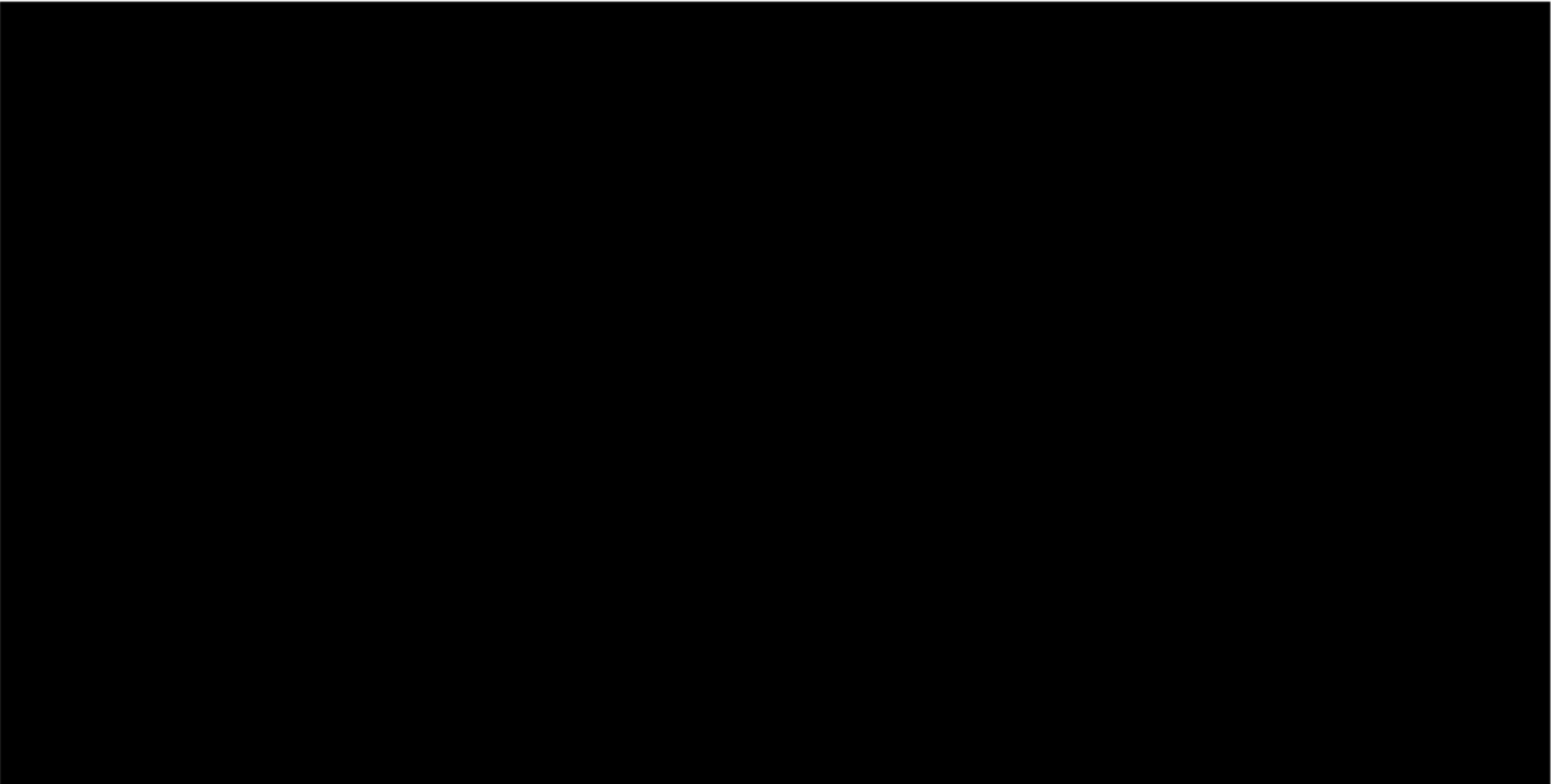


# FBO Delivery Options Comparative Analysis



# FBO Delivery Options Comparative Analysis







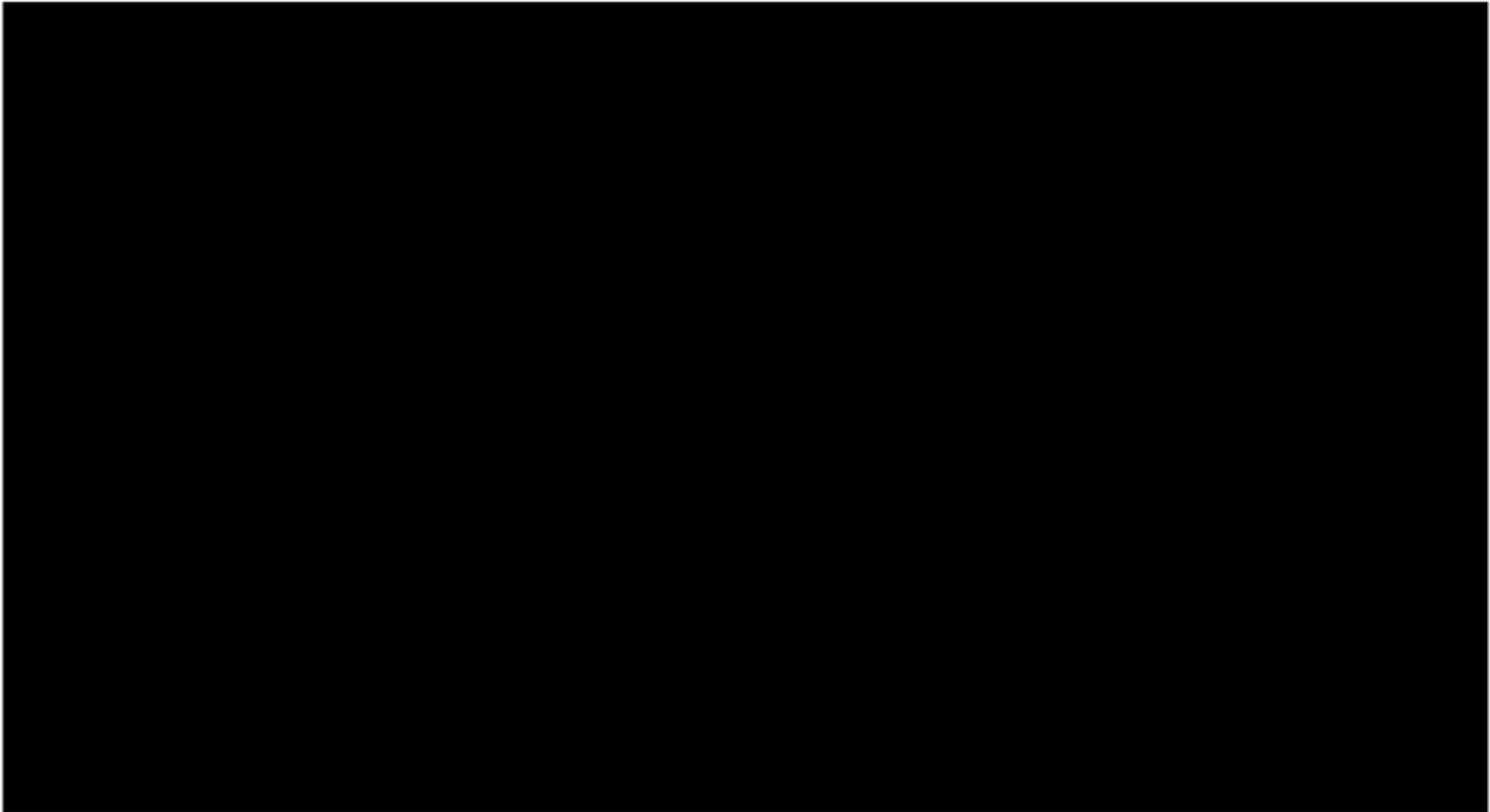
# FBO Delivery Options



## Discussion of Possible Path Forward

- [illegible]







# Sequence of Events at Airport

2021



2022



2023





# Sequence of Events at Airport

2024

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2025

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2026

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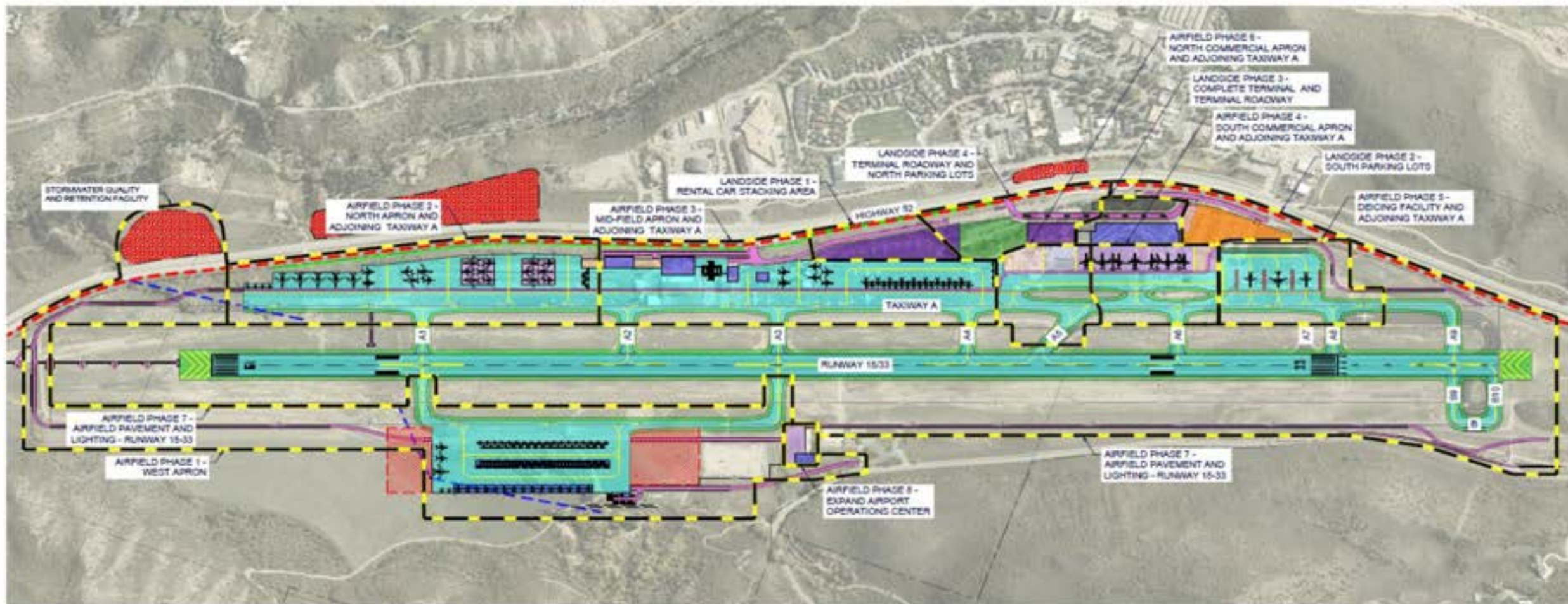


# Discussion



# Future General Aviation Facilities





## PRELIMINARY PROJECT PHASING COMMON GROUND RECOMMENDATIONS



### PRELIMINARY SCHEDULE

2021: UPDATE ALP  
2022: ENVIRONMENTAL ACTION  
2023: AIRFIELD DESIGN  
2024: AIRFIELD PHASE 1 - WEST APRON  
2025: AIRFIELD PHASE 2 - NORTH APRON AND ADJOINING TAXIWAY A  
TERMINAL AND LANDSIDE DESIGN - PHASE 1  
2026: AIRFIELD PHASE 3 - MID-FIELD APRON AND ADJOINING TAXIWAY A  
LANDSIDE PHASE 1 - RENTAL CAR STACKING AREA  
TERMINAL AND LANDSIDE DESIGN - PHASE 2

2027: AIRFIELD PHASE 4 - SOUTH COMMERCIAL APRON AND ADJOINING TAXIWAY A  
LANDSIDE PHASE 2 - SOUTH PARKING LOTS  
TERMINAL CONSTRUCTION - PHASE 1  
2028: AIRFIELD PHASE 5 - DEICING FACILITY AND ADJOINING TAXIWAY A  
LANDSIDE PHASE 3 - COMPLETE TERMINAL AND TERMINAL ROADWAY  
TERMINAL CONSTRUCTION - PHASE 2  
2029: AIRFIELD PHASE 6 - NORTH COMMERCIAL APRON AND ADJOINING TAXIWAY A  
LANDSIDE PHASE 4 - TERMINAL ROADWAY AND NORTH PARKING LOTS  
2030: AIRFIELD PHASE 7 - AIRFIELD PAVEMENT AND LIGHTING - RUNWAY 15-33  
2031: AIRFIELD PHASE 8 - EXPAND AIRPORT OPERATIONS CENTER



# Projection of Annual Net Revenues



# ASE Modernization Program - "Landside Improvements First"<sup>1/</sup>

## NOT ADJUSTED FOR INFLATION

YEAR	COST CENTER	AIP/FEDERAL FUNDS	CDOT/STATE FUNDS	PFC BONDS	BOND FUNDS	TOTAL <sup>2/</sup>
2021	Airport Survey, Geotech Investigation, and Master Drainage Study	\$720,000	\$40,000	\$40,000	\$0	\$800,000
2021	Landside AIP Design - Access Road, Curb Front, and Employee Parking	\$990,000	\$55,000	\$55,000	\$0	\$1,100,000
2021	Landside Local Design - Revenue Parking, Landscaping, and RAC Facility	\$0	\$0	\$0	\$1,600,000	\$1,600,000
2021	ALP Update and Narrative Report	\$202,500	\$0	\$22,500	\$0	\$225,000
2022	Terminal Design - Phase 1	\$0	\$0	\$0	\$3,728,717	\$3,728,717
2022	Phase 1 Design - Commercial Apron and Deicing Facility	\$3,113,928	\$155,000	\$190,992	\$0	\$3,459,920
2022	Environmental Action	\$1,620,000	\$90,000	\$0	\$90,000	\$1,800,000
2022	Rehabilitate Runway and Taxiway Pavements/Relocate ASOS & Expand N. Apron	\$1,462,500	\$500,000	\$287,500	\$0	\$2,250,000
2022	Terminal Design - Phase 2	\$0	\$0	\$0	\$5,593,075	\$5,593,075
2022	Phase 1 Landside AIP Construction - Access Road, Curb Front, and Employee Parking	\$1,575,000	\$87,500	\$87,500	\$0	\$1,750,000
2022	Phase 1 Landside Local Construction - Revenue Parking, Landscaping, & RAC Facility	\$0	\$0	\$0	\$2,650,000	\$2,650,000
2022	Phase 1A Construction - Deicing Facility	\$12,988,107	\$162,500	\$1,280,623	\$0	\$14,431,230
2023	Terminal Construction - Phase 1	\$10,000,000	\$0	\$0	\$35,288,373	\$45,288,373
2023	Phase 2 Landside AIP Construction - Access Road, Curb Front, and Employee Parking	\$3,780,000	\$210,000	\$210,000	\$0	\$4,200,000
2023	Phase 2 Landside Local Construction - Revenue Parking, Landscaping, & RAC Facility	\$0	\$0	\$0	\$6,360,000	\$6,360,000
2023	Phase 1B Construction - First Phase of Commercial Apron	\$15,498,063	\$40,000	\$1,682,007	\$0	\$17,220,070
2023	Phase 2 Design - Outside of RSA	\$3,830,760	\$0	\$425,640	\$0	\$4,256,400
2024	Terminal Construction - Phase 2 and Commissioning	\$10,000,000	\$0	\$0	\$36,375,915	\$46,375,915
2024	Phase 3 Landside AIP Construction - Access Road, Curb Front, and Employee Parking	\$945,000	\$52,500	\$52,500	\$0	\$1,050,000
2024	Phase 3 Landside Local Construction - Fee Parking, Landscaping, & RAC Facility	\$0	\$0	\$0	\$1,590,000	\$1,590,000
2025	Phase 1C Construction - Second Phase of Commercial Apron	\$15,498,063	\$197,500	\$1,524,507	\$0	\$17,220,070
2025	Phase 2A Construction - Outside of RSA South	\$20,727,477	\$0	\$2,303,053	\$0	\$23,030,530
2025	Phase 3 Design - Runway and Taxiways	\$5,483,304	\$0	\$609,256	\$0	\$6,092,560
2025	Phase 2B Construction - Outside RSA North	\$33,382,008	\$250,000	\$3,459,112	\$0	\$37,091,120
2025	Expand and Modify Airport Operations Center	\$25,425,000	\$0	\$2,825,000	\$0	\$28,250,000
2026	Phase 3A Construction - Runway 5/33 Southeast	\$8,068,878	\$250,000	\$646,542	\$0	\$8,965,420
2026	FBO <sup>3/</sup>	\$0	\$0	\$0	\$16,902,509	\$16,902,509
2027	Phase 3B Construction - Runway 5/33 Southwest	\$18,473,805	\$250,000	\$1,802,645	\$0	\$20,526,450
2028	Phase 3C Construction - Runway 5/33 South center	\$5,541,633	\$250,000	\$365,737	\$0	\$6,157,370
2028	FBO <sup>3/</sup>	\$0	\$0	\$0	\$12,956,372	\$12,956,372
2029	Phase 3D Construction - Runway 5/33 and Taxiways North	\$25,402,626	\$250,000	\$2,572,514	\$0	\$28,225,140
2029	FBO <sup>3/</sup>	\$0	\$0	\$0	\$10,774,944	\$10,774,944
2030	Phase 3E Construction - Taxiways South	\$10,382,553	\$250,000	\$903,617	\$0	\$11,536,170
2030	Phase 3F Construction - Taxiways Center	\$9,582,174	\$250,000	\$814,686	\$0	\$10,646,860
<b>Total ASE Modernization Program</b>		<b>\$244,693,379</b>	<b>\$3,340,000</b>	<b>\$22,160,931</b>	<b>\$133,909,905</b>	<b>\$404,104,215</b>

## NOTES:

1/ Project Phasing as of February 4, 2021 by Pitkin County

2/ FBO costs are from the August 2020 Capital Improvement Plan provided by Kirtley-Horn &amp; Associates, Inc.

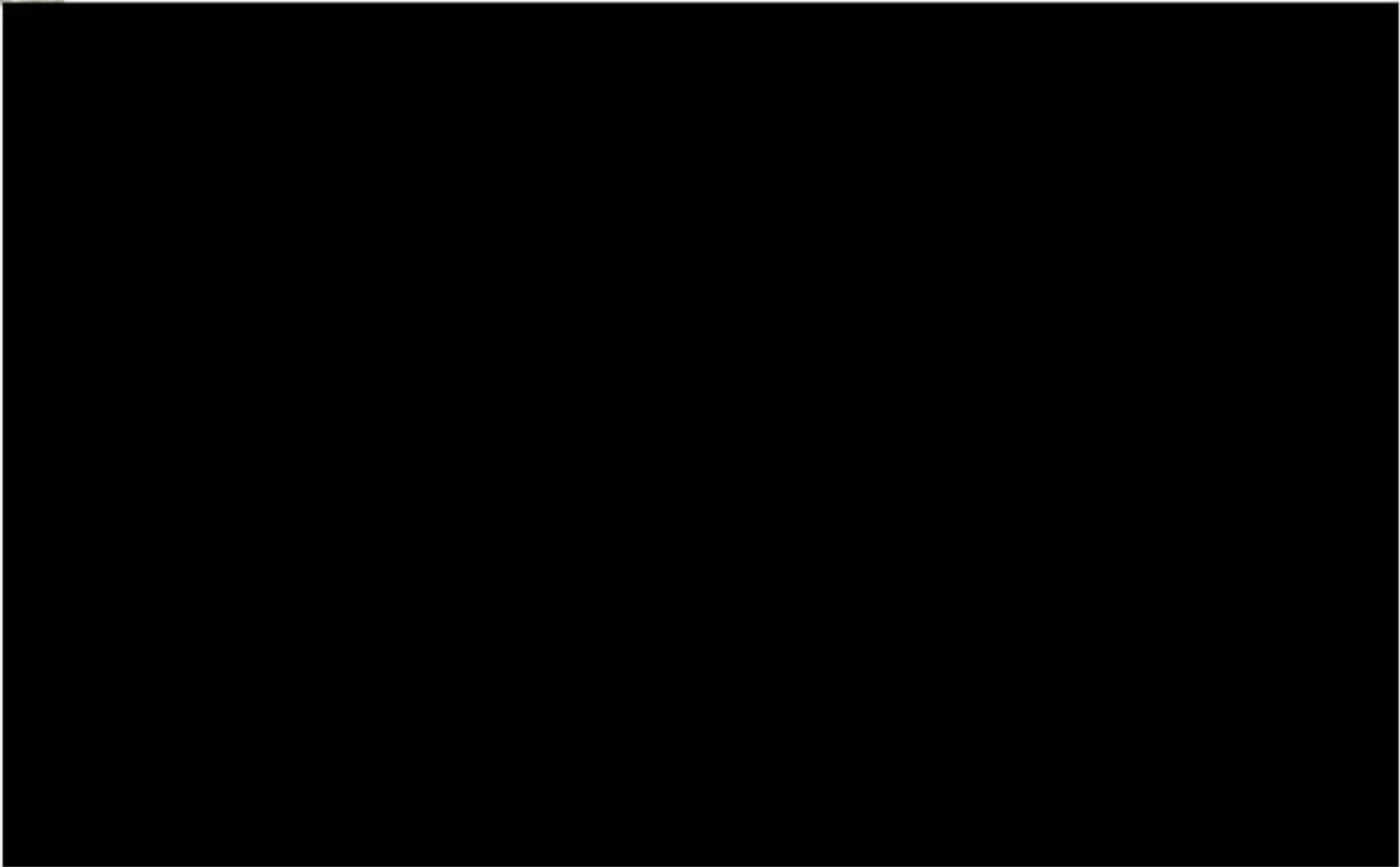
3/ Cost estimates are from Kirtley-Horn and Associates, Inc. June 2019 and August 2020



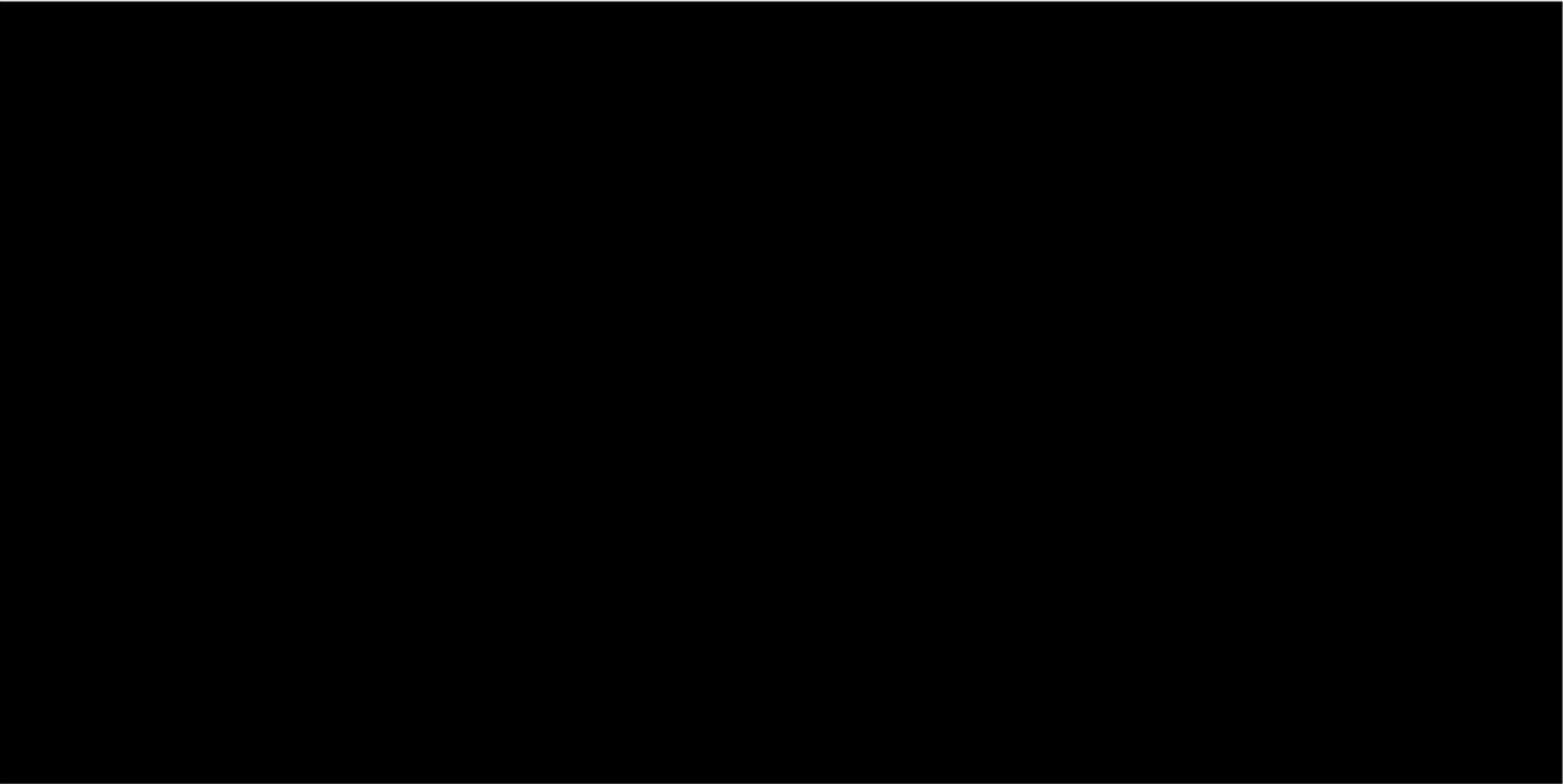




















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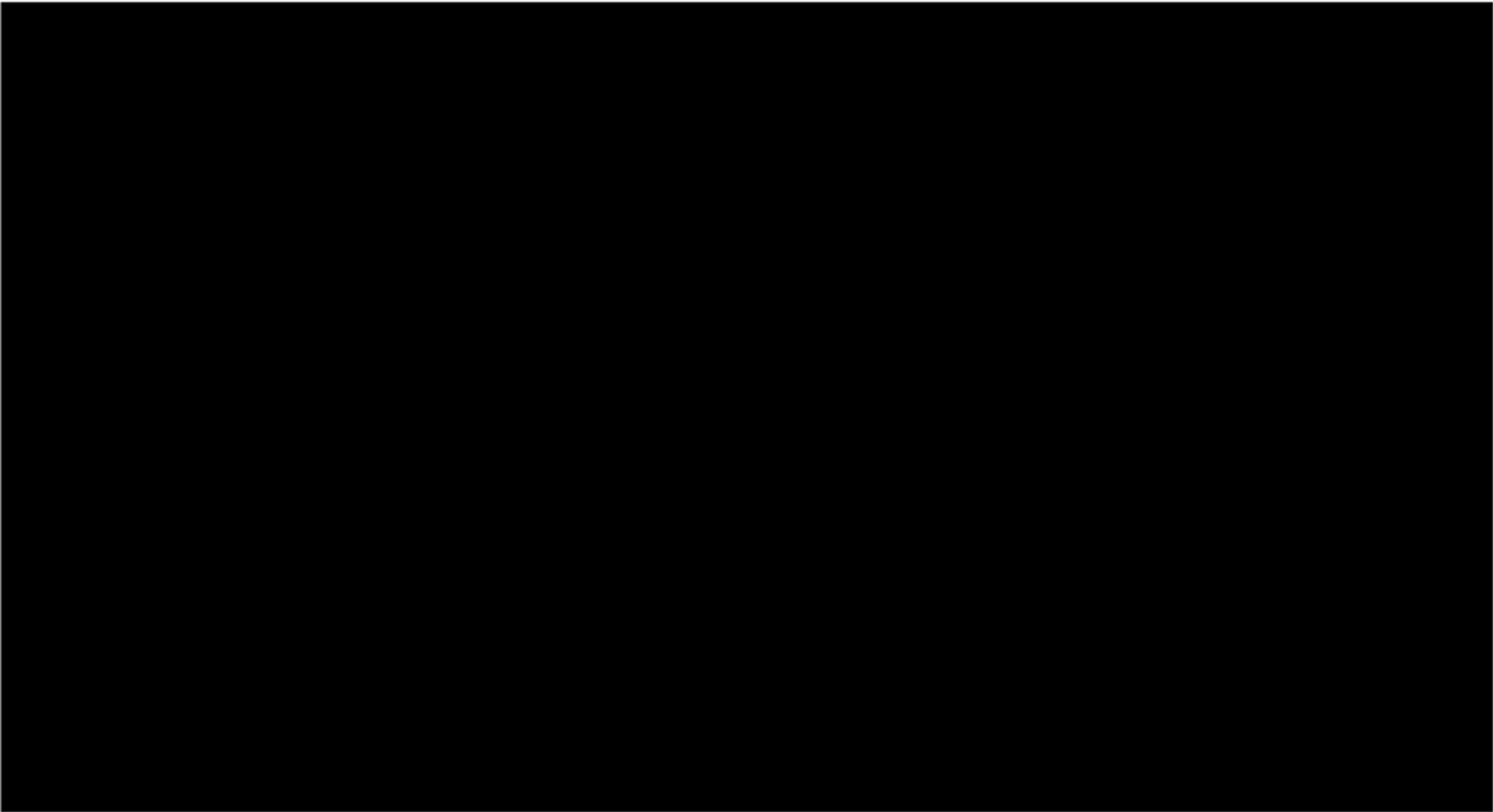


# Projection of Annual Net Revenues



# Projection of Annual Net Revenues







# Future General Aviation Facilities



# Sequence of Events at Airport

2024

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2024

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2025

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2026

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# FBO Delivery Options



# Sequence of Events at Airport

2027



2028



2029



2030



2031





# Future GA Facilities -



# Projection of Annual Net Revenues



# Projection of Total Net Revenues