



Sky Harbor Terminal Building Assessment

DAA Board Presentation, Sept. 19, 2022



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Project Scope

- Perform condition assessment of existing facility
- Determine terminal space needs
- Develop conceptual building and site design layouts
- Develop preliminary cost estimates

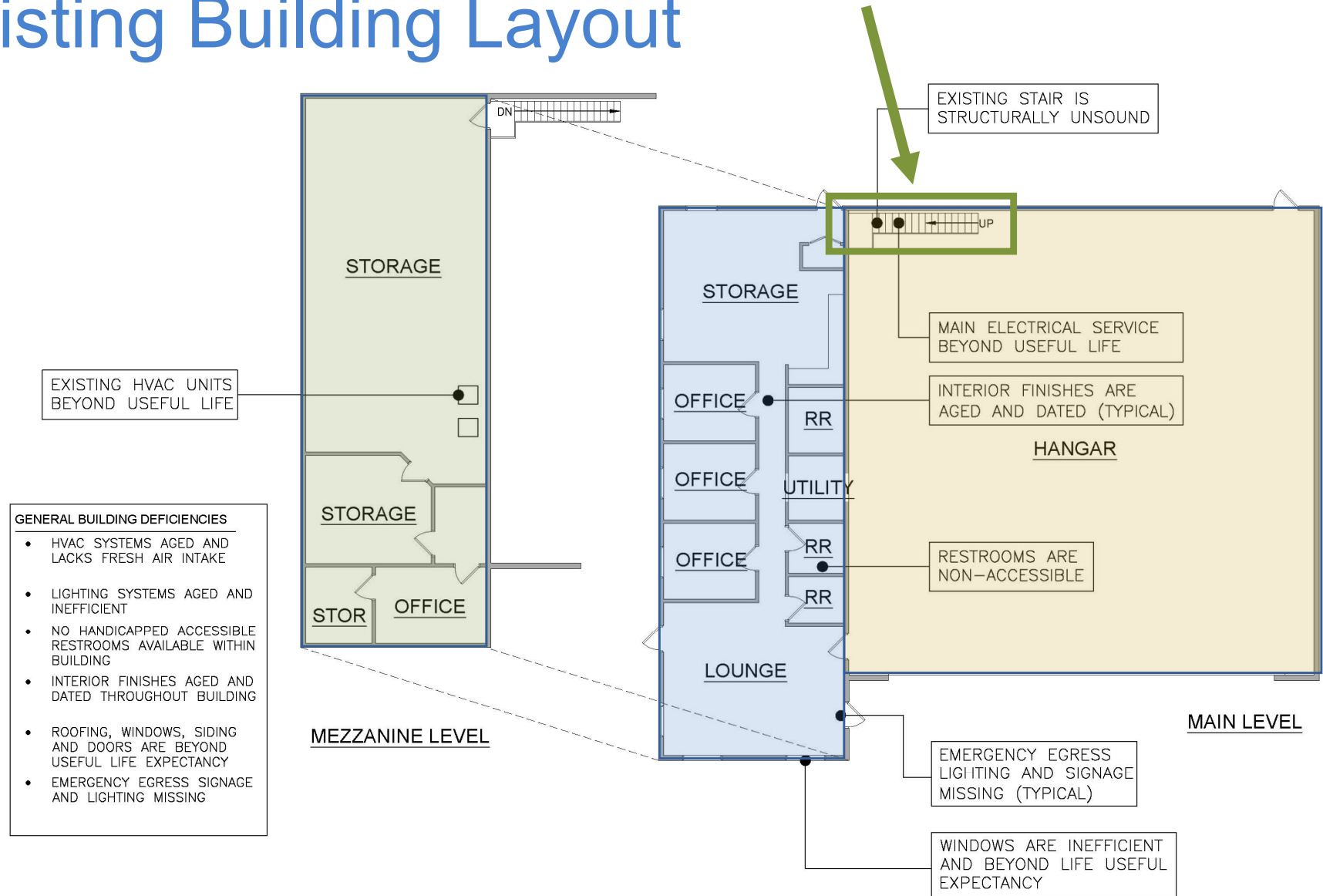


Existing building

- Hangar and connected terminal constructed in 1979
- Main level terminal
 - Public lobby and vending
 - Meeting space and office
 - Two single user restrooms
 - Storage space previously used as an apartment
- Second level unfinished mezzanine used for storage and mechanical



Existing Building Layout



Building Structure and Exterior Cladding

- **Foundation and structural systems** in good condition
- **Insulation** systems are inadequate and require replacement or upgrades.
- **Roofing** systems are in fair condition, beyond useful life and should be replaced within 5 years.
- **Windows and doors** beyond their useful life and should be replaced
- **Cladding on bi-fold hangar door** should be replaced

Interior Finishes

- **Interior finishes** are aged, dated, in poor condition and should be replaced

Accessibility

- **Overall poor building accessibility.**
- Deficiencies include
 - Lack of accessible access to the building
 - Lack of Accessible routes within the building
 - Lack of accessible restroom and drinking fountain



Mezzanine Level

- Currently used for storage and mechanical
- The sloped roof provides a clear height of only 5 feet in some areas
- Low headroom, single egress point and lack of accessible access limit future use
- Wood stair is the only egress point, is structurally unsound, and does not meet building code.



Building Systems

- **Plumbing, fixtures and sanitary systems** are beyond their useful life and should be replaced.
- **HVAC systems** are inefficient, beyond their useful life and should be replaced. There is no fresh air ventilation in building.
- The **electrical system** is original and should be replaced. **Lighting** should be upgraded to LED.
- **Emergency egress signage and lighting** are inadequate.



Future Space Needs

- A remodeled or new terminal should include:
 - Pilot's lounge and flight planning space
 - Staff office
 - Meeting room
 - Mechanical room
 - Restroom
 - Exterior amenity support
 - Opportunities for revenue generating space
 - Welcoming entrance and atmosphere

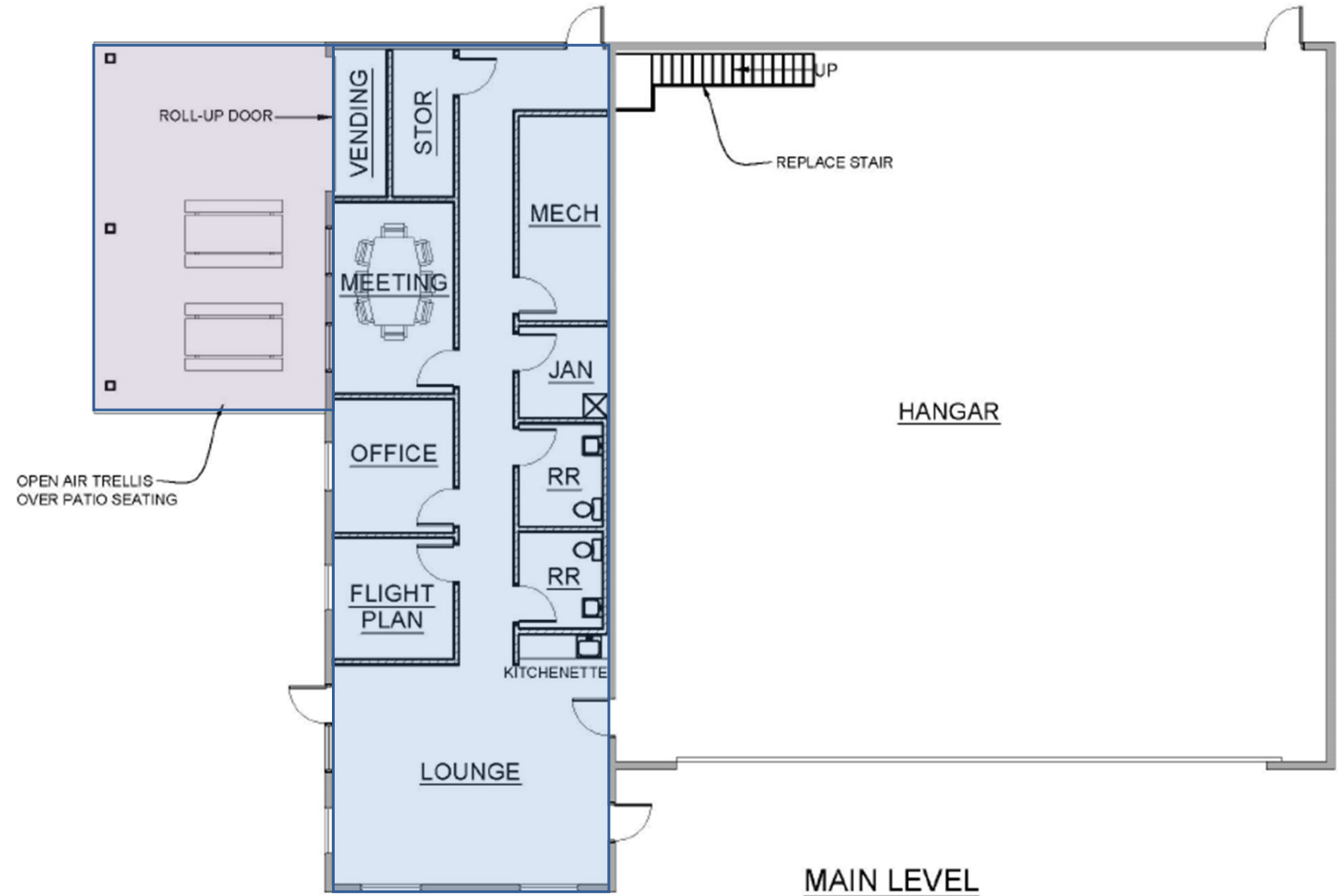
Option 1 – Renovate Existing Structure

- Maximize usability and accessibility of existing building
- Interior spaces and exterior façade would be renovated, and the roof replaced.
- An outdoor patio (seating and vending/concession space) would be added
- Hangar HVAC and overall electrical service and panels would also be replaced.

Option 1 – Renovate Existing Structure

MAIN LEVEL CONCEPT FLOOR PLAN

Cost estimate:
Approx \$1M



Option 1 – Renovate Existing Structure

CONCEPT DESIGN RENDERING



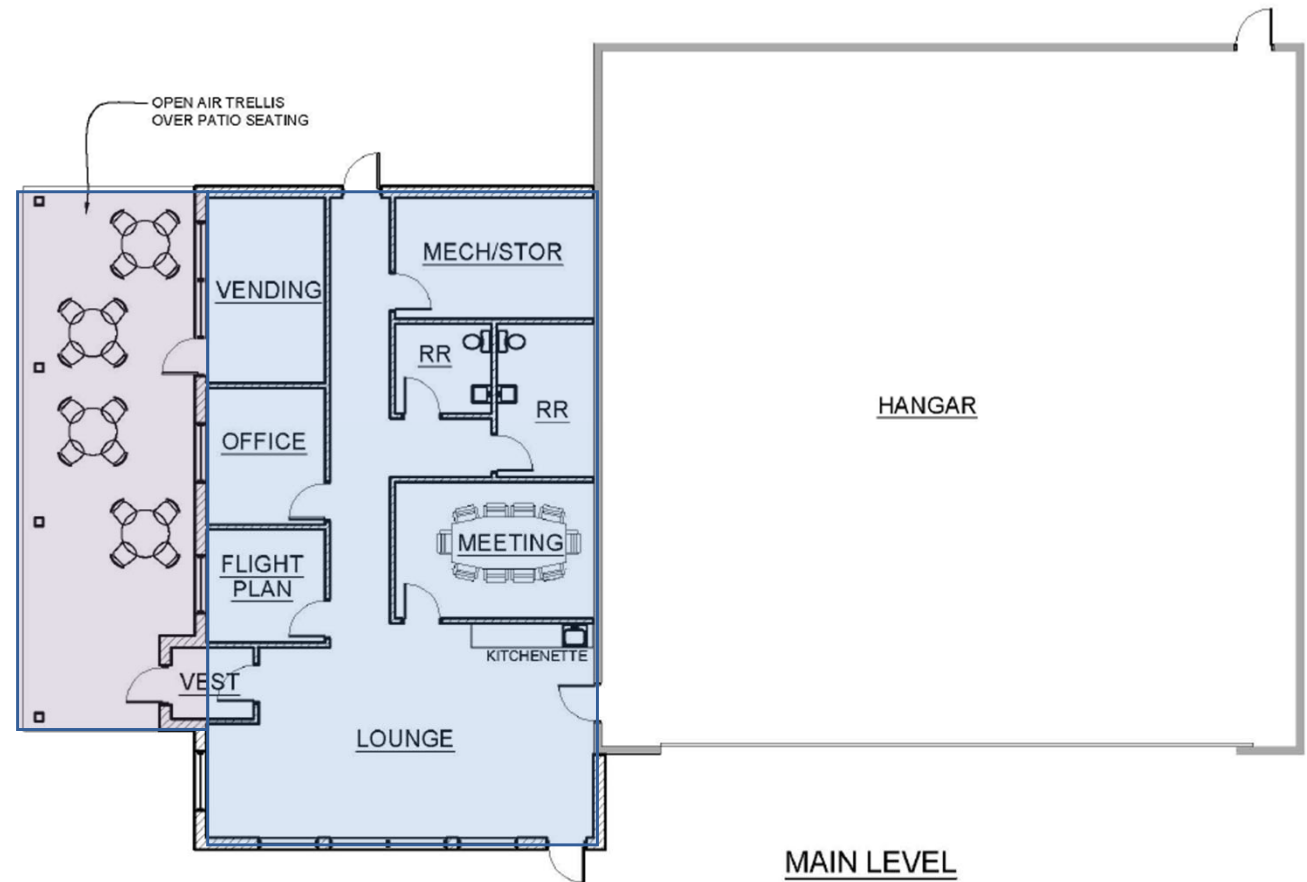
Option 2 – New Terminal Structure

- Includes demolition and construction of a new 1,900SF terminal. The hangar would remain.
- Terminal would include lounge, office, flight planning, meeting spaces, mechanical, storage and accessible restrooms and outdoor seating and retail/vending.
- While more costly, this option provides a more efficient layout.
- Hangar HVAC, overall electrical service/panels and roof would be replaced.

Option 2 – New Terminal Structure

Cost estimate:
Approx
\$1.37M

CONCEPT FLOOR PLAN



Next Steps

- Coordinate with FAA and MnDOT on space eligibility and funding opportunities
- Select preferred option (remodel or replace)
- Complete NEPA review (Categorical Exclusion)
- Apply for Airports Terminal Program (ATP) Funding
 - Competitive funding through Infrastructure Bill
 - Provides 95% funding
 - Application process expected this fall with grant awards in 2023