

CITY AND BOROUGH OF SITKA

Rocky Gutierrez Airport (SIT) Terminal Improvements Project



Project Status Briefing – June 6, 2023

- Project Scope
- Design Plans
- Visitor Experience
- Next Steps

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

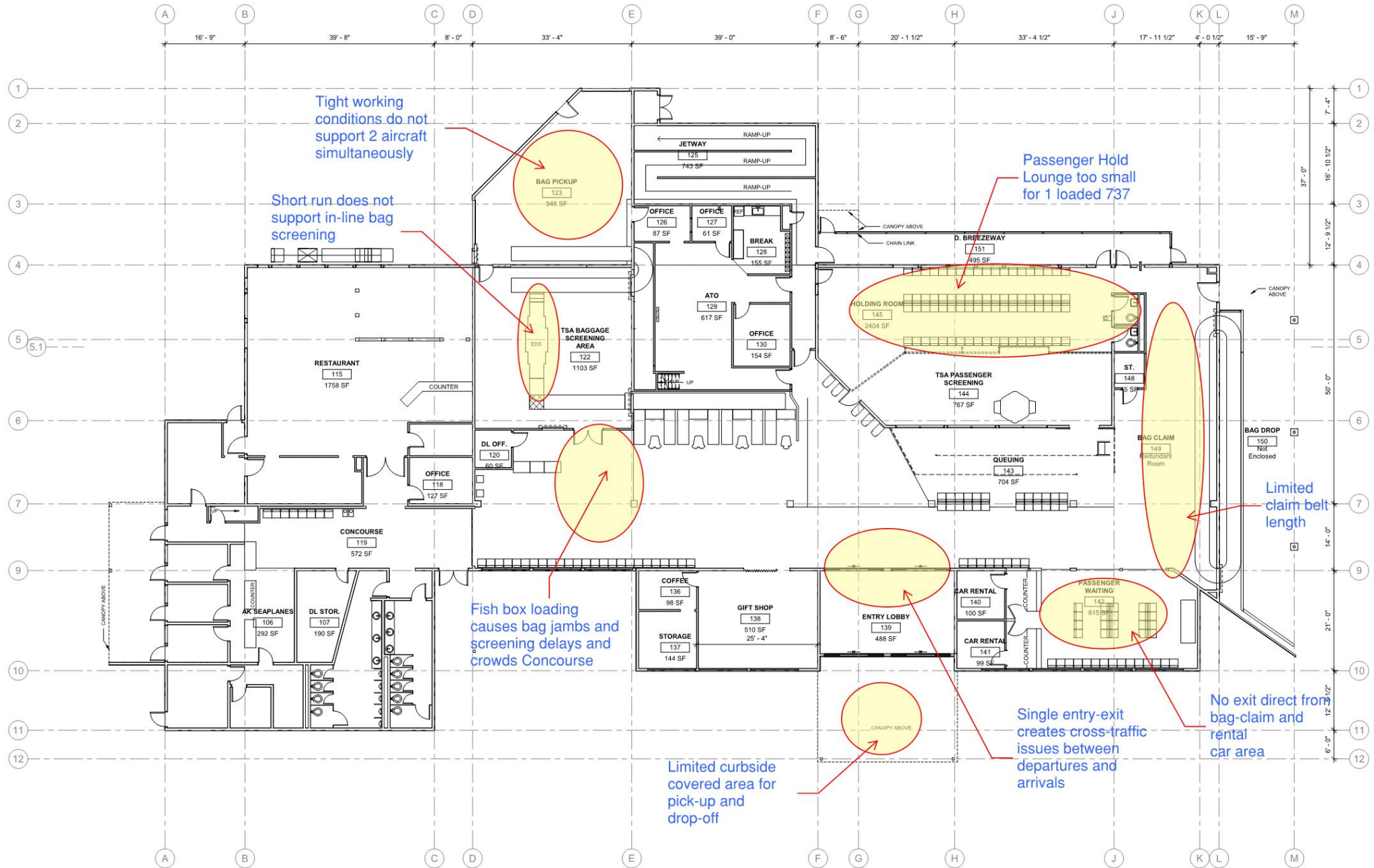
2023: Terminal Improvements Project is in the State Of Alaska Aviation AIP Funding Plan for **\$30 Million**

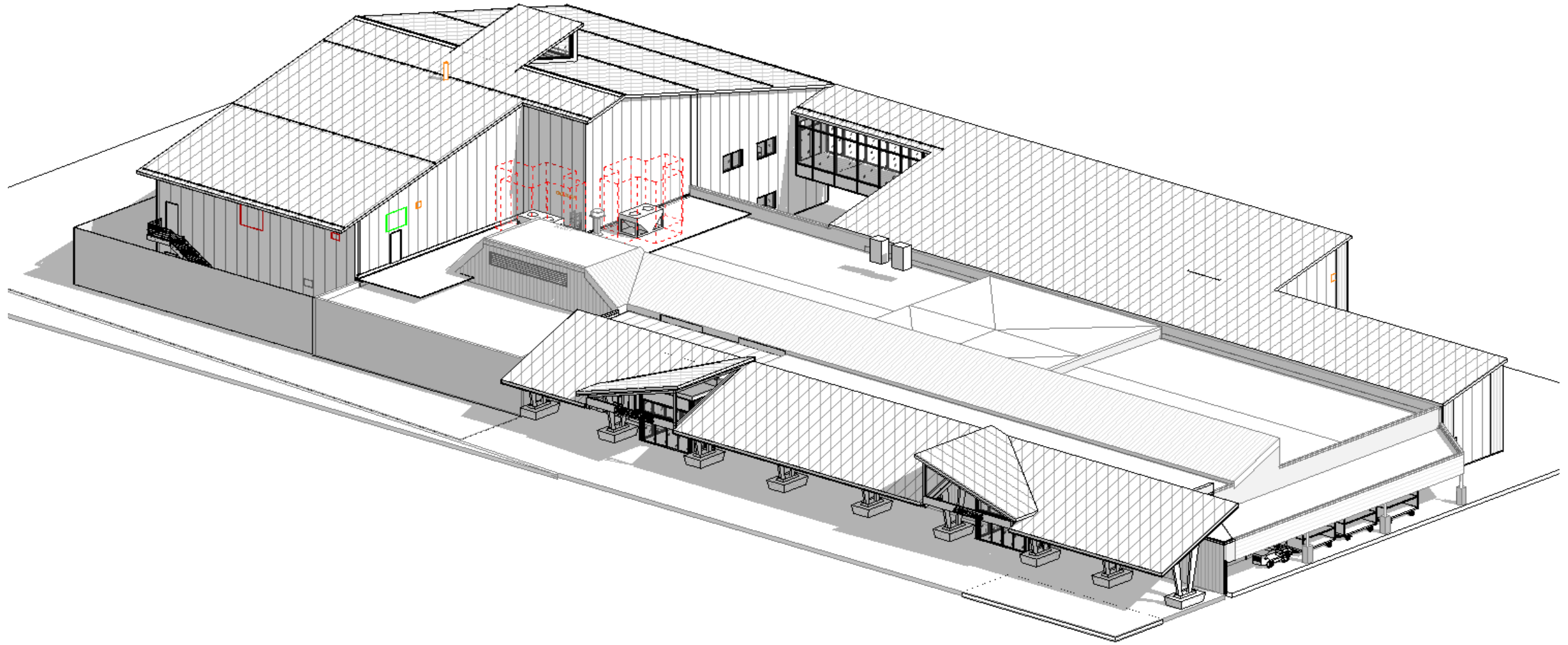
SIT Terminal Critical Deficiencies Identified for Improvement

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

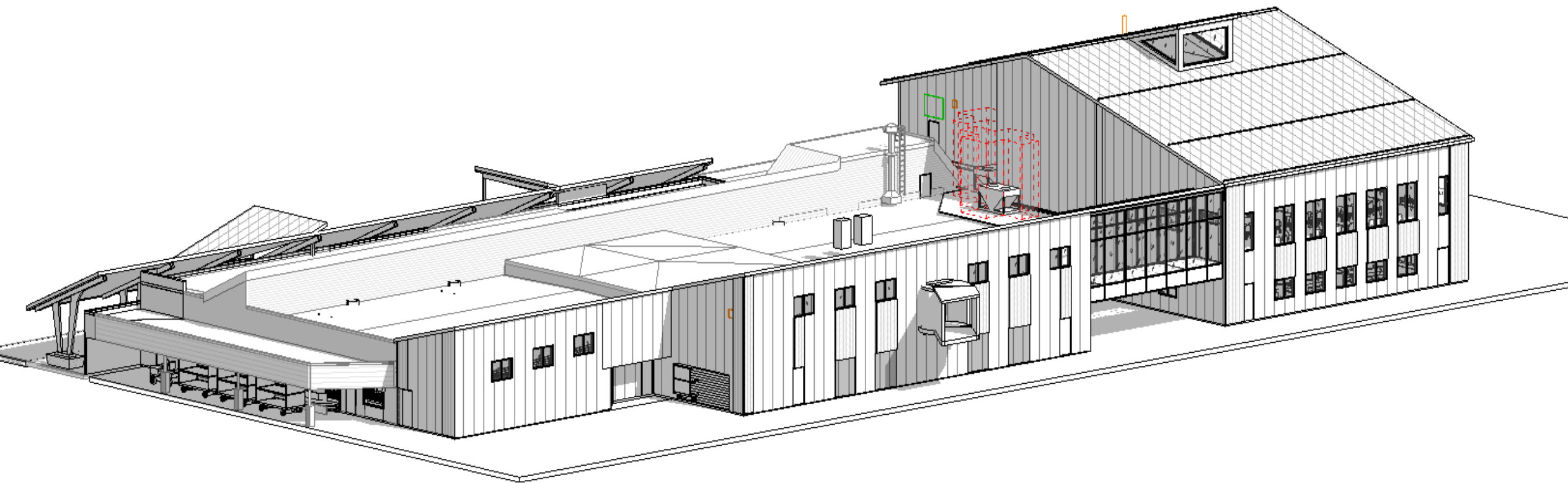
- **Expansion of the Gate Departure Lounge/Hold Room:** Add new 2-story departure lounge to better accommodate full and multiple flights.
- **Expansion of the TSA Baggage Screening Area and the connected Baggage Makeup Area:** Improve flow and processing capacity of TSA baggage screening and airline baggage handling and loading.
- **Improve Jet Bridge Access:** Improve passenger flow and accessibility 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.

Terminal Critical Deficiencies Identified for Improvement in the PFC Application





Model of Expanded Terminal from Landside



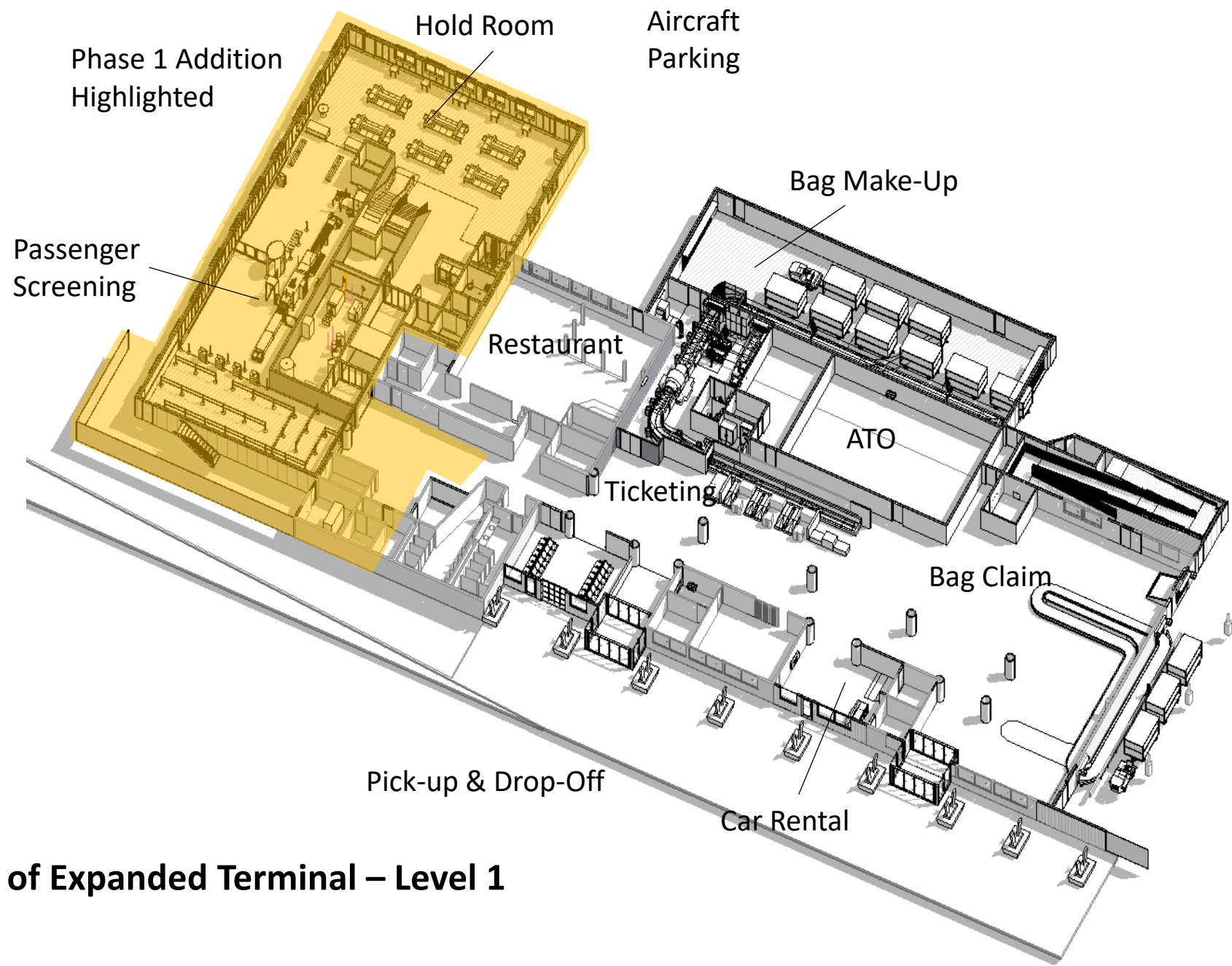
Model of Expanded Terminal from Airside



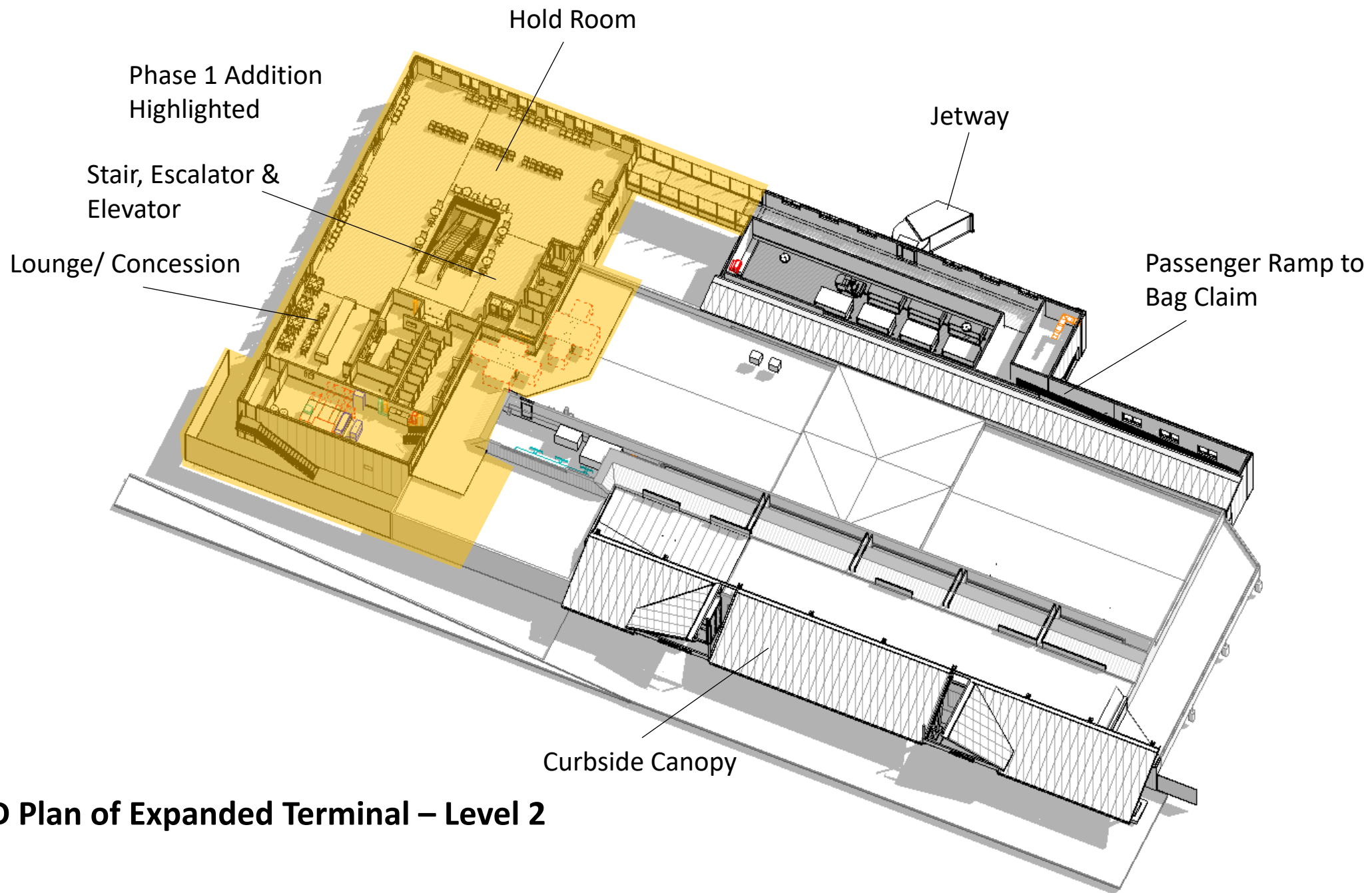
Concept Rendering of Expanded Terminal from Airside



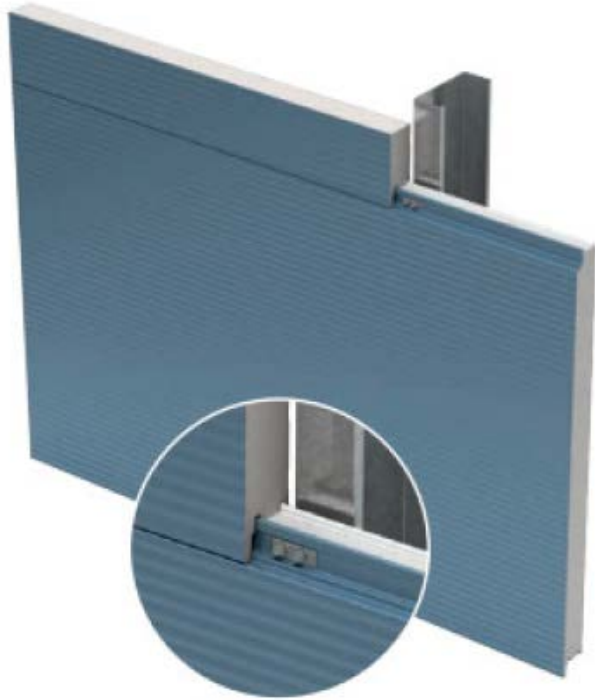
Concept Rendering of Expanded Terminal from Landside



3D Plan of Expanded Terminal – Level 1

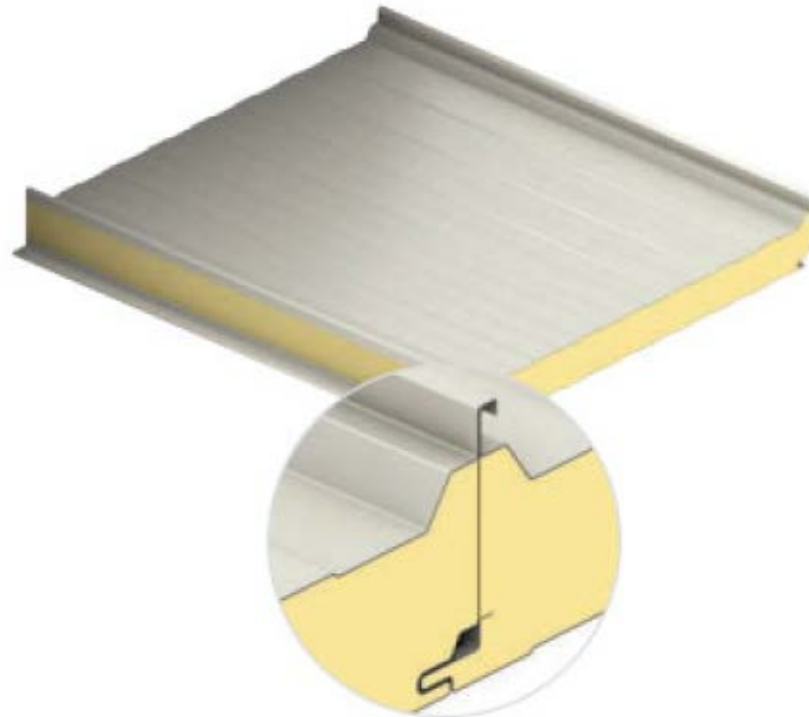


3D Plan of Expanded Terminal – Level 2



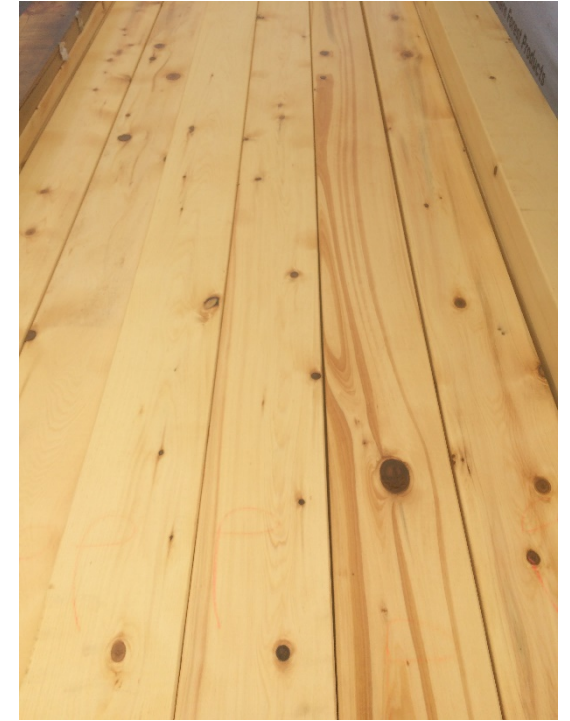
KS Micro-Rib

Insulated Wall Panel



KingSeam®

Standing Seam Insulated
Roof Panel



Yellow Alaskan Cedar

Exterior Products



Insulated Wall Panels on
Sitka Waste Water
Treatment Plant

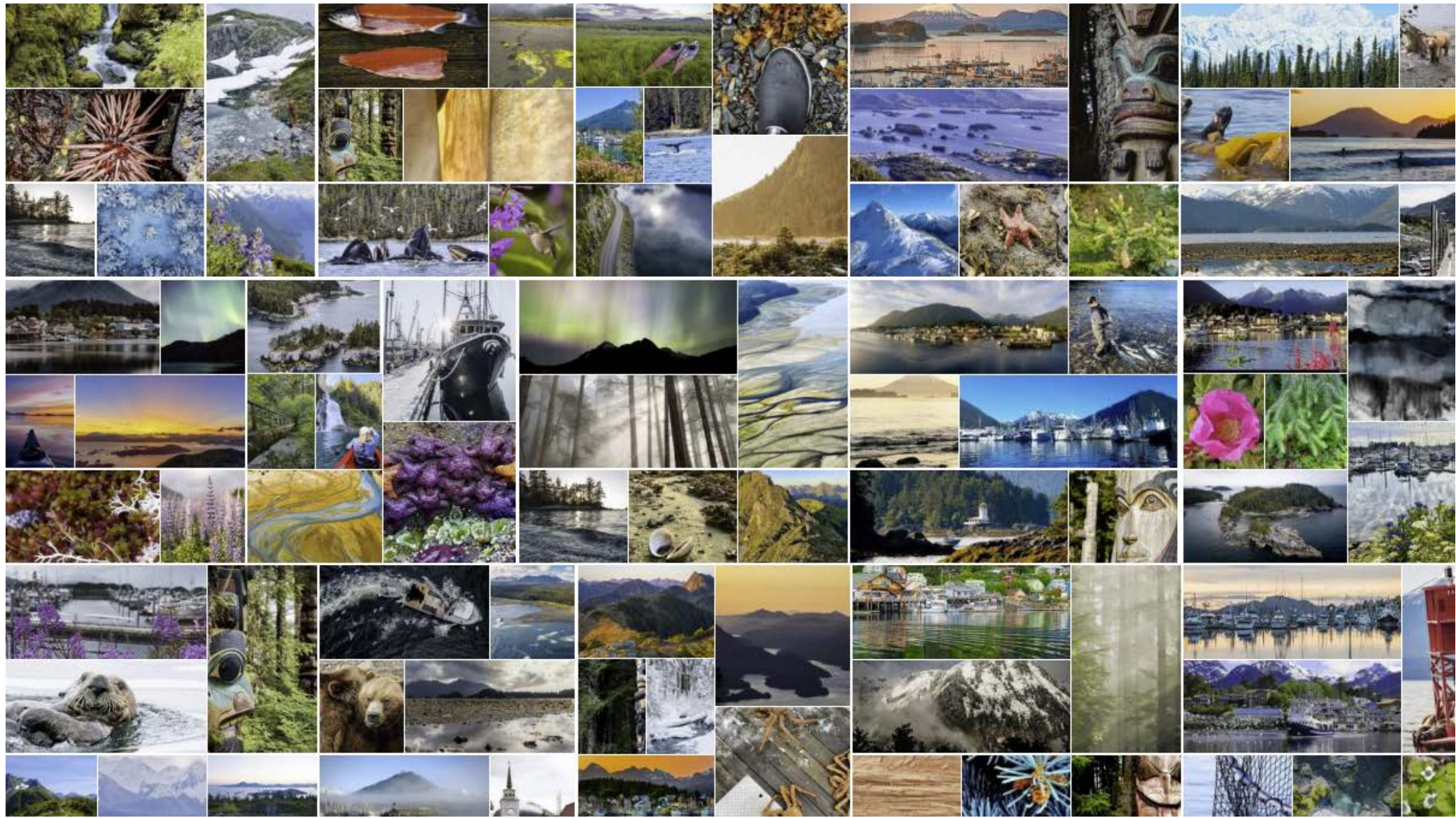
Alaska Yellow Cedar column
wraps at Sitka Harrigan
Centennial Hall



Exterior Products - Application Examples



Alaska Yellow Cedar siding
on Walter Soboleff Bldg. in
Juneau.



Conceptual Vision



Artifacts in Existing Terminal



Artefacts in Existing Terminal



Project Status: (highlight green, yellow, red)

General

Schedule

Budget
(AIP funding not yet secured)

Milestones:

Recently Completed

- ✓ Ongoing stakeholder coordination meetings with the Airlines.
- ✓ In February 2023 CBS submitted our Funding Plan to ADOT.
- ✓ Final Design and Cost from Contractor
- ✓ Complete Environmental Document

Upcoming

- Public Participation on project page for exterior color and interior themes.
- Award of Phase 1 grant funding.
- Construction of Phase 1 (Fall 2023 to Fall 2024).
- Construction of Phase 2 (Complete end of 2025).

Project Budget:

Total Estimated Project Cost: \$38,527,842

- Passenger Facility Charge Revenue Bond: \$4,045,000 – Grant Match
 - TSA Grant Funding: \$5,522,740 – Secured
 - FAA BIL Program Grant Funding Request in Progress
 - Phase 1-A: \$15,964,933 (est. Aug 23)
 - Phase 1-B: \$ 4,774,630 (est. Nov 23)
 - Phase 2: \$ 9,623,519 (est. June 24)
 - Local (Non-PFC) FUNDS NEEDED: \$617,815 (est. Aug. 2023)
- Total Projected Funding: \$40,548,637**

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
MCG Architects (design)	T&E	\$2,478,114	TBD
MCG/Dawson (pre-construction phase)	CMAR	\$90,530.00	TBD
MCG/Dawson (constr. phase not yet awarded)	GMP	\$33,336,765	TBD

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Next Steps

- Feedback Go To: [Sitka Airport Website \(exploresitkaairportdesign.net\)](https://exploresitkaairportdesign.net)
- Summer/Fall 2023 Phase 1 Construction Begins
- Winter 2023 – Phase 2 Design Completed
- Fall 2024 – Phase 2 Construction Begins