



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Russell Weeks
Public Policy Analyst

DATE: January 14, 2013

**RE: UPDATE: AIRPORT TERMINAL
DEVELOPMENT PROGRAM**

Council Sponsor: **Entire Council**

PROJECT TIMELINE:

Briefing: January 14, 2014

Set Date:

Public Hearing:

Potential Action: None

ISSUE AT-A-GLANCE

Goal of the briefing: The update is a periodic briefing by the Department of Airports to update the City Council on the progress of building a terminal and other facilities at Salt Lake City International Airport.

- Building a new terminal, parking garage, concourses, and other facilities over roughly a decade is one of the **largest construction projects in Utah's history**.
- While construction in 2014 may appear modest, it will set the stage for more intensive work in the years after that.
- **The Department of Airports has the City's largest budget. However, as an enterprise fund**, it operates on revenue it generates or attracts, largely through federal government grants and airline passenger fees.
- The Department of Airports paid off all outstanding long-term debt in 2008. Doing that allowed the department to build reserves to help pay for the project and keep future costs lower than most airports that build new terminals.
- The project is phased in part to allow the Department of Airports to stop construction if unforeseen economic and commercial conditions make stopping necessary.

POLICY QUESTIONS

How will the Department of Airports approach Mayor Ralph Becker's recent executive order raising the City's minimum standard for new and renovated municipal building construction to **LEED Gold** as well as the Mayor's goal of achieving an energy efficient net zero airport in the next decade?

How much will local and area companies be involved in building the new facilities?



ADDITIONAL & BACKGROUND INFORMATION

Salt Lake City officials have sought to rebuild the Salt Lake City International Airport terminals for nearly 20 years. In an August 15, 1997, request for a letter of intent from the Federal Aviation Administration, then Director of Airports Russell Widmar, wrote, “**When completed, the new Airport facilities will improve the efficiency of airport operations, reduce connection times, and increase the level of service for all originating and connecting passengers.**”¹ The request noted that in 1996 the airport “**handled more than 21 million passengers.**”²

Since then, the level of passengers using the two terminals has remained roughly the same, but the buildings and concourses have continued to age. In 2012 the two main terminals, concourses, and central plant ranged in age from 27 years to 51 years.³ Meanwhile, projected population growth along the Wasatch Front may create capacity problems with the current concourse-and-gate configuration, which makes expansion difficult.

In January 2012, the Department of Airports announced plans to start building a new complex of facilities that include new car rental facilities, a parking garage, and a single terminal that ultimately will be flanked by linear concourses. Other linear concourses could be built north of the planned new construction in the future, if necessary.

The Department of Airports is scheduled to brief the City Council on the progress of the project.

CC: Cindy Gust-Jenson, David Everitt, Margaret Plane, Maureen Riley, Janine Christiansen, Kevin Robins, Barbara Gann, Jennifer Bruno, Neil Lindberg

File Location: Salt Lake City International Airport, Terminal Development Program

¹ Cover Letter to FAA Manager Alan E. Wiechmann, August 15, 1997, Russell Widmar.

² Request for FAA Letter of Intent, August 15, 1997, Russell Widmar, Page 1.

³ City Council Staff Report, Proposed Budget – Department of Airports Enterprise Fund, Russell Weeks, Page 1.

CANNED TO: *Mauree*
CANNED BY: *Mauree*
DATE: *12/26/2013*

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Salt Lake City
Department of Airports
Maureen Riley, Executive Director

RECEIVED
DEC 26 2013
By *Mauree*

Date Received: _____
Date sent to Council: *12/31/2013*

TO: Salt Lake City Council
Kyle LaMalfa, Chair

DATE: December 23, 2013

FROM: Maureen Riley, Executive Director
Salt Lake City Department of Airports

SUBJECT: Update on Terminal Redevelopment Program

STAFF CONTACT: Maureen Riley, Executive Director
801-575-2408

COUNCIL SPONSOR: Exempt

DOCUMENT TYPE: Presentation

RECOMMENDATION: None

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: The Salt Lake City Department of Airports has initiated a \$1.8 billion capital improvement program – the Terminal Redevelopment Program (TRP). The TRP includes a new consolidated terminal, concourses, parking garage, rental car facilities, improved access roadways, a new central utility plant, and other related infrastructure. A Program Management Team (PMT) consisting of about 40 professionals will be engaged under contract to manage the project. As master architect, HOK, has overall design responsibility for the TRP and its integrated design team. Recently, a Construction Manager at Risk (CMAR), HD Construction, was engaged to manage the construction.

Airport staff will provide an update on the progress of the planning and implementation of the TRP.

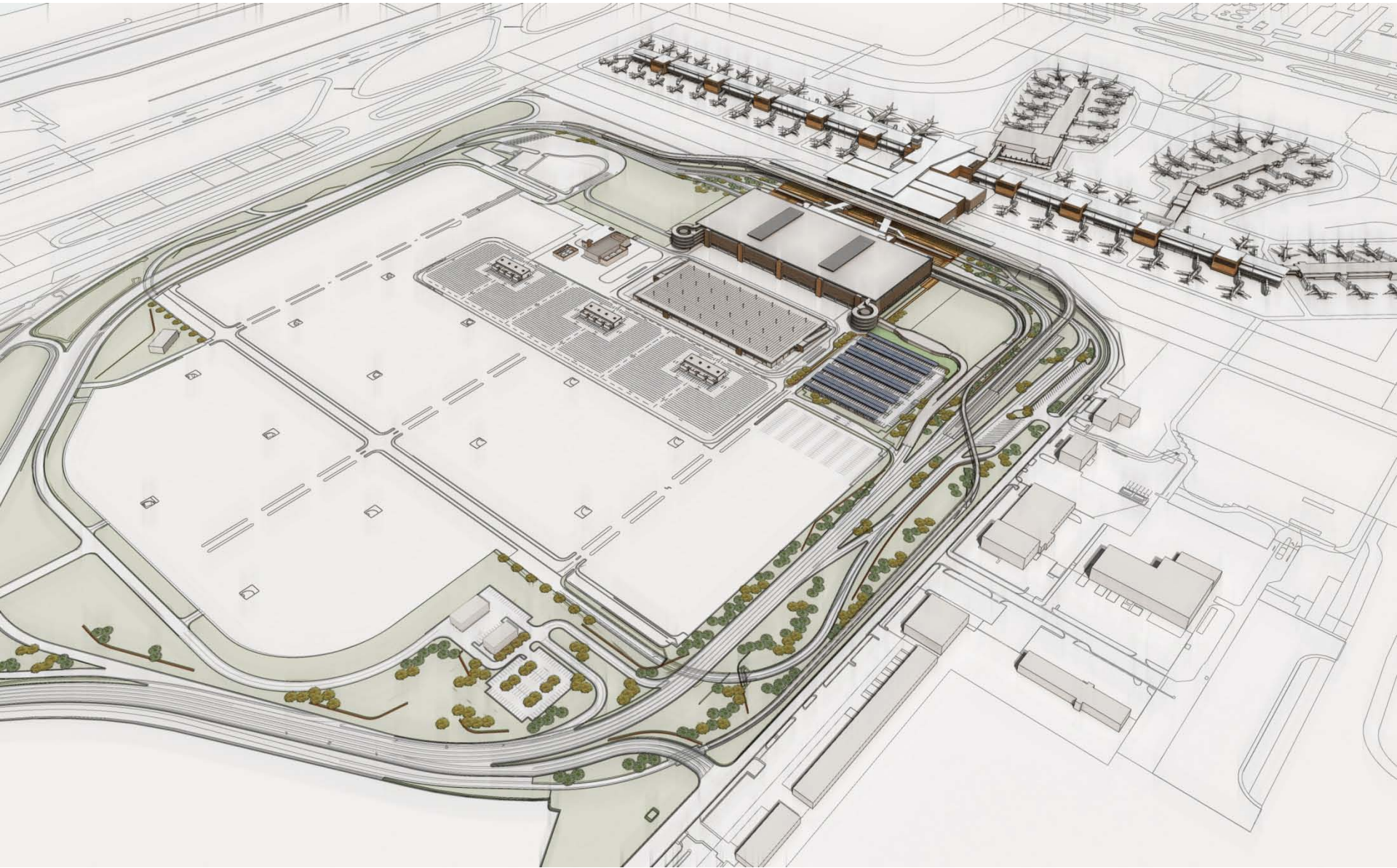
PUBLIC PROCESS: N/A

Maureen Riley



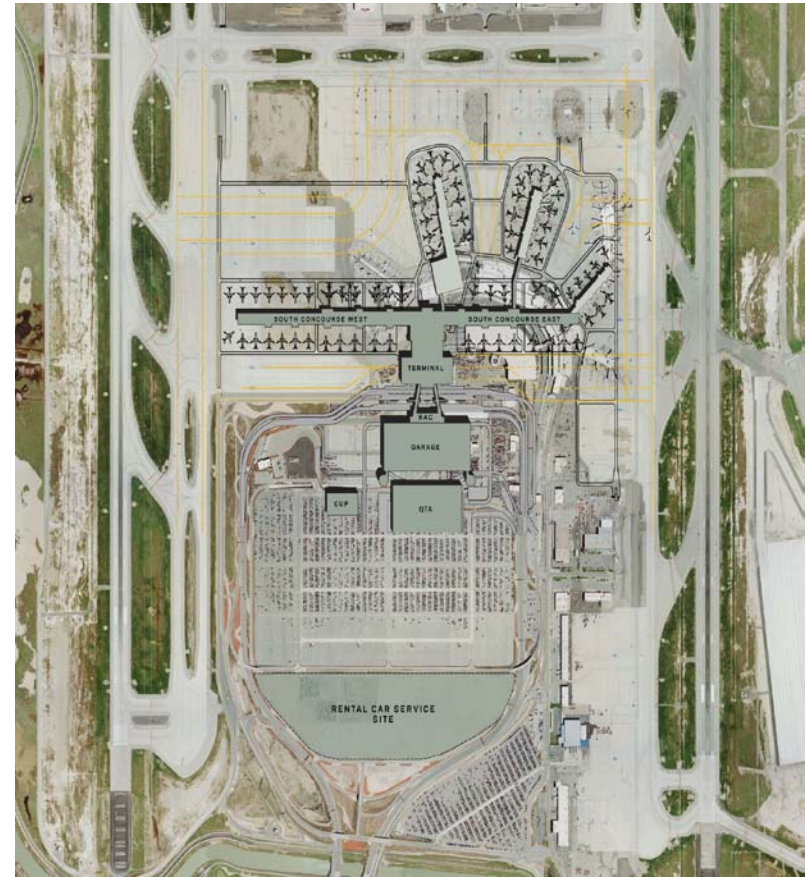
Executive Director

SLC Terminal Redevelopment Program



Terminal Redevelopment Program – Goals and Expectations

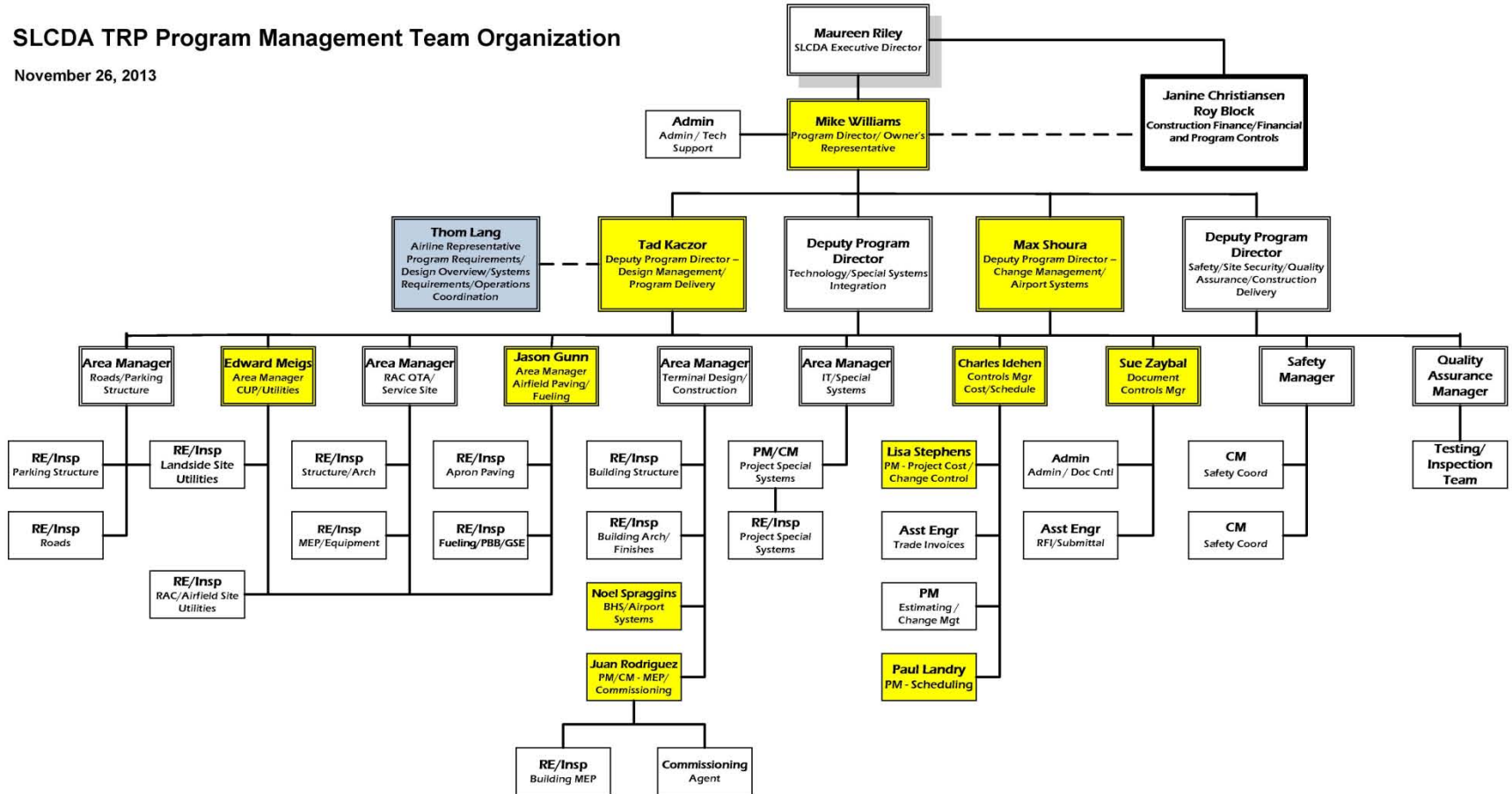
- **Address Seismic Risk**
- **Meet City Sustainability Goals**
- **Provide Right-Sized Facilities**
- **Solve Operational Problems**
- **Improve Customer Service**
- **Accommodate Growth**
- **Maintain Competitive Cost**
- **Phased Implementation (8 to 10+ years)**



TRP Project Team

SLCDA TRP Program Management Team Organization

November 26, 2013



Local Consultant & Trade Contractor Involvement

Associate Architects

MHTN Architects

GSBS Architects

FFKR Architects

Architectural Nexus

Mechanical/Electrical/Plumbing Engineers

Colvin Engineering + Envision

Van Boerum & Frank + Envision

Structural Engineers

Dunn Associates

Reaveley Engineers

Civil Engineers

URS + J.U.B

CH2MHill + Horrocks + RB&G

CDM Smith

Horrocks Engineers

Cost Estimating

Parametrix, Inc.

Future Trade Contractor Work

Sitework

Concrete

Steel

Mechanical

Electrical

Plumbing

Fire Protection

Building & Security

Drywall

Woodwork

Stone Walls & Floors

Paint & Wall Coverings

Signage

Project Timetable

2012	Complete Environmental Assessment; Finalize plan of execution
2013	Conduct Public Outreach, Initiate Schematic Design
2013	Select Construction Manager at Risk
2014	Begin construction of Rental Car Service Facilities (complete in 2015)
2016	Begin construction of South Concourse (West) and Terminal
2017	Begin construction of New Parking Garage
2018	Begin construction of Terminal Roadway System
2019	Open Terminal, South Concourse (West), and New Parking Garage
2019	Demolish Terminals 1 & 2 and Existing Parking Garage Begin construction of South Concourse (East)
2021	Occupy gates on south side of South Concourse (East)
2022	Demolish existing connectors Construct apron on north side of South Concourse (East)
2023	Occupy gates on north side of South Concourse (East)
2023	Decision Point – Renovate Concourses B, C, & D or Proceed Phase 2

Design Timeline

2013 – 2015



Public Outreach 2013

- **Reflect natural surroundings**
 - Bring the outdoors in
 - Wood, red rock, granite
 - Stone, glass, copper
- **Windows and natural light**
 - Views of the mountains
 - Tall walls and huge windows
- **Color and light of Utah**
 - Bright, airy, light
 - Warm colors
 - Sage green, rust, sky blues
 - Lavender, sunset colors
- **Technology**
 - Electric outlets
 - USB ports
 - Free Wi-Fi
- **Convenience**
 - Rental cars accessible
 - Close-in parking
 - Light rail access
 - Efficient check-in
- **More space and comfort**
 - Larger restroom stalls
 - Large meet and greet areas
 - Larger screening areas
 - Wide moving walkways
 - More concession options
 - Variety of seating options
 - Quiet seating areas



FROM MORE POWER OUTLETS TO...SHOWCASING MOUNTAIN VIEWS TO...
BOOTJACKS AT SECURITY TO...BRIGHT AND AIRY OPEN SPACES...

We heard you.
[Click here](#) to give us even more ideas.

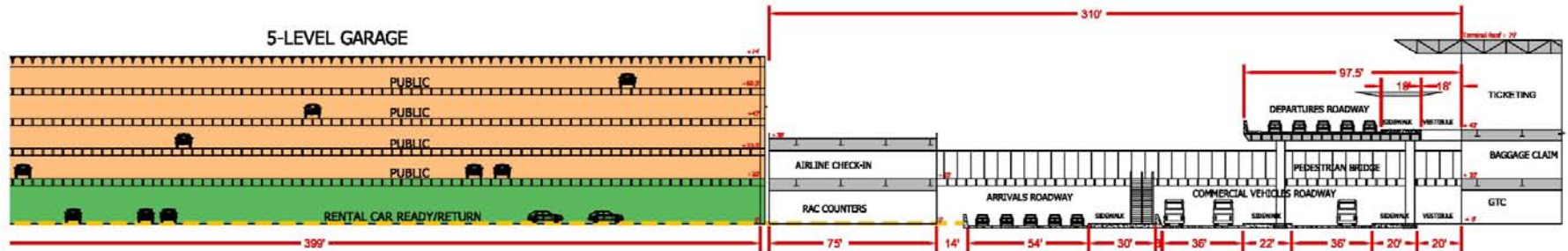
THE NEW **SLC**
Salt Lake City International Airport
TERMINAL REDEVELOPMENT PROGRAM

Design Themes

- **Natural integration of structures**
- **Sense of place**
- **Shorter walking distances**
- **Easy wayfinding**
- **Use of surrounding elements**
- **Best practices in sustainability**
- **Operational efficiency and passenger convenience**



Terminal cross section



Parking garage

- Floor 1 - 1200 rental cars
- Floors 2-5 - parking for 3600 vehicles

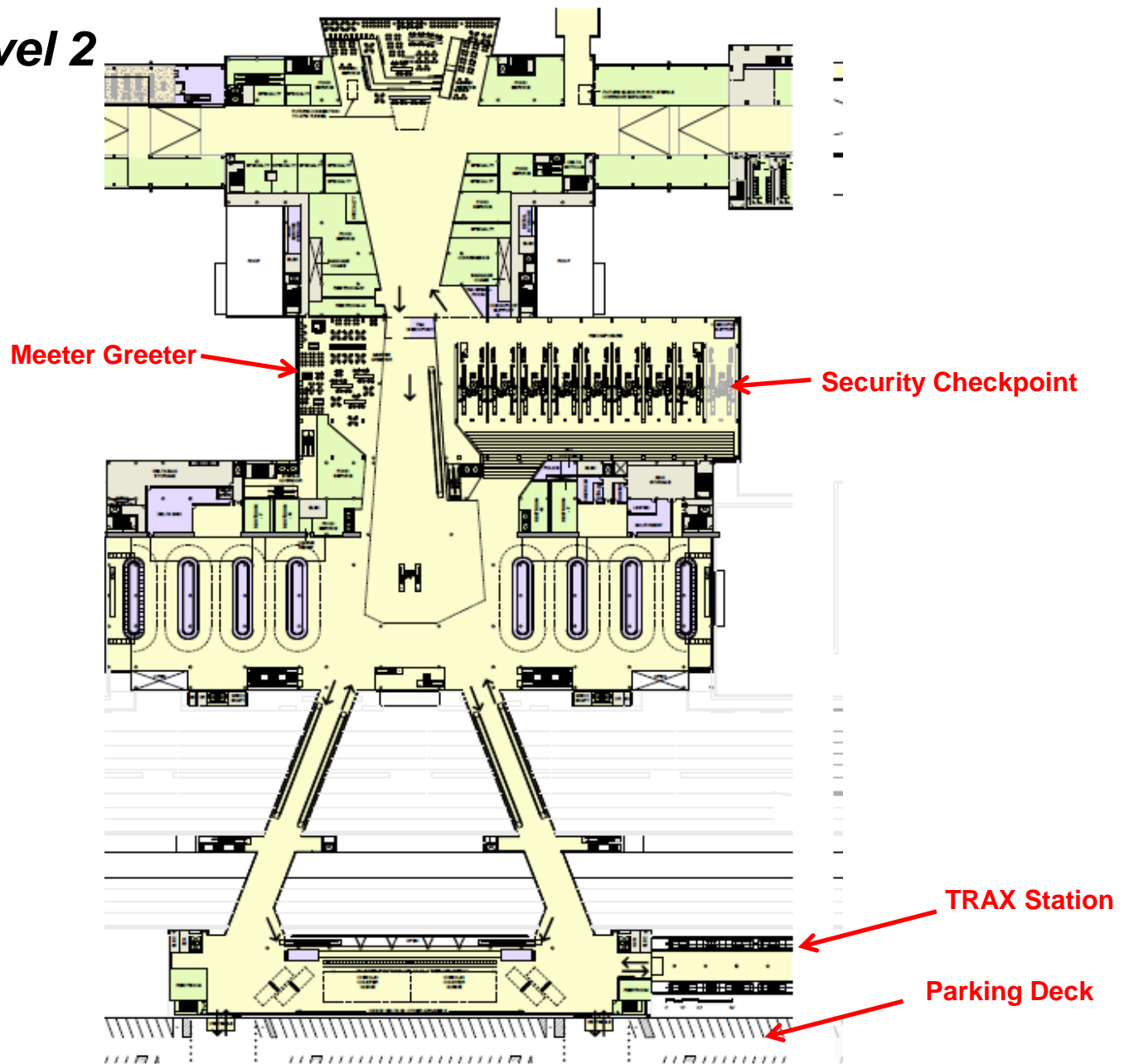
Gateway Center and Pedestrian Bridge

- Rental car check-in
- Gateway center for remote check-in

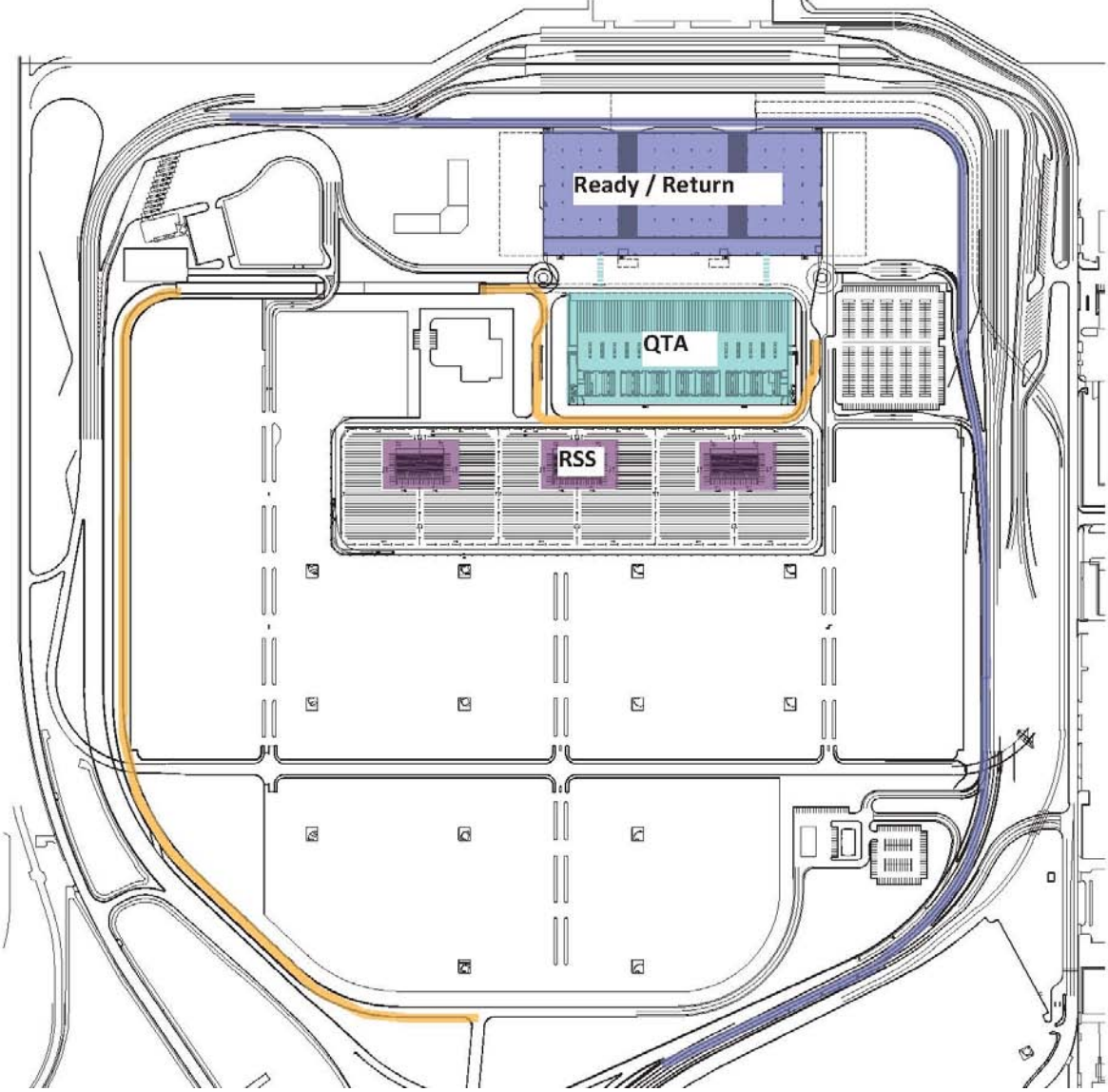
Terminal

- 3 levels served by 2-level roadway

Terminal Level 2



Landside facilities



Sustainability Drivers



- **What will it take to get to net zero?**
 - 10, 15, 20 year strategies
- **LEED Silver minimum for TRP LEED Scope**
- **Sustainable best practices in all TRP projects**
- **Aligned with Salt Lake City emissions reduction goals**
 - Energy and atmosphere aggressive reduction target 30%
 - Building envelope design
 - High performance HVAC
 - Central Plant efficiency, resilience and redundancy
 - Lighting - 25% LPD reduction
 - Focus on large process loads
 - Systems commissioning
 - On site renewable options
 - Greenhouse gas emissions considerations

Next Steps

- **Energy modeling study and recommendations**
- **Oversize baggage evaluation**
- **Passenger (PAX) simulation**
- **Structural threat assessment**
- **Systems integration planning**



Current Terminal Redevelopment Plan – Phase 1

