



## Industry Day

August 12, 2025





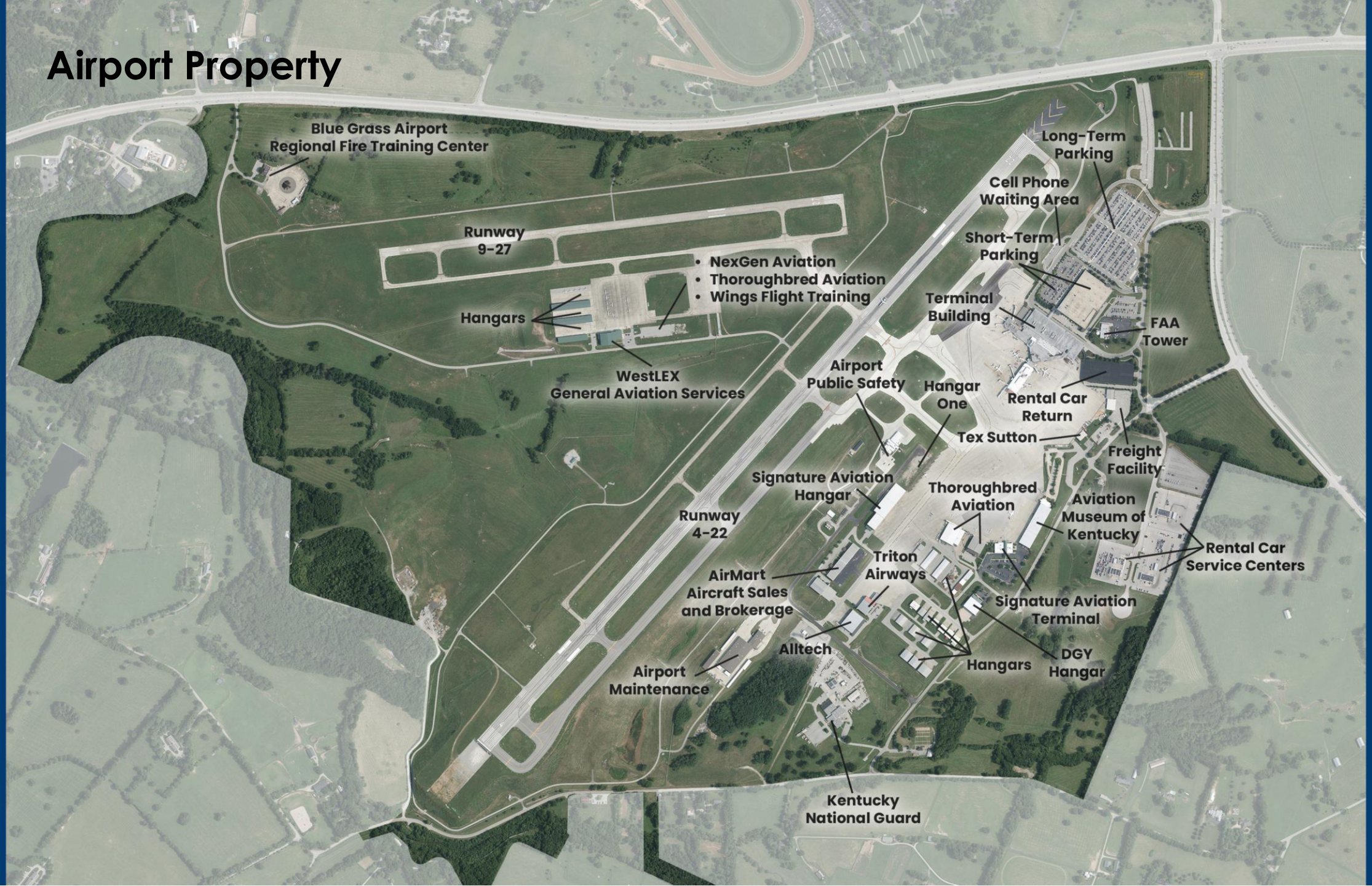
# Blue Grass Airport

- Blue Grass Airport is a local unit of government operated by the Lexington-Fayette Urban County Airport Board (a/k/a Airport Authority).
- Airport Board employs approximately 120 employees, with over 1,300 badges in circulation.
- Approximately 804,000 enplanements in FY2025 (July '24 – June '25)
  - Delta, American, United, Allegiant





# Airport Property





# Blue Grass Airport Economic Impact



---

**4,745**  
Jobs



---

**\$180 Million**  
Annual Payroll



---

**\$709 Million**  
Annual Economic Output



---

**1.5 Million**  
Total Passengers (2024)



## Airport Service Area

- Blue Grass Airport serves as the predominant airport for central and eastern Kentucky.
- More than 760,000 potential travelers reside within a 30-mile radius of the airport.
- The airport's primary catchment area includes 31 counties, which includes 1,128,349 potential travelers.





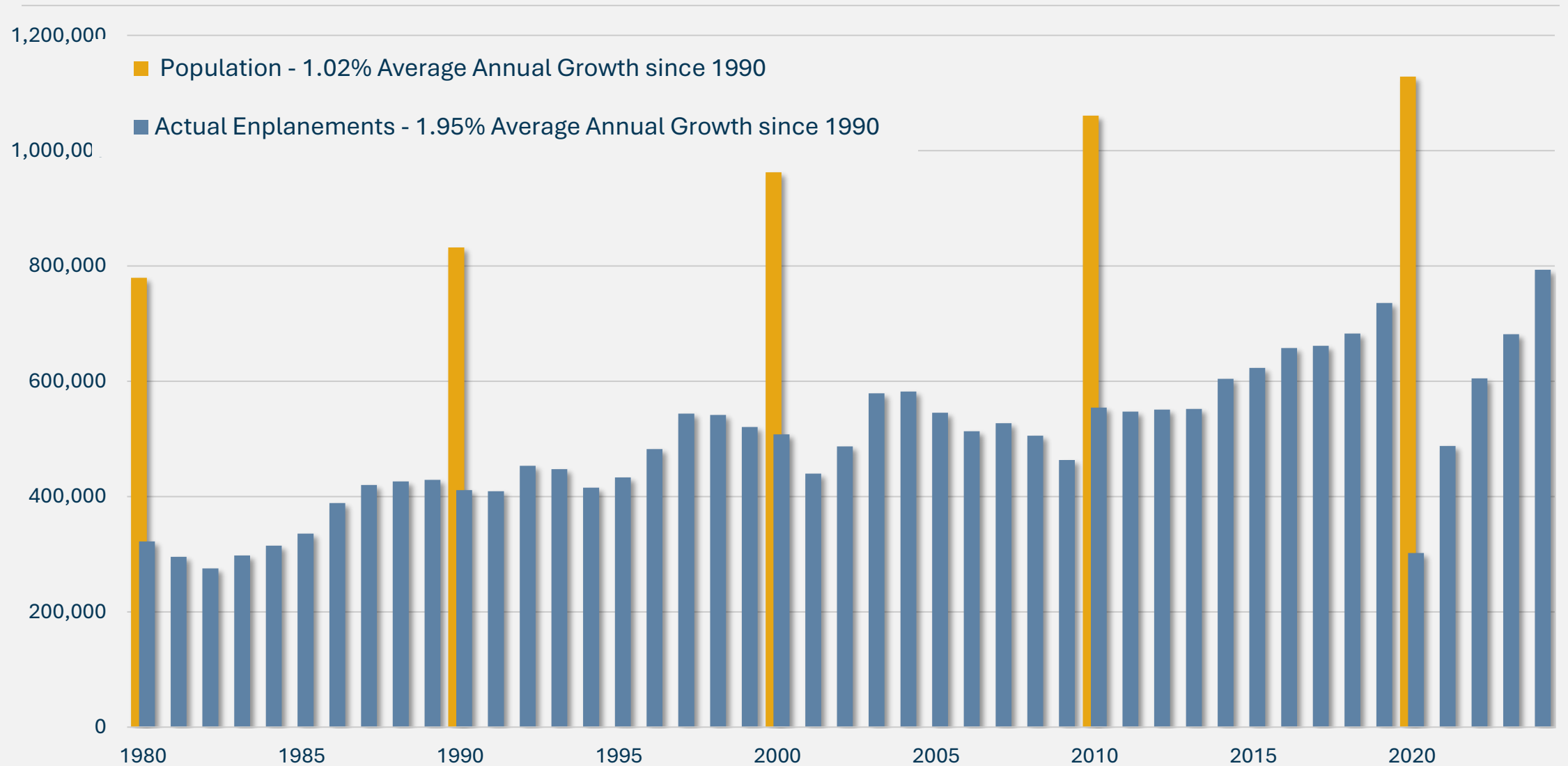
# Airline Route Map

- Non-stop service to 18 destinations
- One-stop access to 389 destinations globally



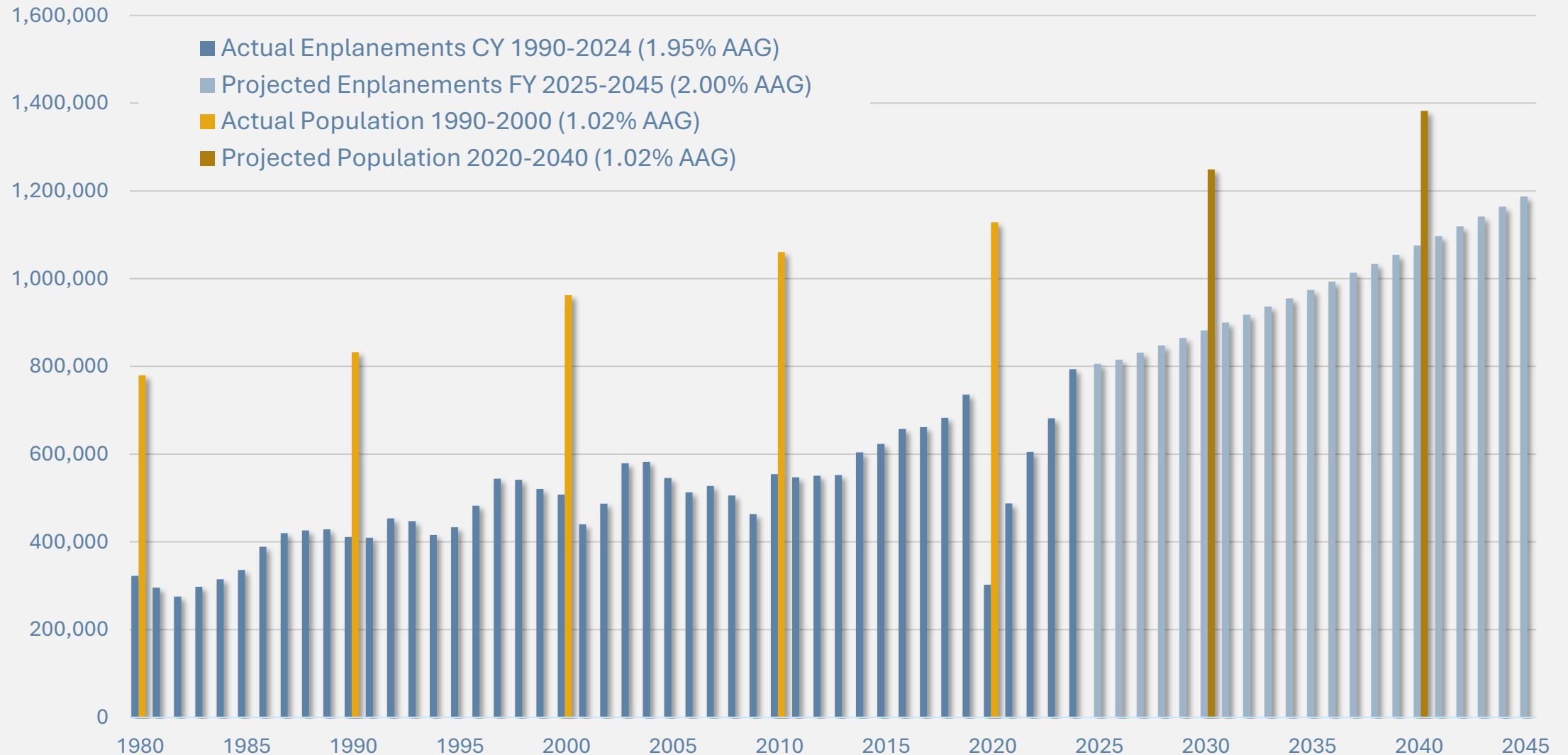


# Enplanement Actuals Calendar Year 1990 – 2024





# Enplanement Calendar Year Actuals and Fiscal Year Projection



# Current Projects and Initiatives

---





# Air Traffic Control Tower Relocation

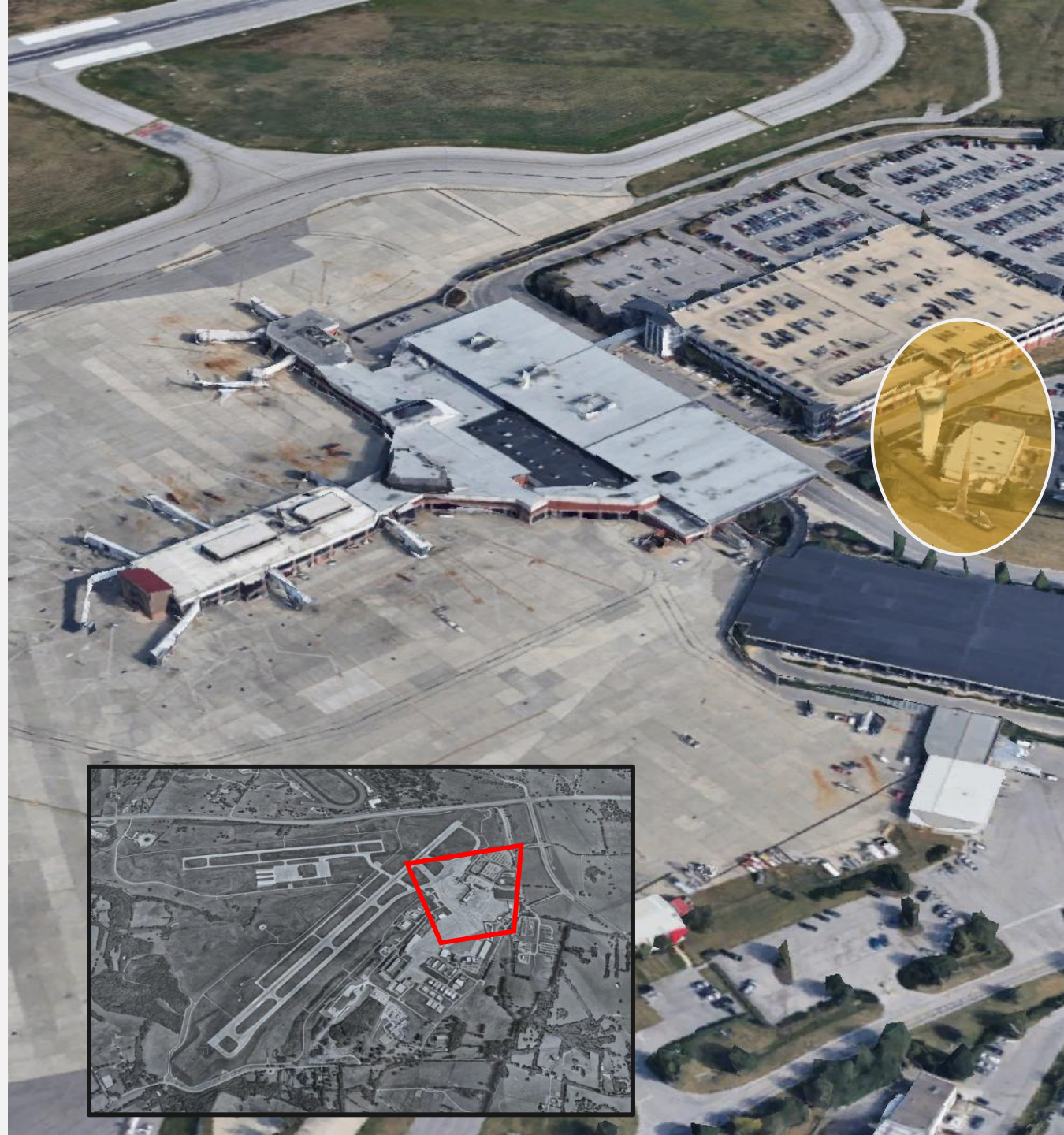
---



# Relocate ATCT

---

- FAA-owned, FAA-operated
- Tower was put into operation around 1973
- Aging facility with old technology and obsolete infrastructure





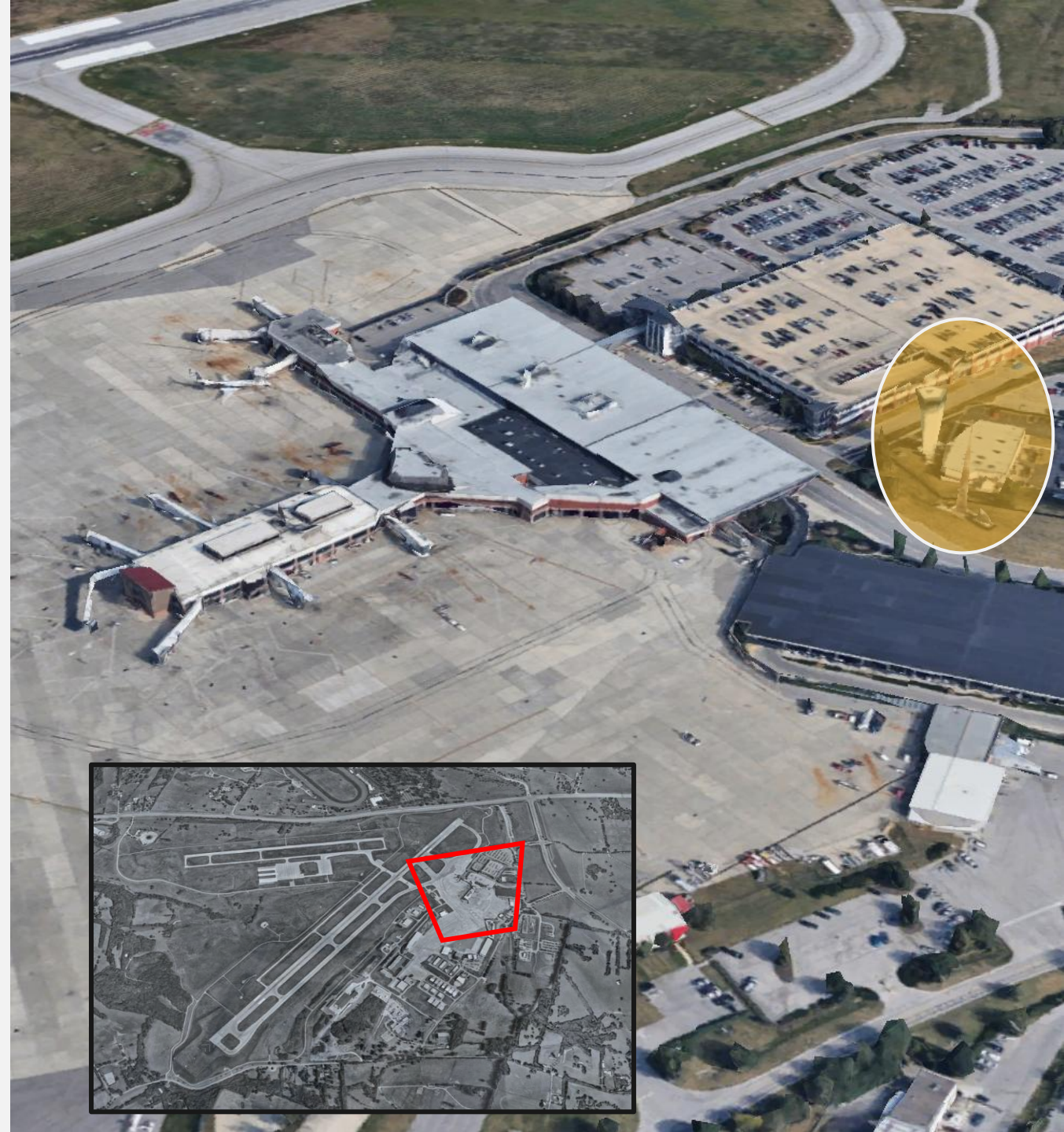




# Relocate ATCT

---

- Concluding VISTA process, identified a new site.
- FAA advised LEX is not a project of priority or focus in near- or medium- term.
- Airport staff advising and advocating with Congressional delegations for other solutions.









# Fuel Farm Relocation and Expansion

---





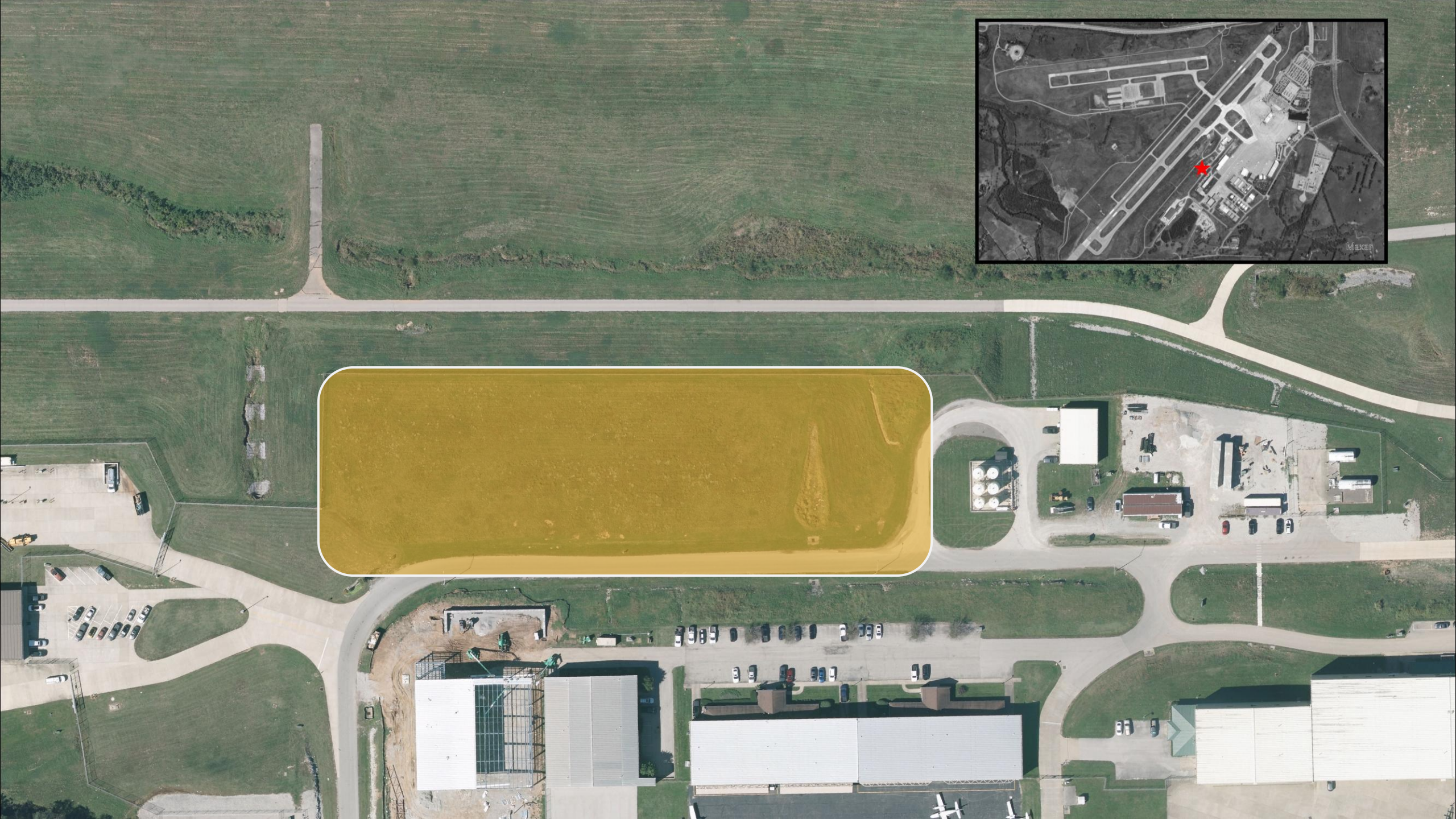
# Fuel Farm Relocation and Expansion

---

- Expands capacity from 90,000 gallons to 200,000 gallons of Jet A
- Applying best practices in fuel storage and distribution systems
- Includes a combined fuel farm management and GSE maintenance facility
- Positions airport to operate Fixed Based Operator (FBO) in 2029





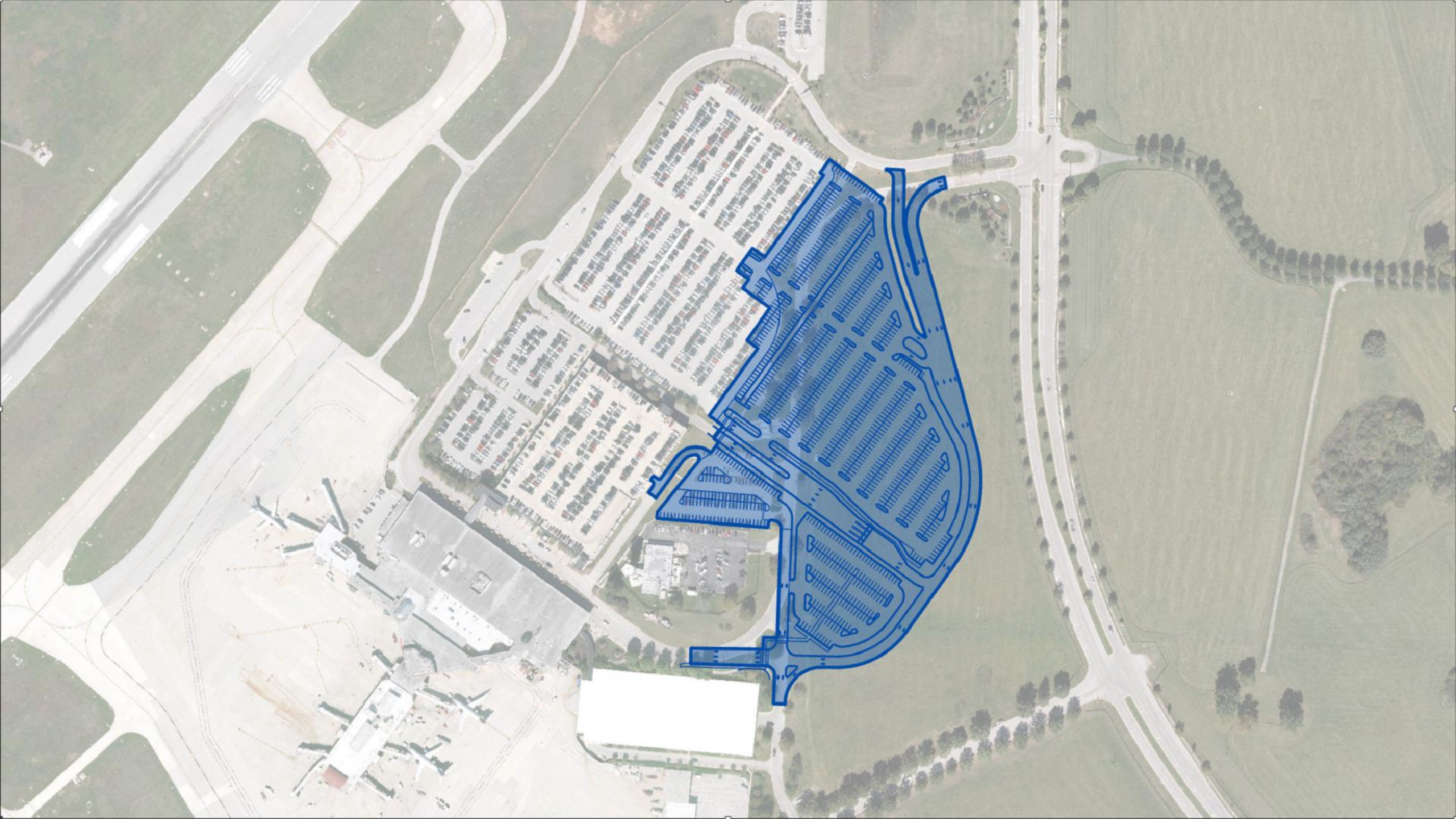




# Terminal Road Relocation & Parking Expansion

---







# Terminal Drive Relocation & Parking Expansion

---

- Relocates Terminal Drive into a larger circulation road
- Expands paid parking by approx. 800 spaces
- Creates new exit plaza and automated exit lane
- Adds amenities to Cell Phone Lot – seating, landscaping, walking paths, shade sails









# Terminal Area Plan Summary

---

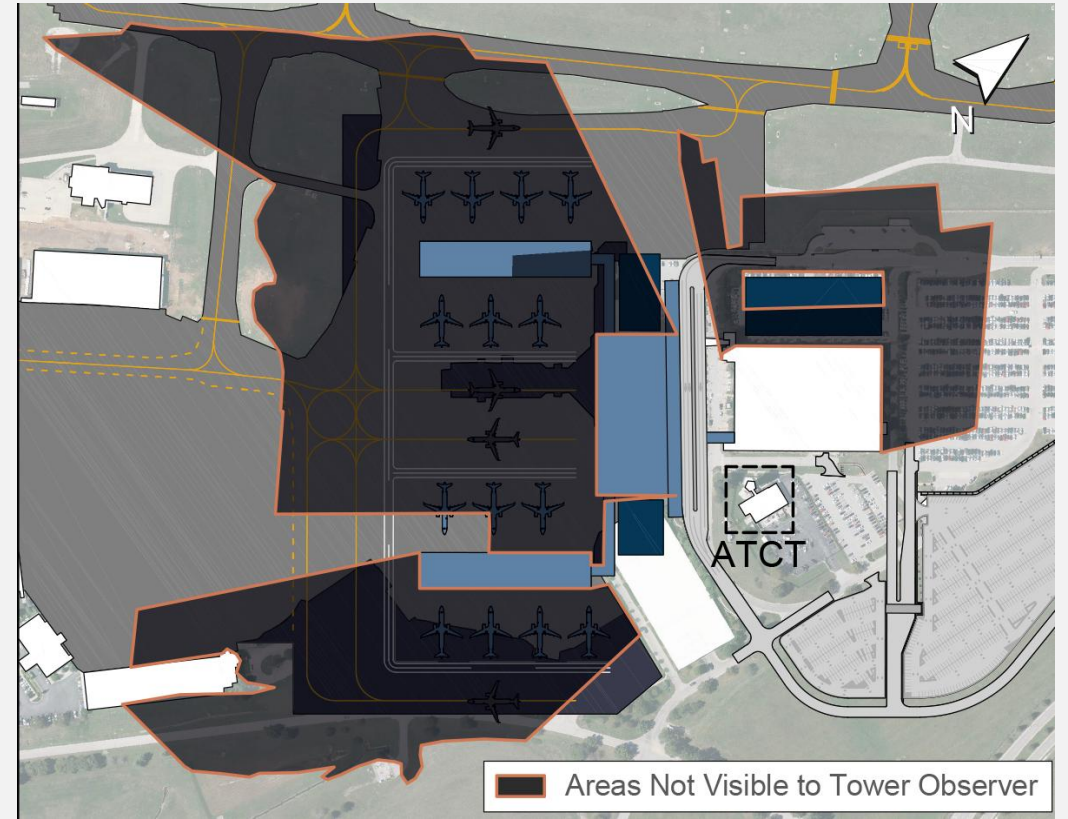
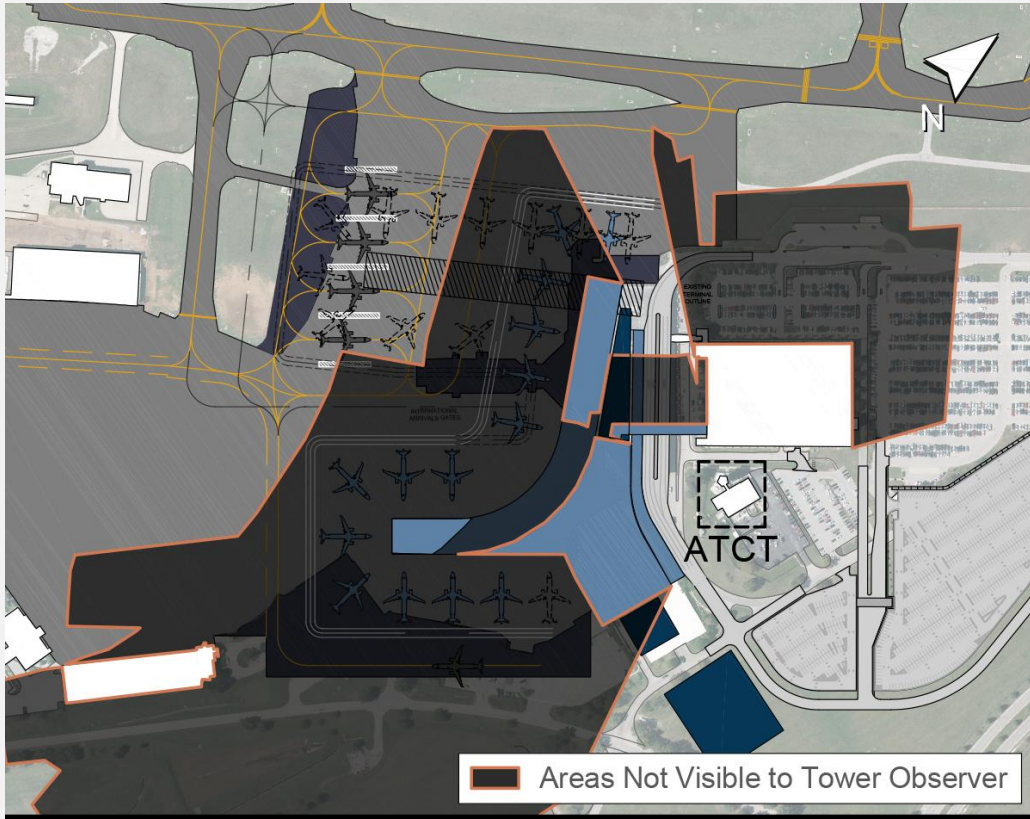
Crawford, Murphy, & Tilly

October 2024 – July 2025









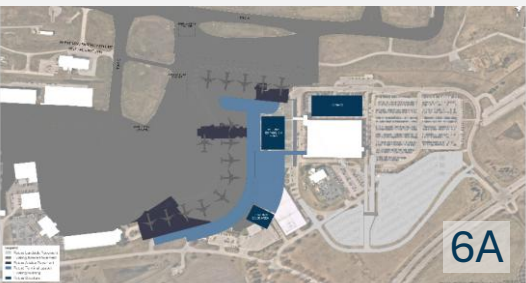
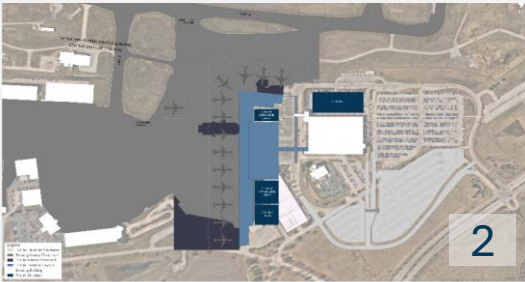
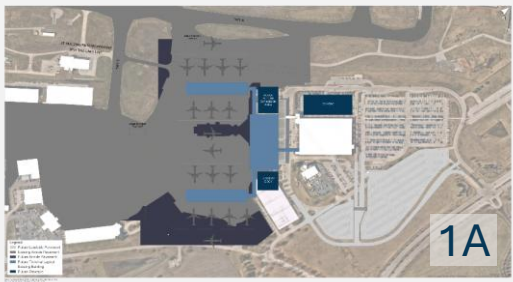
# Conceptual Layouts

---

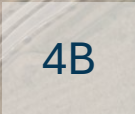




# Conceptual Layouts



© 2015 Pearson Education, Inc. or its affiliate(s). All rights reserved. Pearson Education, Inc., publishing as Pearson Benjamin Cummings, 101 Philip Drive, Assinippi Park, New York, NY 10984-2135





# Terminal Area Plan Concept and Phasing

---



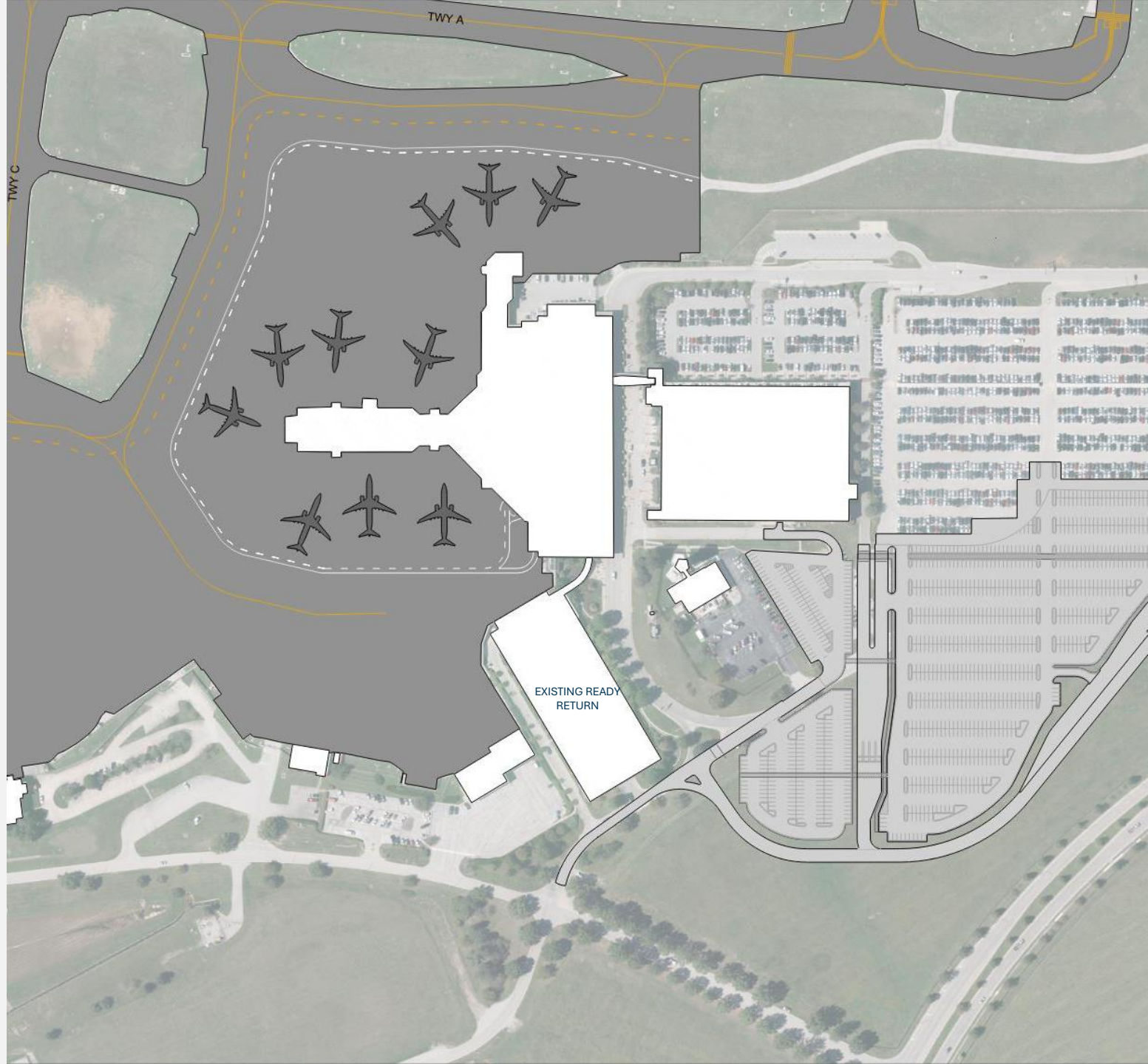
# Existing

## 10 Gates

10 Existing ✈️ + 0 New 🛩️

### NOTES

- 10 gates split between Concourse A and Concourse B
- No remote aircraft parking positions





# Phase 1

## 10 Gates

10 Existing ✈️ + 0 New 🛩️

Duration: 8 months

### PHASING NOTES

- Construct new rental ready return facility.
- Construct new flex space to accommodate Tex Sutton and Delta Air Cargo.
- Utility deconflicting & new corridors.





# Phase 2A

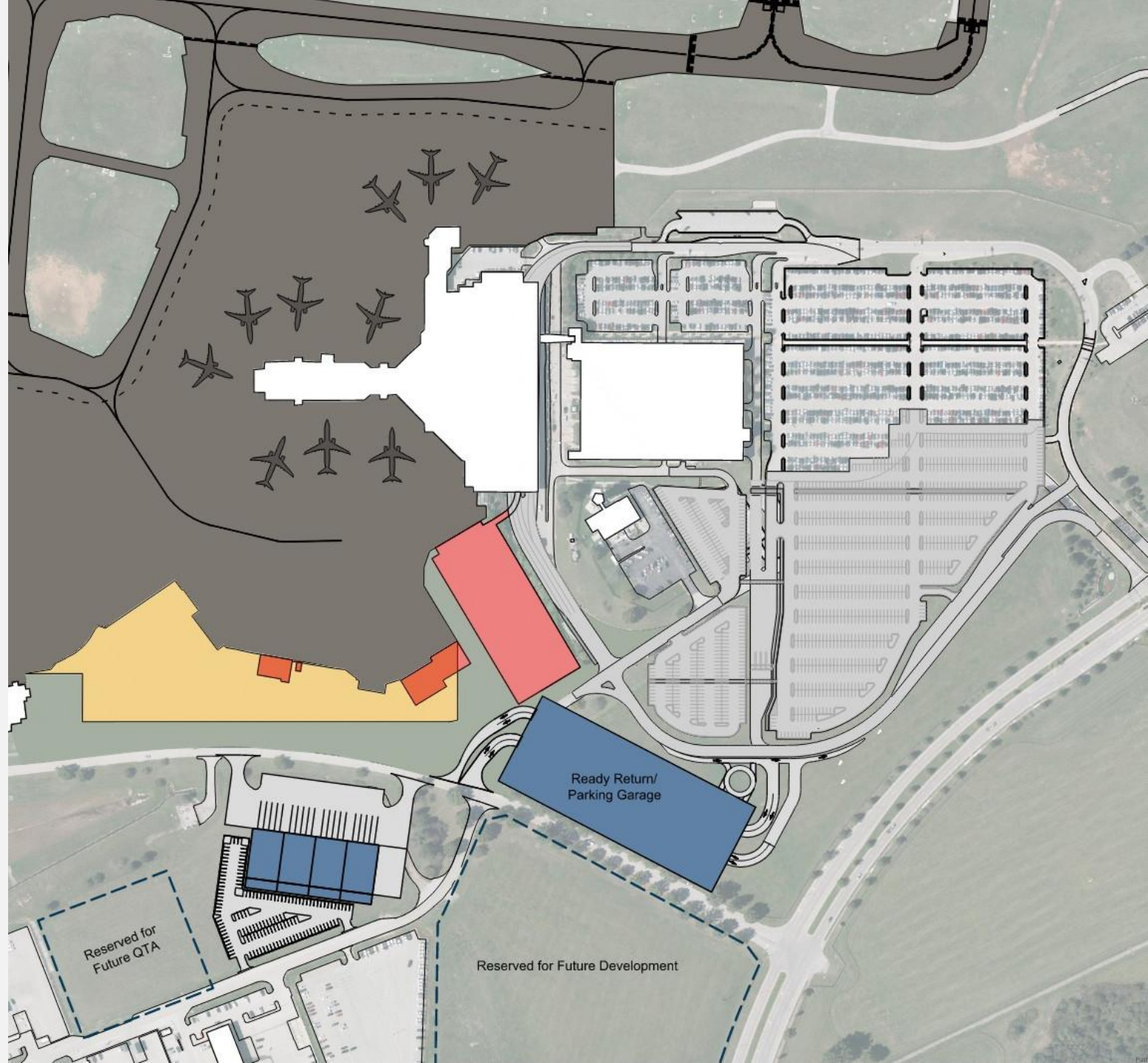
## 10 Gates

10 Existing ✈️ + 0 New ✈️

Duration: 8 months

### PHASING NOTES

- Demo existing Rental Ready Return facility.
- Demo existing Customs Border Patrol, Delta Air Cargo, and Tex Sutton facilities.
- Construct Apron Expansion.





# Phase 2B

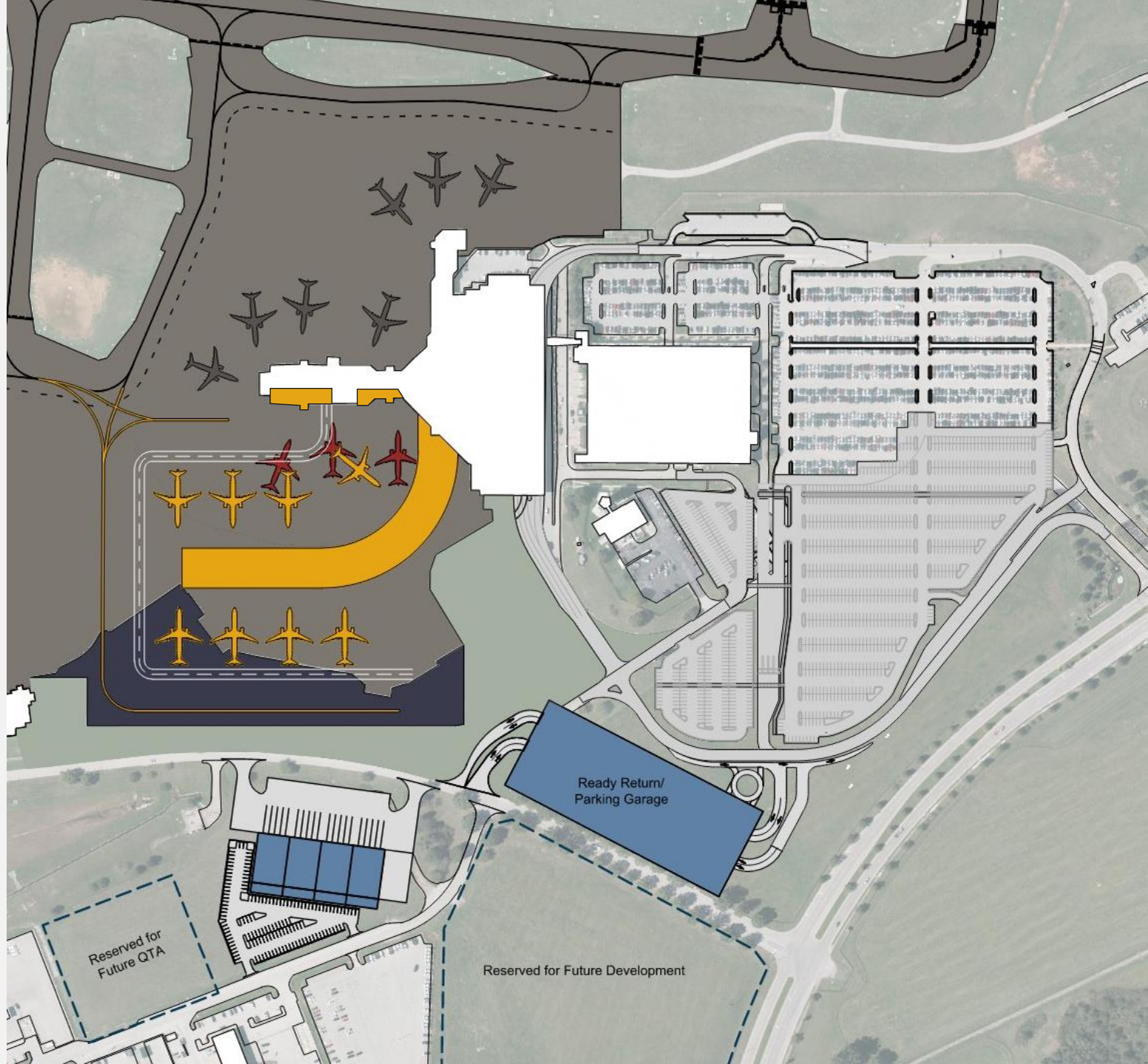
## 15 Gates

7 Existing ✈️ + 8 New ✈️

Duration: 18 months

### PHASING NOTES

- Construct new Concourse and apron with 8 new gates.
- Renovate/convert decommissioned gate holdrooms.





# Phase 3

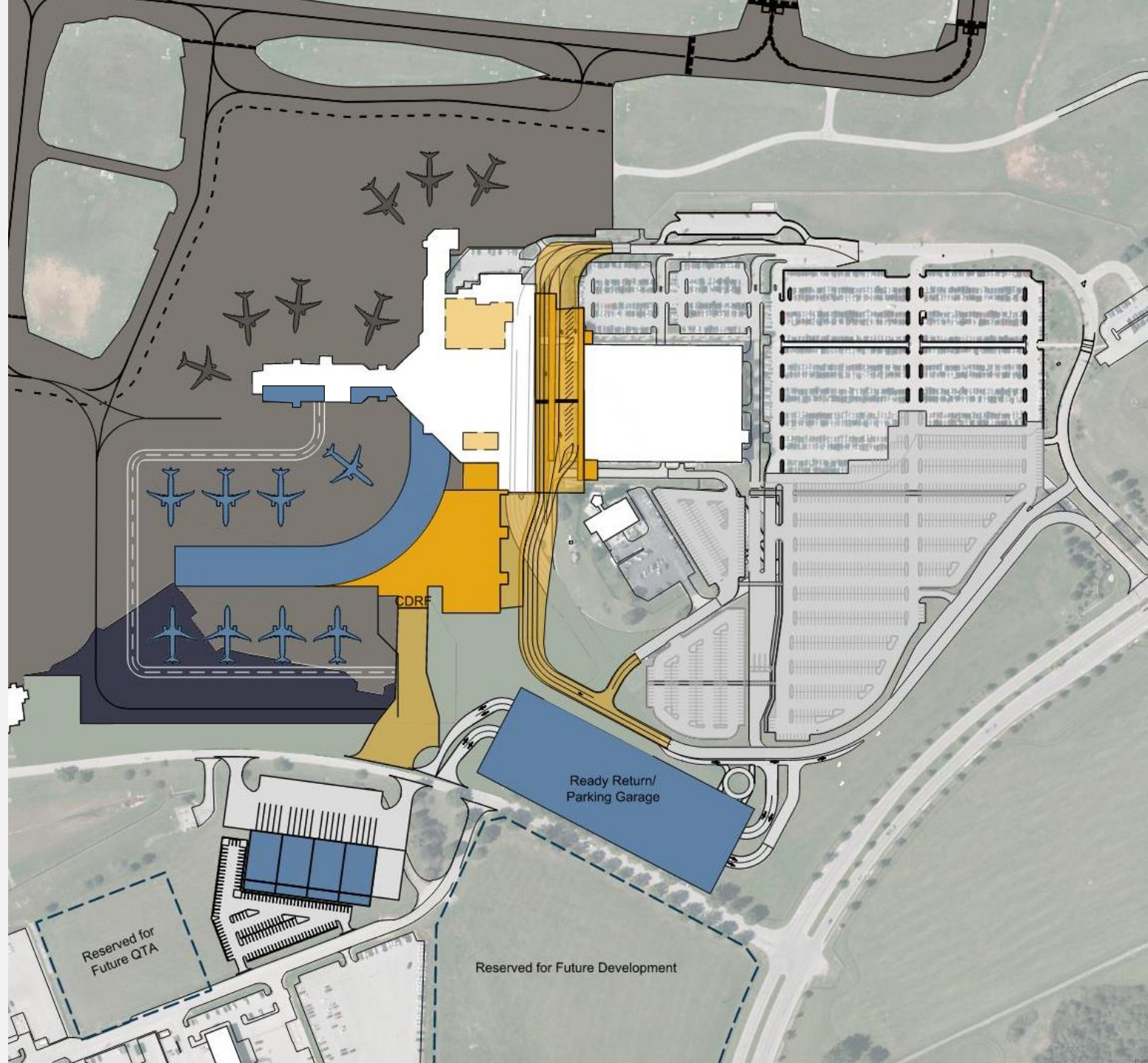
## 15 Gates

7 Existing ✈️ + 8 New ✈️

Duration: 18 months

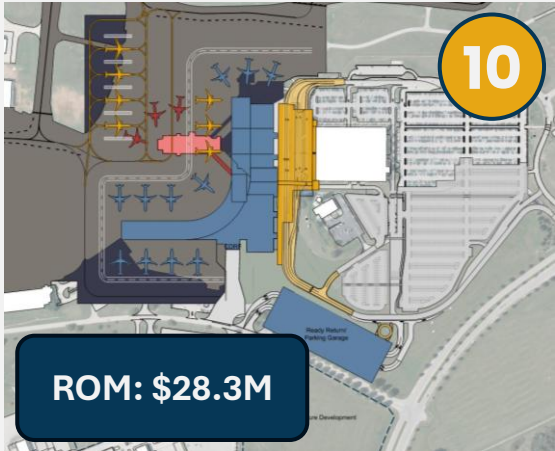
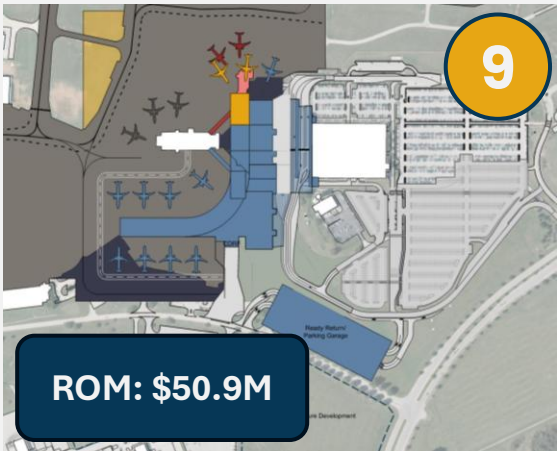
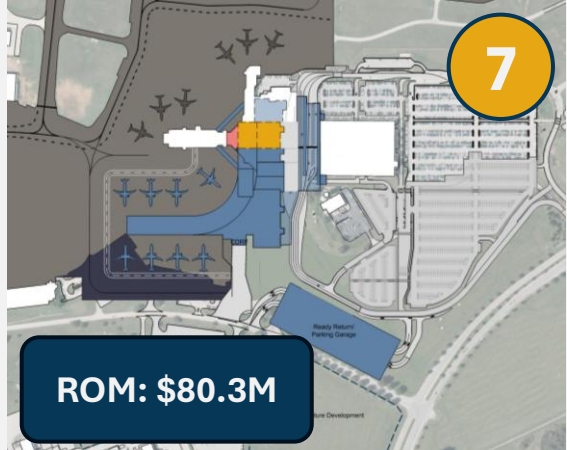
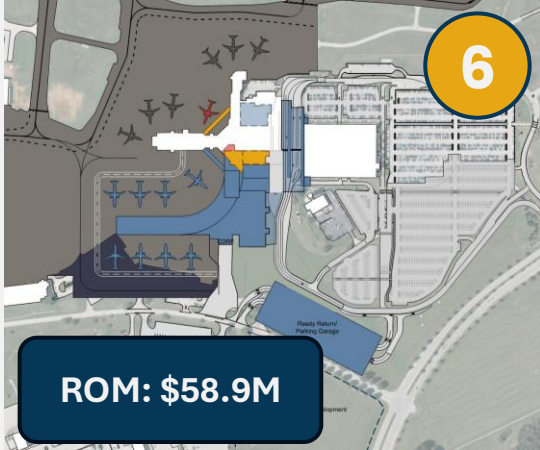
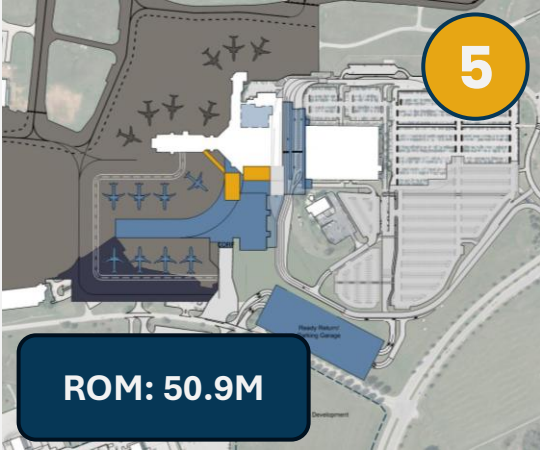
### PHASING NOTES

- Baggage claim hall expansion.
- Renovate bag claim to Airline Ticketing Offices and Ticketing.
- Construct new or expand security screening checkpoint.
- Expand/improve terminal landside curbside.





# Phases 4 through 10



# Complete Program

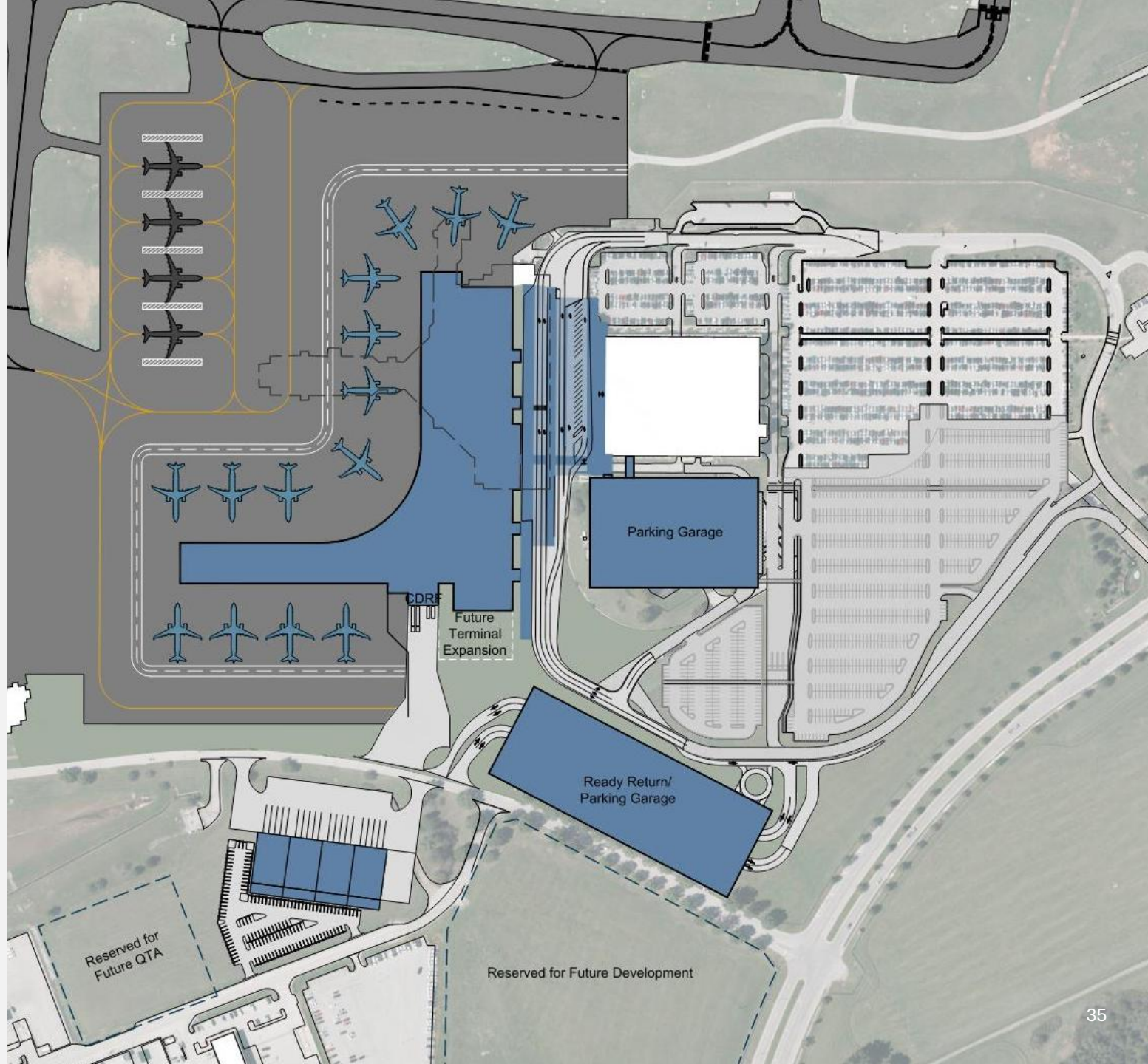
## 14 Gates + 4 Remote

0 Existing ✈️ + 14 New ✈️

PTD Duration: 129 months

## FINANCIAL

- Total PTD Investment: **\$776.5M**
  - Phase I: \$30.0M
  - Phase II: \$271.5M
  - Phase III: \$151.4M
  - Phase VI: \$14.8M
  - Phase V: \$50.9M
  - Phase VI: \$58.9M
  - Phase VII: \$80.3M
  - Phase VIII: \$41.5M
  - Phase IX: \$50.9M
  - Phase X: \$26.3M

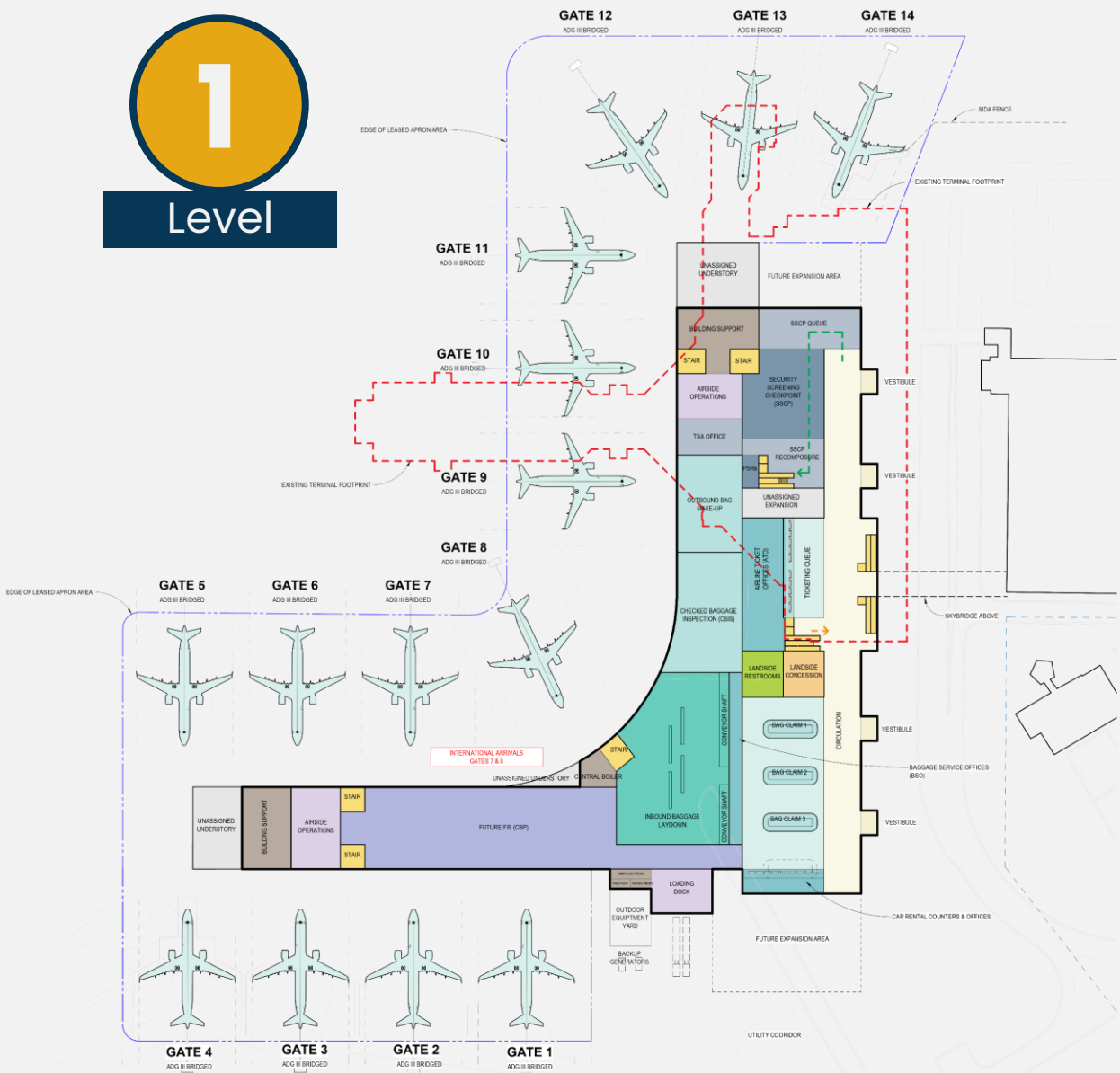




# Hybrid Concept Block Level Floor Plans

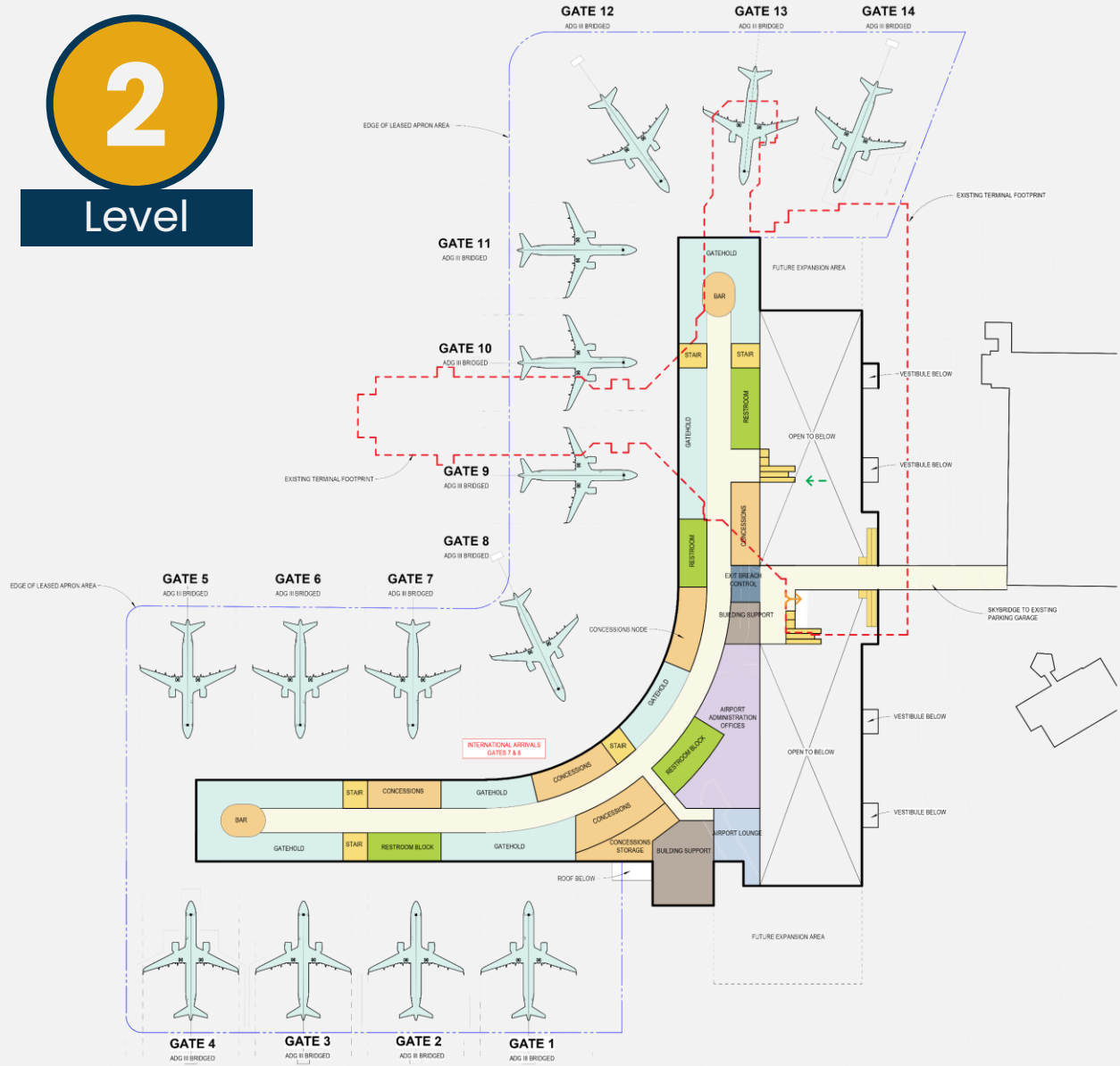
1

Level

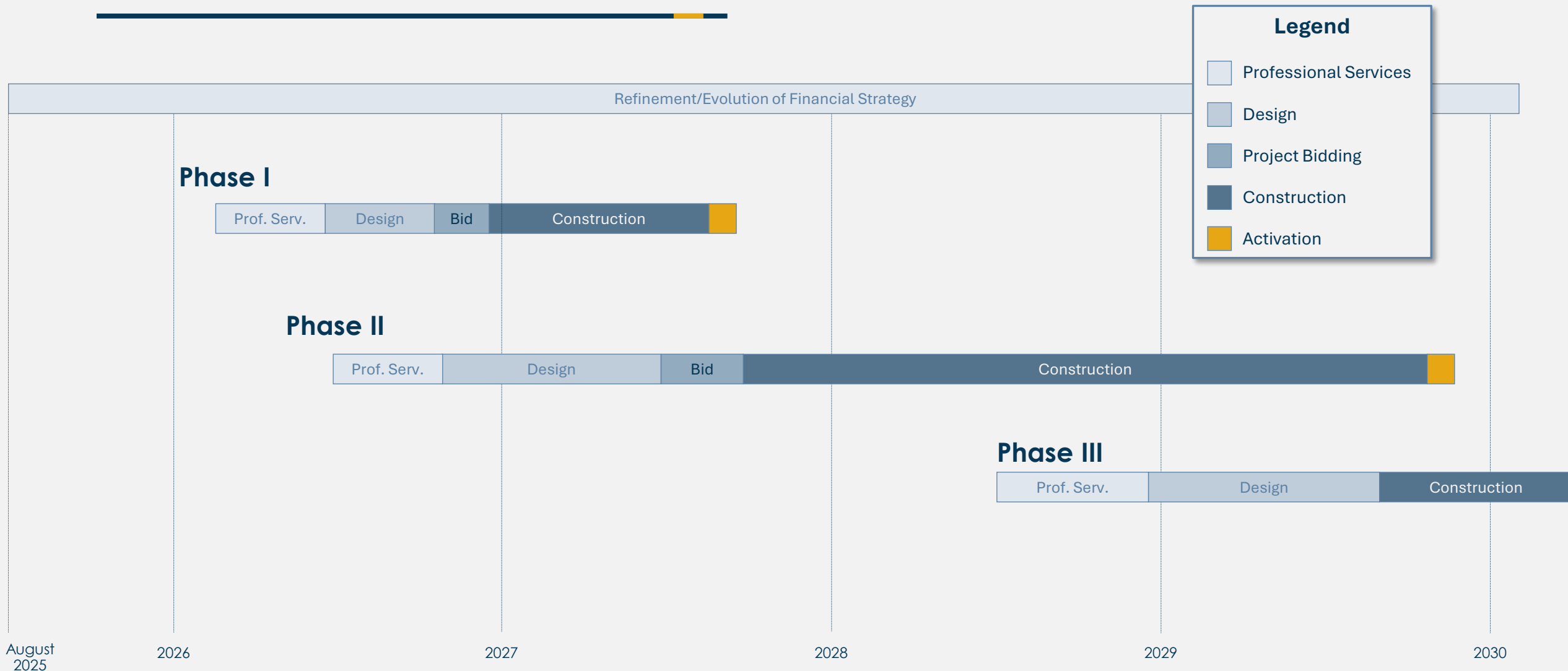


2

Level



# Road Map Through Phase III

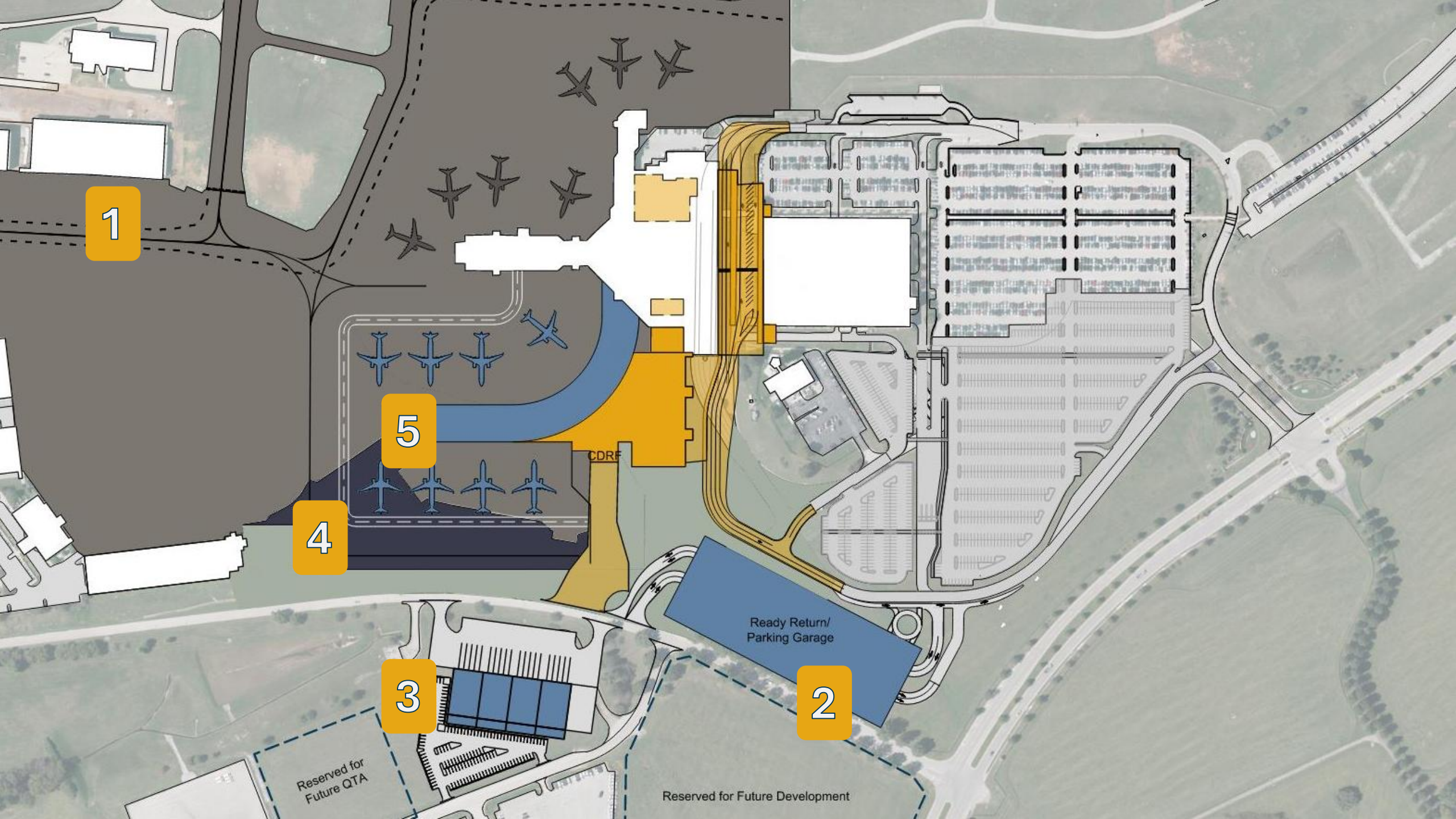




# TAP Projects Breakdown

---





1

5

4

3

2

CDRF

Ready Return/  
Parking Garage

Reserved for  
Future QTA

Reserved for Future Development



# Customs Facility Relocation

---











# Relocate Rental Car Garage

---





# Relocate Rental Car Garage

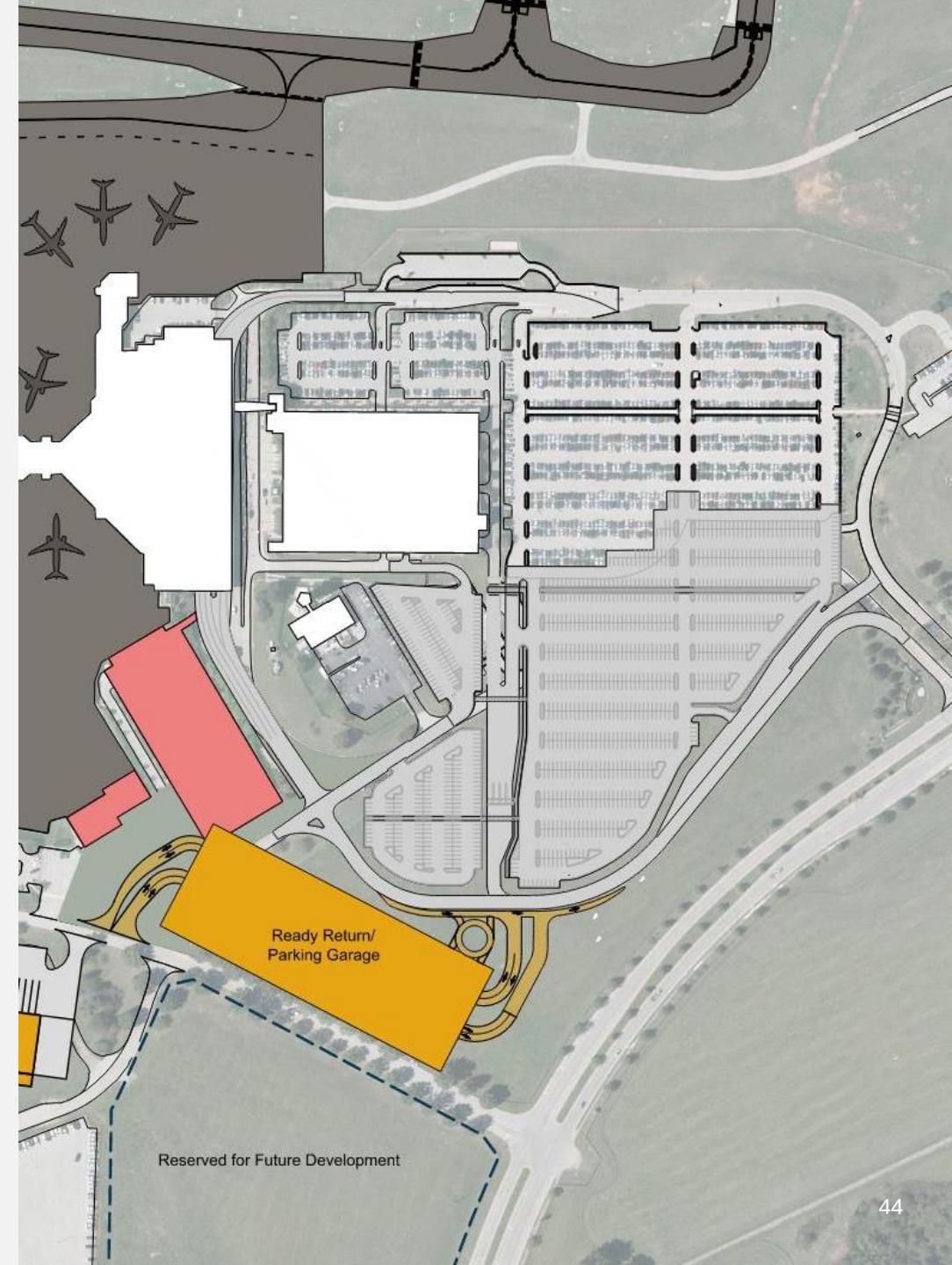
## Design / Build

- **Solicitation:** Expected early CY2026
- **Design / Build:** Expected 2026 –2027

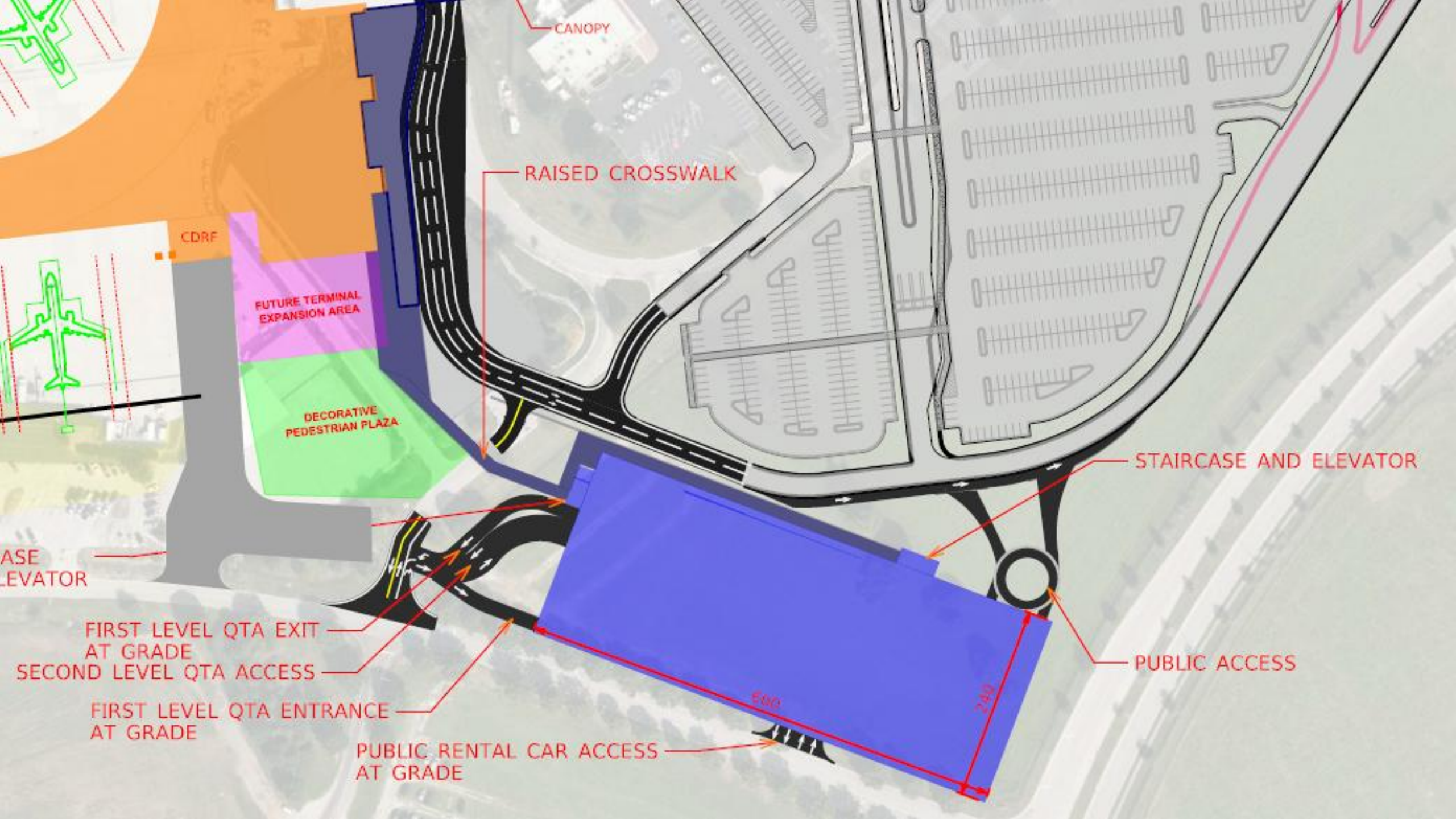
Total Square Footage = 432,000 sq ft (144,000sq ft/floor)

Total Number Of Floors = 1 on grade & 2 elevated

Total Number Of Rental Car Ready/Return Spaces = 760







CANOPY

RAISED CROSSWALK

CDRF

FUTURE TERMINAL  
EXPANSION AREA

DECORATIVE  
PEDESTRIAN PLAZA

STAIRCASE AND ELEVATOR

PUBLIC ACCESS

500

240

PUBLIC RENTAL CAR ACCESS  
AT GRADE

FIRST LEVEL QTA EXIT  
AT GRADE

SECOND LEVEL QTA ACCESS

FIRST LEVEL QTA ENTRANCE  
AT GRADE

BASE  
ELEVATOR



# Flex Development Warehouse

---







# Utility Relocation and Apron Expansion

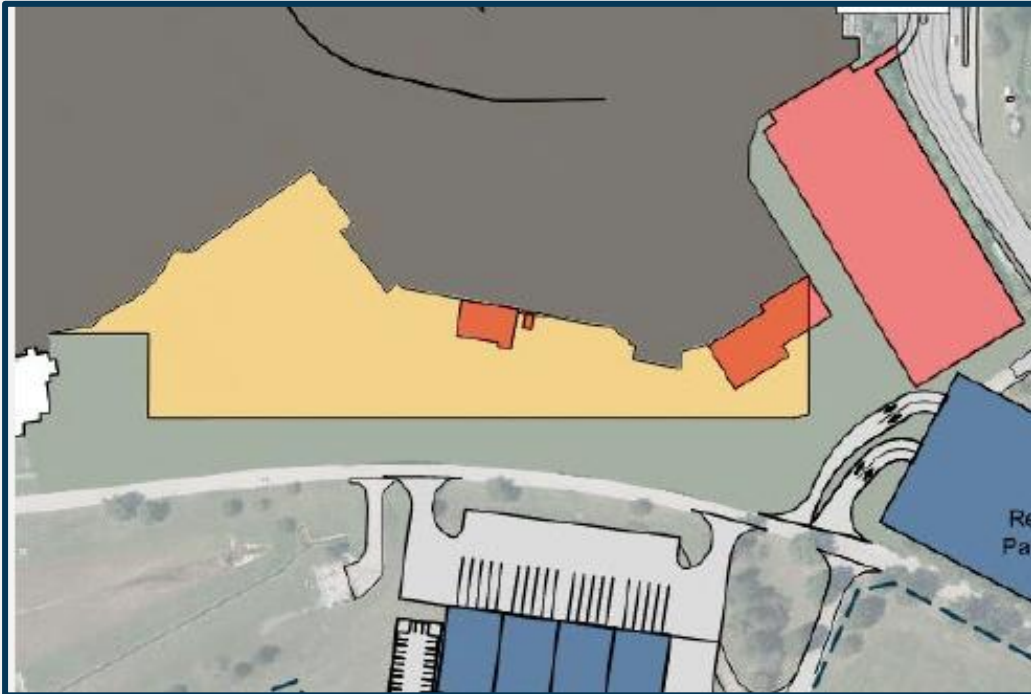
---



# Utility Relocation and Apron Expansion

## Design / Bid / Build

- **Design:** Late 2026
- **Construction:** 2027 - 2028





# Terminal Concourse Expansion

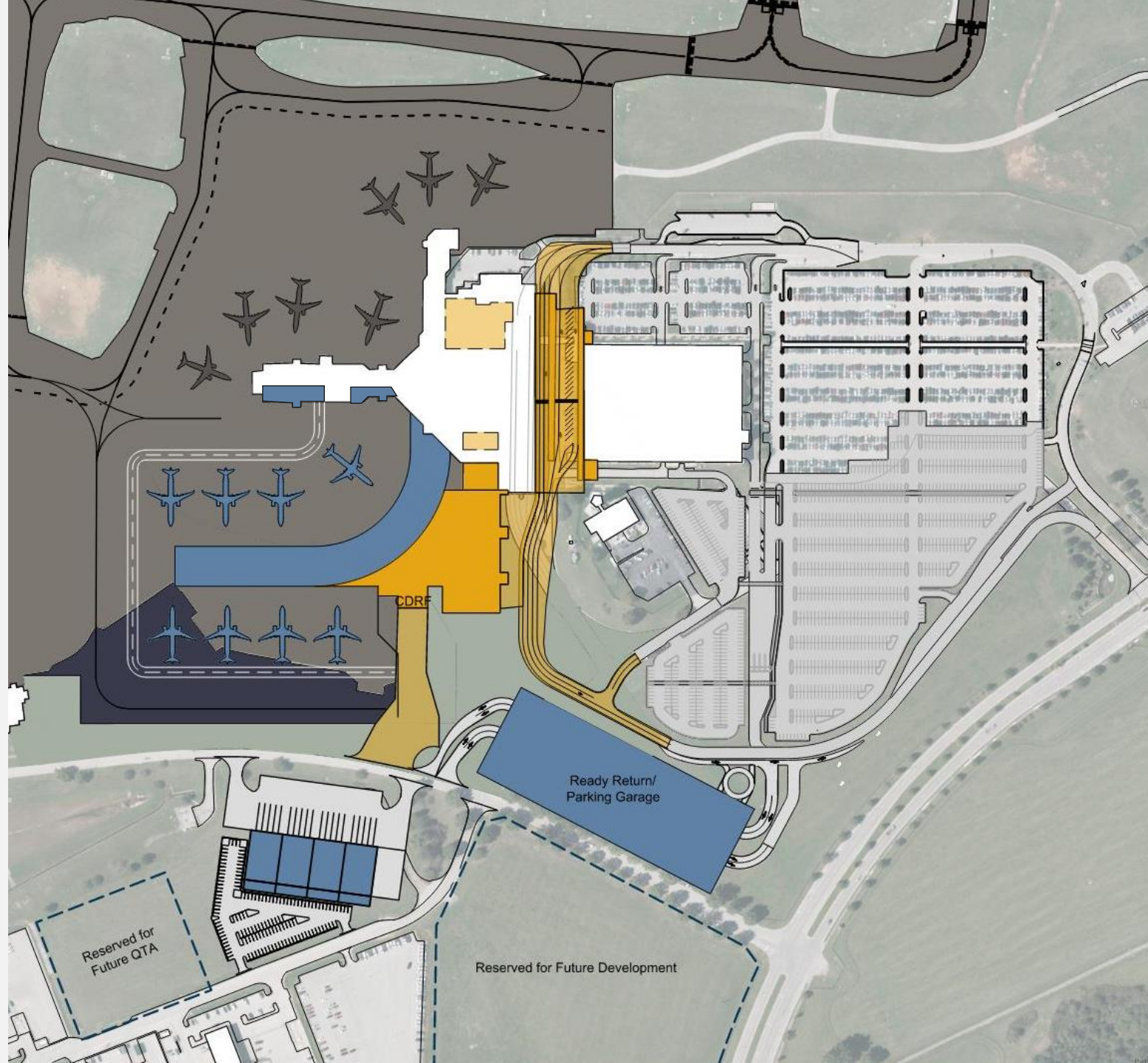
---



# Concourse Expansion

## CMAR

- **Solicitation:** Late 2027
- **Design:** 2027 –2028
- **Construction:** 2028 - 2029
- Construct new Concourse and apron with 8 new gates.
- Renovate/convert decommissioned gate lounges.
- Baggage claim hall expansion.
- Renovate bag claim to Airline Ticketing Offices and Ticketing.
- Expand/improve terminal landside curb.



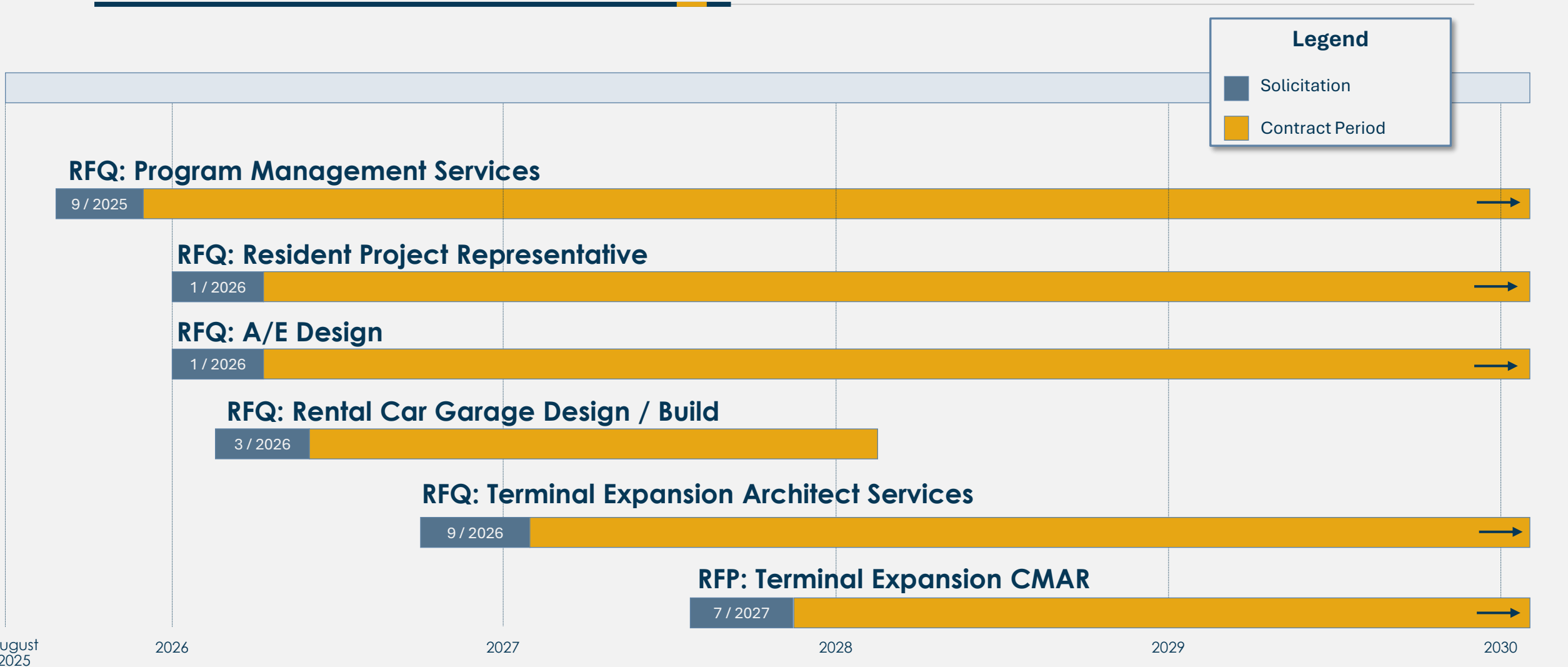


# Requisitions Outlook

---



# Requisitions Timeline



Note: All timelines are approximate and subject to change.



# RFQ : Program Management Services

---

**Solicitation:** Expected August 25, 2025

**Term:** Five Years

## General Advisory Services

*Program Governance & Leadership, Controls & Performance Management, Schedule Management, Budget & Funding Strategy, Risk Management, Stakeholder & Communication, Document Control & Quality Oversight*

## Design Management

*Coordination and Oversight, QA/QC, Stakeholder Coordination, Design Controls*

## Preconstruction Management

*Strategy & CMAR Integration, **RPR Coordination**, Constructability & Value Engineering, Cost Estimating & Schedule Development, Phasing, Logistics, & Enabling Work, Procurement*

## Construction Management

*Oversight Integration, Site Supervision, Schedule, Cost, & Change Management, Phasing, Readiness and Closeout Integration*

## Commissioning Coordination

*Strategy & Planning, Data Management, System Testing & Verification, ORAT Support, Transition Readiness, Post-Commissioning Support & Optimization*

# RFQ : Program Management Services

---

Date/Time	Activity
August 25	Request for Qualifications issued
September 11	Pre-Request for Qualifications Conference
October 8	<b>STATEMENT OF QUALIFICATIONS DUE</b>
October 30 – November 7	Finalists interviewed (tentative)
November 19	Projected Date Award of Contract
December 3	Anticipated Notice to Proceed



# RFQ : Resident Project Representative (RPR) Services

---

**Solicitation:** Expected January 2026

**Term:** Five Years

- Provide full-time, on-site construction observation and field representation
- Document daily construction activities, monitor compliance with contract documents
- Track submittals, RFIs, field directives, pay application reviews, and non-conformance items
- Support coordination of testing, inspections, and punch list management
- Maintain field documentation
- Issue resolution, schedule impacts, and quality control
- Serve as a liaison between contractor and Program Manager & Airport

# RFQ : Architectural / Engineering Design Services

---

**Solicitation:** Expected January 2026

**Term:** Five Years

- Scope:
  - All development up to but **not including** Terminal Concourse Expansion
  - Also excluded: Rental Car Garage (Design/Build delivery method)

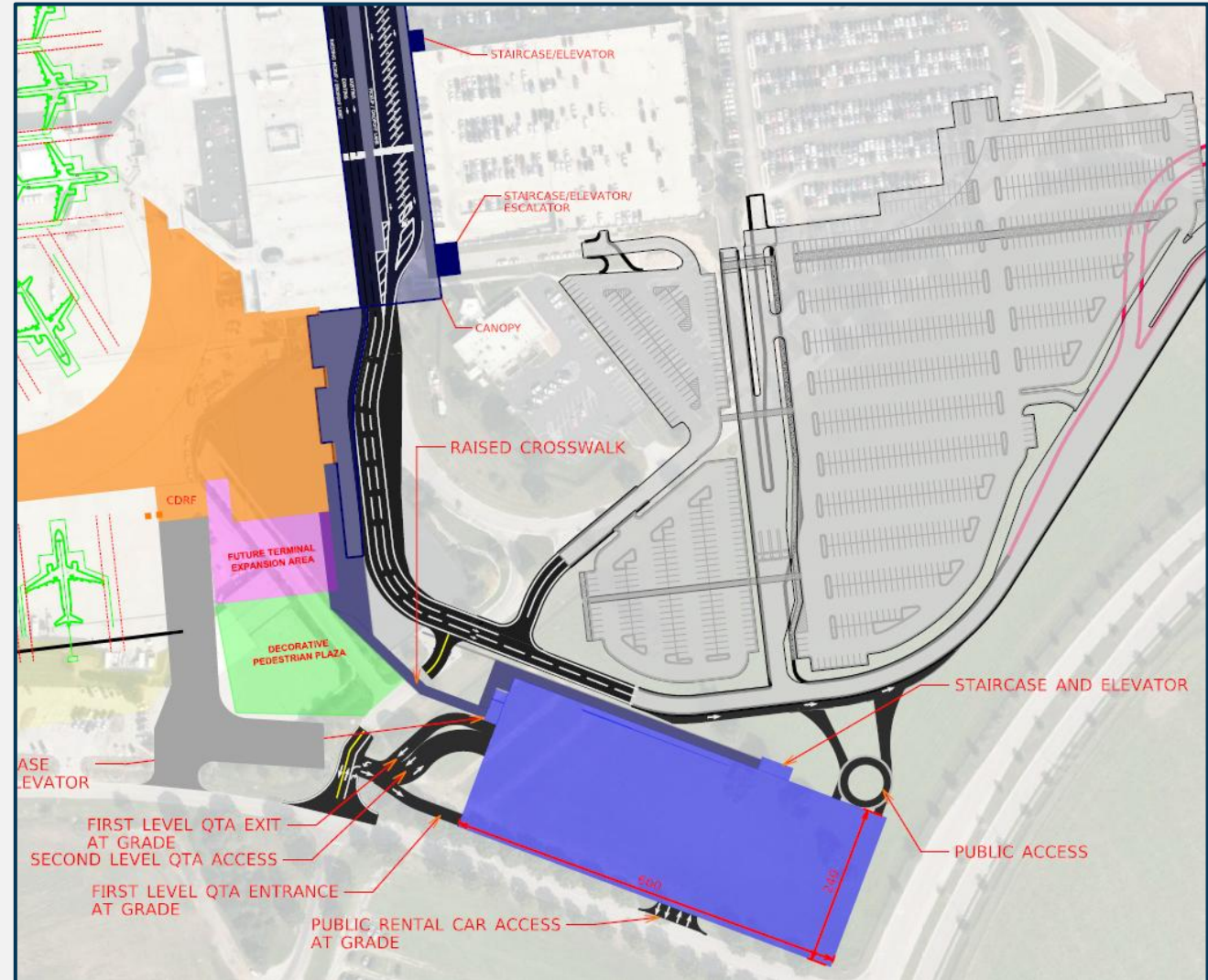


# RFP : Rental Car Garage Design/Build

---

**Solicitation:** Expected March 2026

**Project Timeline:** 2026 - 2028



# RFQ : Terminal Architectural Services

---

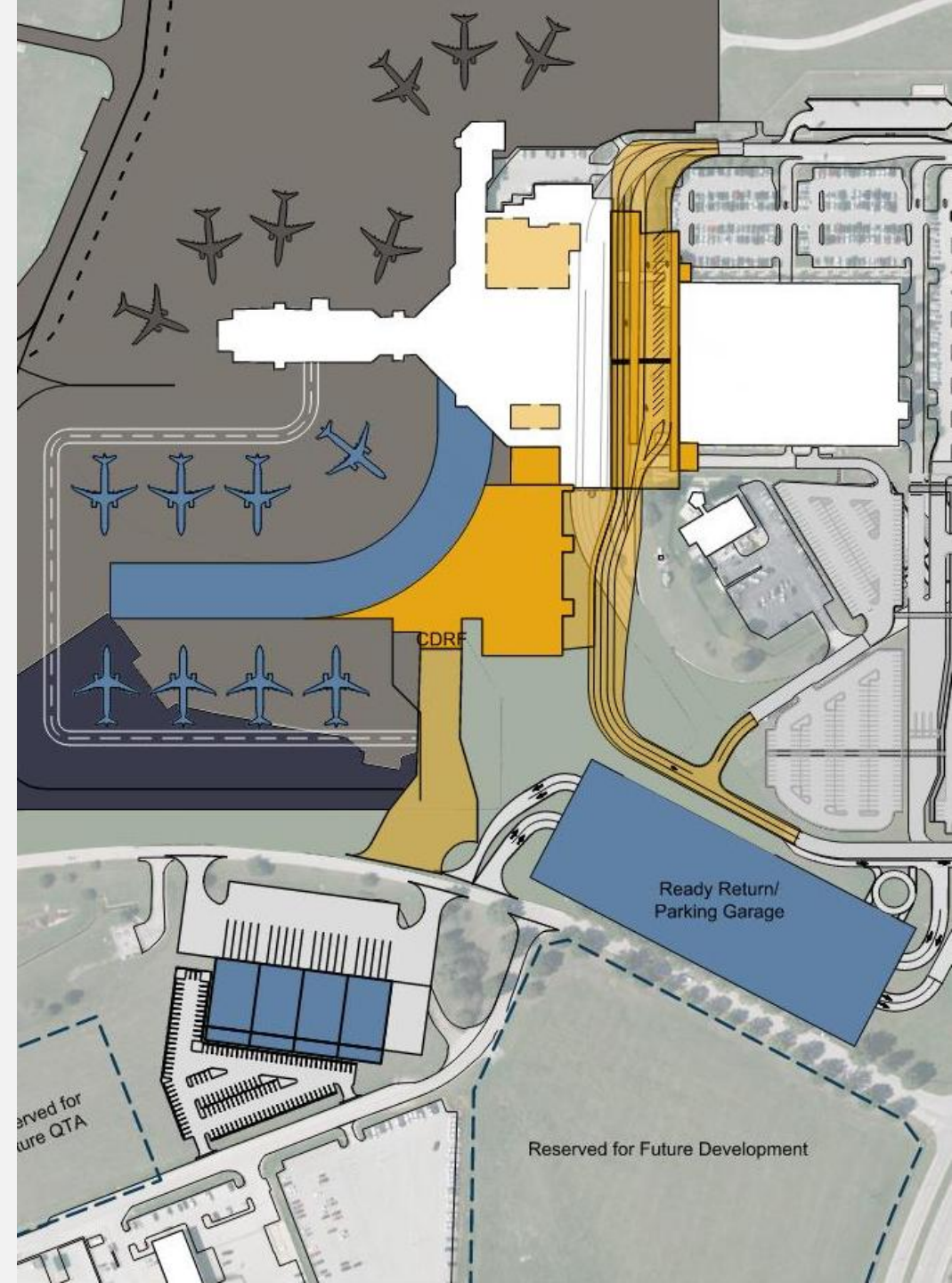
**Solicitation:** Expected September 2026

A/E firm will **not** be precluded from competing.

# RFP : Terminal Expansion CMAR

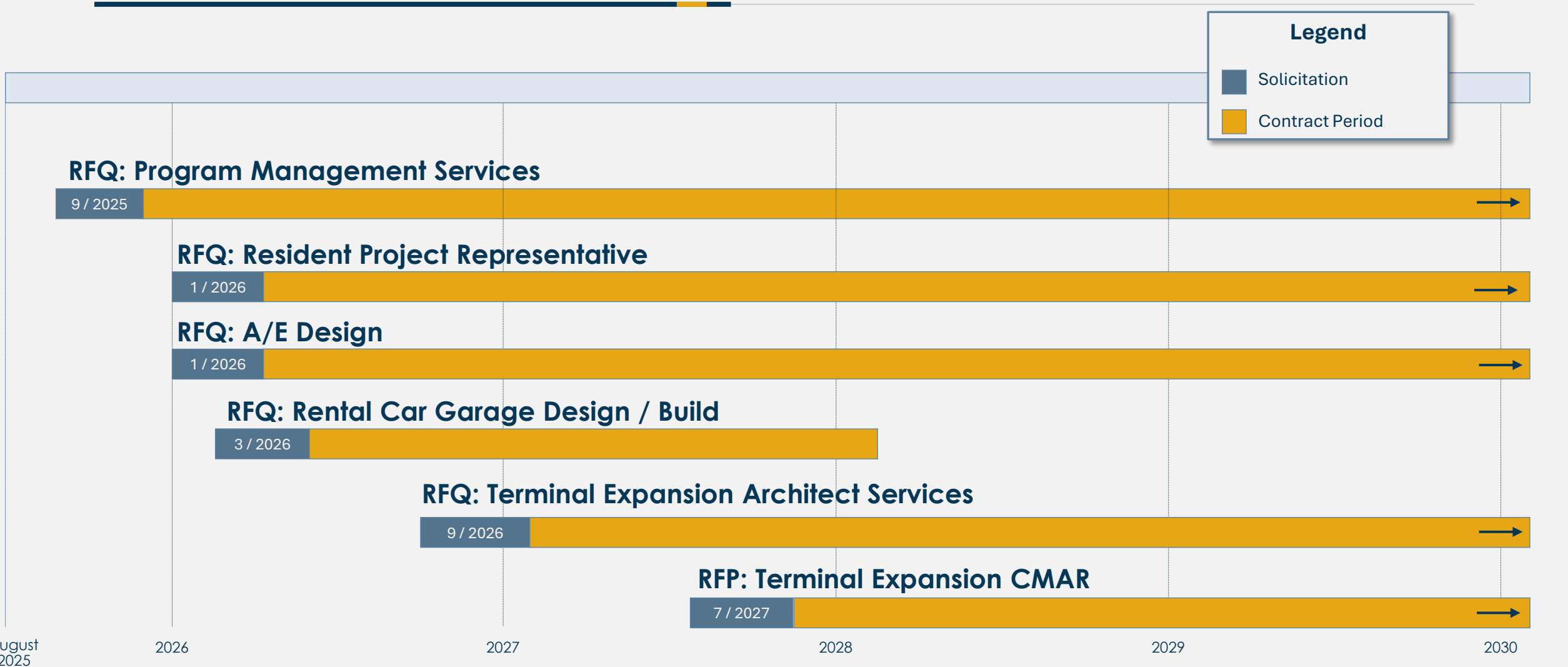
---

**Solicitation:** Expected July 2027





# Requisitions Timeline



Note: All timelines are approximate and subject to change.

# What Contracts Are Precluded?

---

The chart on the next slide outlines specific preclusions for **prime contractors** to prevent conflicts of interest across multiple solicitations.

These preclusions **apply only to prime contractors** and are designed to ensure fairness, transparency, and the integrity of our procurement process. Industry best practices confirm that limiting preclusions to prime contractors is consistent with how many airports and public agencies manage overlapping roles in complex capital programs.

**Subcontractors, subconsultants, and other team members are not automatically precluded by this chart.**

Instead, each team's full composition will be evaluated during submission. This evaluation will consider whether the inclusion of any subcontractors presents a real or perceived conflict of interest based on their prior work with the Airport. By following this case-by-case approach, we preserve flexibility in team formation while maintaining safeguards against conflicts.



# What Contracts Are Precluded?

	Program Manager	RPR Services	A/E Design	Rental Car Garage	Terminal Architectural	Terminal CMAR
Program Manager		Not Precluded	Precluded	Not Precluded	Precluded	Precluded
RPR Services	Not Precluded		Precluded	Precluded	Precluded	Precluded
A/E Design	Precluded	Precluded		Not Precluded	Not Precluded	Not Precluded
Rental Car Garage	Not Precluded	Precluded	Not Precluded		Not Precluded	Not Precluded
Terminal Architectural	Precluded	Precluded	Not Precluded	Not Precluded		Precluded
Terminal CMAR	Precluded	Precluded	Not Precluded	Not Precluded	Precluded	