



Industry Day

August 12, 2025



Agenda

- I. Airport Overview**
- II. Current Projects and Initiatives**
- III. Terminal Area Plan (TAP) Summary**
- IV. TAP Projects Breakdown**
- V. Requisitions Outlook**

Airport Overview



Bulleit Distilling Co.



Buffalo Trace Distillery



LF Heritage Distilling Co. On Limestone Farm



Bluegrass Distillers at Elkwood Farm



Glenns Creek Distilling



Saddlestone Distillery

Castle & Key Distillery



Woodford Reserve Distillery

Larrikin Bourbon Company



Wild Turkey Distillery Visitor Center



James E. Pepper Distillery



Bespoken Spirits

Lexington Brewing & Distilling Co

Four Roses Distillery

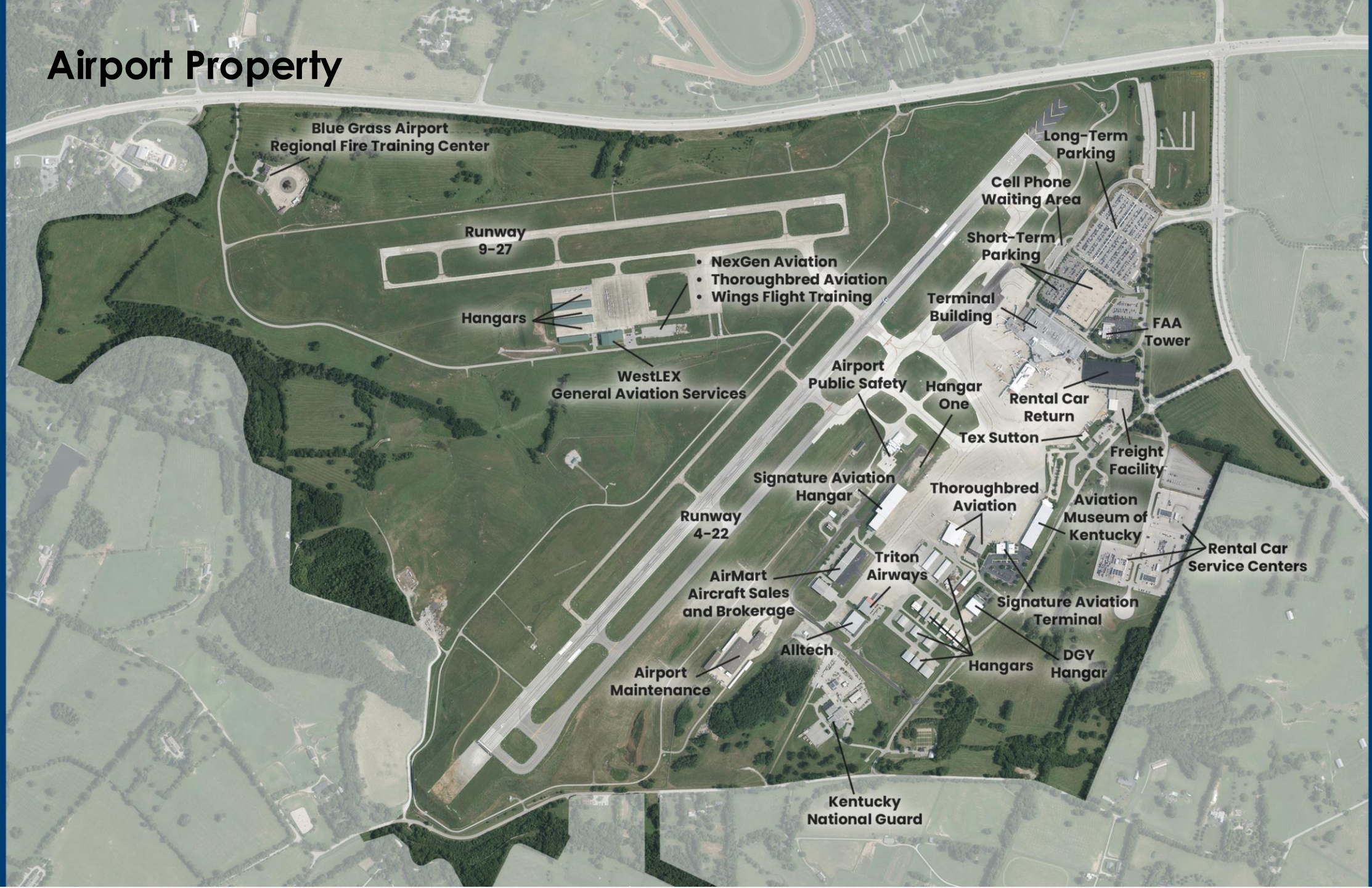


Blue Grass Airport

- 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.

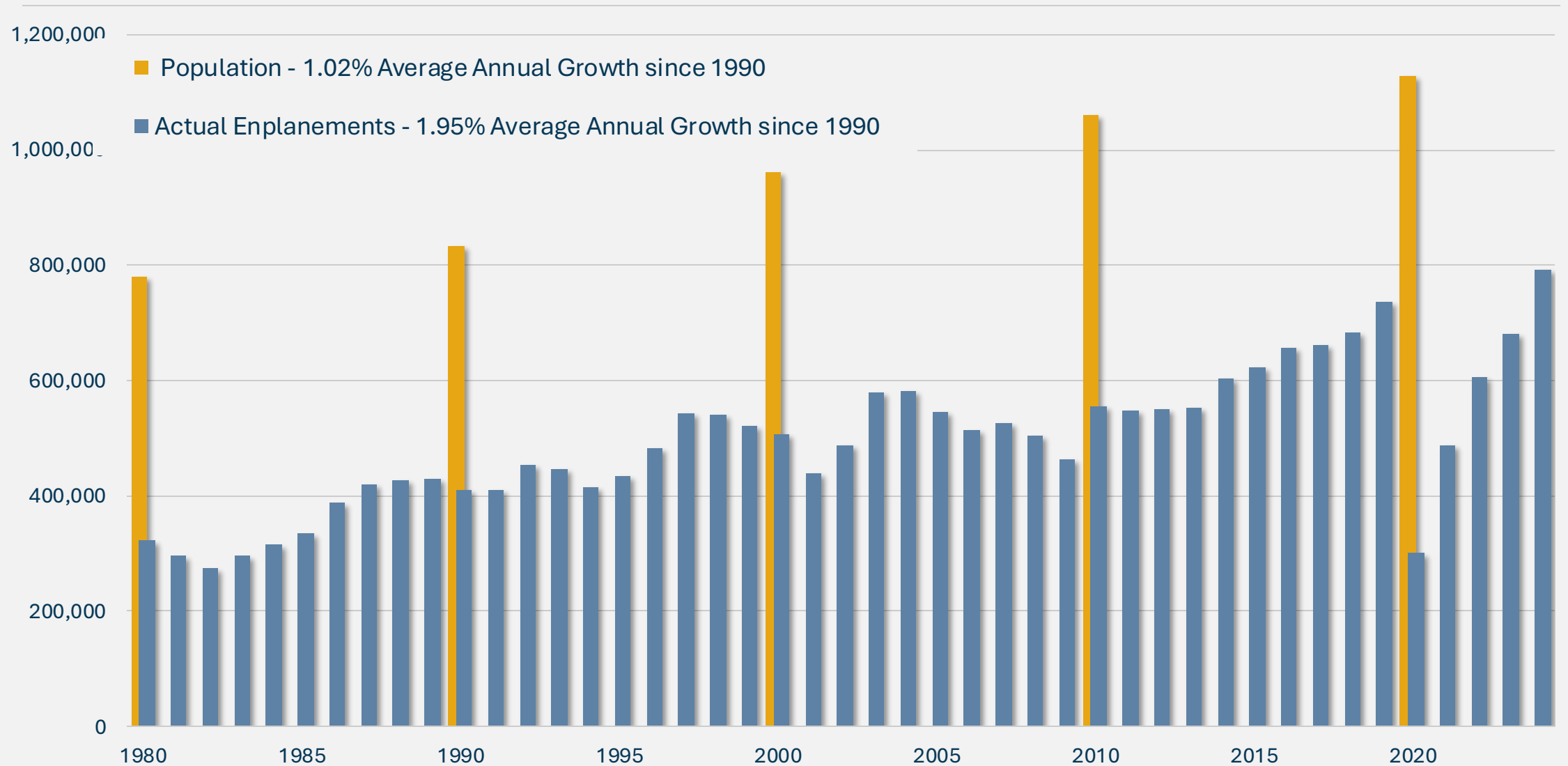


Airline Route Map

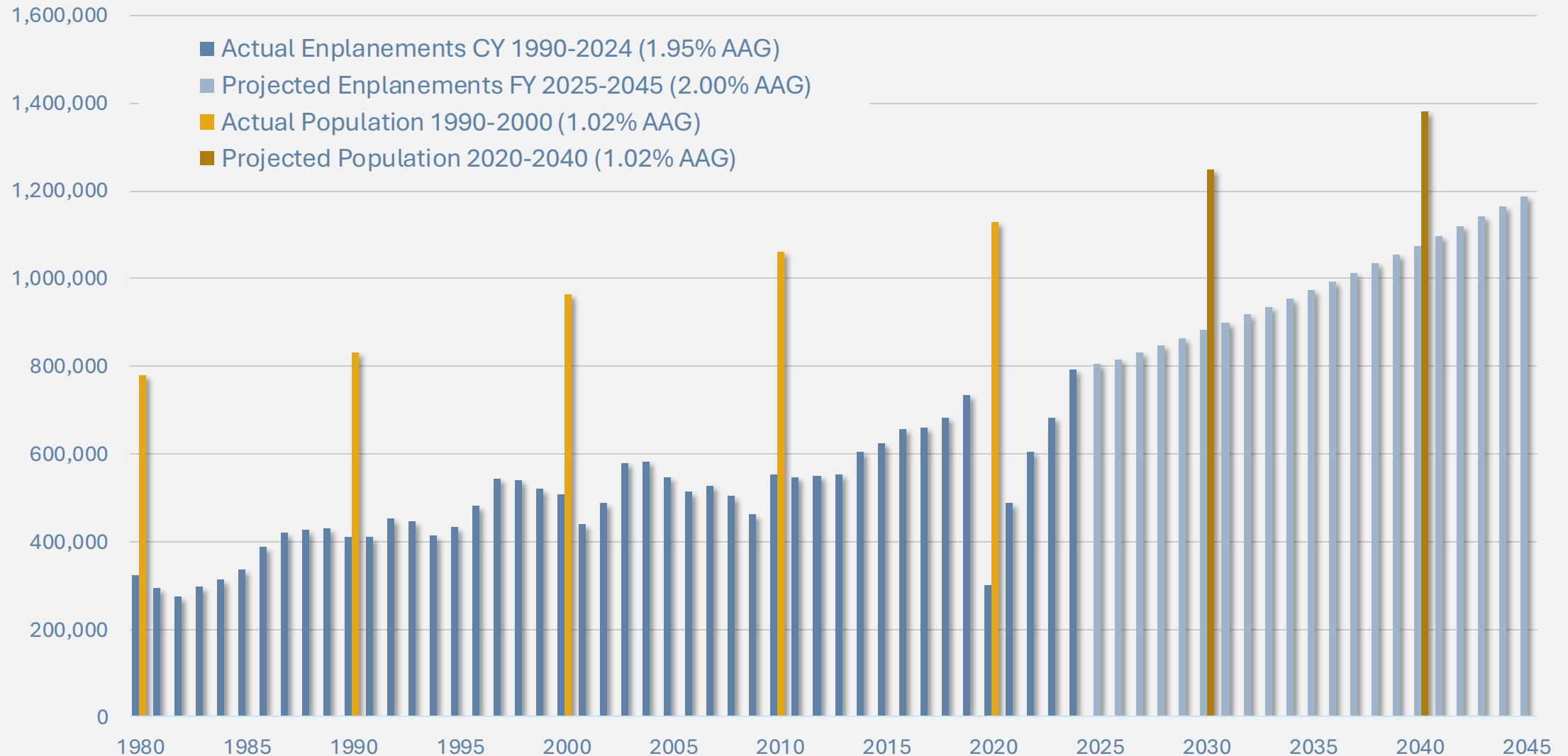
- Non-stop service to 18 destinations
- One-stop access to 389 destinations globally



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

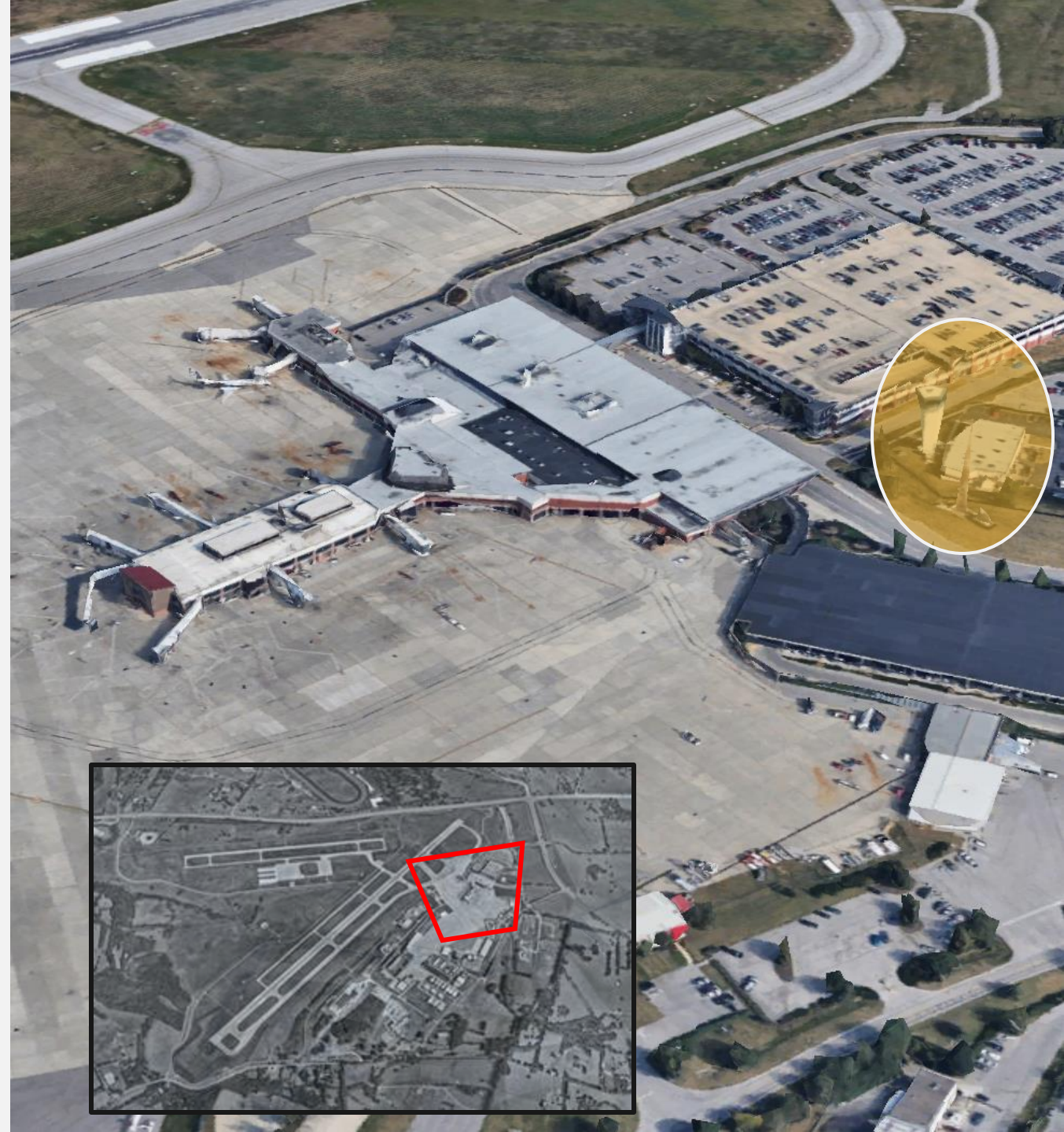
- FAA-owned, FAA-operated
- Tower was put into operation around 1973
- Aging facility with old technology and obsolete infrastructure

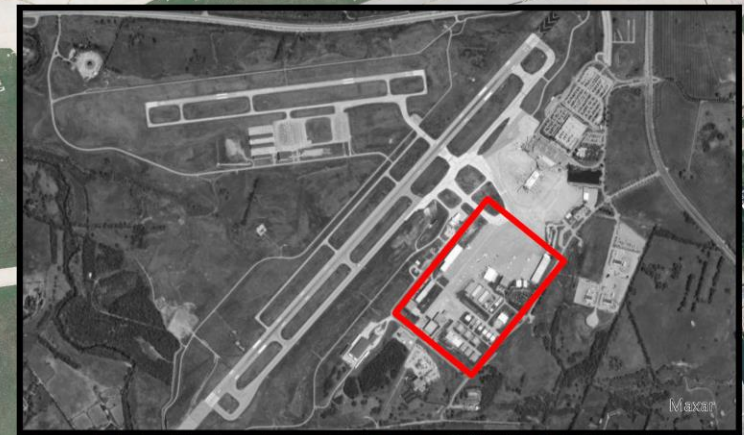




Relocate ATCT

- 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.



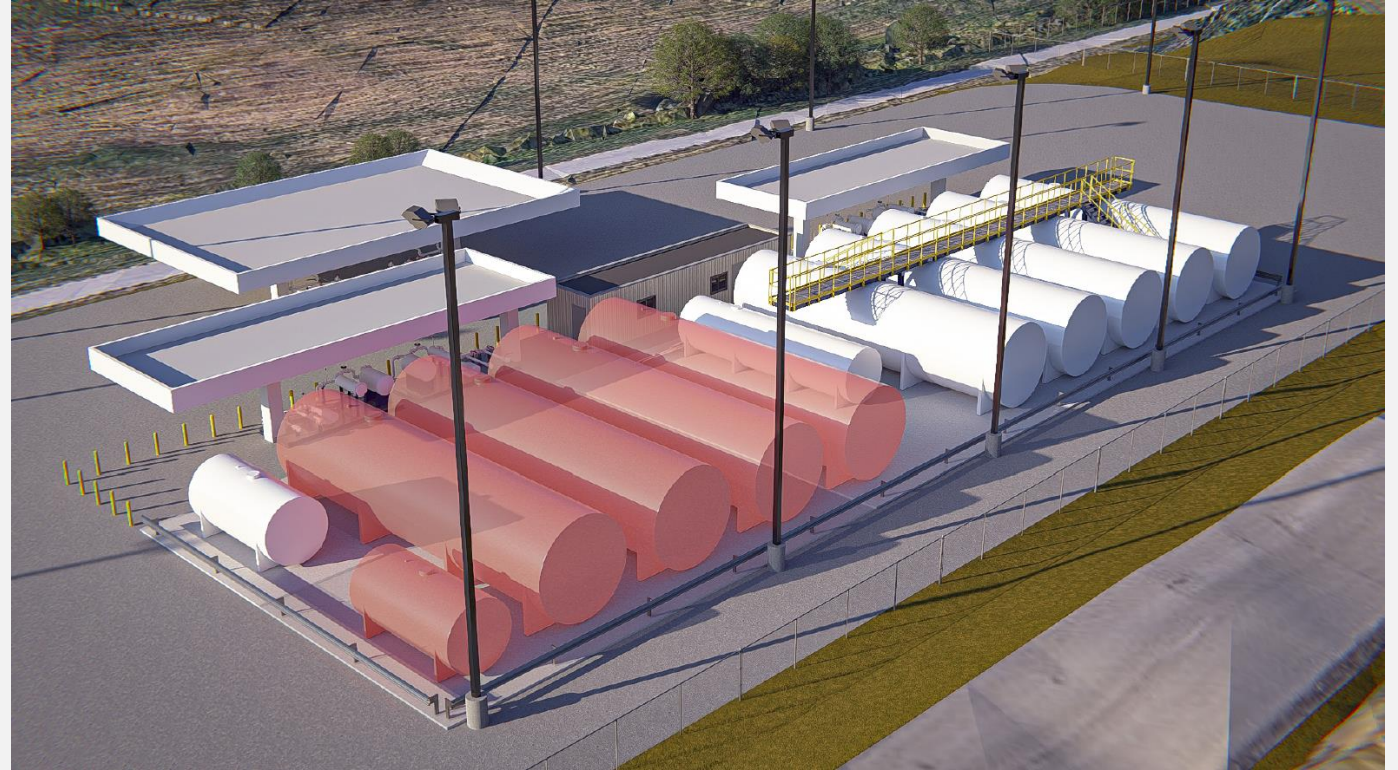


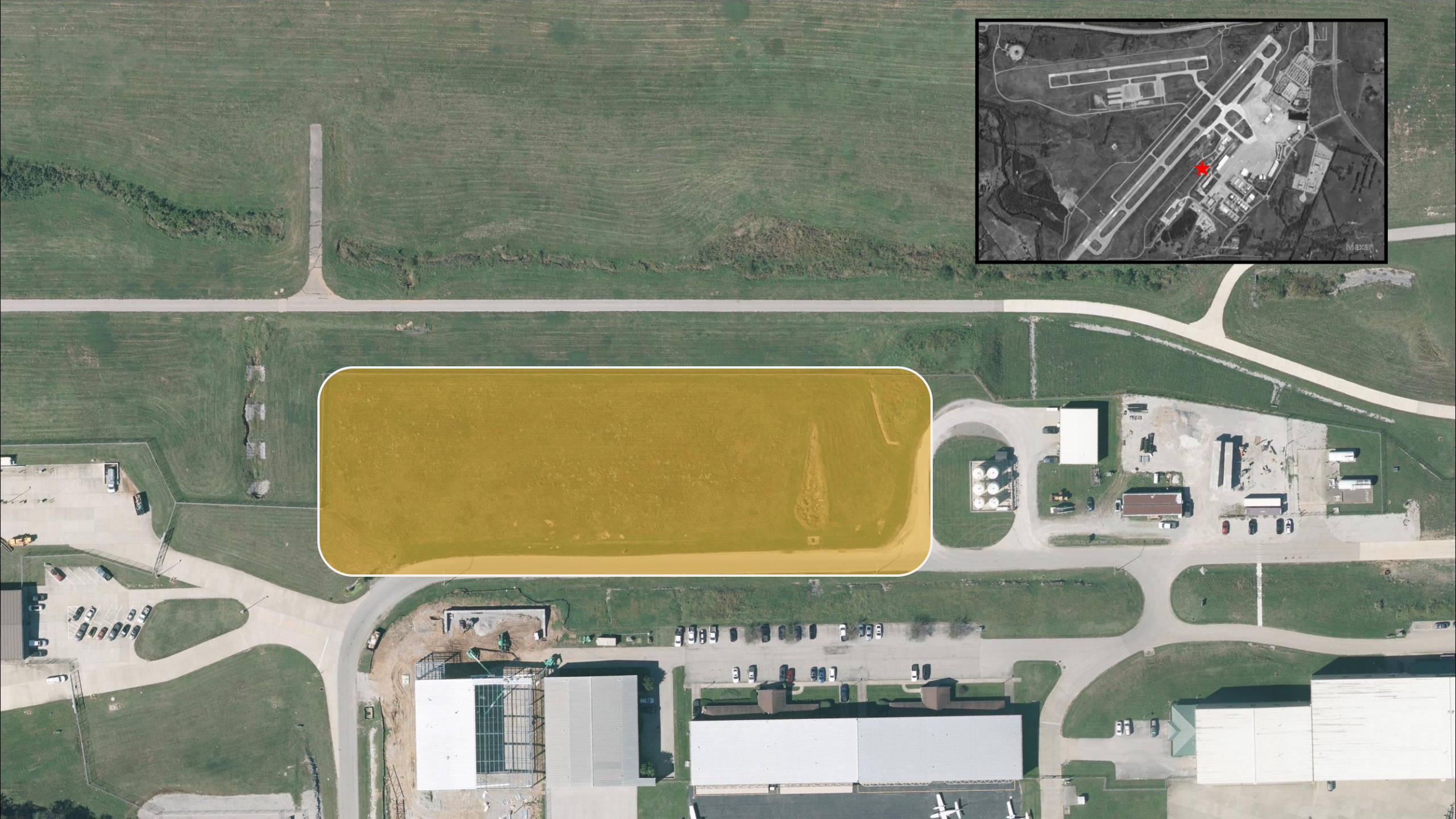
Fuel Farm Relocation and Expansion



Fuel Farm Relocation and Expansion

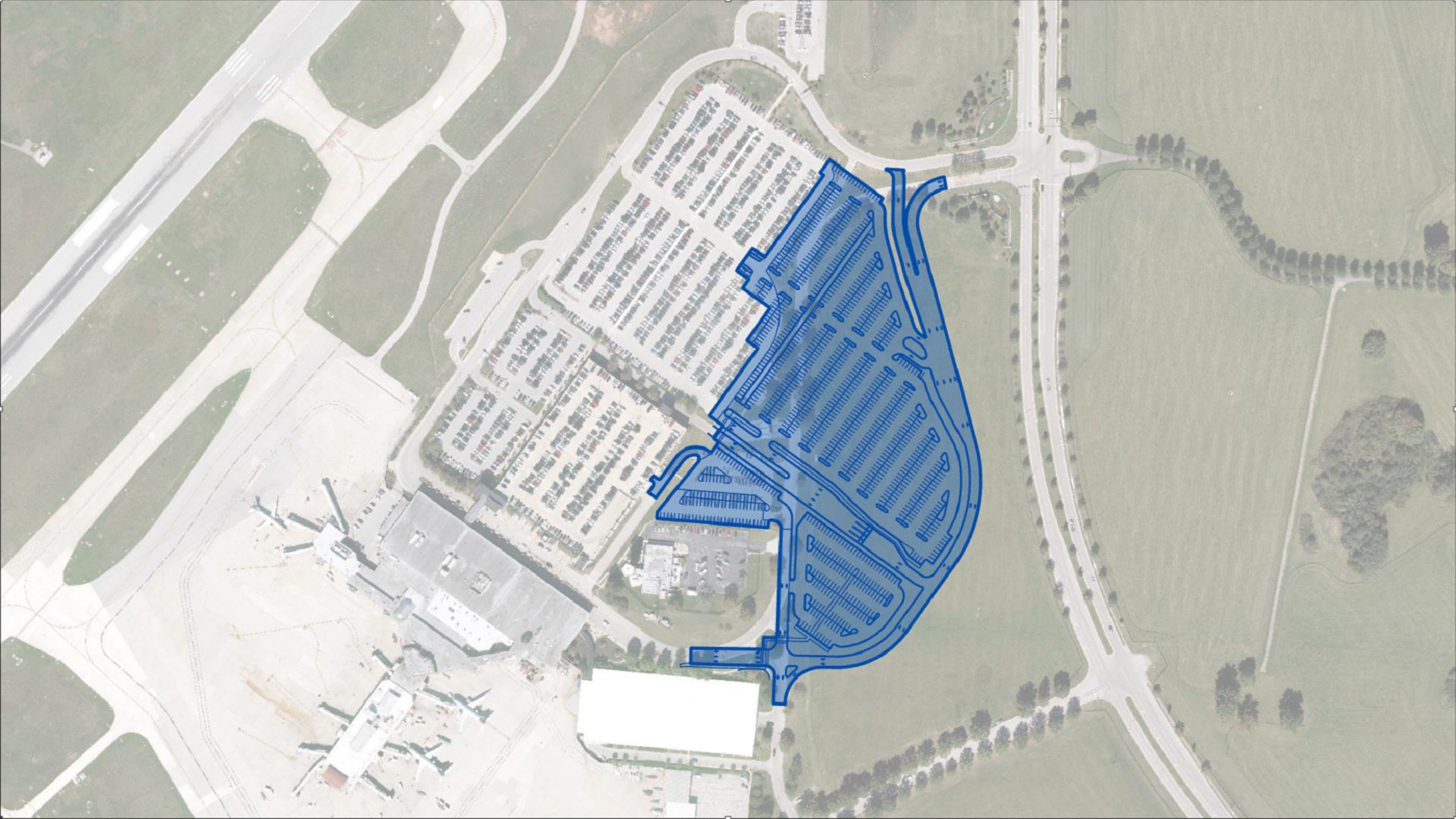
- Expands capacity from 90,000 gallons to 200,000 gallons of Jet A
- Applying best practices in fuel storage and distribution systems
- Includes a combined fuel farm management and GSE maintenance facility
- Positions airport to operate Fixed Based Operator (FBO) in 2029





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





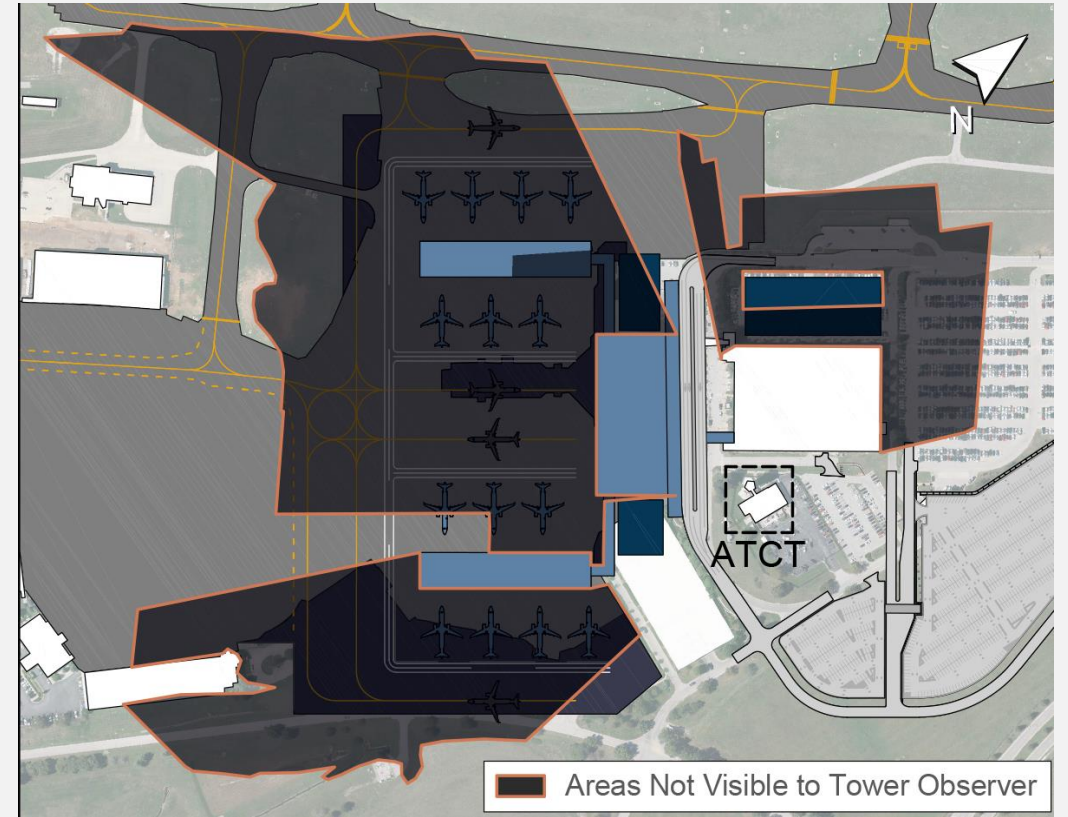
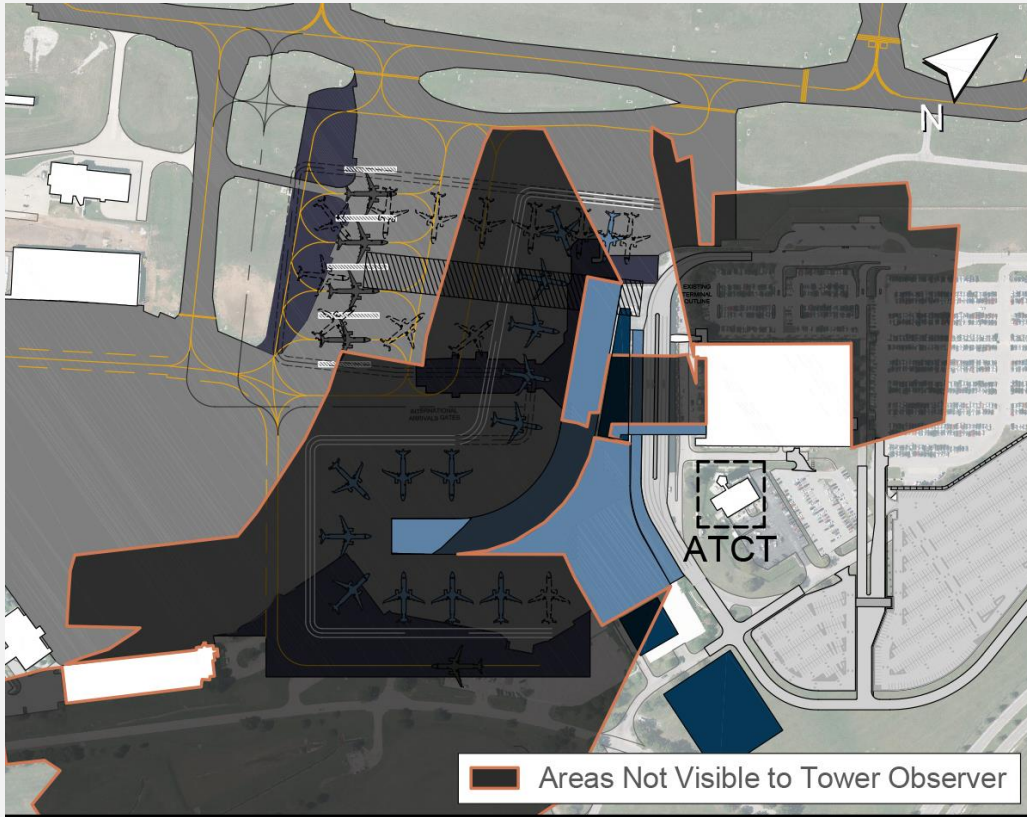
Terminal Area Plan Summary

Crawford, Murphy, & Tilly

October 2024 – July 2025







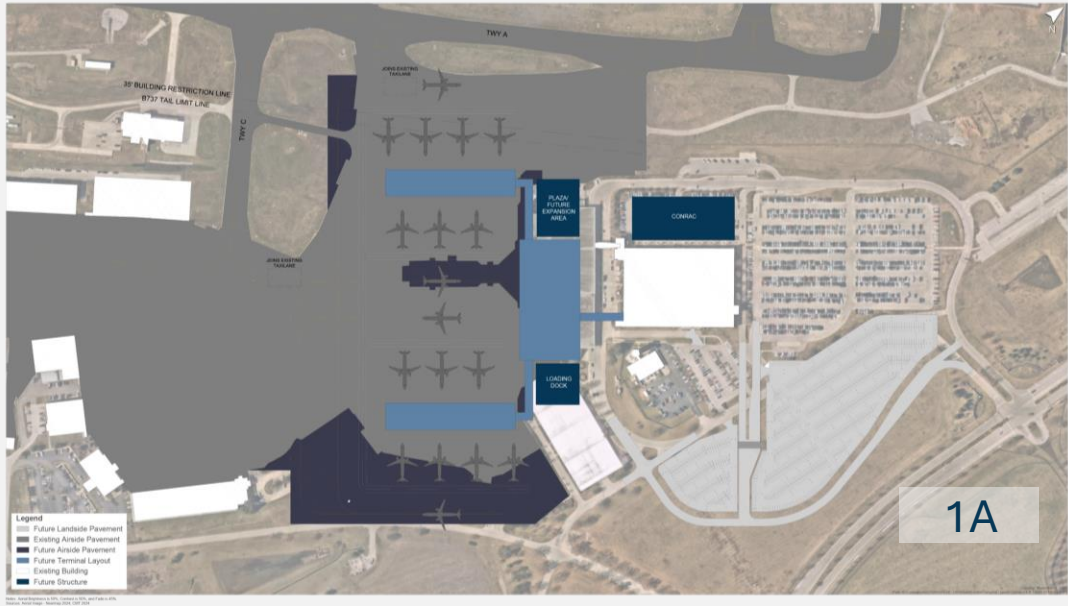
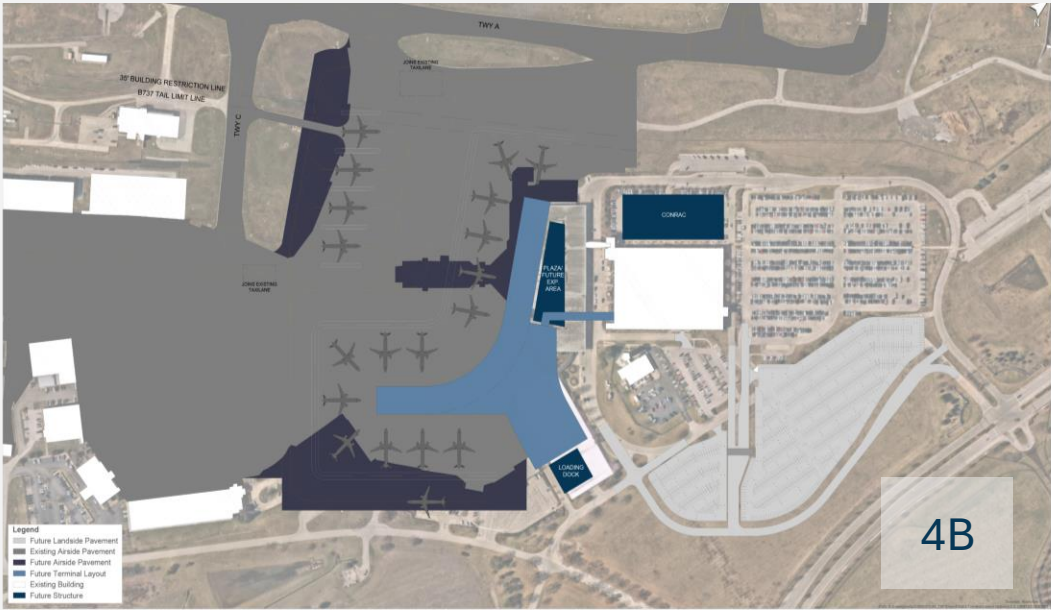
Conceptual Layouts



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Shortlisted Layouts



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

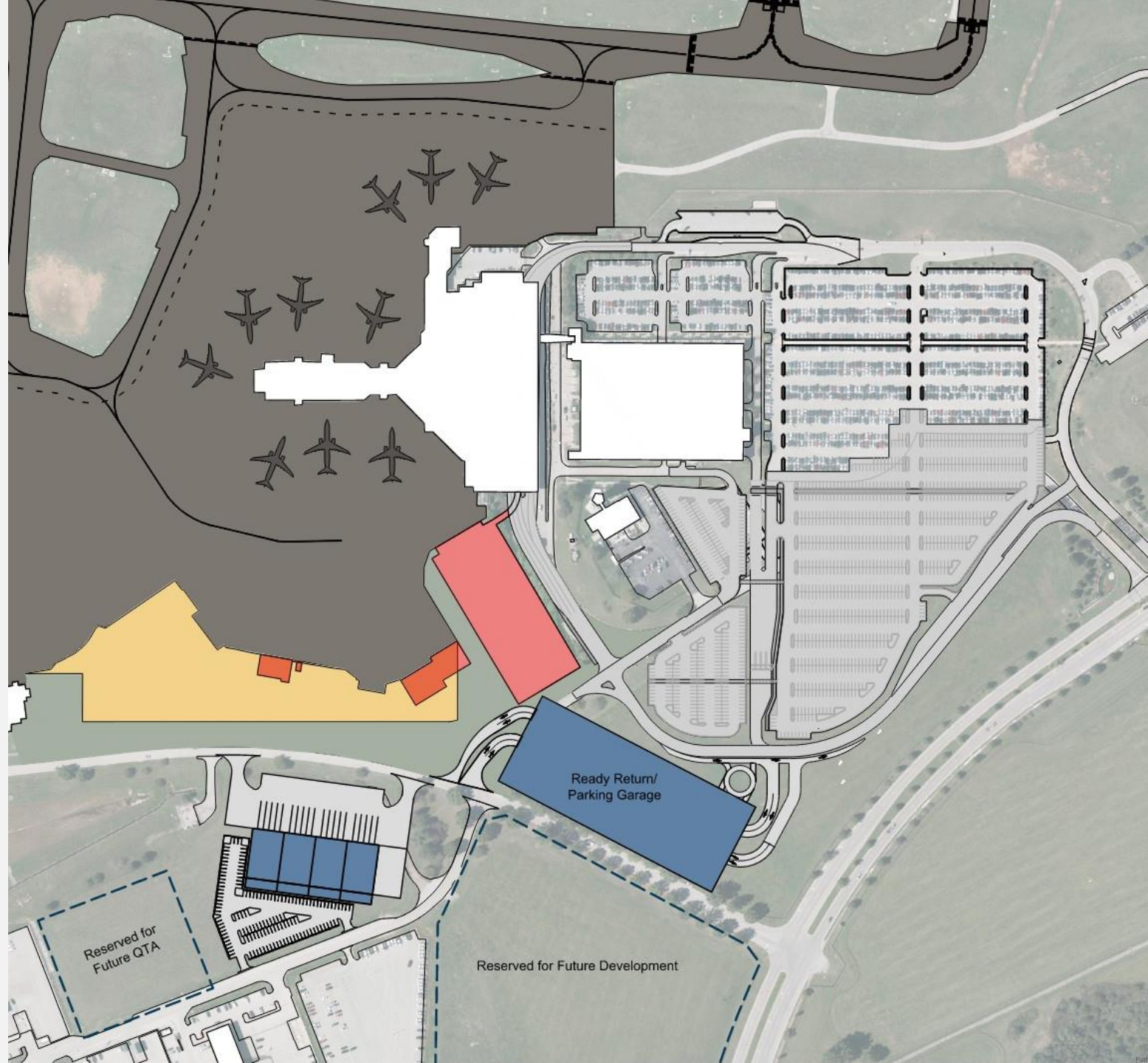
10 Gates

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

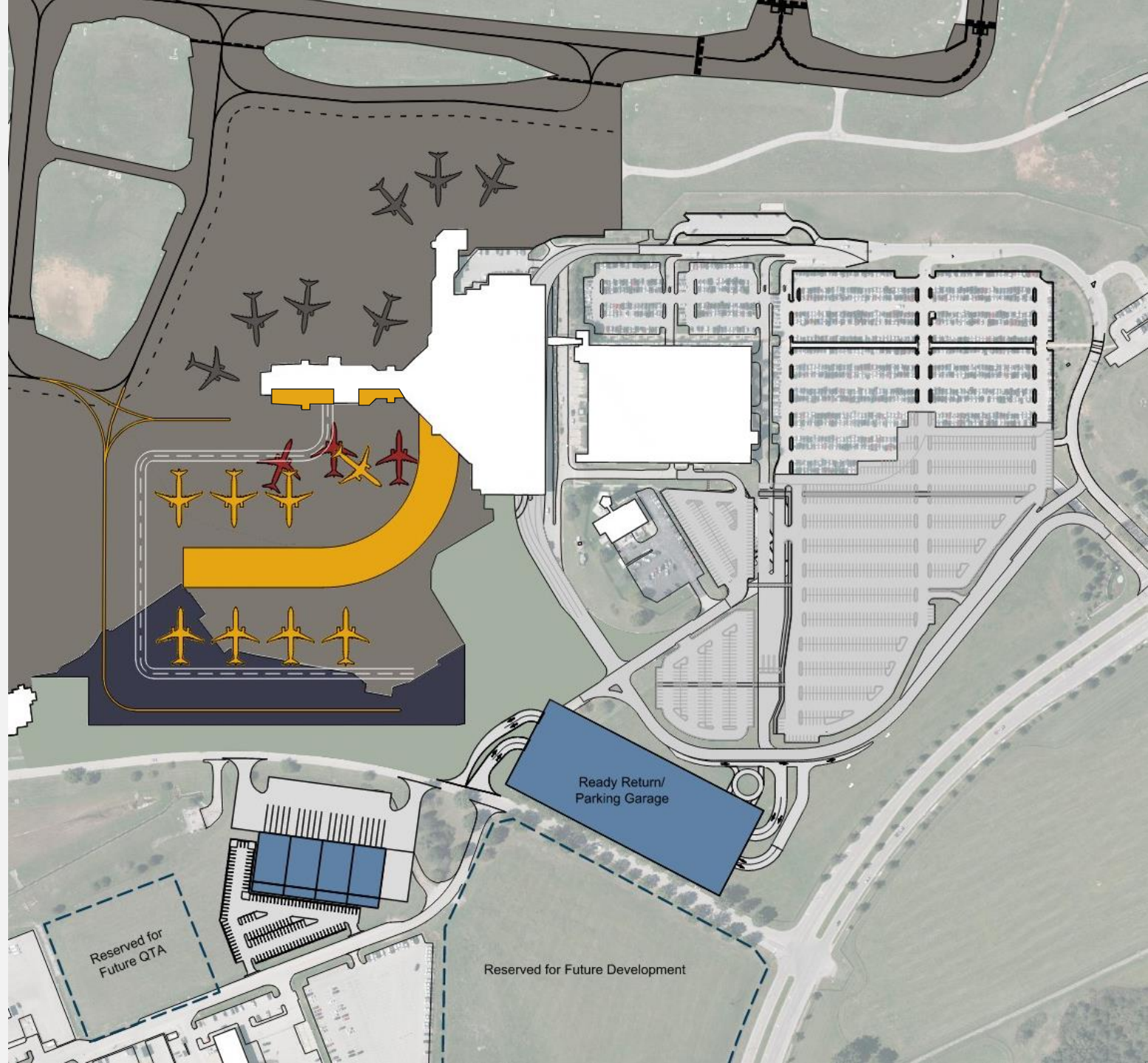
15 Gates

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

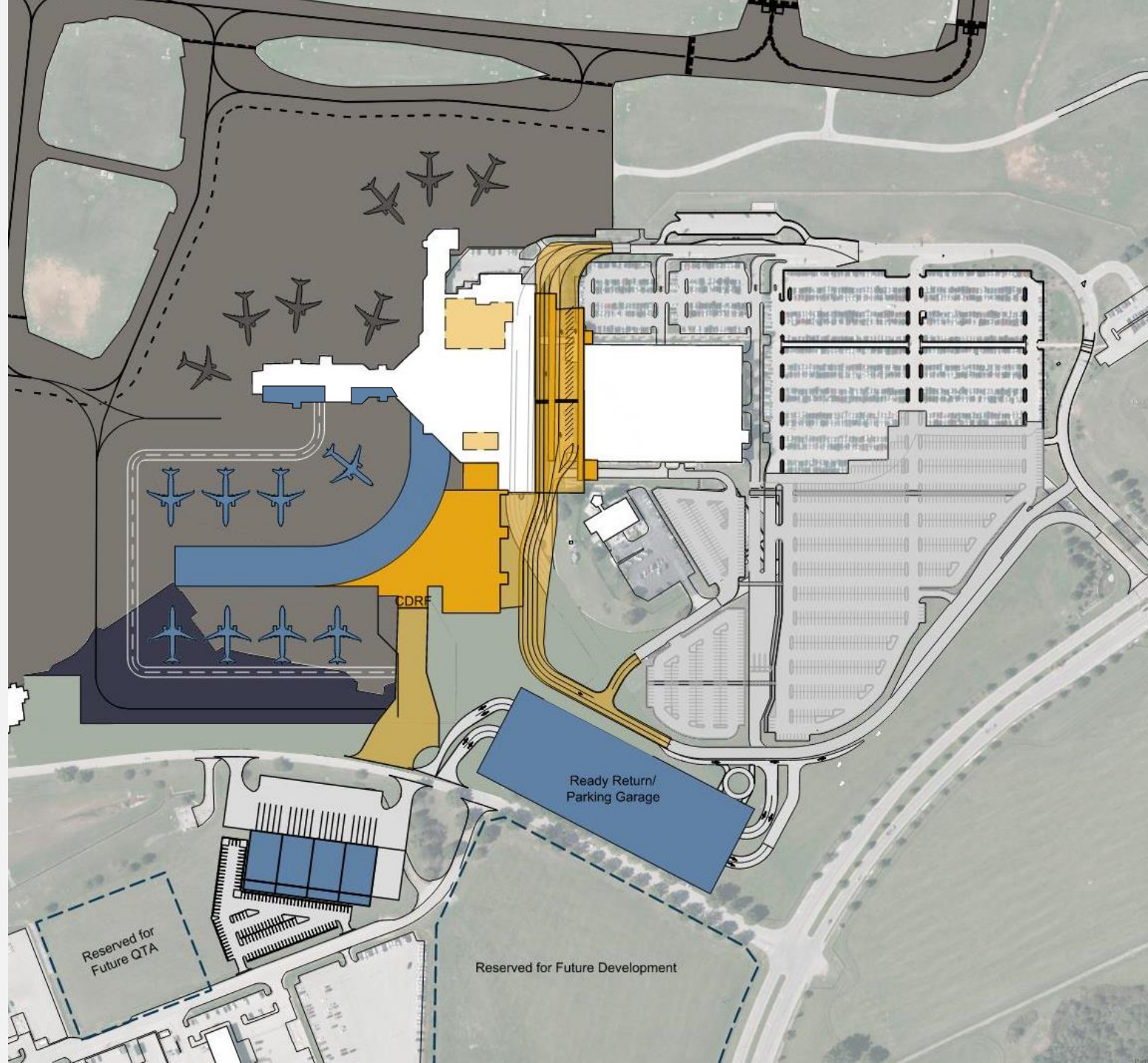
15 Gates

7 Existing ✈️ + 8 New ✈️

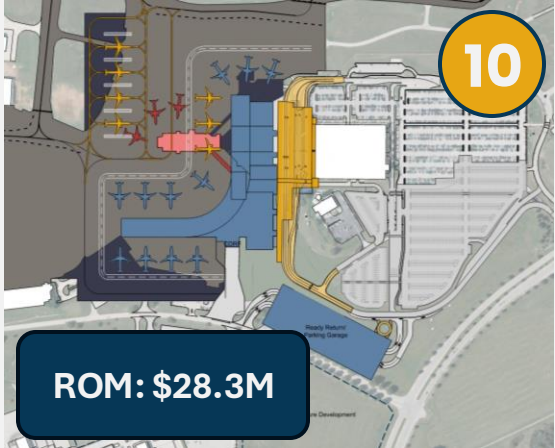
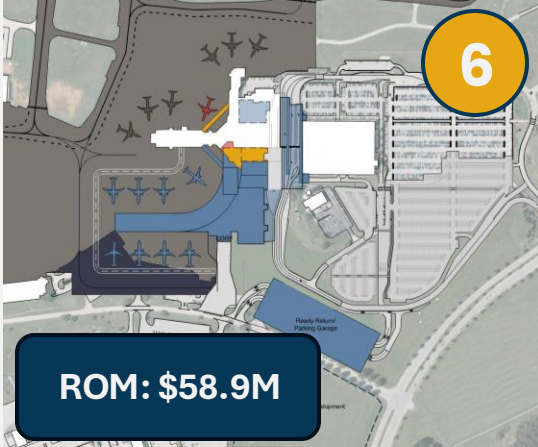
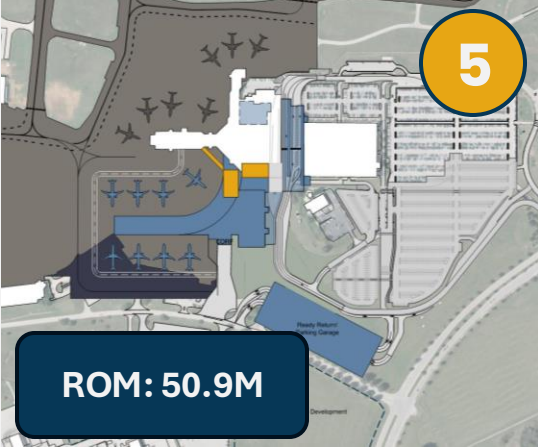
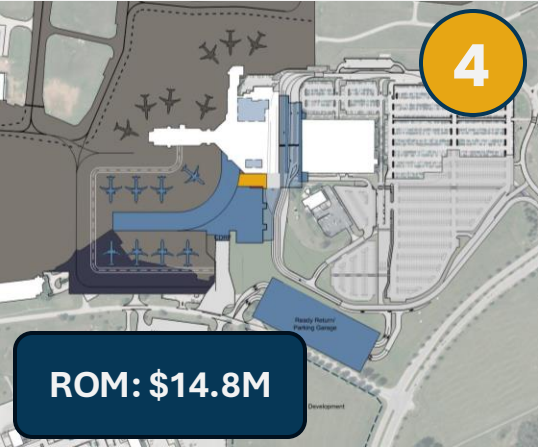
Duration: 18 months

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

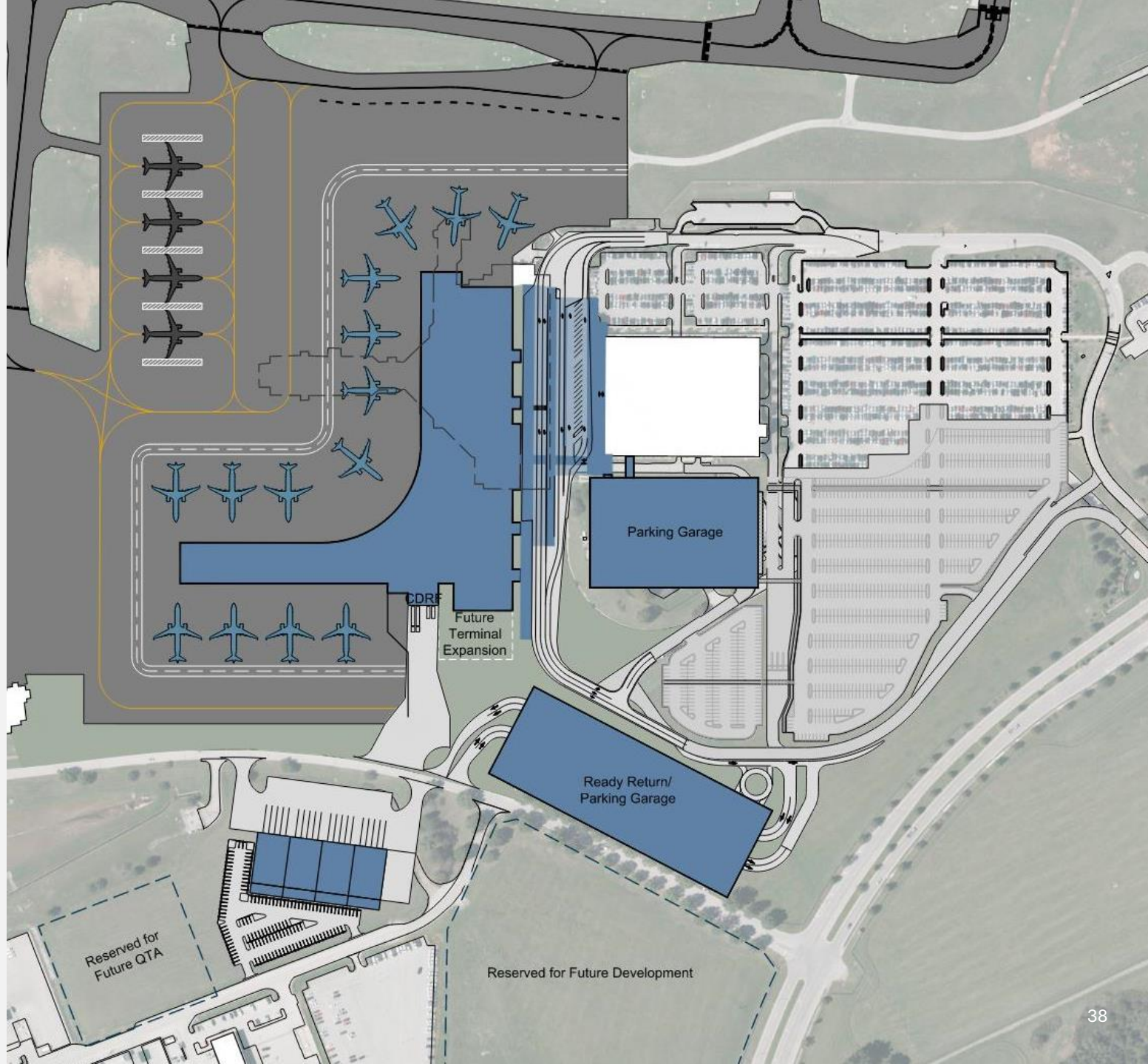
14 Gates + 4 Remote

0 Existing ✈️ + 14 New 🛩️

PTD Duration: 129 months

FINANCIAL

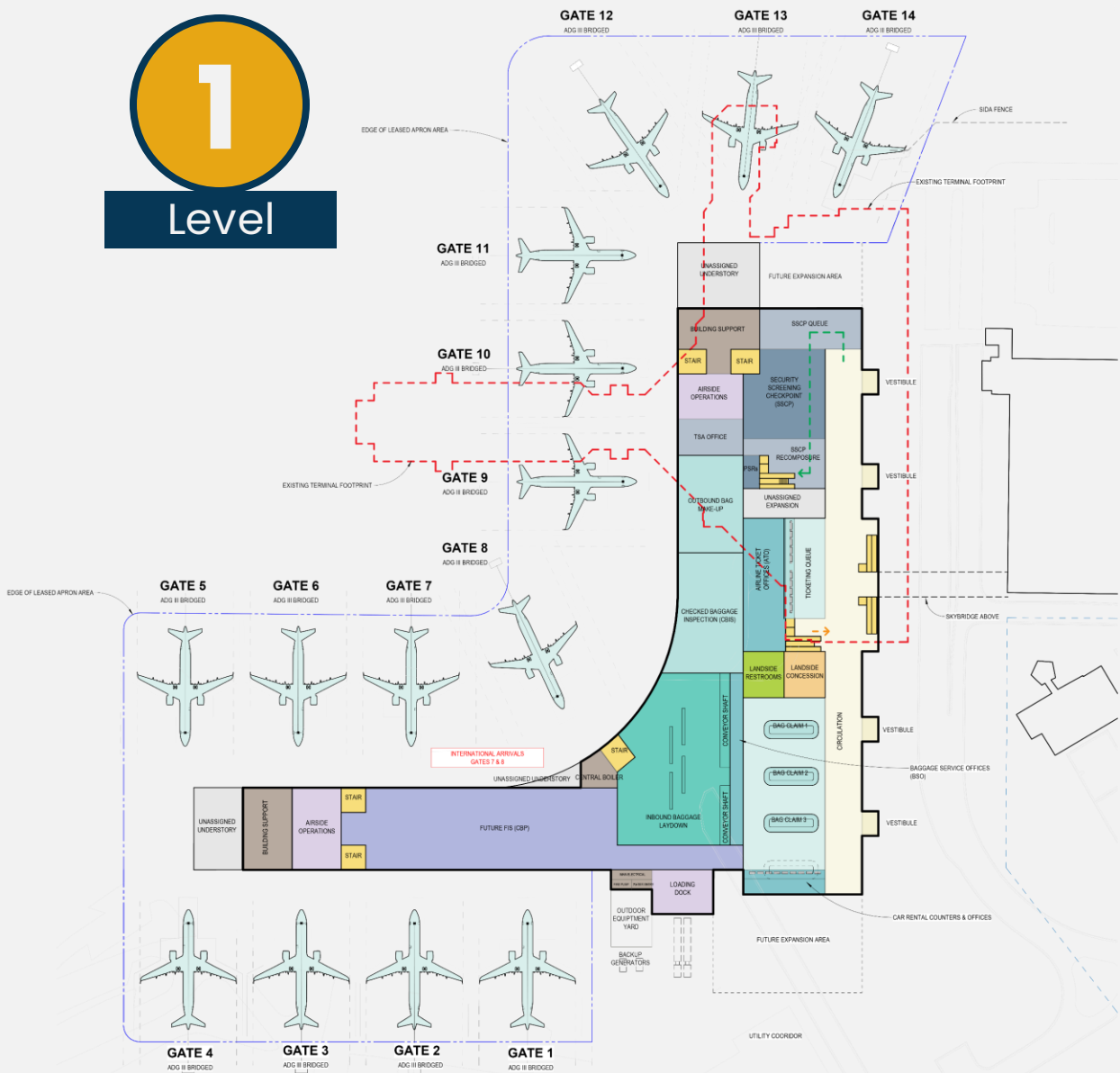
- Total PTD Investment: **\$776.5M**
 - Phase I: \$30.0M
 - Phase II: \$271.5M
 - Phase III: \$151.4M
 - Phase VI: \$14.8M
 - Phase V: \$50.9M
 - Phase VI: \$58.9M
 - Phase VII: \$80.3M
 - Phase VIII: \$41.5M
 - Phase IX: \$50.9M
 - Phase X: \$26.3M



Hybrid Concept Block Level Floor Plans

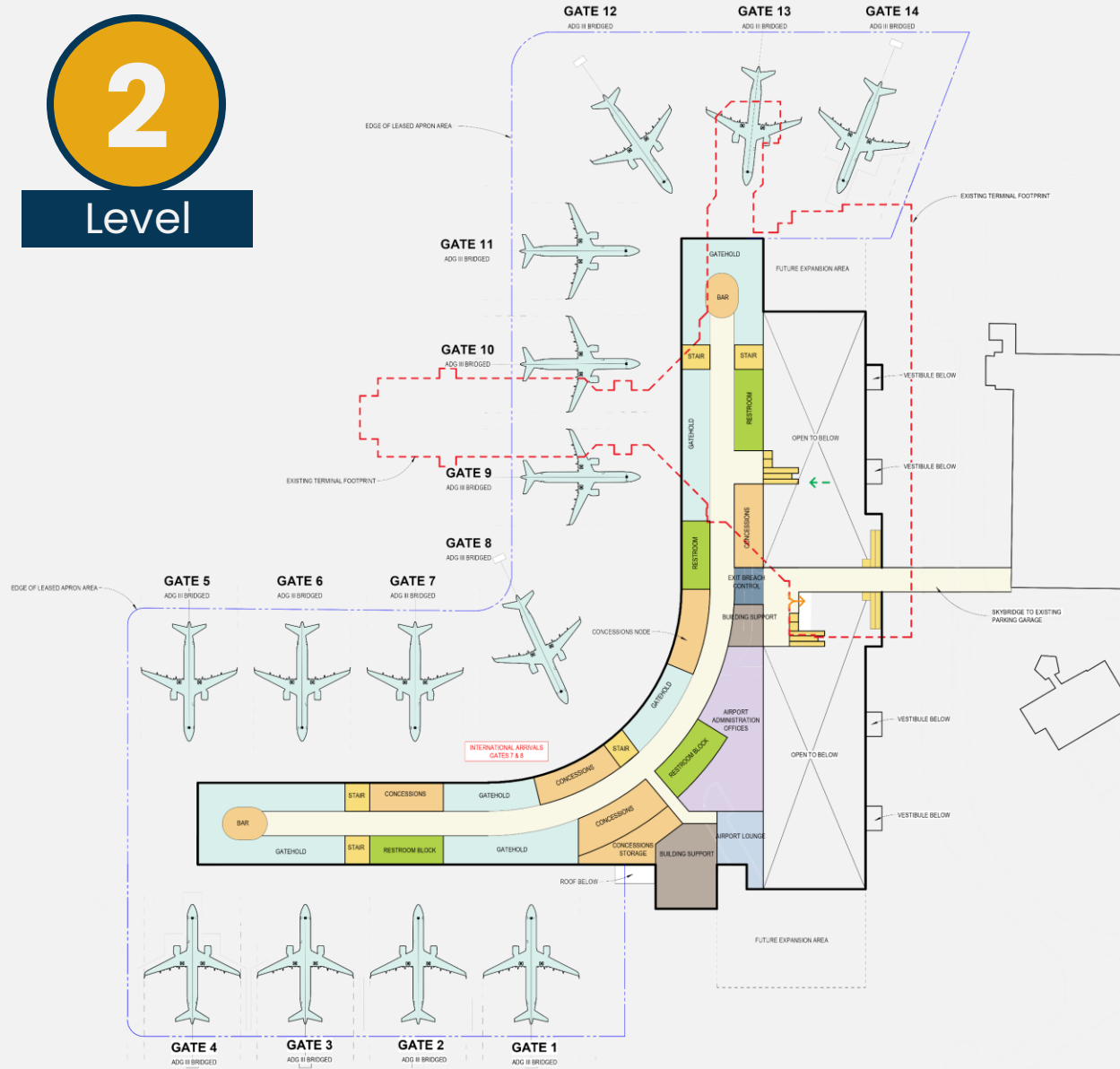
1

Level

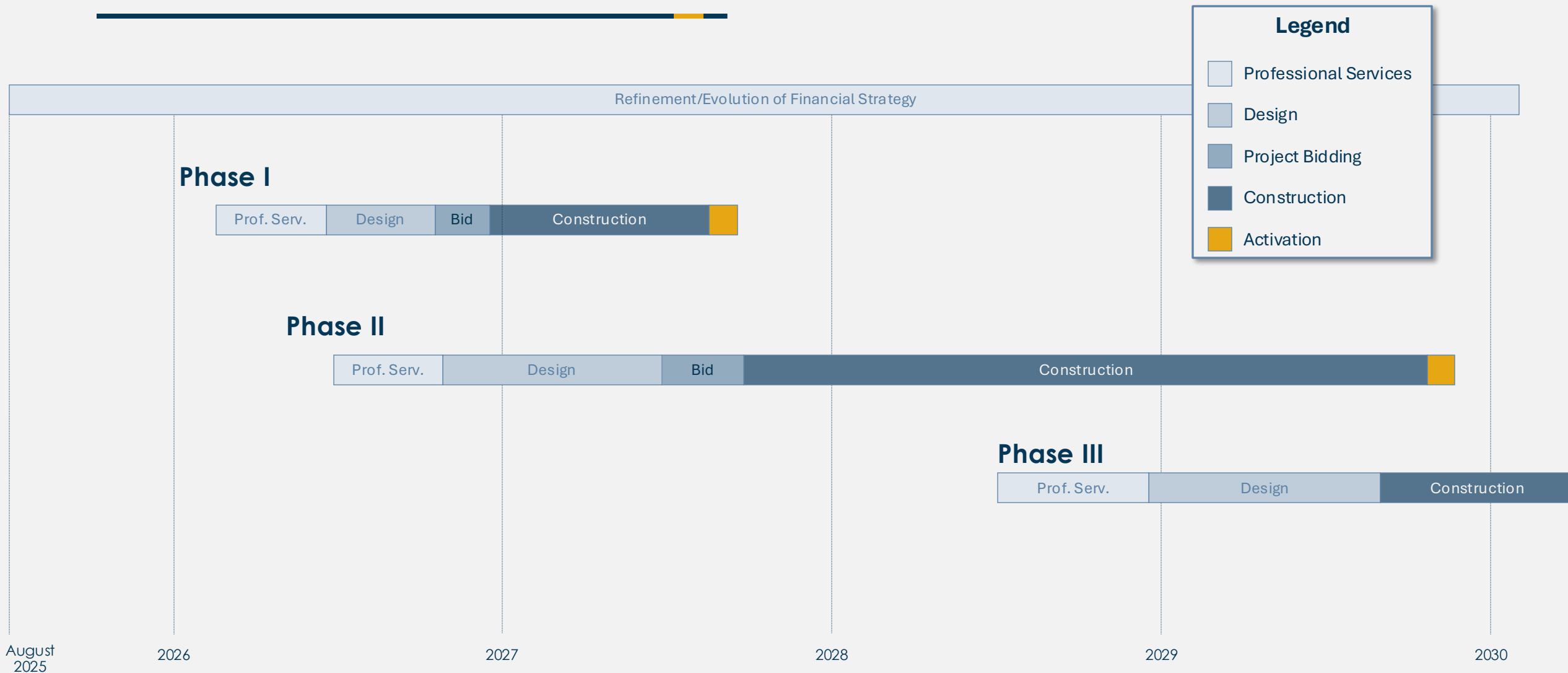


2

Level



Road Map Through Phase III

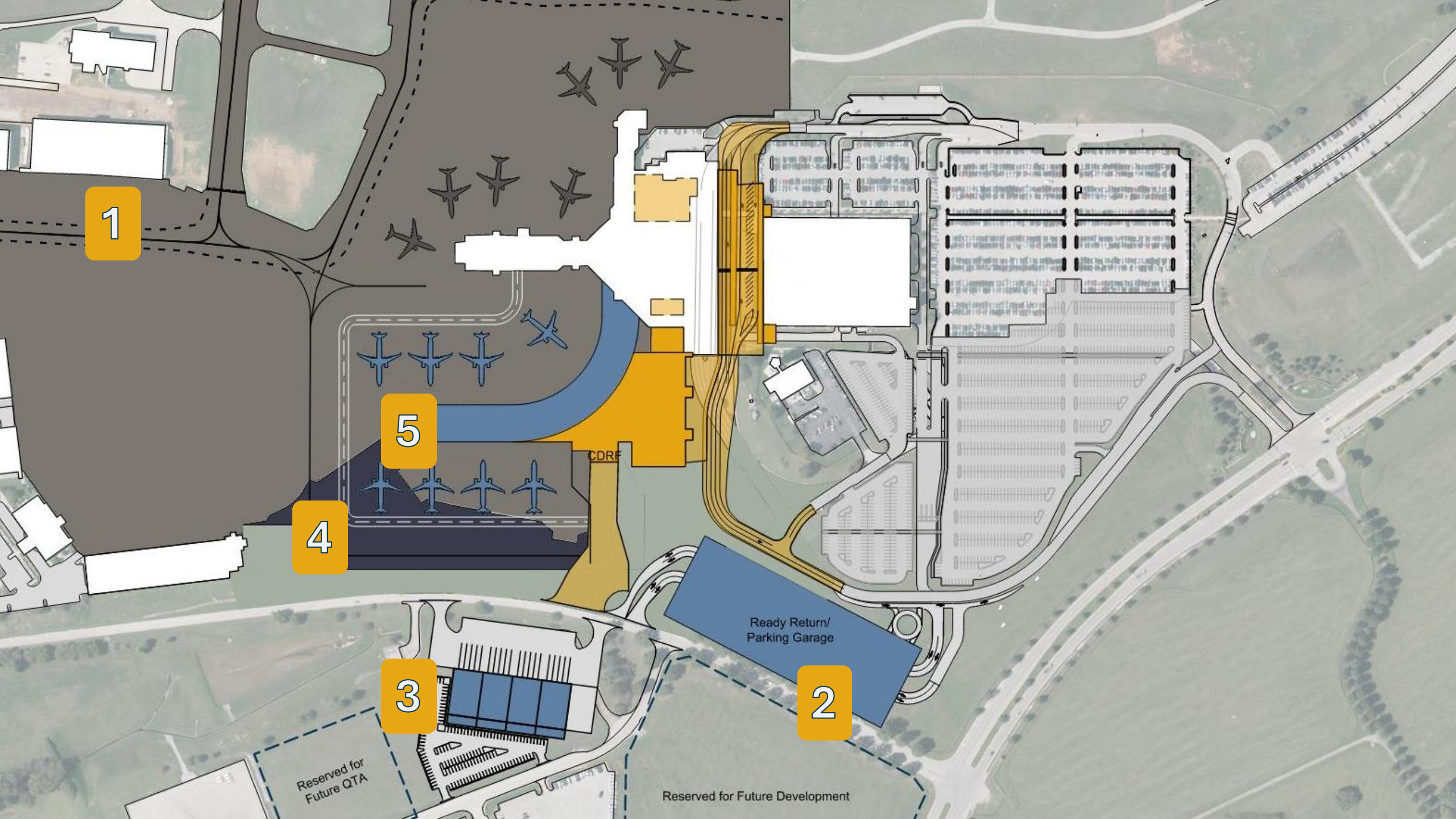




Networking Break

TAP Projects Breakdown





1

5

4

3

2

CDRF

Ready Return/
Parking Garage

Reserved for
Future QTA

Reserved for Future Development

Customs Facility Relocation



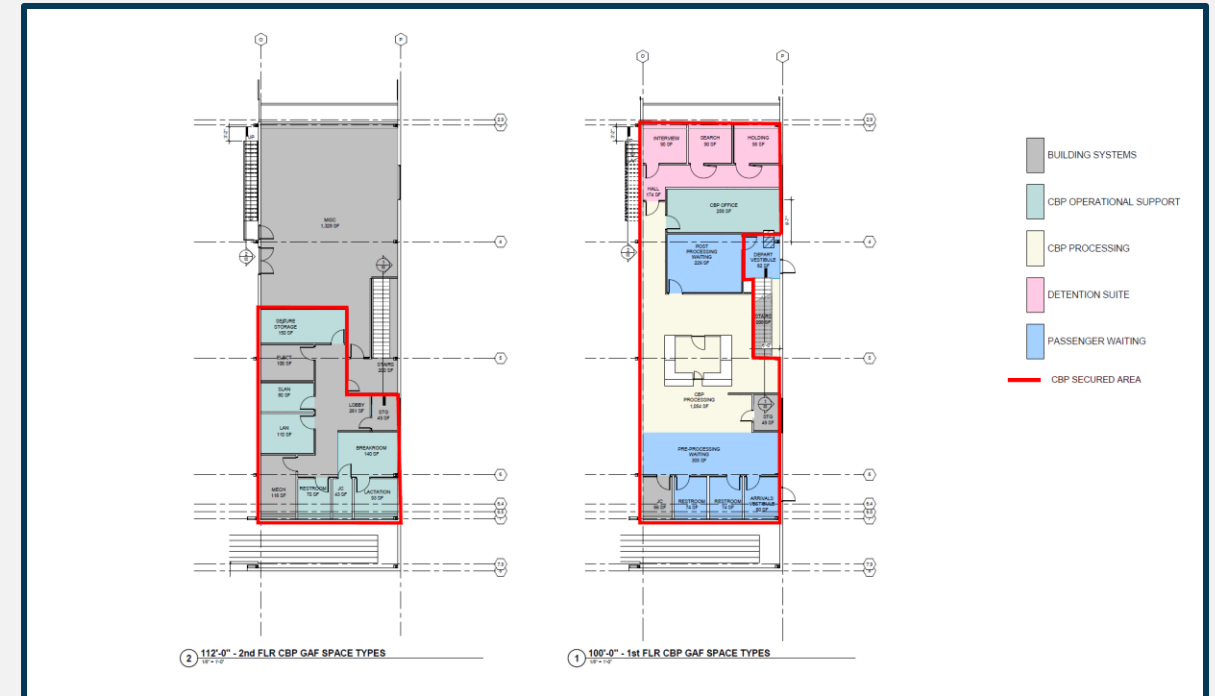
Customs Facility Relocation

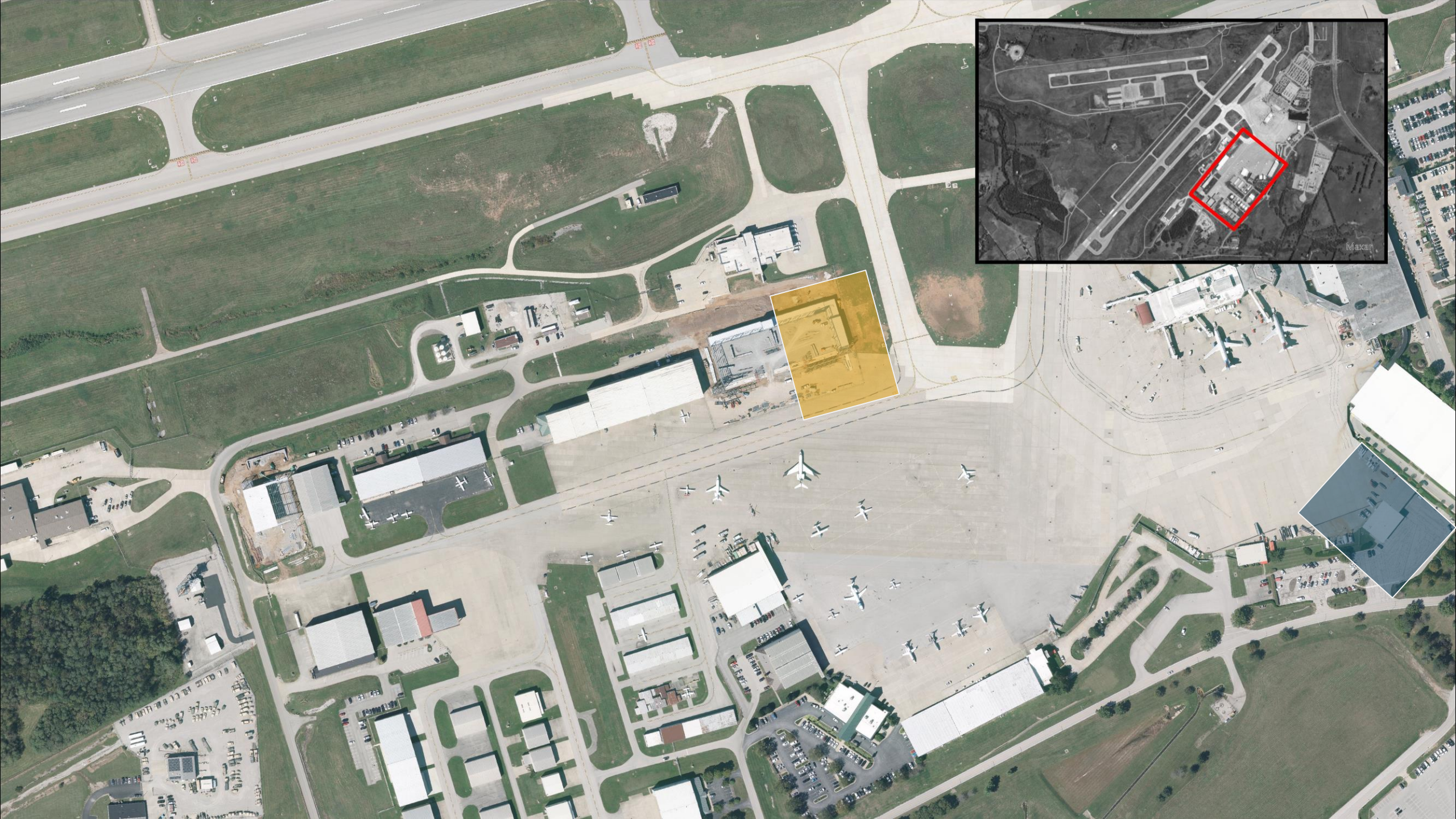
Design / Bid /Build

- Currently in Design
- **Bid Solicitation:** Expected January 2026

Existing US Customs and Border Protection General Aviation Facility (GAF) must be demolished to execute Phase 1.

Relocating GAF from existing facility to new Hangar 1.





Relocate Rental Car Garage



Relocate Rental Car Garage

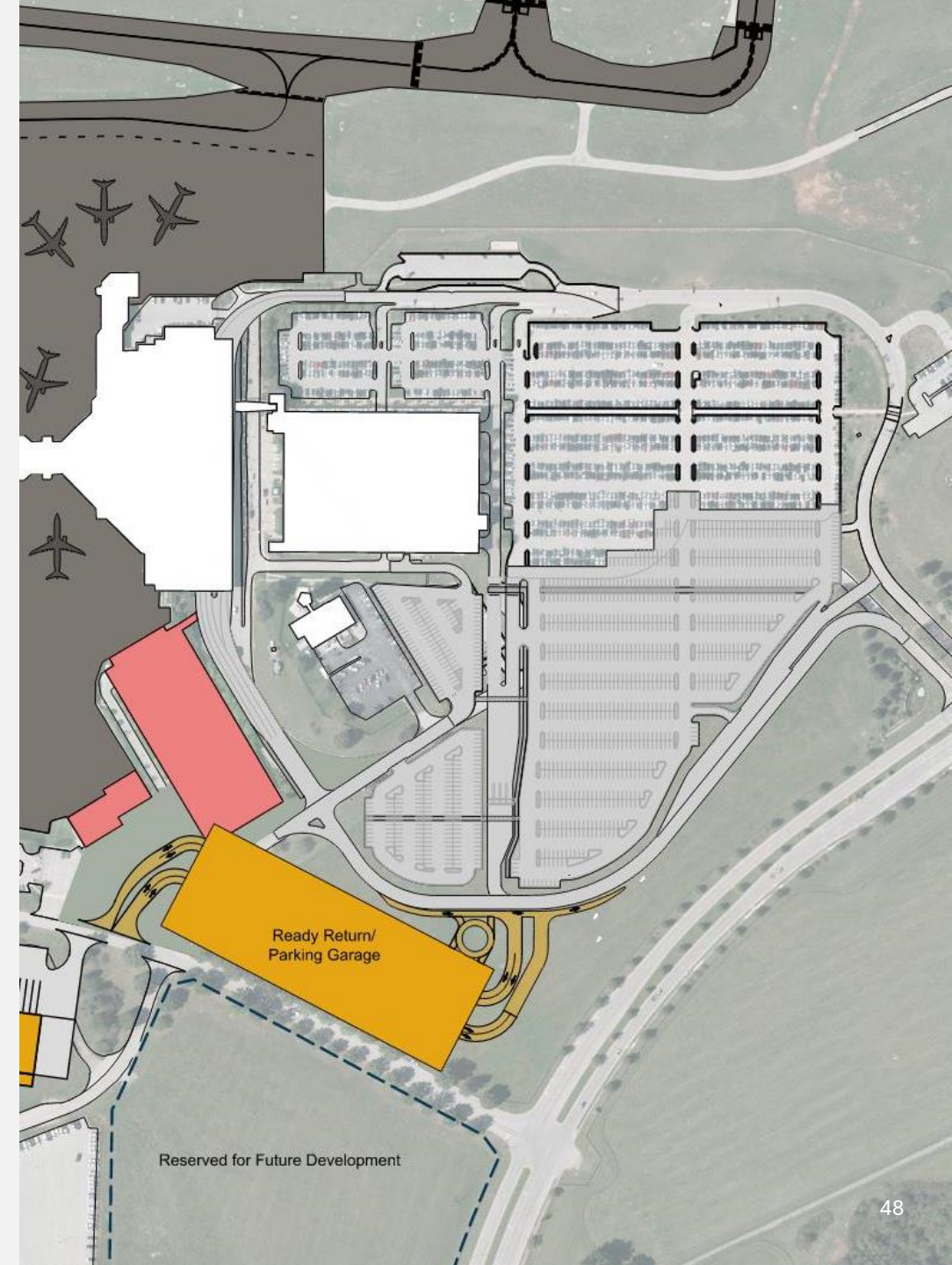
Design / Build

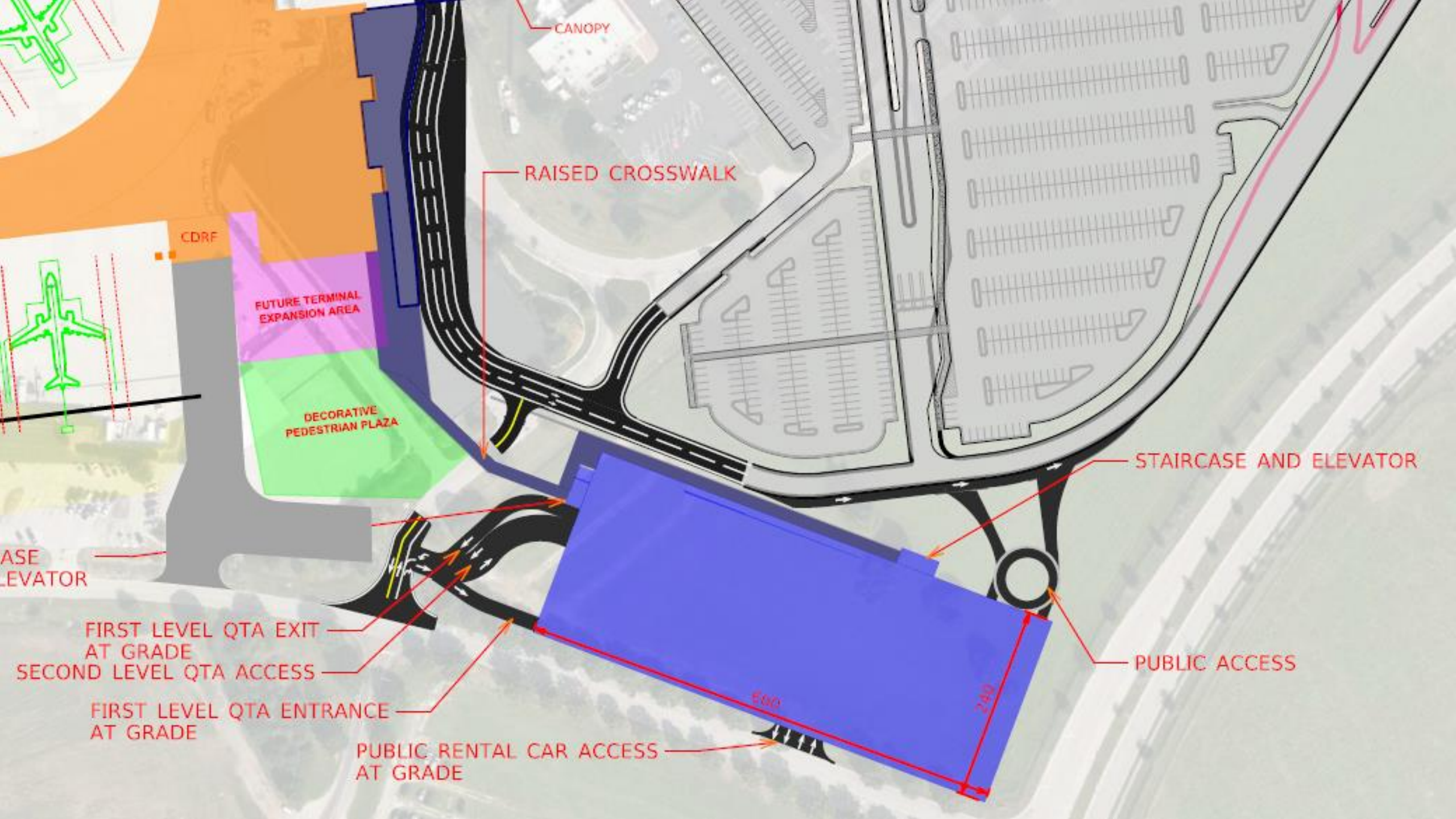
- **Solicitation:** Expected early CY2026
- **Design / Build:** Expected 2026 –2027

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

BASE
ELEVATOR

FIRST LEVEL QTA EXIT
AT GRADE

SECOND LEVEL QTA ACCESS

FIRST LEVEL QTA ENTRANCE
AT GRADE

PUBLIC RENTAL CAR ACCESS
AT GRADE

500

240

Flex Development Warehouse



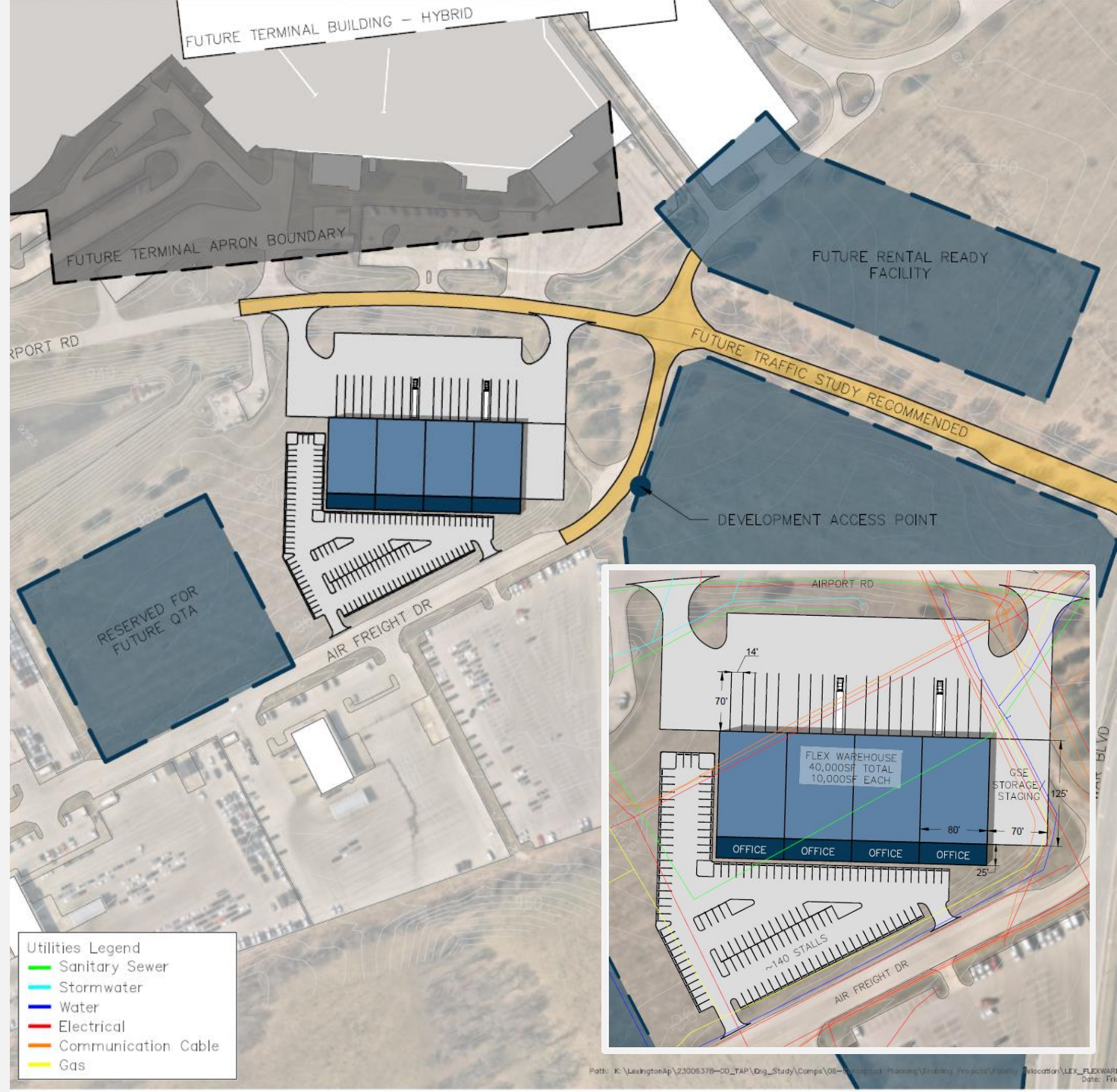
Flex Development

Design / Bid / Build

- **Design:** Early 2026
- **Construction:** 2026–2027

Design and construction of four flex warehouse spaces to accommodate displaced tenants.

- 40,000 sq ft total footprint
- 10,000 sq ft each unit
 - Split into warehouse and office space
- Customer parking in front, loading docks in rear



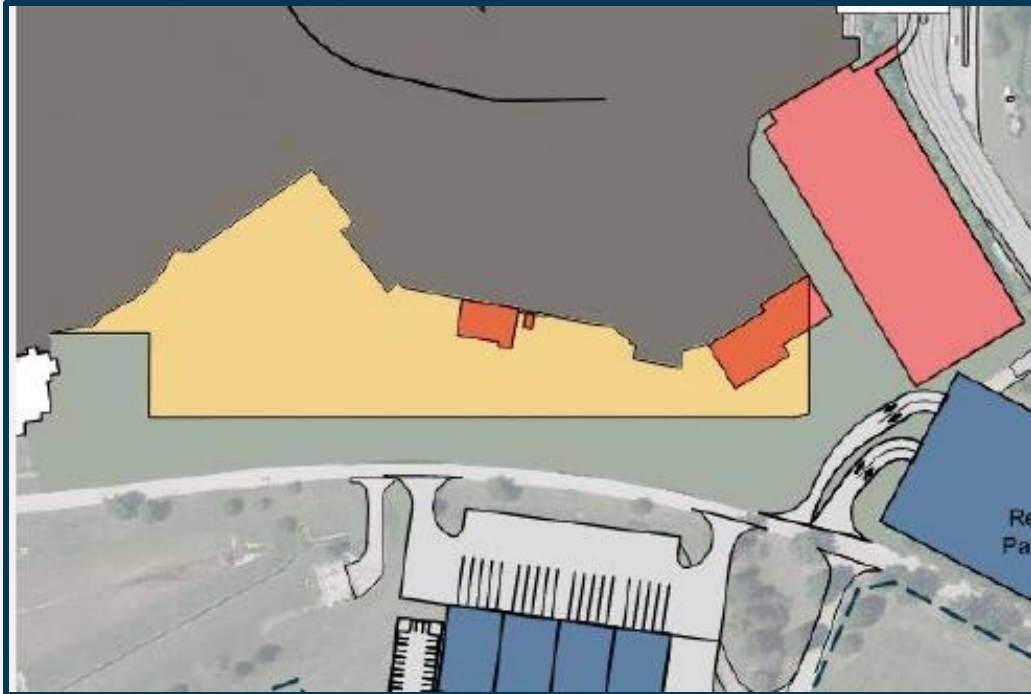
Utility Relocation and Apron Expansion



Utility Relocation and Apron Expansion

Design / Bid / Build

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



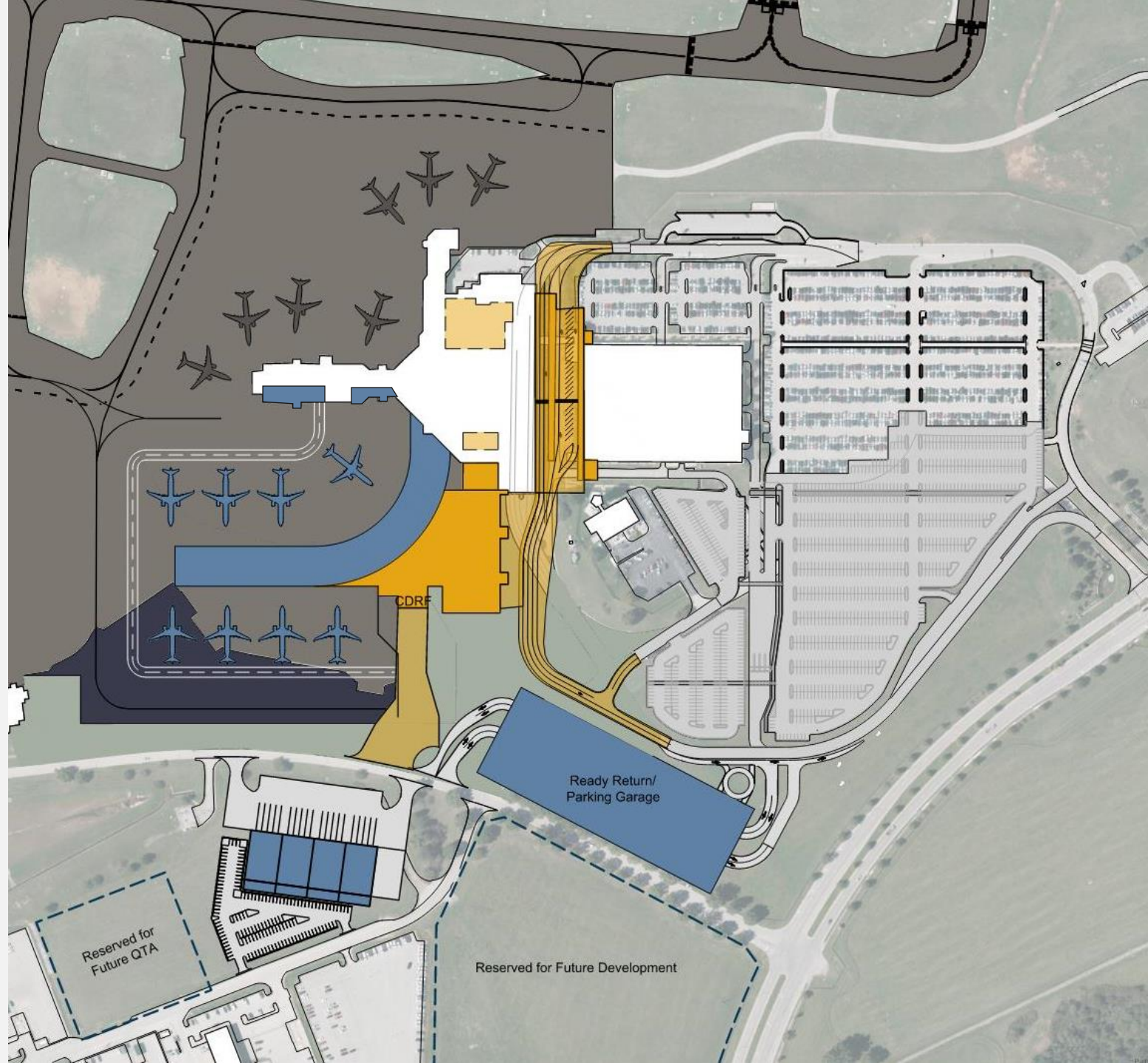
Terminal Concourse Expansion



Concourse Expansion

CMAR

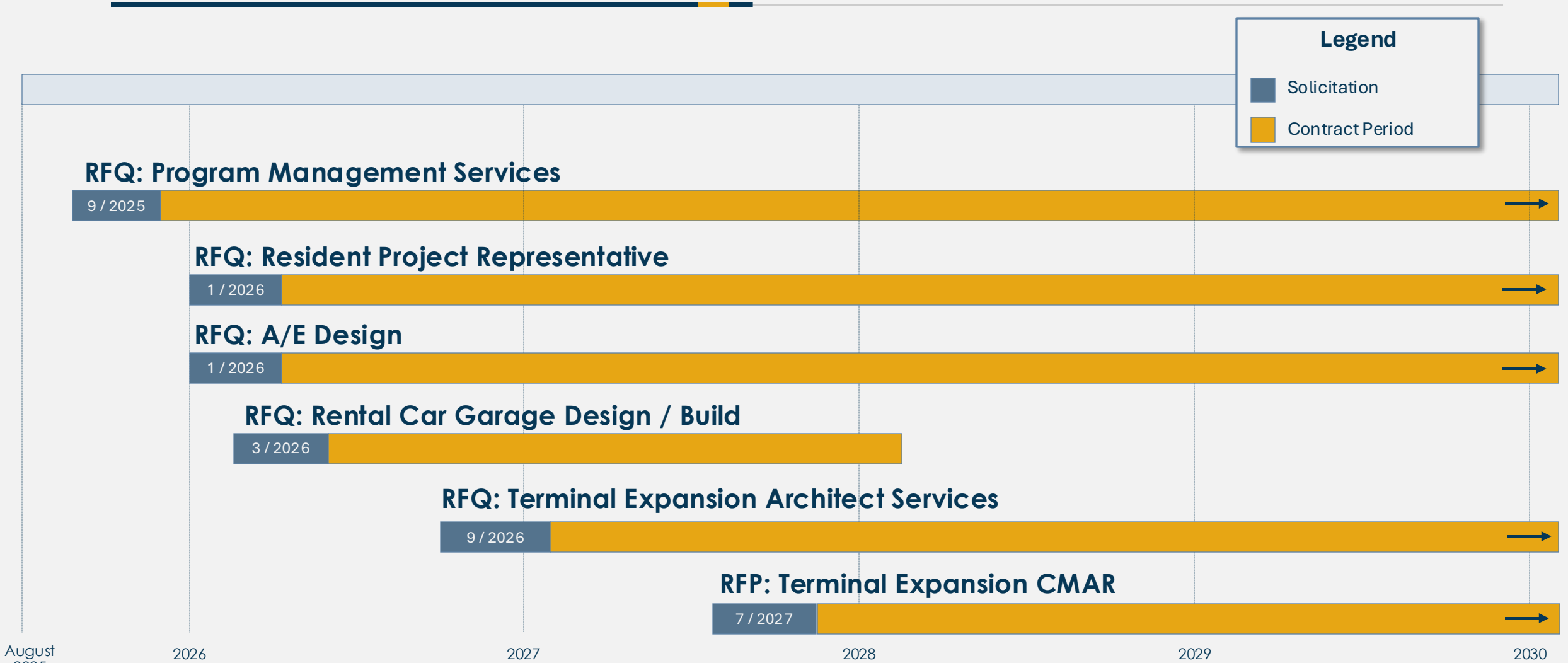
- **Solicitation:** Late 2027
- **Design:** 2027 –2028
- **Construction:** 2028 - 2029
- Construct new Concourse and apron with 8 new gates.
- Renovate/convert decommissioned gate lounges.
- Baggage claim hall expansion.
- Renovate bag claim to Airline Ticketing Offices and Ticketing.
- Expand/improve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

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	STATEMENT OF QUALIFICATIONS DUE
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

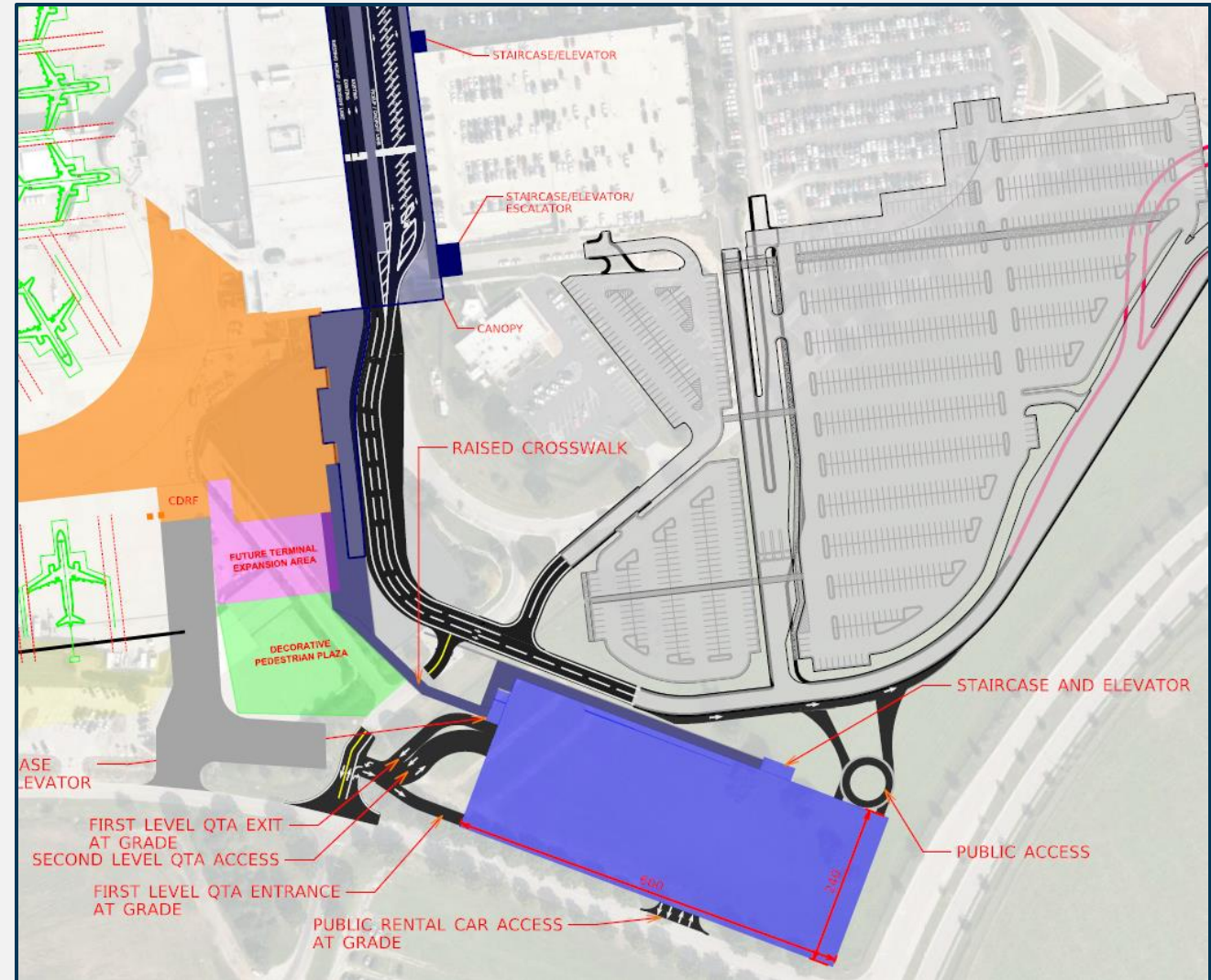
Term: Five Years

- 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



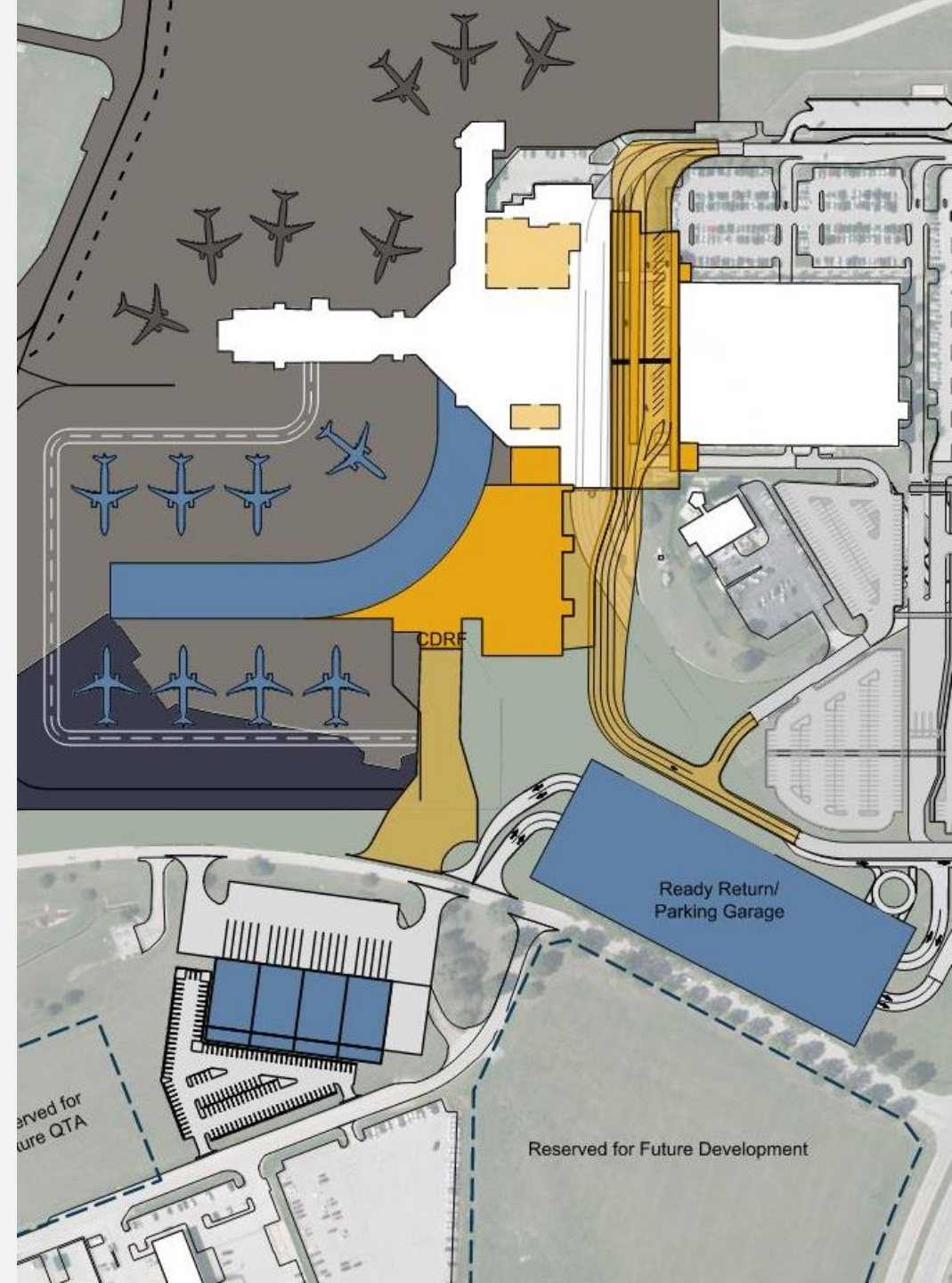
RFQ : Terminal Architectural Services

Solicitation: Expected September 2026

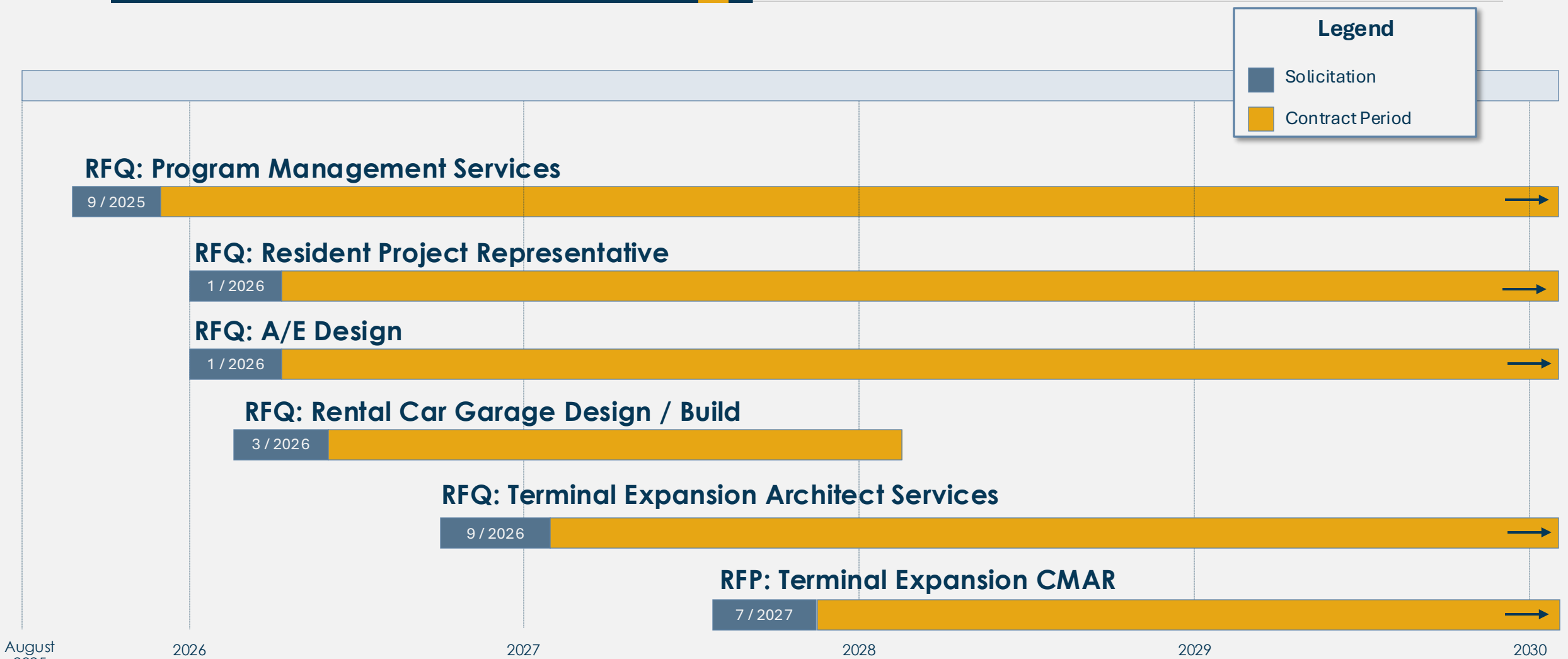
A/E firm will **not** be precluded from competing.

RFP : Terminal Expansion CMAR

Solicitation: Expected July 2027



Requisitions Timeline



Note: All timelines are approximate and subject to change.

What Contracts Are Precluded?

	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	

Q & A



Final Reminders

- Solicitations will be released via Lynn Imaging in Lexington, KY
- QR codes on tables navigate to Airport's Doing Business Page and Master Plan page
 - Today's presentation will be uploaded to Master Plan page
- Airport staff will be available today for questions.