



**Blue Grass Airport**  
LEXINGTON, KENTUCKY

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## Industry Day

August 12, 2025



# Agenda

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- 1) Airport Overview**
- 2) Current Projects and Initiatives**
- 3) Terminal Area Plan (TAP) Summary**
- 4) TAP Projects Breakdown**
- 5) Requisitions Outlook**

# Airport Overview

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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

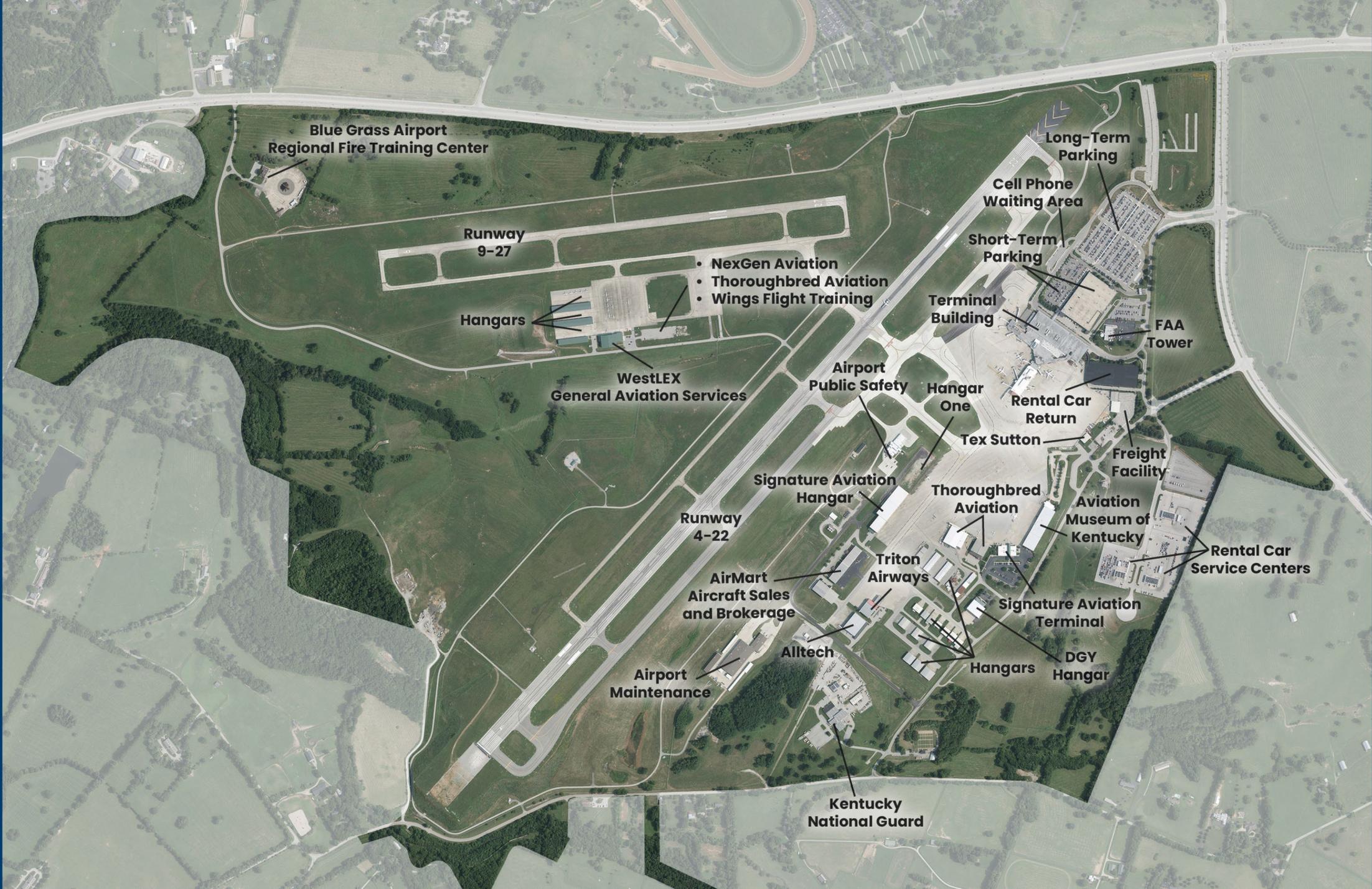
Four Roses Distillery



# 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





Blue Grass Airport  
Regional Fire Training Center

Runway  
9-27

Hangars

- NexGen Aviation
- Thoroughbred Aviation
- Wings Flight Training

WestLEX  
General Aviation Services

Airport  
Public Safety

Hangar  
One

Rental Car  
Return

FAA  
Tower

Cell Phone  
Waiting Area

Short-Term  
Parking

Long-Term  
Parking

Terminal  
Building

Tex Sutton

Freight  
Facility

Aviation  
Museum of  
Kentucky

Rental Car  
Service Centers

Runway  
4-22

Signature Aviation  
Hangar

Thoroughbred  
Aviation

Triton  
Airways

Signature Aviation  
Terminal

DGY  
Hangar

Airport  
Maintenance

Alltech

Hangars

Kentucky  
National Guard

# Blue Grass Airport Economic Impact



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**4,745**  
Jobs



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**\$180 Million**  
Annual Payroll



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**\$709 Million**  
Annual Economic Output



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**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.

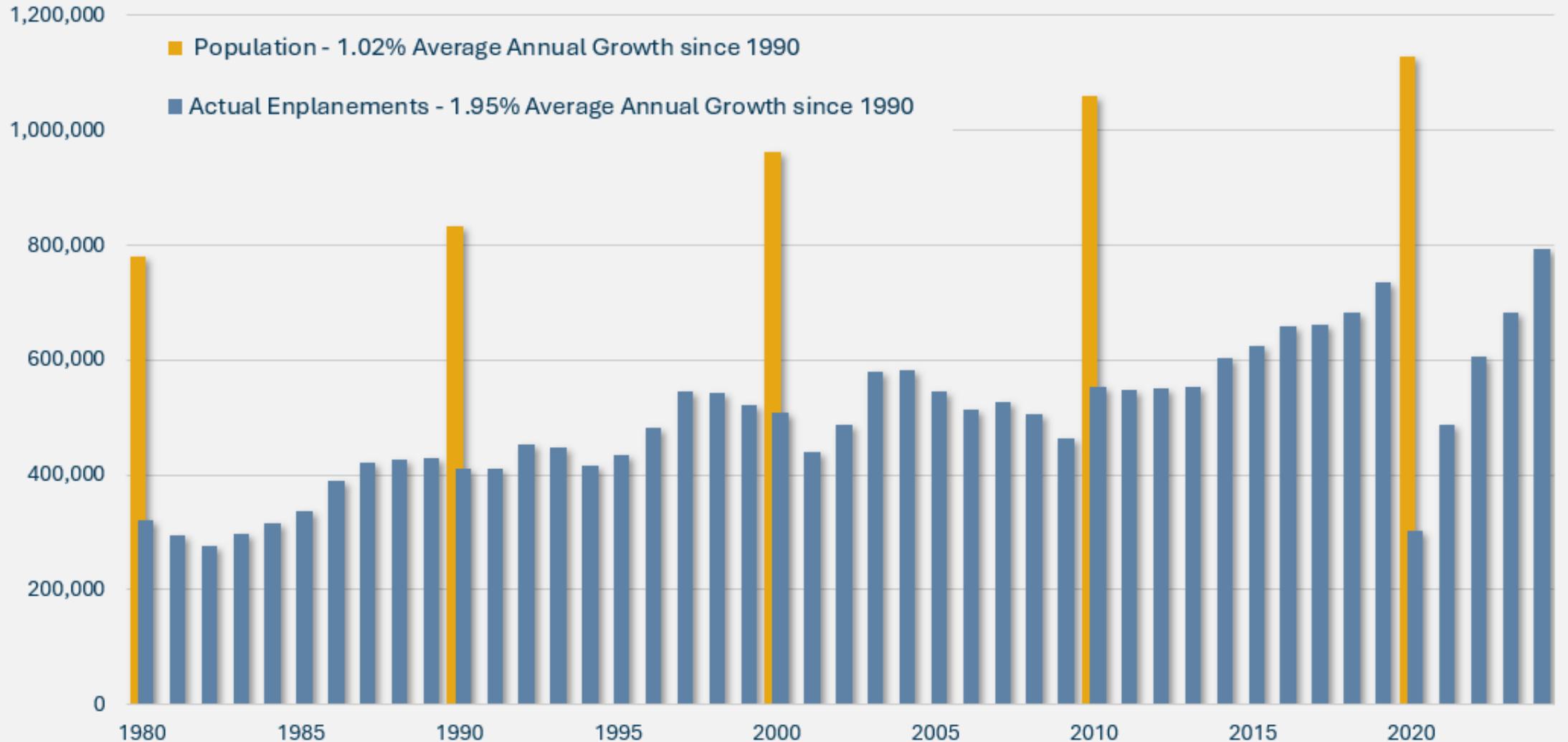


# Airline Route Map

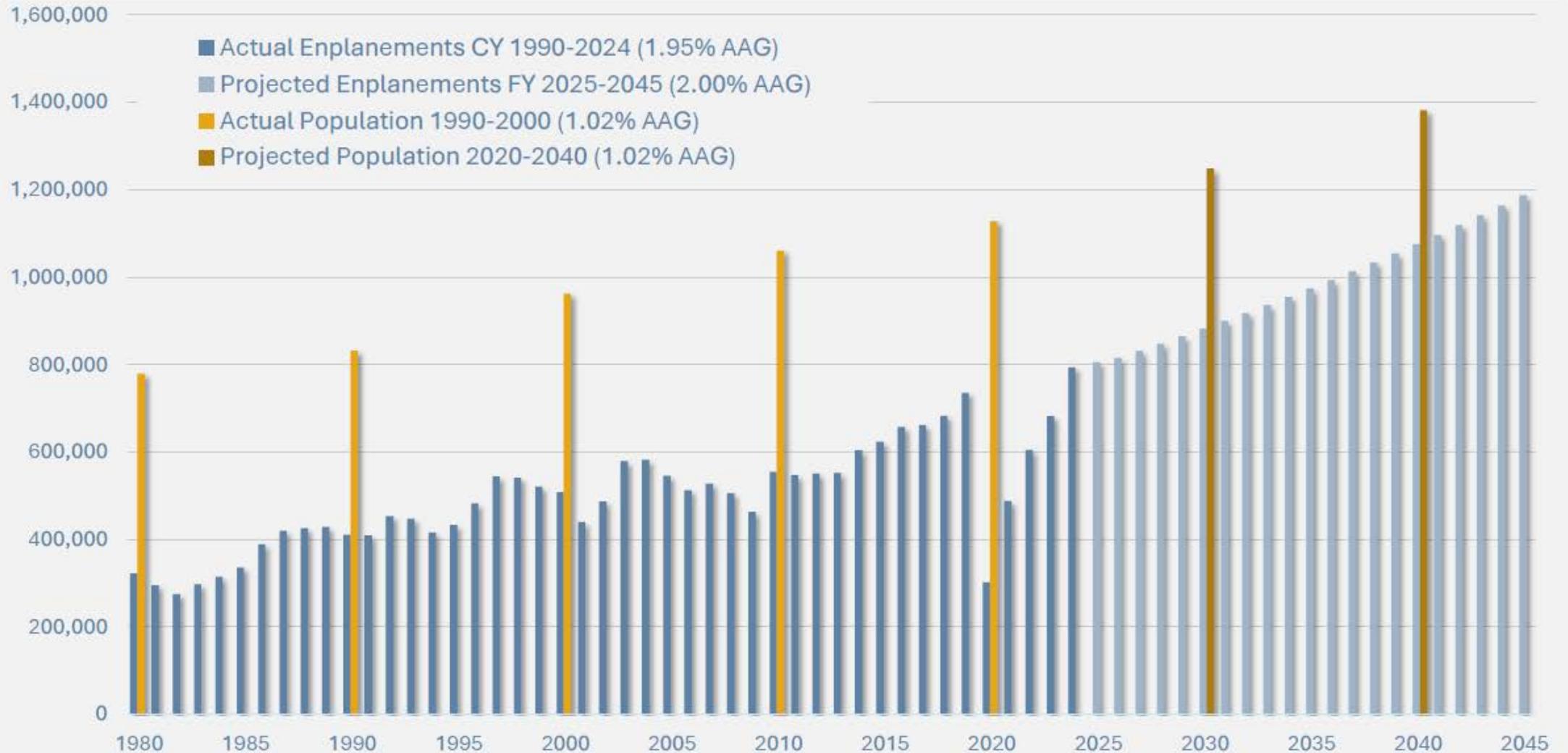
- Non-stop service to 18 destinations
- One-stop access to 389 destinations globally



# Enplanement Actuals Calendar Year 1990 - 2024



# Enplanement Calendar Year Actuals and Fiscal Year Projection



# Current Projects and Initiatives

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# Air Traffic Control Tower Relocation

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# Relocate ATCT

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



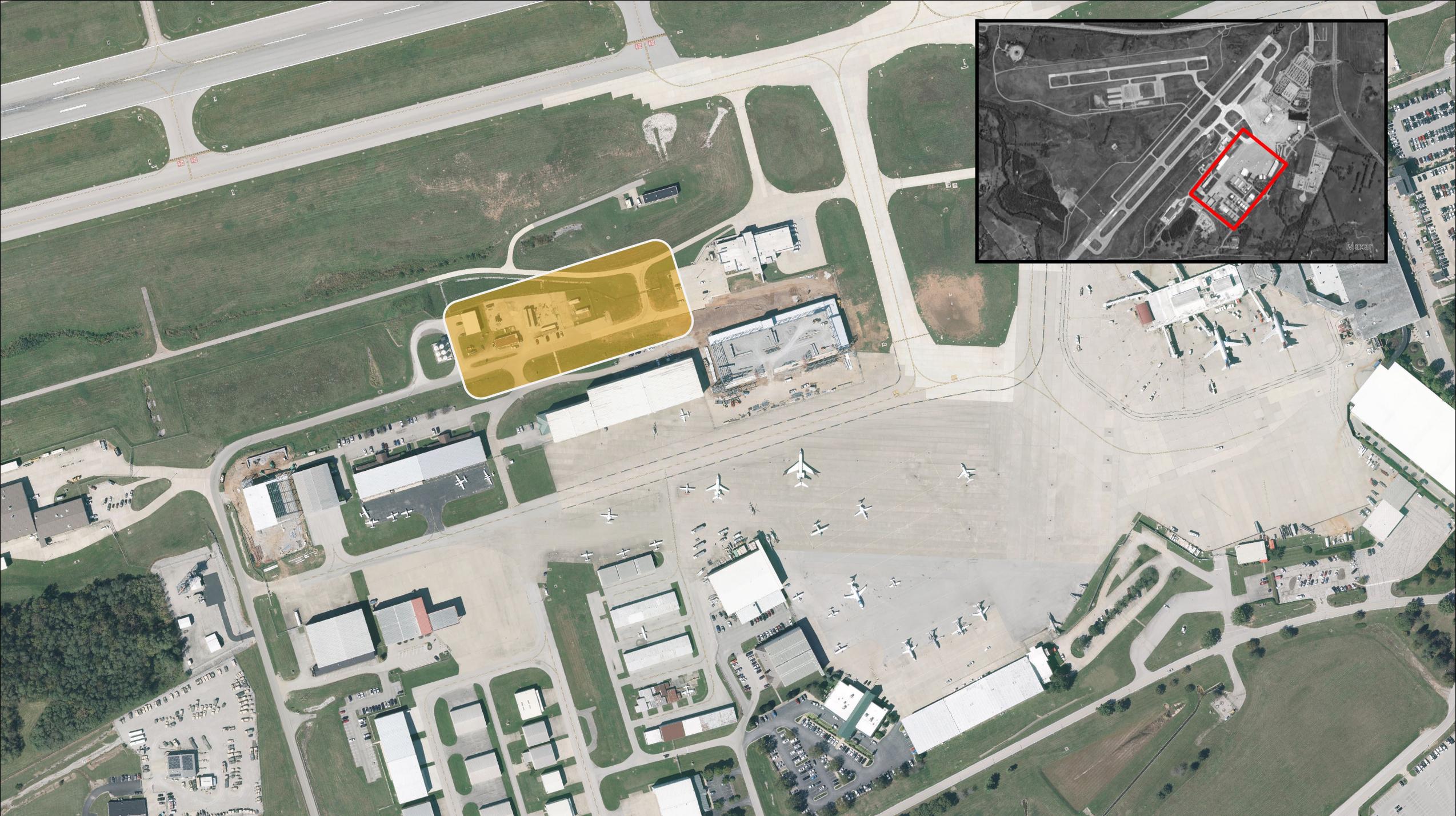


# Relocate ATCT

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- 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

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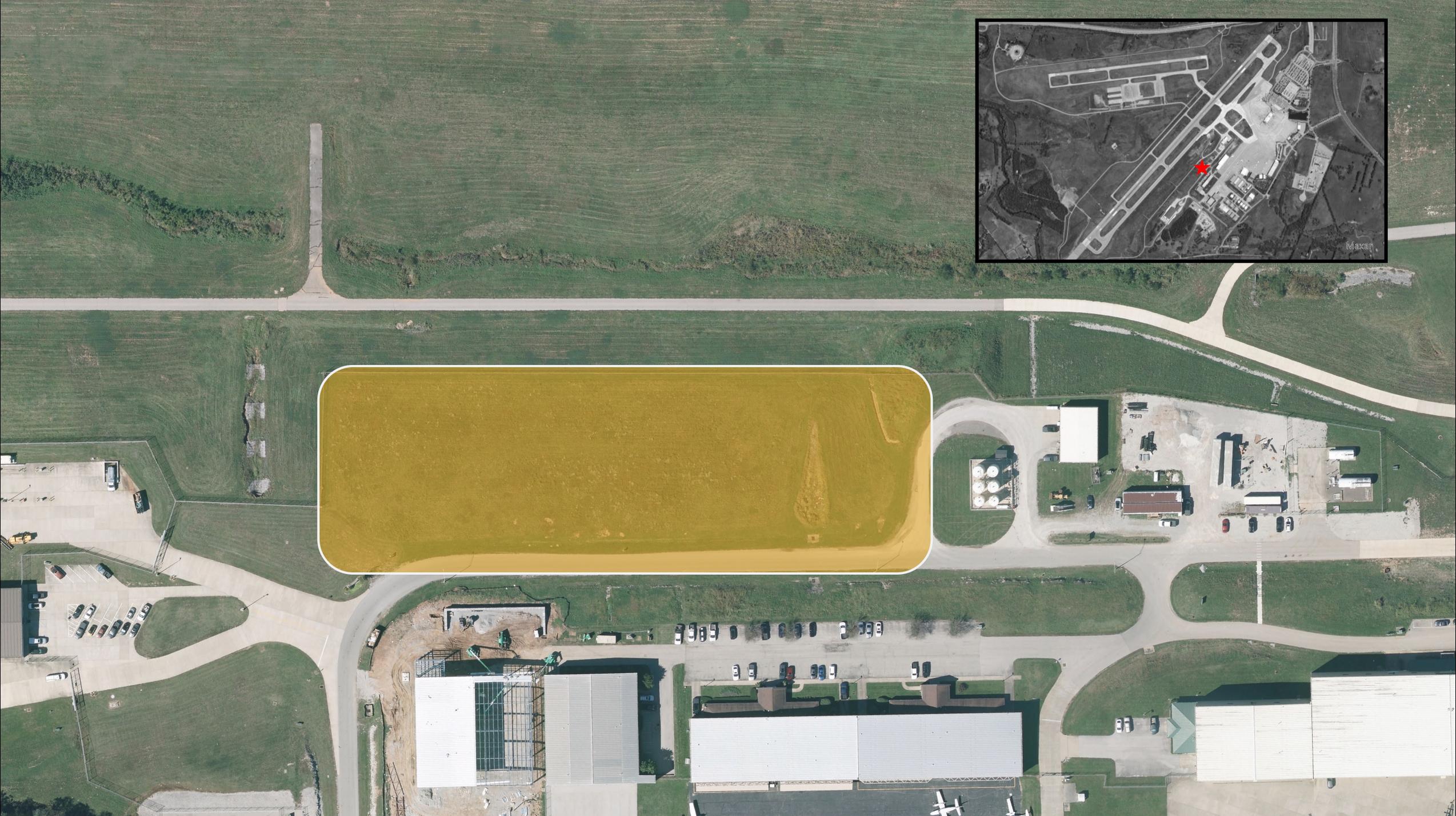


# Fuel Farm Relocation and Expansion

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- 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

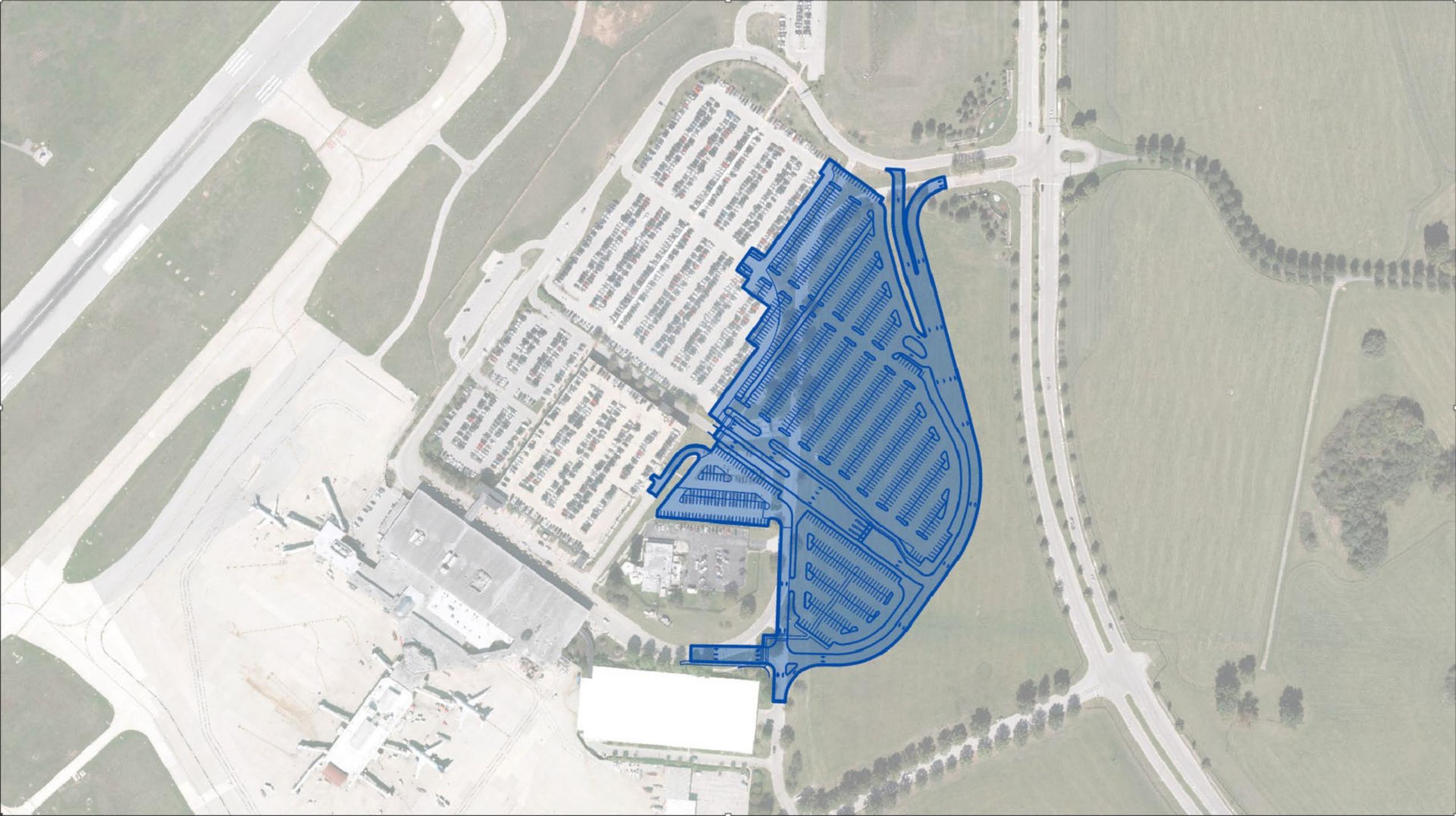




# Terminal Road Relocation & Parking Expansion

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# Terminal Drive Relocation & Parking Expansion

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- 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

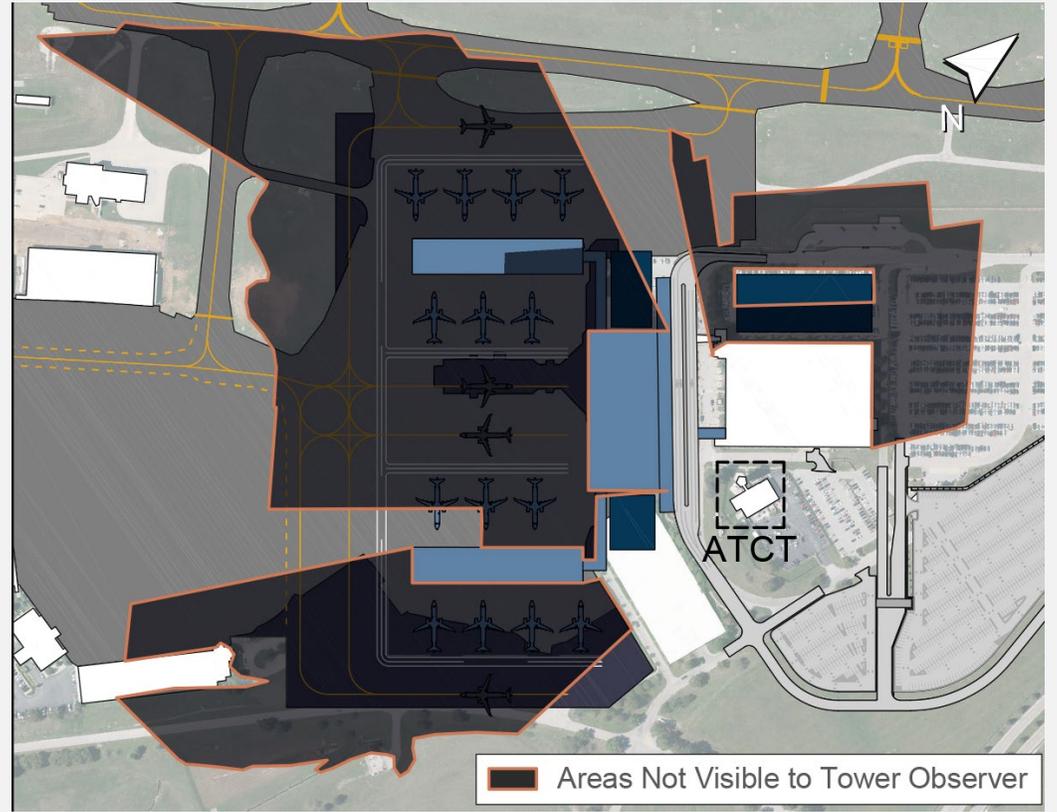
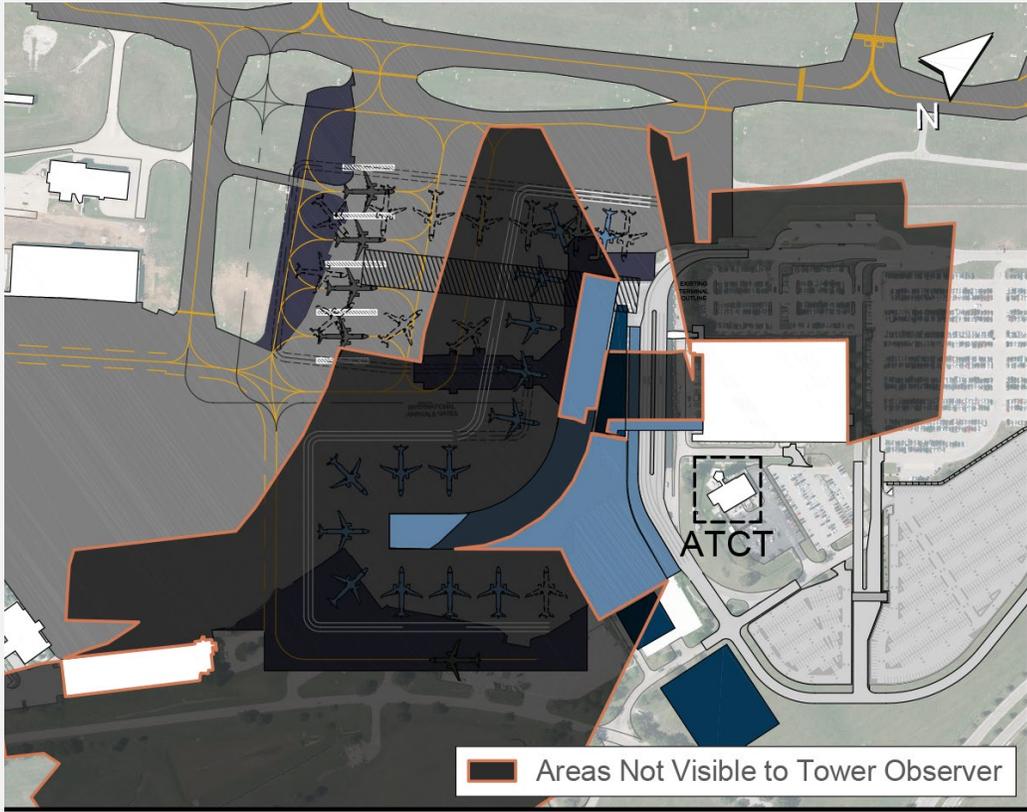
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Crawford, Murphy, & Tilly

October 2024 - July 2025





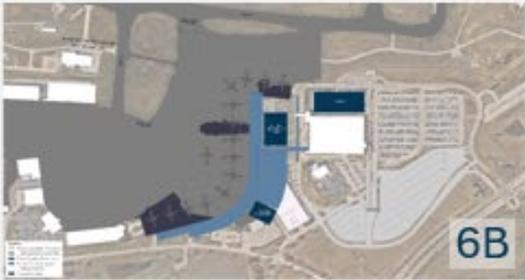


# Conceptual Layouts

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# Conceptual Layouts



# Shortlisted Layouts



# Terminal Area Plan Concept and Phasing

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# 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

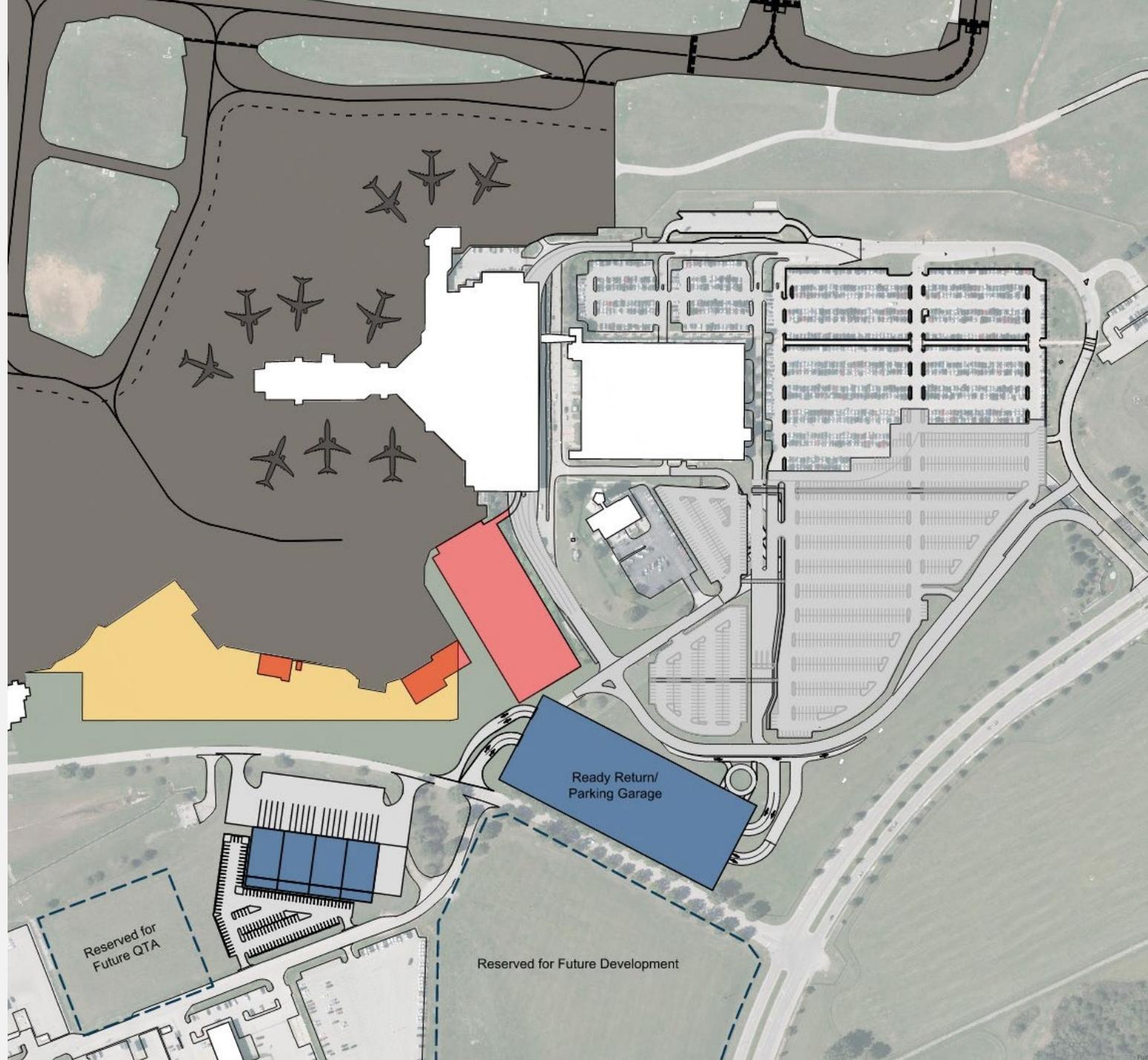
## 10 Gates

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

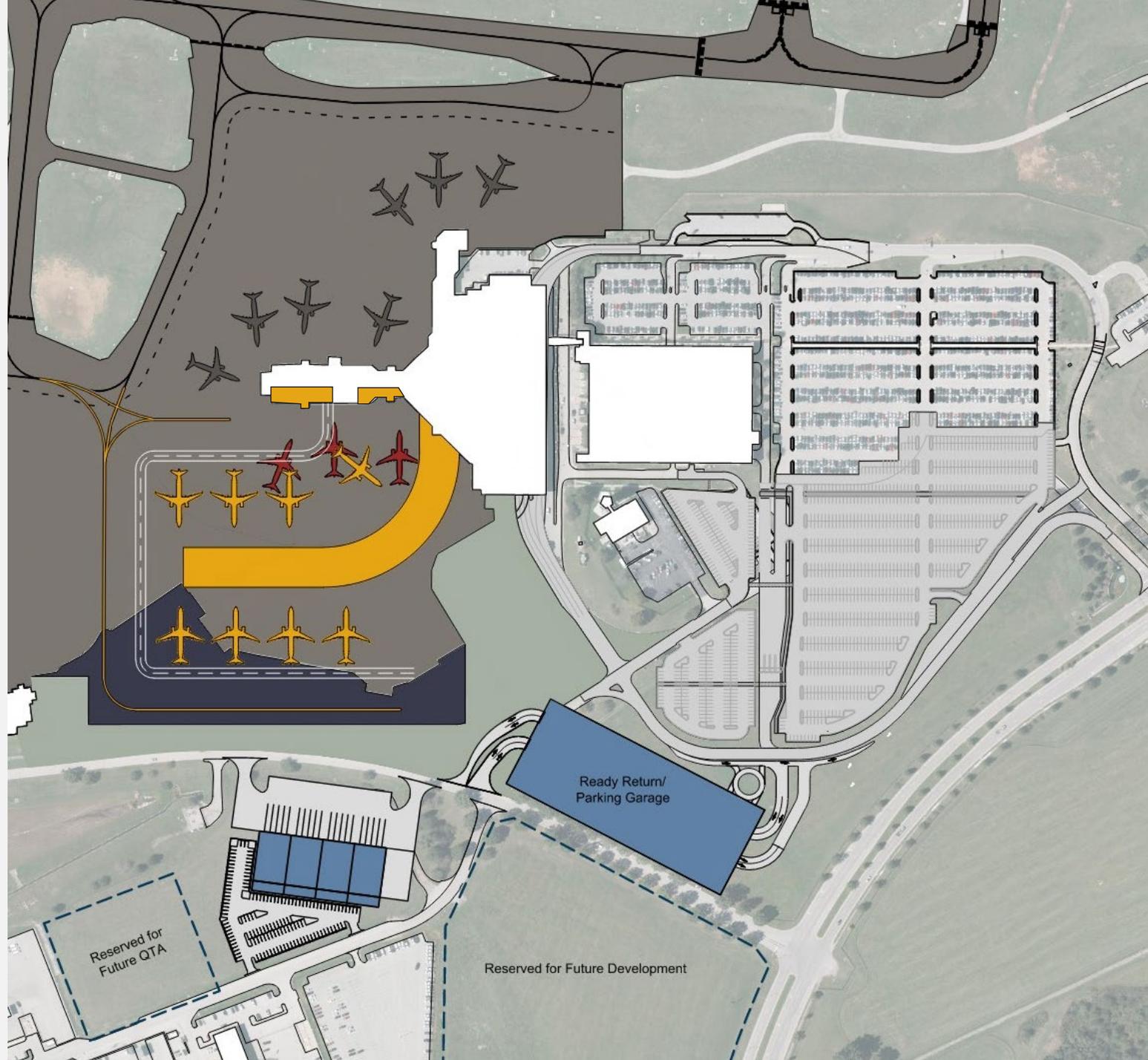
## 15 Gates

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

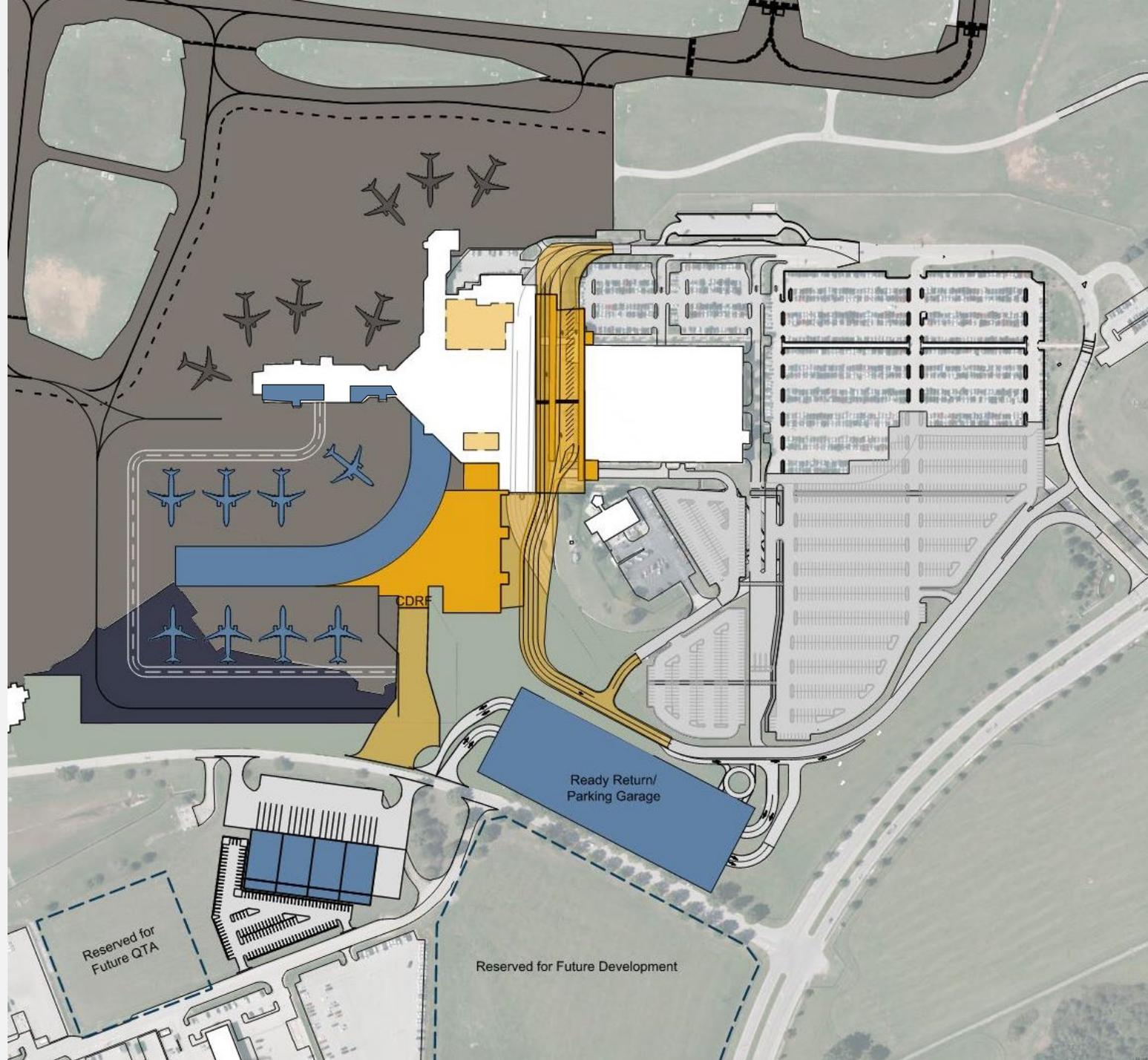
## 15 Gates

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

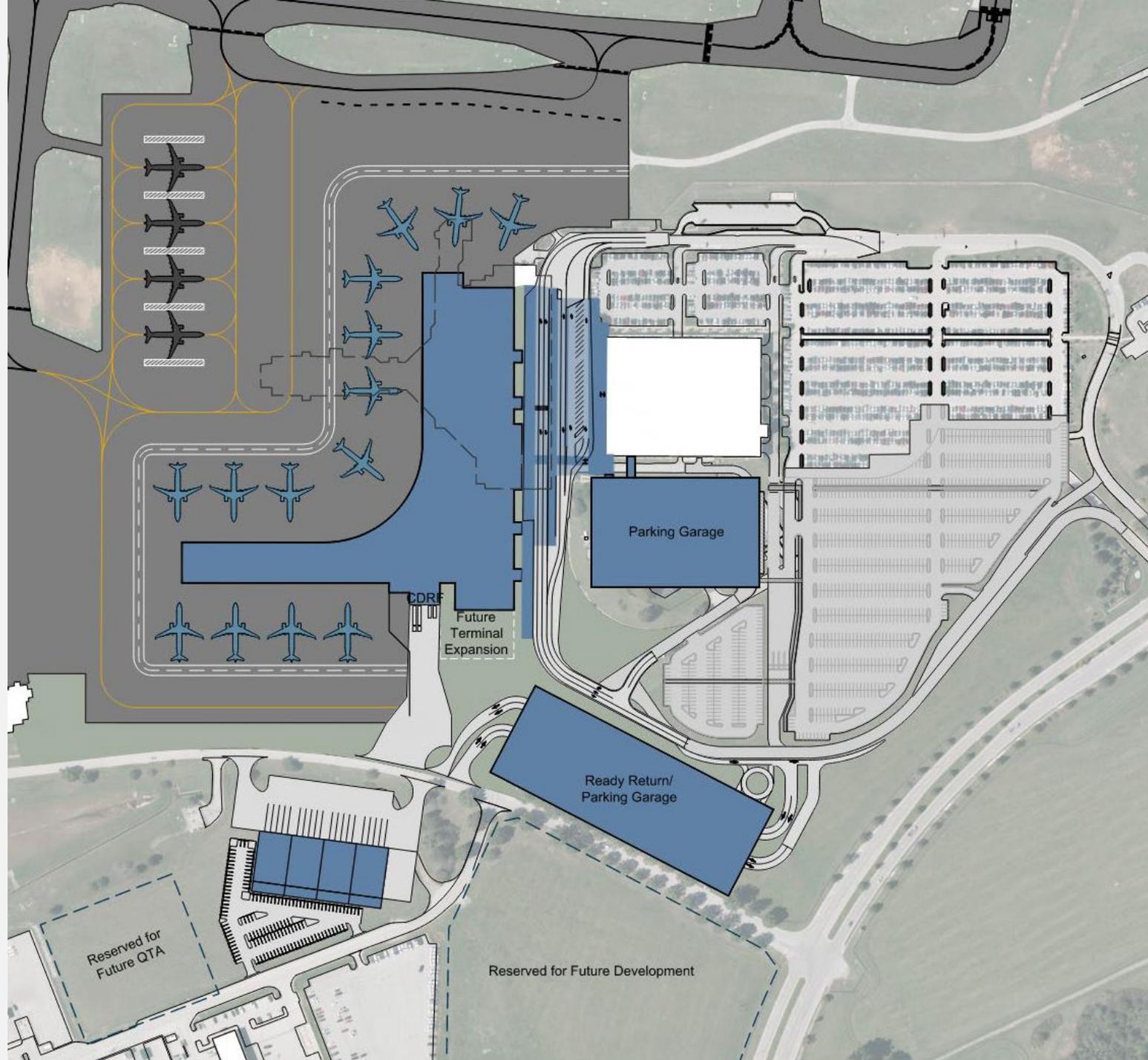
## 14 Gates + 4 Remote

0 Existing ✈️ + 14 New ✈️

PTD Duration: 129 months

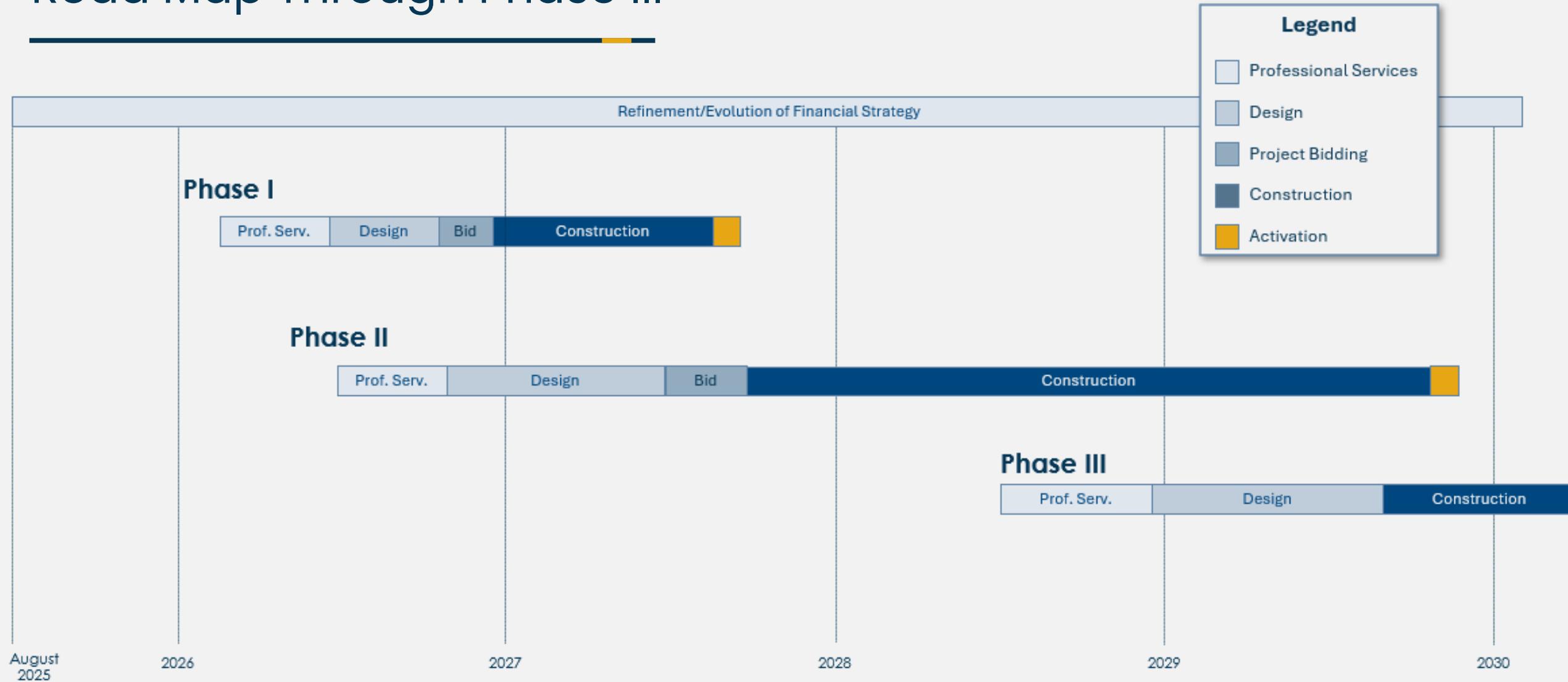
### FINANCIAL

- Total PTD Investment: **\$776.5 M**
  - Phase 1: \$30.0 M
  - Phase 2: \$271.5 M
  - Phase 3: \$151.4 M
  - Phase 4: \$14.8 M
  - Phase 5: \$50.9 M
  - Phase 6: \$58.9 M
  - Phase 7: \$80.3 M
  - Phase 8: \$41.5 M
  - Phase 9: \$50.9 M
  - Phase 10: \$26.3 M





# Road Map Through Phase III



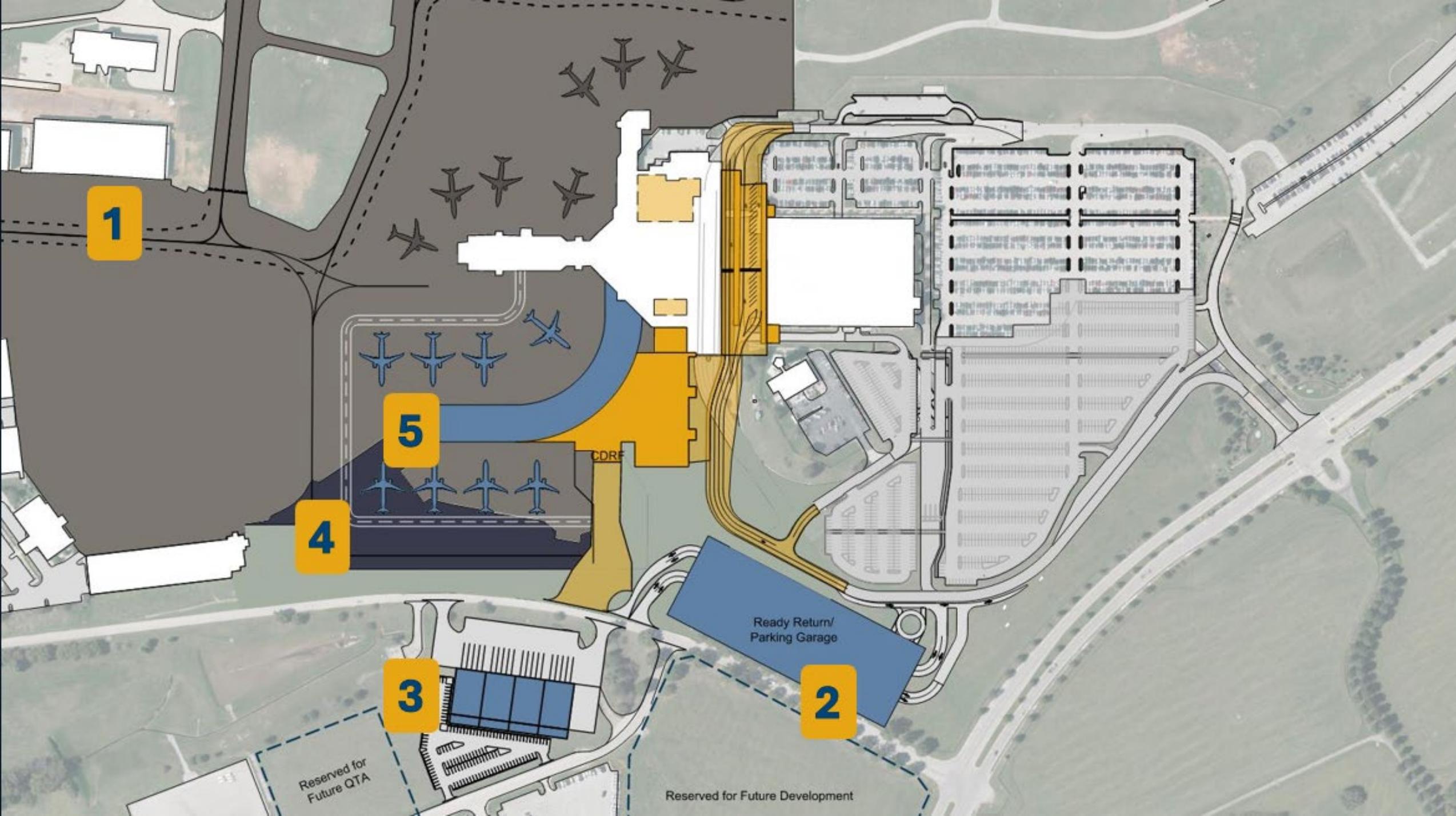


Networking Break

# TAP Projects Breakdown

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1

5

4

3

2

CDRF

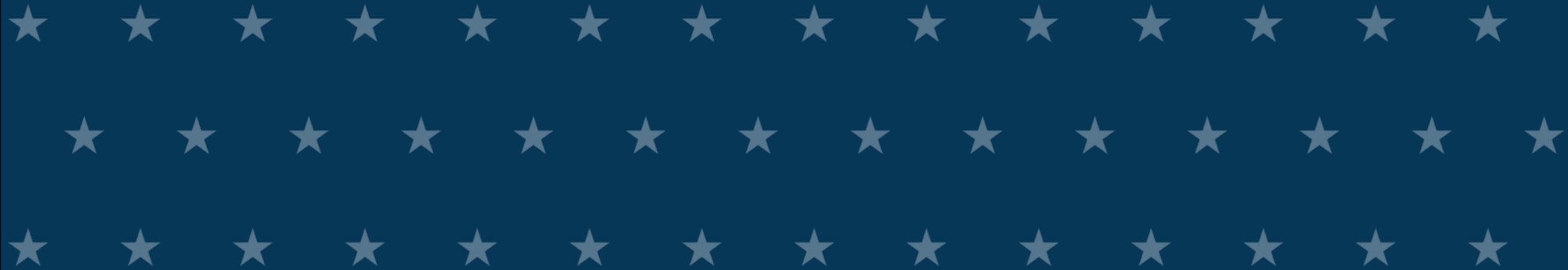
Ready Return/  
Parking Garage

Reserved for  
Future QTA

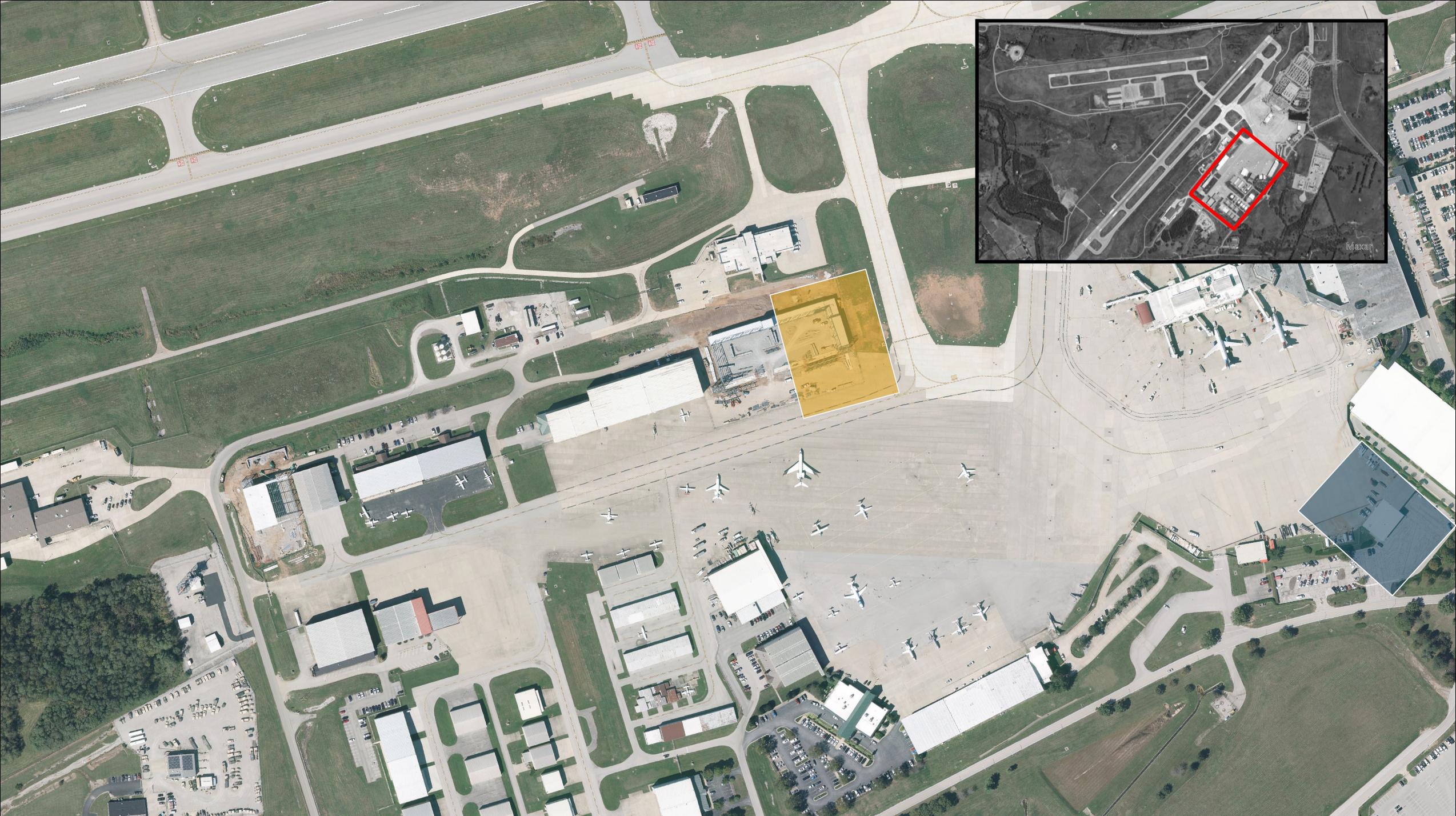
Reserved for Future Development

# Customs Facility Relocation

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# Relocate Rental Car Garage

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# Relocate Rental Car Garage

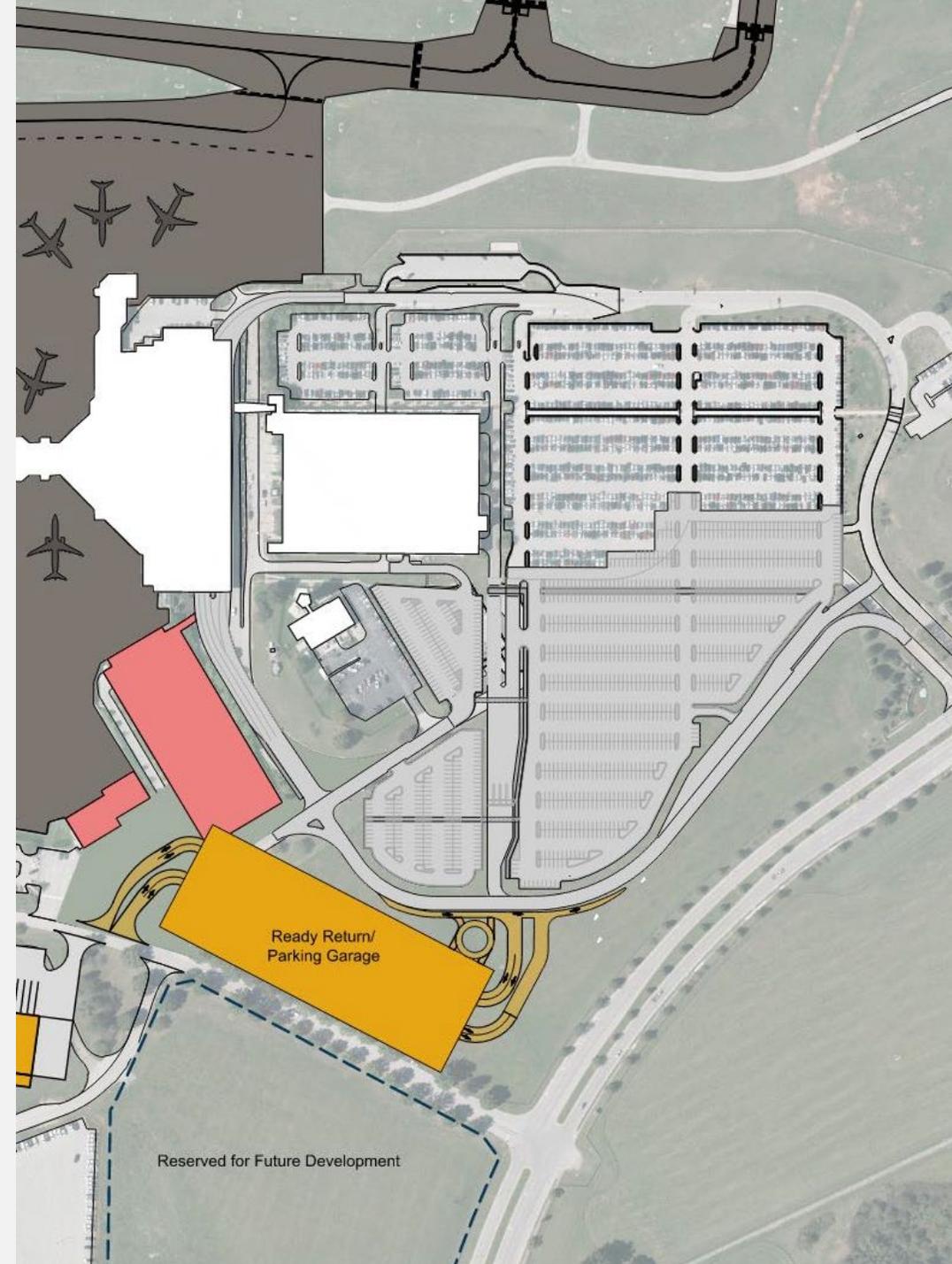
## Design / Build

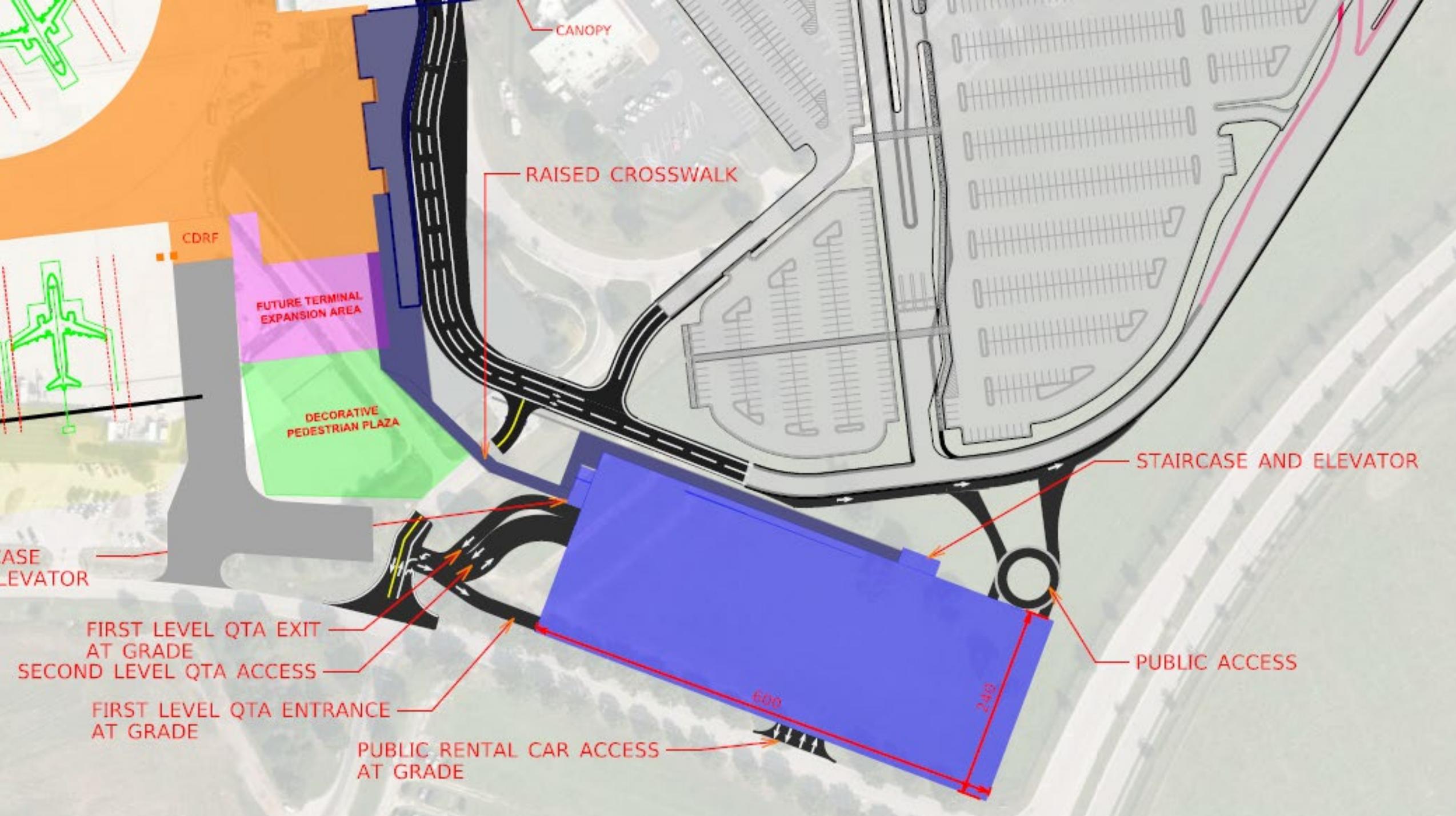
- **Solicitation:** Expected early CY 2026
- **Design / Build:** Expected 2026-2027

Total Square Footage = 432,000 sq ft (144,000 sq ft per 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

BASE  
ELEVATOR

PUBLIC ACCESS

FIRST LEVEL QTA EXIT  
AT GRADE

SECOND LEVEL QTA ACCESS

FIRST LEVEL QTA ENTRANCE  
AT GRADE

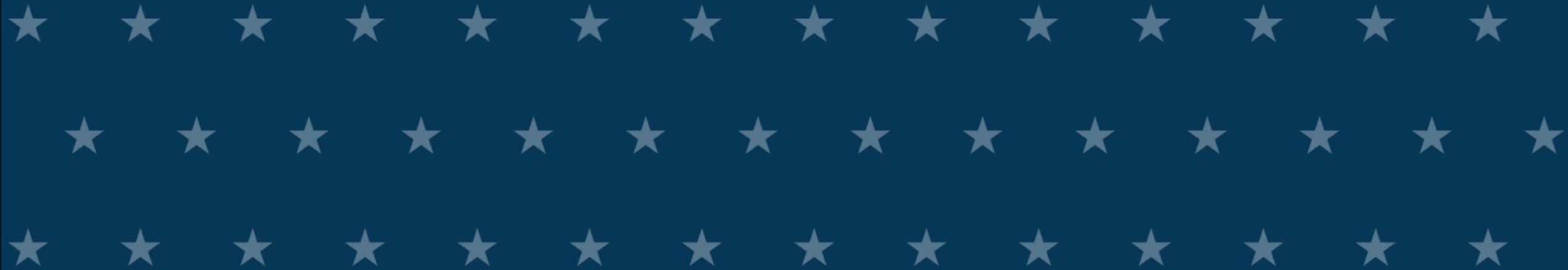
PUBLIC RENTAL CAR ACCESS  
AT GRADE

600

240

# Flex Development Warehouse

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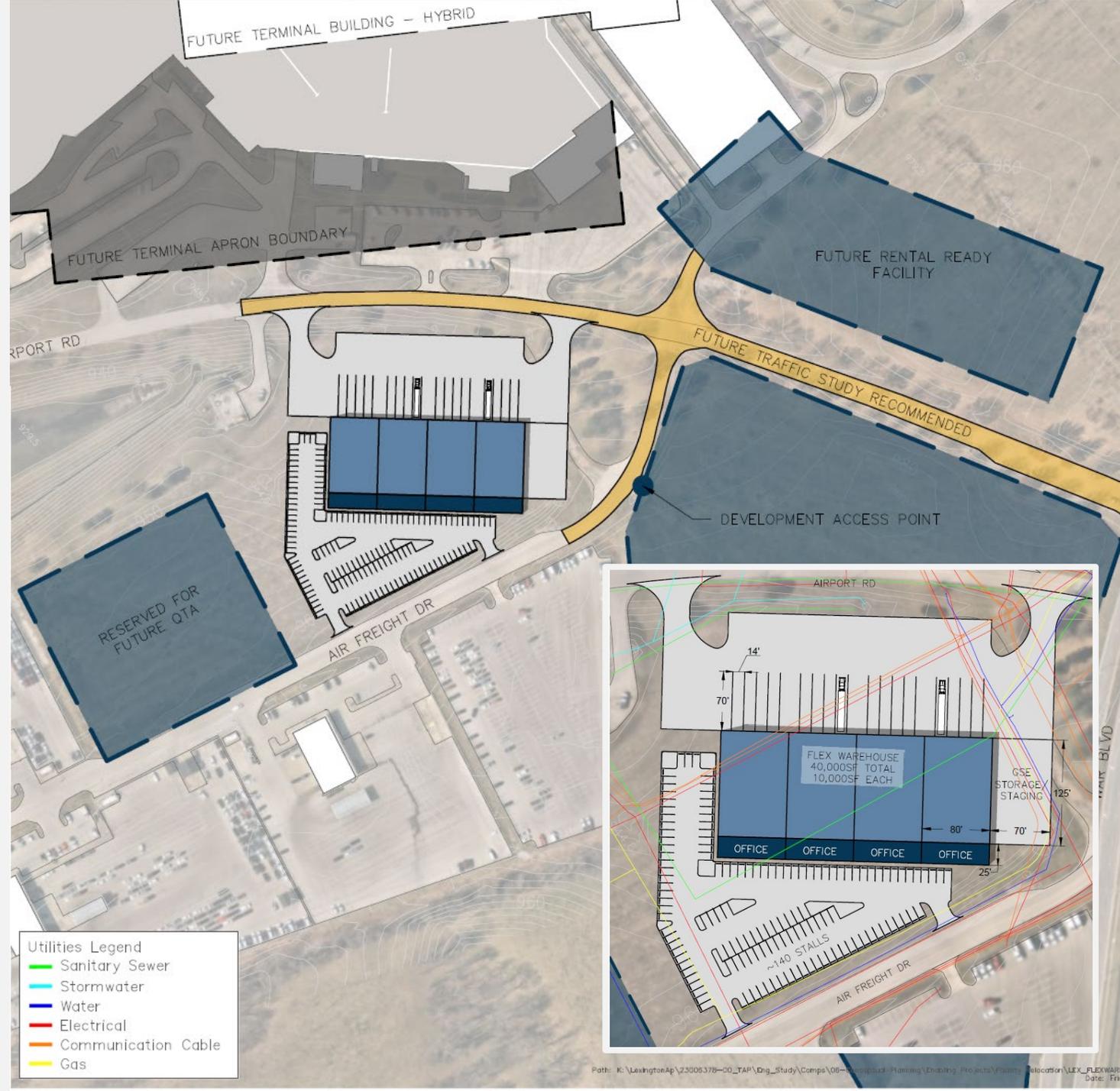
# Flex Development

## 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

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# Utility Relocation and Apron Expansion

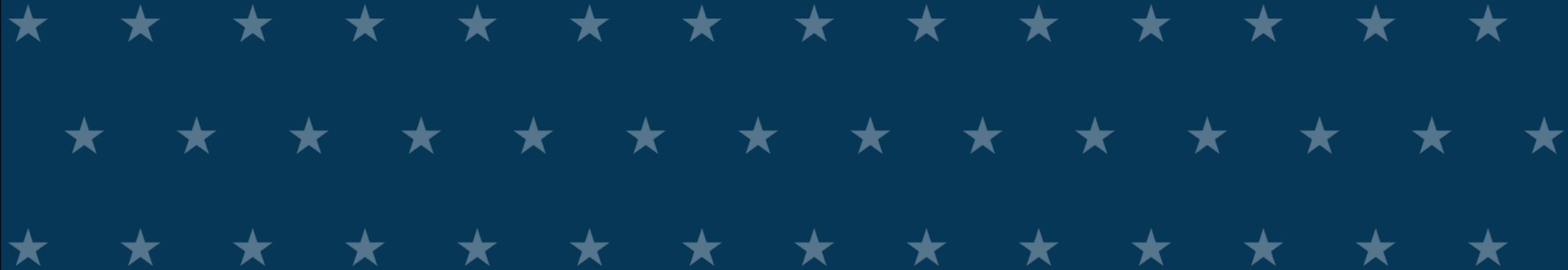
## Design / Bid / Build

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



# Terminal Concourse Expansion

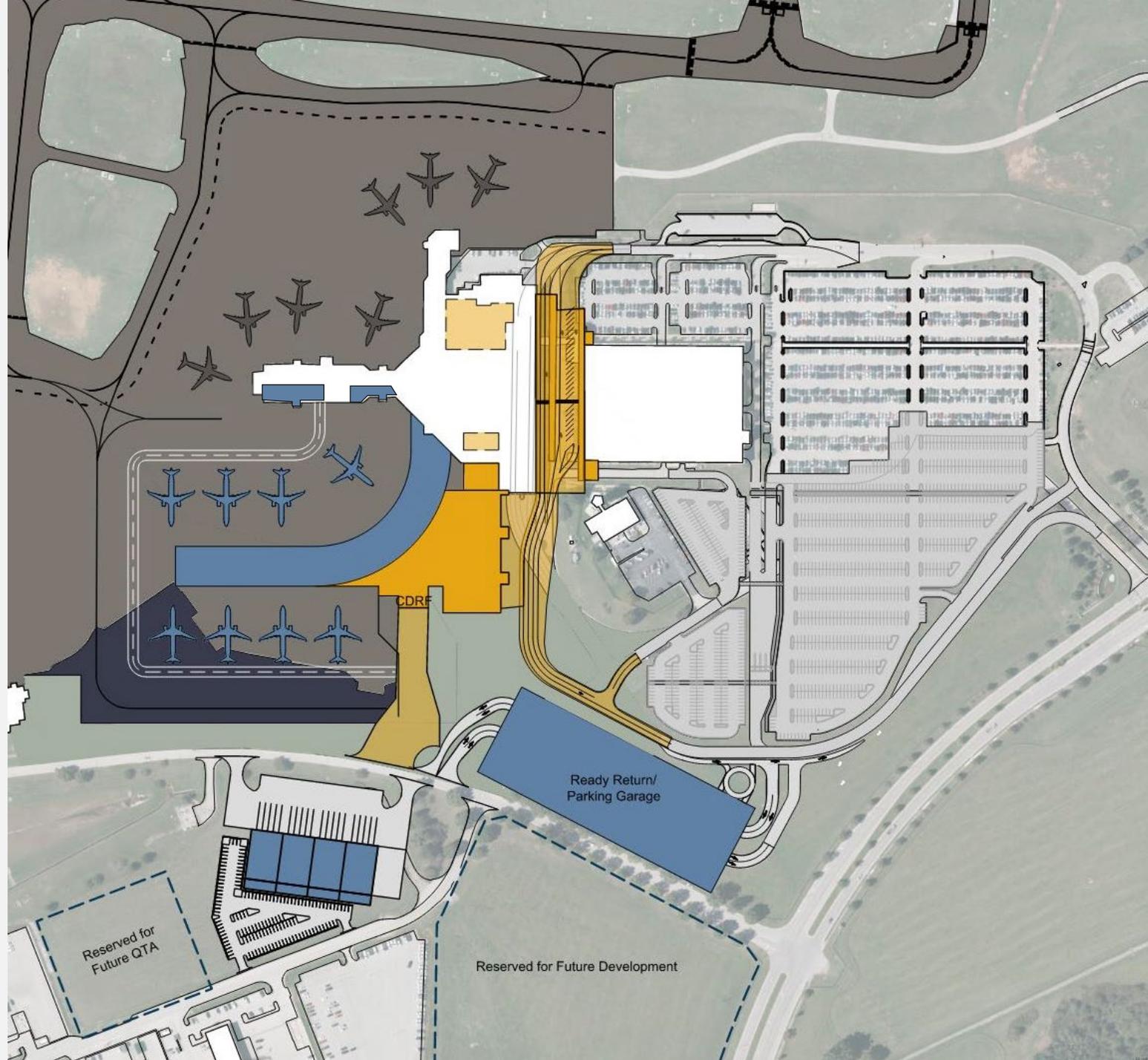
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# Concourse Expansion

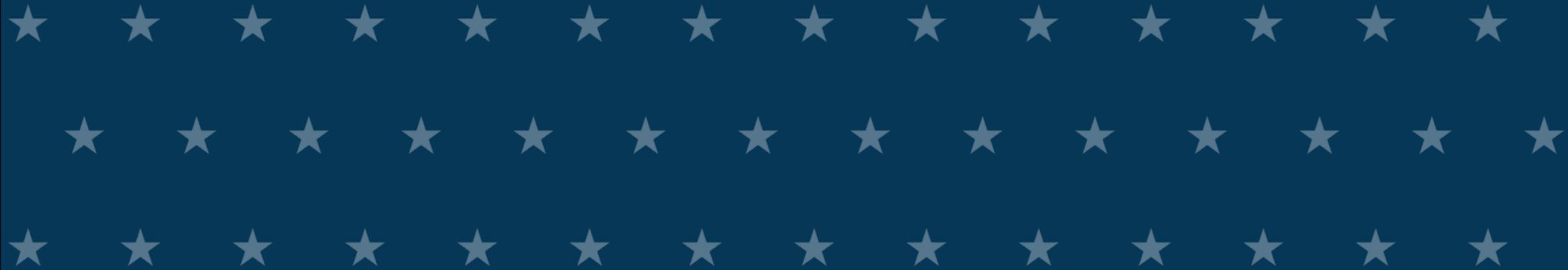
## CMAR

- **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.

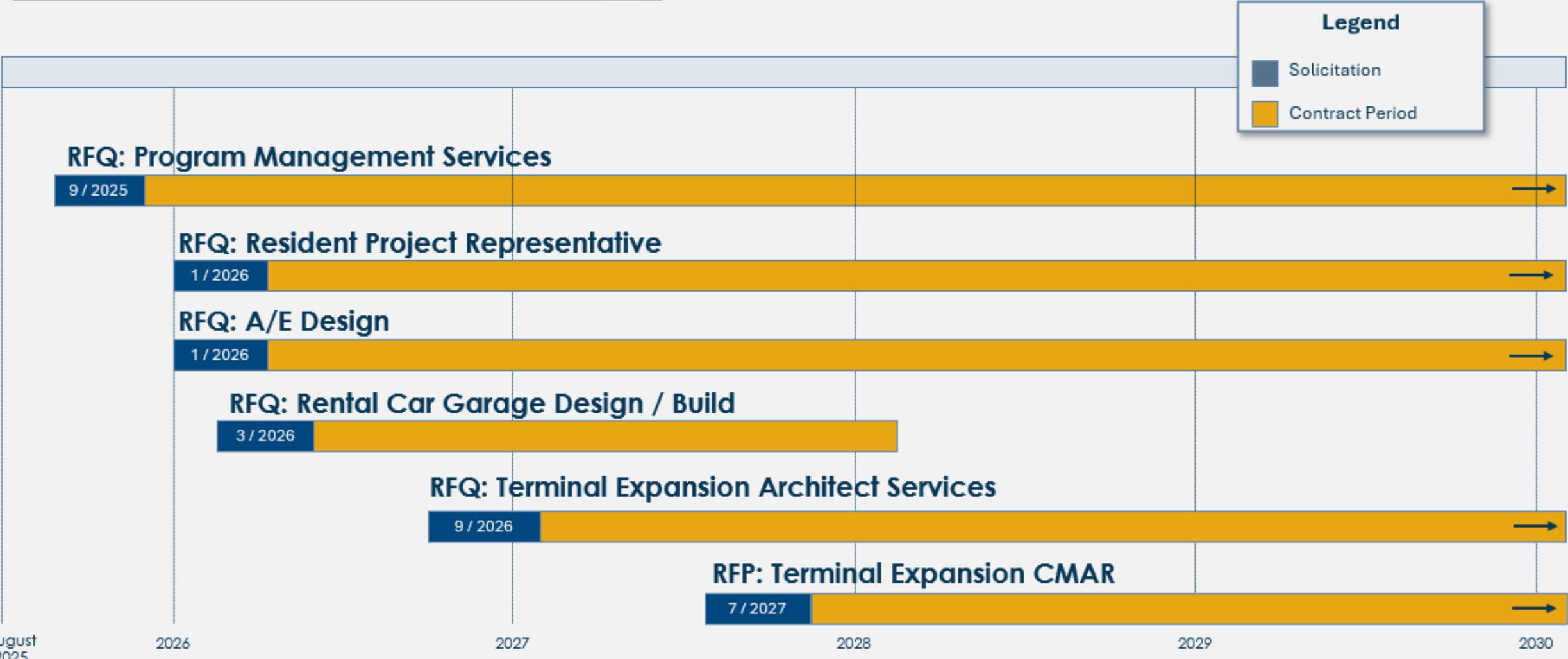


# Requisitions Outlook

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# Requisitions Timeline



Note: All timelines are approximate and subject to change.

# RFQ : Program Management Services

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**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

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<b>Date/Time</b>	<b>Activity</b>
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

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**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

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**Solicitation:** Expected January 2026

**Term:** Five Years

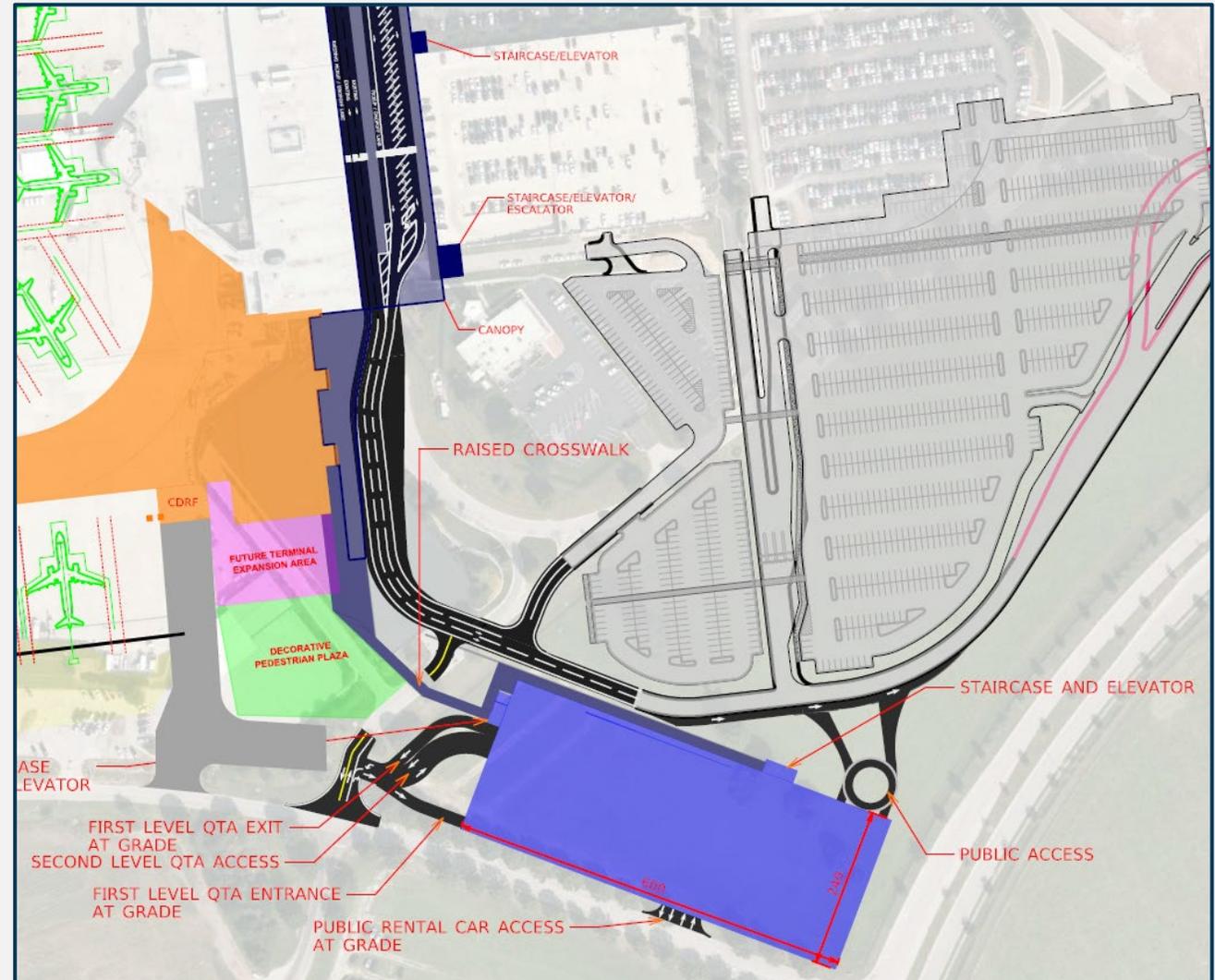
- **Scope:**

- 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

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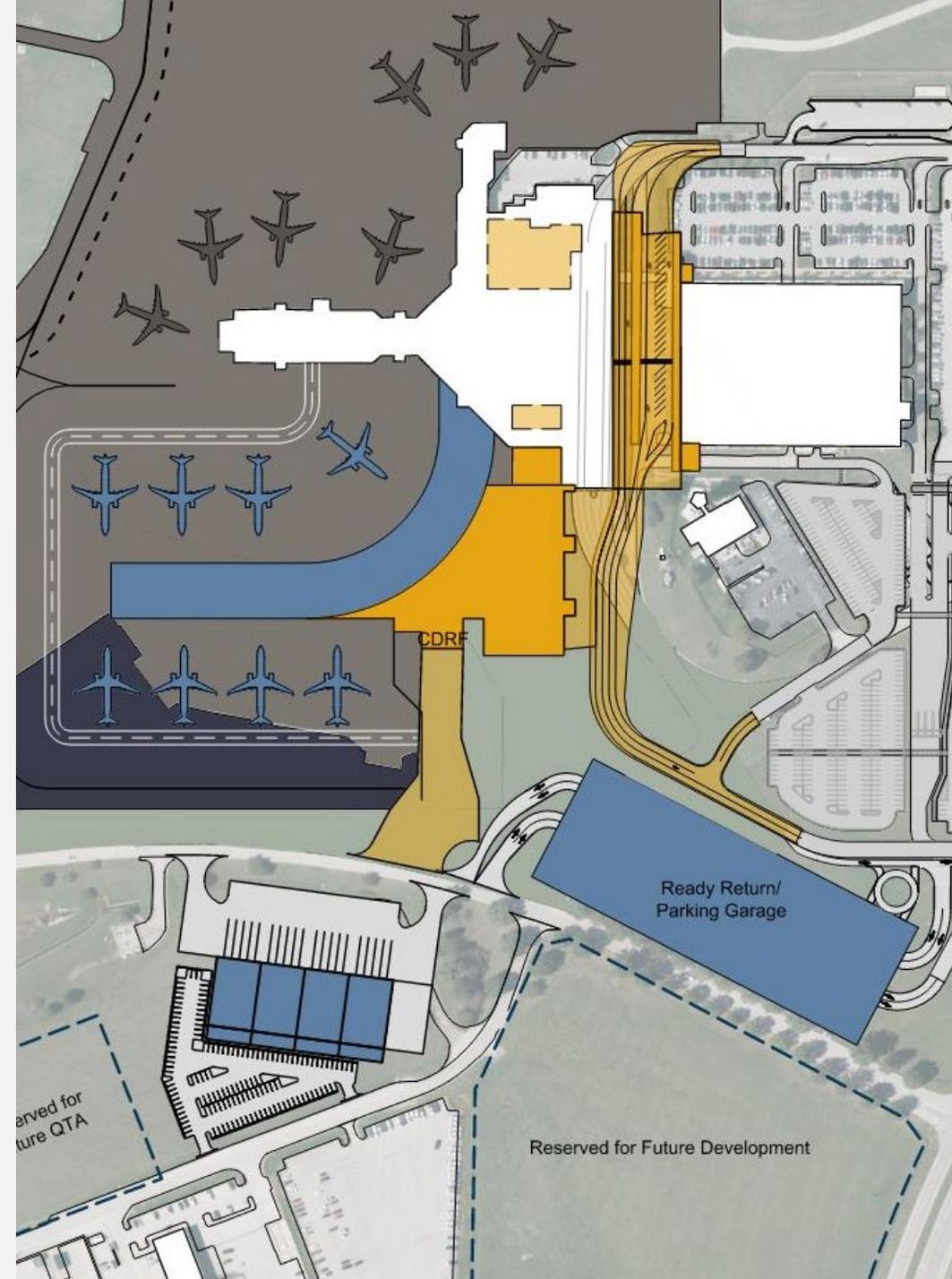
**Solicitation:** Expected September 2026

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

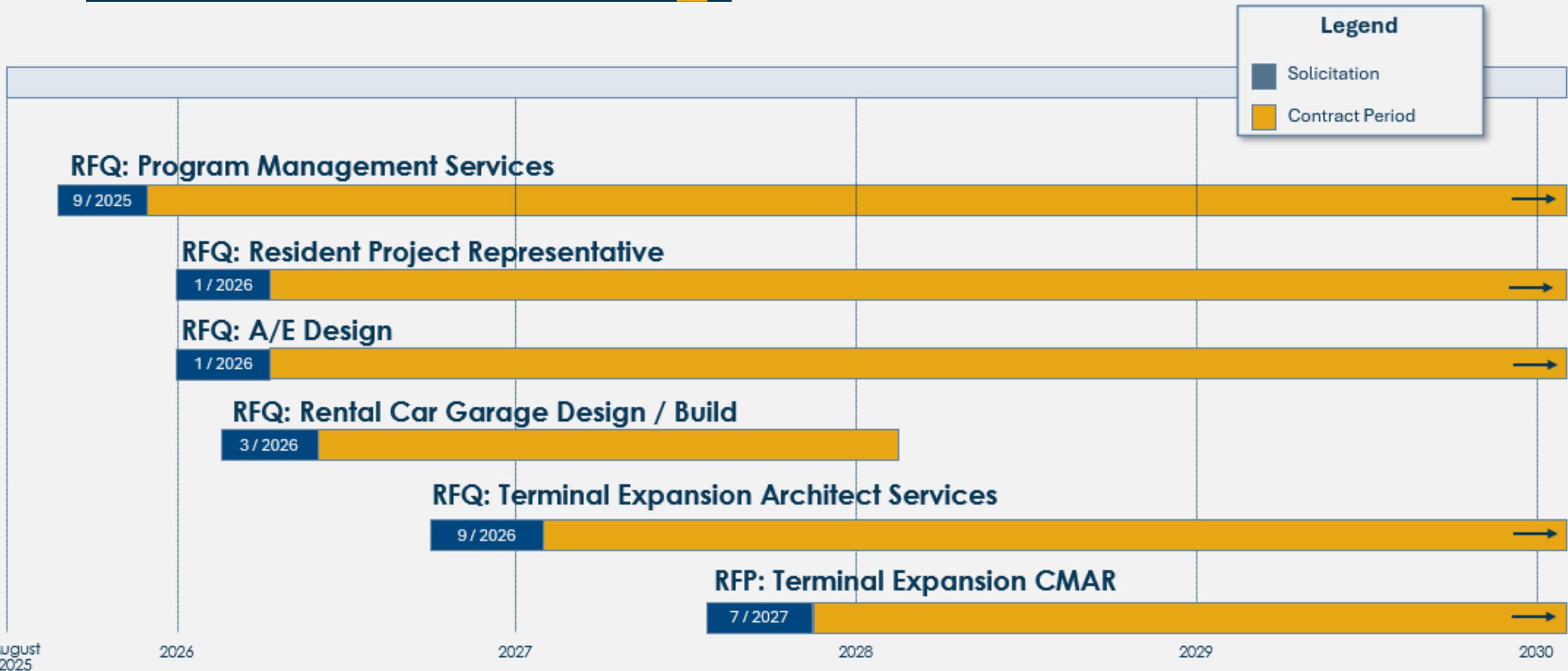
# RFP : Terminal Expansion CMAR

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**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	N/A	Not Precluded	Precluded	Not Precluded	Precluded	Precluded
RPR Services	Not Precluded	N/A	Precluded	Precluded	Precluded	Precluded
A/E Design	Precluded	Precluded	N/A	Not Precluded	Not Precluded	Not Precluded
Rental Car Garage	Not Precluded	Precluded	Not Precluded	N/A	Not Precluded	Not Precluded
Terminal Architectural	Precluded	Precluded	Not Precluded	Not Precluded	N/A	Precluded
Terminal CMAR	Precluded	Precluded	Not Precluded	Not Precluded	Precluded	N/A

# Q & A

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# Final Reminders

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- 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.