Agenda

- Process & Background
- Plan Refinement
  - Site
  - Terminal
- Phasing
- Cost Estimation
- Financial Analysis
- Next Steps

---- ADJOURN ----
Process & Background
Process Overview

Timeline - Site Selection

- 2014 -
  - First Planning Concept approved - South Quadrant
- April 2016-August 2016 -
  - HNTB Site Planning Study
- September 2016 -
  - Public Outreach
- October 2016 -
  - Board Approval
Task 1 Overview

EAST:
• Terminal Functions only

SOUTH:
• Relocated Signature, DMFS & Hondajet with other GA/Corporate future facilities
• Cargo maintained
• Airline Maintenance
• GA/T-Hangars can expand
• Separates terminal functions
Task 1 Overview: East Quadrant

Key Factors:
- New terminal building close to existing for minimal walking distances to parking
- Accommodates required aircraft parking positions
- New Deice Pad & maintains existing infrastructure
- Corrects Airfield issues
- Maximizes Landside area for future growth
- Flexible airside for future expansion

DEICE PAD
NEW TERMINAL
NEW GARAGE = 870 SPACES (RENTAL+SHORT TERM)
Task 1 Overview

Key Factors:
- New 4-level parking structure
  - Rental Car
  - Public Parking
  - Pedestrian bridge
- Conditioned walkway to existing long term garages
- New entry and exit plazas
- Longer curbside
- Maximizes Landside area for future growth

Pedestrian Access
Parking Entry
Parking Exit
Timeline – New Terminal Programming

- January 2017 –
  - Task 2 Kickoff
- Airport Workshops –
  - 1/18/17
  - 3/2/17
  - 3/30/17
  - 6/8/17
  - 6/29/17
  - 8/9/17
  - Weekly Discipline Meetings
- 9/12/17 – Board Workshop
- 9/26/17 – Public Workshop
- 11/14/17 – Board Presentation
- 12/12/17 – Board Acceptance
Site Update
DSM International Airport

Airside – Overall Site – Phase 1 (MAP 3)

- Deice Pad
- Relocated Stormwater Control Building
- New Terminal
- RON
Airside - Overall Site - Phase 2 (MAP 4)
Landside - Overall Site - Phase 1 (MAP 3)

- New Fleur Entrance
- New Cell Phone Lot
- New Exit Plaza
- Future Long Term
- New Garage & Rental Car Lobby
- Existing Economy Lot
- Existing Long Term
- New Terminal
- Loading Dock
- Taxi Queue Hold
- New Detention Basin
- New Entry Plaza and Roadway Loop
Terminal Area Parking & Rental Car
## Landside - Landside Requirements

<table>
<thead>
<tr>
<th>Terminal Area</th>
<th>Existing Supply</th>
<th>MAP 3</th>
<th>Hybrid - MAP 3</th>
<th>New Terminal Plan</th>
<th>MAP 4</th>
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<td>Short-Term (Hourly)</td>
<td>98</td>
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<td>340</td>
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<td>Long Term Existing Garage</td>
<td>1452</td>
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<td>1,682</td>
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<tr>
<td>Long Term New Garage</td>
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<td>362</td>
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<td><strong>Sub-total Terminal Area</strong></td>
<td><strong>2,073</strong></td>
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<td><strong>2,575</strong></td>
<td><strong>2,575</strong></td>
<td><strong>2,701</strong></td>
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</table>

| Rental Cars                          |                 |       |                |                   |       |       |
| Rental Car Ready                     | 435             | 348*  | 348*           | N/A**             |       | 477*  |
| Rental Car Return                    |                 | 246*  | 246*           | N/A**             |       | 337*  |

135,566 SF 165,000 SF 165,000 SF 183,881 SF 226,780 SF

*320 SF/stall for ready stalls; 220 SF/stall for return stalls.

**Number based on a square-foot analysis
New Garage

- Long-term Parking
- Short-term Parking
- RAC Parking
- Vertically Circulated
- RAC Access
- Short-term Ramp
- RAC Lobby
Landside - Connection to Terminal
Level 1A

- Long Term Surface Lot – 181 spaces
- Future Long Term – 300 spaces
- Existing Long Term Garage
- Short-term Parking
- RAC Parking
- RAC Access
- RAC Lobby
- Short-term Ramp
- Long-term Parking
Level 1B

**Legend:**
- **Yellow**: Long-term Parking
- **Brown**: Short-term Parking
- **Light Blue**: RAC Lobby
- **Light Green**: RAC Parking
- **Light Green**: RAC Access
- **Light Red**: Short-term Ramp
Landside - Rental Car Lobby

Level 2

Level 1
Level 2

Future Elevated Pedestrian Walkway to Long Term Garage

Potential Short Term expansion

Terminal Bridge

Short Term - 176 spaces

- Long-term Parking
- Short-term Parking
- RAC Lobby
- RAC Parking
- RAC Access
- Short-term Ramp
Level 3

- DSM International Airport
- Existing Long Term Garage
- New Long Term Garage - 191 spaces
- Long-term Parking
- Short-term Parking
- RAC Lobby
- RAC Parking
- RAC Access
- Short-term Ramp
Level 4

- Existing Long Term Garage
- New Long Term Garage—191 spaces (with solar panel canopy)
Terminal
Site Overview
Level 1
Level 1 - Ticketing

Option 1

Option 2

Option 3

Option 4
Level 1 - Baggage Systems
Level 0
Level 2
Overall Concept Plan - Level 2

Aircraft Fleet Mix
• (14) Group III - A321/737-900
Level 2 - Security Checkpoint

- Standard/Economy - 4 LANES
- Precheck - 2 LANES
- KCM - Dedicated Corridor
Level 2 - Concessions

DSM International Airport

- **Kitchen** - 1,129 SF
- **Center Specialty Retail** - 1,125 SF
- **Central Restaurant** - 2,684 SF
- **Center Convenience Retail** - 1,961 SF
- **Café + Seating** - 1,772 SF
- **Central Pre-Security Storage** - 158 SF
- **Coffee + Seating** - 1,420 SF
- **Central Post-Security Storage** - 65 SF
- **North Convenience Retail** - 623 SF
- **North Post-Security Storage** - 185 SF
- **South Convenience Retail** - 818 SF
- **South Post-Security Storage** - 185 SF
- **Food Court Seating & Queueing** - 3,131 SF
- **(3) Food Court Units** - 2,551 SF
- **Pre-Secure Retail** - 798 SF

Additional North Concessions

Additional South Concessions
Level 2 - Landside Mezzanine - View from Bridge

- DSM Admin
- Landside Concession
- From Gates
- Meeter/Greeter
- To Security/Gates
Level 2 – Airside Concession Core (View from SSCP Exit)
Level 3
Terminal Massing
Terminal Massing - Airside
Terminal Massing
Terminal Massing
Phasing
Site - Existing

Available Aircraft Positions
- 12 Contact
- 9 RON
- 21 Total Positions
ENABLING PROJECTS

1. Relocate building 33/34
2. New public parking
3. New Cargo Deicing Pad
4. Relocate cargo to Building 31
5. Demo building 35
6. New south roadway improvements + parking
7. Relocate signature & DSM flying services to new site
8. Relocated Building 32 - FedEx
9. New south phase 1 apron
10. New taxiway entry
11. Fuel road enhancement
Phase 1

- Relocate GA Campus
- New entry at Cowles Drive
- New roadway loop
- New entry plaza
- New Terminal Apron
- South C-Gates temporarily removed
Phase 2

- New Garage and Rental Car Facility
- New exit plaza
- Temporary Loading Dock
- South C-Gates permanently disabled
- New Terminal commences construction
Phase 3

- New terminal opens with 9 gates and a temporary bridge to Concourse A
- Concourse C is demolished
- New apron pavement and deicing pads
- Temporary bridge is removed
- New terminal opens 3 more gates
Phase 4

- A Concourse and stem are demolished and replaced with apron pavement
- New terminal opens last 2 gates
- Landside processor is demolished
- Roadway loop is completed
Phase 5

• New long term parking lot
• New Skywalk (per demand)
Cost Estimation
Terminal Comparison

Existing Terminal
- 265,715 SF Total
- 12 Gates (smaller fleet mix)
- 22,142 SF/ Gate

New Terminal
- 338,414 SF Total
- 14 Gates (larger fleet mix)
- 24,172 SF/ Gate

Wichita
- 275,201 SF Total
- 12 Gates (smaller fleet mix)
- 22,933 SF/ Gate
Comparison – Airside

**Existing Terminal**
- 265,715 SF Total
- 12 Gates (smaller fleet mix)
- 22,142 SF/Gate

**New Terminal – MAP 3**
- 338,414 Total
- 14 Gates (larger fleet mix)
- 24,172 SF/Gate

**New Terminal – MAP 4**
- 406,253 Total
- 18 Gates (larger fleet mix)
- 22,569 SF/Gate
## Cost Estimation

### Owner's Soft Costs

<table>
<thead>
<tr>
<th>Service</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Architecture/Engineering Fees</td>
<td>8.0%</td>
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<tr>
<td>Program Management Fees</td>
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<td>Program Contingency (Planning Phase)</td>
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<td>CMAR Fees</td>
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<td>CMAR General Requirements/CMAR Overhead</td>
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<td>Testing</td>
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<td>Inspection</td>
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<td>QA/QC Services</td>
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<td>Insurance</td>
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<td>Bonds</td>
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<td>Administrative Fees</td>
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<td><strong>Total</strong></td>
<td><strong>22.25%</strong></td>
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Previously 5%  
Previously 1.75%
### Comparison - Terminal

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<thead>
<tr>
<th>Category</th>
<th>Existing Terminal</th>
<th>2014 Report</th>
<th>2017 - New Terminal</th>
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<td>Administration</td>
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<td>Airline Operations</td>
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<td>Circulation</td>
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<td>Vertical Circulation</td>
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<td><strong>Total</strong></td>
<td><strong>265,715</strong></td>
<td><strong>236,020</strong></td>
<td><strong>338,414</strong></td>
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### Cost Estimation

<table>
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<tr>
<th>Description</th>
<th>Cost</th>
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<tr>
<td><strong>12 Site - Airside</strong></td>
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<tr>
<td>Demo GA Apron/C Concourse Apron</td>
<td>$72,458,319</td>
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<tr>
<td>Apron Pavements &amp; Surfaces</td>
<td>$9,501,897</td>
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<tr>
<td>Utilities/Lighting/Signage</td>
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<td>Glycol Systems</td>
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<td><strong>13 Site - Landside</strong></td>
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<tr>
<td>Roadways</td>
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<td>Demo of existing roadways</td>
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<td>Site Utilities</td>
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<td><strong>17 Terminal Building</strong></td>
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<td>New Terminal Building</td>
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<td>Demo of existing Concourse</td>
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<td>Demo of existing Landside Terminal</td>
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<td>1B LS Roads &amp; Utilities</td>
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<td><strong>18 New Parking Garage, Option 1</strong></td>
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Next Steps:
9/26 - Public Meeting
11/14 - Board Presentation
12/12 - Board Meeting