

**NOTICE OF PUBLIC MEETING
PHOENIX AVIATION ADVISORY BOARD
PLANNING AND DEVELOPMENT SUBCOMMITTEE**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PHOENIX AVIATION ADVISORY BOARD, PLANNING AND DEVELOPMENT SUBCOMMITTEE** and to the general public, that the **PLANNING AND DEVELOPMENT SUBCOMMITTEE** will hold a meeting open to the public on **Tuesday March 4, 2025 at 2:30 p.m. located at the City of Phoenix Aviation Department, 3 North Conference Room, 2485 E. Buckeye Road, Phoenix, Arizona 85034, or via WebEx teleconference.**

Meeting Attendance Options:

- **Watch the meeting virtually using the WebEx link provided below.**

<https://cityofphoenix.webex.com/weblink/register/r615513679fe8f79eb39655147b2f9ce4>

- **Call-in to listen to the meeting**, dial 602-666-0783 and Enter Meeting ID 2866 725 4598 #. Press # again when prompted for attendee ID.
- **Attend the meeting in-person at the Aviation Headquarters**

Public Comment: If you wish to provide a written comment or speak at the meeting virtually or by phone, please submit a request to pearl.meza@phoenix.gov no later than 10 a.m. on Tuesday, March 4, 2025. The email should include your first and last name, email address, the item number(s) and whether you would like your comment read into the record or if you wish to speak. Those who wish to attend in person may submit a request to speak by completing a speaker card at the registration desk at the beginning of the meeting.

One or more board members may participate via teleconference. Agenda items may be taken out of order.

The agenda for the meeting is as follows:

CALL TO ORDER

MINUTES OF MEETING

1. **For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on January 7, 2025.**

INFORMATION ONLY (ITEM 2)

2. Recent Construction Contract Awards

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with an informational report on Title 34 contracts approved by the Phoenix City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

INFORMATION AND DISCUSSION (ITEMS 3 - 4)

3. Phoenix Sky Harbor International Airport – Construction Update

This report provides the Planning and Development Subcommittee with an update on the progress of multiple airport construction projects.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

4. Phoenix Sky Harbor International Airport Land Reuse Update

This report provides the Planning and Development Subcommittee with an update on recent activity with airport-owned land in the noise-impacted areas to the west of Phoenix Sky Harbor International Airport since the December 2024 Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

CALL TO THE PUBLIC

This is the time for the public to comment. Members of the Subcommittee may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. Section 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later time.

ADJOURNMENT

For further information, please call Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. For further documentation on this meeting, please visit skyharbor.com.

Persons with a disability may request a reasonable accommodation, please contact Pearl Meza, Management Assistant II, Aviation Department at 602-273-3382. Or 7-1-1 friendly.

The next Planning and Development Subcommittee meeting is scheduled to take place Tuesday, May 6, 2025.



**PHOENIX AVIATION ADVISORY BOARD
PLANNING & DEVELOPMENT SUBCOMMITTEE
SUMMARY MINUTES
January 7, 2025**

Meeting held in person and via WebEx

Subcommittee Members Present

David Shilliday - Chairperson
Sandra Ferniza

Subcommittee Members Absent

Verma Pastor

Staff Present

Andrew Durket	Jennifer Maples	Pearl Meza
Anne Kurtenbach	Karen Ratliff	Roxann Favors
Carolina Potts	Marshall Kain	Ryan Hartnett
Chad Makovsky	Matthew Heil	Sarah Demory
Chris Baranowski	Michael O'Shaughnessy	Sean Larkin
Gabriel Nevarez	Mike Pluff	

Members of the Public Present

Mark Carlisle

CALL TO ORDER

Chairperson Shilliday called the meeting to order at **2:30 p.m.**

MINUTES OF MEETING

- 1. For Approval or Correction, the Minutes of the Planning and Development Subcommittee Meeting on December 12, 2024.**

A motion was made by Ms. Ferniza, seconded by Mr. Shilliday, that this item be approved.

No public comments.
The motion carried.

INFORMATION ONLY (ITEM 2)

2. Recent Construction Contract Awards

This item was for information only.

INFORMATION AND DISCUSSION (ITEM 3)

3. Airport Construction Update

Ms. Candace Huff provided an update on several construction projects at the airport.

Ms. Huff first discussed details of the new Terminal 3 North 2 concourse, noting that design is led by HOK Group, Inc., with McCarthy Building Companies, Inc. as the contractor. Expected construction costs are approximately \$356 million, financed through airport revenue bonds. Currently, small business enterprise participation is set at 7.5%, with potential increases as new contracts are executed.

She then provided an overview of the concourse layout, schedule and related necessary enabling work. The project features a marketplace concept, which includes a club space, outdoor patio, and multiple hold rooms. The mezzanine lounge will provide views of the airport and taxiway, enhancing the traveler experience.

Ms. Ferniza asked if the idea of a patio is new to our terminals.

Ms. Huff responded that it is a new concept.

Next, Ms. Huff provided an update on the Taxiway U project, which is currently under excavation. The construction, led by designer Gannett Fleming and contractor Kiewit, has a construction budget of approximately \$279.5 million, and is funded through grants, passenger facility charges, and airport improvement funds. The disadvantaged business participation stands at 7%, with efforts expected to enhance this figure as the project progresses.

The crossfield taxiway design is aimed at improving operational efficiency, connecting taxiways C and D while allowing better aircraft circulation between the north and south airfields once fully operational.

She then outlined other ongoing improvements at the airport, with a specific focus on the upcoming roadway construction related to the taxiway. The project

involves significant changes to the cargo apron and buildings, including the relocation of tenants and the repurposing of cargo facilities.

Ms. Huff noted that the project commenced in April 2024 and is scheduled for completion by the end of 2027.

Ms. Huff then presented the Terminal 4 Central Plant upgrade. The central plant project, designed by Smith Group and contractor Holder Construction, is estimated to cost around \$125 million, supported by grants and Passenger Facility Charges.

Ms. Huff then presented the Terminal 4 Parking Garage solar canopy project, designed by WH Pacific Inc. and contracted to Ameresco, Inc. with anticipated costs of approximately \$28 million. Future installations are planned at the 44th Street and 24th Street surface parking lots.

Ms. Huff noted that staff is also looking at electrochromic glazing for the Terminal 3 concourse project, to mitigate heat load, recycling strategies during demolition, to minimize waste, and plans to install electric vehicle charging stations for ground service equipment.

Mr. Shilliday asked if the airport mezzanine patio lounge would be accessible to anyone at the airport.

Ms. Roxann Favors stated it would be exclusive to those who pay for access to the lounge.

Mr. Shilliday asked if there is a target percentage of involvement that should be sought for disadvantaged business enterprises.

Ms. Huff stated that the city works to maximize participation, but it is based on the type of project, contractors and suppliers.

Mr. Shilliday asked how best to communicate the benefits associated with the implementation of Taxiway U.

Ms. Huff stated the proposed improvements will enhance operational efficiency at the airport by optimizing capacity and reducing the reliance on the two central crossfield taxiways for north-south access.

Ms. Ferniza inquired whether the window tinting is comparable to the installation that was performed on the new Terminal 4 concourse.

Ms. Huff stated yes, the window system being discussed is an electronic shading solution designed to adjust its transparency based on the time of day, providing shade during peak heat hours and transitioning to clear glass in the evening. She

also noted that the airport is considering implementing similar electrochromic glazing or films in other areas to manage increasing energy costs effectively.

Ms. Ferniza asked what the qualifications are for the airport's disadvantaged business enterprise program.

Ms. Huff replied that it is primarily a combination of a company's revenue and the number of employees.

SUBCOMMITTEE INFORMATION AND FOLLOW-UP REQUESTS

None.

CALL TO THE PUBLIC

None.

ADJOURNMENT

The meeting adjourned at **2:58 p.m.**

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Recent Construction Contract Awards

Description

This report provides the Planning and Development Subcommittee of the Phoenix Aviation Advisory Board with an informational report on Title 34 contracts approved by the Phoenix City Council since the last Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION ONLY.

Report Summary

City Council approved the four items below:

Phoenix Sky Harbor International Airport Terminal 3 Recirculation Roadway Improvements - Design-Bid-Build Services

City Council approved an agreement with Lincoln Constructors Inc. for Design-Bid-Build Services for the Phoenix Sky Harbor International Airport Terminal 3 Recirculation Roadway Improvements Project in an amount not to exceed \$1,078,663. The purpose of this project is to provide interim improvements to reduce recurring traffic congestion issues near the western end of Terminal 3 roadways. More significant roadway realignment will occur with the future construction of the New West Terminal.

Phoenix Sky Harbor International Airport Terminal 4 Vertical and Horizontal Transportation System Modernization Phase II - 2-Step Construction Manager at Risk Construction Services Amendment

City Council approved an amendment to Agreement No. 160212 with CHASSE Building Team, Inc. to provide additional Construction Manager at Risk Construction Services for the Phoenix Sky Harbor International Airport Terminal 4 Vertical and Horizontal Transportation System Modernization Phase II project. This amendment increased the agreement by an additional \$5 million, for a new total amount not to exceed \$50 million. The purpose of this project is the modernization and replacement of critical elevators, escalators, and moving walkways as part of ongoing airport efforts to improve terminal operation and enhance the passenger experience.

Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I - Professional Services

City Council approved an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide Professional Services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Facilities and Services Tonto Lot Campus Phase I project in an amount not to exceed \$1,900,000. The purpose of this project is to develop

a campus for the Facilities and Services Division as identified by the Comprehensive Asset Management Plan at Phoenix Sky Harbor International Airport.

Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements - Professional Services

City Council approved an agreement with M. Arthur Gensler Jr. & Associates, Inc. to provide professional services for architectural and engineering program validation, design, and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements project in an amount not to exceed \$2,000,000. The purpose of this project is to make modifications to the passenger processor and improvements to baggage handling system operations.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

These items are for information only.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E. Aviation Director
Subject:	Phoenix Sky Harbor International Airport – Construction Update

Description

This report provides the Planning and Development Subcommittee with an update on the progress of multiple airport construction projects.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

The Aviation Department Design and Construction Services Division is responsible for developing airport facilities to support the Department’s vision of providing extraordinary airports for a thriving Phoenix. Staff will provide an update on a number of airport infrastructure projects, including:

- Crossfield Taxiway U Project
- Terminal 4 Central Utility Plant Upgrades Project
- Terminal 3 North 2 Concourse Project and Associated Enabling Projects

Financial Impact

The three listed infrastructure projects account for over \$1.1 billion in capital investment.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Recommendation

This item is for information and discussion.

PLANNING AND DEVELOPMENT SUBCOMMITTEE REPORT	
To:	Planning and Development Subcommittee
From:	Chad R. Makovsky, A.A.E Aviation Director
Subject:	Phoenix Sky Harbor International Airport Land Reuse Update

Description

This report provides the Planning and Development Subcommittee with an update on recent activity with airport-owned land in the noise-impacted areas to the west of Phoenix Sky Harbor International Airport since the December 2024 Planning and Development Subcommittee meeting.

THIS ITEM IS FOR INFORMATION AND DISCUSSION.

Report Summary

The Phoenix Sky Harbor International Airport Land Reuse Strategy was developed in 2017 to guide how the Aviation Department would implement adaptive reuse of “noise lands” purchased through the airport’s Voluntary Acquisition and Relocation Services program.

In close coordination with the Aviation Department, the Community Economic Development Department (CEDD) is charged with leading the execution of the Land Reuse Strategy to ensure land disposal efforts align with community goals while ensuring compliance and compatibility with airport operations. CEDD continues to market and dispose of airport-owned property to encourage compatible development projects.

Public Outreach

Staff’s development of the Land Reuse Study was accomplished through numerous community meetings and input.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road.

Recommendation

This item is for information and discussion.