

(d)2 AIRPORT ASSET PRESERVATION AND EXPANSION STATUS REPORT

Presenters:

Mookie Patel, Director of Aviation

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SAN JOSE
MINETA
INTERNATIONAL
AIRPORT

Transportation and Environment Committee
December 01, 2025

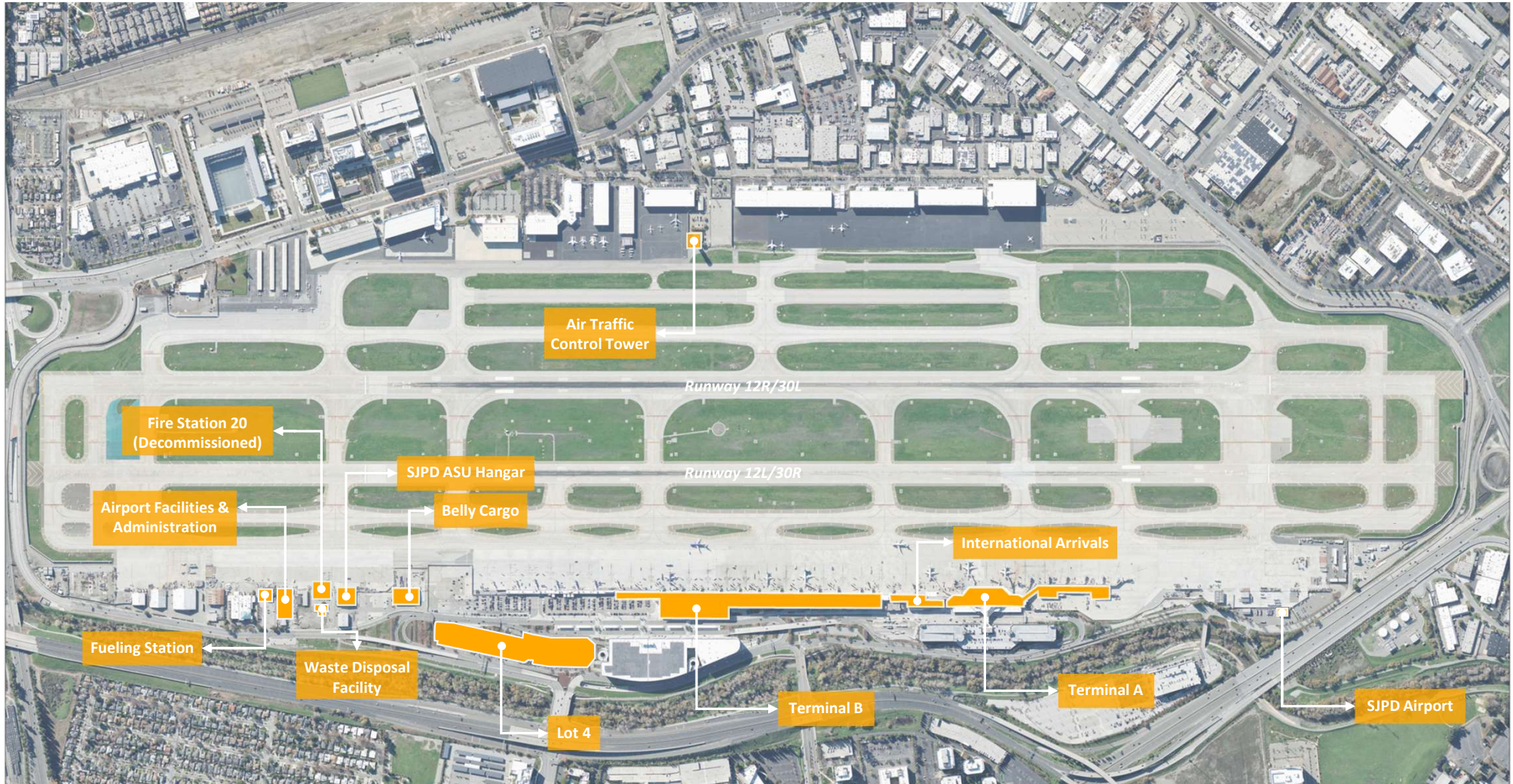
Agenda

01. Existing Master Plan Update

02. Asset Preservation Plan Update

1.0

Master Plan Update



SJC's Annual Passenger Trends *(by Calendar Year 1999-2019)*



Interim 6 gate Facility

- Construction of 6 temporary gates to account for the unprecedented growth
- In 2018, SJC was experiencing 14M passengers
- Airport Expansion Plans include a trigger of 16M passengers for TB expansion
- SJC needed immediate gate capacity to accommodate airline growth and flights
- Schedule: Construction Started in November 2018 and facility opened in June 2019.
- Cost: \$58 Million



New Aircraft Rescue & Firefighting (ARFF) Station 20

- Project Scope: Construction of an 18,300 square foot building with a modern hybrid design for ARFF capabilities. Includes ten firefighter dormitories, kitchen, laundry and training rooms. There are five apparatus bays designated for airport use with direct access to the airfield.
- Schedule: Completed March 2022.
- Cost: \$18 Million (89% grant funded)
 - ✓ Excludes Measure T funding



ARFF Station 20 from Coleman Ave.



ARFF Station 20 from airside.

New Facilities & Engineering Campus

- Project Scope: The new Facilities Division site hosts two (2) building structures, an Administration and Shops Building and a Fleet Maintenance Building
- Schedule: Construction started June 2023, and completed in June 2024
- Cost: \$37 Million



Facilities Administration Building



Facilities Vehicle Maintenance Building

New SJPD ASU Hangar

- Project Scope: Construction of a single story 7,500 sf building with one Hangar area for helicopter use and a bid alternate for a second 3,500 sf hangar for fixed wing aircraft.
- Schedule: Start of construction in 2024 with completion in early 2026.
- Cost: Estimated at \$18 Million (*Measure T funded*)



PD Hangar Renderings



Future Belly Cargo Facility

- Project Scope: Construction of a New Belly Freight and Receiving Center facility.
- Schedule: TBD
- Cost: Estimated at \$65M in 2023



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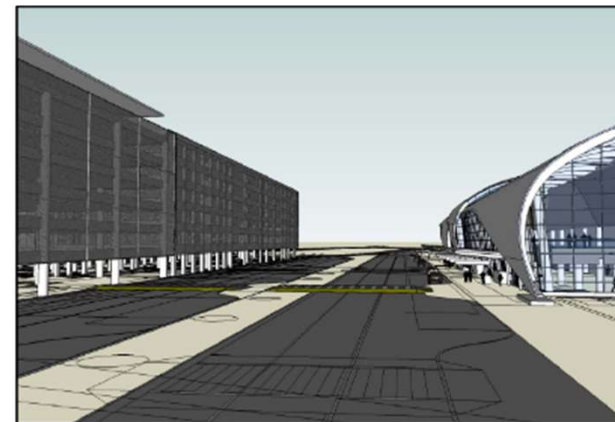
Future Airport Hotel

- Developer to build an on-site hotel at SJC



Future Terminal Parking

- Project Scope: Construction of a new multi-story short term parking structure to supplement parking spaces lost due to the Terminal C Expansion. This short-term garage will add up to 5,000 spaces once completed.
- Schedule: TBD
- Cost: Estimated \$200 Million in 2023



Parking Lot	Total Spaces Pre-Interim Facility	Current Number of Spaces	Total Spaces Post Terminal Expansion
Lot 4	717	717	0
Lots 5 & 6	1,286	887	0
New Terminal Parking	N/A	N/A	5,000
Net Gain of Parking Spaces	N/A	N/A	2,997

Future Terminal C

Project Scope: Replace eight (8) existing temporary gates (gates 29 - 36) and add an additional six (6) gates for a total of fourteen (14) new gates. This would bring the total number of gates at the Airport to 42.

Schedule: TBD

Cost: \$1.8 Billion at 2023

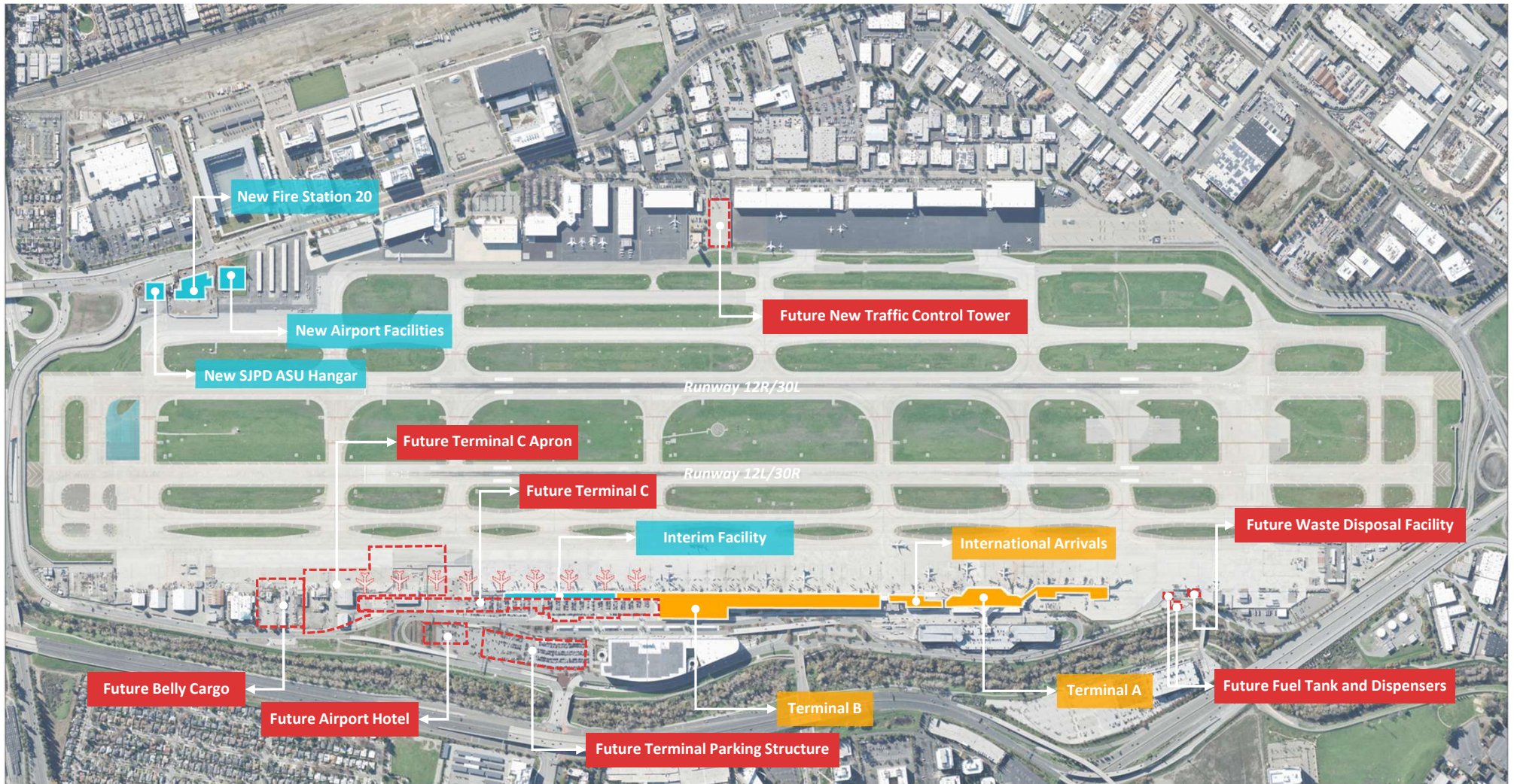


Landside Perspective

Future Air Traffic Control Tower

- Project Scope: FAA replacement of the existing Air Traffic Control Tower (ATCT) and base building facility.
- Schedule: Construction anticipated to start in Fall 2026 and complete in Spring 2029

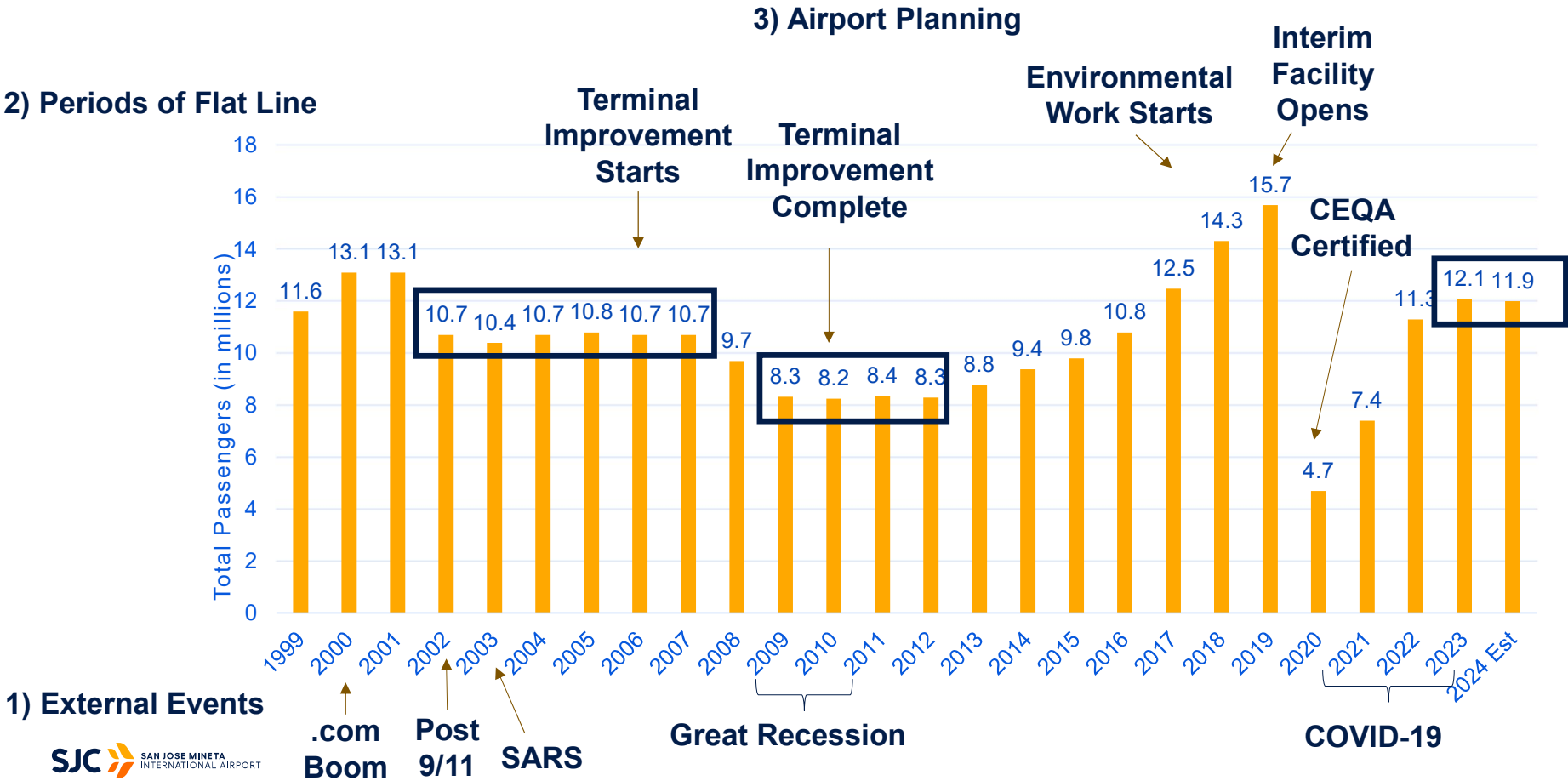




2.0

Asset Preservation Plan

SJC's Annual Passenger Trends *(by Calendar Year 1999-2024)*



Objective

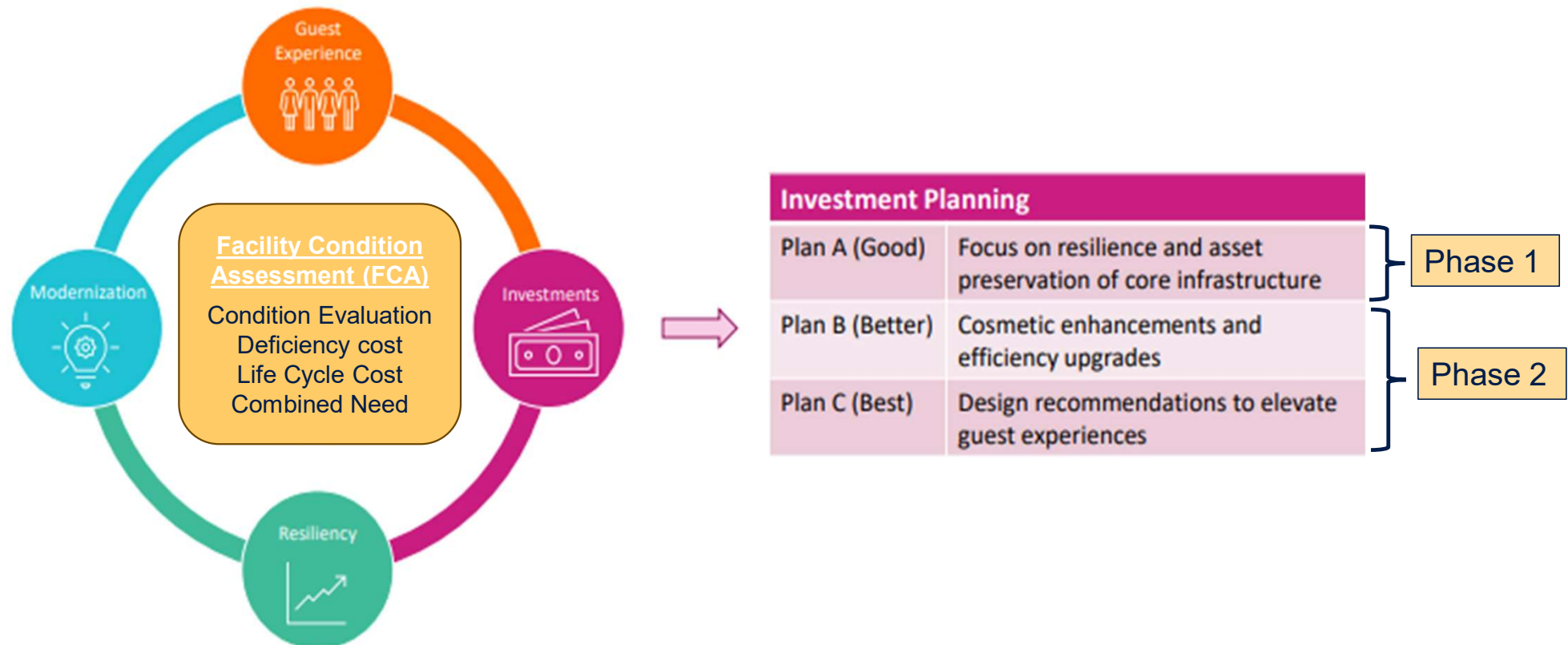
- Post-pandemic recovery has been slow for SJC.
- SJC is focused on preserving Terminal infrastructure for sustained, resilient, and long-term performance of its assets and utilities.

Asset Preservation – Two-Phased Approach

- Develop a comprehensive investment plan to address immediate core infrastructure needs – Phase 1 (Complete)
- Explore ways to enhance asset conditions, modernize operations, and elevate passenger experience – Phase 2 (Future Effort)

Asset Preservation – Overview

A two-phased approach to developing a Comprehensive investment plan



Facility & Systems Assessed

Building	Size (in Square Feet)
Terminal A+ (Gates 1 to 8)	74,700 ft2
Terminal A (Gates 9 to 14)	261,518 ft2
Terminal FIS (Gates 15 to 16)	94,735 ft2
Terminal B (Gates 17 to 30)	552,674 ft2
Interim Facility (Gates 31 to 36)	44,436 ft2
Central Utility Plant (CUP)	6,129 ft2
Total	1,034,192 ft2

Systems	Number of Assets Types Assessed
Conveyances	165
Electrical	784
Fire and Life Safety	18
Mechanical	445
Plumbing	216
Total	1628

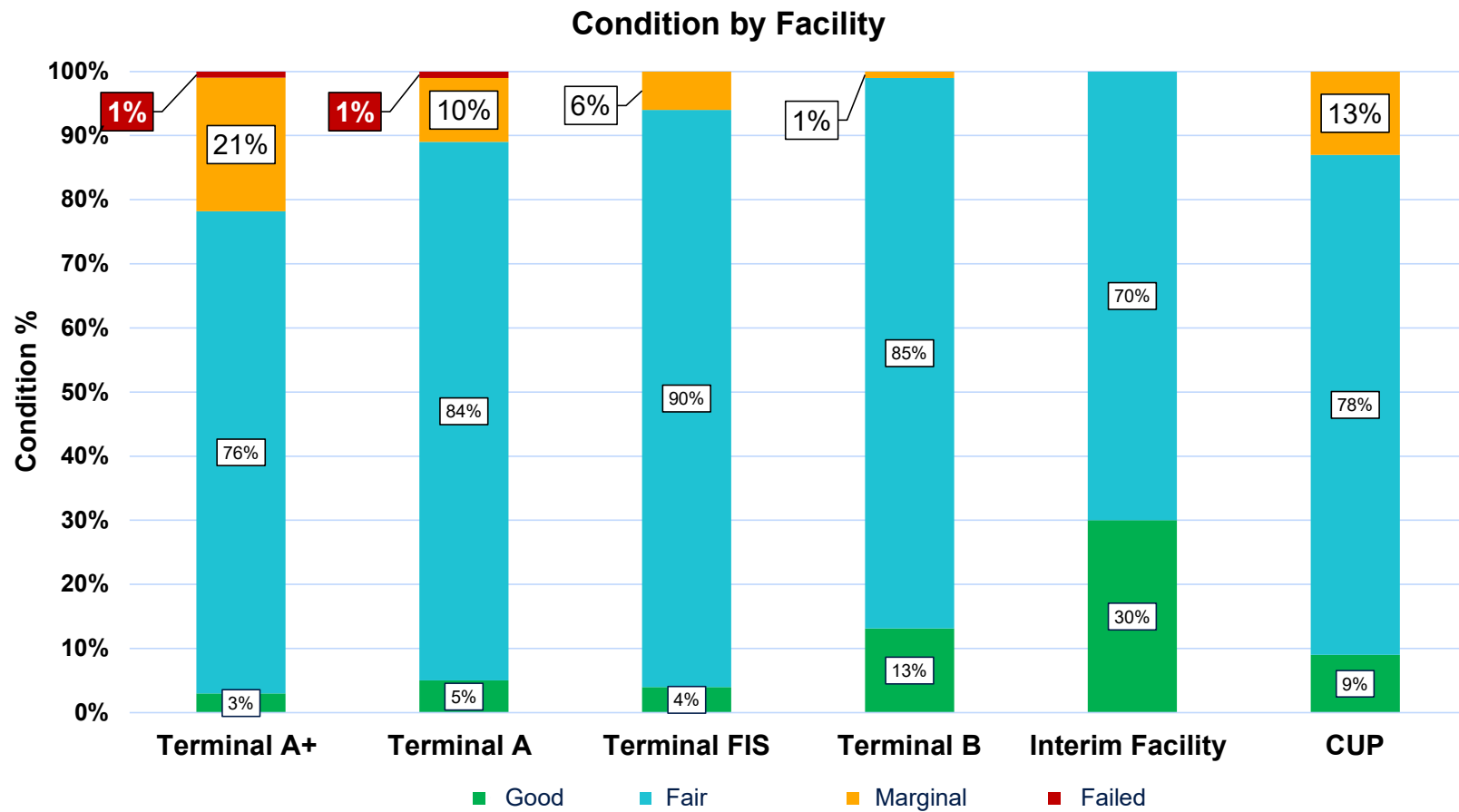
Exclusions:

- Baggage handling system, including carousels
- Functional testing of any Systems, assets, or equipment
- Ladders usage and utility equipment above the ceiling, as well as hidden equipment
- Structure and Foundation, exterior (site), roofing and interior finishes
- Underground storage tanks; sloped roofs, underground utilities, non-built-in kitchen equipment, confined spaces, portable buildings, and trailers
- Any specialized attraction equipment not integral to the building

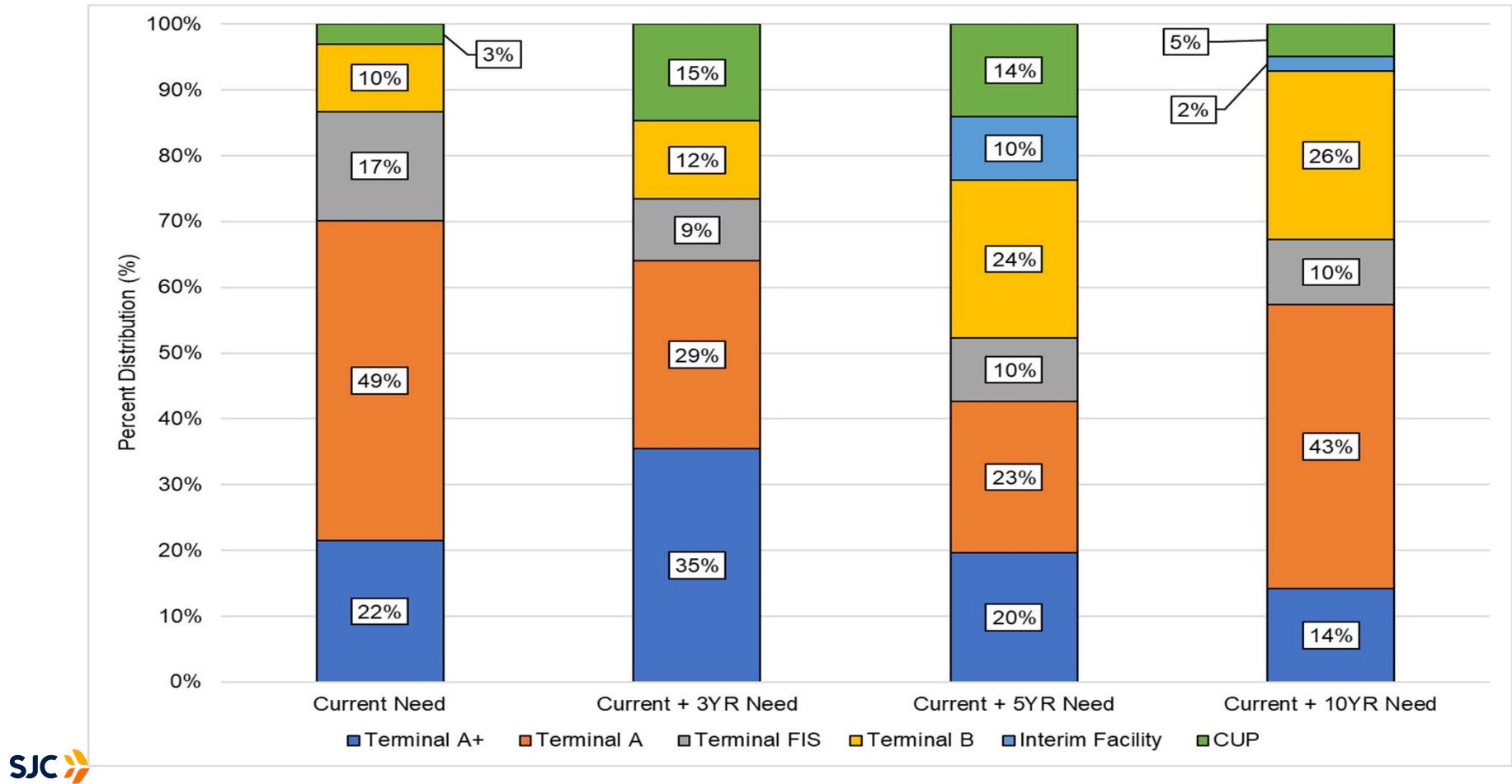
Schedule

Airport Program		FY 24	FY 25	FY 25	FY 25	FY 25	FY 26	FY 26	FY 26	FY 26	FY 27	FY 27	FY 27	FY 27
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1	Programming & Feasibility													
	Condition Assessment													
	Reporting													
	Comprehensive Investment Plan													
	O&M Project Excecuton													
	Phase 1 Capital Project Execution													
Phase 2	RFP Development													
	RFP Consultant Procurement													
	Assessment & Reporting													

Phase 1: Facility Condition Assessment



Current & Forecasted Need



Phase 1: Program Development & 5-Year Capital Investment Needs

Prioritized systems include:

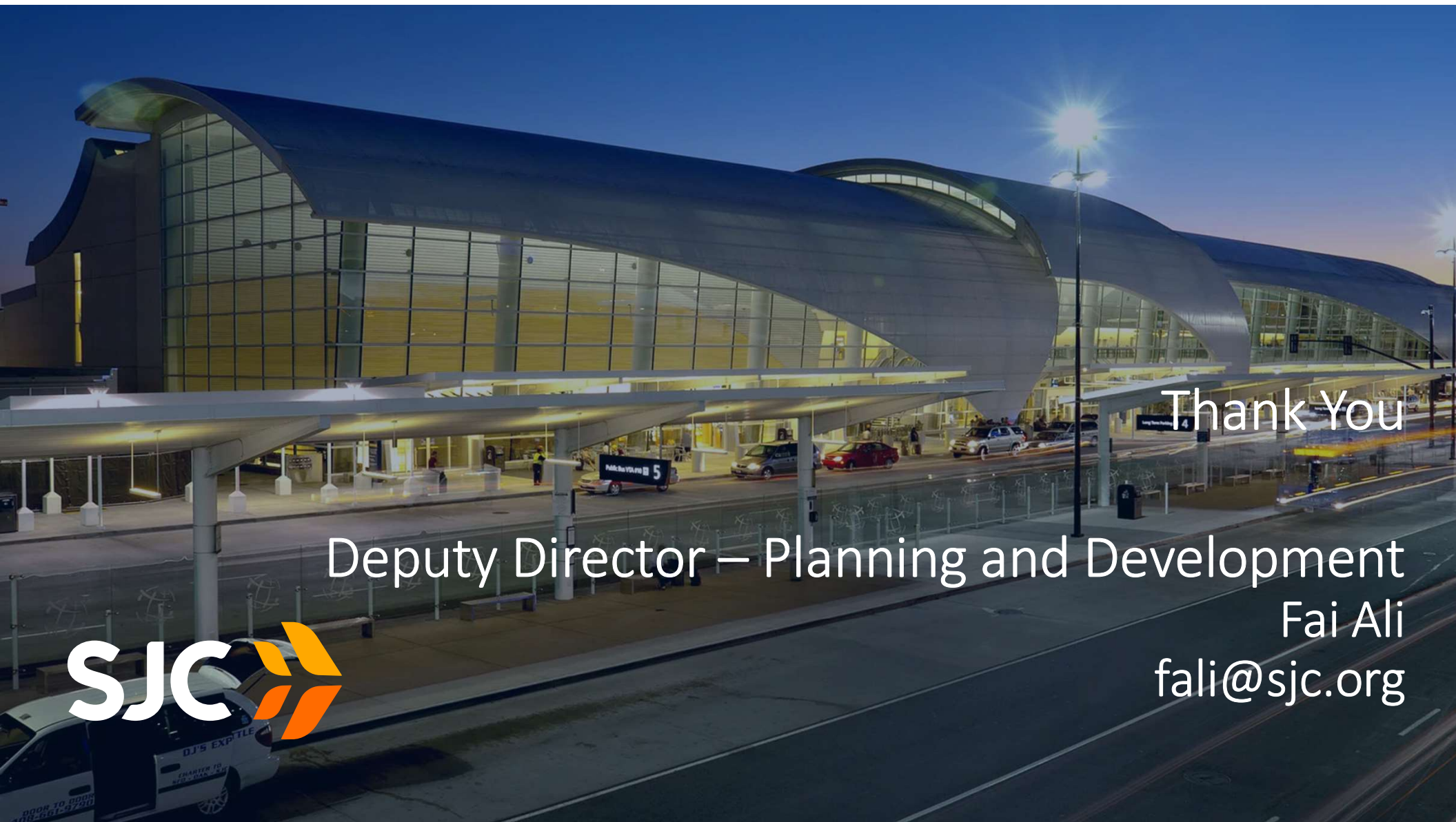


System	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Sanitary/Drainage Piping	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 3,000,000
Passenger Boarding Bridges	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
Electrical	\$160,403	\$ -	\$ 1,702	\$ 21,482	\$ 602,359
Conveyances	\$ 766,723	\$ 21,858	\$ -	\$ 334,337	\$ 362,508
Plumbing	\$ 9,045	\$ -	\$ -	\$ -	\$ 1,442
Fire and Life Safety	\$ 9,876	\$ -	\$ 1,208,746	\$ -	\$ -
Mechanical	\$ 441,632	\$ 1,204,557	\$ 1,714,383	\$ 1,116,859	\$ 273,434
Total	\$ 1,887,679	\$ 1,726,415	\$ 2,924,831	\$ 6,472,678	\$ 9,239,743
Cumulative Total	\$ 1,887,679	\$ 3,614,094	\$ 6,538,925	\$ 13,011,603	\$ 22,251,346
Total Cost (Assume 30% delivery cost)	\$ 2,453,983	\$ 2,244,340	\$ 3,802,280	\$ 8,414,481	\$ 12,011,666
Cumulative Total	\$ 2,453,983	\$ 4,698,322	\$ 8,500,603	\$ 16,915,084	\$ 28,926,750

Next Steps – Phase 2 (Future Effort)

Airport Program		FY 24	FY 25	FY 25	FY 25	FY 25	FY 26	FY 26	FY 26	FY 26	FY 27	FY 27	FY 27	FY 27
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 2	RFP Development													
	RFP Consultant Procurement													
	Assessment & Reporting													

- Explore investment opportunities to enhance operational performance through efficiency upgrades and cosmetic enhancements, with the consideration of elevating guest experience.
- To be addressed in a future service order, based on evaluation of passenger growth.



Thank You

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