Board of County Commissioners
Special Meeting Agenda

THURSDAY, OCTOBER 15, 2026, 3:00 PM
BOCC Meeting Room, 1st Floor
530 E Main St, Aspen, CO 81611

Zoom Meeting Link | Passcode: 418994 | Webinar ID: 880 5151 2619

3:00 PM **Joint Meeting with the Airport Advisory Board (AAB)**

3:00 PM Update on the Aspen/Pitkin County Airport ASE – Runway and Terminal Project

5:00 PM **Adjourn**

AGENDA and TIMES ARE SUBJECT TO CHANGE

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AGENDA ITEM SUMMARY

MEETING DATE: **October 15, 2026, Airport Advisory Board & Board of County Commissioners Joint Session**

AGENDA ITEM TITLE: Update on the Aspen/Pitkin County Airport ASE – Runway and Terminal Projects, with Discussion of Decision Making for Terminal Design Items

STAFF RESPONSIBLE: Ryan Mahoney, Deputy County Manager
Diane Jackson, Airport Director
Joe Christie, ASE Program Management Team
G.R. Fielding, ASE Program Management Team
Carter Strothman, ASE Program Management Team

ISSUE STATEMENT:
Following approval of the SD Alignment, the Terminal/Landside/Commercial Apron project is in the early weeks of the Design Development (DD) Phase. The purpose of today's joint meeting is for the ZGF/CCA Design Team to provide updates on their work to address the key findings and directions provided in BOCC Resolutions bocc.res.058.2026, bocc.res.067.2026 & bocc.res.096.2026. The meeting will also include preliminary discussions with AAB and BOCC for a cost-effective Opening Day program that still accommodates future phases of a master plan design.

The objective of this meeting is to maintain alignment on the direction of DD and preview forthcoming decisions that are critical to cost management, construction schedule and phasing that will be coming to the BOCC and AAB as we finalize this phase and move into Construction Documentation.

BACKGROUND:
The ASE terminal design process began in August 2025 in close collaboration with staff and airport stakeholders. Extensive community engagement, including the Terminal Design and Airport Multimodal Connectivity Task Forces, has informed each step of the process to date. The Schematic Design (SD) Alignment phase concluded in September 2026 to develop an Opening Day terminal design that aligns with the Common Ground Recommendations (CGR), maintains the 2027 construction schedule and recognizes the program budget limits.

At the conclusion of the SD Alignment phase, the AAB and BOCC directed the Terminal Design Team to move into DD and emphasized the importance of creating a fully functional terminal on opening day, while also acknowledging inherent space, schedule, and budget constraints, and the necessary phasing and trade-offs involved.

To conclude the DD phase by the end of 2026 and maintain the 2027 construction schedule, difficult decisions must be made based on the program budget for opening day, as well as the items that are prioritized for future phases. Significant items to be considered include, but are not limited to, an eighth gate, sustainability measures, jet bridges, baggage handling, multimodal transportation, parking, etc.

The current estimated terminal project cost is approximately $230M. The initial terminal capital budget is $191M. While we are still finalizing the budget and anticipate it will be revised upwards, we also know we cannot afford the full $230M project cost. The project management team is planning to work within the budget we have. The current DD phase must align the budget with the design and close the current budget gap by the end of 2026.

To do this, we must define what is operationally required on Opening Day. And prioritize what must be developed in future phases. This is the first of three meetings with the BOCC and AAB to review and discuss the design and project cost estimates as we work through and seek to finalize the DD phase.

KEY DISCUSSION ITEMS:
On September 23, the BOCC approved a resolution to formally advance ASE terminal design from schematic design (SD) to Design Development (DD), while preserving the scheduled 2027 closure construction phase. The full BOCC resolution is linked above.

As the AAB and the BOCC consider what is needed to successfully conclude the DD Phase, several discussion items have been identified:

1. Design progress/evolution and building changes that are supporting cost management and the 2027 construction schedule, while maintaining CGR alignment and improving construction phasing.

2. Review of the Terminal/Landside/Commercial Apron budget project elements, and the current design elements which are driving the construction costs up by approximately $20,000,000 to $40,000,000.

    a. Update on the seven (7) design recommendations as defined by schematic design resolution, and at this stage of design, discuss trending Rough-Order-of-Magnitude (ROM) construction cost estimates, which will be presented in more detail in November.

3. Preview of critical DD decisions needed by and before the end of 2026 to maintain budget and schedule. This includes what are we including on Opening Day, and what are we creating readiness for in future phases, such as:

    a. What are the baseline operational necessities and CGR must haves for Opening Day?
        i. Functional site (major cost driver)
        ii. Sustainability baseline (readiness for future improvements)
        iii. Eighth gate with comfortable hold rooms
        iv. Parking (equivalent to today and compatible with future phases)
        v. Multimodal transportation infrastructure (compatible with future phases)
        vi. Master plan compatibility (future phase flexibility/eligibility for grant funding)

    b. What is part of the Master Plan for future phases?
        i. Jet bridges
        ii. Third floor lounge

iii. Additional multimodal improvements (Ground Transportation Center)
iv. Additional parking (garage)
v. Further sustainability enhancements

4. Confirm upcoming public process and community engagement opportunities:

    a. November: Design Development Refinement
        i. Terminal and Airport Multimodal Joint Task Force Meeting *(tentative: Nov. 17)*
        ii. Joint BOCC/AAB Meeting - Nov. 19

    b. December: Interiors/Exteriors with Renderings and Elevations
        i. Joint Task Force Meeting *(tentative: Dec. 15)*
        ii. Community Open House for Design Development *(tentative: Dec. 16)*
        iii. Joint BOCC/AAB Meeting - Dec. 17

    c. January: Completion of Design Development
        i. Recommendation from AAB - Jan. 21
        ii. Informal BOCC Resolution - Jan. 27

PROCESS & NEXT STEPS:
The **Design Development** phase began in September 2026 and lasts for about 16 weeks. It determines the sizes and layouts of rooms and the end-to-end connection of all systems, and the final overall terminal finishes. It is a process of verifying airport operational needs and tradeoffs within the CGR and budget constraints, implementing the overall vision and presenting the final design. During this phase, design becomes more final and leads into the permitting process.

The design phase concludes with roughly 20 weeks of the **Construction Documentation** (CD) phase remaining to prepare all final building and site design elements and be ready for construction.

The public process will continue in the DD phase, including community events and Task Force engagement. As discussed in previous meetings, the work of the Task Forces is anticipated to be completed when the project enters CD. Topic specific focus groups may be convened as needed and extensive community engagement will continue throughout construction of the Airport Modernization Program.

BUDGETARY IMPACT:
The airport's previously approved Terminal/Landside/Commercial Apron Program Budget will cover the design phases. The ASE-PMT has verified, through their CMAR SD Alignment costs estimating efforts, that with the increase in project scope there may be a request to increase the Terminal/Landside/Apron Construction Budget. The ASE PMT is and will continue to work a two-pronged approach to close the current budget gap, with one approach being the continued refinement of the designs to achieve the best value and the other approach being to work with County Leadership and the AAB & BOCC to identify ways to increase the construction budget. Monthly updates will be presented to the AAB and BOCC to maintain the overall ASE Airport Modernization Program's schedule and budget.

RECOMMENDED BOCC-AAB ACTION:

Acceptance of the ongoing DD efforts to further the terminal design to be within an acceptable budget, maintain schedule, reflect the Common Ground Recommendations, and provide the flexibility to serve airport users, staff and community interests on opening day, as well as the ability to anticipate and adapt to future needs; and while acknowledging that a request for additional construction funds may be required at the end of the DD Phase.

ATTACHMENTS:

- NA – Presentations will be shared prior to the meeting.

ASE STAFF MONTHLY MEMORANDUM

To: Members of the Airport Advisory Board

Date: October 15, 2026

Re: AAB Task Force, Subcommittee, and Staff Updates

NOISE

Monitoring continues at 9 locations.

No noise complaints to report.

Staff is working with M&H to develop strategies to communicate directly with pilots and to educate them about options to prioritize the minimization of noise.

M&H is preparing to speak with the AAB in December to provide a quarterly update about noise monitoring and Fly With Integrity Program progress.

AIR QUALITY

Monitoring continues at 11 locations.

M&H is preparing to speak with the AAB in December to provide a quarterly update about the Air Quality Monitoring study.

ASE PILOT SAFETY COMMITTEE

A survey for ASE pilots has been circulated and results are being evaluated on an ongoing basis to help guide the Safety Committee's agenda and priorities.

October, 2026 meeting has been cancelled, but Staff continues to work closely with the Pilot Safety Committee Chairman to ensure that projects are on track.

AIRCRAFT INCIDENTS

None to report.

ASE

Modernization: Pre-Closure enabling projects continue and are on schedule.

ASE G.A. Aviation Tenants: Local pilots have been notified about the upcoming closure and will receive monthly reminders to seek alternative accommodation beginning April 4, 2027.

Parking: New parking rates have been advertised and are in effect as of October 1, 2026. The Press Release regarding the parking rates is copied below:

"New rates aim to better manage limited parking availability and support future airport improvements

Media Contact: Kelsey Petersen, Airport Communications Specialist, kelsey.petersen@pitkincounty.com, 970-650-0796

PITKIN COUNTY, CO. (August 26, 2026) – Updated parking rates at Aspen/Pitkin County Airport (ASE) will go into effect Oct. 1, 2026. The Pitkin County Board of County Commissioners (BOCC) approved the change rates during a second reading on Wednesday, August 26.

The current maximum daily rates of $12 for the Bear Lot and $6 for the Elk Lot were established in 2010. The new rates are intended to help manage limited parking availability while generating additional revenue to support airport operations and capital improvements.

Under the approved rates, the daily maximum for the short-term Bear Lot will increase to $28, and the daily maximum for the long-term Elk Lot will increase to $15. Hourly pricing will remain and will increase from $2 to $6 per hour in the Bear Lot and from $1 to $3 per hour in the Elk Lot. The first 30 minutes of parking will remain free in both the Bear and the Elk lots.

A surge-pricing structure was introduced in 2019, applying higher rates to certain parking durations to help manage limited parking availability. With the new hourly and daily rates taking effect October 1, the surge-pricing structure will be eliminated, simplifying parking to standard hourly and daily rates.

"The airport has a shortage of parking, so it's important that we make the best use of the space available," said Airport Director Diane Jackson. "Our goal is to balance the needs of travelers, airport employees and the community."

The first phase of the updated parking program also addresses parking for employees who work at the airport. Airport stakeholders, including airlines and vendors, will begin validating parking for employees based on their scheduled shifts. Free parking will apply to the verified shift plus a reasonable period of time for employees to get to their cars at the end of their shift and exit the lot. Parking beyond that period will be charged at the applicable public rate.

Employee vehicles currently account for a significant portion of Elk Lot use. From October 2025 through June 2026, employees accounted for 73% of Elk Lot transactions and occupied an average of 73 spaces each day. During winter periods when the lot exceeded capacity, employee vehicles occupied an average of 141 spaces.

Staff will provide an initial update to the BOCC in October 2026 as part of the airport's comprehensive rates and charges review and will return to the Board following the closure with results and any recommended changes to employee parking.

The ASE Modernization Project also includes plans to increase parking capacity as part of the airport's long-term improvements. The future terminal and landside design is being developed to provide

additional parking and better accommodate the needs of travelers, employees and airport operations. While those improvements are still in the design process, the updated rates will help ASE better manage the limited parking available today.

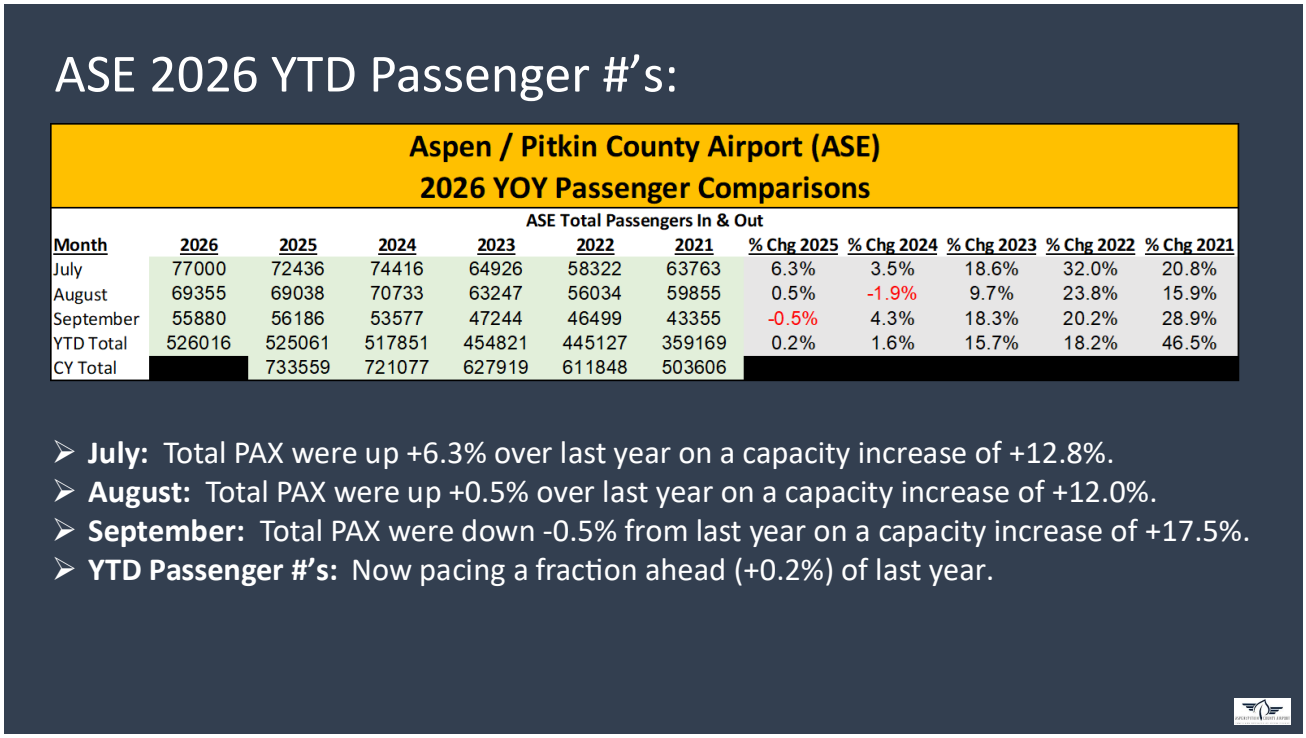
Additional revenue generated by the new rates will remain in the Airport Enterprise Fund and will be available to support eligible airport operating and capital needs, including improvements associated with the airport's ongoing modernization.

For more ASE parking information, visit aspenairport.com/parking."

COMMERCIAL PASSENGER UPDATE FROM BILL TOMCICH

While the airlines scheduled additional flights this summer, passenger demand failed to keep up with those capacity increases. This was especially noticeable in September when United extended their full summer schedules through September 24 this year.

Reliability at ASE has been excellent recently with both Delta and United completing 100% of their scheduled flights in September.



October Schedules: Total scheduled capacity for October is up +22% over last year as outlined below:

- AA: DFW – 2x daily, ORD – daily flights now extended through Oct 31.
- DL: One flight daily from both ATL & LAX.
- UA: DEN – 8x daily, ORD & LAX – 2x daily, IAH & SFO – one daily each all through Oct 23.

November Schedules: Total capacity is roughly even with last year:

- AA: DFW – 2x daily
- DL: One flight daily from both ATL & LAX.
- UA: DEN – 6x daily, LAX – one flight daily, ORD – Saturdays only

Aspen/Pitkin County Airport Advisory Board

Meeting Minutes September 17, 2026

The agenda items contained in these minutes are written in an action only format.
For the agenda, minutes, and recording, go to:
https://www.aspenairport.com/about-aspen-airport/

- Call Meeting to Order: 3:00PM
- Roll Call:
  In Person: Jacque Francis, Meg Haynes, Bruce Gordon, Jim Light, Andrew Doremus, Howie Mallory, Ann Mullins, Lara Whitley, Clint Kinney
  Virtual: Evam Marks, Gloria Kaasch-Buerger
  Absent: Mike Solondz
- Public Comment:
  (3:43) Ellen Anderson spoke about Ultra Fine Particles and her desire for a change in the culture regarding measuring. Andrew asked where her monitoring devices were located but she refused to give them the location.
- Approval of the Meeting Minutes (5:53):
  Meg Haynes made a motion to approve the August meeting minutes, and Andrew Doremus was the second. Approved.
- Board Comments:
  -(6:18) Lara if this is a voting meeting and who would be voting. Ryan responded that if Mike is out Ann would be next in line to vote.
  -(7:00) Ryan asked to make a clarification on the agenda. He asked to do the Resolution Discussion before the Project Update and the Board gave a thumbs up.
- Priority Item(s):
  - **Resolution Discussion**
    - **(8:39) Daft AAB Recommendation to the BoCC**
    - **(15:42) Board begins working on the document**
      Board Discussion/Questions
    - **(1:18:28) Public Comment**
      Toni Kronberg spoke about the Parking and Multimodal Circulation section of the document
    - **(1:24:21) Meg Haynes made a motion to approve the resolution that was presented and amended today for recommendation to the BoCC. Bruce Gordon was the second.**
    - **(1:24:38) Board Discussion**
      -Howie brought up adding the applause/acknowledgments to staff to the resolution but Meg declined.
    - **(1:25:39) Vote**
      Yes: Jacque, Meg, Bruce, Howie, Jim, Andrew, Ann
      No: None
      Approved

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    - **(1:26:17) Project Updates** – Jacobsen/Daniels
      With Board questions
- Old Business:
- New Business:
- Standing Items
    - (1:41:50) Pilot Safety Committee Update – Andrew
    - Staff Update – none
- Public Comment:
  -(1:55:24) Tony Kroneberg spoke about the gondola system that she supports and some details surrounding that
  -(1:57:36) Ellen Anderson stated that the FlyRight air quality monitors should be allowed to be next to the airport monitoring systems
- Board Follow Up Comments: none
- Adjourn

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