



Concourse Development and Terminal Improvements

Program Update, November 2025

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NOVEMBER 5, 2025

OVERVIEW

- Progress summary
- Architectural renderings
- Phasing and timeline
- Feedback
- Next steps



PROGRESS

- Early stages of schematic design: reviewing 15% design
- Refining project phasing and working through obstacles.

ENABLING PROJECTS:

- Baggage Handling System: Selected traditional technology for system. Validating programming requirements.
- Central Utility Plant: Determined new, standalone facility is best solution. Goal to meet LEED Silver.

CONCOURSE A:

- Allocating space required. Analyzing if budget can support mass timber elements and other premium finishes, finalizing hold room sizes, feasibility of external terraces.

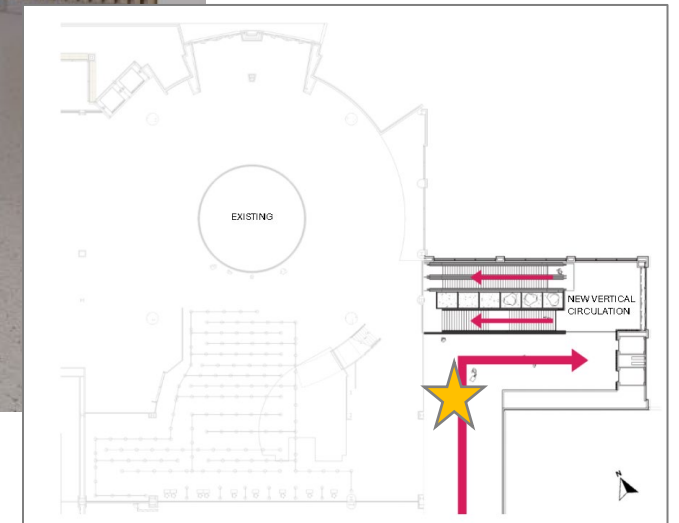
TERMINAL IMPROVEMENTS:

- Will address items as funding is available.

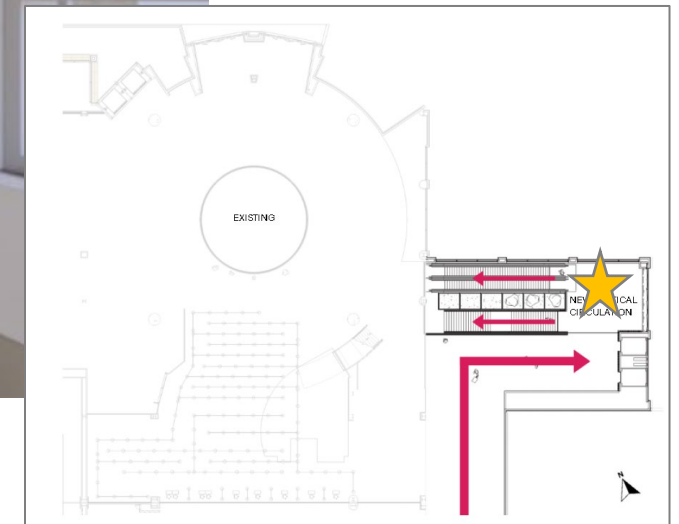
TERMINAL IMPROVEMENTS

- Improve arrivals **circulation** by relocating the secure exit
- **Maximize space** by relocating the meeter-greeter area
- Improve **accessibility** by relocating the arrivals escalator near elevators
- **Prepare for growth** with expanded security checkpoint and ticket lobby

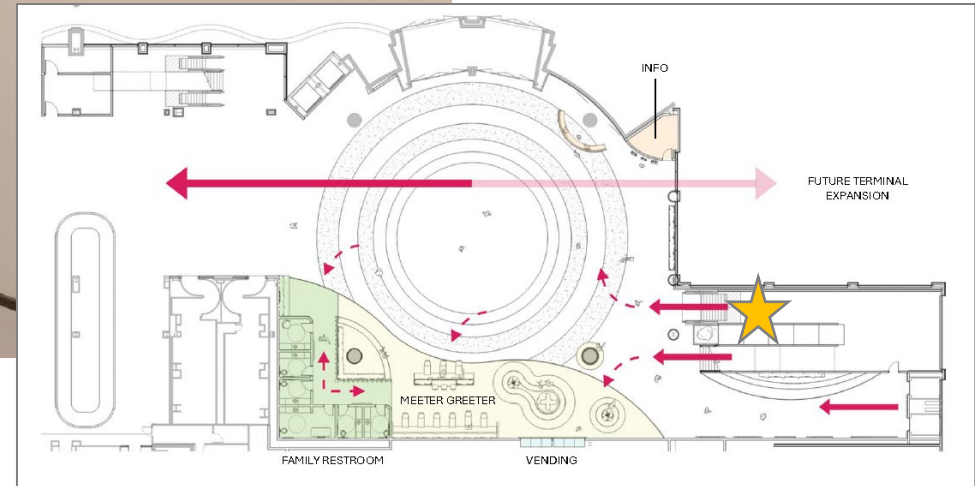
EXIT LANE / ARRIVALS CIRCULATION



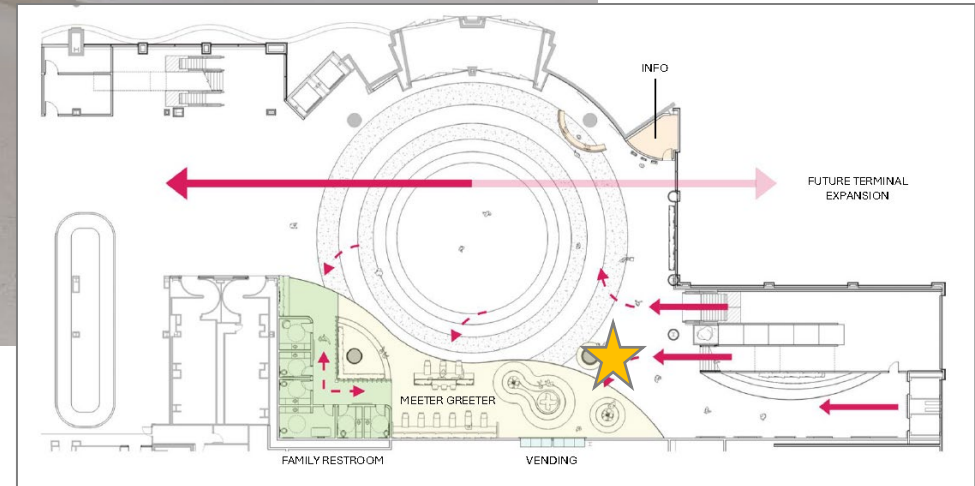
EXIT LANE / ARRIVALS CIRCULATION



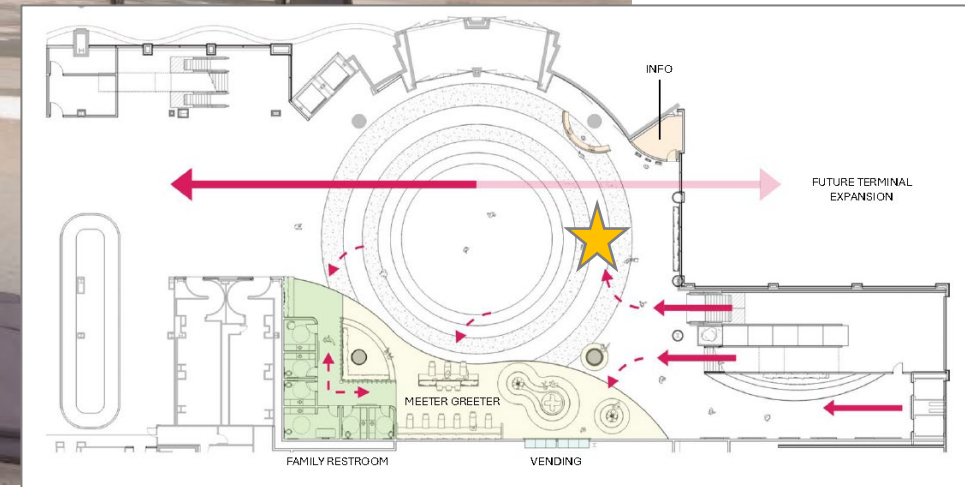
ESCALATOR DOWN TO MEETER GREETER



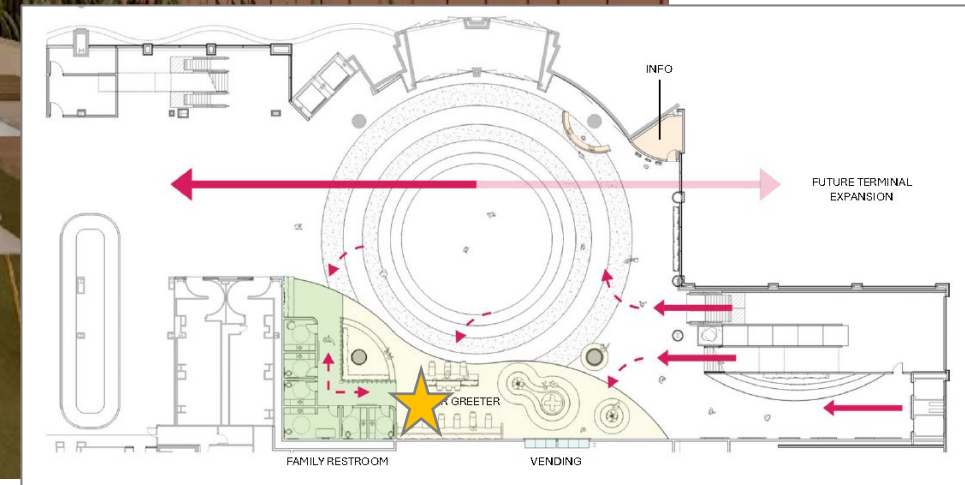
VERTICAL CIRCULATION



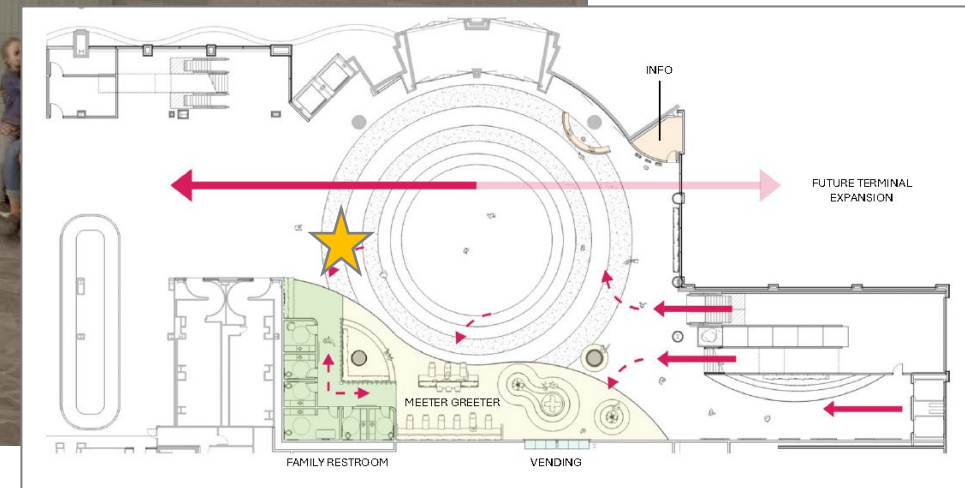
MEETER GREETER



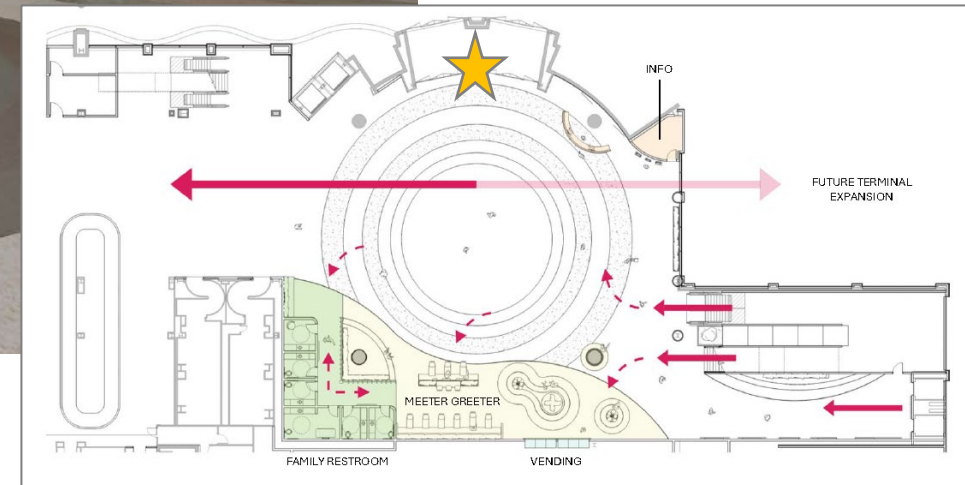
MEETER GREETER SPACE



RESTROOM IN MEETER GREETER AREA



MEETER GREETER OVERALL

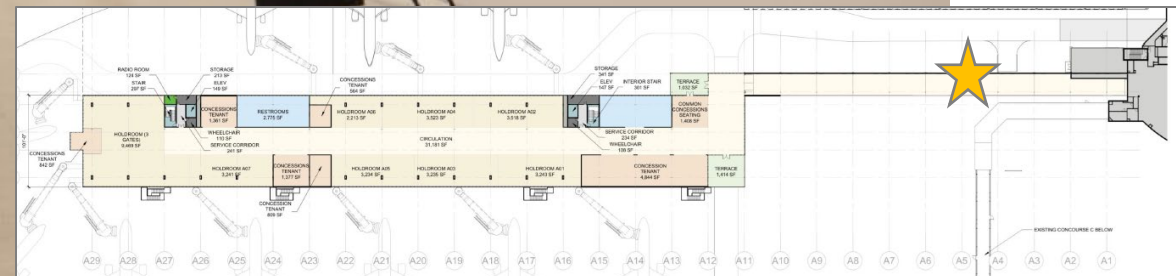
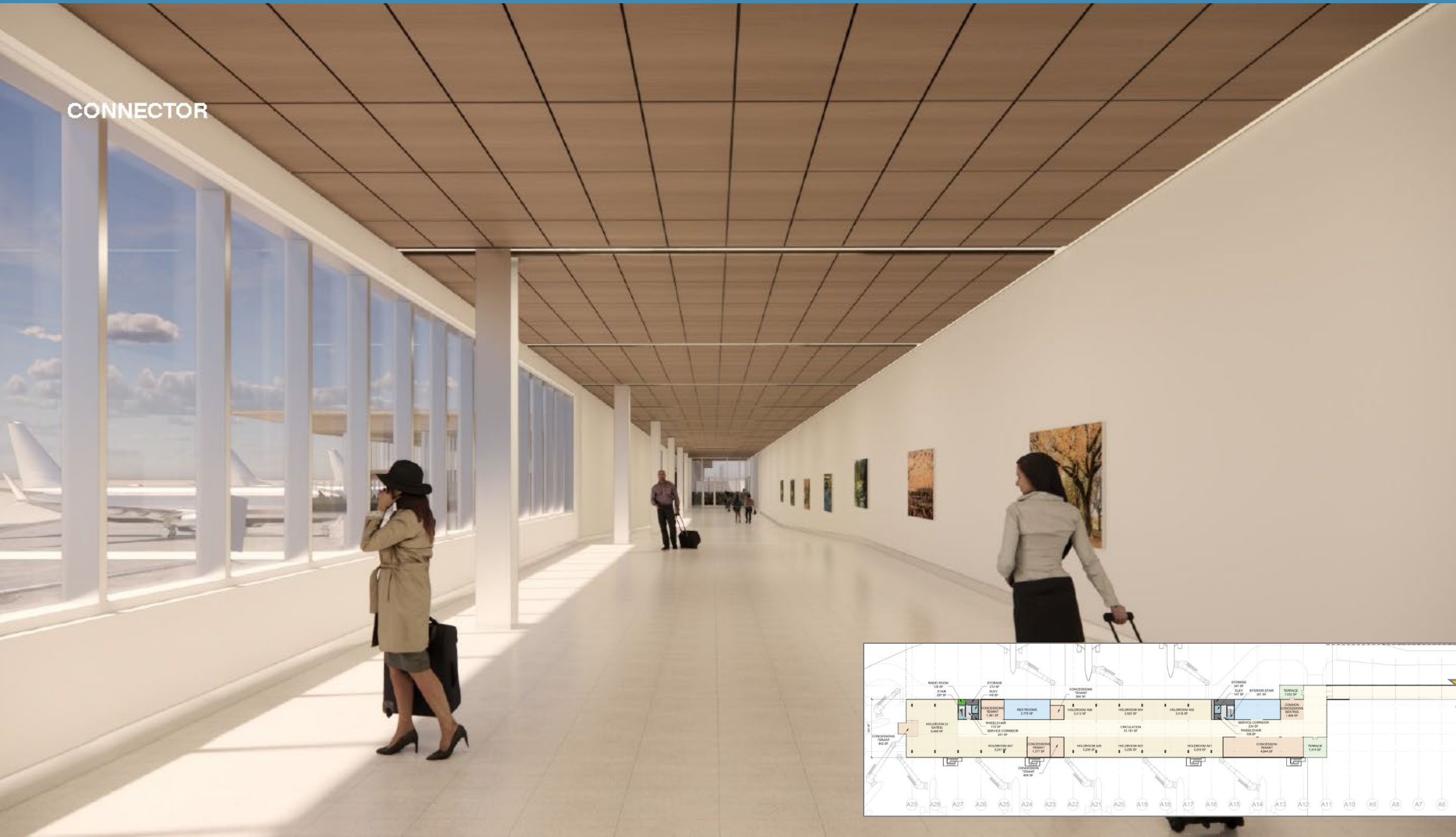


CONCOURSE A

- **Up to 10 gates:** Exploring 7 gate option
- **Apron level:** Enclosing structure for additional storage and operations space
- Planning space for:
 - Concessions
 - Right-sized restrooms
 - Access to outside
 - Maximizing views and daylight
 - Storage and custodial
 - Additional amenities

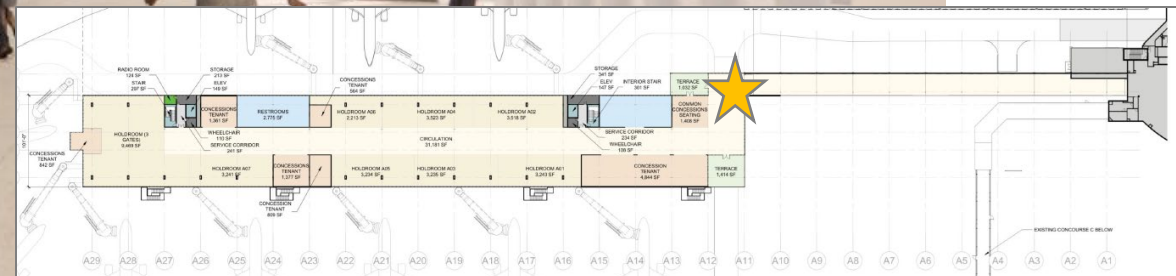


CONNECTOR

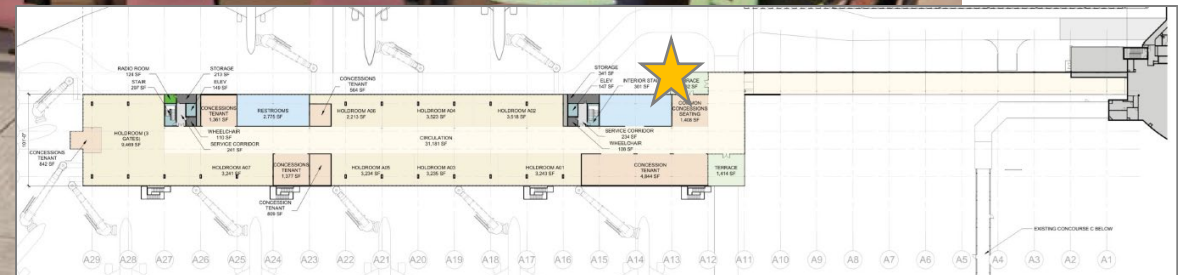


NODE ENTRANCE

Architectural rendering of a large, modern interior space, likely a transit hub or public building. The space features a high, vaulted ceiling with a grid of wooden panels and recessed lighting. The floor is a light-colored, polished material. The space is filled with people, some standing and some sitting on low, curved wooden benches. Large trees are placed throughout the space. The ceiling features a grid of wooden panels with recessed lighting. The walls are made of large glass panels, and the floor is a light-colored, polished material. In the bottom right corner, there is a detailed architectural floor plan of the same space, showing various rooms and their dimensions. A yellow star is placed on the floor plan, indicating the location of the 'NODE ENTRANCE'.

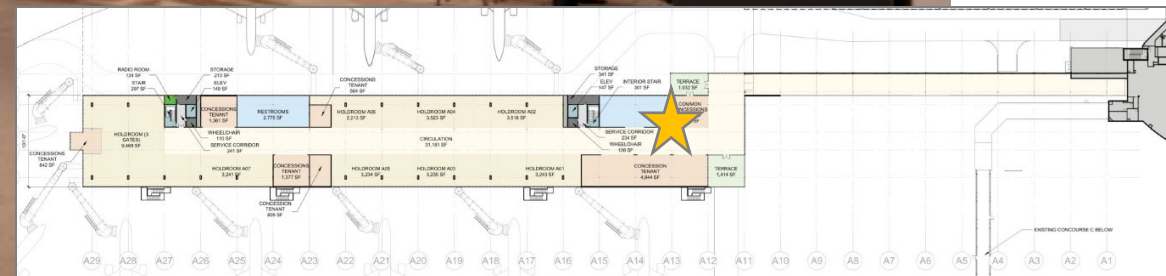


NORTH TERRACE

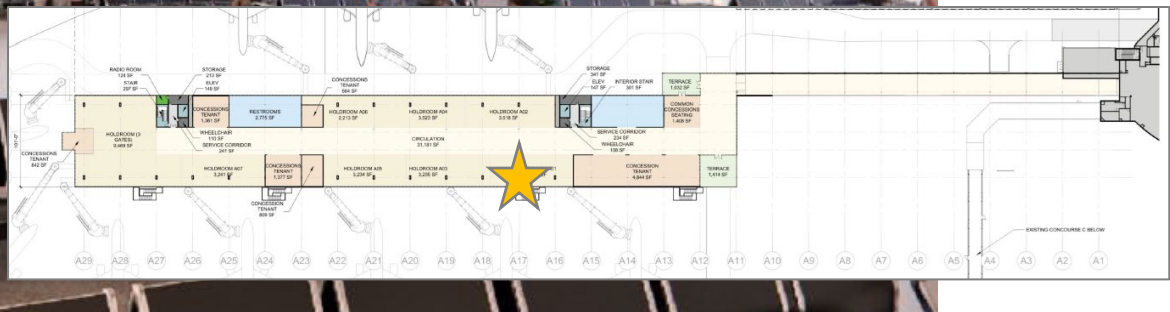


OPEN BAR CONCESSION & SOUTH TERRACE

The rendering shows a spacious, modern interior with a high, slatted wooden ceiling and large glass windows overlooking the ocean. A long bar area with seating is visible, and a yellow star on the floor plan highlights the location of the Open Bar Concession.

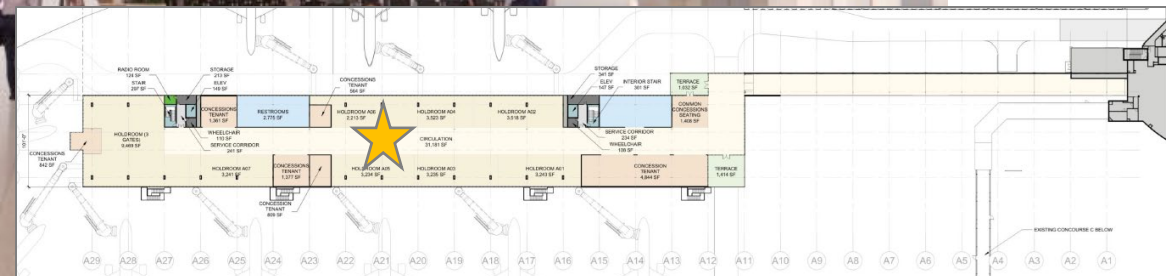


HOLDROOMS



HOLDROOMS

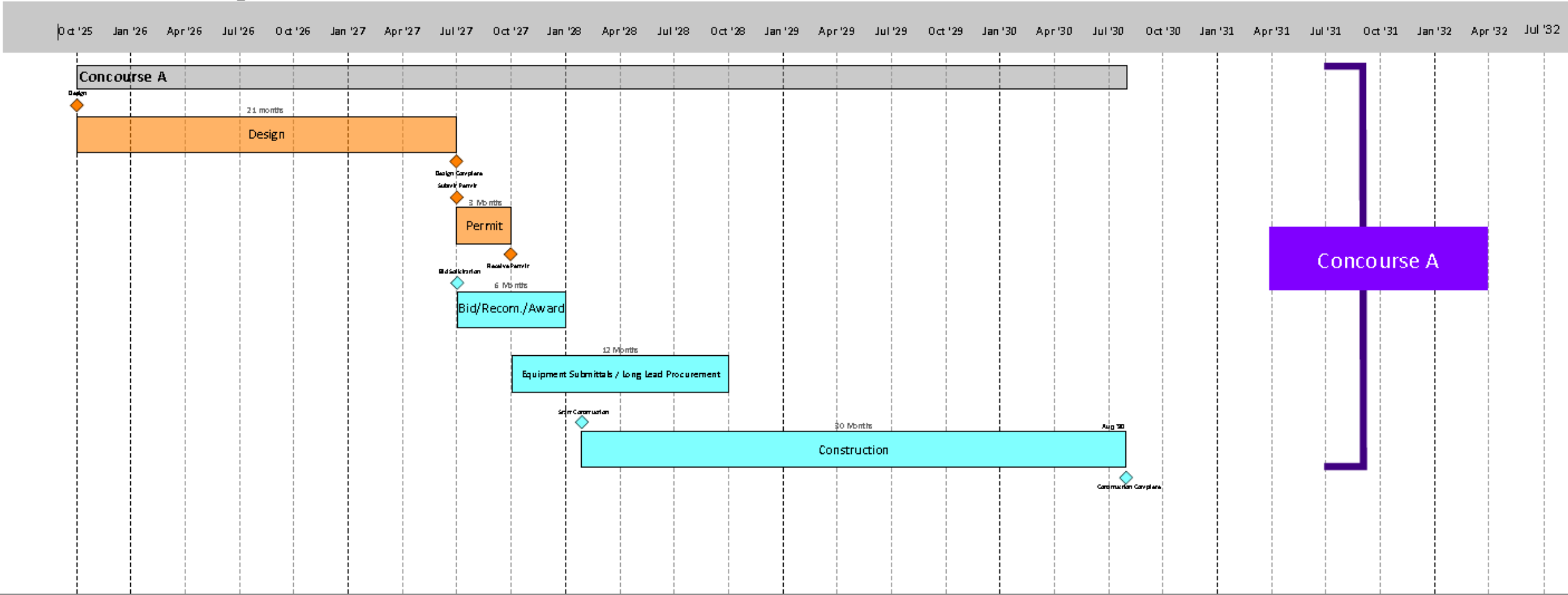
The rendering shows a spacious, modern airport terminal interior. The ceiling is composed of large, light-colored wooden beams, creating a warm and open atmosphere. Large windows on the left side provide ample natural light. Several trees are planted in the space, adding a touch of nature. People are depicted walking and sitting on benches, indicating a functional and comfortable environment. An inset floor plan diagram is overlaid on the right side, showing the layout of the terminal with various rooms and a yellow star marking a specific location.



PHASING – CONCOURSE A

Preliminary Schedule Evaluation

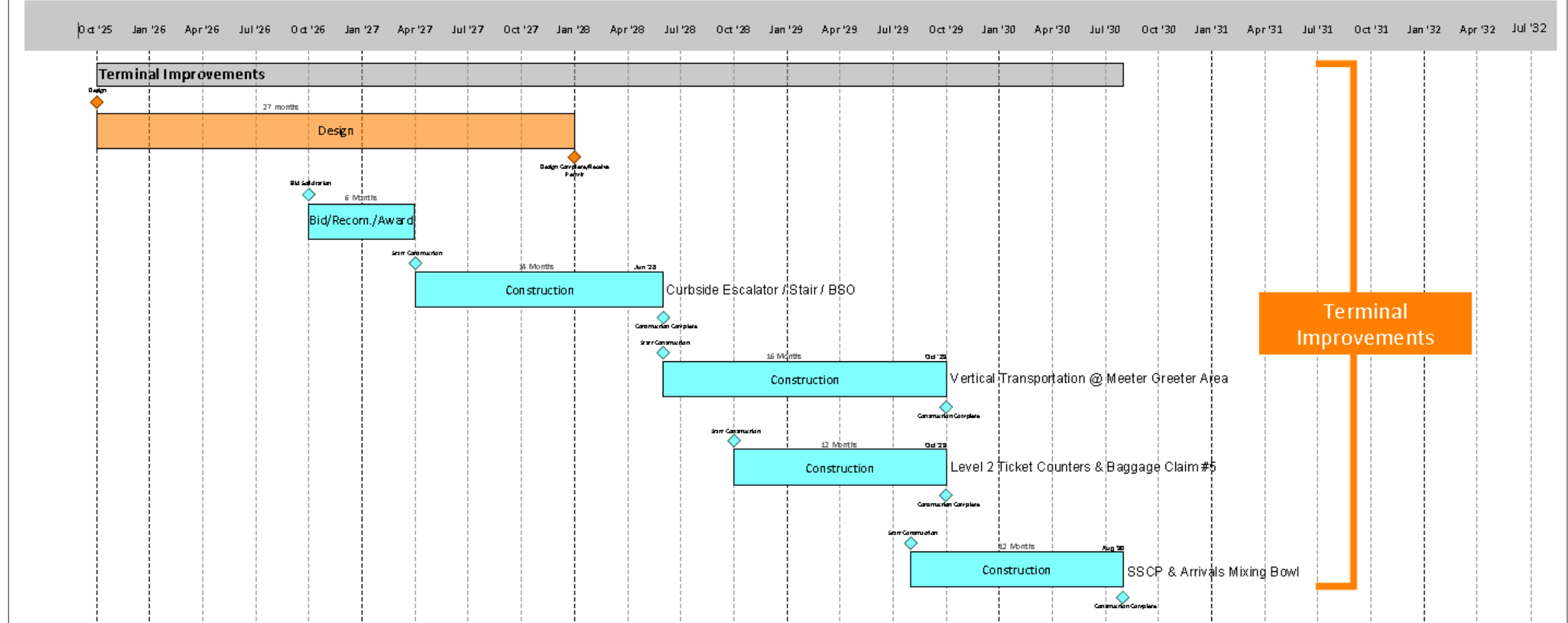
Last modified 10/14/2025



PHASING – TERMINAL IMPROVEMENTS

Preliminary Schedule Evaluation

Last modified 10/14/2025



FEEDBACK

- Arrival circulation
- Meeter-greeter area
- Concourse A
- Potential new amenities

NEXT STEPS



Design complete by end of FY2027



Stakeholder engagement



Develop target budgets



Update funding plan



Boise Airport

www.iflyboise.com



November Commission Report

Director's Update

Given by Rebecca Hupp, Airport Director

NOVEMBER 5, 2025

Federal Government Shutdown



Community support of federal employees at the airport has been terrific!

- Food drive started on Monday
- 200 \$50 gift cards from Blue Cross of Idaho
- Full day of meals provided by Delaware North
- Lunch from Boise Metro Chamber
- Cookies from Delta Airlines
- Many meal deliveries to Air Traffic Control Tower

Transformer Replacement Project



- Replacing the airport's main electrical transformer, which serves the terminal and concourses.
- Existing transformer is at end-of-life.
- 5,000 kVA transformer replacement.
- Project is underway with completion expected in mid-November.

Aeronautical Development: Simplot Hangar



- Construction is nearly complete on the J.R. Simplot Company hangar on Commerce Avenue.
- Move-in is scheduled for early December, ahead of schedule.
- The hangar currently occupied by Simplot will be made available through an RFP process.

- Runway 10L-28R opened on Oct. 21.
- Runway 10R-28L was closed October 27 – Nov. 3 for sealcoating.
- Runway 10R-28L will be closed periodically in the future for pavement markings.

Consolidated Rent-A-Car Center (ConRAC)



- Project continues to progress.
- Inside the Customer Service Building:
 - Terrazzo, lighting and bathroom fixtures are being installed.
 - All four elevators have been installed.
- The terminal connector's mechanical and electrical infrastructure is being installed.
- Rental car tenant improvements will begin in March.

Concessions Update



NOW OPEN!

- Pizza Hut
- Blue Sky Bagels
- Protein Bar & Kitchen
- Capital City Public Market

Up Next:

- Up & Away by Flying M
- The Shops @ Treasure Valley (final retail space)



Under Construction:

- Bardenay
- Starbucks
- Wendys
- Form & Function

Concourse Development and Terminal Improvements Program Update

Construction Manager/General Contractor

- First cost estimate received: Working through reconciliation

Architect/Engineering

- Schematic Design (SD) Workshop #2: Renderings shared
 - Concourse A Concepts
 - Meeter Greeter Space
- SD Workshop #3: Scheduled for November 4 - 6

• Next Steps

- Review 50% SD Drawings by 11/7
- Risk Analysis Workshop: 11/5 – 11/7
 - 1-1 Interviews
 - Small group session: Develop draft risk register



Concourse A Apron – Phase 1A & 1B



- Concourse A Apron completed and opened on October 21st
- Taxilanes T1, T2, T3 and T4 are also open
- The inner apron will be used for Remote Overnight Parking

Master Plan Update

- Master Plan information and schedule are available on the airport's website:
<https://www.iflyboise.com/about-boi/masterplan/>
- October focus:
 - Inventory of existing conditions and facilities
 - Aviation forecast
 - Began work on the land use planning section
- The Master Plan will guide airside and landside facility development for the next 20 years.



Welcome, Smokey 9 & 10



- A “push-in” ceremony was held on October 6th to celebrate commissioning two new Aircraft Rescue and Fire Fighting vehicles!
- Thank you to everyone who played a part in getting these new ARFF trucks procured, outfitted and on the airfield!

Employee News



NEW HIRE: Seth Jarsky, Landside Senior Project Manager

- Seth will oversee the replacement of BOI's Baggage Handling System.
- Worked as a consultant on projects at the San Diego Airport and Goodyear Blimp Base.
- Most recently worked for ACHD as a senior project manager.



RETIREMENT: Mary Boatman, Custodial Supervisor

- Mary has been with BOI's custodial staff for 31 years!
- Mary is excited to travel abroad, spend more quality time with family and friends, enjoy hunting and fishing, work on her crafts, and simply savor life.



PROMOTION: Brian Corbett, Maintenance Mechanic Lead

- Has been an important part of the Facilities Maintenance team at BOI since 2019.
- We look forward to seeing him continue to grow!

Custodial Appreciation Day



Our Custodial Team's hard work is so appreciated! After posting about Custodial Appreciation day on Facebook, the comments came pouring in for the team:

- *Many thanks to all of you - there isn't one inch of that airport that isn't immaculate!*
- *You have a fine crew there. At a boy, keep up the good work.*
- *We appreciate you guys!!!*
- *Thank you all for making the Boise airport the cleanest and safest airport in the nation. I'm incredibly grateful every time I fly home to Boise.*
- *Always immaculate*
- *I work at BOI and can attest to their commitment to a clean and safe airport.*
- *Thank you! BOI is such a beautiful and clean airport*
- *So thankful for all of these amazing people!! Thank you for all you do!!*
- *I look forward to seeing each of you every morning. Thank you for all you do!*
- *You are amazing, thanks for all your hard work!*
- *They do a great job - I've never been through a cleaner airport!*
- *Wanted to say it was a pleasure traveling through your airport. Nice, clean and friendly staff.*

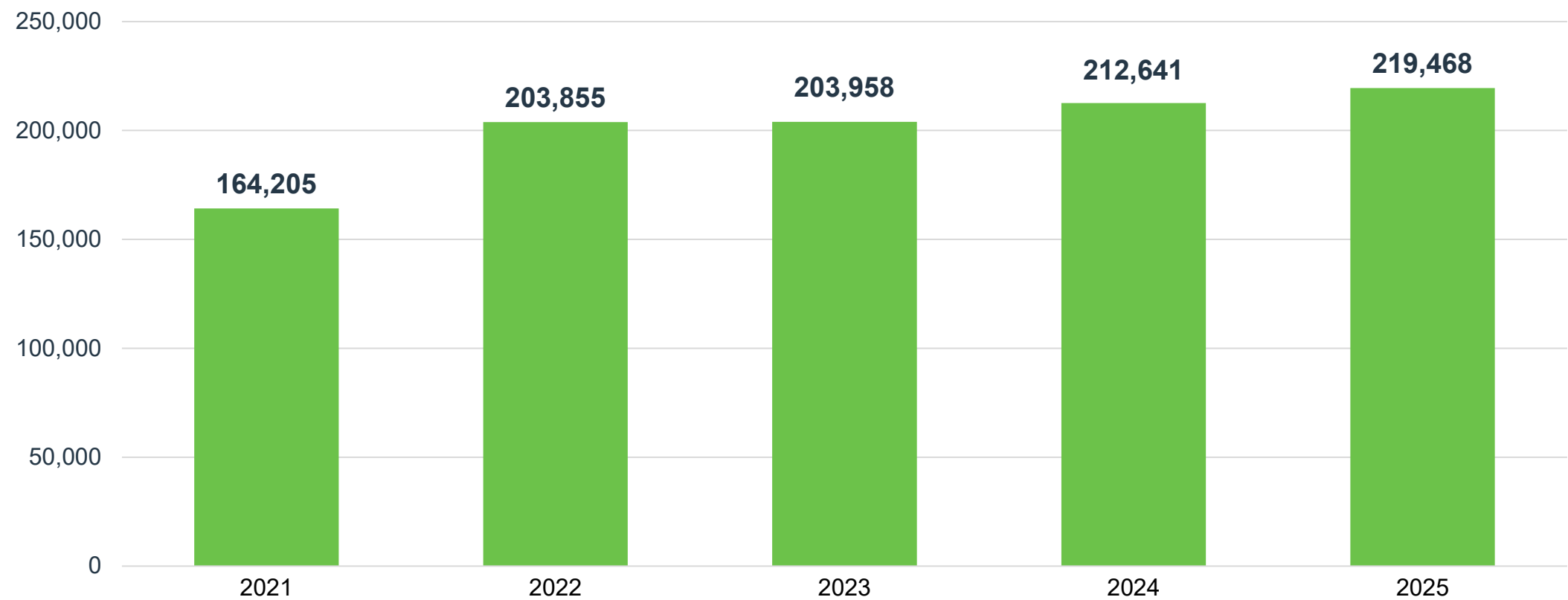
South Bend Flight Activation



- Two airline partners, American Airlines and United Airlines, added nonstop flights to South Bend, IN for the BSU-Notre Dame game in early October.
- The Broncos may have lost, but the Mad Dog Maple Bars from Pastry Perfection were a big win with passengers.

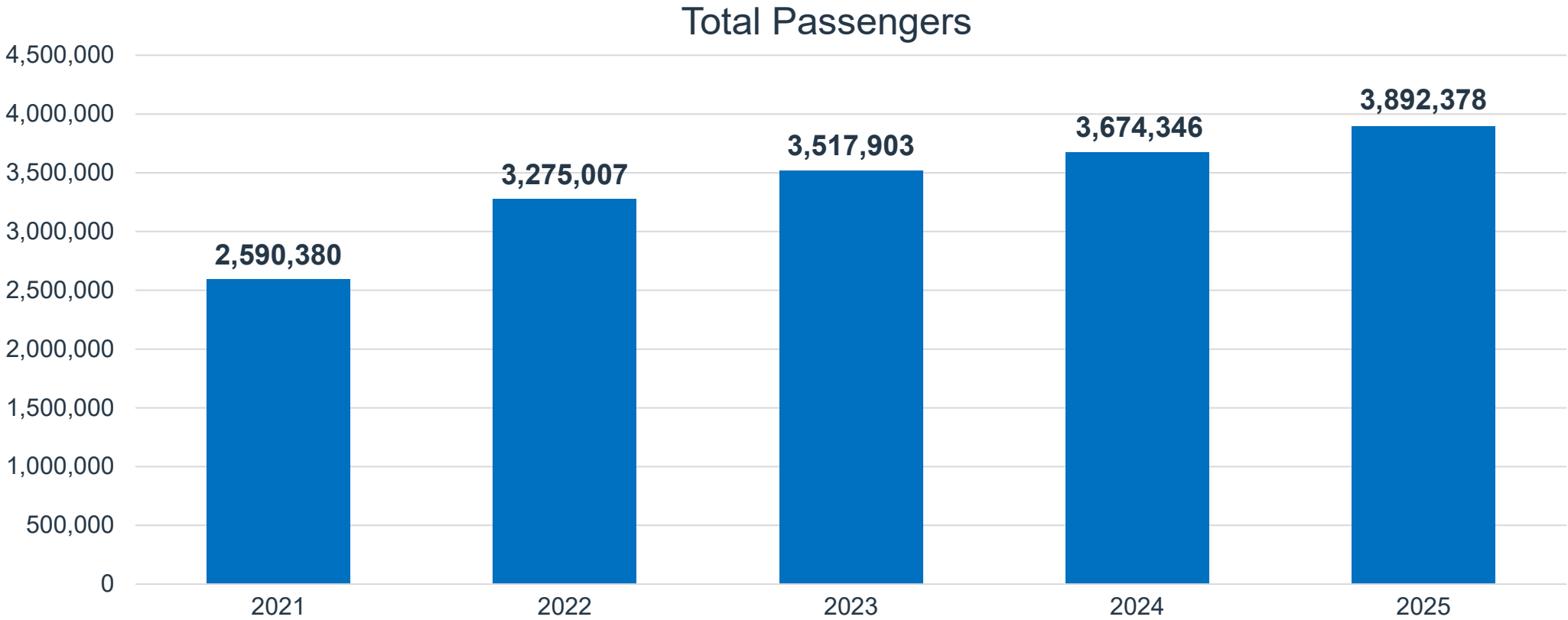
September Enplanements

Enplanements are up 3% from September 2024.



2025 YTD Total Passengers (through September)

Passenger counts are up 6% over last year.



Top 10 Operating Revenue Description	FY 2025	FY 2024	\$ Change	% Change
Parking Lot	\$ 22,681,317	\$ 21,533,767	\$ 1,147,550	5%
Signatory Airline Landing Fees	\$ 13,966,921	\$ 13,410,760	\$ 556,161	4%
Rental Car Concession	\$ 7,331,689	\$ 6,798,908	\$ 532,781	8%
Terminal Rent - Airlines	\$ 6,454,463	\$ 5,658,673	\$ 795,790	14%
Industrial Land Rent	\$ 4,290,429	\$ 4,371,040	\$ (80,611)	-2%
Terminal Concessions – Food/Beverage	\$ 2,032,083	\$ 2,053,756	\$ (21,673)	-1%
Landings/Freight	\$ 1,737,258	\$ 2,020,498	\$ (283,240)	-14%
Terminal Concessions – Retail	\$ 1,417,099	\$ 1,723,656	\$ (306,556)	-18%
Rideshare (TNC) Revenue	\$ 1,318,967	\$ 790,524	\$ 528,444	67%
Employee Parking	\$ 1,009,653	\$ 709,963	\$ 299,690	42%
Total Top 10 Operating Revenue	\$ 62,239,879	\$ 59,071,544	\$ 3,168,335	--
Other Operating Revenue	\$ 4,653,582	\$ 4,272,787	\$ 380,795	9%
Total Operating Revenue	\$ 66,893,461	\$ 63,344,331	\$ 3,549,130	6%

Top 10 Operating Expense Description	FY 2025	FY 2024	\$ Change	% Change
Personnel	\$ 17,763,132	\$ 15,516,635	\$ 2,246,497	14%
Indirect Cost Reimbursement	\$ 5,883,599	\$ 5,017,247	\$ 866,352	17%
Fire Service	\$ 4,792,445	\$ 4,574,460	\$ 217,985	5%
Policing Service	\$ 4,749,272	\$ 4,562,469	\$ 186,803	4%
Professional Services	\$ 4,494,429	\$ 1,088,288	\$ 3,406,141	313%
Parking Management	\$ 2,995,461	\$ 3,193,167	\$ (197,706)	-6%
R/M – Structural/Electrical/Plumbing	\$ 1,709,732	\$ 1,261,991	\$ 447,741	35%
Power	\$ 1,278,167	\$ 828,455	\$ 449,712	54%
Credit Card Fees	\$ 728,589	\$ 723,487	\$ 5,103	1%
R/M – Fleet Management	\$ 633,012	\$ 930,684	\$ (297,672)	-32%
Total Top 10 Operating Expense	\$ 45,027,839	\$ 37,696,883		
Other Operating Expense	\$ 7,267,804	\$ 7,825,712	\$ (557,907)	-7%
Total Operating Expense	\$ 52,295,643	\$ 45,522,595	\$ 6,773,048	15%



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