



Luis Muñoz Marín International Airport

PFC Public Notice Materials

December 22, 2025

Luis Muñoz Marín International Airport

PFC APPLICATION No. 10

Presentation Materials

December 22, 2025

Projects List and Financing Plan

Projects List and Financing Plan



Luis Muñoz Marín International Airport

Appendix 2 - PFC#10 Proposed Funding

Project No.	PFC No. 10 Projects	Pay-as-you-go/ PFC Funds	AIP Grant Number	AIP Funds	PFC Not Eligible	Total Project Cost
10-001	Airport Flood Adaptation, Mitigation and Resiliency Plan - Drainage Study	\$219,890	3-72-0016-080-2024	\$478,450		\$698,340
10-002	Shift and Reconstruction of Taxiway S - Design	\$300,000	3-72-0016-081-2024	\$700,000		\$1,000,000
10-003	ARFF Vehicle	\$1,314,213				\$1,314,213
10-004	ARFF Vehicle - Equipment	\$107,000				\$107,000
10-005	Taxiway H Reconstruction Between H3 & H4 – Design	\$262,650	3-72-0016-081-2024	\$612,850		\$875,500
10-006	ROFA Obstruction Removal - Phase 2	\$6,430,630	3-72-0016-082-2025	\$14,795,706		\$21,226,336
10-007	Inner Traffic Lane Opening - Construction	\$1,486,400				\$1,486,400
10-008	Terminal Restrooms Modernization Program	\$7,650,000				\$7,650,000
10-009	Airport Pavement Management System (APMS) Update	\$148,500	Pending	\$346,500		\$495,000
10-010	Sanitary Pipeline Rehabilitation	\$1,683,785				\$1,683,785
10-011	Security Program - Under Vehicle Detection System and Barriers	\$2,491,800				\$2,491,800
10-012	PFC Application Costs	\$100,000				\$100,000
10-013	PFC Program Administration	\$100,000				\$100,000
	Total	\$22,294,868		\$16,933,506		\$39,228,374

Summary of PFC Projects

AIRPORT FLOOD ADAPTATION, MITIGATION AND RESILIENCY PLAN - DRAINAGE STUDY

Project Timing:
May 2025 - August 2026

Total Project Costs: \$698,340 Grant: 3-72-0016-080-2024

- PFC Funding: \$219,890 (30%) AIP Funds: \$478,450 (70%)
- Other Funds: \$0 (0%)

Project Justification:

- The project aims to evaluate alternatives and update the airport's drainage infrastructure to mitigate flooding risks, enhance operational resiliency, and ensure compliance with FAA standards.
- Supports long-term sustainability and safety objectives outlined in the Airport Capital Improvement Plan (CIP) and aligns with FAA AIP funding priorities.

Project Description:

- A Hydrologic and Hydraulic (H & H) Resiliency Report that assesses existing conditions, infrastructure, and drainage systems.
- Tasks include data collection and review, surveys of existing conditions, H & H modeling, flood protection analysis, and a final technical report.



SHIFT AND RECONSTRUCTION OF TAXIWAY S - DESIGN

Project Timing:
Q4 2025 - Q3 2026

Total Project Costs: \$1,000,000 Grant: 3-72-0016-081-2024

- PFC Funding: \$300,000 (30%)
- AIP Funds: \$700,000 (70%)
- Other Funds: \$0 (0%)

Project Justification:

- Reconstruction of Taxiway S would ensure the pavement condition is compliant with FAA requirements and enhance safety by returning the pavement to a higher condition index.
- The Pavement Condition Index (PCI) was most recently calculated at 41-55, categorized as Poor condition.

Project Description:

- Design and project administration tasks for the reconstruction of 26,471 SY of PCC pavement on the segments of Taxiway S, from S2 to S4 and shifting the taxiway 125 ft south, further from Runway 8 26.
- Tasks include pavement evaluation, materials testing, topographical surveys, subsurface utility exploration, development of design documents, permitting, and bid-phase assistance.



ARFF VEHICLE

Project Timing:
July 2025 - March 2026

Total Project Costs: \$1,314,213

- PFC Funding: \$1,314,213 (100%)
- AIP Funds: \$0 (0%)
- Other Funds: \$0 (0%)

Project Justification:

- This new vehicle replaces an older vehicle that has reached the end of its useful life.
- The vehicle being replaced is a 2016 model, also with 3,000-gallon capacity, that experienced an engine failure and had to be taken out of service.
- Repairs are not feasible for this vehicle.

Project Description:

- Project will be a purchase of a 6x6 ARFF truck that includes a 3,000-gallon water tank, a 400-gallon foam tank, and a 550lb capacity dry chemical extinguishing system.
- Project costs include cameras, auxiliary hydraulic power units, high volume bumper turret, dual agent hose reels, an automatic foam proportioner, fire-fighting agents, a test charge and delivery, inspection, and commissioning costs.



ARFF VEHICLE - EQUIPMENT

Total Project Costs: \$107,000

- PFC Funding: \$107,000 (100%)
- AIP Funds: \$0 (0%)
- Other Funds: \$0 (0%)

Project Justification:

- The new radios for the ARFF vehicle and the other equipment will help the Airport stay in compliance with the requirements outlined in 14 CFR Part 139.317 and 139.319.

Project Description:

- As part of the vehicle purchase, the Sponsor acquired radio and communications equipment for the vehicle which are allowable costs if they are part of the acquisition of an eligible ARFF vehicle as well as fire extinguishers, and ancillary medical equipment.

Project Timing:
July 2025 - March 2026



TAXIWAY H RECONSTRUCTION BETWEEN H3 & H4 - DESIGN

Project Timing:
Q4 2025 - Q2 2026

Total Project Costs: \$875,500 Grant: 3-72-0016-081-2024

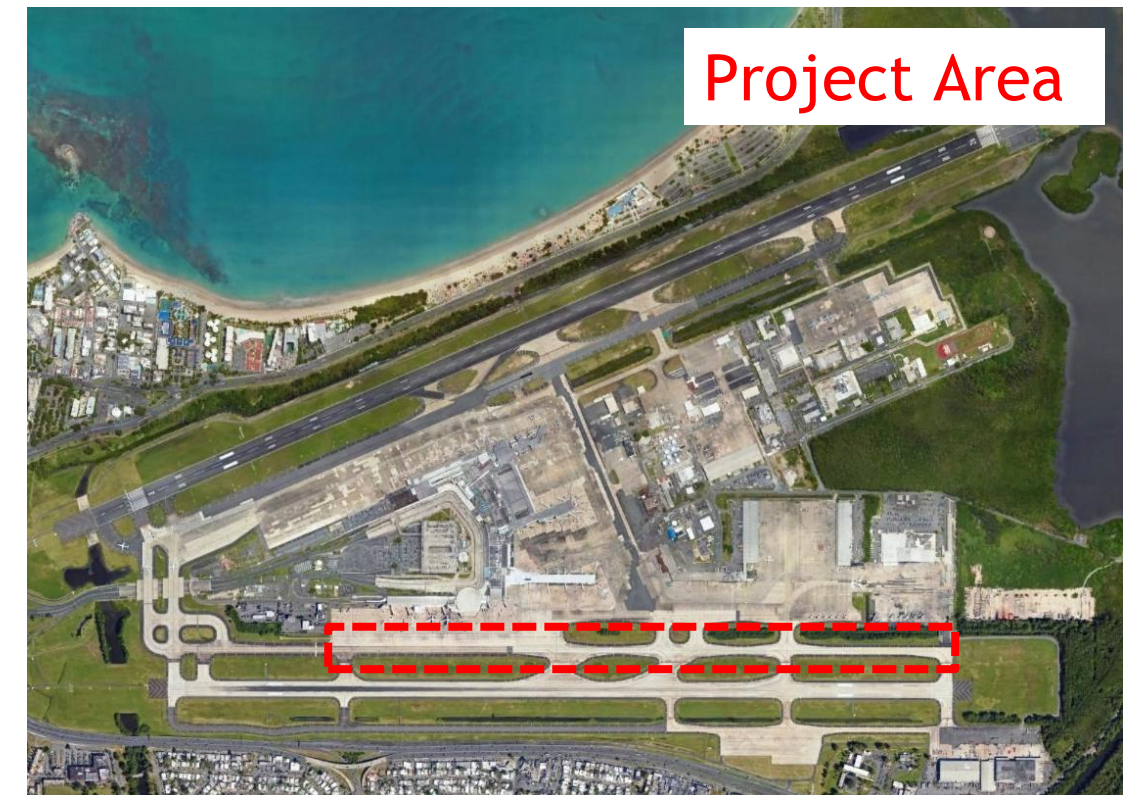
- PFC Funding: \$262,650 (30%) AIP Funds: \$612,850 (70%)
- Other Funds: \$0 (0%)

Project Justification:

- The project will return the pavement to a good condition index and reconstruct this segment of the Taxiway H between H3 and H4 for compliance with the FAA standards and specifications.
- The PCI was most recently calculated at 51, categorized as Poor condition.

Project Description:

- The project consists of the design and project administration tasks for the reconstruction of 13,500 SY of PCC pavement on the segment of the Taxiway H between connector H3 to H4, including upgrades to the lighting system, and drainage improvements within the Taxiway Object Free Area.
- It also includes an assessment of pavement from Connector H4 to Connector H7.
- Tasks include pavement evaluation, materials testing, topographical surveys, subsurface utility exploration, development of design documents, probable cost estimates, permitting, and bid-phase assistance.



ROFA OBSTRUCTION REMOVAL - PHASE 2

Project Timing:
November 2025 - March 2027

Total Project Costs: \$21,226,336 Grant: 3-72-0016-082-2025

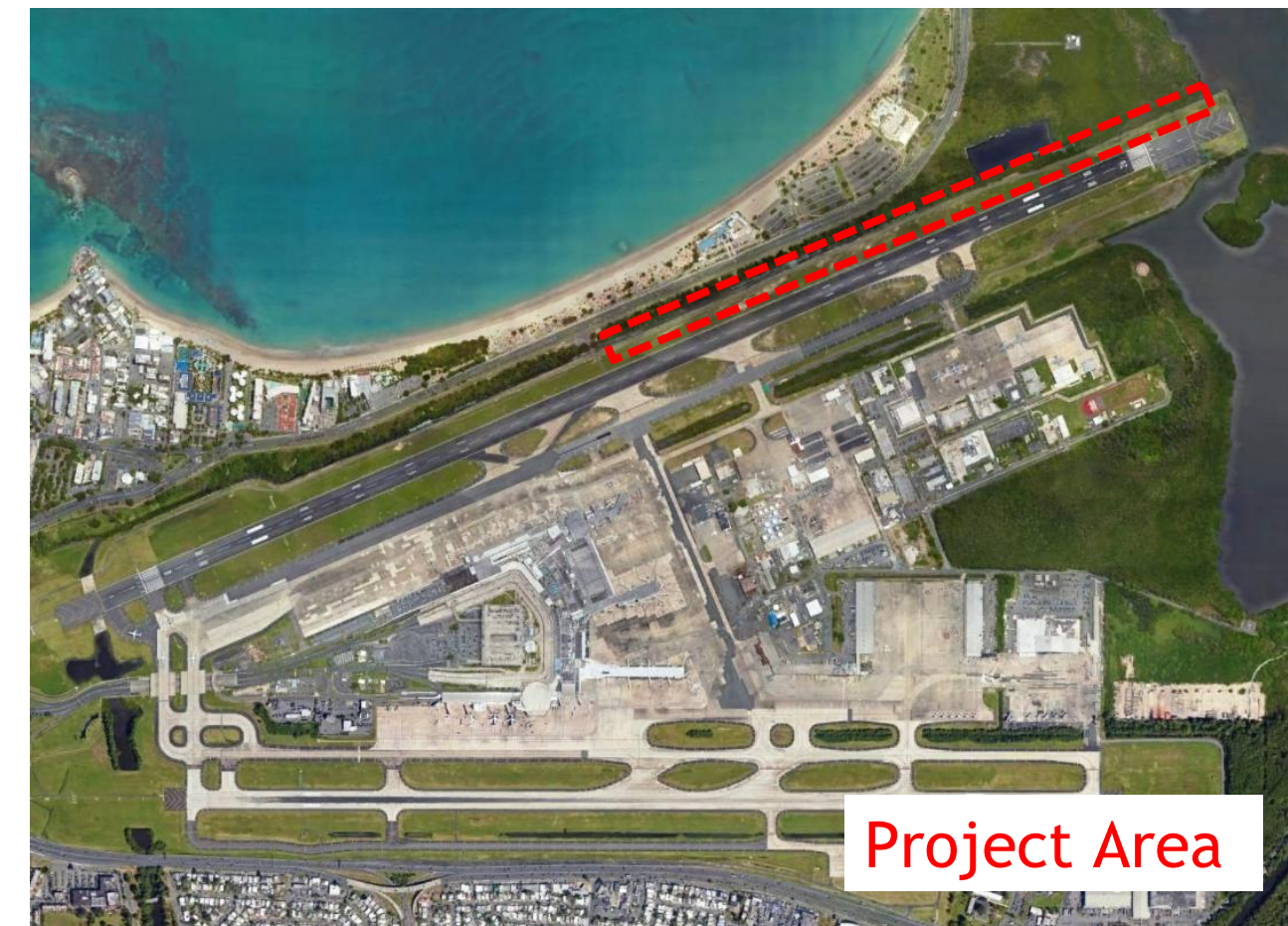
- PFC Funding: \$6,430,630 (30%)
- AIP Funds: \$14,795,706 (70%)
- Other Funds: \$0 (0%)

Project Justification:

- During regular FAA Part 139 Certification Inspections, vegetation within Runway 8-26 areas was identified as an issue, which will be addressed by this project

Project Description:

- Includes the removal of vegetation that is encroaching within the Runway Object Free Areas (ROFAs) along a portion of Runway 8-26, stabilization of slopes, and clearing along the channel to maintain the Runway Safety Area free of vegetation.



INNER TRAFFIC LANE OPENING - CONSTRUCTION

Project Timing:
September 2024 - October 2026

Total Project Costs: \$1,486,400

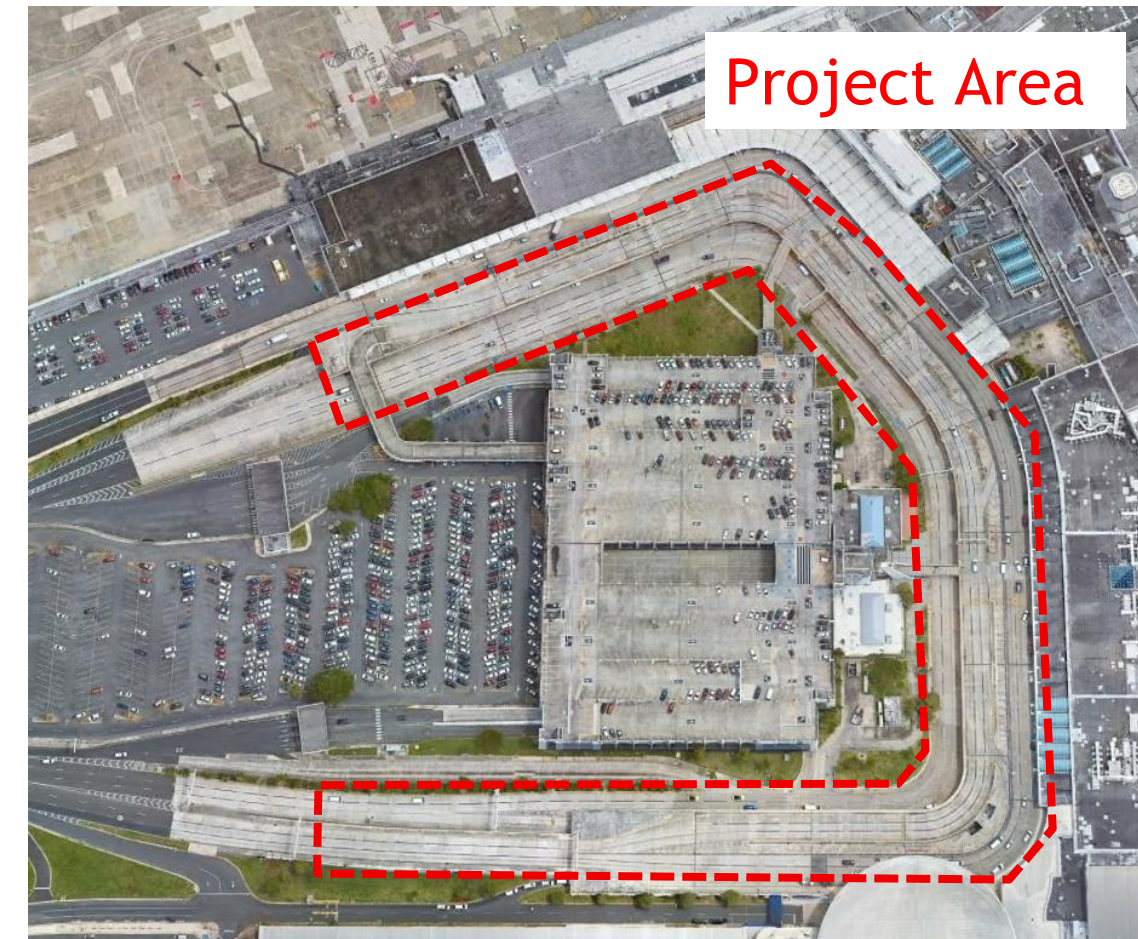
- PFC Funding: \$1,486,400 (100%)
- AIP Funds: \$0 (0%)
- Other Funds: \$0 (0%)

Project Justification:

- SJU has historically faced capacity restrictions on the roadways due to the inability to utilize the inner traffic lanes.
- These improvements provide for increased vehicle capacity, improved flows, wayfinding, and signage for both pedestrians and vehicle traffic on the arrivals level.
- The project also improves lighting quality, lowers ongoing maintenance costs, and reduces lane closures.

Project Description:

- Includes improvements to capacity and safety of the terminal roadways through the installation of traffic separators, new ADA ramps, curbs, handrails, and channeling systems along the roadways in front of the terminal, improvements to ramps and walkways, demolition of some ramps, and improvements to signage, lighting, and wayfinding.



TERMINAL RESTROOMS MODERNIZATION PROGRAM

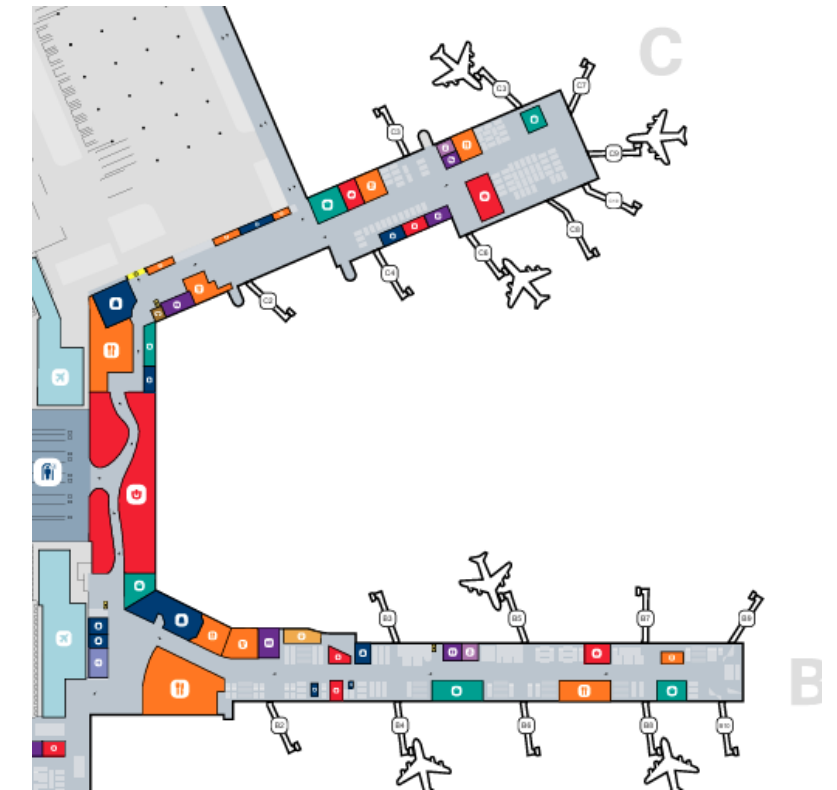
Project Timing:
September 2024 - December 2028

Total Project Costs: \$7,650,000

- PFC Funding: \$7,650,000 (%)
- AIP Funds: \$0 (%) Other Funds: \$0 (%)

Project Justification:

- Since 2021, annual passenger numbers grew significantly faster than assumed before the Covid pandemic and reflected in the 2019 Master Plan.
- Current restroom facilities are in need of renovation to update layouts that provide additional capacity and accommodate increased activity levels.
- The rehabilitation of restrooms will serve to enhance the capacity of the terminal building, while also modernizing the facilities to improve passenger utilization of, and flow through, the terminal building.



Project Description:

- Restrooms will be redesigned and renovated for increased capacity and new fixtures.
- The restrooms throughout the Terminals at SJU will be worked on progressively over this multi-year project.

TERMINAL RESTROOMS MODERNIZATION PROGRAM

The restroom modernization is being phased to minimize disruptions



Restroom Locations	Total	Completed by Dec 2025	Planned for 2026	Adjacent To Gates:
Terminal A	6	1	1	A4
Terminal B	5	1	1	B4
Terminal C	3		1	C5
Terminal D	5	1		
Total	19			

AIRPORT PAVEMENT MANAGEMENT SYSTEM (APMS) UPDATE

Project Timing:
Q1 2026 - Q4 2026

Total Project Costs: \$495,000 Grant: 3-72-0016-062-2020

- PFC Funding: \$148,500 (%)
- AIP Funds: \$346,500 (%)
- Other Funds: \$0 (%)

Project Justification:

- An APMS is essential because it helps maintain operational safety, optimize maintenance and rehabilitation activities, extend pavement life, and support data-driven decision-making while ensuring compliance with FAA.
- SJU's current APMS was last updated in June 2021, and SJU has seen a significant increase in activity levels since this time.

Project Description:

- Includes reviews of historical records, visual pavement condition surveys, updates to air traffic analysis including fleet mix, computations of remaining life analysis, development of PCN metrics per FAA guidelines, geotechnical investigations and lab testing, estimates of the APCIP for 5-yr, 10-yr, and 20-yr intervals, and preparation of the final report.



AIRPORT PAVEMENT MANAGEMENT SYSTEM (APMS) UPDATE

SANITARY PIPELINE REHABILITATION

Project Timing:
April 2025 - February 2026

Total Project Costs: \$1,683,785

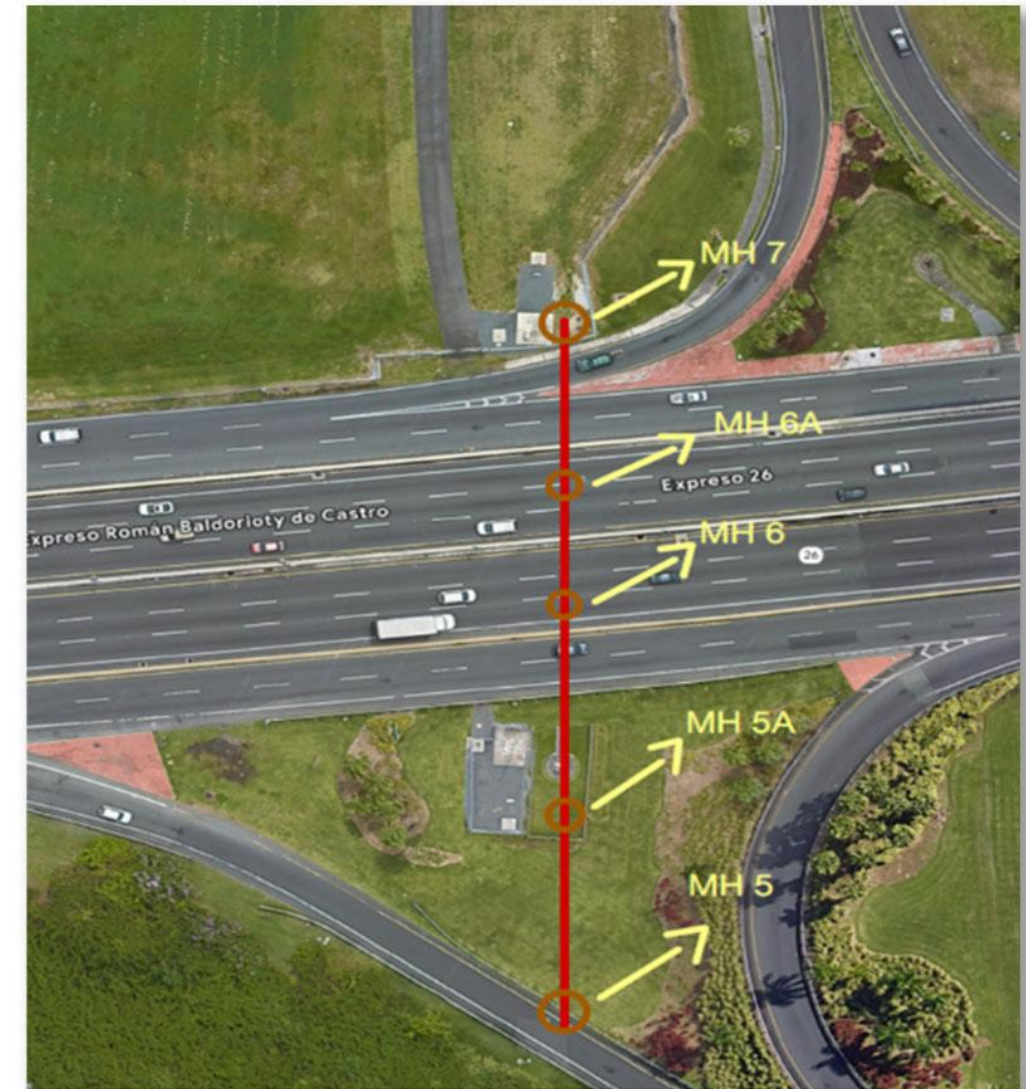
- PFC Funding: \$1,683,785 (%)
- AIP Funds: \$0 (%)
- Other Funds: \$0 (%)

Project Justification:

- This sewer line is the main outlet pipeline from the Airport connecting directly to the Main Sewer Trunk Pipeline.
- Sections of this line are in poor condition and pipe joints and water infiltrations currently present need to be corrected to prevent the pipe from collapsing, which would represent the loss of a critical piece of Airport infrastructure and require trucks to haul waste from the terminal in order to maintain terminal operations.

Project Description:

- Includes the design and construction of a pipe liner on a segment of 280LF of 21” diameter sanitary pipe to ensure the line remains operable.



SECURITY PROGRAM - UNDER VEHICLE DETECTION SYSTEM AND BARRIERS

Total Project Costs: \$2,491,800

- PFC Funding: \$2,491,800 (%)
- AIP Funds: \$0 (%) Other Funds: \$0 (%)

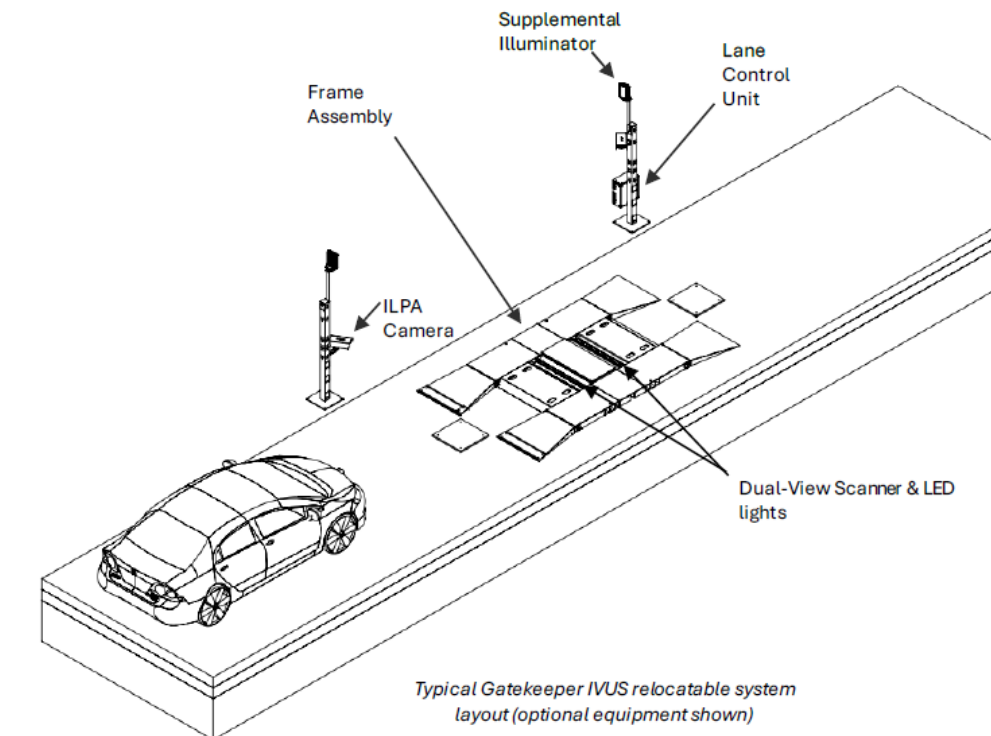
Project Justification:

- The enhanced gate security will provide a means of inspecting vehicles and detecting threats that would otherwise go unnoticed.
- Adds another layer in the Airport's security protection and reduces inspection time at the gates, resulting in quicker airfield access for authorized vehicles. Aids Aerostar's compliance requirements.
- This project will serve to relieve gate inspection delays, reducing congestion at access points.

Project Description:

- Security upgrades to vehicle gates at the Airport include new Intelligent Vehicle Undercarriage Scanners (IVUS) installed at four (4) gates: providing access to the Aircraft Operations Area and other secured areas.
- Installation of IVUS related technology and wiring, as well as site preparation, utilities, and limited reconfiguration of the road geometry.
- New hydraulic barriers installation to prevent unauthorized vehicles from passing.

Project Timing:
October 2025 - April 2026



PFC APPLICATION COSTS

Total Project Costs: \$100,000

- PFC Funding: \$100,000 (100%)
- AIP Funds: \$0 (0%)
- Other Funds: \$0 (0%)

Project Justification:

- Due to limited staff, consultants are utilized to assist with PFC application and amendment services.
- The consultant's professional services facilitate obtaining PFC funding for projects included in this application and any amending applications as required to maintain a functioning and compliant PFC program.

Project Description:

- The project covers internal staff time and consultant costs for application development costs for PFC #10 and future amendments.

Project Timing:
July 2025 - March 2026



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BJSA

PFC PROGRAM ADMINISTRATION

Project Timing:
October 2025 - December 2028

Total Project Costs: \$100,000

- PFC Funding: \$100,000 (100%)
- AIP Funds: \$0 (0%)
- Other Funds: \$0 (0%)

Project Justification:

- Due to limited staff, consultants are utilized to assist with PFC administration services.
- The Sponsor utilizes an experienced certified public accountant (CPA) firm to perform annual audits of the PFC program and retains other consultants with PFC experience to provide services relating to PFC revenue projections, eligibility, PFC reporting, and evaluation of PFC interest and financing costs.

Project Description:

- The project covers internal staff time on PFC administrative tasks, consultant costs for performing traffic updates, PFC eligibility, collections, and refunding/refinancing analysis, and external audit of the PFC program.

PFC Collection Information

Luis Muñoz Marín International Airport

- Start date of PFC #10 estimated to be September 1, 2031.
- End date of PFC #10 estimated to be June 30, 2032.
- PFC Charge Level: \$4.50 for each project.



Comments on PFC Application No.10 will be received until January 22, 2026.

Comments should be sent to:
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