

## RESOLUTION NO. 19-3

### Approving an Agreement for the Airports Authority to Reimburse United Airlines for a New VIP Lounge in Midfield Concourse C at Washington Dulles International Airport

WHEREAS, United Airlines (United) is expanding service at Washington Dulles International Airport, and desires to open a new 20,000 square foot Polaris lounge on Concourse C to enhance its level of service to premier customers on international flights;

WHEREAS, It is in the best interest of the Airports Authority to have United, as the primary airline tenant of Concourse C and operator of the future Polaris lounge, to manage construction of the building addition, as well as any impacts from construction to adjacent facilities operated by the airline;

WHEREAS, Reimbursing United for this work on behalf of the Airports Authority is consistent with Section 1.4.1(2) of the Contracting Manual;

WHEREAS, The Airports Authority will only reimburse for the shell construction and enabling work required to facilitate the new space, and United will solely bear the costs of all utility distribution, furniture, fixtures and equipment within the lounge;

WHEREAS, United will be required to obtain competitive pricing for this project, and submit originals of all paid invoices with a detailed accounting of the payments before the Airports Authority issues reimbursements;

WHEREAS, United will be obligated under the agreement to achieve the Airports Authority's Local Disadvantaged Business Enterprise participation goal of 25 percent; and

WHEREAS, United will ensure that title to the improvements will vest in the Airports Authority immediately upon substantial completion and acceptance by the Airports Authority; now, therefore, be it



RESOLVED, That the President and Chief Executive Officer is authorized to enter into an agreement with United pursuant to which the Airports Authority will reimburse United in an amount not to exceed \$33,800,000 to construct a 20,000 square foot addition to Midfield Concourse C at Washington Dulles International Airport consistent with the terms and conditions presented to the Business Administration Committee on December 12, 2018.

Adopted January 16, 2019

A handwritten signature in cursive script that reads "Monica R. Hargrove".

Monica R. Hargrove, Secretary