

Special Board and Capital Improvement Program Oversight Committee Meeting Agenda

Thursday, April 18, 2024
10:00 A.M.

San Diego County Regional Airport Authority
Administration Building
First Floor – Board Room
2417 McCain Road
San Diego, California 92101

Board Members

Gil Cabrera (Chair)
James Sly (Vice-Chair)
Whitney Benzian
Lidia S. Martinez
Monica Montgoery Steppe
Rafael Perez
Esther C. Sanchez
Steve Vaus
Marni von Wilpert

Ex-Officio Board Members

Col. Thomas Bedell
Michele Perrault
Everett Townsend

President/CEO

Kimberly J. Becker

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. If comments are made to the Committee without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law. ***Please note that agenda items may be taken out of order.***

Staff Reports and documentation relating to each item of business on the Agenda are on file in Board Services and are available for public inspection.

***NOTE:** This Committee Meeting also is noticed as a Special Meeting of the Board to (1) foster communication among Board members in compliance with the Brown Act; and (2) preserve the advisory function of the Committee.

Board members who are not members of this Committee may attend and participate in Committee discussions. Since sometimes more than a quorum of the Board may be in attendance, to comply with the Brown Act, this Committee meeting also is noticed as a Special Meeting of the Board.

To preserve the proper function of the Committee, only members officially assigned to this Committee are entitled to vote on any item before the Committee. This Committee only has the power to review items and make recommendations to the Board. Accordingly, this Committee cannot, and will not, take any final action that is binding on the Board or the Authority, even if a quorum of the Board is present.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. **PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMITTEE MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.**

Special Board and Capital Improvement Oversight Committee Agenda

Thursday, April 18, 2024

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Board

Board Members: Bedell (Ex-Officio), Benzian, Cabrera (Chair) , Martinez, Montgomery Steppe, Perez, Perrault (Ex-Officio), Sanchez, Sly, Vaus, Townsend (Ex-Officio), von Wilpert

Capital Improvement Program Oversight Committee

Committee Members: Benzian, Martinez, Perez, Sanchez, von Wilpert (Chair)

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Committee on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Board. Please submit a completed speaker slip to the Authority Clerk. **Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.**

Note: Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Committee.

NEW BUSINESS:

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the October 19, 2023, regular meeting.

2. NEW TERMINAL 1 AND FINANCE UPDATE:

(Bob Bolton, Director, Airport Design & Construction, Maya Dayan, Director, Capital Financial Planning & Airline Relations)

BOARD WORKSHOP:

3. PROPOSED CAPITAL PROGRAM BUDGET FOR FISCAL YEARS 2025-2029:

(Shoreh Beladi, Program Manager, Airport Design & Construction, Maya Dayan, Director, Capital Financial Planning & Airline Relations)

Special Board and Capital Improvement Oversight Committee Agenda

Thursday, April 18, 2024

COMMITTEE MEMBER COMMENTS:

CLOSED SESSION:

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:

Paragraph (1) of subdivision (d) of Cal. Gov. Code §54956.9

Name of Case: San Diego County Regional Airport Authority v. AQ US SW Holding Co., et al., San Diego Superior Court Case No. 37-2023-00032124-CU-BC-CTL

REPORT ON CLOSED SESSION:

ADJOURNMENT:

Thursday, April 18, 2024

Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)

- 1) Persons wishing to address the Board, ALUC, and Committees shall submit a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to submit a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

Additional Meeting Information

NOTE: This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2550 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at www.san.org.

For those planning to attend the Commission meeting, parking is available in the Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.

2. NEW T1 OUTREACH UPDATE:

Jonathan Heller, Director, Communications, and Matt Harris, Director, Government Relations provided a presentation on the New Terminal 1 Outreach Update that included, New T1 Public Outreach Goal; Messaging Arc; Overarching Messages; Messaging Themes; Social Media; Earned Media – Headlines; Q3 Paid Media Overview-Radio, Digital and Social; New T1 Awareness-Signage; Quarterly Navigator Newsletter; Community Outreach; Small Business Development Outreach; Education and Training; Meet the Primes Recap; and Quarters 3 and 4 Priorities: “In Flight”.

3. NEW T1 CONSTRUCTION AND FINANCE UPDATE:

Bob Bolton, Director, Airport Design & Construction; Steven Samuelson, Manager, Safety and Labor Compliance; and Maya Dayan, Director, Capital Financial Planning and Airline Relations provided a presentation on the New T1 Construction and Finance Update that included New T1 Project Timeline and Milestones; Terminal and Roadways Construction Update; Logistics; New Administration Building; Safety and Labor Compliance; and New T1 Costs through August 31, 2023; Cash Flow and Sources of Funds.

COMMITTEE MEMBER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 11:13 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE THIS 18th DAY OF APRIL 2024.

ANGELA SHAFER-PAYNE
VICE PRESIDENT, DEVELOPMENT

ATTEST:

SONJA BANKS
ASSISTANT AUTHORITY CLERK I,
BOARD SERVICES

Capital Improvement Program Oversight Committee New T1 Update

**NEW
T1**



In Flight!

**Presented by Bob Bolton, Director
Airport Design & Construction**

April 18, 2024

Agenda

NEW
T1

Bob Bolton:

- NT1 Project Timeline & Milestones
- Terminal & Roadways Construction Update
- NT1 Airside
- Logistics

Maya Dayan:

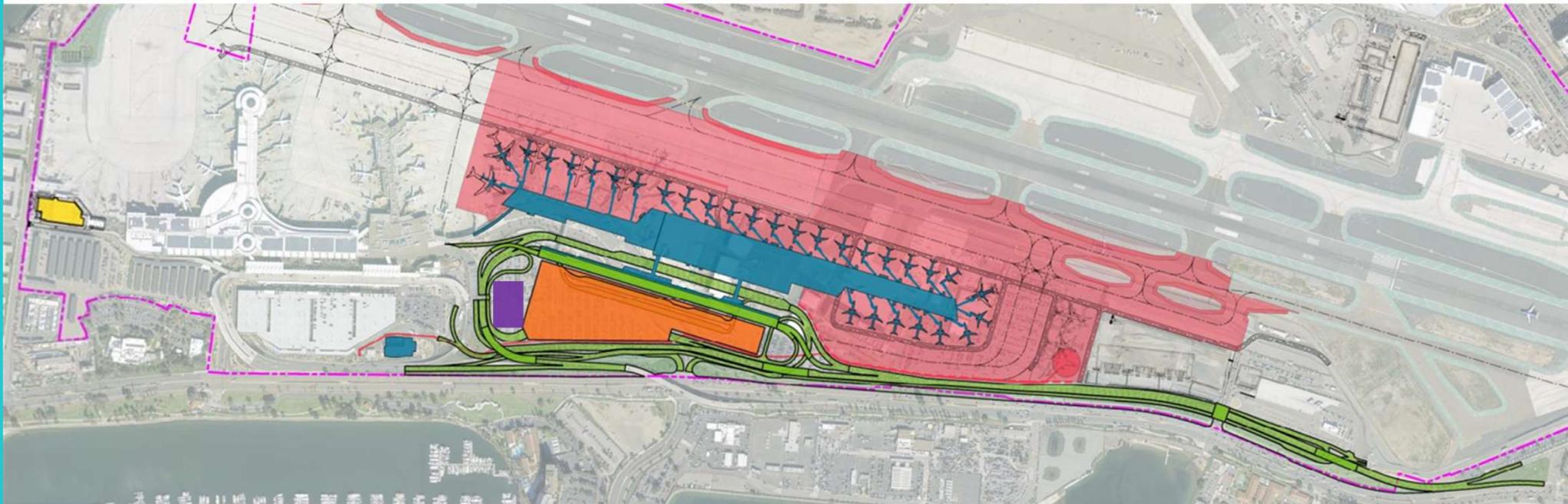
- Financial Update

New T1

OVERALL PROGRAM SCOPE



-  Package 1 – Terminal and Roadways
-  Package 2 – Airside Improvements
-  Package 3 – Administration Building
-  Future Transit Station



NT1 Project Timeline / Milestones



2021 2022 2023 2024 2025 2026 2027 2028

Terminal & Roadways

November 2021
NEPA/CCC Approval
Start Construction

Late Summer 2025
Gates 1-19
Operational

Entitlements

Phase 1A - 19 Gates

Phase 1B - 11 Gates

Early 2026
Gates 20-22
Operational

Early 2028
Gates 23-30
Operational

Parking Plaza

Late 2022
Start Construction

Late 2024
"Stage 1"
Operational

Mid-2025
"Stage 2"
Operational

Site Work

Construction - "Stage" 1 & 2

"Stage 2"



NT1 Terminal and Roadways

MAJOR MILESTONES ACHIEVED

Entitlements/Board Approval

- Board Approval of Maximum Contract Price (MCP) October 07, 2021
- NEPA Approval - October 22, 2021
- Approval from California Coastal Commission for Start of Construction- November 01, 2021
- Start of Construction November 21, 2021
- Concessions Food & Beverage and Retail RFP responses received and Board Approved - Additional Food & Beverage and Club-Lounge RFP's to be issued August - September 2023
- Board Approval of Guaranteed Maximum Price (GMP) January 11, 2024

NT1 Terminal and Roadways

COMPLETED MAJOR MILESTONES

Design

- Parking Plaza 100% Design Deliverable review complete
- United Airline Hangar Terminal Reconstruction - 100% Design Review completed
- Terminal Building - Phase 1A - 100% Design Review Completed
- Terminal Building - Phase 1B 90% Design Review Completed
- Terminal Building - Phase 1B 100% Design Review Ongoing April 2024
- Major Building Permits for NT1 Phase 1A and Parking Plaza Completed
- NT1 Building Occupancy Permit Discussion ongoing
- Concessions Food & Beverage & Retail Package 60% Design Reviews

Construction Activities



2021

- Start site utilities relocation: November 2021
- Start existing building demolitions: December 2021
- Turnover existing T1 Gates 1, 1A, 2 and FMD Buildings: November 01, 2021

2022

- Start Terminal Building foundation piles: June 2022
- Roadway Detour completed and active: August 2022
- Existing Roadway bridge demolition completed: August 2022
- Buses and Taxis relocated to North side completed: early September 2022
- Start Elevated Departure Road Bridge construction: October 2022

2023

- NT1 Roadway detours + T2 Recirculation Bridge demolition: January 9 - 29 2023
- Relocated Ground Transportation Plaza for hydronic pipe construction: March - September 2023
- Started NT1 Parking Plaza concrete super structure construction: April 2023
- Relocated existing T1 Departures/Arrivals Roadway under NT1 Elevated Departure Roadway: Oct 2023
- Complete NT1 Terminal Building steel erection: October 2023
- Start NT1 Parking Plaza Stage 2 Construction: Nov 2023
- Complete Demolition of Former Administration Building: February 2024

NT1 Sitework - March 2024



NT1 - Milestones

Construction of
Luminous Wave
at South Facade



NT1 - Milestones



East Elevation



Luminous Wave Interior View

NT1 - Milestones



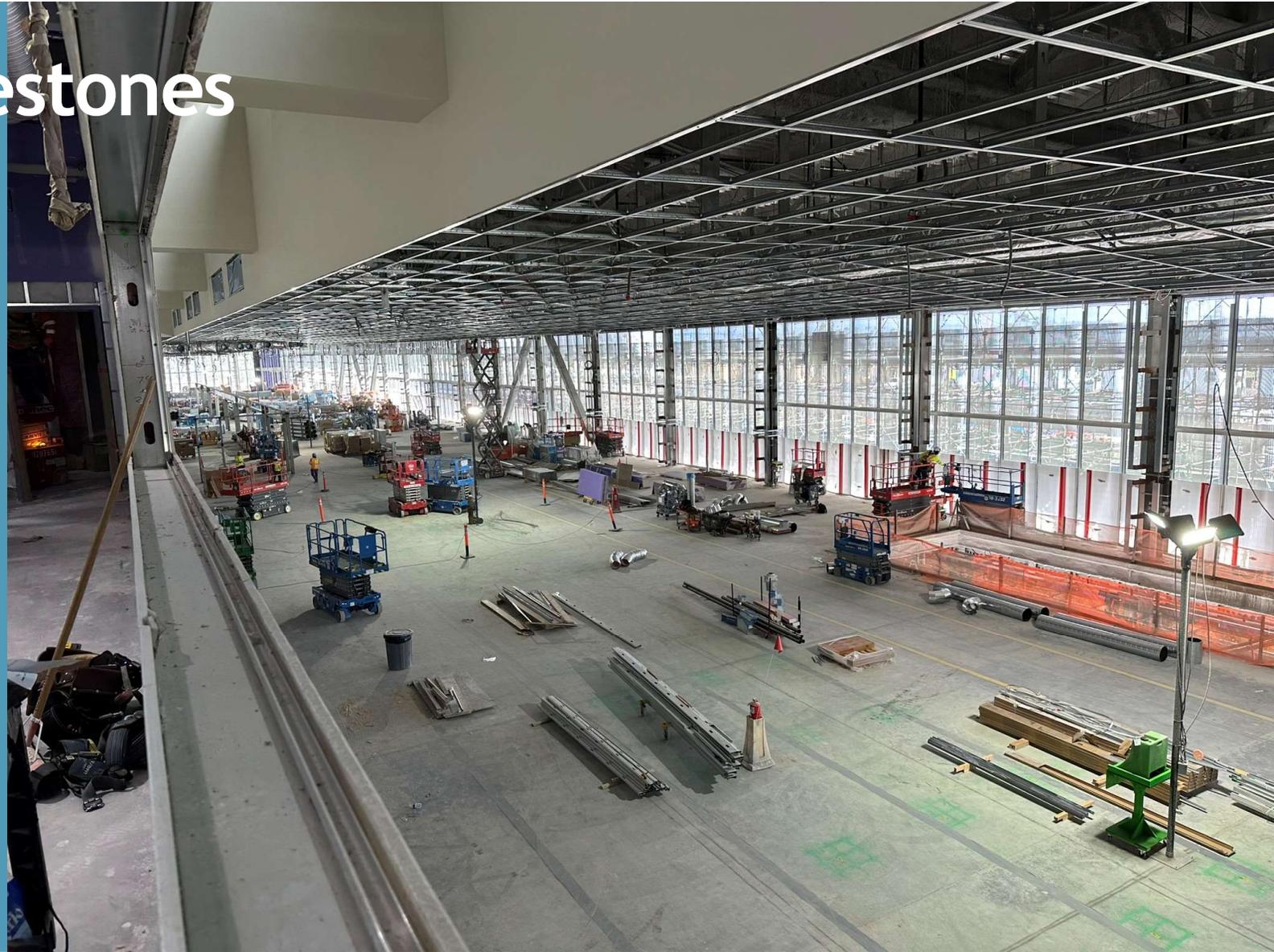
Demolition of Former Admin Building

Arrival Road

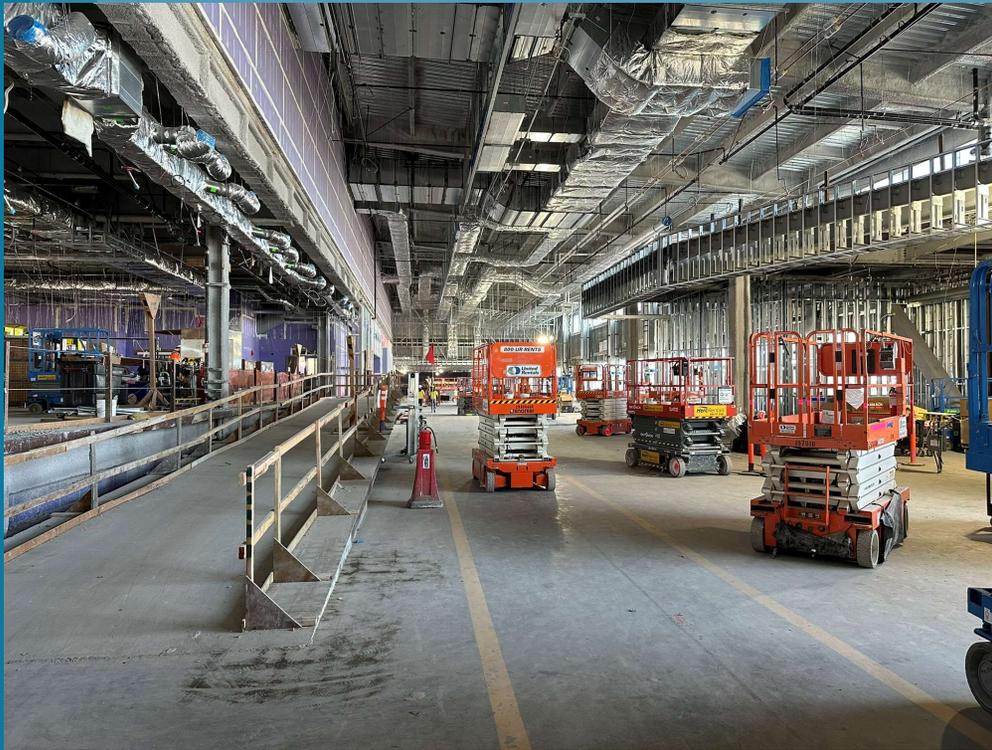


NT1 - Milestones

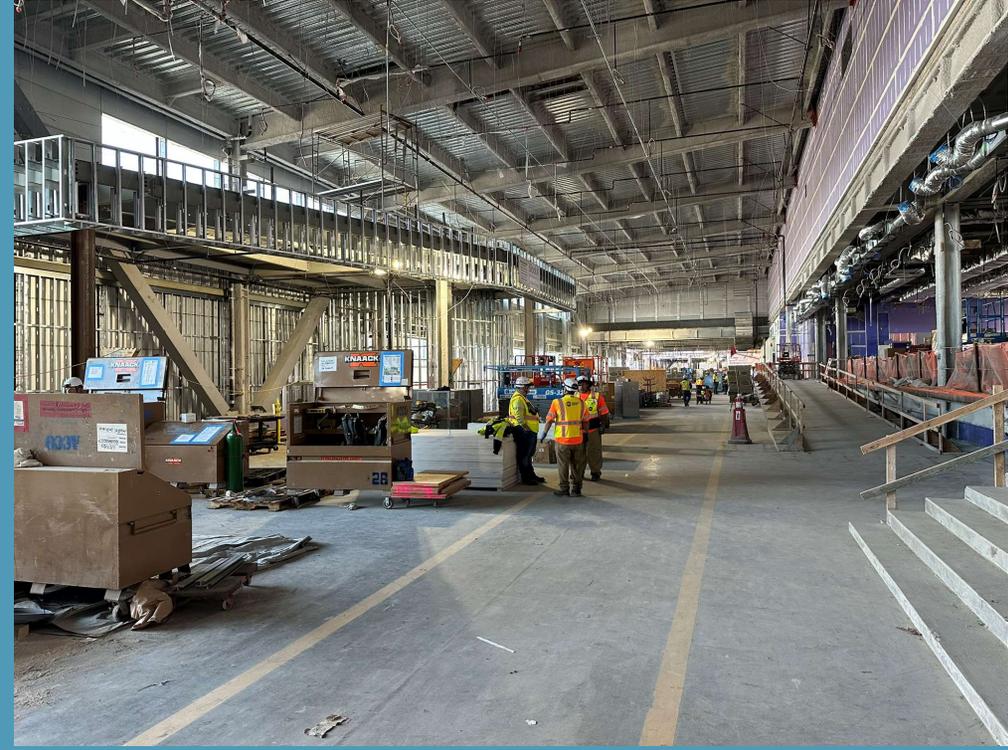
Ticket Lobby



NT1 - Concourse Post SSCP



Looking West

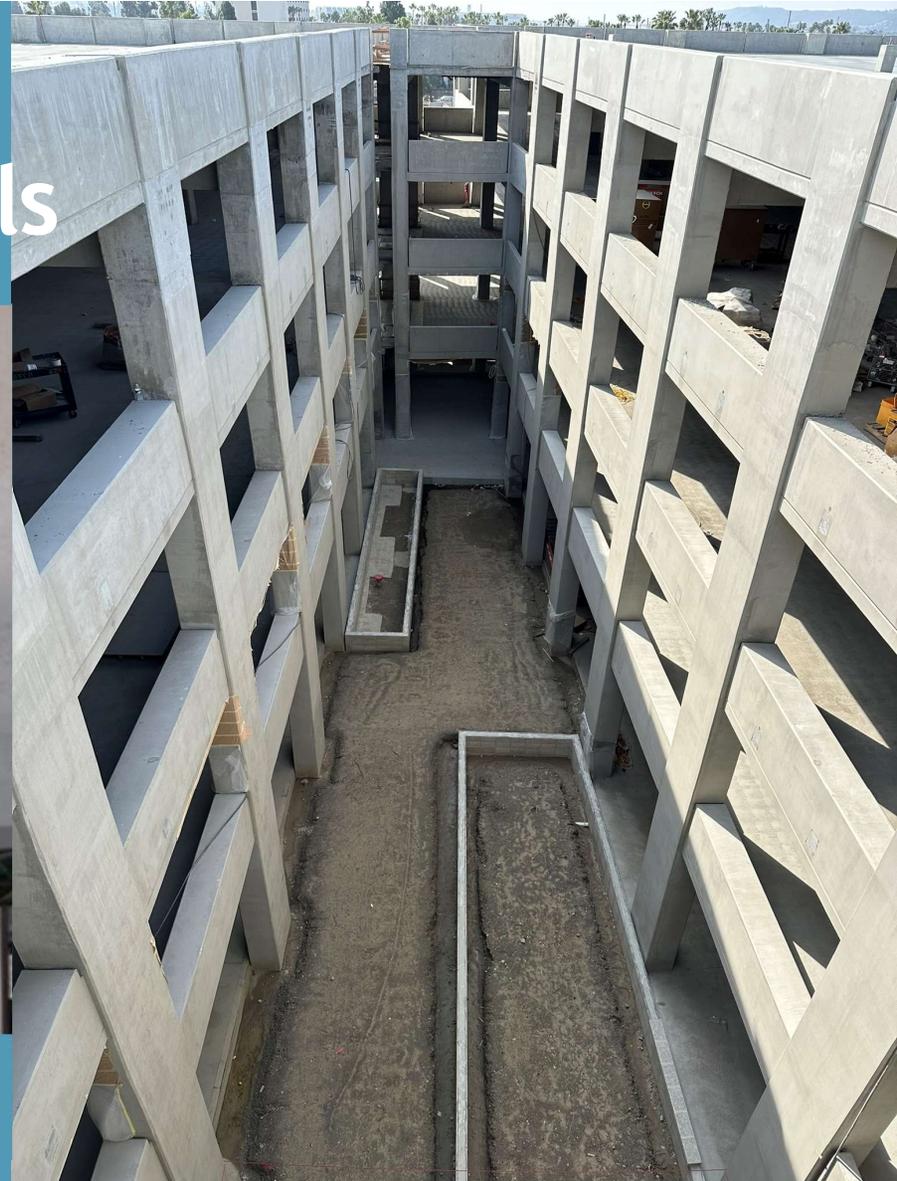


Looking East

NT1 Baggage Handling System



NT1 Parking Plaza West & Center Light Wells



NT1 Parking Plaza Interior View



NT1 Parking Plaza Core



NT1 Airside



411001: NT1 Airside Improvements

Project Manager: Tony Macias

Project Sponsor: Angela Shafer-Payne

Project Budget: \$357M

Phase: Construction

Environmental Entitlements Clearance: Yes

MAJOR MILESTONES

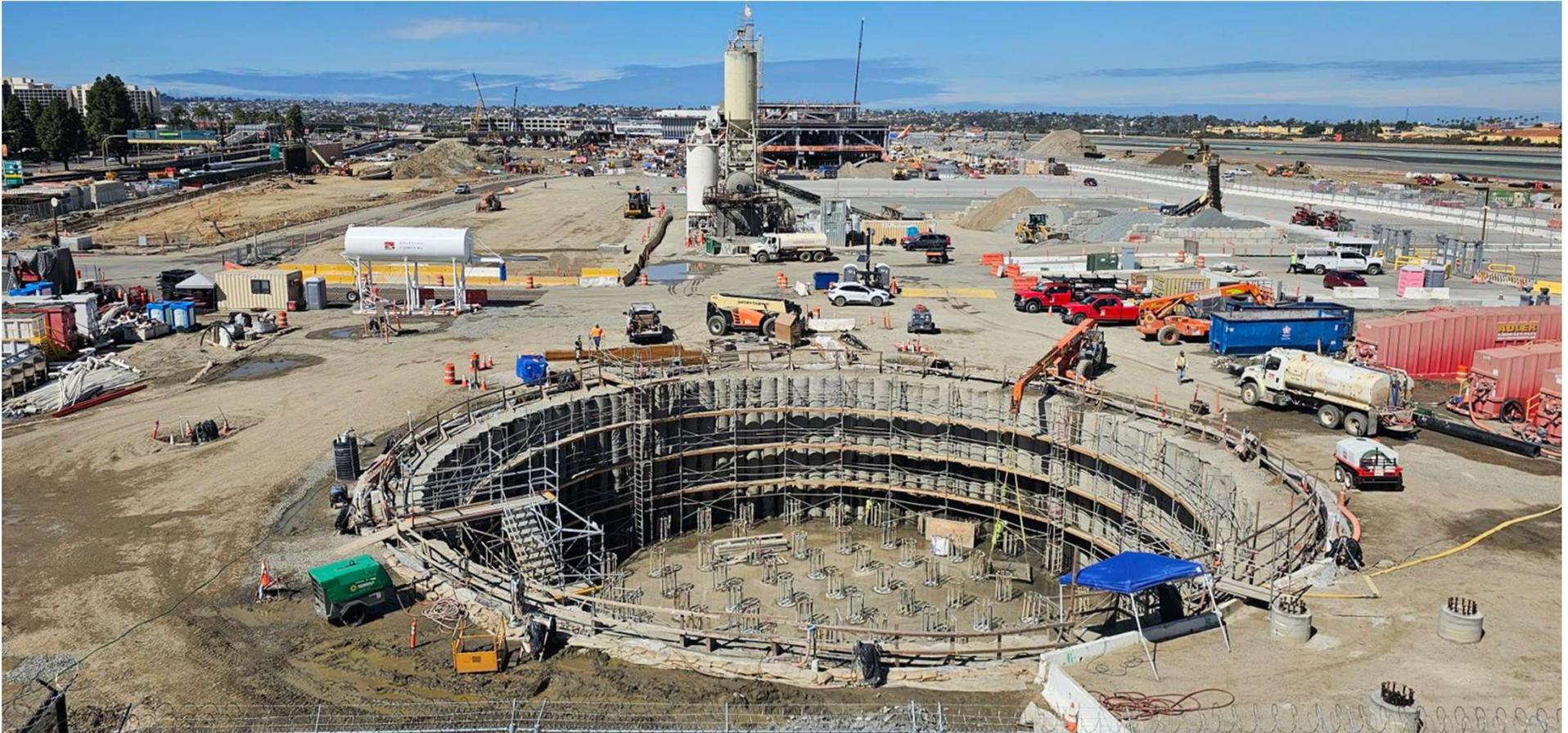
- Contract Award to Griffith Company: October 7, 2021
- NTP Construction: November 22, 2021
- On-Call Testing & Inspection Agreement Board Approval: January 6, 2022
- Start of Onsite Construction: February 2022
- Start of Taxiway A Concrete Paving: Aug 3, 2023
- Substantial Completion of Phases 3.1 & 3.4: February 22, 2024
- Transition of RON Aircraft : February 22, 2024
- Start of Phase 4.2: February 22, 2024
- Auger Cast Pile Foundation Excavation: February 28, 2024

411001: NT1 Airside Improvements



- Taxiway A Pavement Construction - Phases 3.1, 3.2, 3.3, 3.4 (Complete)
- Taxiway A Pavement Construction - Phases 4.1, 4.2, 4.3 (Active)
- Phase 4.1, 4.2 Storm Drain 7 Construction (Active)
- Phase 9A - AOA Wall Construction (Active)
- Phase 9 B - Upcoming
- Phase 2.1, 9A, 9C Pavement Construction (Active)
- Excavation of Cistern Pile Foundations, Shotcrete Placment (Complete)
- Construction of Cistern Floor (Active)
- Coordination of work within the 800' Least Turn Nesting Buffer C(Active)
- Coordination with Hydrant Fueling, NT1 & R Projects, Airside Operations, Environmental, FAA, Airlines (AvAirPros)

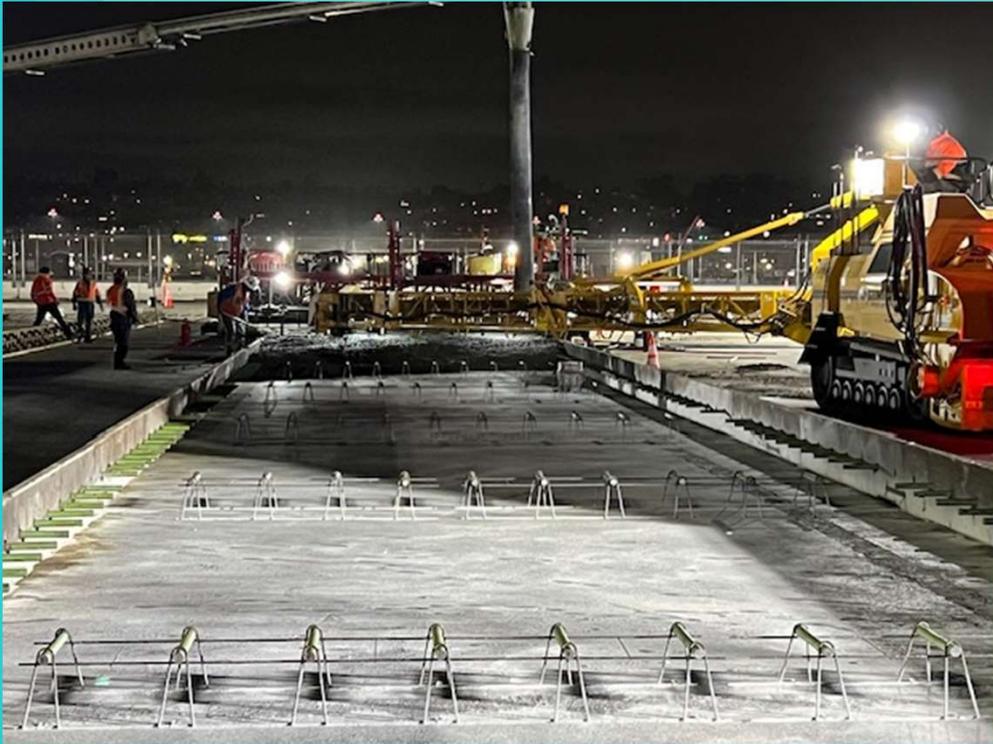
NT1 Airside Improvements Overview



NT1 Airside Improvements



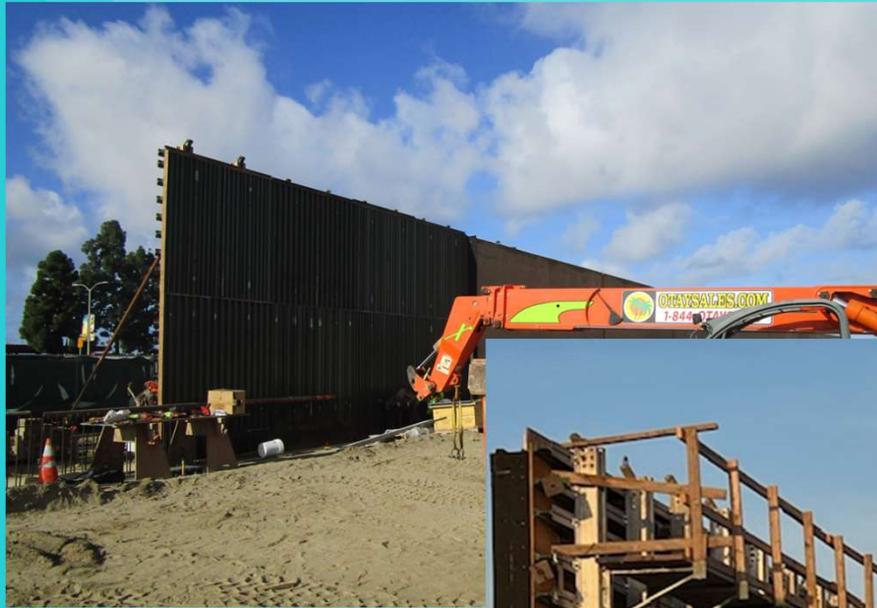
Phase 2.1, 9A, 9C Concrete Pavement Construction



Phase 2.1, 9A, 9C Concrete Pavement Construction

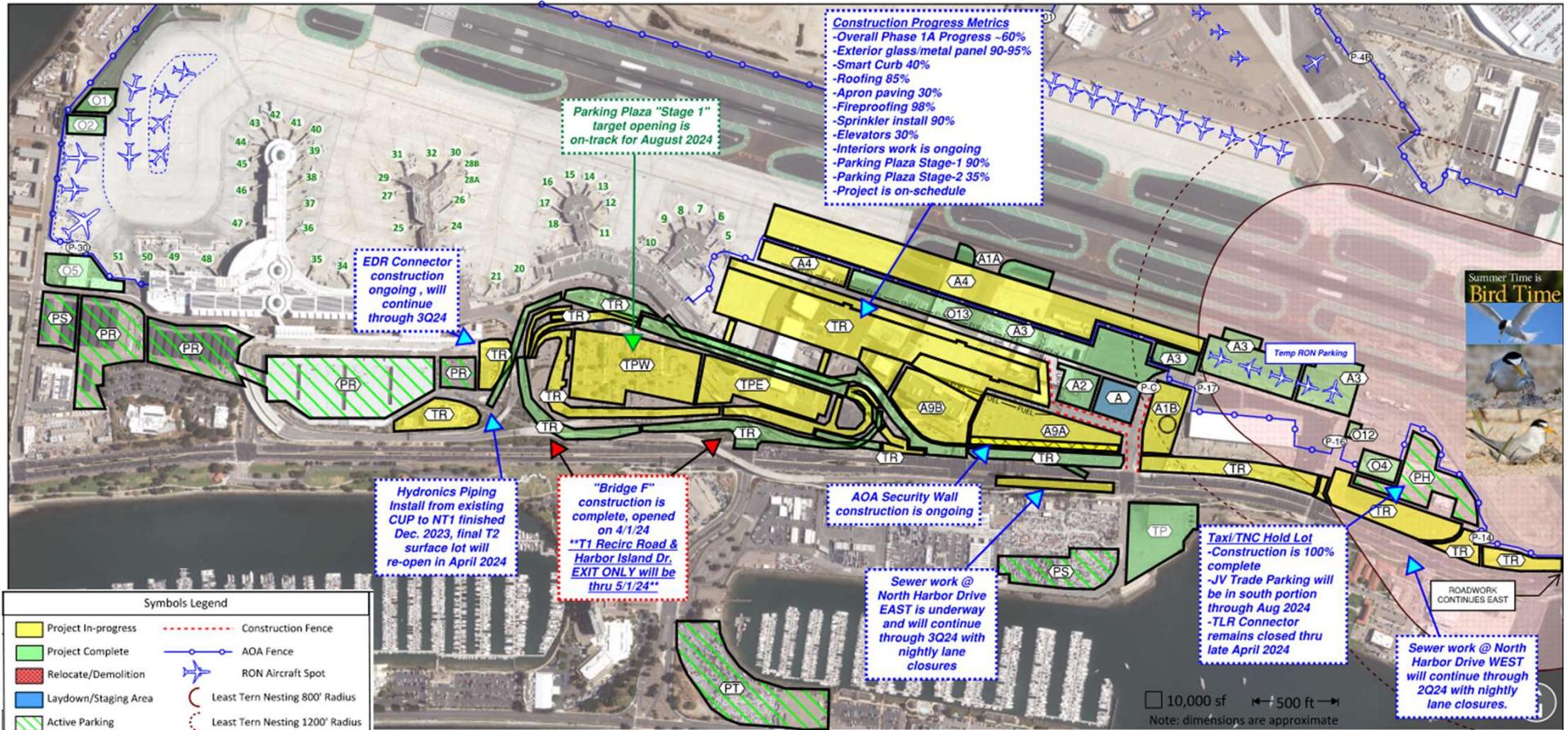


AOA Wall



NT1 Logistics

NT1 Campus-wide Logistics Plan



"Bridge F" Traffic Switch - April 1-30



A large commercial airplane is parked on a tarmac at sunset. The sun is low on the horizon, creating a warm, golden glow. Another airplane is flying in the sky above. The word "Questions?" is overlaid in white text on the left side of the image.

Questions?

Revised 04/16/2024

Capital Improvement Program Oversight Committee

Finance Update

Presented by Maya Dayan

Director, Capital Financial Planning and Airline Relations



April 18, 2024

New T1 Program

Costs through February 29, 2024

(\$ in thousands)

	Board Approved Budget *	Program Contingency Use	Approved Budget after contingency transfer	Actual Costs Incurred	Funding Source
Terminal and Roadways	\$ 3,229,372	\$ 536	\$ 3,229,908	\$ 1,360,670	Grants/Bonds/Cash
Airside Improvements	356,519	0	356,519	139,228	Grants/Bonds
New Administration Building	107,300	0	107,300	106,190	Bonds
Shuttle Lot Relocation Construction	18,175	0	18,175	13,056	Bonds
Program Contingency	122,933	(536)	122,397	**	Bonds
	\$ 3,834,300	\$ 0	\$ 3,834,300	\$ 1,619,144	

* as of 01/11/2024

** Program Contingency costs incurred included in projects above

Contingency Use Summary

(in thousands)

Program Contingency	\$122,933
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Contingency Transferred to Projects	
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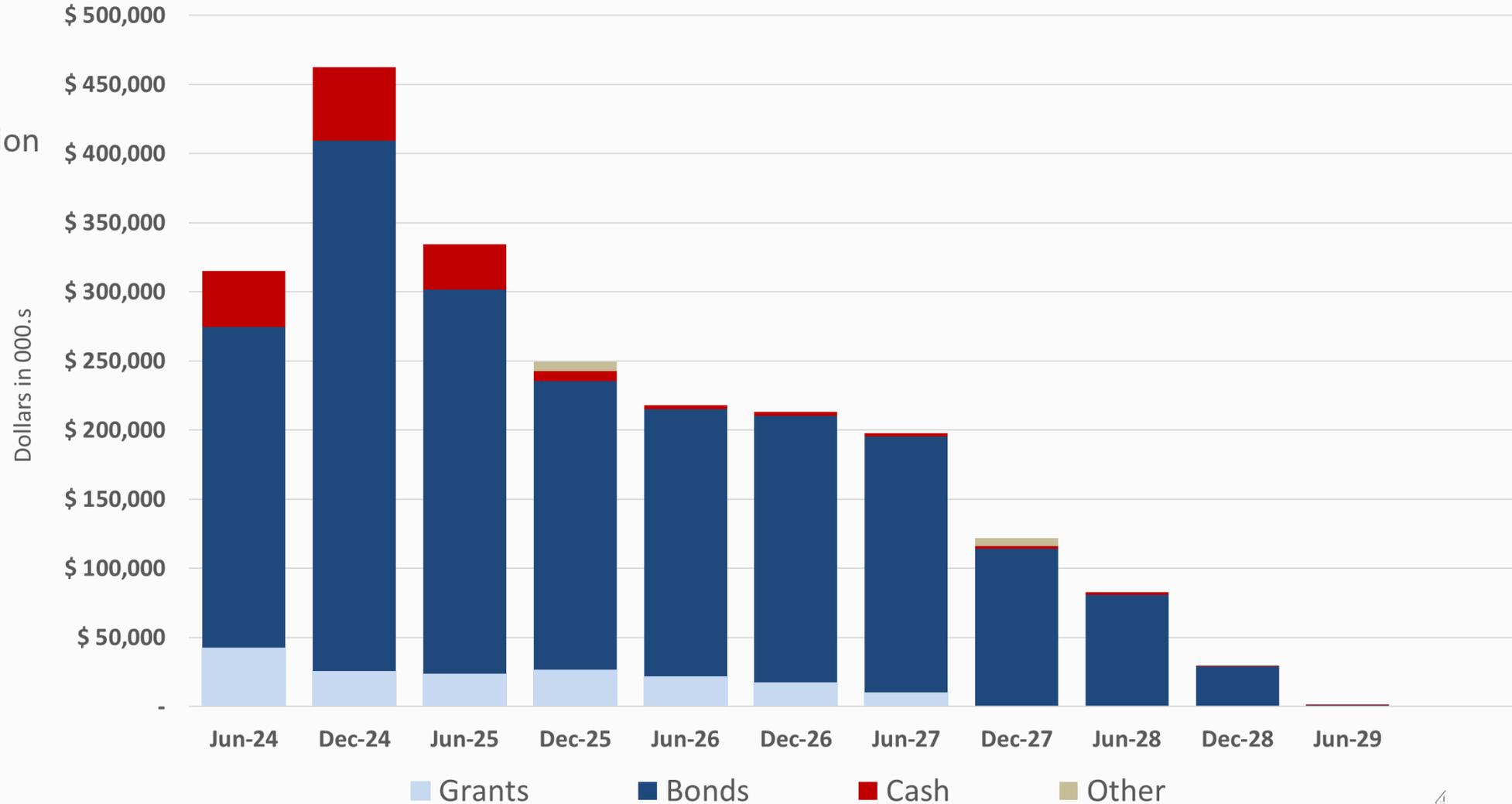
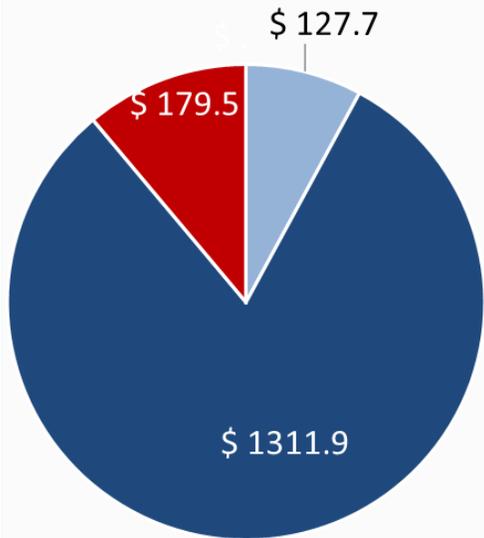
<i>Utilities</i>	<i>(536)</i>
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Contingency Remaining	\$122,397
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New T1 Program

Cash flow and sources of funds

LTD ACTUAL \$1,619.1 Million





Questions?

Proposed Capital Program Budget Fiscal Years 2025-2029

Presented by Shohreh Beladi, Program Manager

Airport Design & Construction and

Maya Dayan, Director, Capital Financial Planning and Airline Relations



April 18, 2024

Capital Program Overview

- 5 Year Program
- Reviewed by the Capital Improvement Program Oversight Committee (CIPOC)
- Approved by the Board annually
- Managed by the Executive Leadership Team - CEO & Vice Presidents
- **Current Capital Program - 75 projects - \$4.22 Billion**
 - FY 2024-2028 Capital Improvement Program (CIP) - \$389.25 Million
 - New T1 - \$3.83 Billion*

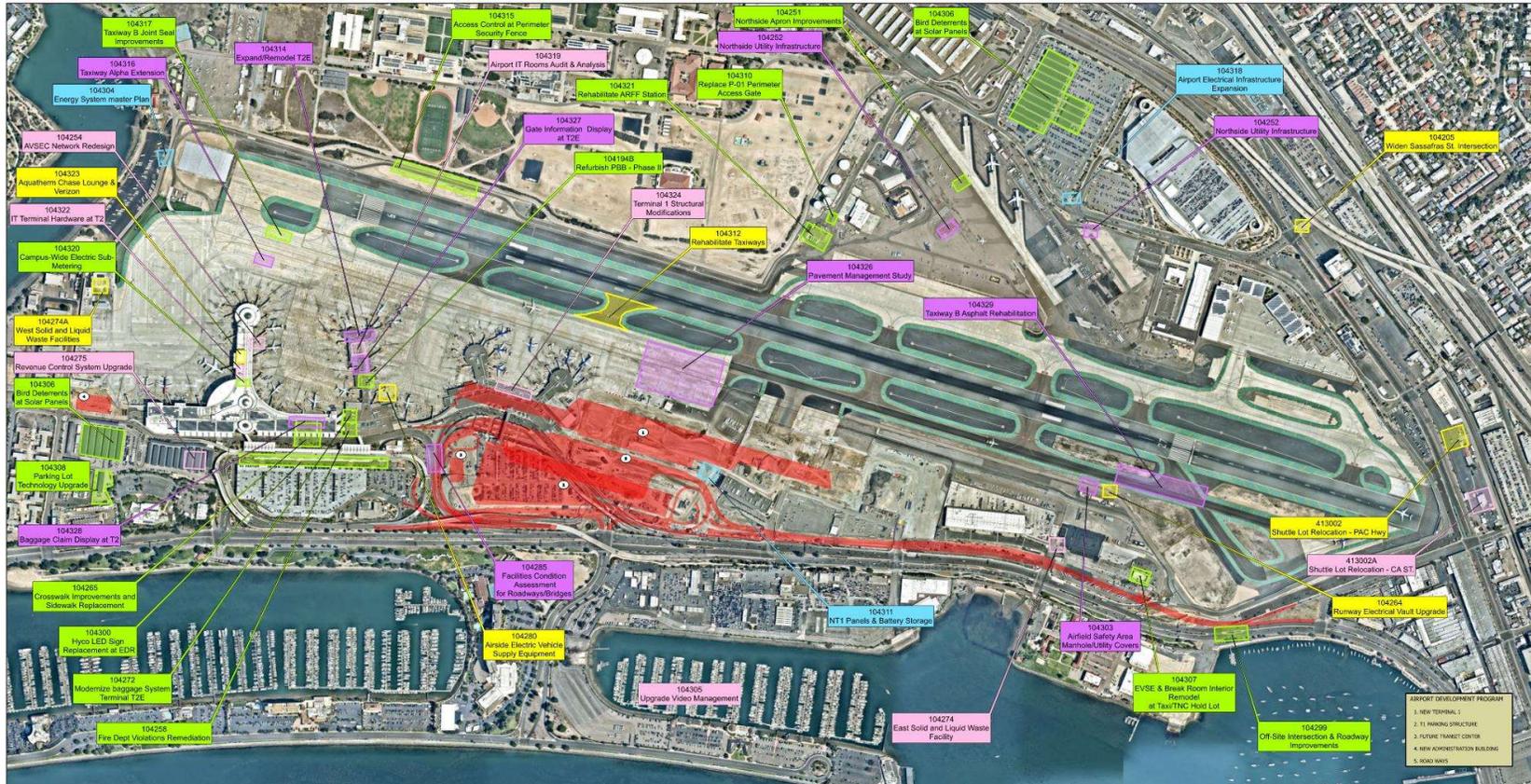
* As approved by the Board on January 11, 2024

Current FY2024-2028 Capital Program - Project Status

Project Location	Planning	Design	Construction	Closeout/Closed	Program*	Total
Airside	9	6	1	7	-	23
Terminal	4	6	5	5	-	20
Landside	7	4	1	1	-	13
Administrative	5	4	3	4	3	19
Total	25	20	10	17	3*	75

* Capital Program Support, Capital Project Allowance, and Public Art Allowance

Current FY2024-2028 Capital Improvement Program



Planning Phase		Construction Phase	
Schematic Design Phase		Closeout Phase	
Design & Bid Phase		New T1	

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
CAPITAL IMPROVEMENTS PROJECTS MAP



SAN DIEGO
INTERNATIONAL AIRPORT.
LET'S GO.

AIRPORT DESIGN & CONSTRUCTION
TECHNICAL SERVICES
MARCH, 2024

- AIRPORT DEVELOPMENT PROGRAM
1. NEW TERMINAL 1
 2. T1 RAMPING STRUCTURE
 3. FUTURE TRANSIT CENTER
 4. NEW ADMINISTRATION BUILDING
 5. ROADWAYS

CIP Project Development Process

- Annual Validation of Current CIP
 - Revisit the projects for purpose and need
 - Review scope, schedule and budget
 - Prepare recommendations to ELT for any project adjustments
 - Board action on CIP adjustments
- New CIP Projects
 - Sponsors submit project requests - Assessments conducted with sponsors & stakeholders
 - 1st Tier Project Screening by ELT
 - Prepare Project Definition Package (Scope/ Schedule/ Budget)- Develop Draft CIP/ Plan of Finance Results presented to CIP Review Group - Director of Planning, Finance & Development
 - 2nd Tier Project Screening by ELT
 - Develop Final CIP/ Plan of Finance
- Executive staff reviews and approves proposed CIP budget to be taken to the Board
- Proposed CIP presented to Airlines for input and feedback
- Board reviews and approves Capital Program budget

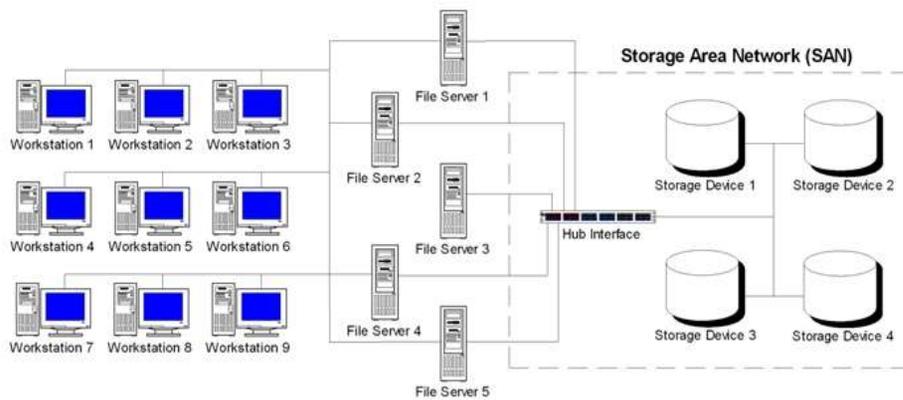


Proposed New Capital Projects (6)

Prioritization Criteria

1	Required for Part 139 or other regulatory compliance
2	Maintain core building systems - IT, Fire/Life/Safety, MEP
3	Maintain airport access roadways and parking infrastructure
4	Enhancement to customer service, revenue generation, cost savings
5	Enhancements to systems or facilities not required by regulation

IT Infrastructure Refresh



Examples of Server & Storage Hardware/System

IT Infrastructure Refresh

Objective/Scope:

- Replace end of life IT systems with a cloud or hosted offering to provide greater reliability and security
- Systems to include network, backup, cybersecurity, power, server and storage infrastructure
- Expected Start Date: Summer 2024

Strategies:

- Customer
- Operations

Priority 2 Maintain core building systems - IT, Fire/Life/Safety, MEP

Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
I&TS	Terminals	Bonds/Cash	\$2,025,000	48 months

Northside Airfield and Facility Advanced Planning & Improvements Study

Key Study Components



Northside Airfield and Facility Advanced Planning & Improvements Study

Objective/Scope:

- Provide Program Study Document to allow for consolidation/expansion of northside operations & facilities, thereby providing additional capacity & improve efficiency of aircraft movements
- Planning to correct design standard deficiencies of Taxiway F, consolidate air cargo apron, expand northside stormwater and apron, relocate displaced threshold & Taxiway C4, etc.
- Expected Start Date: Summer 2024

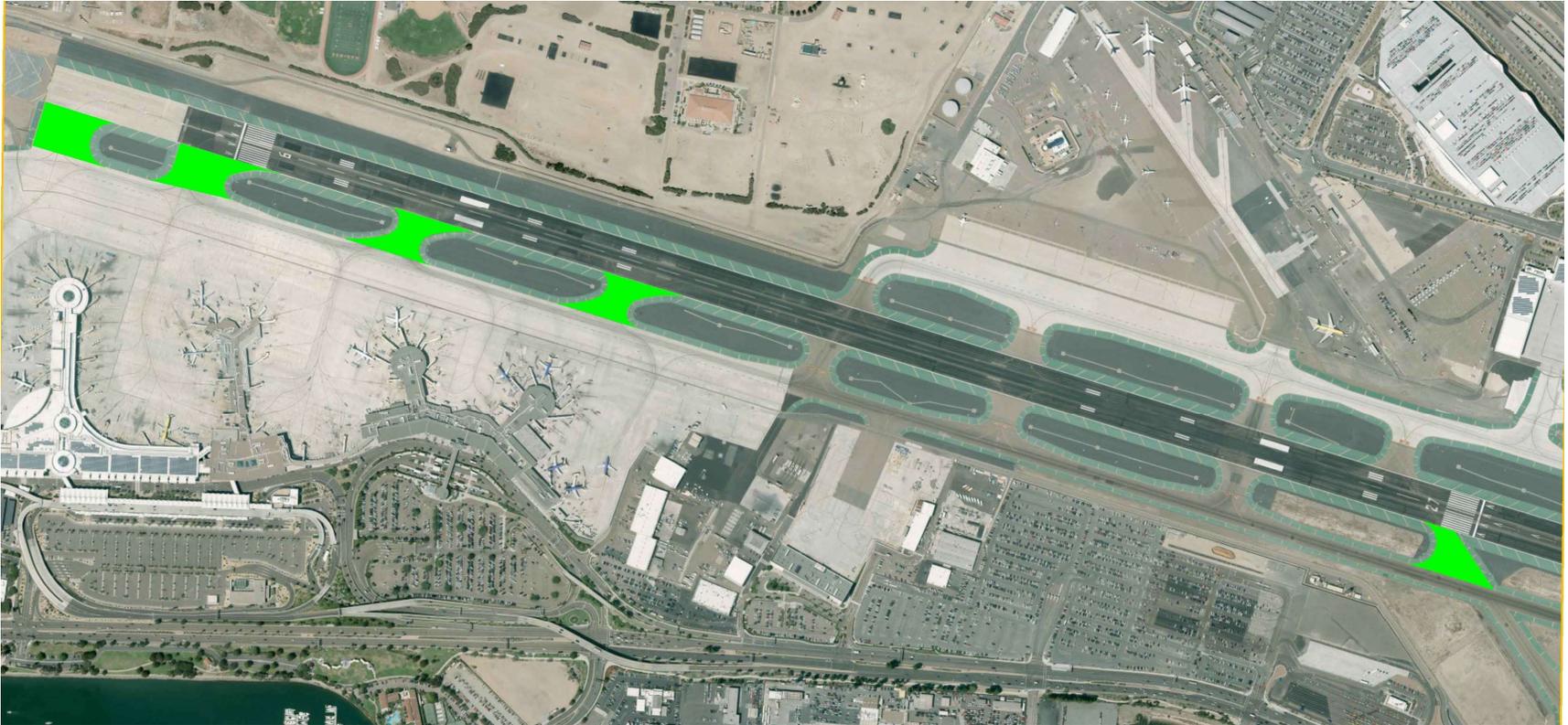
Strategies:

- Customer
- Operations

Priority 5 Enhancements to systems or facilities not required by regulation

Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
Airport Planning & Environmental	Airside	Bonds	\$2,000,000	18 months

Rehabilitate Taxiways B7-10 & D



Rehabilitate Taxiways B7-10 & D

Objective/Scope:

- Rehabilitate taxiway exits per current FAA design standards to improve safety and maximize capacity & airfield operations
- Redesign taxiways and rehabilitate asphalt on B7-10 & D
- Expected Start Date: Winter 2026

Strategies:

- Customer
- Operations

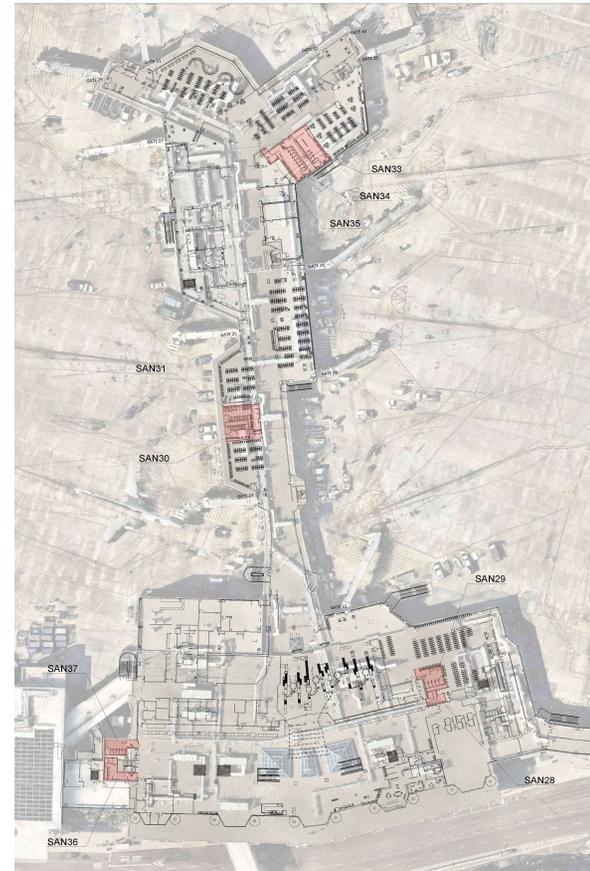
Priority 1	Required for Part 139 or other regulatory compliance
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Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
Airside & Terminal Operations	Airside	AIP/Cash	\$31,200,000	31 months

Restroom Upgrades in T2E



T2E - Floor 1



T2E - Floor 2

Restroom Upgrades in T2E

Objective/Scope:

- Provide renovated restrooms that improve functionality, leading to fewer repairs, less facilities maintenance labor costs, and passenger safety
- Upgrades to include countertops, sinks, faucets, floors, ventilation, etc.
- Expected Start Date: Summer 2024

Strategies:

- Customer
- Operations

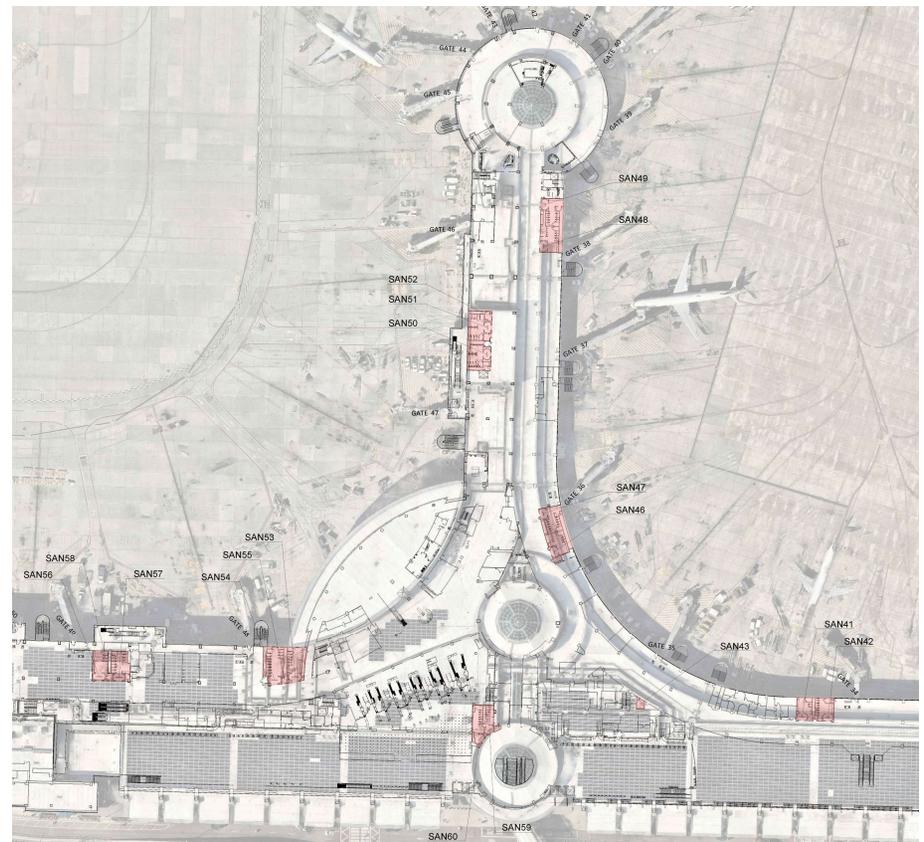
Priority 4 Enhancement to customer service, revenue generation, cost savings

Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
Terminal Operations	Terminal	Cash	\$7,000,000	36 months

Restroom Upgrades in T2W



T2W – Floor 1



T2W – Floor 2

Restroom Upgrades in T2W

Objective/Scope:

- Provide renovated/upgraded restrooms that improve functionality, leading to fewer repairs, less facilities maintenance labor costs, and passenger safety
- Upgrades to include countertops, sinks, faucets, floors, ventilation, etc.
- Expected Start Date: Winter 2026

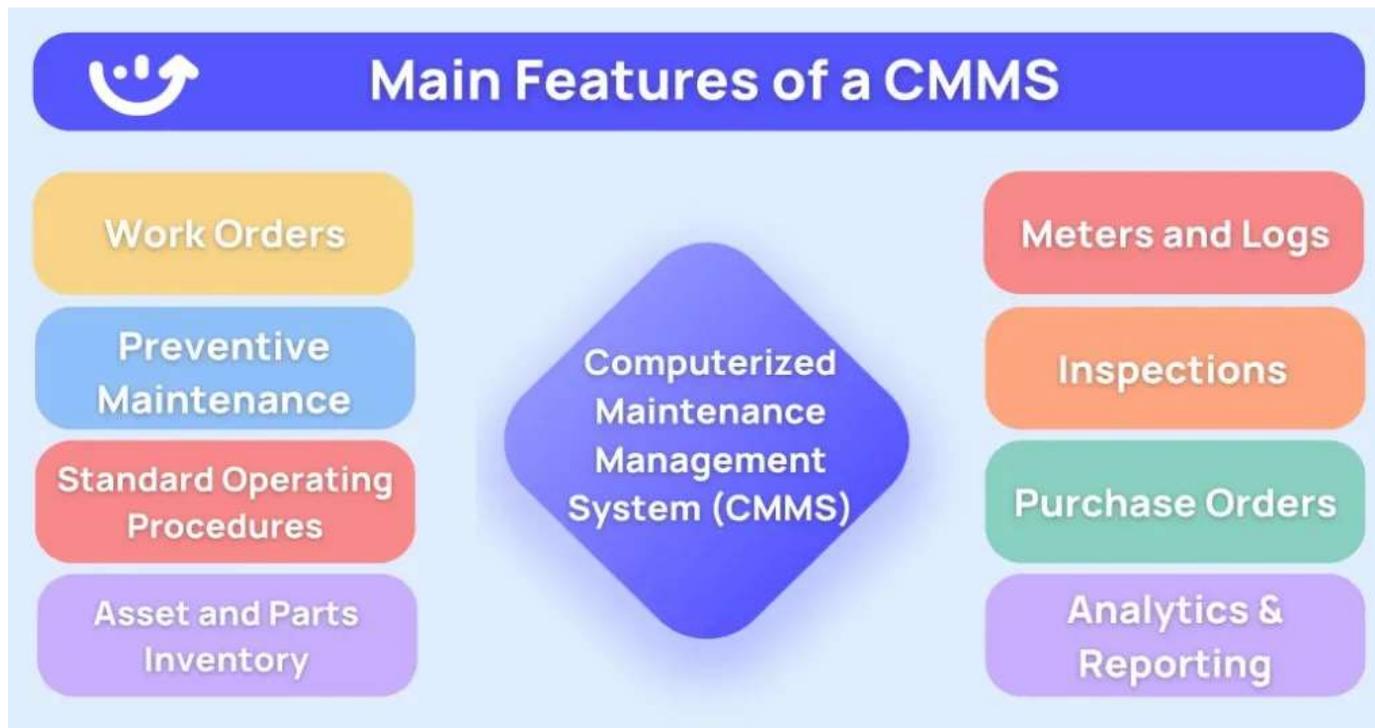
Strategies:

- Customer
- Operations

Priority 4	Enhancement to customer service, revenue generation, cost savings
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Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
Terminal Operations	Terminal	Cash	\$11,600,000	48 months

Computerized Maintenance Management System



Computerized Maintenance Management System

Objective/Scope:

- Provide a computerized system to centralize maintenance information/processes to enhance operational efficiency and optimize utilization/availability of physical assets
- Build a structured database including equipment, staffing, materials and other maintenance resources for effective maintenance operations
- Expected Start Date: Summer 2024

Strategies:

- Customer
- Operations

Priority 5 Enhancements to systems or facilities not required by regulation

Requesting Dept.	Location	Source of Funds	Estimated Cost	Duration
Facilities Maintenance	Administrative	Cash	\$1,500,000	12 months

Current/Proposed Capital Program - Project Locations

Project Location	FY2024-2028	FY2025-2029
Airside	23	20
Terminal	20	19
Landside	13	13
Administrative	<u>19</u>	<u>18</u>
Totals	75	70

- FY2024 Closeouts/Cancellations - 11 projects
- FY2025 New Proposed - 6 projects

Capital Program Budget Summary



Capital Program Budget Summary

(in thousands)

	New T1 *	CIP	Total
FY 2024 - 2028 Capital Program Budget	\$3,834,300	\$389,249	\$4,223,549
Closeouts and Adjustments	-	(24,534)	(24,534)
Capital Allowance	-	10,000	10,000
New Projects	-	55,325	55,325
Proposed FY 2025 - 2029 Capital Program Budget **	\$3,834,300	\$430,039	\$4,264,339

* as approved by the Board on 01/11/2024

** pending Board approval

Proposed FY 2025 - 2029 Capital Program - Projects Locations

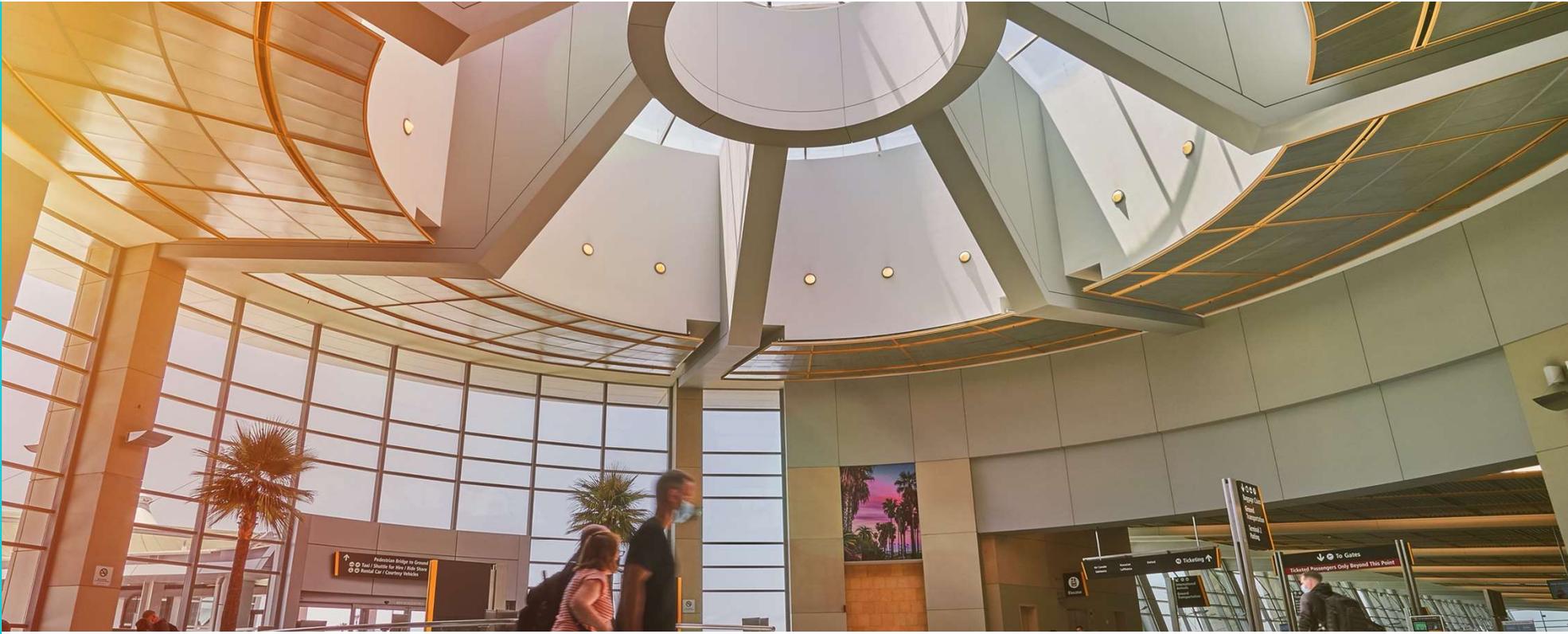
(in thousands)

Location	New T1	CIP	Total
Terminal	\$2,949,483	\$123,021	\$3,072,503
Landside	420,998	136,831	557,829
Airside	356,519	93,513	450,033
Administrative	107,300	76,674	183,974
Total	\$3,834,300	\$430,039	\$4,264,339

Proposed FY 2025 - 2029 Capital Program - Preliminary Sources of Funds

(in thousands)

Funding Source	New T1	CIP	Total
Airport Revenue Bonds	\$3,199,489	\$143,137	\$3,342,626
Airport Cash	325,442	191,013	516,454
Federal Grants	296,630	32,100	328,730
Other	12,739	3,500	16,239
Major Maintenance Fund	-	60,104	60,104
Passenger Facility Charges	-	185	185
Total	\$3,834,300	\$430,039	\$4,264,339



Questions?