

## Special Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Thursday, July 10, 2025

9:30 AM or Immediately following Board/ALUC Meeting

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

### Board Members

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

### Ex-Officio Board Members

Ann Fox  
Col. R. Erik Herrmann  
Michele Perrault

### 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 the Office of the Authority Clerk 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.**

## CALL TO ORDER:

## PLEDGE OF ALLEGIANCE:

## ROLL CALL:

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 April 17, 2025, regular meeting.

### 2. **NEW TERMINAL 1 CONSTRUCTION, BAGGAGE HANDLING SYSTEM, AND FINANCIAL UPDATE:**

(Bob Bolton, Director, Airport Design & Construction; Josh Spoon, Project Manager, Airport Design & Construction; John Dillon, Director, Financial Planning & Budget)

### 3. **NEW TERMINAL 1 ART PRESENTATION:**

(Tiffany Wai-Ying Beres, Arts Program Manager, Customer Experience)

### 4. **SMALL BUSINESS UPDATE:**

(Craig Ruiz, Manager, Small Business Development Program)

### 5. **ORAT ACTIVATION & OPENING UPDATE:**

(Brendan Reed, Senior Director, Operational Planning & Readiness)

### 6. **NEW TERMINAL 1 GRAND OPENING EVENTS:**

(Sabrina LoPiccolo-Kane, Marketing Manager, Customer Experience)

## COMMITTEE MEMBER COMMENTS:

## ADJOURNMENT:



## 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 Office of the Authority Clerk 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](http://www.san.org).

**For those planning to attend the Board meeting, parking is available in the Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.**

**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.

**DRAFT**  
**SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY**  
**SPECIAL BOARD AND CAPITAL IMPROVEMENT PROGRAM OVERSIGHT**  
**COMMITTEE MEETING MINUTES**  
**THURSDAY, APRIL 17, 2025**  
**BOARD ROOM**

**CALL TO ORDER:** Chair von Wilpert called the Special Board and Capital Improvement Program Oversight Committee meeting to order at 10:01 a.m., on Thursday, April 17, 2025, in the Board Room of the San Diego International Airport, Administration Building, 2417 McCain Road, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:** Chair von Wilpert led the Pledge of Allegiance.

**ROLL CALL:**

***Board***

Present: Benzian, Cabrera (Chair), Martinez, Montgomery Steppe, Perez, Sanchez, Sly, von Wilpert

Absent: Fox (Ex-Officio), Herrmann (Ex-Officio) Perrault (Ex-Officio), Vaus

***Capital Improvement Program Oversight Committee***

Present: Benzian, Martinez, Perez, Sanchez, von Wilpert (Chair)

Absent: None

Also Present: Kimberly J. Becker, CEO/President; Amy Gonzalez, General Counsel; Arely Valenzuela, Assistant Authority Clerk I; Sonja Banks, Assistant Authority Clerk I

**NON-AGENDA PUBLIC COMMENT:** None.

**NEW BUSINESS:**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the January 16, 2025, regular meeting.

**ACTION: Board Member Perez moved approval of staff recommendation.  
Board Member von Wilpert seconded the motion, which carried unanimously**

**2. NEW TERMINAL 1 AND FINANCE UPDATE:**

Bob Bolton, Director, Airport Design & Construction, Brian DeLaura, Airline Technical Representative, Airport Design & Construction and Maya Dayan, Director, Capital Financial Planning and Airline Relations provided a presentation on New Terminal 1 and Finance Update that included New Terminal 1 Project Timeline and Milestones; Terminal and Roadways Construction Update; New Terminal 1 Arrival Road; New Terminal Logistics; and a Financial Update, including Contingency Use Summary.

*Board Member Sly arrived at the meeting 10:27 a.m.*

**BOARD WORKSHOP:**

**3. PROPOSED CAPITAL PROGRAM BUDGET FOR FISCAL YEAR 2026-2030:**

Shohreh Beladi, Program Manager, Airport Design and Construction and Maya Dayan, Director, Capital Financial Planning and Airline Relations provided a presentation on the Capital Program Budget Fiscal Years 2026-2030 that included Capital Program Overview; Proposed New Capital Projects (8); Terminal 2 East Connector; Terminal 2 East Lounge; Perimeter Fencing Enhancements and Perimeter Instruction Detention System (PIDS) Realignment; Chilled Water Pipe Insulation; Terminal 2 West Revenue Optimization; Access Control System Modernization; Airport IT Rooms Remediation; Acquisition of Transit Buses (5); Current/Proposed Capital Program Project Locations; Capital Program Budget Summary; Proposed Fiscal Year 2026-2030 Capital Program Project Locations; and Proposed Fiscal Year 2026-2030 Capital Program Preliminary Sources of Funds.

**COMMITTEE AND BOARD MEMBER COMMENTS:** None

**ADJOURNMENT:** The meeting adjourned at 11:00 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT  
COMMITTEE THIS 10<sup>TH</sup> DAY OF JULY 2025.

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ANGELA SHAFER-PAYNE  
VICE PRESIDENT, DEVELOPMENT

ATTEST:

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ANNETTE FAGAN ORTIZ  
AUTHORITY CLERK

NEW  
T1

# New Terminal 1 Construction, Baggage Handling System, and Financial Update



***In Flight!***

Presented by Bob Bolton, Director  
Airport Design & Construction

July 10, 2025

# Agenda

NEW  
T1

**Bob Bolton:**

- **NT1 Project Timeline, Milestones**

**Josh Spoon:**

- **Baggage Handling System /  
Commissioning Status Update**

**Brian DeLaura:**

- **Logistics**

**John Dillon:**

- **Financial Update**

# NT1 Project Timeline / Milestones

NEW  
T1

2021

2022

2023

2024

2025

2026

2027

2028

## Terminal & Roadways

November 2021

NEPA/CCC Approval  
Start Construction

September 2025

Gates 1-19  
Operational

Entitlements

Phase 1A - 19 Gates

Phase 1B - 11 Gates

## Parking Plaza

December 2022

Start Construction

August 2024

“Stage 1”  
Operational

Early 2026

Gates 20-22  
Operational

Early 2028

Gates 23-30  
Operational

Site Work

Construction - “Stage” 1 & 2

“Stage 2”

June 2025

“Stage 2”  
Operational

# NT1 Terminal and Roadways

NEW  
T1

## 2025 PROJECT MILESTONES Present to NT1 Opening Day

- Dec: Turnover of Concessions Improvement spaces
- Feb: Arrivals Roadway Traffic Switch
- April: Relocate Contractor Parking to T1PP Level 5
- April: Complete UAHT Building
- June: Open T1PP Stage 2
- July: Relocate GTC to under NT1 EDR
- August: W Laurel - on-airport roadway opening
- August: AOA activation around NT1
- Sept: NT1 Opening



# NT1 Sitework Comparison: March 2024 to May 2025





# NT1 Arrivals Road





# NT1 Arrivals Curb





# West Ticketing





# NT1 Dining Terrace



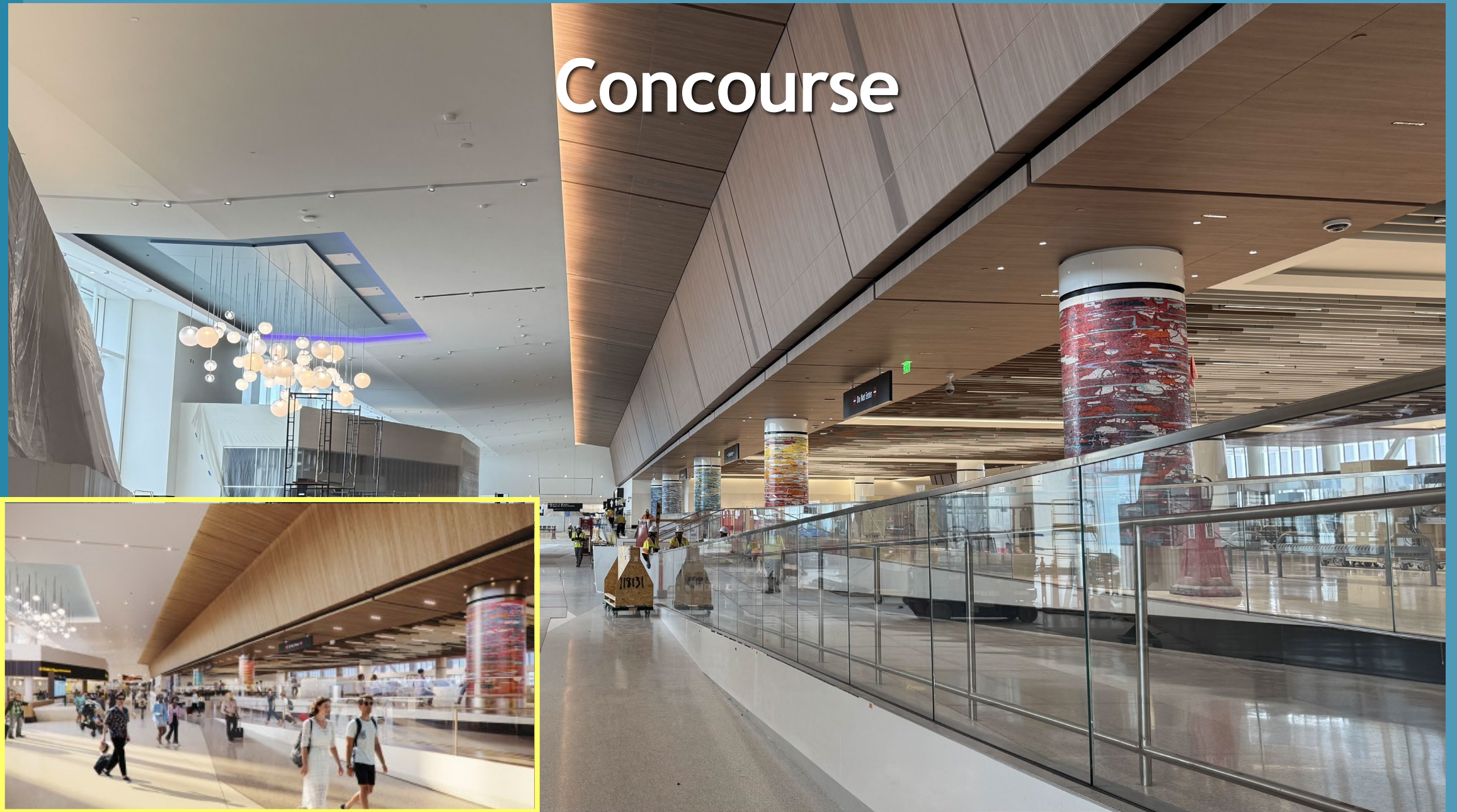


# NT1 Post SSCP





# Concourse



# Baggage Handling System (BHS) Commissioning Status Update Josh Spoon

Screen Turnover

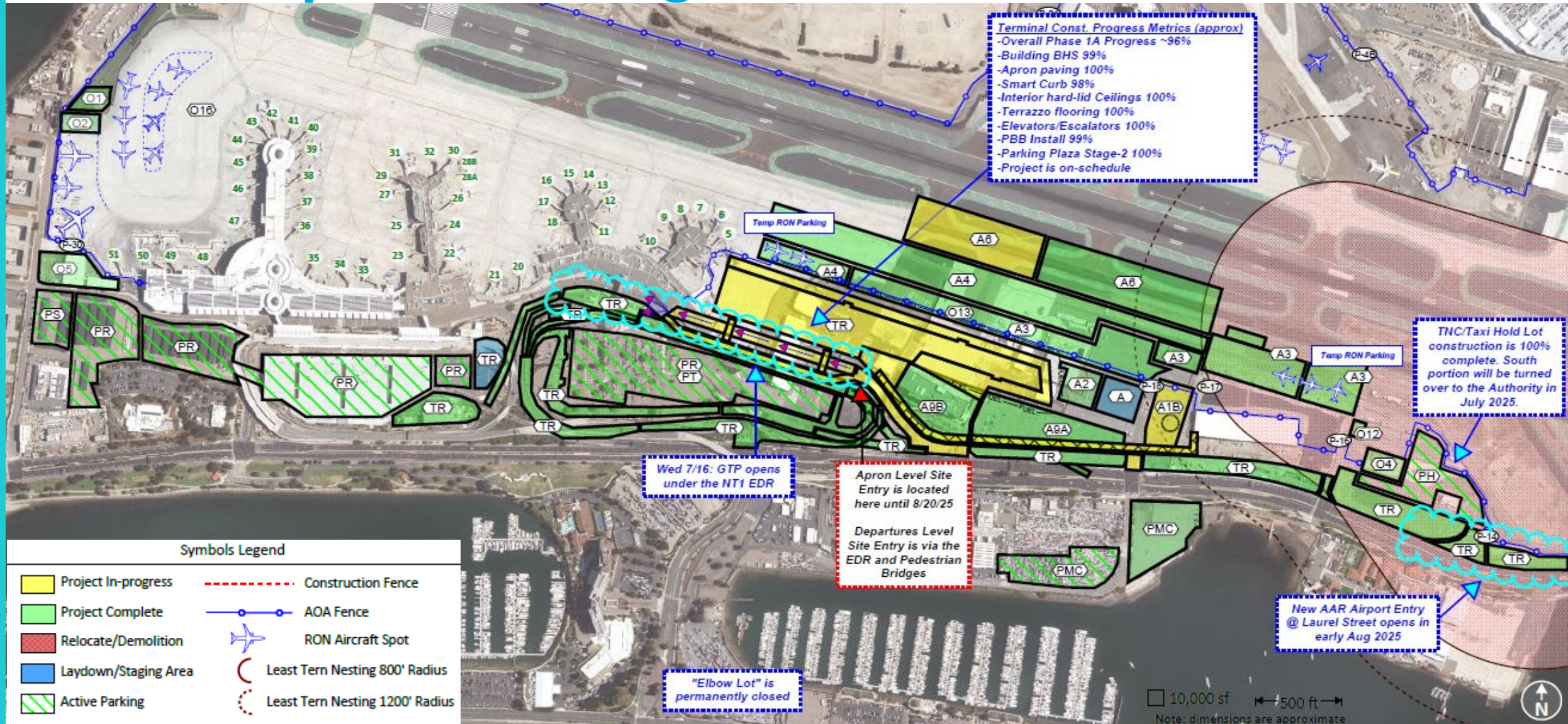


# Logistics

## Brian DeLaura



# NT1 Campus-wide Logistics Plan





# NT1 Campus-wide Logistics Plan

## 2025 Upcoming Milestones

**February:** Shift AAR to the front of New T1 (complete)  
**March:** Close Liberator Way Site Entry (complete)  
**April:** Relocate Trade Parking to T1PP (complete)  
**May:** Give Elbow Lot Back to the Port (complete)  
**June 13:** T1PP Stage 2 Opens to the Public (complete)  
**July 15-16:** Activate NT1 Ground Trans. Plaza overnight  
**Early Aug:** New AAR Opens at Laurel Street  
**August:** New T1 AOA Go-Live  
**Sept:** **New T1 Opening Day**  
**All Airlines and Tenants move / exit ET1**  
**Existing T1 closes for demolition**



# Capital Improvement Program Oversight Committee Finance Update

**Presented by John Dillon**  
**Director, Finance and Risk Management**



July 10, 2025

# New T1 Program

## Costs through May 31, 2025

(\$ in thousands)

	Board Approved Budget *	Program Contingency Use	Approved Budget after contingency transfer	Actual Costs Incurred	Funding Source
Terminal and Roadways	\$ 3,229,372	12,631	\$ 3,242,003	\$ 2,198,654	Grants/Bonds/Cash
Airside Improvements	356,519	(2,414)	354,106	257,955	Grants/Bonds
New Administration Building	107,300	(504)	106,796	106,798	Bonds
Shuttle Lot Relocation Construction	18,175	0	18,175	13,627	Bonds
Program Contingency	122,933	(9,713)	113,221	**	Bonds
	<b>\$ 3,834,300</b>	<b>-</b>	<b>\$ 3,834,300</b>	<b>\$ 2,577,034</b>	

\*as of 01/11/2024

\*\* Program Contingency costs incurred included in projects above

# Contingency Use Summary

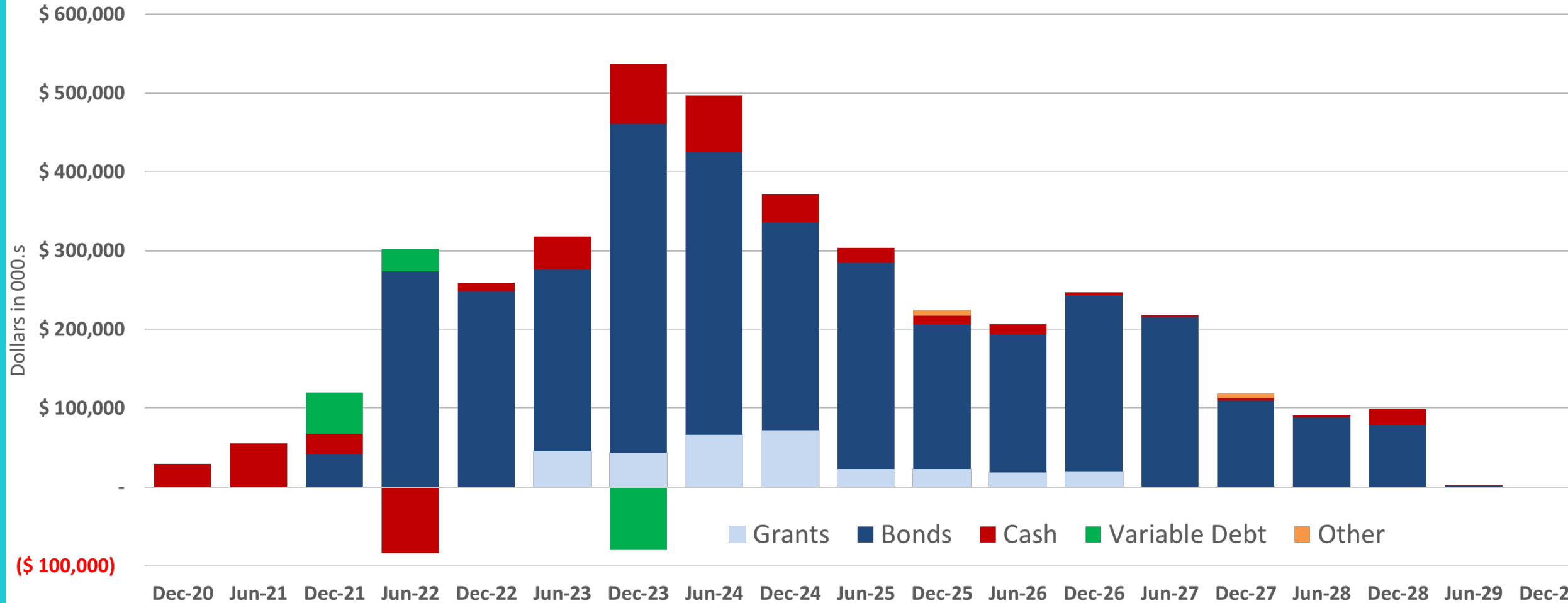
As of May 31, 2025

(in thousands)

	2024 Activity	January, 2025 CIPOC	April, 2025 CIPOC	July, 2025 CIPOC	Summary
<b>Program Contingency Beginning Balance</b>	<b>\$122,933</b>	<b>\$115,995</b>	<b>\$116,440</b>	<b>\$113,727</b>	<b>\$122,933</b>
<b>Contingency Transferred to Projects</b>	<b>(\$6,938)</b>	<b>\$445</b>	<b>(\$2,713)</b>	<b>(\$506)</b>	<b>(\$9,713)</b>
Increase operational flexibility	(3,623)	(156)	(2,286)	(1,141)	<b>(7,206)</b>
Other	-	(338)	(100)	(313)	<b>(751)</b>
Differing Site Conditions	-	(590)	(555)	(209)	<b>(1,354)</b>
Ground Transportation	(1,744)	-	(385)	(130)	<b>(2,259)</b>
Security	(4,658)	-	-	(48)	<b>(4,706)</b>
Federal Funding Requirements	(2,505)	-	(8)	-	<b>(2,514)</b>
Project Acceleration and coordination	(2,257)	-	-	-	<b>(2,257)</b>
Concessions Program	(600)	-	-	-	<b>(600)</b>
Utilities	(1,865)	-	-	-	<b>(1,865)</b>
Public Art	(533)	(212)	-	-	<b>(745)</b>
Return Funds to Contingency	10,846	1,742	622	1,334	<b>14,544</b>
<b>Contingency Remaining</b>	<b>\$115,995</b>	<b>\$116,440</b>	<b>\$113,727</b>	<b>\$113,220</b>	<b>\$113,220</b>

# New T1 Program

## Cash flow and sources of funds







# Questions?



# NT1 Baggage Handling System Overview

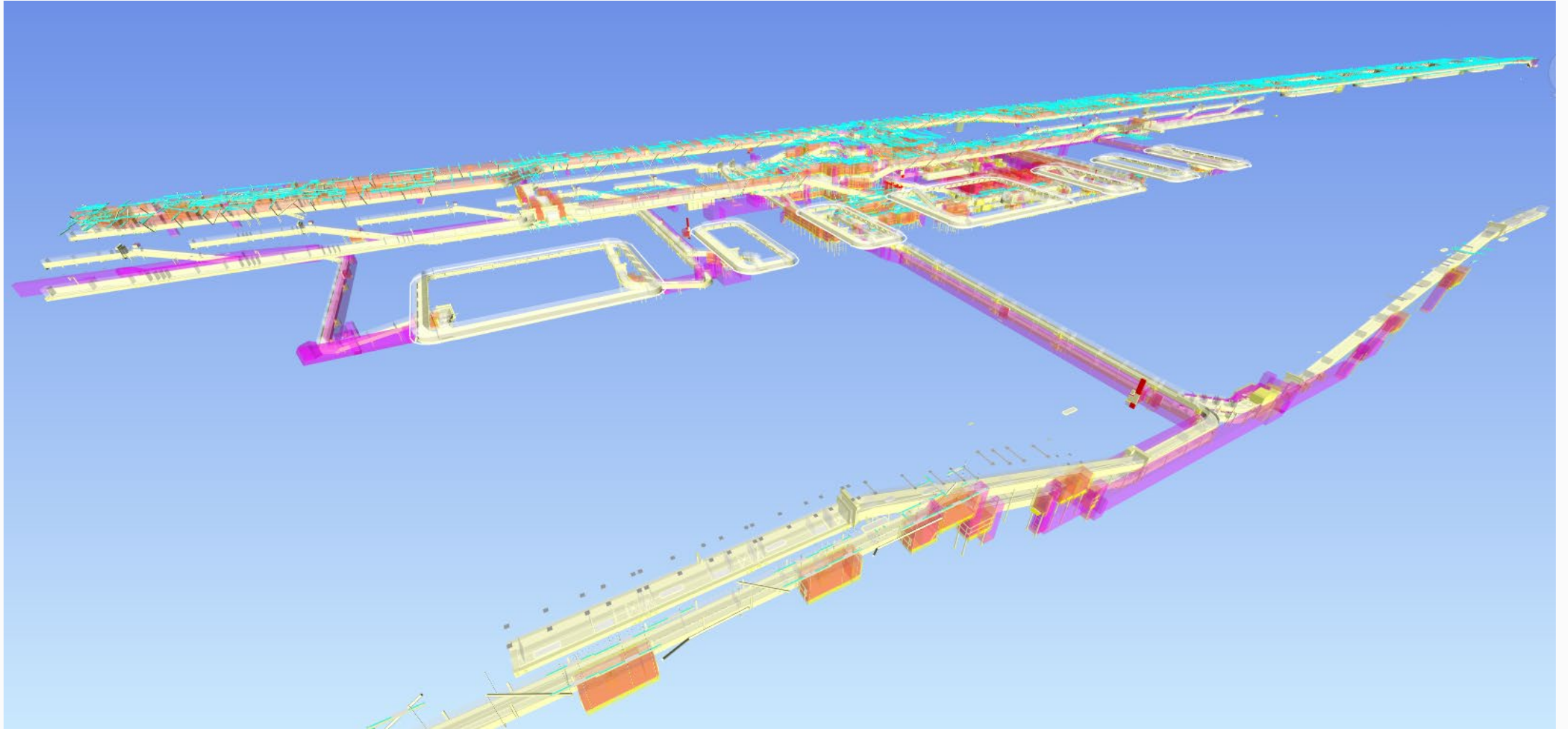
July 10, 2025



# What is a Baggage Handling System (BHS)

- Network of automated machinery and processes within an airport that handles the movement of passenger luggage. It ensures bags are transported efficiently and securely from check-in to baggage claim, and potentially to transfer flights.

# System Overview



# System Statistics

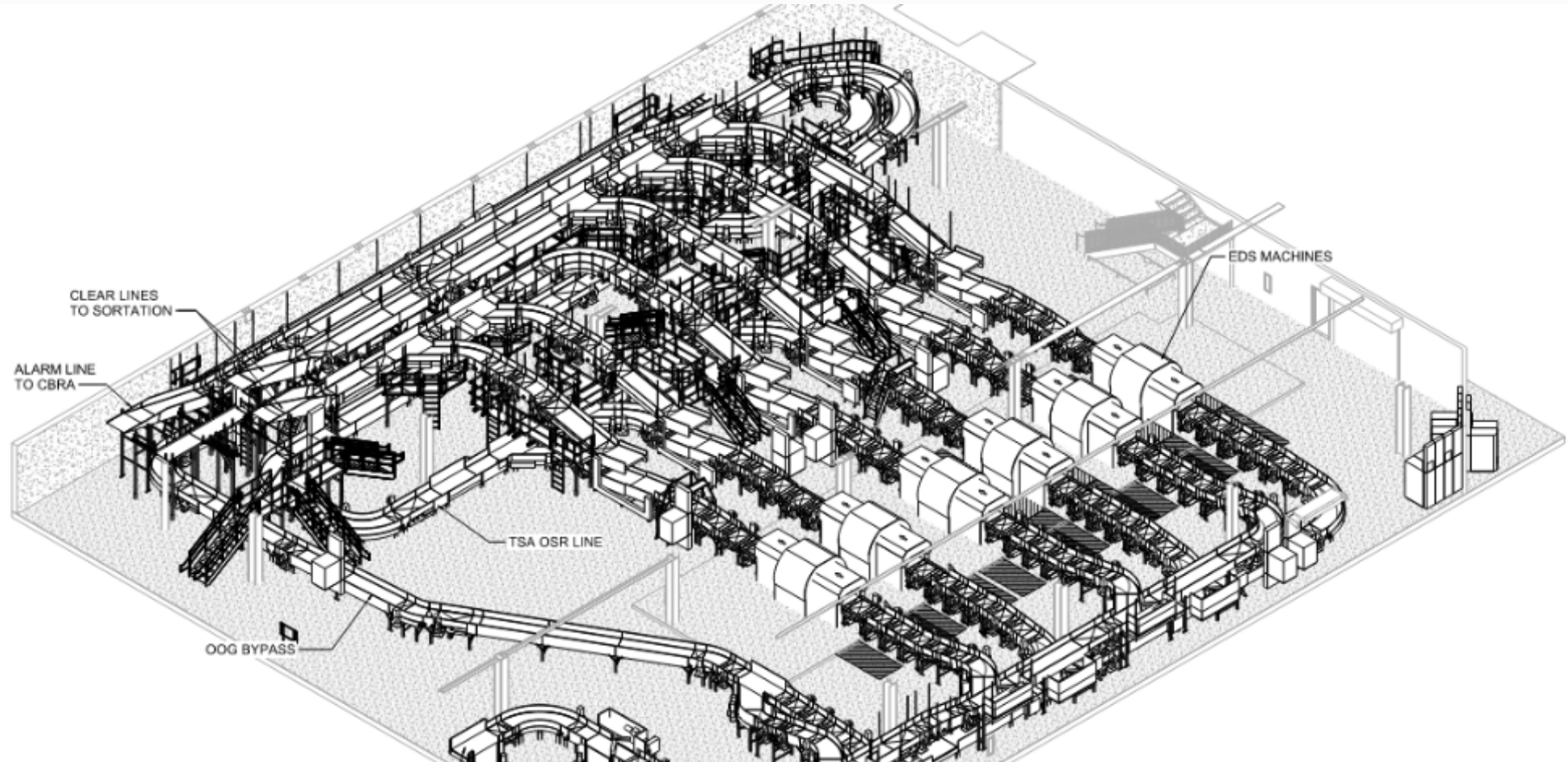
- 1305 electric motors
- Over 19,000 feet of conveyor = 3.6 miles of conveyor
- Phase 1B will take it to over 4 miles
- \$85,173,181.00 Phase 1A cost
- The system can process over 4000 bags per hour

# Components of the System

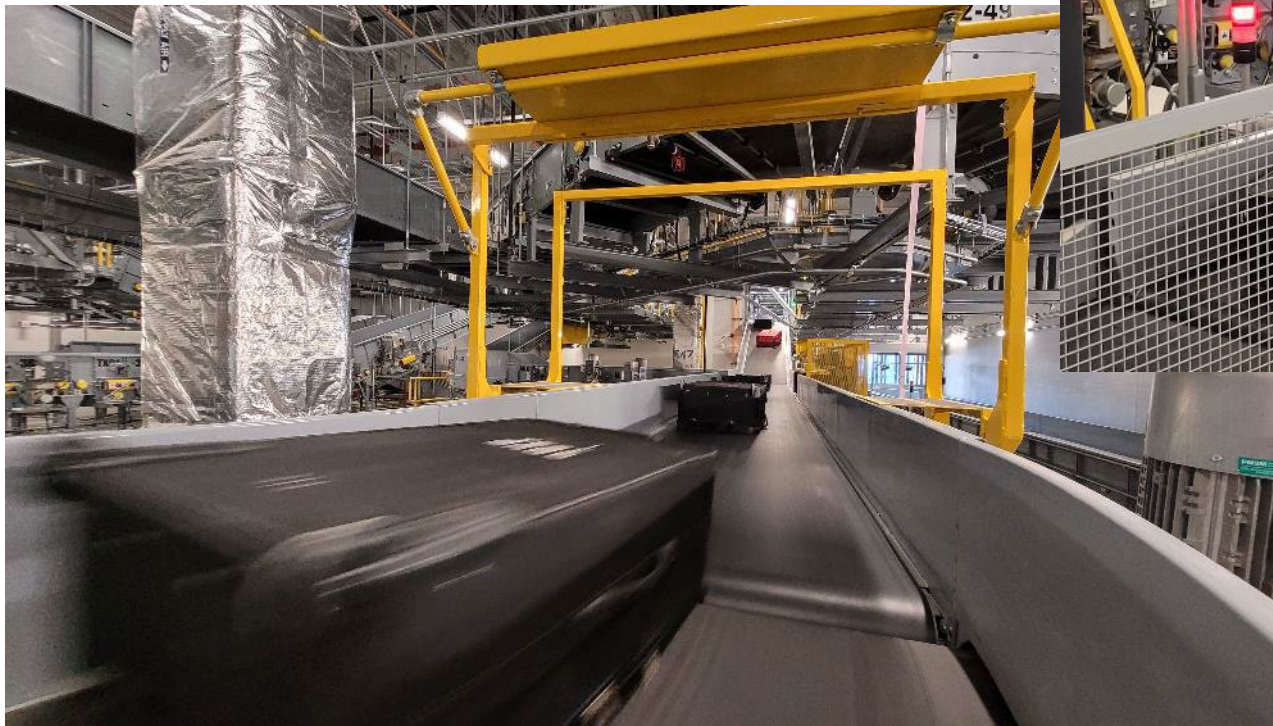
- CBIS - Checking Baggage Inspection System
- CBRA - Check Baggage Resolution Area
- Ticket Counters
- Stripping Belts
- Make-Up Devices
- Claim Devices
- Control Room



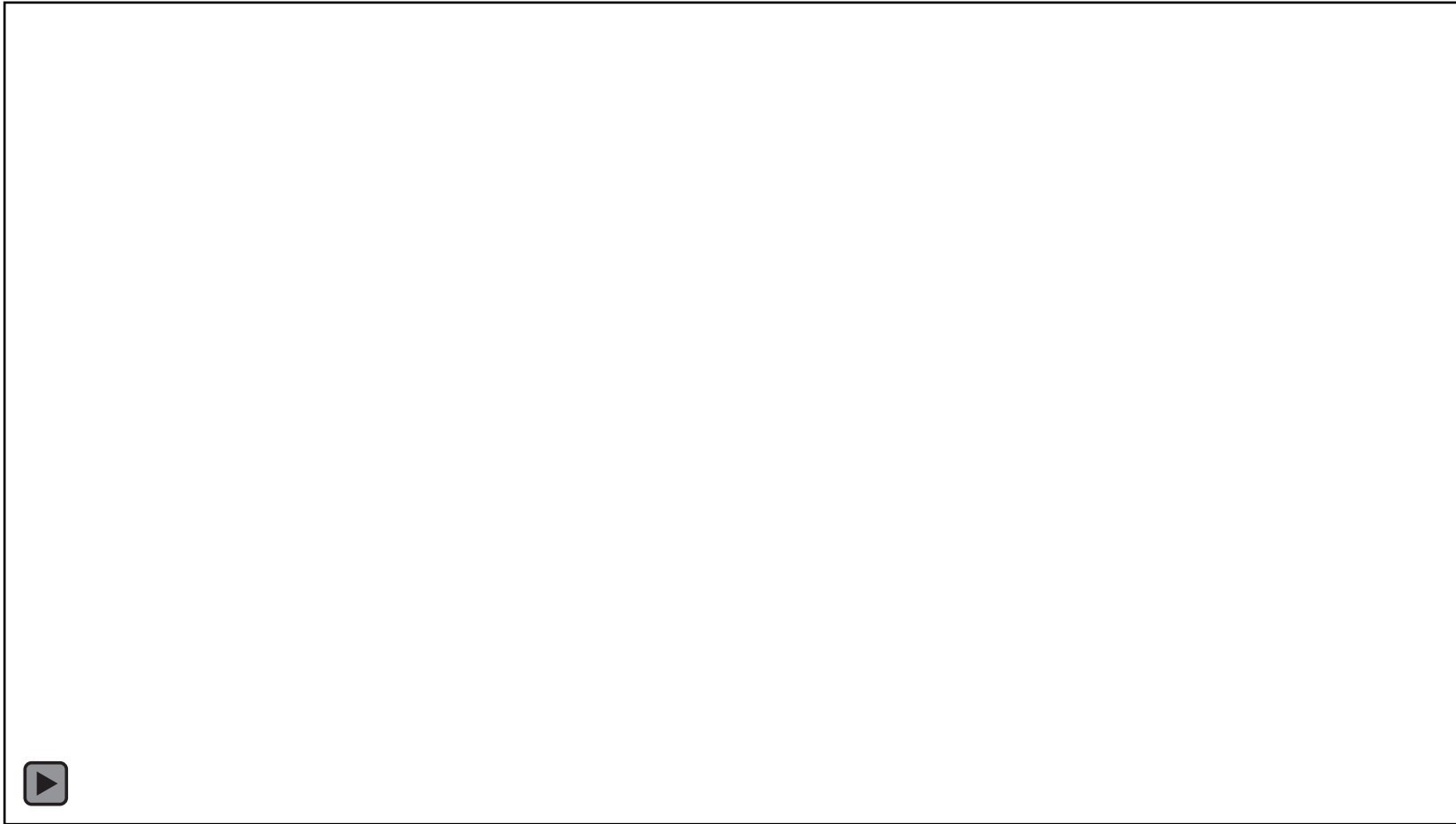
# CBIS - Check Baggage Inspection System



# CBIS In Action

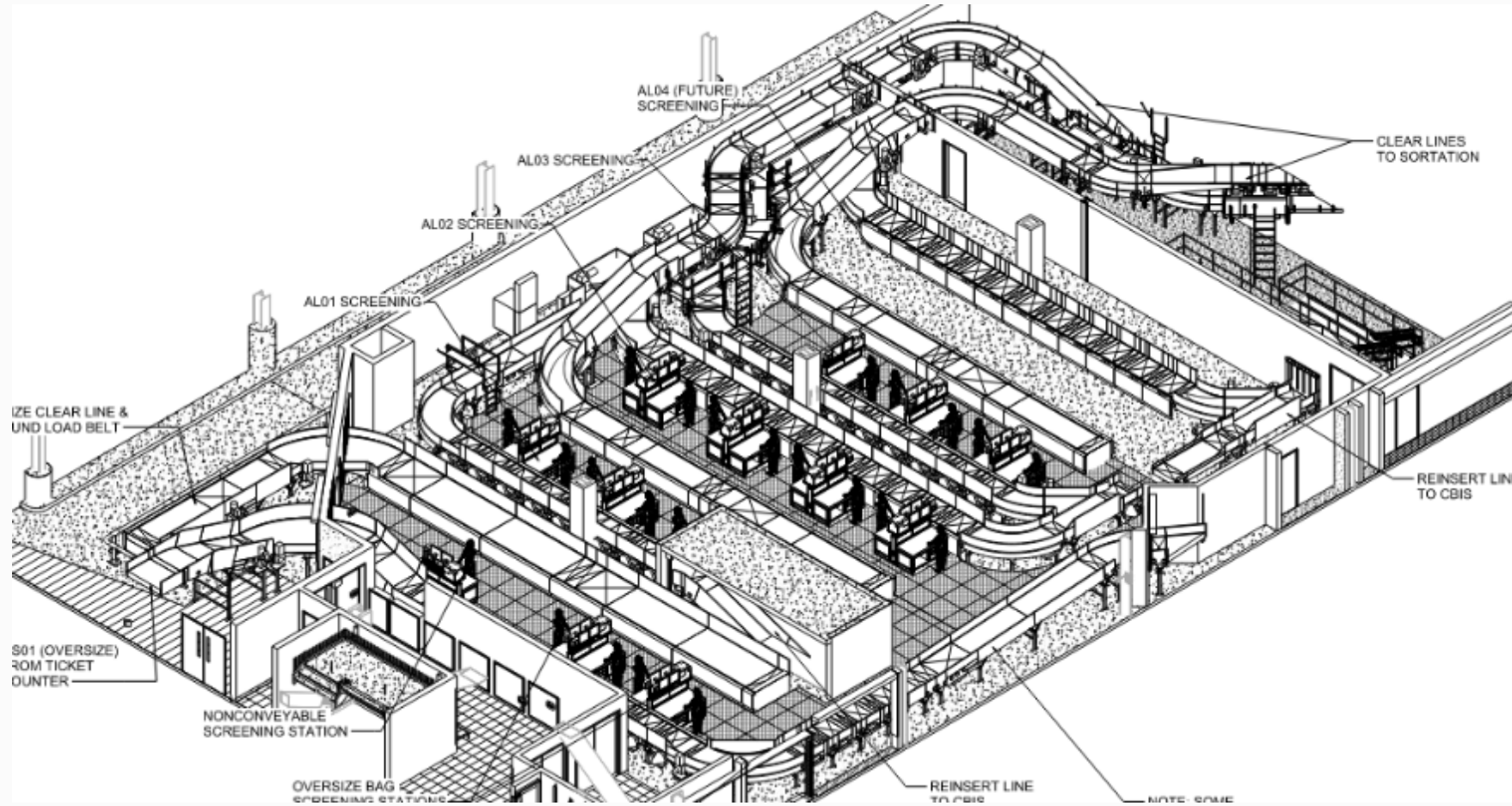


# Baggage Merge Point





# CBRA - Checked Baggage Resolution Area

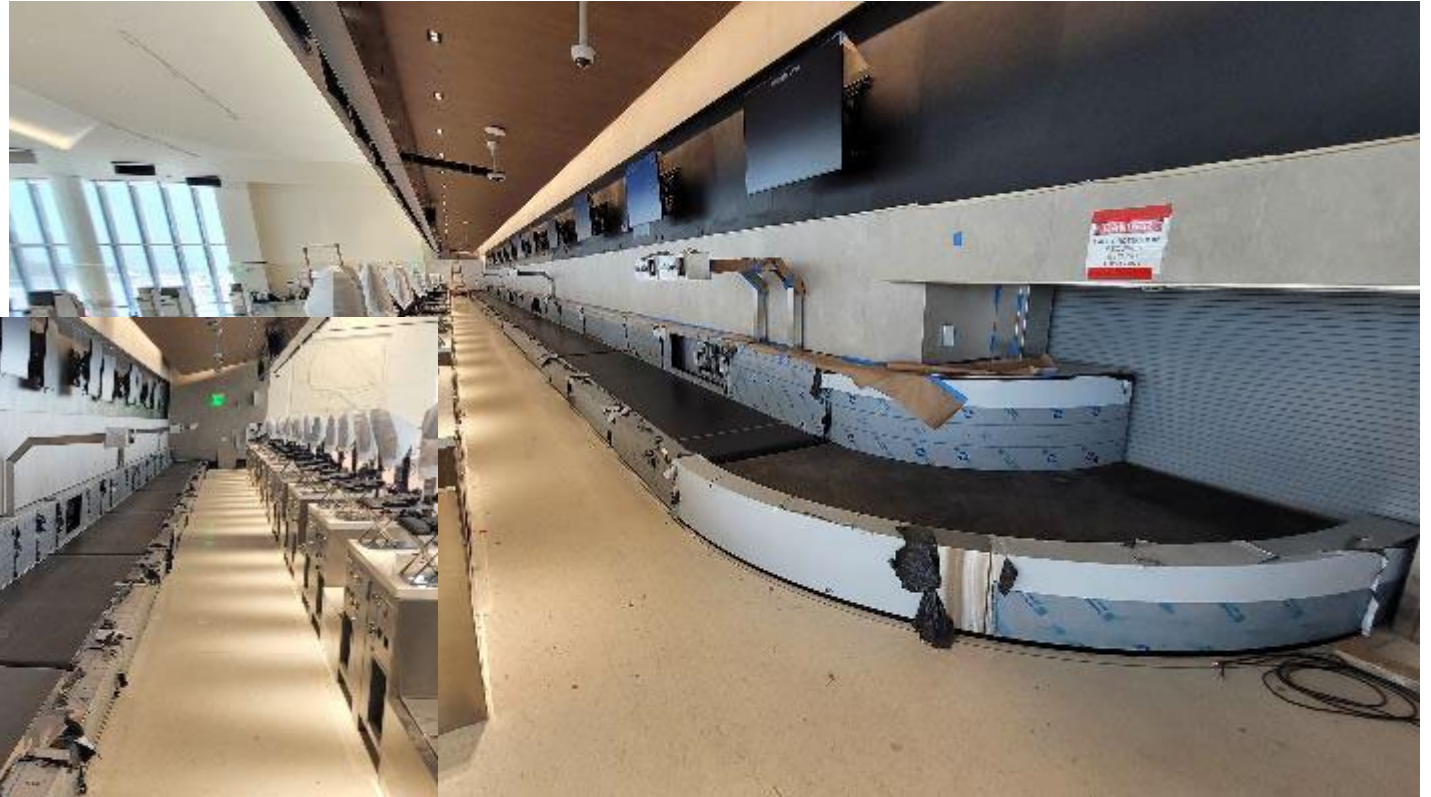


# CBRA In Action





# Ticket Counters



# Human Machine Interface (HMI)

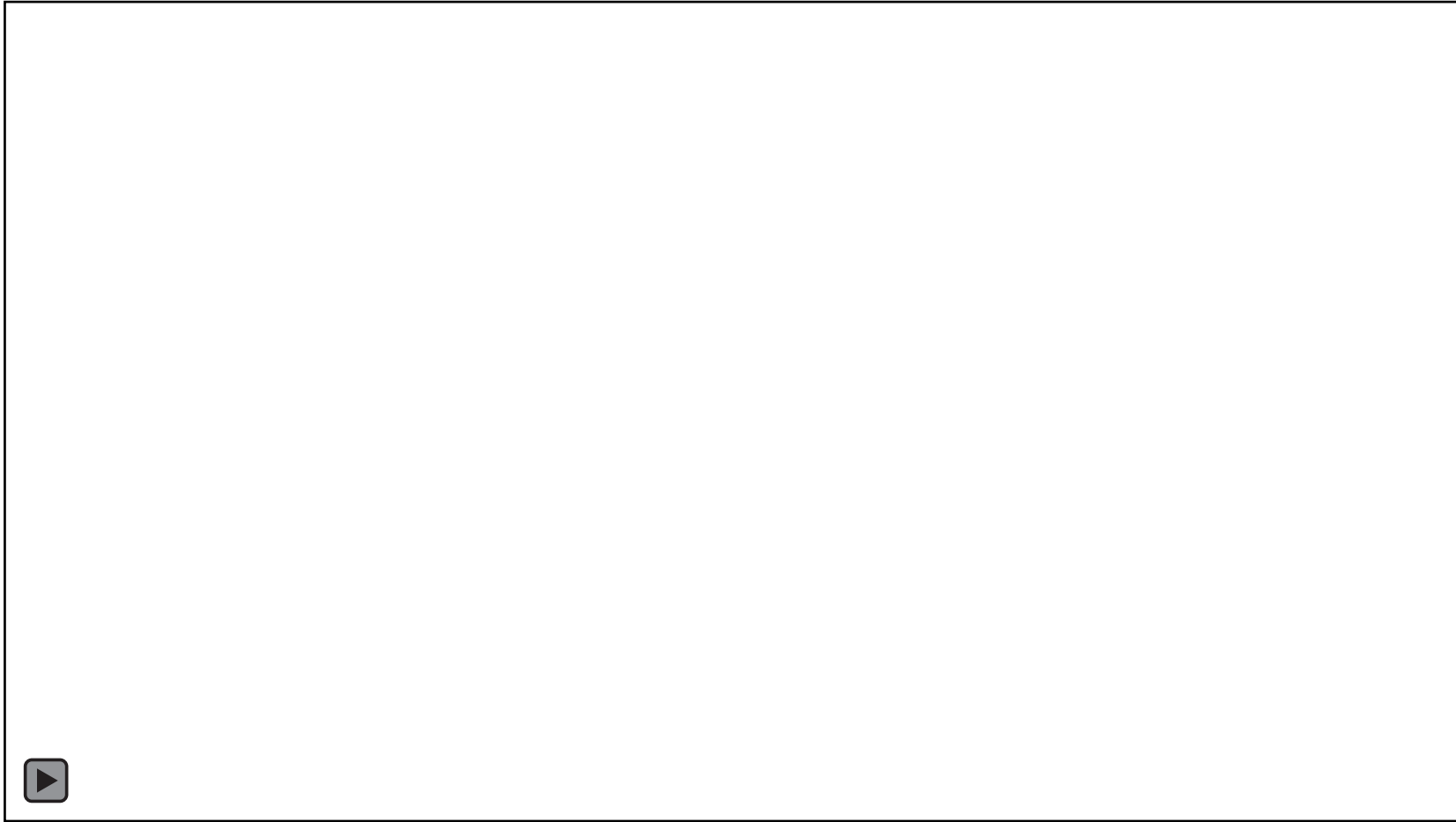




# Sortation Post Screening



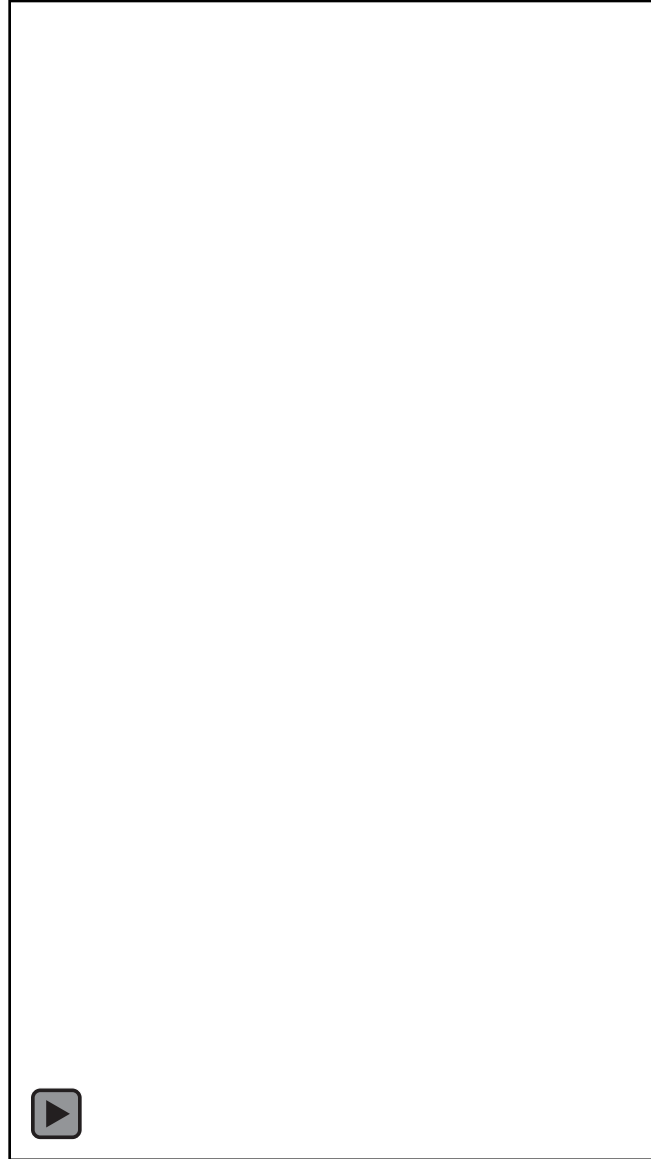
# Baggage Sortation



# High-Capacity Diverter

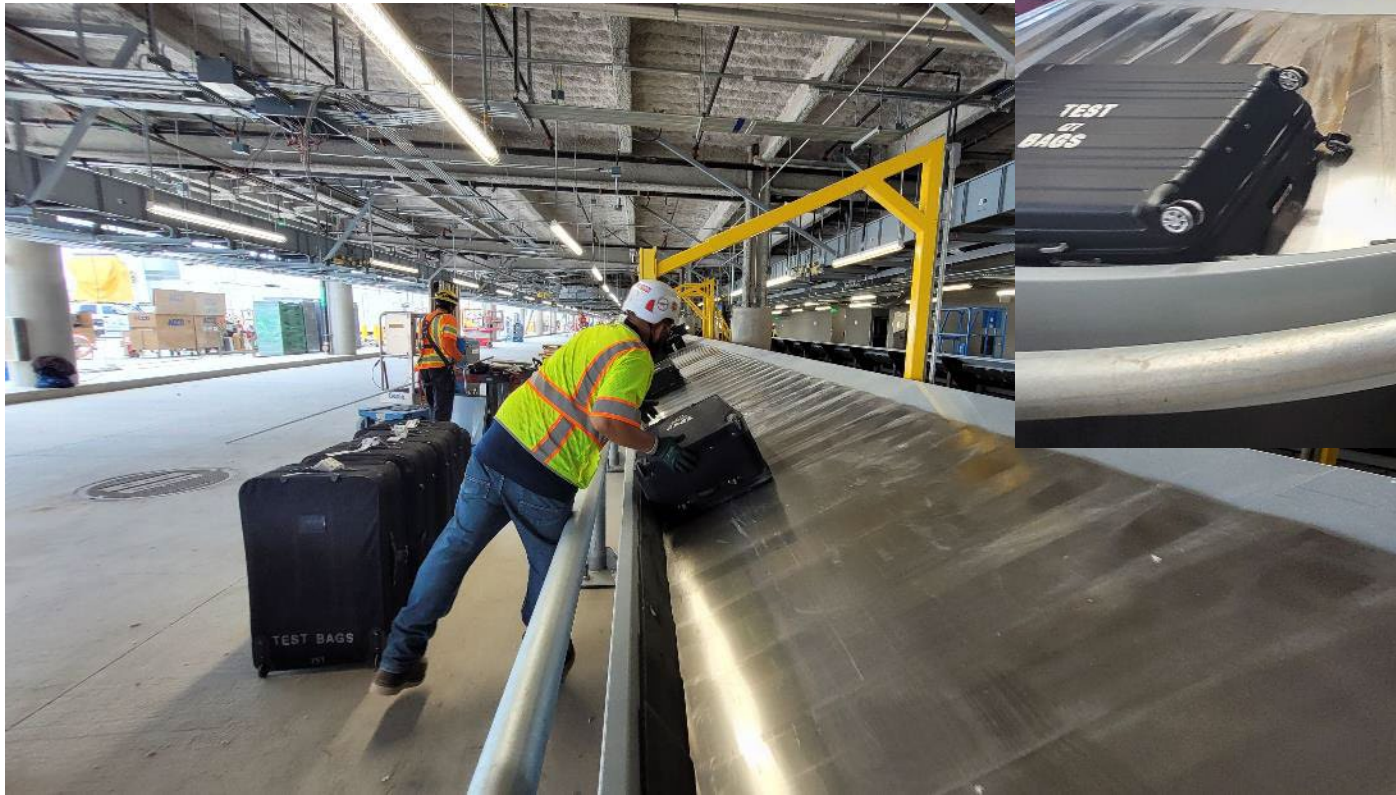


# Post EDS Merge





# Make-Up Units (MU)



# Commissioning Status Update



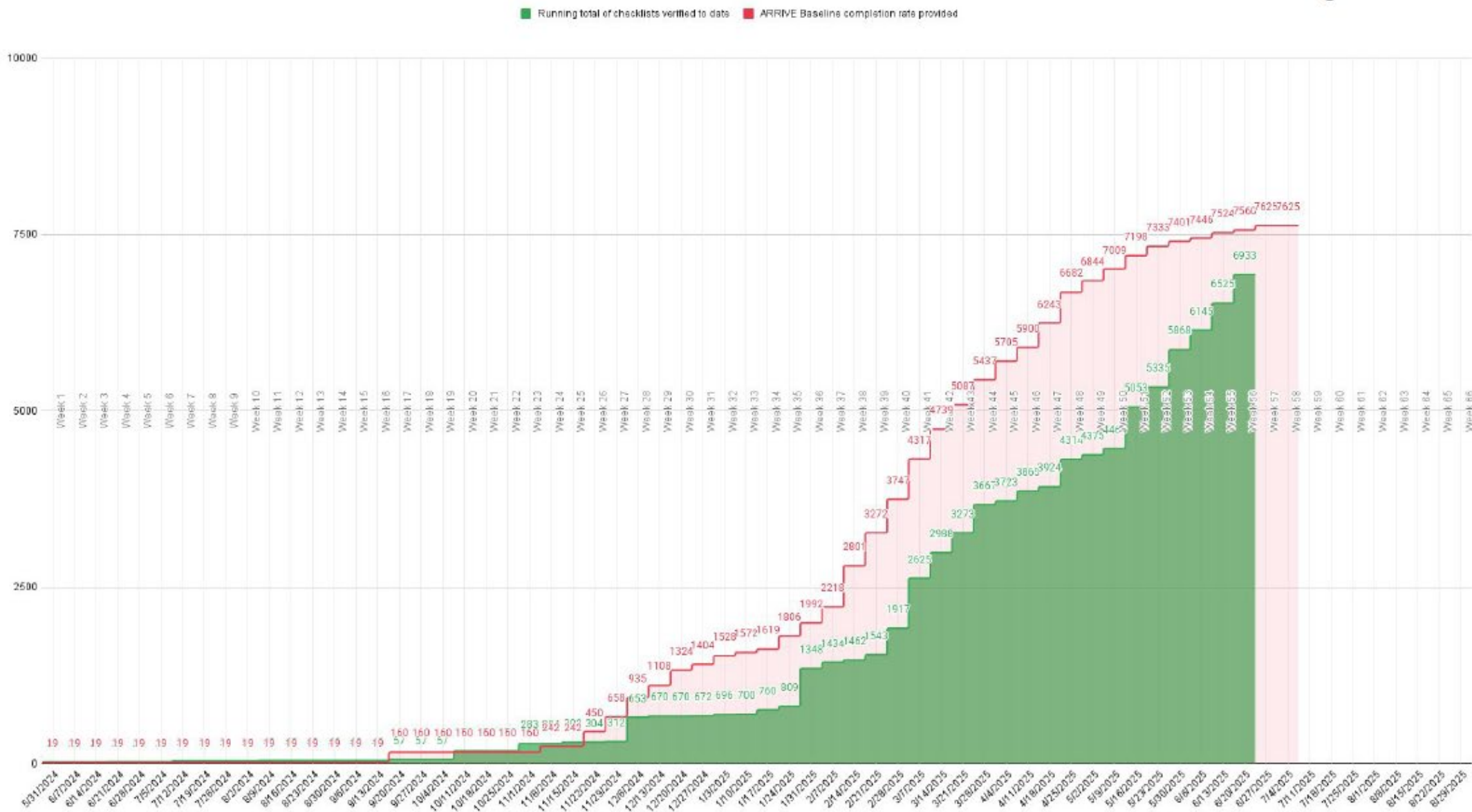
# Commissioning Pre-Functional Checklist Completion

## Pre-Functional Checklists - Path to Completion

Pace of current production vs pace required to meet substantial completion date

Total checklists remaining on 6/20/25: 1538

Total checklists remaining on 6/27/25: 1125



# Questions ?



## **Item 3**

### **New Terminal Art Presentation**

**There are no materials  
for this item at this time.**

## **Item 4**

### **Small Business Update**

**There are no materials  
for this item at this time.**



# New Terminal 1 Activation & Opening

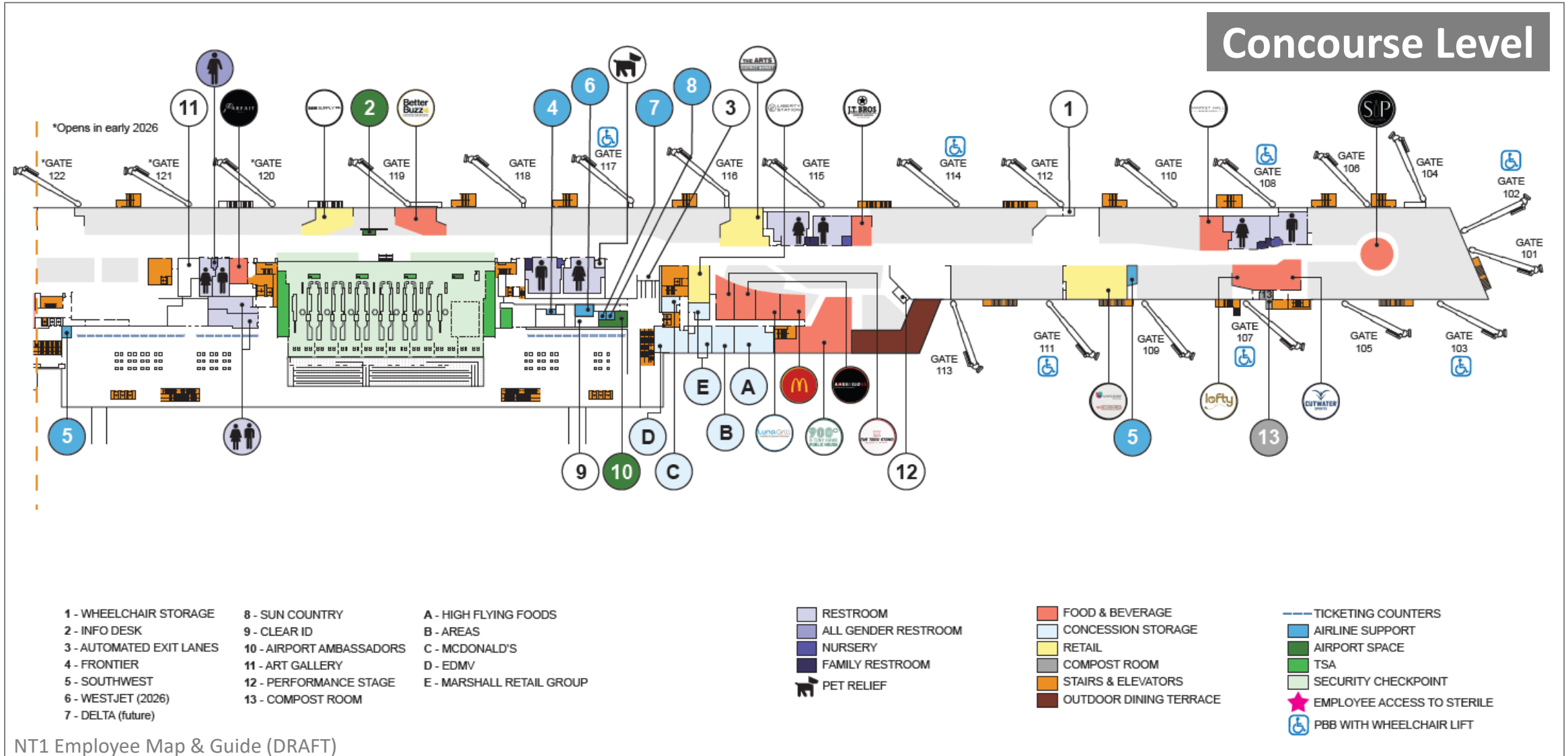


**Brendan Reed**

Capital Improvement Program Oversight Committee Meeting  
July 10, 2025

# New Terminal 1

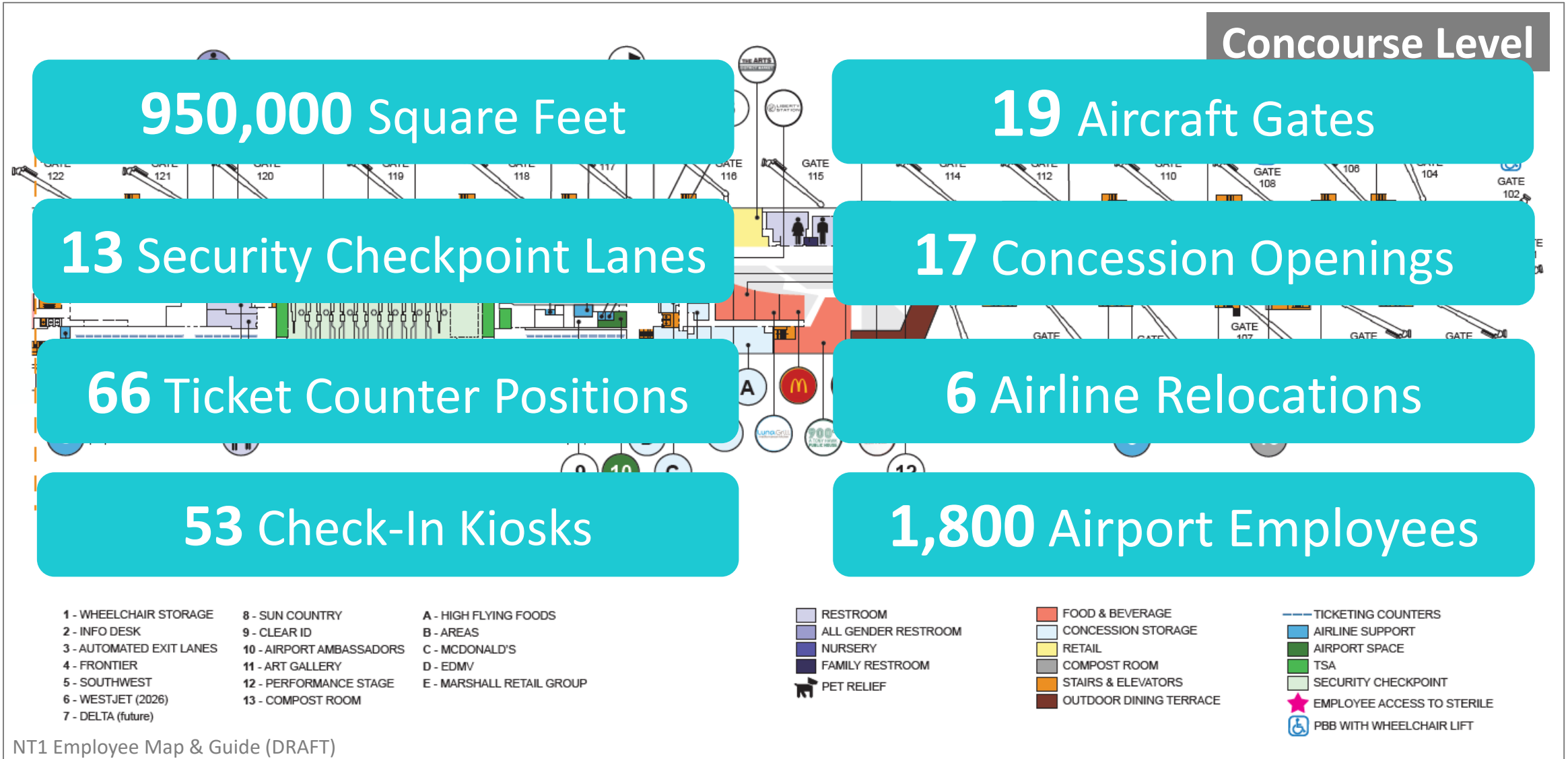
## Phase 1a Activation & Opening





# New Terminal 1

## Phase 1a Activation & Opening



# SAN ORAT Process

## Main Phases



**“ORAT Gets the People Ready for the Facility”**

# Readiness Planning

## Latest Milestones

88

Stakeholder  
Groups  
Engaged

892

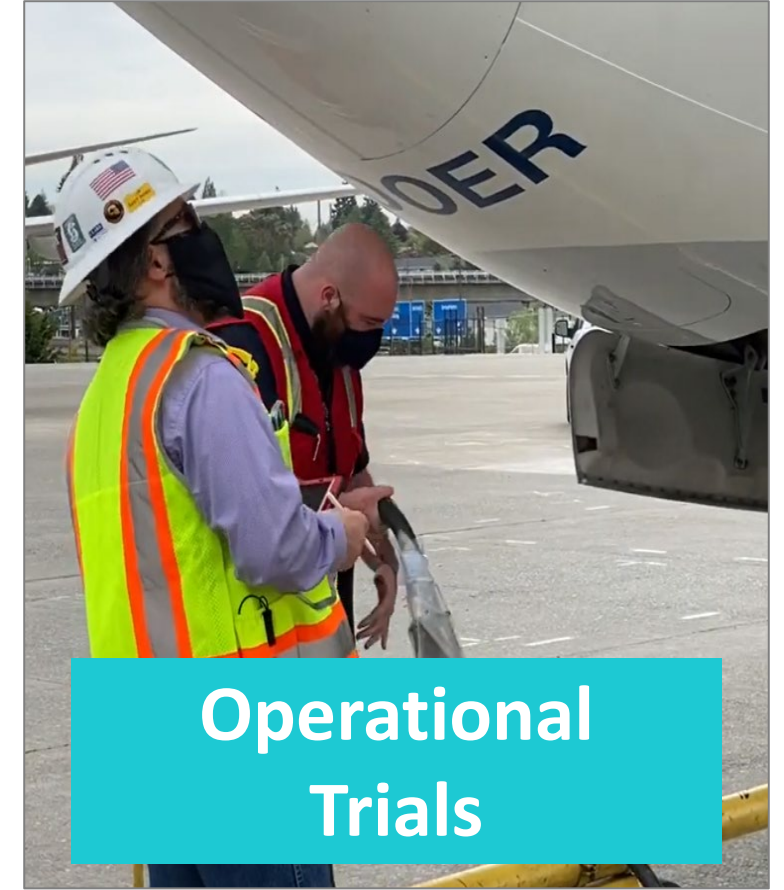
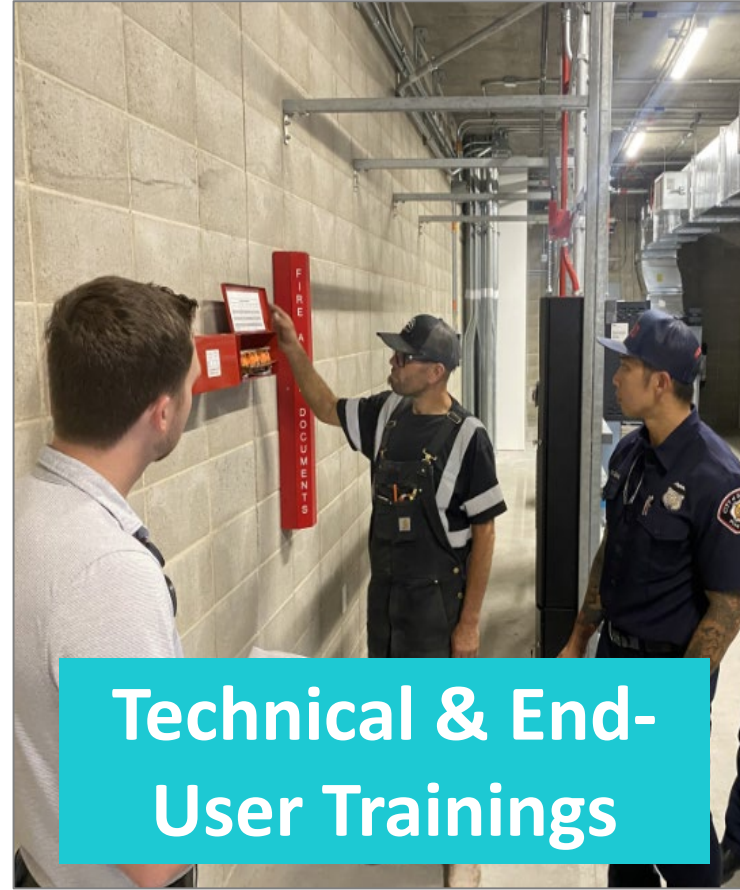
Operational  
Requirements  
Identified

1,183

Implementation  
Tasks Assigned  
To Date

# In-Facility Activation

## Main Components





# In-Facility Activation

## Passenger Simulation

- Large-scale “dress rehearsal” for New T1
- Up to 1,000 community members acting as passengers
- Benefits:

Reinforces staff trainings

Identifies potential customer or operational pain points

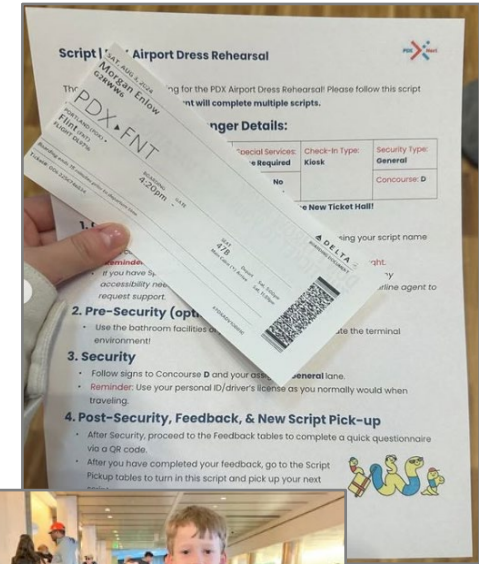
Practices contingency scenarios

- Scheduled for Sunday, September 14<sup>th</sup> 2-5pm

Online registration will open in early August

Food & refreshments being provided by concessions

Musical performances, giveaways, & more!



# Opening Transition

## Main Components

- Transition Command Center
- Roadway & Signage Shifts
- Overnight Tenant Moves
- Post-Opening Customer Support

**September 22<sup>nd</sup>**  
Late Evening Arrivals

**September 23<sup>rd</sup>**  
Full Operations



# QUESTIONS?

## **Item 6**

### **New Terminal 1 Grand Opening Events**

**There are no materials  
for this item at this time.**