

Item 7

Revised 6/18/13



# Rental Car Center (RCC) Update



June 20, 2013

# Presentation Topics

Northside Development Site

Major Functional Areas

Architectural Concept

Landscaping Concept

Budget Overview

Key Project Milestones

# Rental Car Center



# Northside Development Site

# Quick Turn-Around (QTA)

Vehicle Service Area

425,000 Sft.

Ready/Return

1,100,000 Sft.

Customer Service Building (CSB)

82,000 Sft.

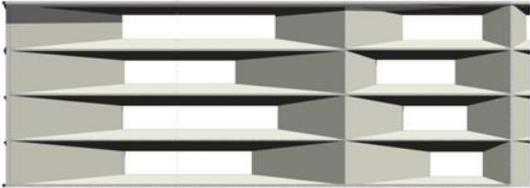
Staging and storage on the Roof

500,000 Sft.

## Major Functional Areas



# Architectural Concept



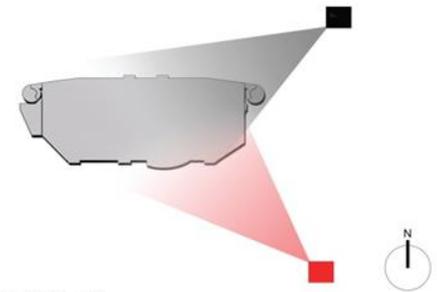
ELEVATION



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



KEY PLAN

# RCC Perspectives



NORTHEAST PERSPECTIVE

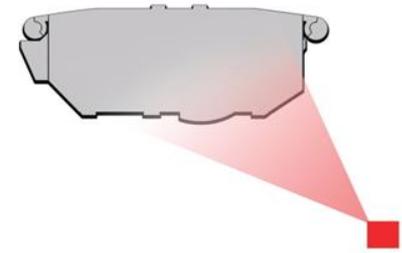
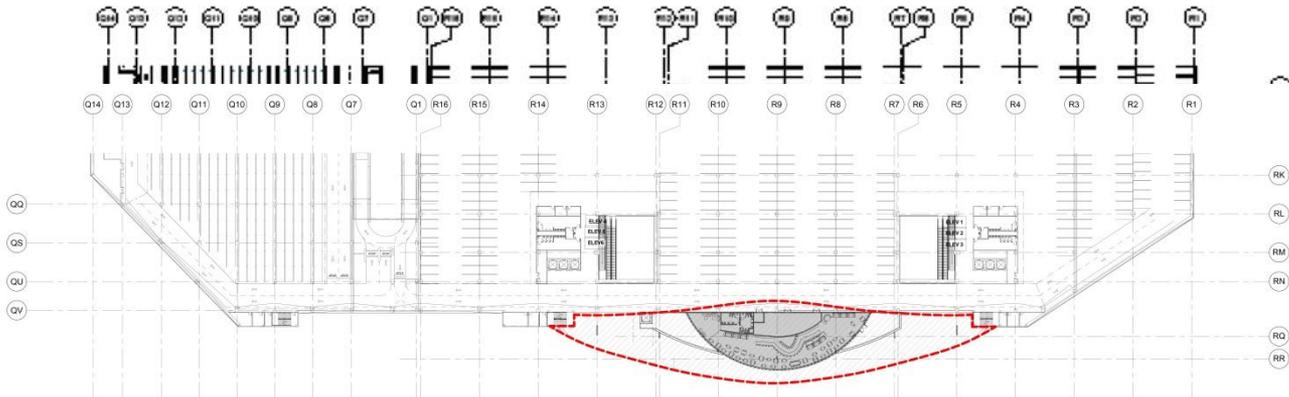


NIGHT RENDERING

# Day & Night Perspectives Viewed from Pacific Highway



SOUTH APPROACH PERSPECTIVE



KEY PLAN

# Customer Service Building



# Landscape Concept

# Site Constraints

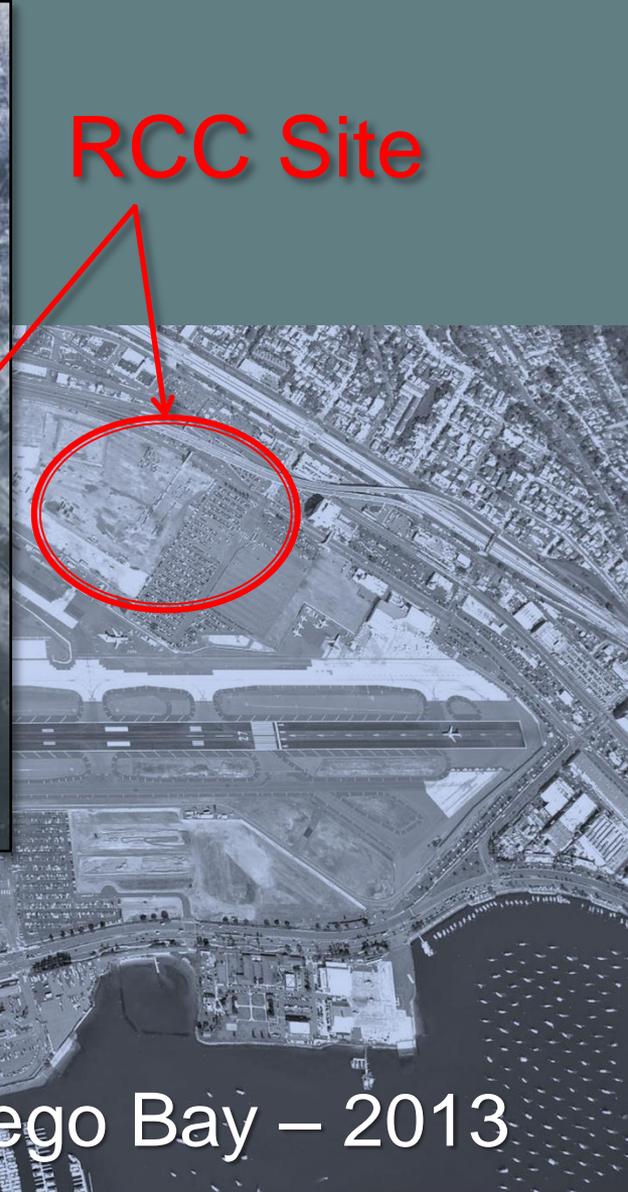
- The physical separation required from the existing seismic fault by the Building Code
- Right-of-Way (ROW) setback from Pacific Highway
- An existing 60" storm line
- The desire to preserve certain areas for future airport use
- Original site was limited to 17 acres

# Budget Adjustments

- The site was expanded to encompass 25 acres development
- The larger site permitted the expansion of the RCC footprint to accommodate the rental car industry's space requirements
- Additional soil investigations suggested the potential for “liquefaction” during a seismic event which dictated enhanced structural design



San Diego Bay – 1920s



RCC Site



San Diego Bay – 2013

# Site History & Geology

# RCC Project Budget

Description	Original Budget	Current Budget	%
Program & Construction Management	\$36,000,000	\$37,000,000	
Design	\$15,000,000	\$22,000,000	
<b>Total - Soft Costs</b>	<b>\$51,000,000</b>	<b>\$59,000,000</b>	<b>16%</b>
Construction Manager & Subcontractors	\$178,500,000	\$223,000,000	
Airport: Insurance, Remediation, Permits, Art	\$17,000,000	\$17,000,000	
<b>Total - Construction</b>	<b>\$195,500,000</b>	<b>\$240,000,000</b>	<b>23%</b>
Program Reserves & Contingency	\$17,500,000	\$17,000,000	
<b>Total - Requested Budget</b>	<b>\$264,000,000</b>	<b>\$316,000,000</b>	<b>20%</b>

# Key Project Milestones

Milestone Event	Planned Date
Early Work Elements	April – July 2013
Coastal Commission Approval	August 2013
NEPA Approval (FAA)	September 2013
Start Subcontractor Bidding	September 2013
Start Construction	November 2013
GMP to Board	December 2013
Construction Completion	October 2015
RCC Operational	January 2016

# Board Actions

- Approve and authorize the President/CEO to execute an amendment to the Demattei Wong Architecture, Inc., On-Call Rental Car Center Development Architect and Engineering Consultant Services Agreement, increasing the contract amount by \$12,000,000 for a revised maximum not-to-exceed dollar amount of \$22,000,000; and adding an option for a lump sum basis of compensation
- Approve and authorize the President/CEO to execute an amendment to the Construction Management-At-Risk, Austin-Sundt Joint Venture Agreement, for revisions to the project description, construction budget, and completion date

# QUESTIONS?

