

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

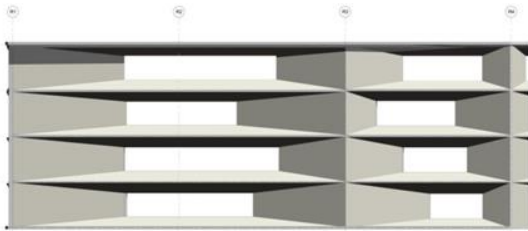
500,000 Sft.

## Major Functional Areas



# Architectural Concept





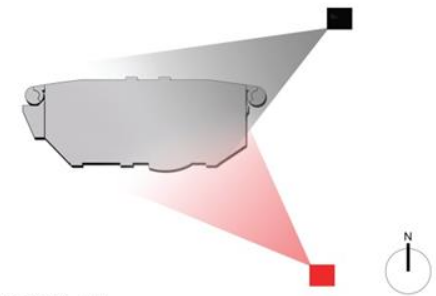
ELEVATION



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



KEY PLAN

# RCC Perspectives



NORTHEAST PERSPECTIVE

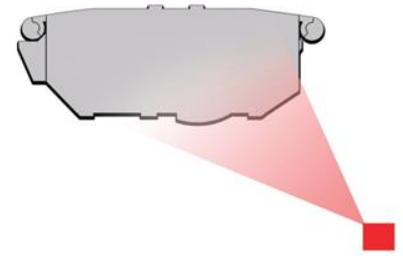
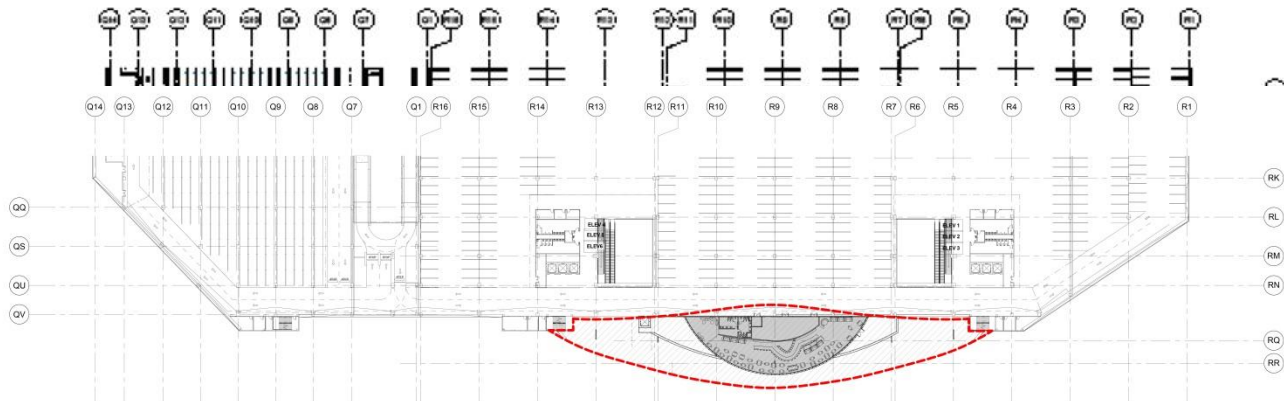


NIGHT RENDERING

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?

