

Special Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Thursday, January 29, 2026
10:00 AM

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 Benzan
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.**

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Committee Members: Benzian, 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 16, 2025, Regular Meeting.

2. **PHASE 1B CONSTRUCTION AND FINANCE UPDATE:**

(Bob Bolton, Director, Airport Design & Construction; Brian Delaura, Logistics Manager; Maya Dayan, Director, Capital Financial Planning & Airline Relations)

COMMITTEE MEMBER COMMENTS:

ADJOURNMENT:

Agenda

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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.

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
CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE AND SPECIAL
BOARD MEETING MINUTES
THURSDAY, OCTOBER 16, 2025
BOARDROOM

CALL TO ORDER: Vice Chair Perez called the Capital Improvement Program Oversight Committee and Special Board Meeting to order at 10:00 a.m., on Thursday, October 16, 2025, in the Boardroom of the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

ROLL CALL:

Committee

Present: Committee Members: Benzian, Martinez, Perez (Vice Chair)

Absent: Committee Members: Sanchez, von Wilpert

Also Present: Kimberly Becker, CEO/President; Amy Gonzalez, General Counsel;
Mia Courtney, Deputy Authority Clerk; Patricia Willis, Assistant
Authority Clerk II

NON-AGENDA PUBLIC COMMENT: None

NEW BUSINESS:

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the July 10, 2025, Special Meeting.

ACTION: Board Member Benzian moved approval of staff recommendation. Board Member Martinez seconded the motion, which carried unanimously. Noting Board Members Sanchez and von Wilbert as ABSENT.

2. NEW TERMINAL 1 OPENING HIGHLIGHTS:

Brendan Reed, Senior Director, Operational Planning & Readiness, provided a presentation on New Terminal 1 Opening Highlights that included, NT1 Dress Rehearsal; Large-Scale Passenger Simulation Highlights and Outcomes; NT1 Opening Transition Command Center (TCC) and Post-Opening Customer Support.

3. PHASE 1B CONSTRUCTION, CONTINGENCY SPEND AND FINANCE UPDATE:

Bob Bolton, Director, Airport Design & Construction provided a presentation on Phase 1B Construction that included, NT1 Project Timeline/Milestones; NT1 Terminal & Roadways Phase 1B; NT1 Sitework Comparison March 2024 to August 2025; Steve McCabe, Senior Program Manager, Airport Design & Construction provided a presentation on Logistics that included NT1 Campus Wide Logistics Plan and Maya Dayan, Director, Capital Financial Planning & Airline Relations, provided a presentation on Contingency Spend and Finance Update that included, New T1 Program Budget; Contingency Use Summary and Cash Flow and Sources of Funds.

4. CONCESSIONS UPDATE:

Deanna Zachrisson, Director, Terminal Business Development provided a presentation on Terminal 1 Phase 1A Concession Completion that included, Terminal 1 Retail Concessionaires; Terminal 1 F&B Concessionaires; Three General Contractors; Anticipated Timeline and Next Steps.

COMMITTEE AND BOARD MEMBER COMMENTS: None

ADJOURNMENT: The meeting adjourned at 10:45 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE THIS 8TH DAY OF JANUARY 2025.

ANGELA SHAFER-PAYNE
VICE PRESIDENT, DEVELOPMENT

ATTEST:

MIA COURTNEY
DEPUTY AUTHORITY CLERK



Item No. 2 New Terminal 1 Phase 1B and Financial Update

Prepared by Airport Design & Construction,
January 29, 2026



Agenda



- NT1 1A Recap and 1B Milestones
- NT1 1B Construction Logistics Update
- NT1 Finance Update

NT1 Phase 1A Recap



Successes, Lessons Learned & Activities

- Phase 1A - Opened on Time
- No System Failures
- Punch List - from 9958 items to 0
- Lessons Learned

NT1 Project Timeline/ Milestones



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

2026

Gates 20-22
Operational

Early 2028

Gates 23-30
Operational

Parking Plaza

December 2022
Start Construction

August 2024
"Stage 1"
Operational

Site Work

Construction - "Stage" 1 & 2

"Stage 2"

June 2025
"Stage 2"
Operational

SAN DIEGO
INTERNATIONAL AIRPORT

NT1 Sitework Comparison

March 2024
to December
2025



NT1 Phase 1B Milestone Update Activity Snapshots



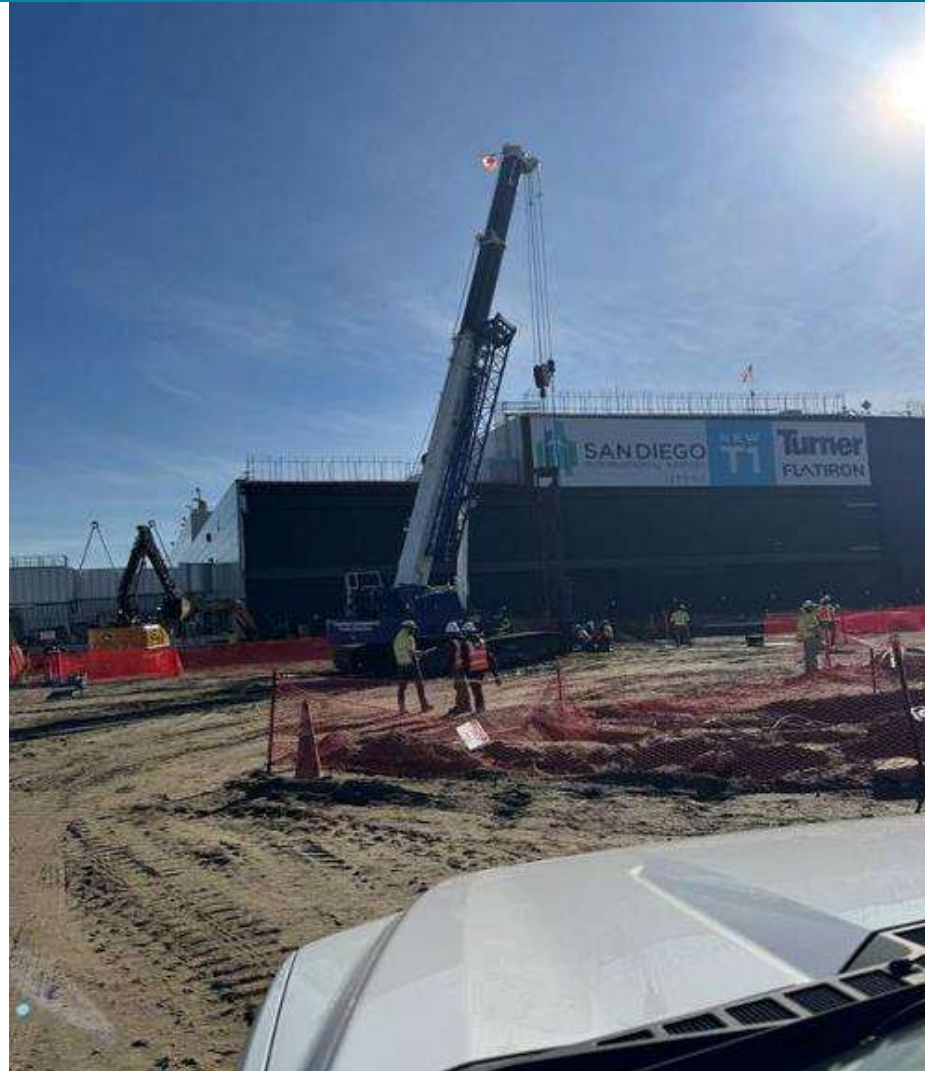
NT1 Terminal & Roadways Phase 1B



PHASE 1B UPCOMING MILESTONES

- Jan 2026: Start foundations for Phase - 1B of NT1
 - Electrical substation Under Ground conduit placement
 - Under Ground Vaults placed
 - Anchor bolt assemblies fabricated and on site
 - Deep foundation piles 100% Complete
- May 2026: Start steel erection for Phase - 1B of NT1

Pile Testing



Site Overview



Electrical Substation #2 Placement of U/G Conduits



Multiple U/G Vaults Installed



Anchor Bolt Assemblies



View from NT1 Roof, looking East



Sidewalk Removal (North Harbor)



Multi Use Path - North Harbor Drive Work



Landscaping Work



NT1 AIRSIDE IMPROVEMENTS



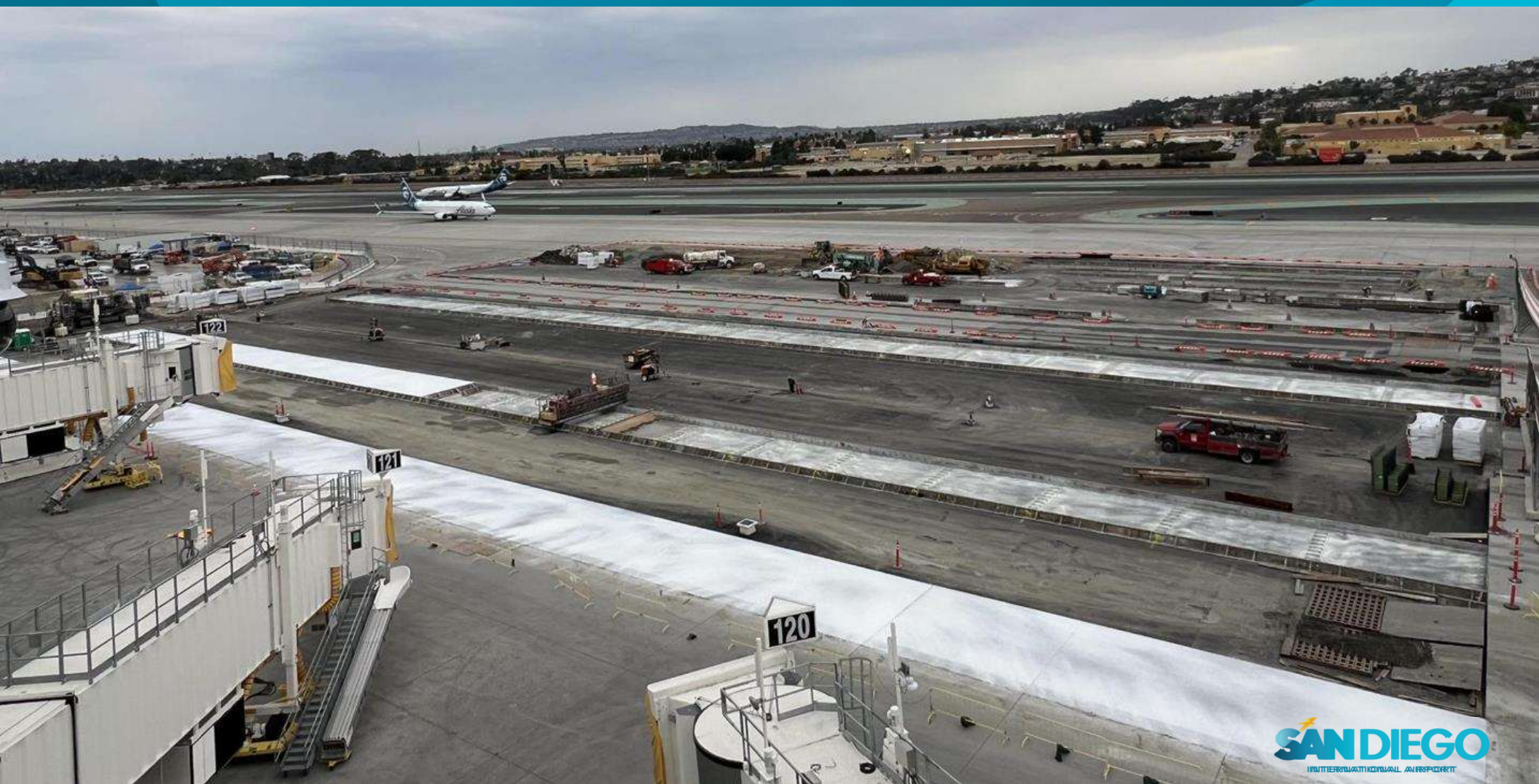
NT1 AIRSIDE – PHASE 10A / 10B AIRSIDE - NT1 1B PHASE LIMITS



NT1 AIRSIDE – PHASE 10A / 10B AIRSIDE - NT1 1B PHASE LIMITS



NT1 AIRSIDE – PHASE 10A / 10B



NT1 AIRSIDE – PHASE 10A / 10B



NT1 AIRSIDE PHASE 10 / PHASE 1B CRUSHED AGGREGATE BASE COURSE (CAB)



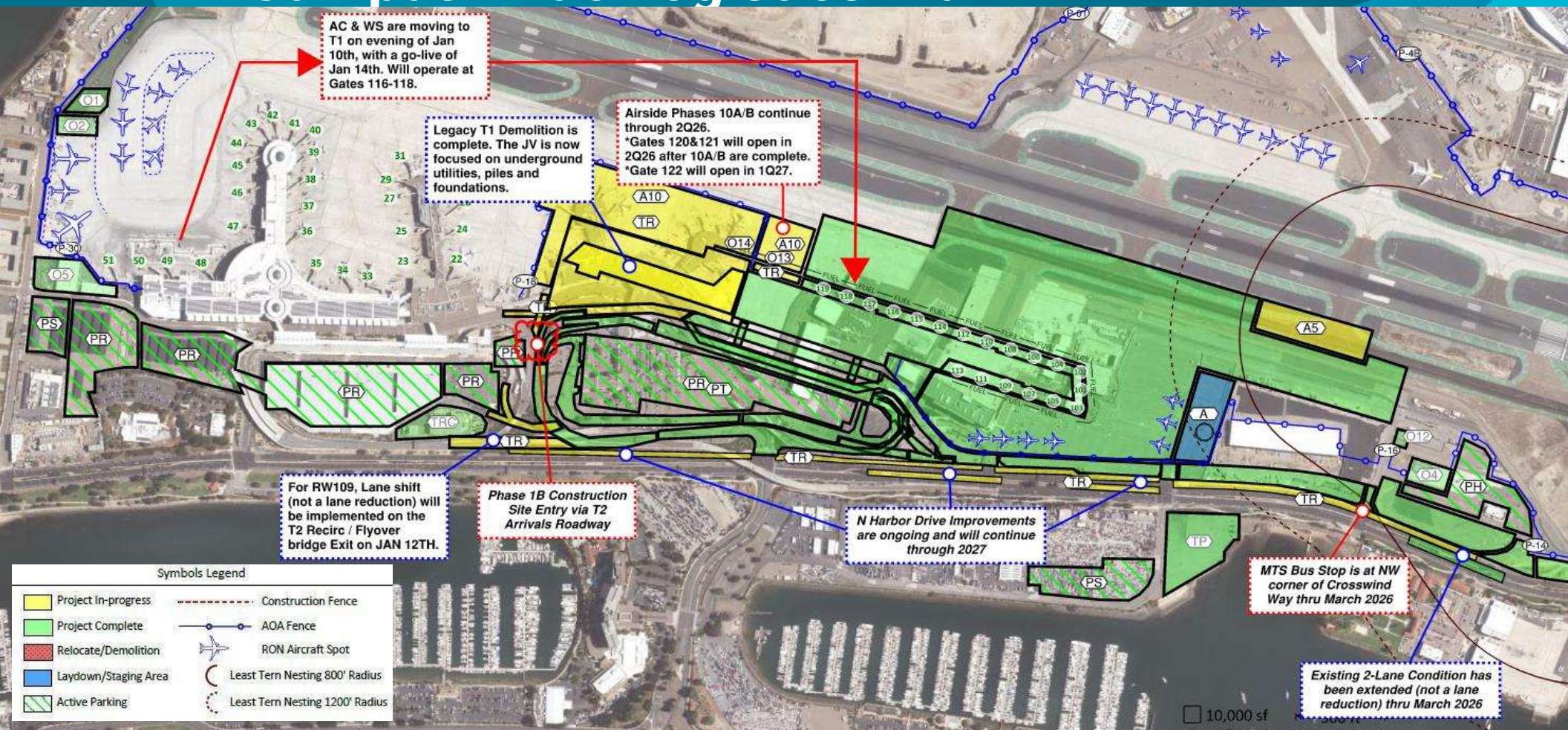
NT1 AIRSIDE – PHASE 10A / 10B CONCRETE BATCH PLANT



NT1 1B Construction Logistics



NT1 Campus Wide Logistics Plan



Finance Update



New T1 Program Budget

Costs through November 30, 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	2,991	\$ 3,232,363	\$ 2,346,878	Grants/Bonds/Cash
Airside Improvements	356,519	(3,617)	352,902	274,422	Grants/Bonds
New Administration Building	107,300	(504)	106,796	106,798	Bonds
Shuttle Lot Relocation Construction	18,175	0	18,175	14,412	Bonds
Program Contingency	122,933	1,131	124,064	**	Bonds
	\$ 3,834,300	-	\$ 3,834,300	\$ 2,742,510	

*as of 01/11/2024

** Program Contingency costs incurred included in projects above

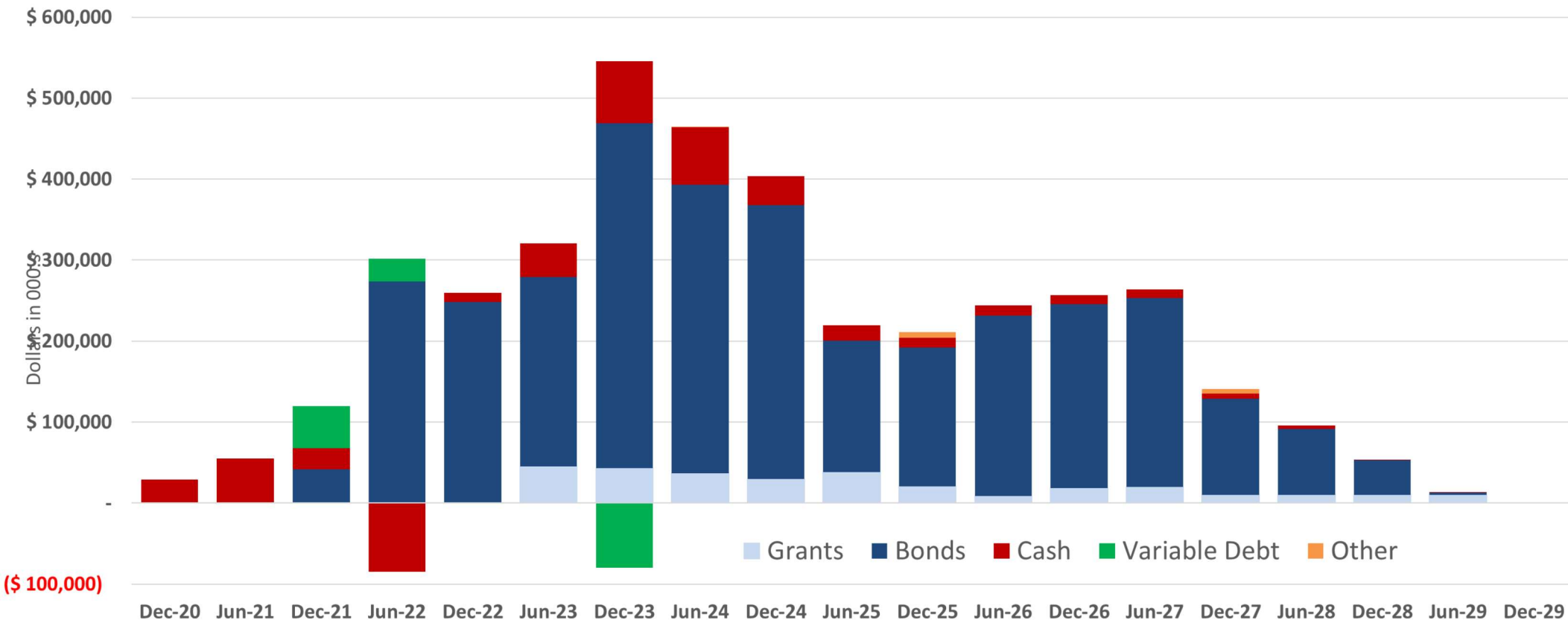
Contingency Use Summary

As of November 30, 2025

(in thousands)

	2024-2025 Activity	January, 2026 CIPOC	Summary
Program Contingency Beginning Balance	\$122,933	\$126,433	\$122,933
Contingency Transferred to Projects	\$3,500	(\$2,369)	\$1,131
Increase operational flexibility	(7,947)	(546)	(8,493)
Security	(4,706)	(230)	(4,936)
Other	(892)	(1,714)	(2,606)
Federal Funding Requirements	(2,514)	-	(2,514)
Ground Transportation	(2,434)	(35)	(2,469)
Project Acceleration and coordination	(2,257)	-	(2,257)
Utilities	(1,865)	(50)	(1,915)
Differing Site Conditions	(1,635)	(7)	(1,642)
Public Art	(745)	-	(745)
Concessions Program	(600)	-	(600)
Return Funds to Contingency	29,094	212	29,306
Contingency Remaining	\$126,433	\$124,064	\$124,064

Cash flow and sources of funds



Questions?

