SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Lydia Ball (Chair)
James Sly (Vice-Chair)
Whitney Benzian
Daniel Kuperschmid
Monica Montgomery Steppe
Rafael Perez
Esther C. Sanchez
Steve Vaus
Marni von Wilpert

Ex-Officio Board Members
Interim Col. Charles E. Dudik
Ann Fox
Michele Perrault

President/CEO
Atif Saeed

Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Thursday, October 15, 2026
10:00 AM

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

Public Comment

ELECTRONIC/REMOTE PUBLIC COMMENTS VIA TEAMS: Join online by clicking this link: https://teams.microsoft.com/meet/248647372678051?p=XawvSgoWUuWNz4UUlO **Meeting ID:** 248 647 372 678 051 **Passcode**: VS9oy9Re or join by phone by calling this number: (619) 737-2396 **Conference ID:** 560 383 918#. To speak, submit a speaker slip at the beginning of the meeting, or when the item is called, or before the Non-Agenda Public Comment section is called by emailing clerk@san.org or dialing 619-400-2550.

Remote participants will have the same opportunity to provide public comment as in-person attendees. If you require special assistance to participate in this meeting, please contact clerk@san.org at least 48 hours before the meeting.

Please complete a speaker slip prior to the commencement of the meeting in person to the Authority Clerk or electronically at clerk@san.org.

All participants (in-person and remote) are expected to engage in a respectful and courteous manner. Any behavior that disrupts the meeting may result in removal.

The clerk's office does not accept external flash drives or removable media devices. All presentations must be emailed to clerk@san.org by close of business the day prior to the applicable meeting.

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.***

***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.

Capital Improvement Program Oversight Committee Agenda

Thursday, October 15, 2026

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Committee Members: Benzian, Kuperschmid, 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 July 16, 2026, Regular Meeting.

2. **NT1 PHASE 1B CONSTRUCTION, PHASING AND LOGISTICS, AND FINANCE AND CONTINGENCY UPDATE:**
   (Bob Bolton, Director, Airport Design & Construction; Brian DeLaura, Logistics Manager; Maya Dayan, Director, Finance & Airline Relations)

COMMITTEE MEMBER COMMENTS:

ADJOURNMENT:

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.

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SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE MEETING MINUTES
THURSDAY, JULY 16, 2026
BOARDROOM

CALL TO ORDER: Chair von Wilpert called the Capital Improvement Program Oversight Committee Meeting to order at 10:00 a.m., on Thursday, July 16, 2026, 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, Kuperschmid, Perez (Vice Chair), Von Wilpert (Chair)
Absent:	Committee Members:	Sanchez
Also Present:	Scott Brickner, CFO/Vice President; Lee Kaminetz, General Counsel; Mia Courtney, Deputy Authority Clerk; Arely Valenzuela, Assistant Authority Clerk II: Sonja Banks, Assistant Authority Clerk II	

NON-AGENDA PUBLIC COMMENT: None

NEW BUSINESS:

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the Minutes of the April 16, 2026, Special Board and Capital Improvement Program Oversight Committee Meeting.

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

2. NT1 PHASE 1B CONSTRUCTION AND FINANCE UPDATE:

Bob Bolton, Director, Airport Design & Construction, Brian DeLaura, Logistics Manager, Airport Design & Construction, and Maya Dayan, Director, Finance and Airline Relations, provided a presentation that included NT1 Project Timeline and Milestones Phase 1B; NT1 Terminal and Roadways Phase 1B Update; Airside Improvements; NT1 Campus-

wide Logistics Plan; and a Financial Update, including New T1 Program Budget and Contingency Use Summary.
Board Member Perez raised concerns regarding wayfinding between terminals during construction, and staff agreed to evaluate temporary signage improvements.

3. CONSTRUCTION COMMUNICATION & OUTREACH UPDATE:

Jon Graves Director, Customer Experience and Jonathan Heller, Communications Program Director provided a presentation that included ongoing outreach efforts for the New T1 Phase 1B project, including updates on Gates 120 and 121, Phase 1B renderings, and construction milestones. For upcoming Off-Airport Roadway Improvements, staff outlined a proactive "no surprises" communications strategy focused on providing timely information about roadway changes, alternate routes, and travel planning. Outreach will target residents, businesses, airport users, stakeholders, and community groups through message boards, email alerts, a project website, social media, earned media, and direct outreach. The goal is to keep the public informed, minimize disruptions, and build awareness of the project's long-term benefits.

Chair von Wilpert suggested that staff communicate with Councilmember Stephen Whitburn regarding the outreach in his district.

4. T2E MODERNIZATION UPDATE:

Ajay Babla, Program Manager, Airport Design and Construction and Kurt Schultz, Sr. Project Manager, delivered a comprehensive presentation emphasizing that the project will include phased modernization of the terminal, adding new hold rooms, concessions, restrooms, passenger boarding bridges (Gates 22–32), expanded security checkpoint, and upgraded building systems. The modernization will also support the future extension of Taxiway Alpha, improve aircraft circulation and reduce airfield congestion. Environmental review is underway, with procurement expected to begin in fall 2026 and Board consideration of a design-build contract anticipated in summer 2027. The project addresses significant limitations of the terminal's aging 1979 design, including a narrow concourse and overcrowded security areas.

5. T2E CONNECTOR UPDATE:

Ajay Babla, Program Manager, Airport Design and Construction and Kurt Schultz, Sr. Project Manager, provided an update on the post-security connector between Terminal 1 and Terminal 2, which will create the airport's first airside connection between the terminals. The project will replace Gates 20 and 21 with two modern hold rooms, restrooms, a small concession area, and a new employee screening checkpoint. The project has an estimated budget of $180 million. The design-build validation phase is nearing completion, and staff expects to return to the Board in September with a guaranteed maximum price and project schedule. The connector is designed to improve

passenger circulation, operational efficiency, and terminal connectivity while maximizing views of the bay and supporting future airport infrastructure needs.

COMMITTEE AND BOARD MEMBER COMMENTS: None

ADJOURNMENT: The meeting adjourned at 10:56 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE THIS 15TH DAY OF OCTOBER 2026.

_____
ANGELA SHAFER-PAYNE
VICE PRESIDENT, DEVELOPMENT

ATTEST:

_____

MIA COURTNEY
DEPUTY AUTHORITY CLERK

SAN DIEGO
INTERNATIONAL AIRPORT

Capital Improvement Oversight Committee

NT1 Phase 1B Construction and Finance Update



Prepared by Airport Design & Construction, October 15, 2026

Agenda

A. NT1 Construction Updates

- Bob Bolton, Director, ADC

B. Phasing and Logistics Update

- Brian DeLaura, Logistics Manager, ADC

C. Finance and Contingency Update

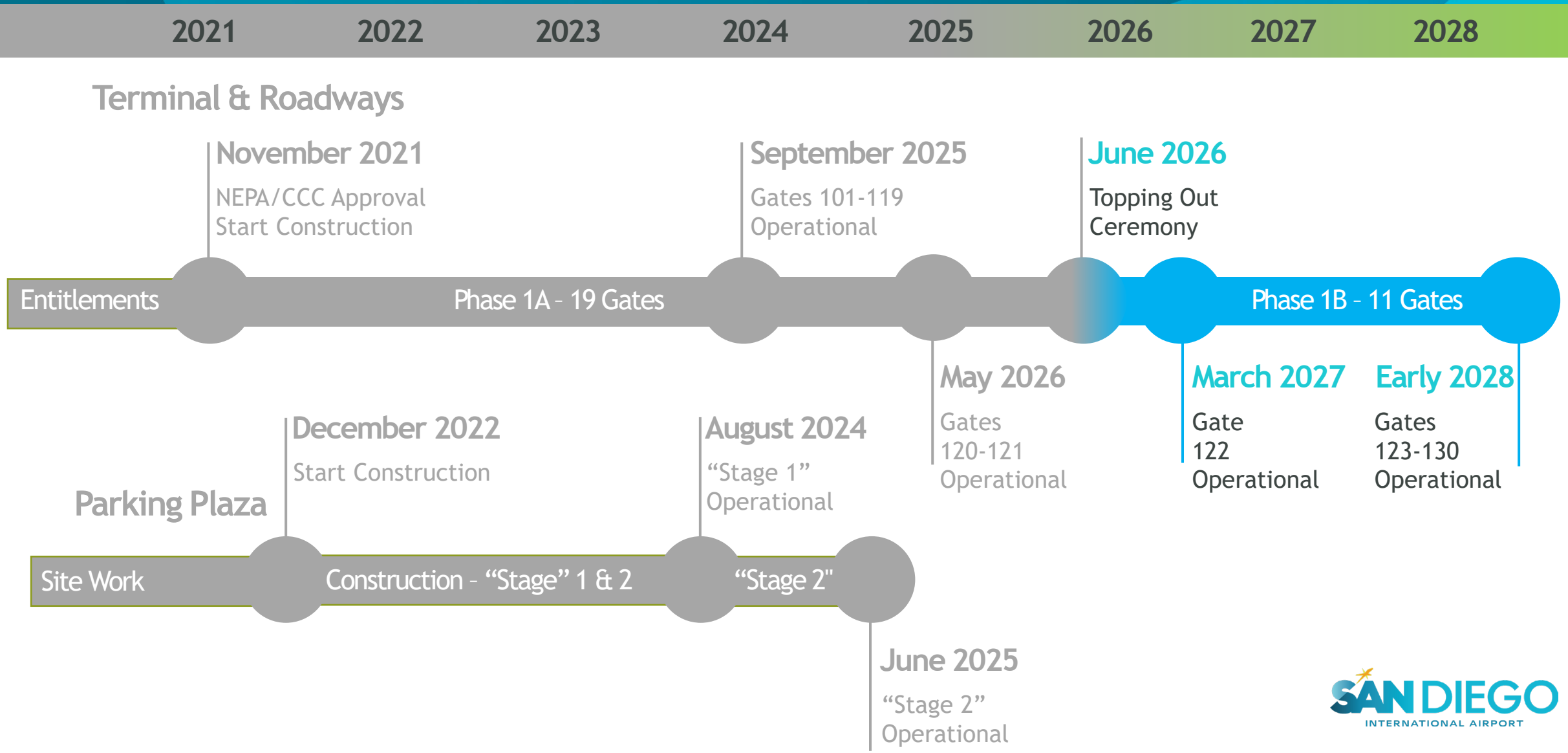
- Maya Dayan, Director, Finance and Airline Relations

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NT1 1B Construction Updates

Bob Bolton, Director

NT1 Project Timeline/ Milestones Phase 1B



NT1 Terminal & Roadways Phase 1B

PHASE 1B RECENT & UPCOMING MILESTONES CONT.

- August
  - Steel Complete
  - Continued Interior Build-Out Apron and Concourse
  - Continued Roofing
  - Slab on Metal Deck (SOMD) Complete
- September
  - Continued Interior Build-Out Apron and Concourse
  - Continued Roofing
  - Start Curtain Wall
- October
  - Start Terrazzo Flooring
  - Continued Interior Build-Out Apron & Concourse
  - Continued Roofing
  - Continued Curtain Wall

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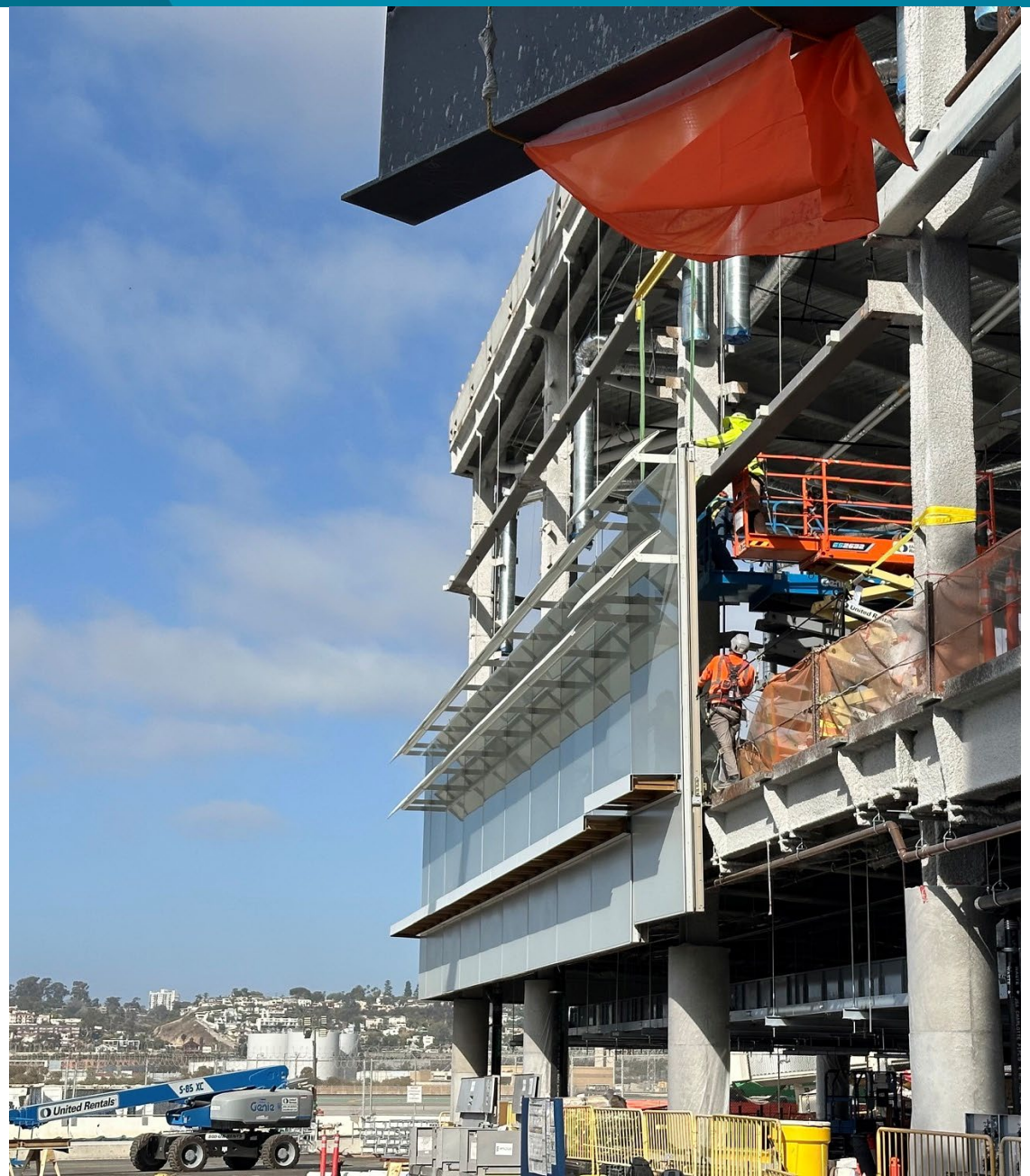
NT1 Phase 1B Exterior Wall Construction



NT1 Phase 1B Exterior Wall Construction



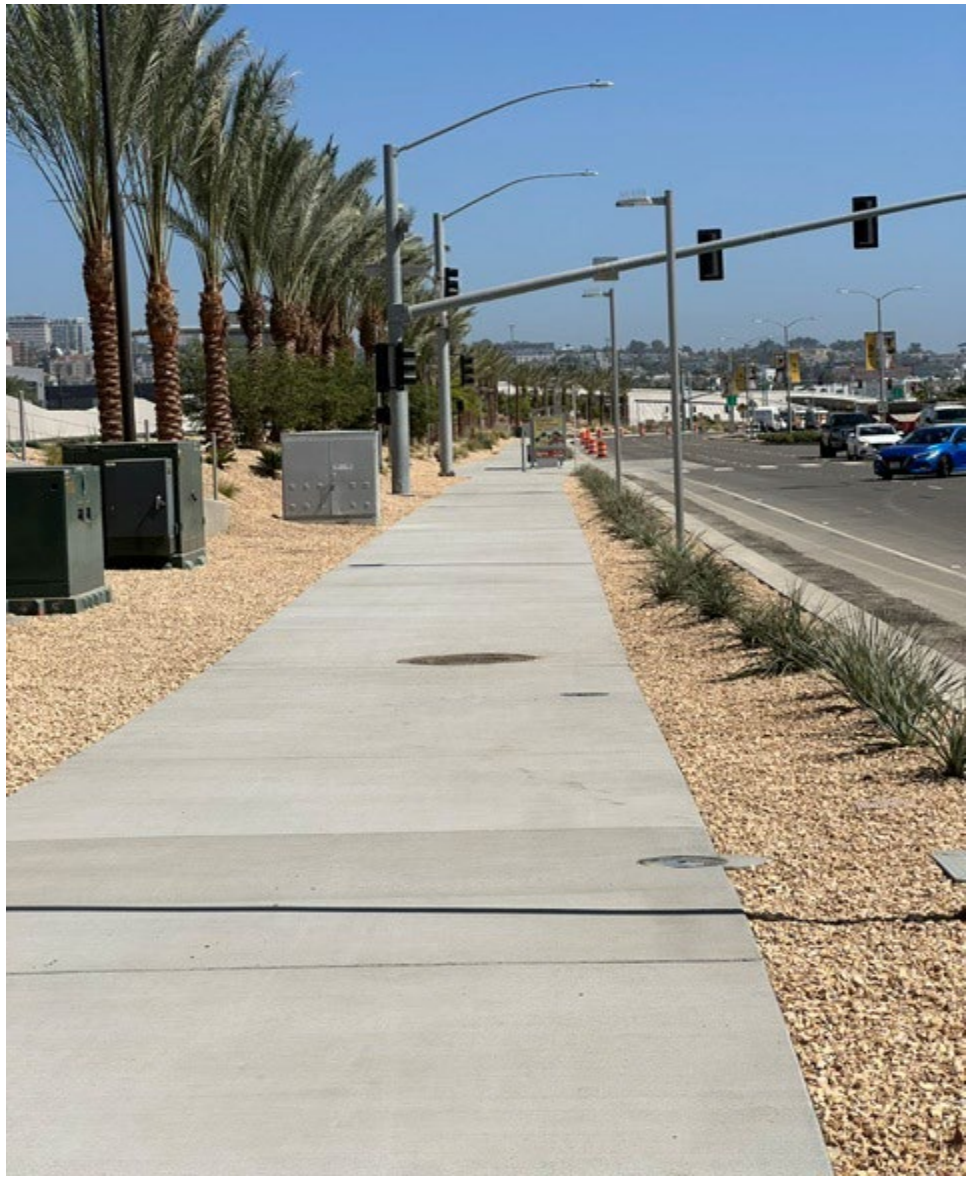
NT1 Phase 1B Exterior Wall Construction

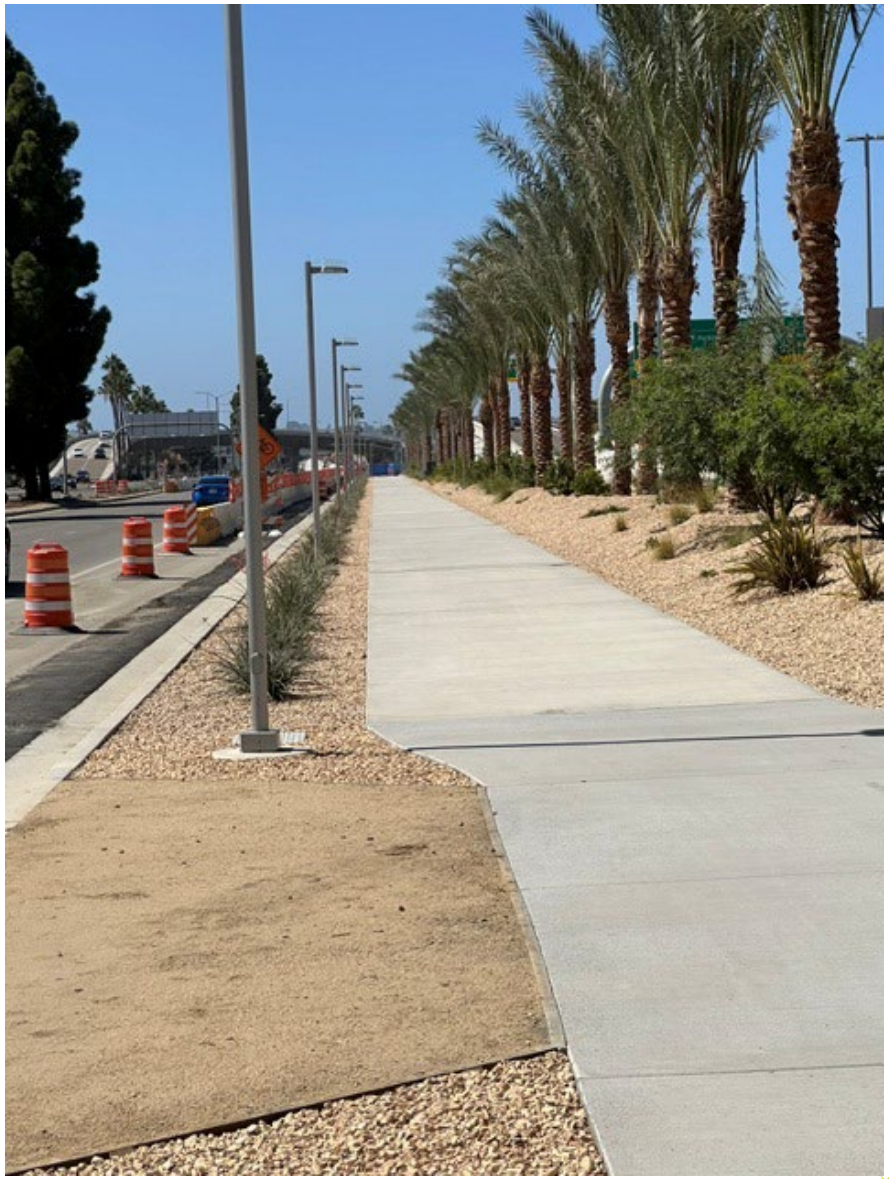




NT1 Landside Multi-Use Path

East View





West View

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411001 Airside Improvements



411001 NT1 AIRSIDE IMPROVEMENTS

AUGUST 7, 2026 AERIAL



411001 NT1 AIRSIDE IMPROVEMENTS

MAJOR MILESTONES

- Contract Award to Griffith Company: Oct 7, 2021
- NTP Construction: Nov 22, 2021
- Start of Onsite Construction: Feb 2022
- Milestone 1 (Phases 1-9) – Substantial Completion Aug 25, 2025
- Milestone 2 (Phases 10A-10B) – Substantial Completion Apr 9, 2026
- Milestone 3 (Phases 10C, 10D, 10E):
  - Phase 10C Start Feb 2, 2026,in progress.
  - Phase 10D Start Oct 1, 2026
  - Phase 10E Start May 7, 2027

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AIRSIDE IMPROVEMENTS
PHASE 10C-1, 10C-3 – ASPHALT PAVING





AIRSIDE IMPROVEMENTS
PHASE 10C-3 CONCRETE PAVING




AIRSIDE IMPROVEMENTS
PHASE 10C-3 CONCRETE PAVING
WIRTGEN
SP 94i
GRIFFITH COMPANY

AIRSIDE IMPROVEMENTS
PHASE 10C-3 CONCRETE PAVING



AIRSIDE IMPROVEMENTS
PHASE 10C-2, 10C-3,
INTER-PROJECT COORDINATION



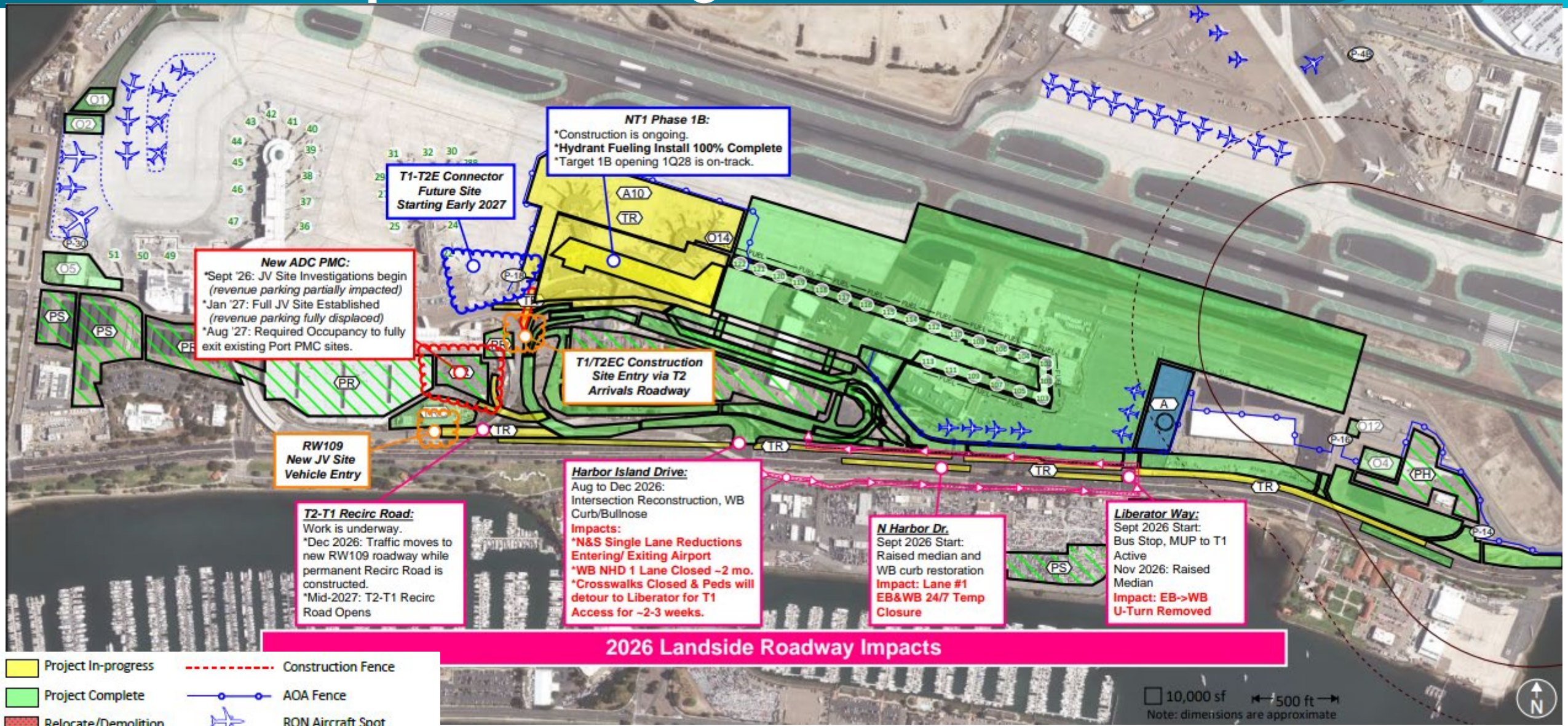
QUESTIONS?



NT1 1B Phasing & Logistics Update

Brian DeLaura, Logistics Manager

NT1 Campus Wide Logistics Plan



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Finance Update

Presented by Maya Dayan, Finance and Airline Relations

October 15, 2026



New T1 Program Budget

Costs through August 31, 2026

($ in thousands)	Board Approved Budget *	Program Contingency Use	Approved Budget after contingency transfer	Actual Costs Incurred	Funding Source
Terminal and Roadways	**$ 3,229,372**	**34,123**	**$ 3,263,495**	**$ 2,583,570**	**Grants/Bonds/Cash**
Airside Improvements	**356,519**	**(2,789)**	**353,730**	**301,562**	**Grants/Bonds**
New Administration Building	**107,300**	**(504)**	**106,796**	**106,798**	**Bonds**
Shuttle Lot Relocation Construction	**18,175**	**0**	**18,175**	**14,738**	**Bonds**
Program Contingency	**122,933**	**(30,829)**	**92,104**	******	**Bonds**
	$ 3,834,300	**-**	**$ 3,834,300**	**$ 3,006,668**	

*as of 01/11/2024

** Program Contingency costs incurred included in projects above

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Contingency Use Summary

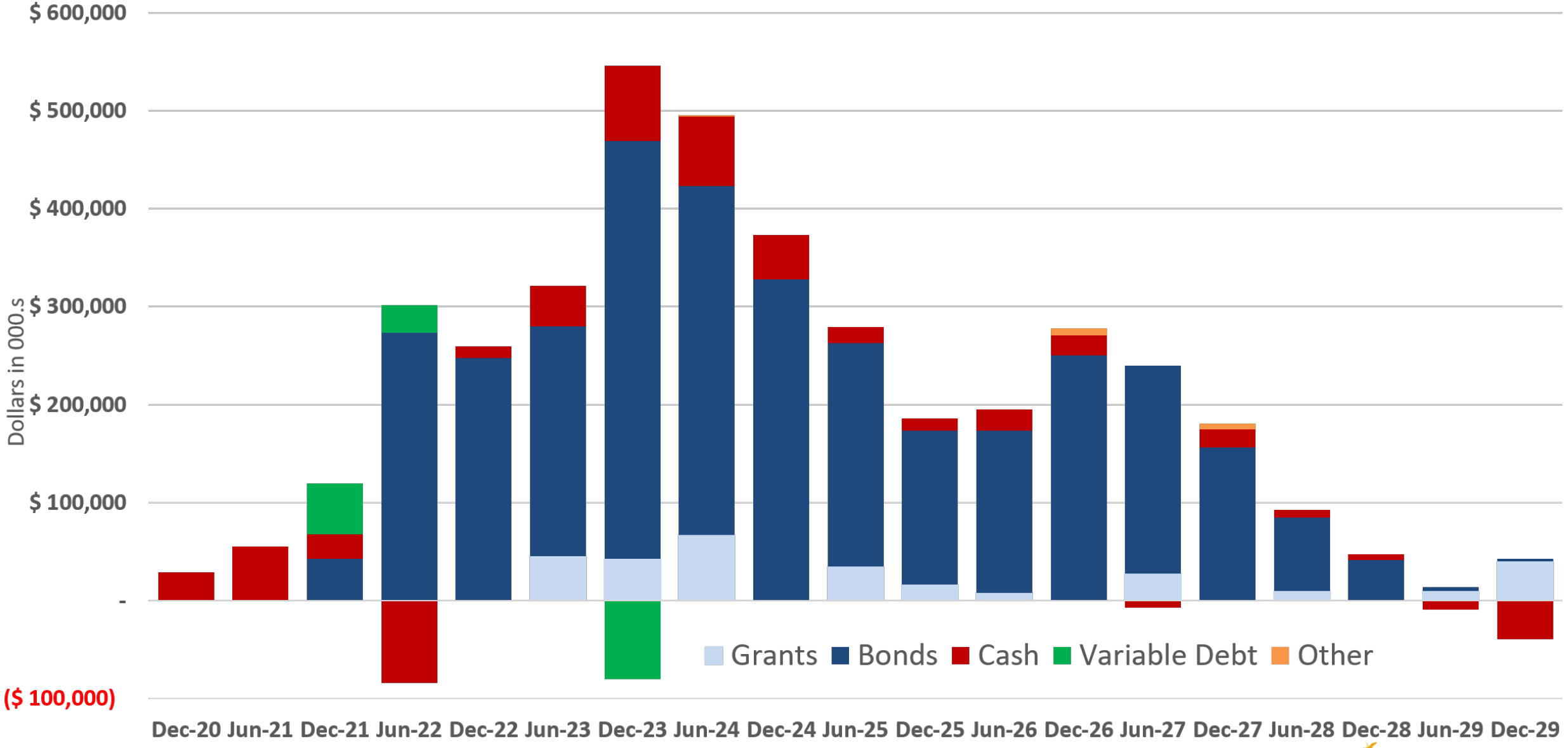
As of August 31, 2026

	2024-2025 Activity	January, 2026 CIPOC	April, 2026 CIPOC	July, 2026 CIPOC	October, 2026 CIPOC	Summary
Program Contingency Beginning Balance	**$122,933**	**$126,433**	**$124,064**	**$95,244**	**$94,813**	**$122,933**
Contingency Transferred to Projects	**$3,500**	**($2,369)**	**($28,820)**	**($431)**	**($2,709)**	**($30,829)**
Other*	(892)	(1,714)	(28,277)	(330)	(296)	**(31,509)**
Increase operational flexibility	(7,947)	(546)	153	(1,362)	(1,608)	**(11,310)**
Security	(4,706)	(230)	-	-	(20)	**(4,956)**
Project Acceleration and coordination	(2,257)	-	(750)	-	(849)	**(3,855)**
Federal Funding Requirements	(2,514)	-	(14)	-	-	**(2,528)**
Ground Transportation	(2,434)	(35)	-	-	(4)	**(2,473)**
Differing Site Conditions	(1,635)	(7)	(257)	(201)	(177)	**(2,277)**
Utilities	(1,865)	(50)	-	-	(130)	**(2,045)**
Public Art	(745)	-	-	-	(86)	**(831)**
Concessions Program	(600)	-	-	-	-	**(600)**
Return Funds to Contingency	29,094	212	325	1,463	460	**31,554**
Contingency Remaining	**$126,433**	**$124,064**	**$95,244**	**$94,813**	**$92,104**	**$92,104**

* Includes $29.9M for PMC Relocation

SAN DIEGO INTERNATIONAL AIRPORT

Cash flow and sources of funds



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Questions?

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