

Special Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Monday, November 25, 2024

9:30 AM or immediately following the Special Board and
Executive & Finance Committees Meeting

San Diego County Regional Airport Authority
Administration Building
First Floor – Board Room
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

Col. Thomas Bedell
Michele Perrault
Everett Townsend

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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Monday, November 25, 2024

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 July 18, 2024, regular meeting.

2. NEW TERMINAL 1 CONSTRUCTION AND FINANCIAL UPDATE:

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

COMMITTEE MEMBER COMMENTS:

ADJOURNMENT:

Special Capital Improvement Program Oversight Committee and Special Board Meeting 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 Committee 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.

LIB Fires; Why Are Battery Fires on the Rise; Exponential Increase: Production, Battery Electric Vehicles; How Quickly to They Ignite; Thermal Runaway- Fire/Explosion; Battery Pack Location; What is Stranded Energy; Parking Garage or Refueling Station; BEV Fire- Inside Hazards; Other Battery Electric Vehicles; and Lightning E-Motors E-Bus Fire.

Board Member Perez inquired if any of SAN's airport fleet are conversion vehicles. Rick Francis, Chief Operating Officer, Airside & Terminal Operations stated that this is being researched presently, and they will have answers soon. Chief Rezende commented that conversion vehicles/companies are not wrong, rather there is more research needed as there are currently no regulations.

Board Chair Cabrera commented that it is concerning, and it should be considered whether or not conversion vehicles should be allowed at the airport until there is more of an understanding of the industry. He also inquired about standard inspections to airport vehicles and shuttles when they are in an accident to ensure the battery is not damaged. Marc Nichols, Director, Ground Transportation, confirmed that they have requested Standard Operating Procedures and Inspection Criteria for all shuttle providers for the Authority.

Chair von Wilpert inquired about the electric vehicles that will be placed next to the jetliners on the airside and asked for confirmation that the airlines are responsible for those. Kim Becker, President/CEO, stated that the appropriate authority staff are researching this to determine the best measures that can be taken to address this concern.

3. NEW TERMINAL 1 AND FINANCIAL UPDATE:

Bob Bolton, Director, Airport Design & Construction; Brian DeLaura, Airline Technical Representative, Subject Matter Expert III, Airport Design & Construction and Maya Dayan, Director, Capital Financial Planning & Airline Relations provided a presentation on the New Terminal 1 (NT1) and Financial Update that included, New T1 Project Timeline and Milestones; Terminal and Roadways Construction Update; NT1 Airside Improvements; Logistics; ; and New T1 Costs through May 31, 2024; Contingency Summary; and Cash Flow and Sources of Funds.

4. NEW TERMINAL 1 CONCESSIONS UPDATE:

Deanna Zachrisson, Director, Revenue Generation & Partnership Development, provided a presentation on New Terminal 1 Concessions Update that included, Phase 1a- Restaurant and Retail Progress; 'Sense' of Place' Districts: Currently in 'Urban District;' Project Milestones; and Phase 1a- Opening September 2025.

Chair von Wilpert inquired about the "Heritage District," and if there would be anything around the Kumeyaay Nation. Deanna Zachrisson, Director, Revenue Generation &

Partnership Development, stated that the “Arts District Market” could have an element of that in it as it was designed to highlight the cultural diversity of San Diego. Chair von Wilpert inquired about whether there has been any thought around a Land Acknowledgement Placard at the Airport that would honor the Kumeyaay Nation.

Board Chair Cabrera left the meeting at 11:15 am.

5. NEW TERMINAL 1 PARKING PLAZA ACTIVATION UPDATE:

Brendan Reed, Sr. Director, Operational Planning & Readiness, provided a presentation on the New Terminal 1 Parking Plaza Opening that included, Opening Parking Plaza (Stage 1), General Information, Facility Access, Facility Layout, Multiple Parking Payment Options, Customer Amenities, Sustainable Design Features, Opening Milestones, ORAT Process, In-Facility Activation Activities; and Operational Readiness Tracking.

6. NEW TERMINAL 1 PARKING PLAZA MARKETING EFFORTS UPDATE:

Jon Graves, Director, Marketing & Air Service Development, Jonathan Heller, Director, Communications and Vatana Kang, Program Manager, Revenue Generation & Partnership Development, provided a presentation on the New Terminal 1 Parking Plaza Marketing Efforts that included, Over-Arching Goals, Multi-Channel Strategy, Paid Media, Onsite Signage, Owned Digital Channels, Parking Reservations, Messaging Themes, Media Strategies, Press Conference/Ribbon Cutting and Outreach Channels.

7. SMALL BUSINESS DEVELOPMENT PROGRAM UPDATE:

Craig Ruiz, Manager, Small Business Development, Brad S. Kirsch, Project Director, Sundt Construction and Jackie Guilfucci, Diversity Manager/SBLO, Sundt Construction, provided a presentation on Small Business Development Program that included, Small Business Development Program Objective and Role, Disadvantaged Business Enterprise (DBE) Program, Airport Concessions Disadvantaged Business Enterprise (ACDBE) Program, Board Policy 5.12, Inclusionary Approach, Bid Opportunity Types at SAN, Support Services and Resources, Outreach and Education, Completed Administration Building, Sundt’s Project Specific Inclusionary Outreach Plan: Goals, Outreach Training Events, and Current Diversity Participation.

Board Member Martinez inquired if there is a breakdown of the diverse communities that participated in this outreach effort. Jackie Guilfucci, Diversity Manager/SBLO, Sundt Construction, confirmed that there is a breakdown that will be made available to the Board.

COMMITTEE MEMBER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 11:57 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT
COMMITTEE THIS 17th DAY OF OCTOBER 2024.

ANGELA SHAFER-PAYNE
VICE PRESIDENT, DEVELOPMENT

ATTEST:

SHAWNA MORALES
ASSISTANT AUTHORITY CLERK II

Capital Improvement Plan Oversight Committee New T1 Update

NEW
T1



In Flight!

Presented by Bob Bolton, Director
Airport Design & Construction
November 25, 2024

Agenda

NEW
T1

Bob Bolton:

- NT1 Project Timeline
- Construction Update
- NT1 Airside

Brian DeLaura:

- Traffic Switches/Logistics





John Dillon:

- Finance Update

New T1

OVERALL PROGRAM SCOPE



-  Package 1 – Terminal and Roadways
-  Package 2 – Airside Improvements
-  Package 3 – Administration Building
-  Future Transit Station



NT1 Project Timeline / Milestones



2021 2022 2023 2024 2025 2026 2027 2028

Terminal & Roadways

November 2021

NEPA/CCC Approval
Start Construction

Late Summer 2025

Gates 1-19
Operational

Entitlements

Phase 1A - 19 Gates

Phase 1B - 11 Gates

Early 2026

Gates 20-22
Operational

Early 2028

Gates 23-30
Operational

Parking Plaza

Late 2022

Start Construction

Mid-2024

“Stage 1”
Operational

Site Work

Construction - “Stage” 1 & 2

“Stage 2”

Mid-2025

“Stage 2”
Operational

NT1 Terminal and Roadways

NEW
T1

RECENT PROGRESS

July 2024

- Terminal Building Roof Exterior wall completed
- Hydronic Pipe Installation from CUP to Terminal Building Completed

August 2024

- NT1 Parking Plaza Stage 1 Opened
- Exterior Glazing Completed at East Smart Curb
- Landscaping at Parking Plaza started
- UAHT Steel Framing Completed

September 2024

- Begin Roadway Alignment Work in Anchor Island
- Passenger Boarding Bridge Installation Started

October 2024

- EDR Canopy Fabric Roof Installation Started
- Exterior Exit Stair Installation Completed

UPCOMING MAJOR MILESTONES

- Turnover of Tenant Improvement spaces December 30, 2024
- Complete UAHT Building December 2024 (Tentative)
- Open Parking Plaza Stage 2 June 2025

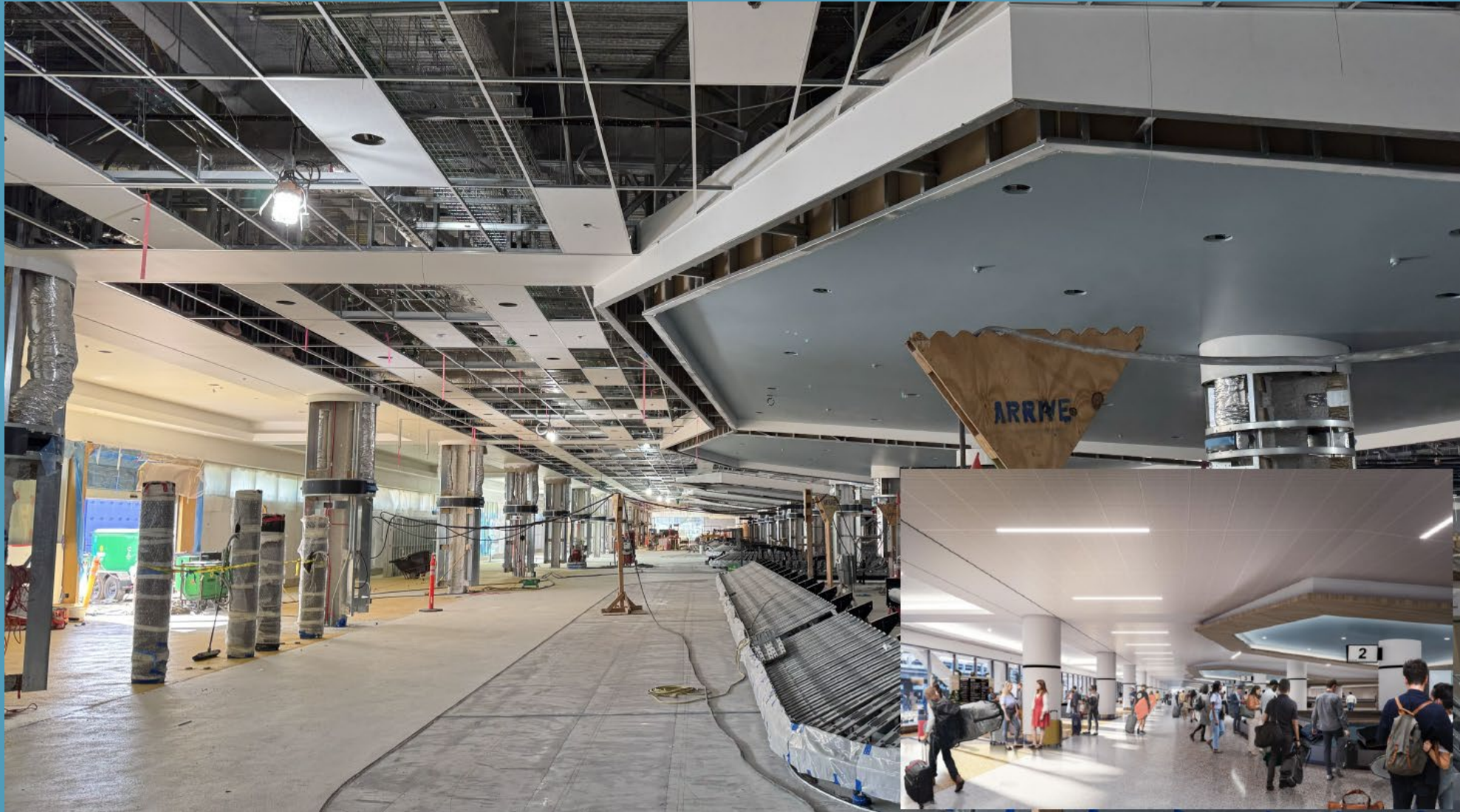
NT1 Sitework Comparison: March-Oct, 2024



NT1 Arrivals Road



Baggage Claim



NT1 Ticketing



NT1 Terminal/Concourse SSCP



NT1 East Concourse Framing



NT1 Dining Terrace



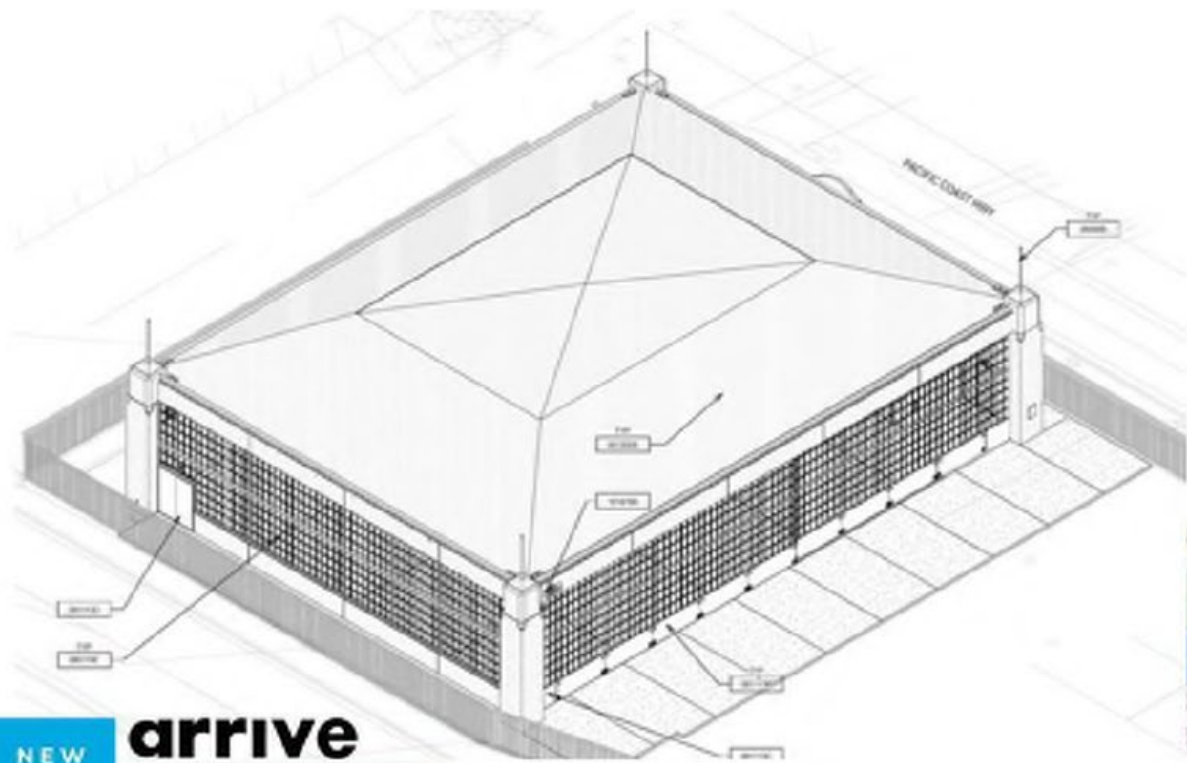
NT1 Parking Plaza



NT1 Parking Plaza



Activity Snapshots - UAHT



NEW T1 arrive
SAN DIEGO AVIATION ALLIANCE
Turner FLATIRON Gensler

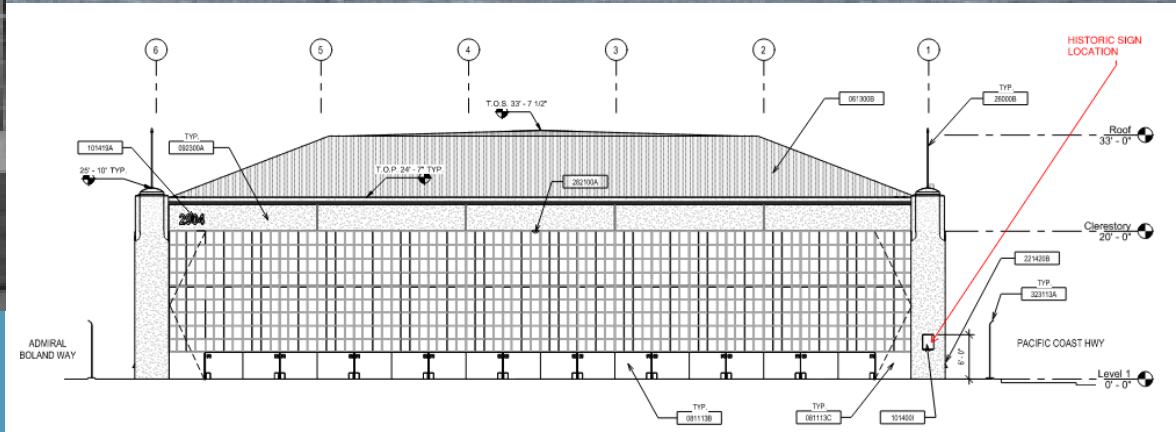


UAHT Update

Activity Snapshots - UAHT



UAHT History

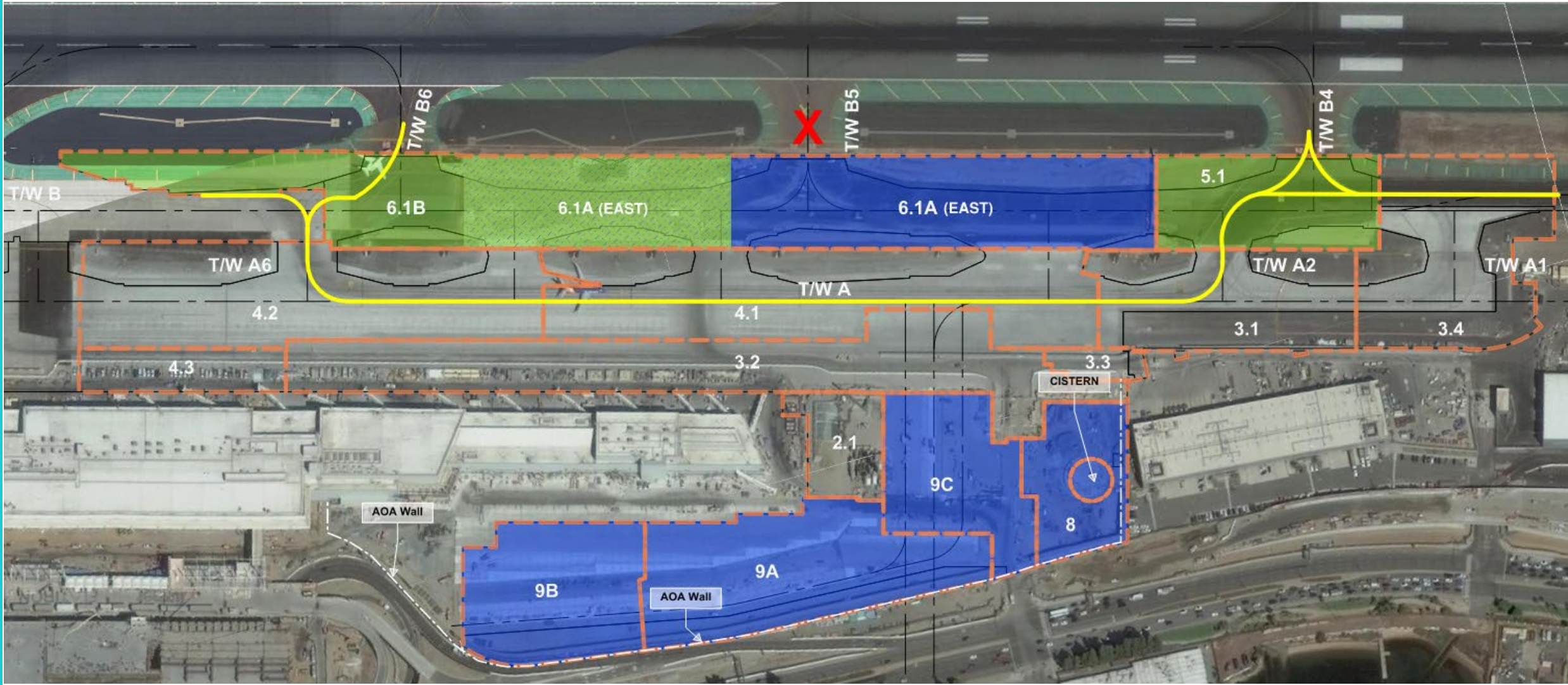


NT1 Airside



411001: NT1 Airside Improvements

Active Project Phasing Limits



411001: NT1 Airside Improvements

Active Project Phasing Limits: October 23, 2024 Aerial



NT1 Airside Improvements

May through October 2024



411001: NT1 AIRSIDE IMPROVEMENTS

PHASE 6.1A - T/W B PAVEMENT CONSTRUCTION



411001: NT1 AIRSIDE IMPROVEMENTS

PHASE 6.1A - INFILTRATION BASIN CONSTRUCTION



411001: NT1 AIRSIDE IMPROVEMENTS

PHASE 9 - CONCRETE PAVEMENT CONSTRUCTION



411001: NT1 AIRSIDE IMPROVEMENTS

PHASE 9 - CONCRETE PAVEMENT CONSTRUCTION



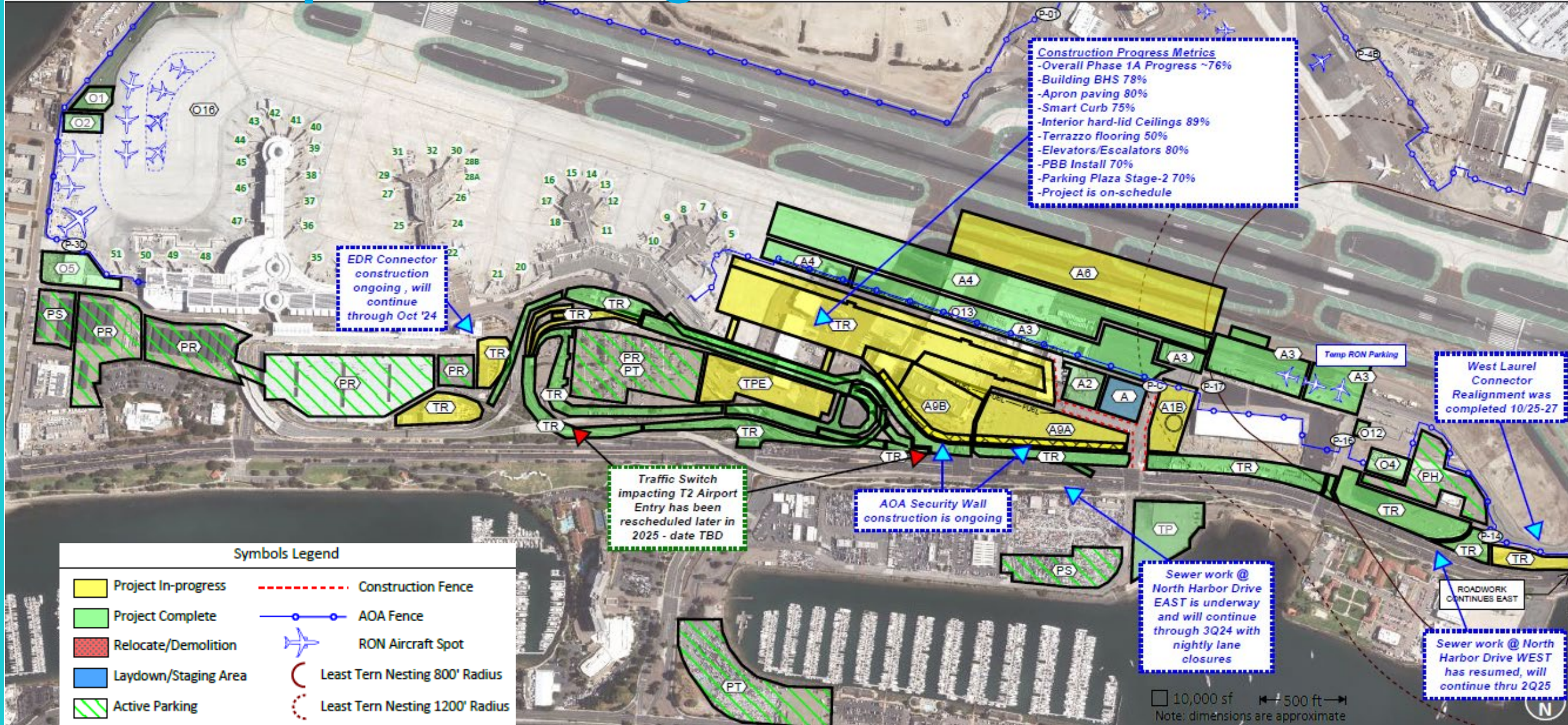
411001: NT1 AIRSIDE IMPROVEMENTS AOA WALL CONSTRUCTION



NT1 Traffic Switches/Logistics

Brian DeLaura

NT1 Campus-wide Logistics Plan



Capital Improvement Program Oversight Committee Finance Update

Presented by John Dillon
Director, Financial Planning & Budget



November 25, 2024

New T1 Program

Costs through September 30, 2024

(\$ in thousands)

	Board Approved Budget *	Program Contingency Use	Approved Budget after contingency transfer	Actual Costs Incurred	Funding Source
Terminal and Roadways	\$ 3,229,372	9,304	\$ 3,238,676	\$ 1,830,035	Grants/Bonds/Cash
Airside Improvements	356,519	(2,365)	354,154	213,648	Grants/Bonds
New Administration Building	107,300	0	107,300	106,924	Bonds
Shuttle Lot Relocation Construction	18,175	0	18,175	13,271	Bonds
Program Contingency	122,933	(6,938)	115,995	**	Bonds
	\$ 3,834,300	\$ 0	\$ 3,834,300	\$ 2,163,878	

* as of 01/11/2024

** Program Contingency costs incurred included in projects above

Contingency Use Summary

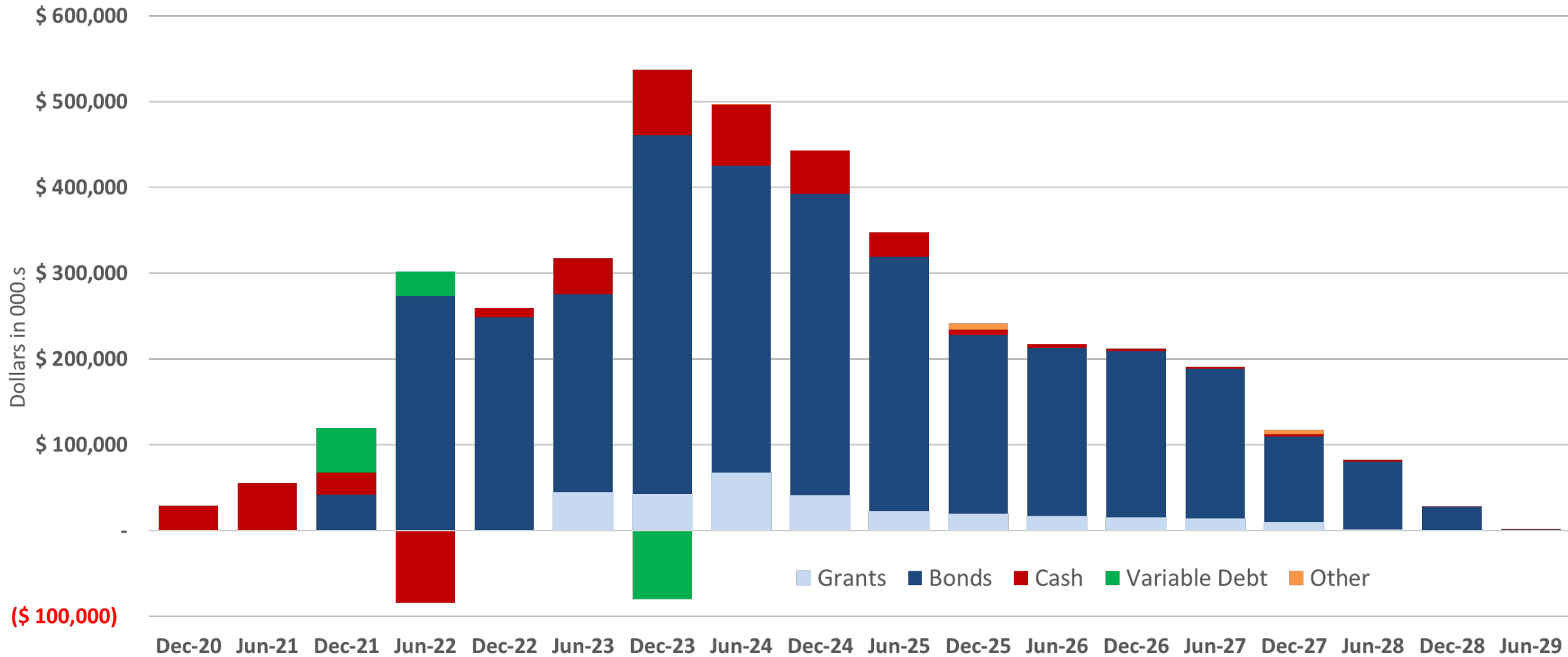
As of September 30, 2024

(in thousands)

	April, 2024 CIPOC	July, 2024 CIPOC	November, 2024 CIPOC	Summary
Program Contingency	\$122,933	\$122,397	\$121,555	\$122,933
Contingency Transferred to Projects	(\$536)	(\$842)	(\$5,560)	(\$6,938)
Security	-	(225)	(4,433)	(4,658)
Increase operational flexibility	-	(853)	(2,770)	(3,623)
Project Acceleration and coordination	-	-	(2,257)	(2,257)
Ground Transportation	-	-	(1,744)	(1,744)
Concessions Program	-	-	(600)	(600)
Public Art	-	-	(533)	(533)
Federal Funding Requirements	-	(2,383)	(122)	(2,505)
Utilities	(536)	(1,079)	(250)	(1,865)
Return Funds to Contingency	-	3,698	7,148	10,846
Contingency Remaining	\$122,397	\$121,555	\$115,995	\$115,995

New T1 Program

Cash flow and sources of funds



(\$ 100,000)

Questions?