

Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Thursday, January 16, 2025
10:00 AM

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

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.**

Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

Thursday, January 16, 2025

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 November 25, 2024, special meeting.

2. NEW TERMINAL 1 CONSTRUCTION AND FINANCIAL UPDATE:

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

3. OTHER CAPITAL / TENANT PROJECTS UPDATE:

(Christopher George, Program Manager, Airport Design & Construction; Hilda Bliss, Senior Program Manager, Airport Design & Construction)

COMMITTEE MEMBER COMMENTS:

ADJOURNMENT:

Thursday, January 16, 2025

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). 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
SPECIAL CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE
MEETING MINUTES
MONDAY, NOVEMBER 25, 2024
BOARD ROOM

CALL TO ORDER: Chair von Wilpert called the special Capital Improvement Program Oversight Committee and Special Board Meeting to order at 9:46 a.m., on Monday, November 25, 2024, in the Board Room of the San Diego International Airport, Administration Building, 2417 McCain Road, San Diego, CA 92101.

ROLL CALL:

Committee

Present: Committee Members: Benzian, Martinez, Perez,
von Wilpert (Chair)

Absent: Committee Members: Sanchez

Also Present: Kimberly Becker, President/CEO; Amy Gonzalez, General Counsel;
Annette Fagan Ortiz, Authority Clerk; Sonja Banks, Assistant Authority
Clerk I

NON-AGENDA PUBLIC COMMENT: None.

NEW BUSINESS:

1. **APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the July 18, 2024, regular meeting.

ACTION: Moved by Board Member Perez and seconded by Board Member Benzian to approve staff’s recommendation. Motion carried unanimously noting Board Member Sanchez as ABSENT.

2. NEW TERMINAL 1 CONSTRUCTION AND FINANCIAL UPDATE:

Bob Bolton, Director, Airport Design & Construction provided a presentation that included New T1 Project Timeline; Construction Update and New T1 Airside Progress. Brian DeLaura, Airline Technical Rep, Airport Design & Construction provided an updated on Traffic Switches and Logistics. John Dillon, Director, Finance & Risk Management provided a presentation that included the New T1 Program Costs through September 30, 2024; Contingency Use Summary; and Cash flow and source of funds.

COMMITTEE MEMBER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 10:20 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM OVERSIGHT
COMMITTEE THIS 16th DAY OF JANUARY 2025.

ANGELA SHAFER-PAYNE
VICE PRESIDENT, DEVELOPMENT

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

New T1 Construction and Financial Update

NEW
T1



In Flight!

Presented by Bob Bolton, Director
Airport Design & Construction

January 16, 2025

Agenda

NEW
T1

Bob Bolton:

- Traffic Switches
- NT1 Project Timeline
- Construction Update
- NT1 Airside

Steve McCabe (AAAC ONLY Will Remove for Auth/CIPOC)

- Budget and Contingency Use Update

John Dillon

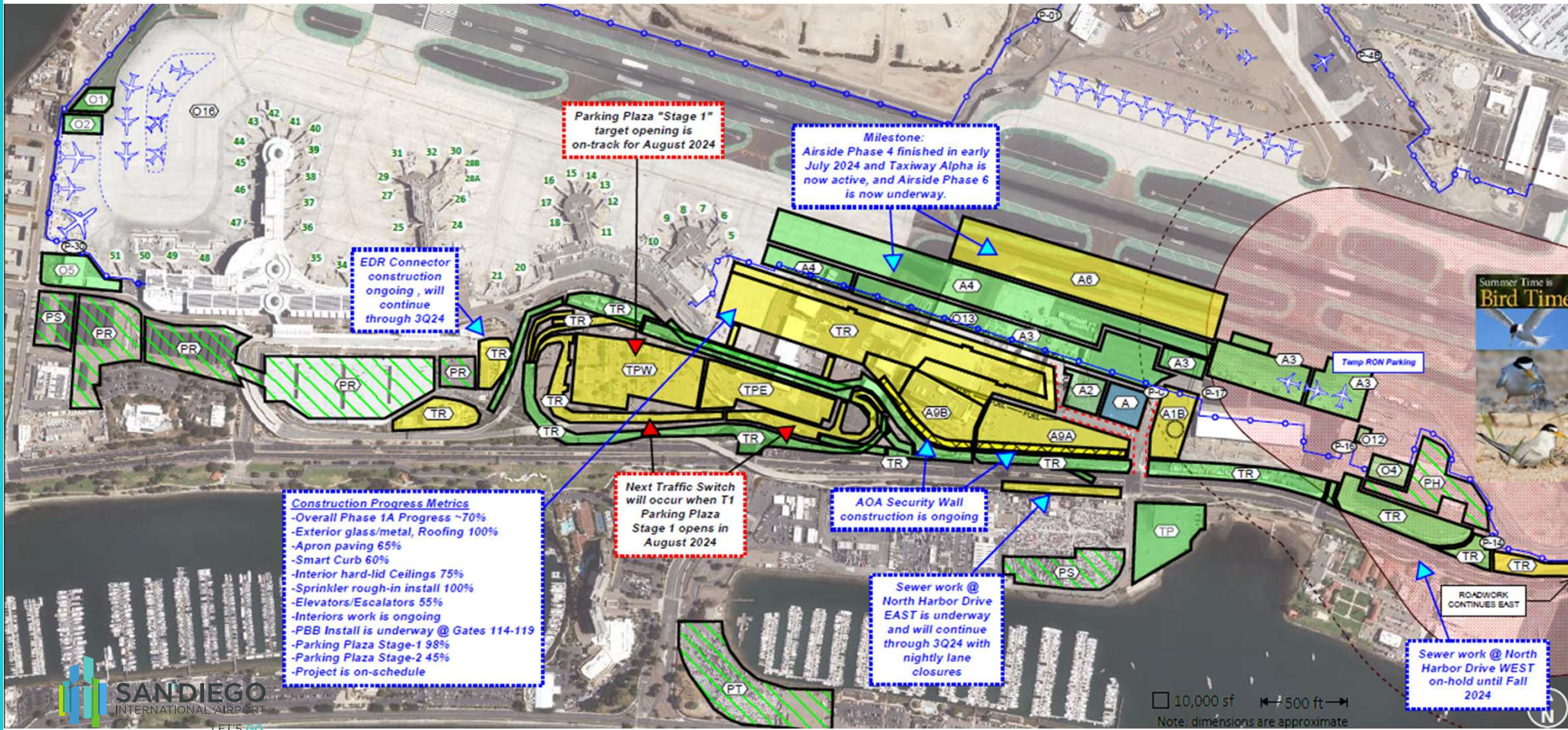
- Finance Update (CIPOC ONLY Will Remove from Auth/AAAC)

NT1 Traffic Switches

NT1 Campus-wide Logistics Plan

Brian to meet w Angela/You 11/8





says will know more and have ready Tuesday 11/12



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

Mid-2025
"Stage 2"
Operational

Site Work

Construction - "Stage" 1 & 2

"Stage 2"



NT1 Terminal and Roadways



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 Sitework - October, 2024

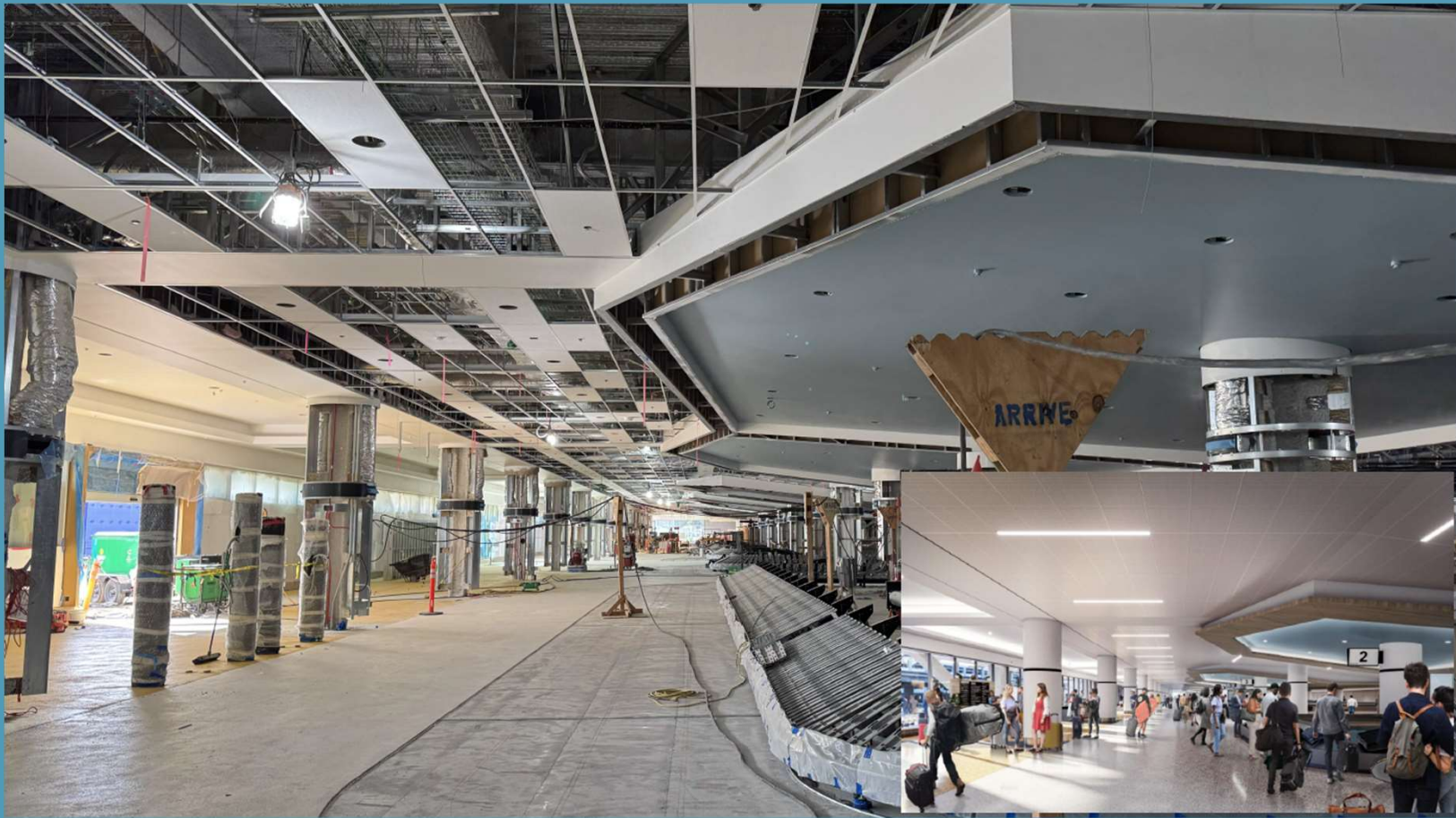
NEW
T1



NT1 Arrivals Road



Baggage Claim



NT1 Dining Terrace



Arrivals Curb



NT1 Ticketing



NT1 East Concourse Framing



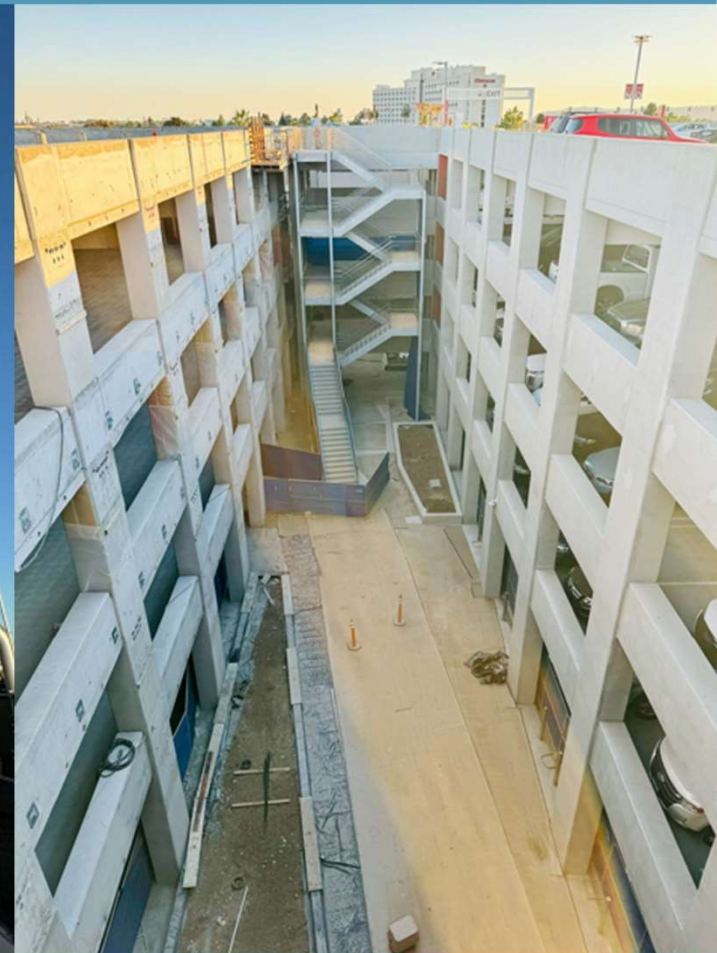
NT1 Terminal /Concourse SSCP



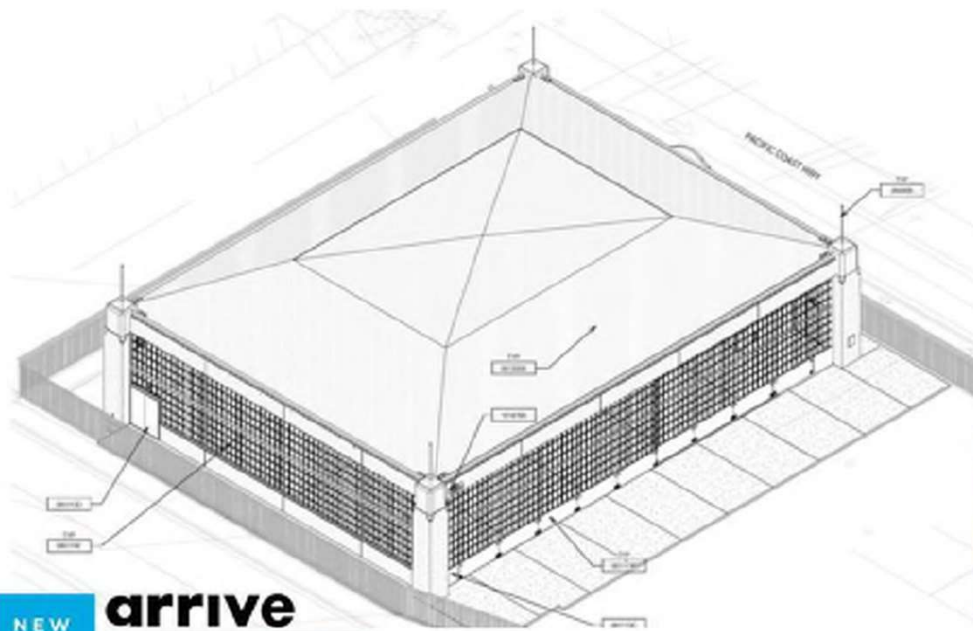
NT1 Parking Plaza



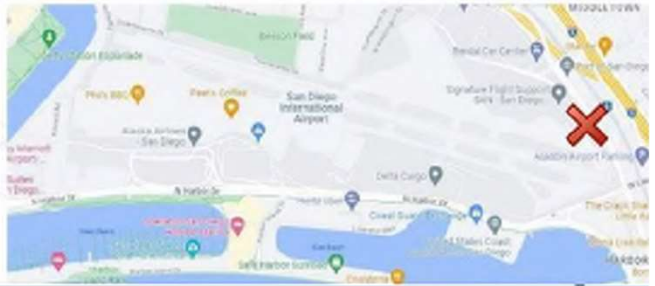
NT1 Parking Plaza



Activity Snapshots - UAHT



NEW T1
arrive
SAN DIEGO AVIATION ALLIANCE
Turner FLATIRON Gensler

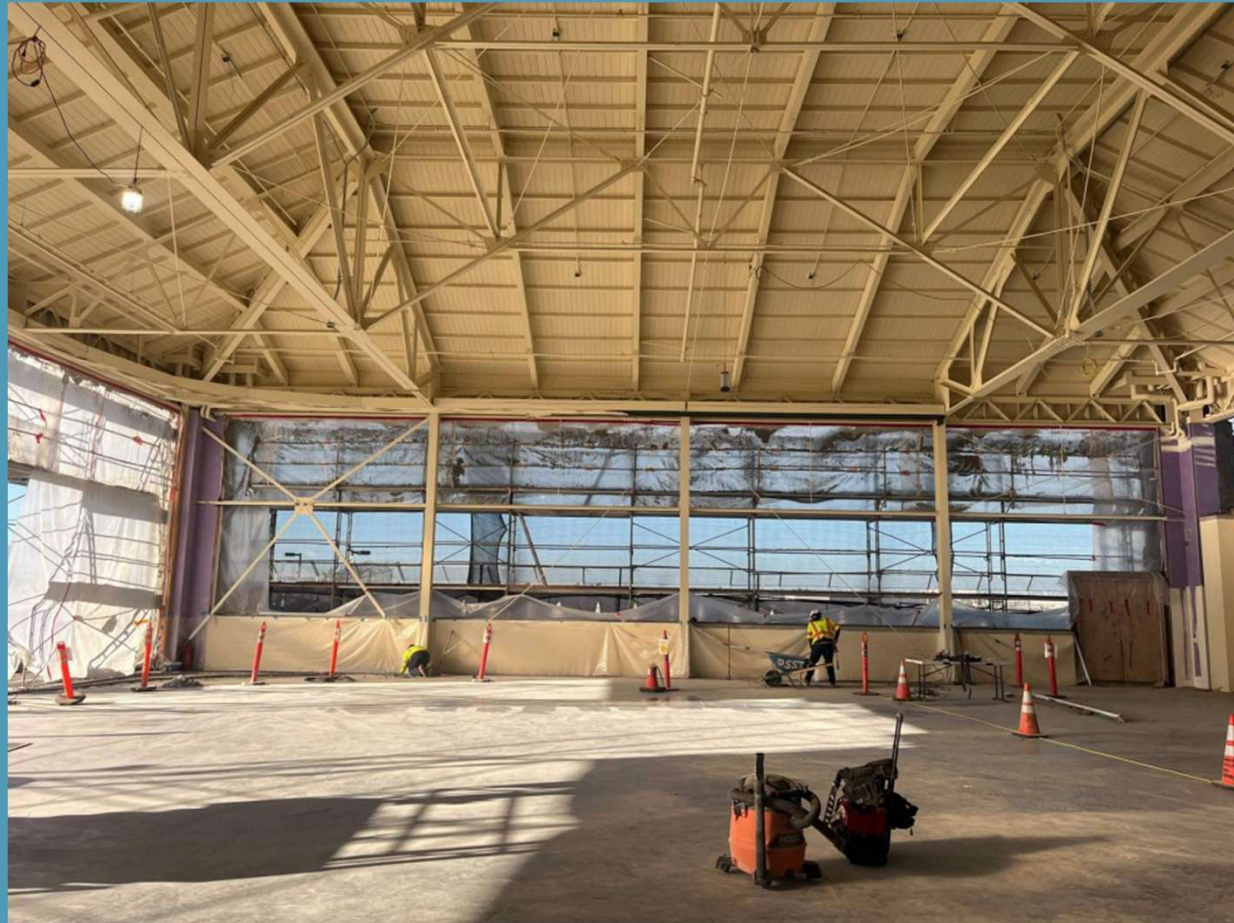


UAHT Update

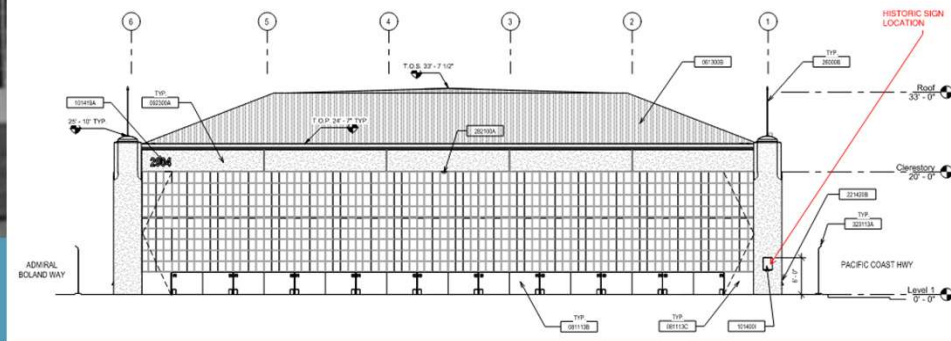


Project and Location

Activity Snapshots - UAHT



UAHT History



NT1 Airside



411001: NT1 Airside Improvements

Active Project Phasing Limits



411001: NT1 Airside Improvements

Active Project Phasing Limits: September 17, 2024 Aerial



NT1 Airside Improvements

May through October 2024



411001: NT1 Airside Improvements Active Project Phasing Limits: October 23, 2024 Aerial



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

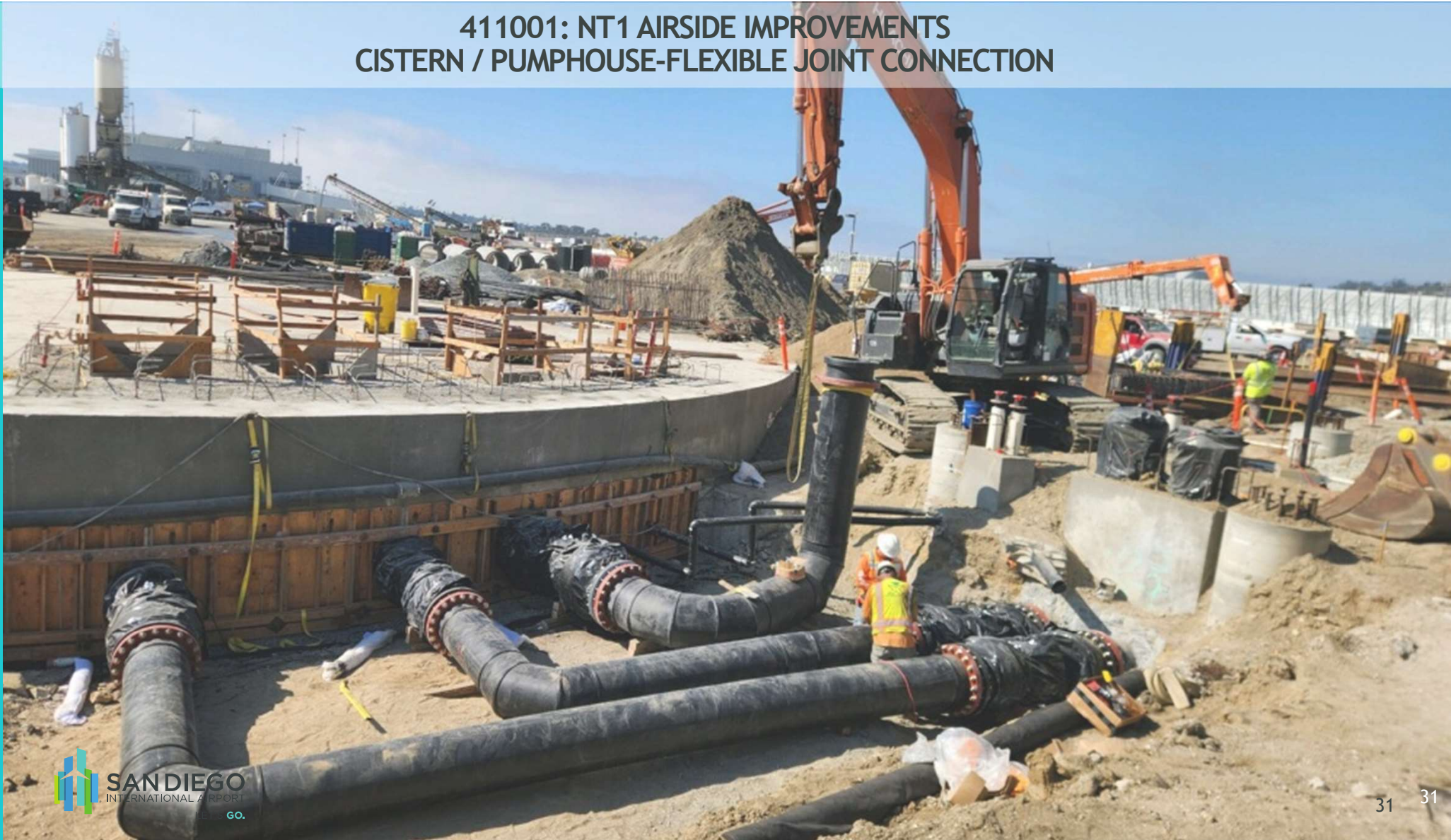


411001: NT1 AIRSIDE IMPROVEMENTS

PHASE 9 - CONCRETE PAVEMENT CONSTRUCTION



411001: NT1 AIRSIDE IMPROVEMENTS CISTERN / PUMPHOUSE-FLEXIBLE JOINT CONNECTION



411001: NT1 AIRSIDE IMPROVEMENTS AOA WALL CONSTRUCTION







New T1 Program Budget & Schedule Update

Presented by Steve McCabe
Sr. Program Manager





November 14, 2024

Terminal & Roadway - Schedule Milestones

	Terminals & Roadways	Original Baseline Dates	Revised Baseline Dates	Current Dates	Variance (Month)
	Parking Plaza Stage 1 Open	August 2024	August 2024	August 2024	0
	Parking Plaza Stage 2 Open	June 2025	June 2025	June 2025	0
	Terminal Phase 1A Substantial Completion	June 2025	August 2025	August 2025	0
	Terminal Phase 1A Operational	July 2025	September 2025	September 2025	0
	Element C Substantial Completion	June 2025	June 2025	June 2025	0
	Start Remediation/Demo of Existing Terminal 1	July 2025	October 2025	October 2025	0
	Start Terminal Phase 1B Construction	November 2025	February 2025	February 2025	0
	Terminal Phase 1B Three Early Gates Substantial Completion	December 2025	March 2026	March 2026	0
	Terminal Phase 1B Three Early Gates Operational	January 2026	April 2026	April 2026	0
	Terminal Phase 1B Substantial Completion	October 2027	December 2027	December 2027	0
	Terminal Phase 1B Operational	November 2027	January 2028	January 2028	0
	Final Closeout	June 2028	September 2028	September 2028	0

NT1 Program Budget (thru 09/30/24)

	1/11/24 Authorized Budget	Cumulative Expended (WIP) ¹	Percent Expended	Estimate at Completion ³	Budget Variance
Airside Improvements	\$ 356,519,336	\$ 211,836,229	59%	\$ 354,907,187	\$ 1,612,149
Terminal & Roadways	\$ 3,229,372,611	\$ 1,820,421,221	56%	\$ 3,239,242,206	\$ (9,869,595)
 Shuttle Lot Relocation	\$ 18,174,916	\$ 13,247,672	73%	\$ 16,829,090	\$ 1,345,826
 Administration Building	\$ 107,300,000	\$ 106,658,984	99%	\$ 106,658,984	\$ 641,015
Program Contingency	\$ 122,933,137	See Note 2		\$ 116,662,533	\$ 6,270,604
NT1 Total	\$ 3,834,300,000	\$ 2,152,164,107	56%	\$ 3,834,300,000	\$ (0)

NOTES:

1. WIP – Work in Place
2. Program Contingency costs incurred included in projects above.
3. Program Contingency amount reflects the current remaining balance.

NT1 Contingency Use Report

	Summary
Program Contingency	\$122,933
Contingency Transferred to Projects	(\$6,938)
Security	(4,658)
Increase operational flexibility	(3,623)
Project Acceleration and coordination	(2,257)
Ground Transportation	(1,744)
Concessions Program	(600)
Public Art	(533)
Federal Funding Requirements	(2,505)
Utilities	(1,865)
Return Funds to Contingency	10,846
Subtotal Contingency Remaining	\$115,995
Forecast Contingency Use	667
Total Contingency Remaining	\$116,662

Questions?

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

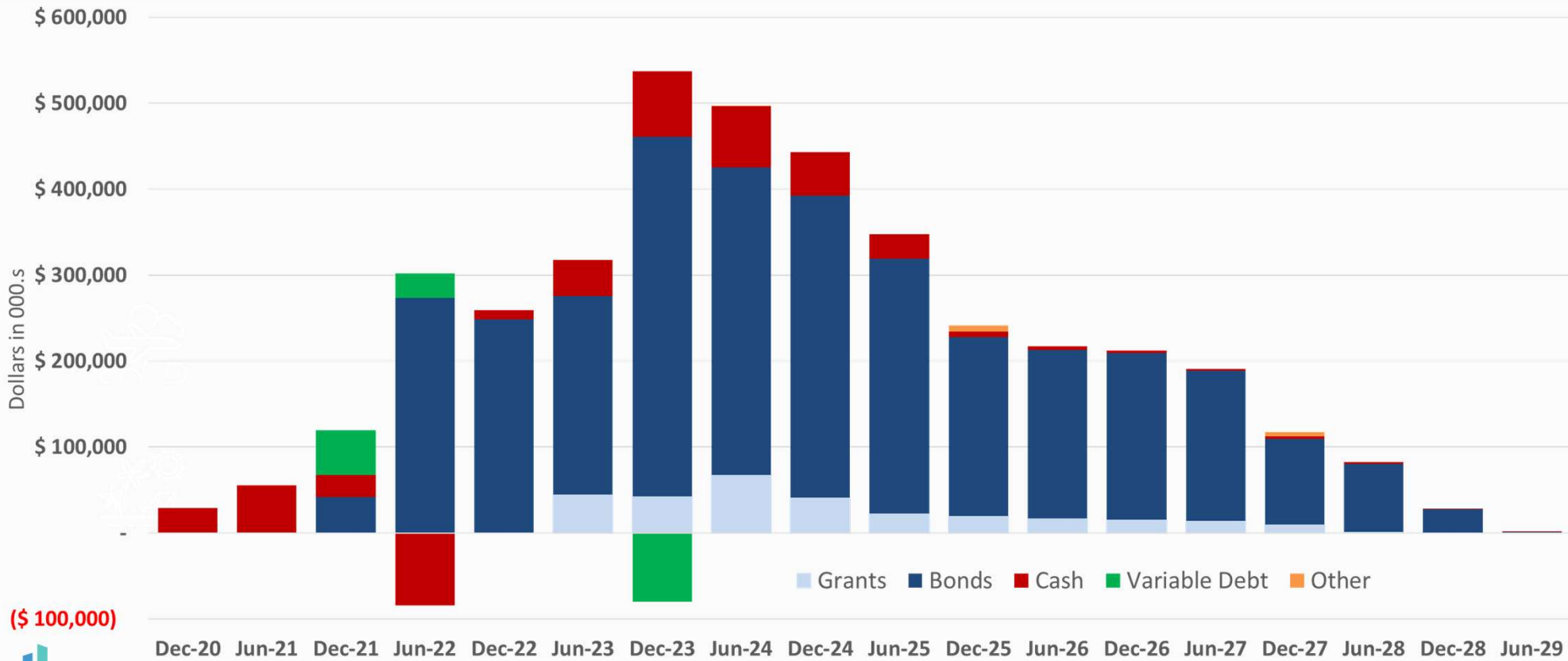
As of September 30, 2024

(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





Questions?

Item 3

**There are no
materials for this
item at this time.**