

# 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:

# Capital Improvement Program Oversight Committee and Special Board Meeting Agenda

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](http://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 16<sup>th</sup> DAY OF JANUARY 2025.

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ANGELA SHAFER-PAYNE  
VICE PRESIDENT, DEVELOPMENT

ATTEST:

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ANNETTE FAGAN ORTIZ  
AUTHORITY CLERK

NEW  
T1

# Capital Improvement Plan Oversight Committee New T1 Update



*In Flight!*

Presented by Bob Bolton, Director  
Airport Design & Construction  
January 16, 2025

# Agenda

NEW  
T1

**Bob Bolton:**

- **NT1 Project Timeline**
- **Construction Update**

**Tony Macias**

- **NT1 Airside**

**Brian DeLaura:**

- **Logistics**

**Maya Dayan:**

- **Finance Update**

# 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



## 2025 PROJECT MILESTONES Present to NT1 Opening Day

- Dec: Turnover of Tenant Improvement spaces
- Jan: Complete UAHT Building
- Feb: Arrivals Roadway Traffic Switch
- May: GTC relocates to under NT1 EDR
- June: T1PP Stage 2 Opening
- August: AOA activation around NT1
- Sept: W Laurel - on-airport roadway opening
- Sept: NT1 Opening

# NT1 Sitework Comparison: March-Dec, 2024





# NT1 Arrivals Road



# Baggage Claim





# NT1 Ticketing

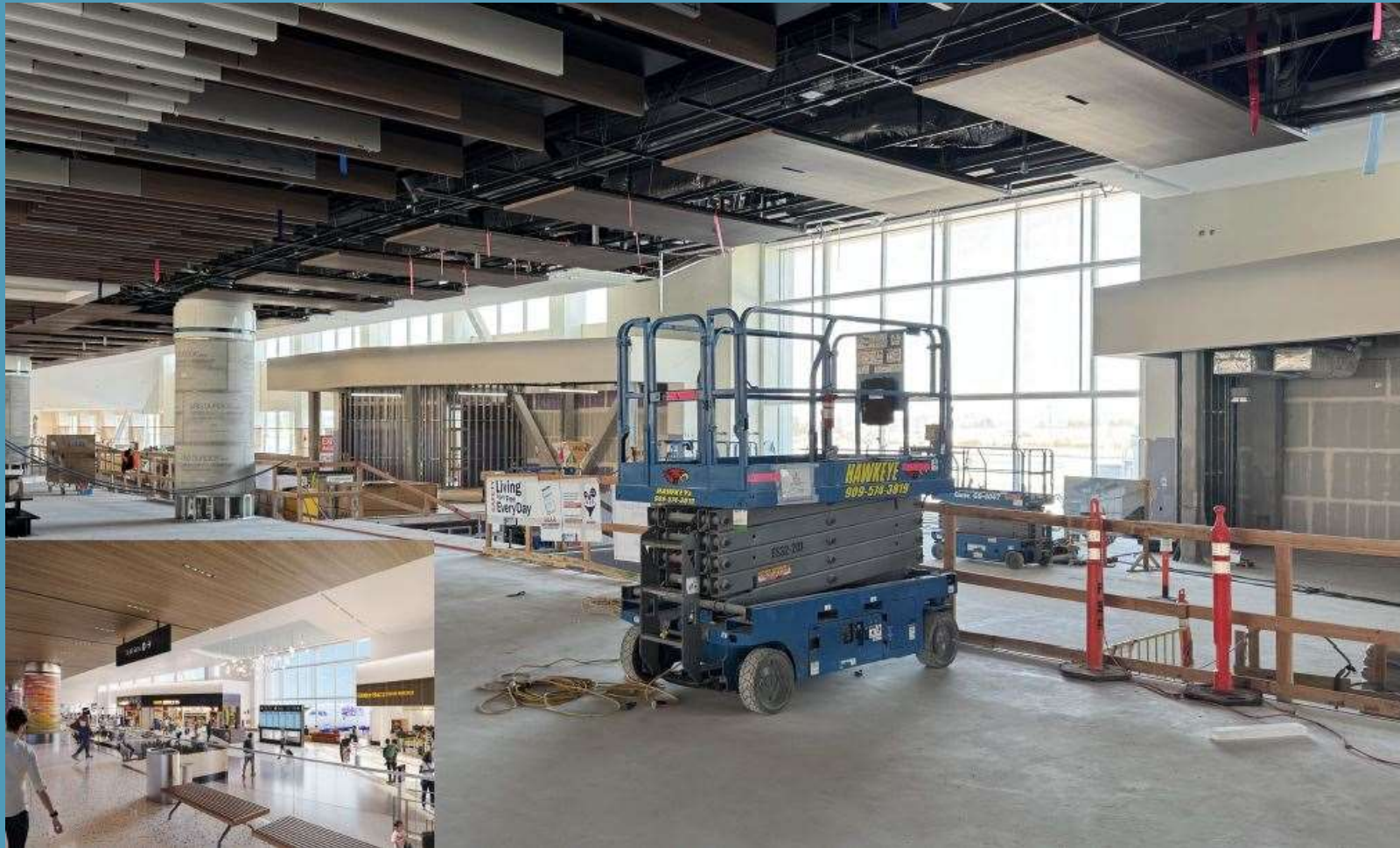


# NT1 Terminal /Concourse SSCP





# NT1 Terminal /Concourse SSCP



# NT1 East Concourse Framing





# NT1 East Smart Curb



# NT1 Dining Terrace





# NT1 Dining Hall - Concessions



# NT1 Airside





# 411001: NT1 Airside Improvements

September 17, 2024



# 411001: NT1 Airside Improvements

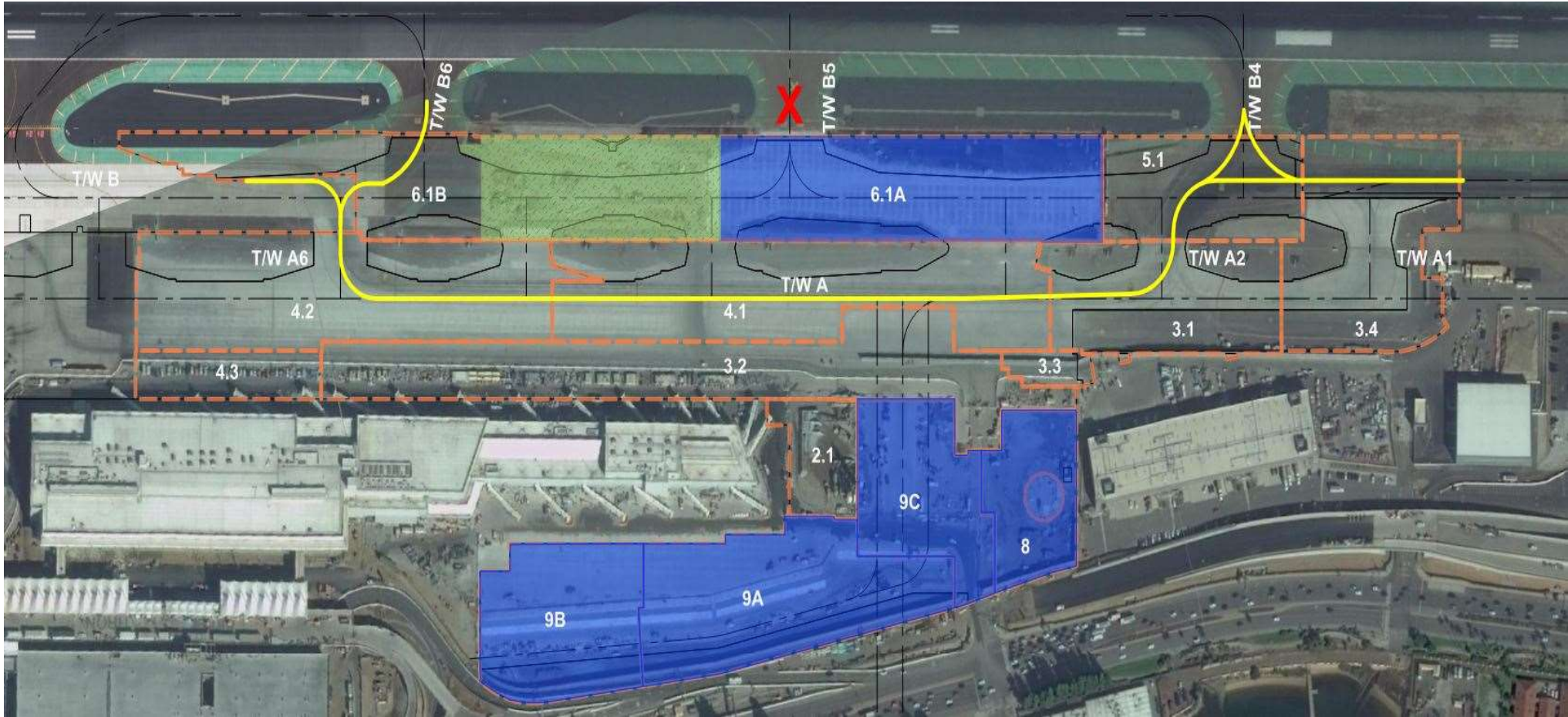
## Active Project Phasing Limits: December 20, 2024 Aerial





# NT1 AIRSIDE IMPROVEMENTS

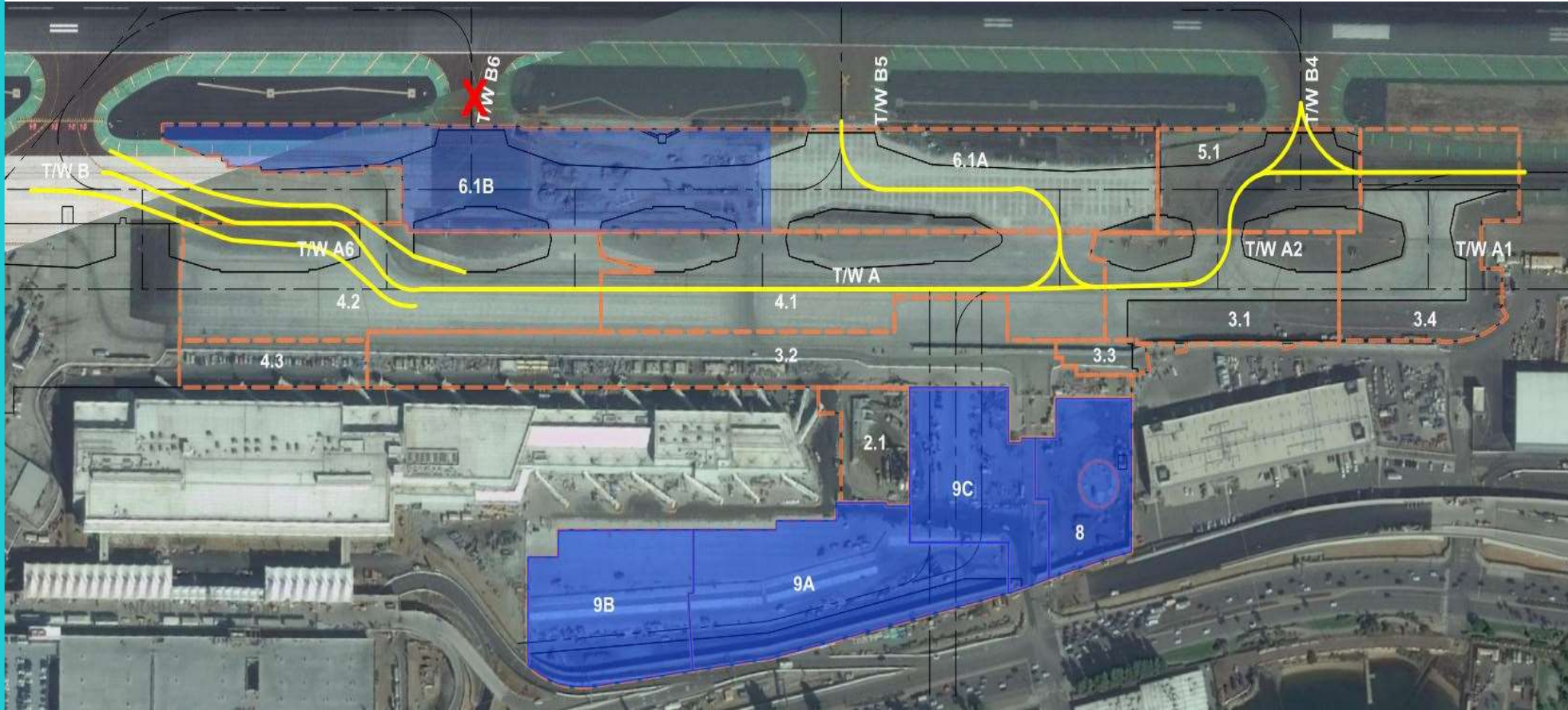
## Active Project Phasing Limits - Phase 6.1A Aircraft Routing





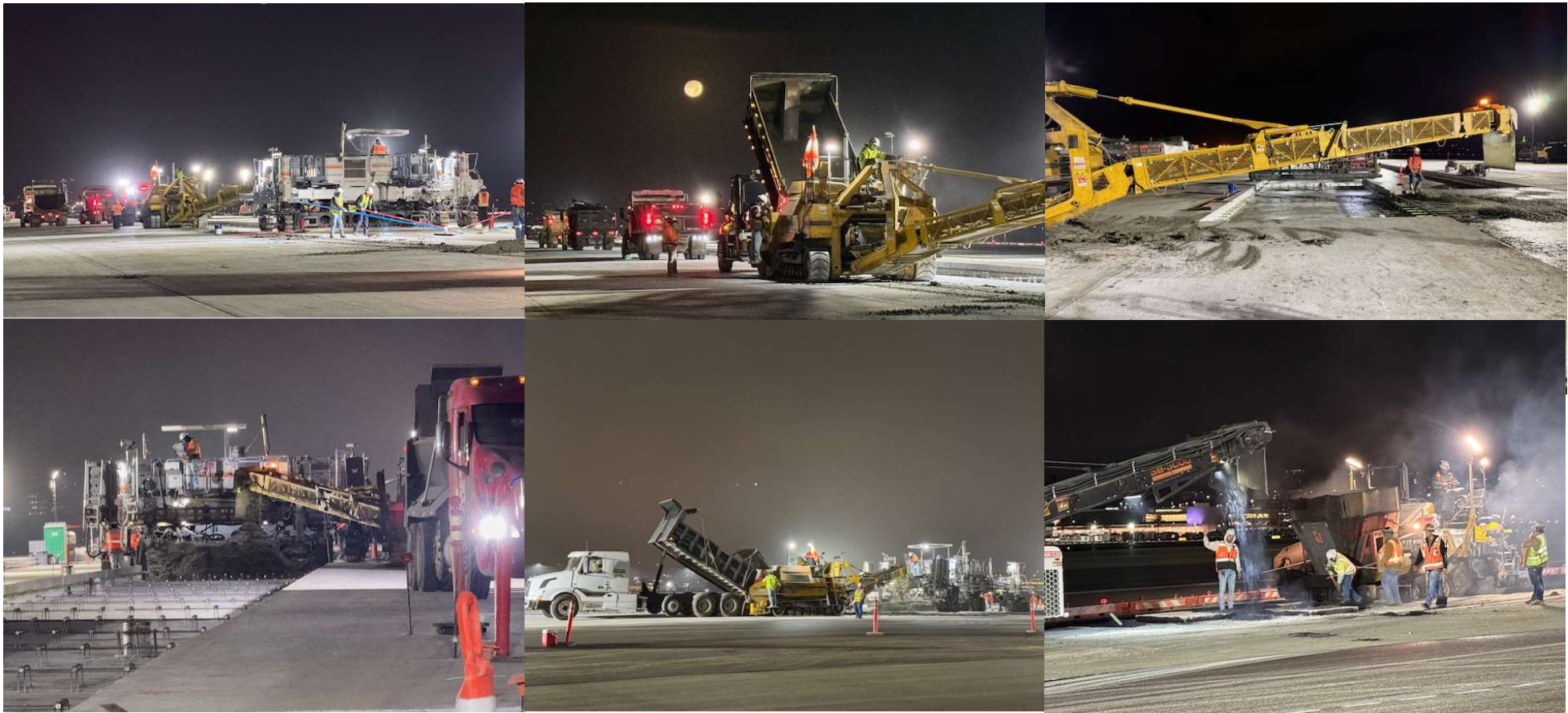
# NT1 AIRSIDE IMPROVEMENTS

## Active Project Phasing Limits - Phase 6.1B Aircraft Routing



# 411001: NT1 AIRSIDE IMPROVEMENTS

## PHASE 6.1A - TWY B CONCRETE PAVING





# 411001: NT1 AIRSIDE IMPROVEMENTS

## PHASE 6.1A - TWY B CONCRETE PAVEMENT





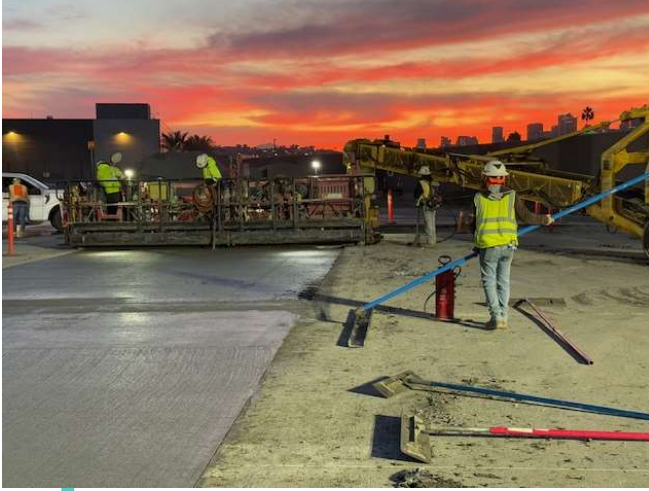
**411001: NT1 AIRSIDE IMPROVEMENTS**  
**PHASE 8 - AOA FENCING**





# 411001: NT1 AIRSIDE IMPROVEMENTS

## PHASE 9 - CONCRETE PAVING





# 411001: NT1 AIRSIDE IMPROVEMENTS PHASE 9B - AOA WALL CONSTRUCTION



GO.



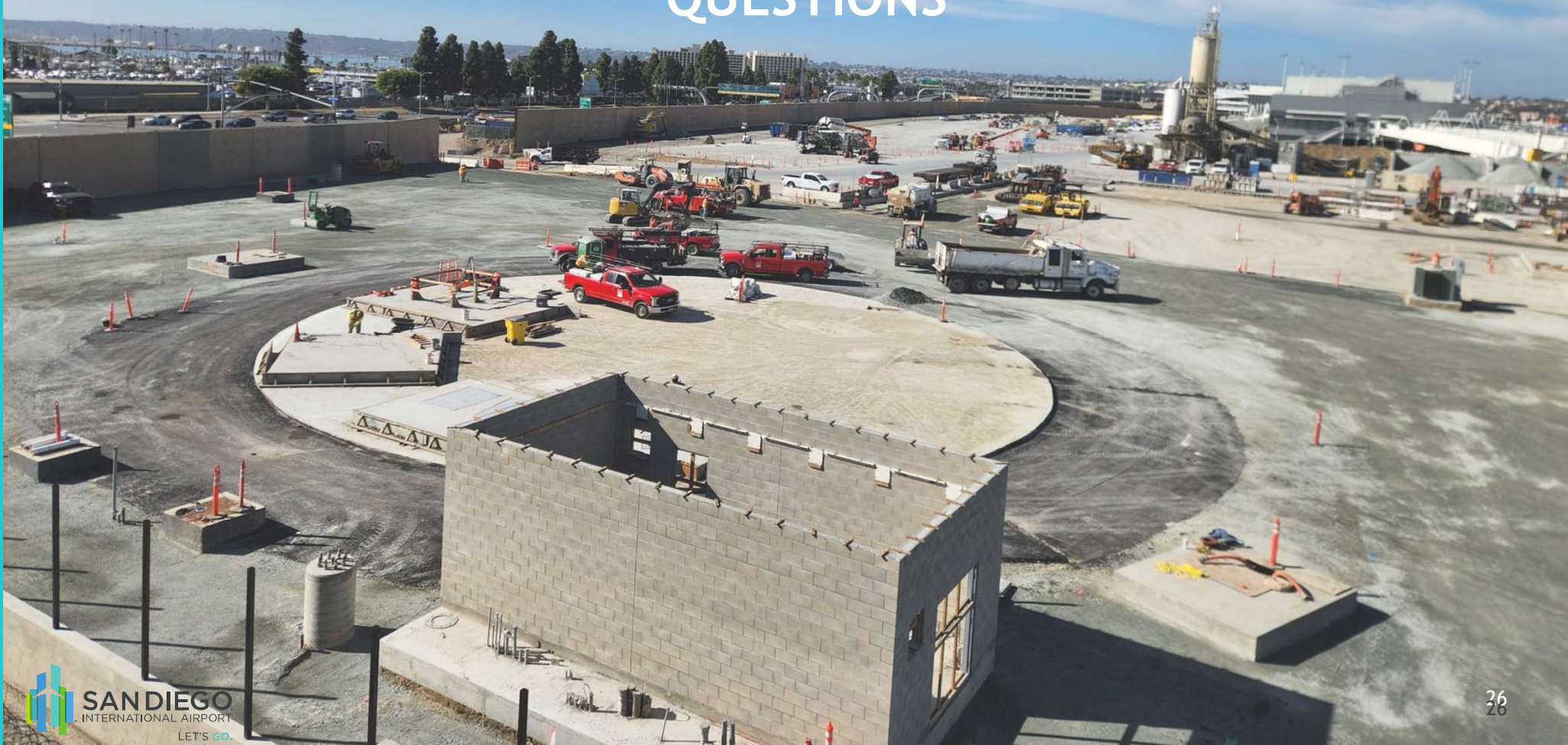
# 411001: NT1 AIRSIDE IMPROVEMENTS PHASE 9B - AOA WALL CONSTRUCTION





# 411001: NT1 Airside Improvements

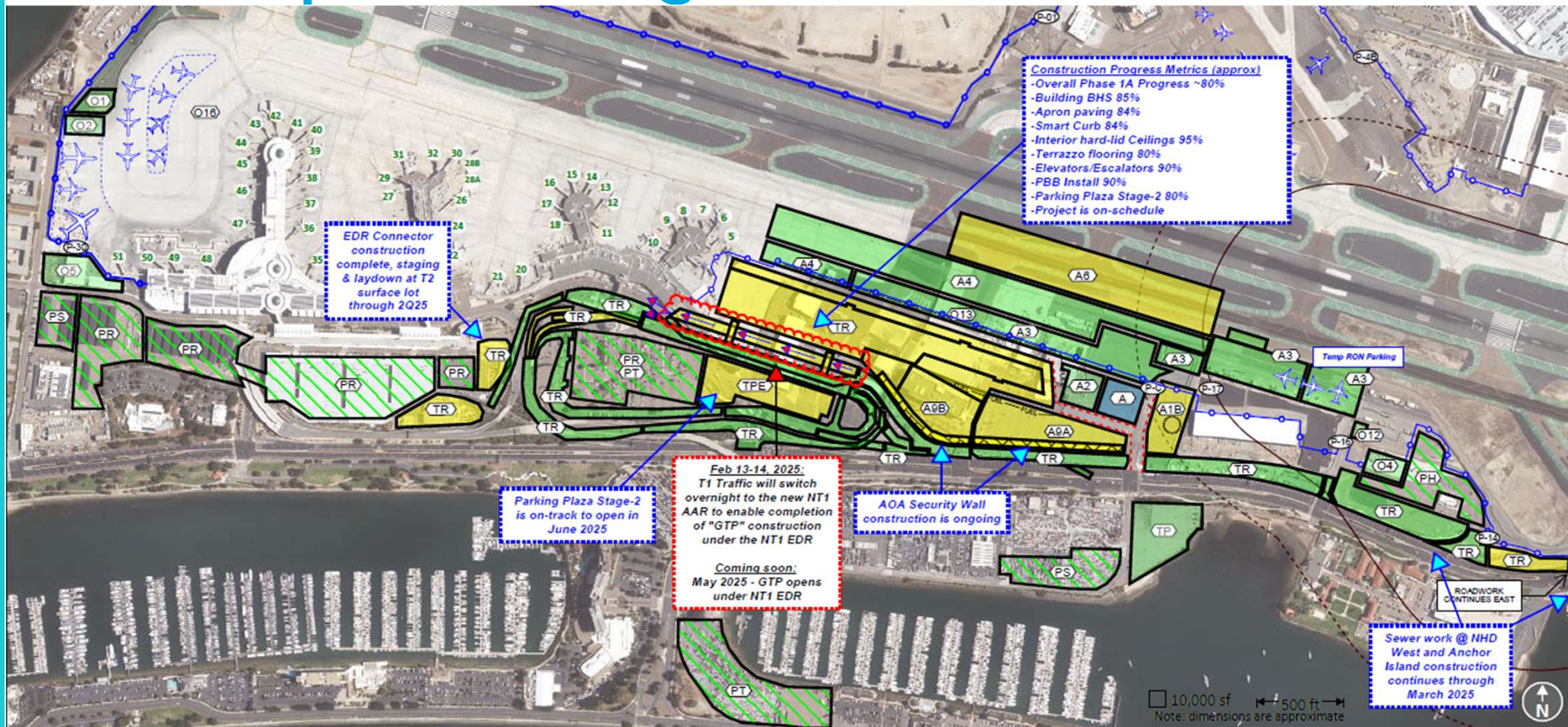
## QUESTIONS



# NT1 Traffic Switches/Logistics Brian DeLaura

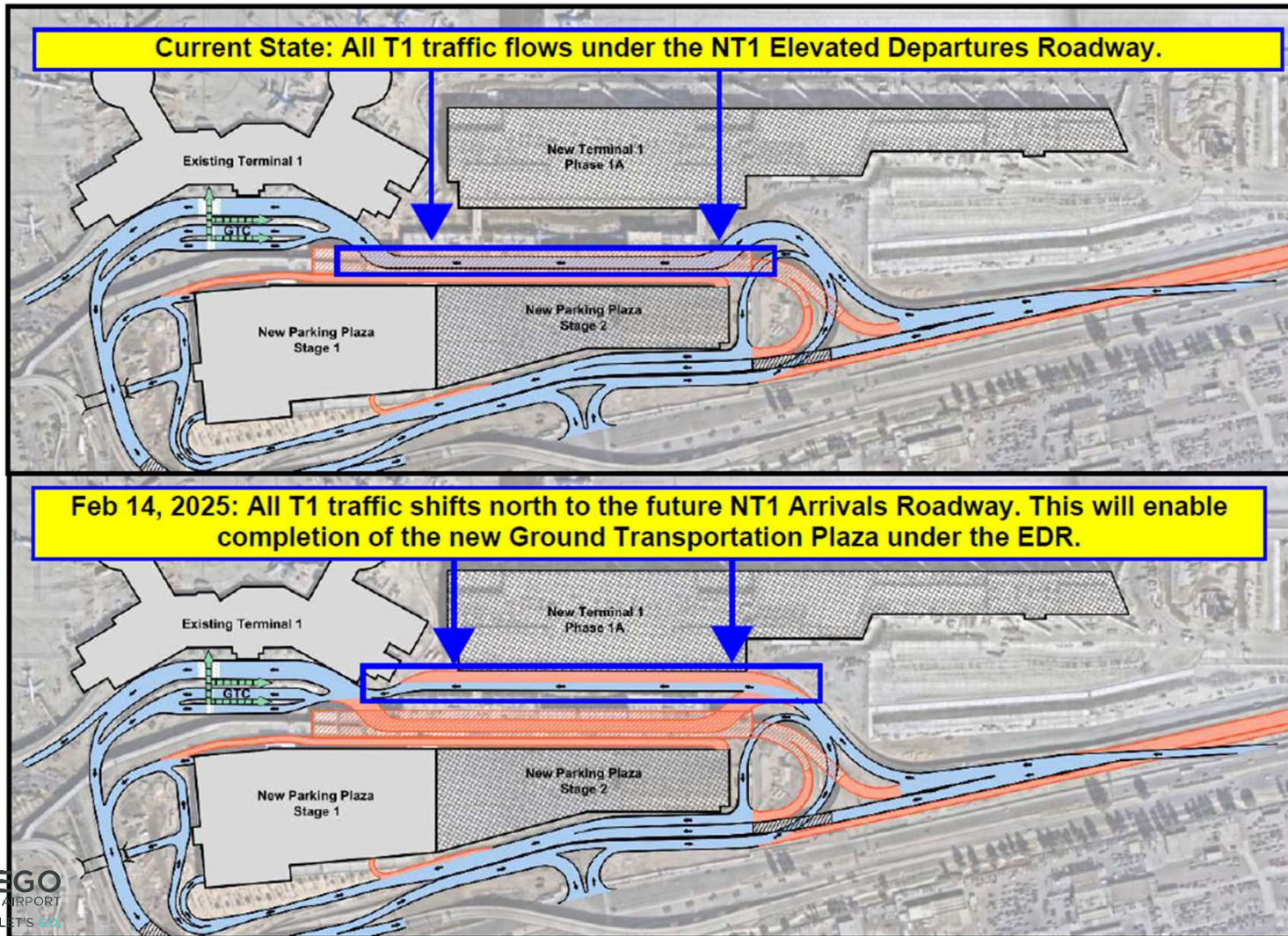


# NT1 Campus-wide Logistics Plan





# Traffic Switch 2-14-25



# Capital Improvement Program Oversight Committee Finance Update

Presented by Maya Dayan

Director, Capital Financial Planning and Airline Relations



January 16, 2025



# New T1 Program

## Costs through November 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	8,951	\$ 3,238,323	\$ 1,940,463	Grants/Bonds/Cash
Airside Improvements	356,519	(2,457)	354,062	226,985	Grants/Bonds
New Administration Building	107,300	0	107,300	106,834	Bonds
Shuttle Lot Relocation Construction	18,175	0	18,175	13,279	Bonds
Program Contingency	122,933	(6,493)	116,440	**	Bonds
	<b>\$ 3,834,300</b>	<b>-</b>	<b>\$ 3,834,300</b>	<b>\$ 2,287,561</b>	

\* as of 01/11/2024

\*\* Program Contingency costs incurred included in projects above



# Contingency Use Summary

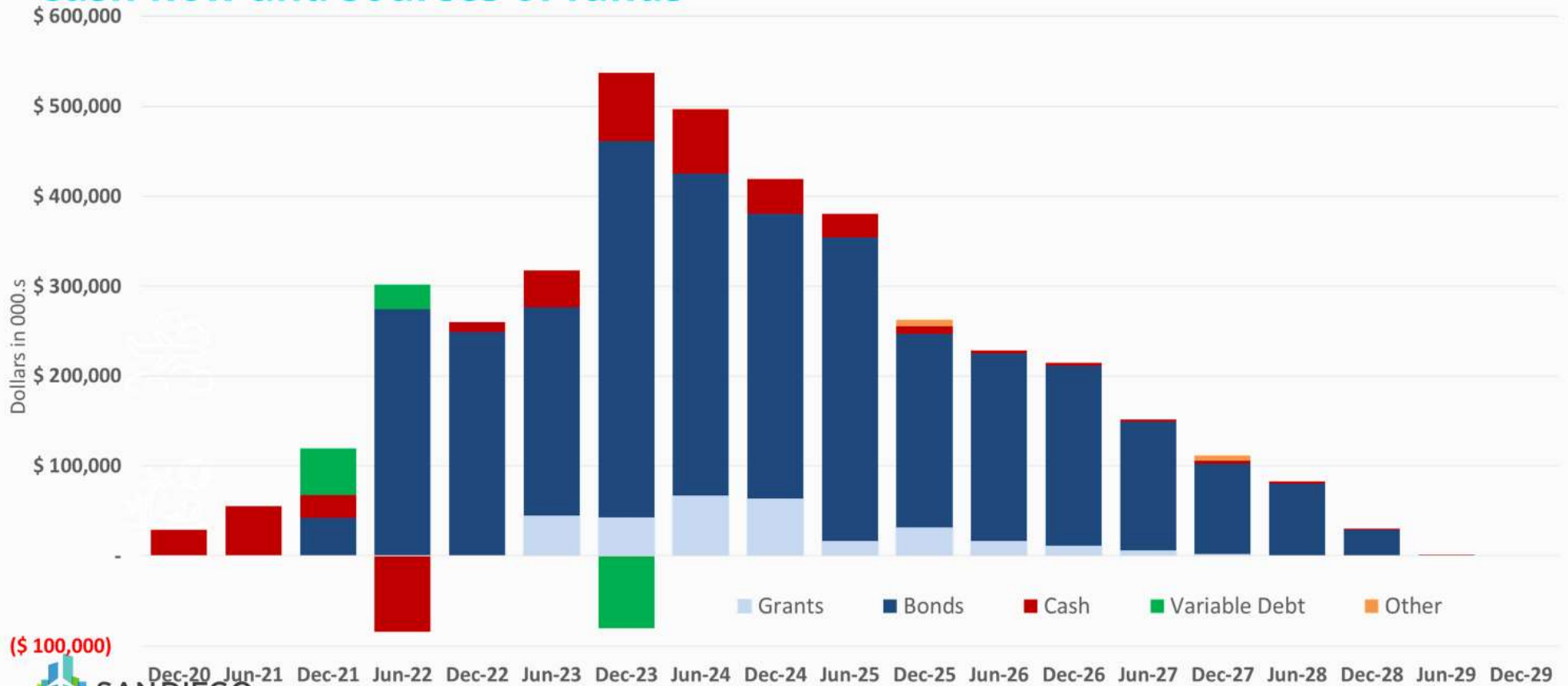
As of November 30, 2024

(in thousands)

	2024 Activity	January, 2025 CIPOC	Summary
<b>Program Contingency Beginning Balance</b>	<b>\$122,933</b>	<b>\$115,995</b>	<b>\$122,933</b>
<b>Contingency Transferred to Projects</b>	<b>(\$6,938)</b>	<b>\$445</b>	<b>(\$6,493)</b>
Return Funds to Contingency	10,846	1,742	<b>12,588</b>
Security	(4,658)	-	<b>(4,658)</b>
Project Acceleration and coordination	(2,257)	-	<b>(2,257)</b>
Ground Transportation	(1,744)	-	<b>(1,744)</b>
Concessions Program	(600)	-	<b>(600)</b>
Federal Funding Requirements	(2,505)	-	<b>(2,505)</b>
Utilities	(1,865)	-	<b>(1,865)</b>
Increase operational flexibility	(3,623)	(156)	<b>(3,779)</b>
Public Art	(533)	(212)	<b>(745)</b>
Other	-	(338)	<b>(338)</b>
Differing Site Conditions	-	(590)	<b>(590)</b>
<b>Contingency Remaining</b>	<b>\$115,995</b>	<b>\$116,440</b>	<b>\$116,440</b>

# New T1 Program

## Cash flow and sources of funds



(\$ 100,000)





# Questions?

# Other Capital / Tenant Projects Update





# 411001: NT1 Airside Improvements

September 17, 2024



# 411001: NT1 Airside Improvements December 20, 2024





# NT1 AIRSIDE IMPROVEMENTS

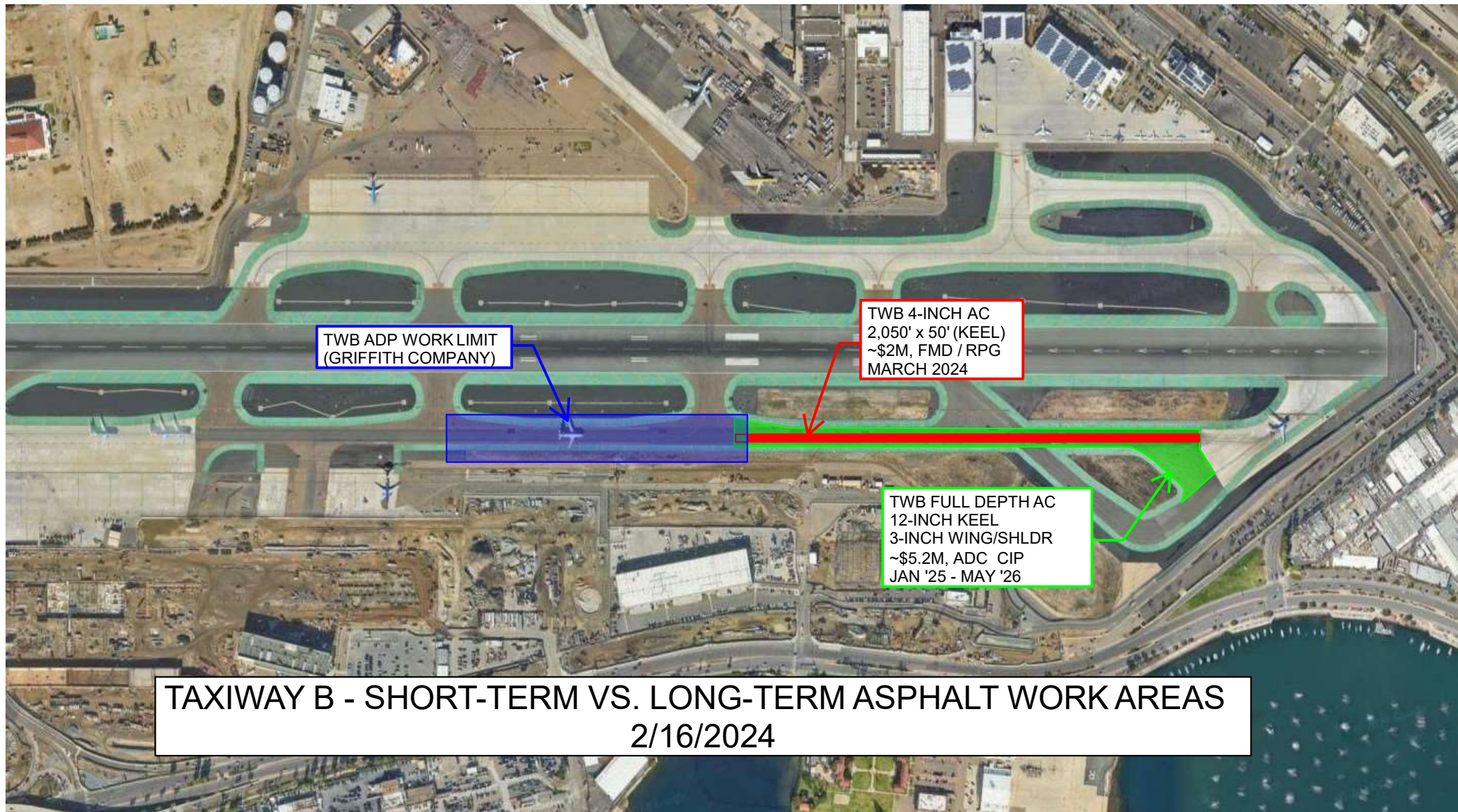
## Current Phase 6.1B Aircraft Routing











TWB ADP WORKLIMIT  
(GRIFFITH COMPANY)

TWB 4-INCH AC  
2,050' x 50' (KEEL)  
~\$2M, FMD / RPG  
MARCH 2024

TWB FULL DEPTH AC  
12-INCH KEEL  
3-INCH WING/SHLDR  
~\$5.2M, ADC CIP  
JAN '25 - MAY '26

TAXIWAY B - SHORT-TERM VS. LONG-TERM ASPHALT WORK AREAS  
2/16/2024

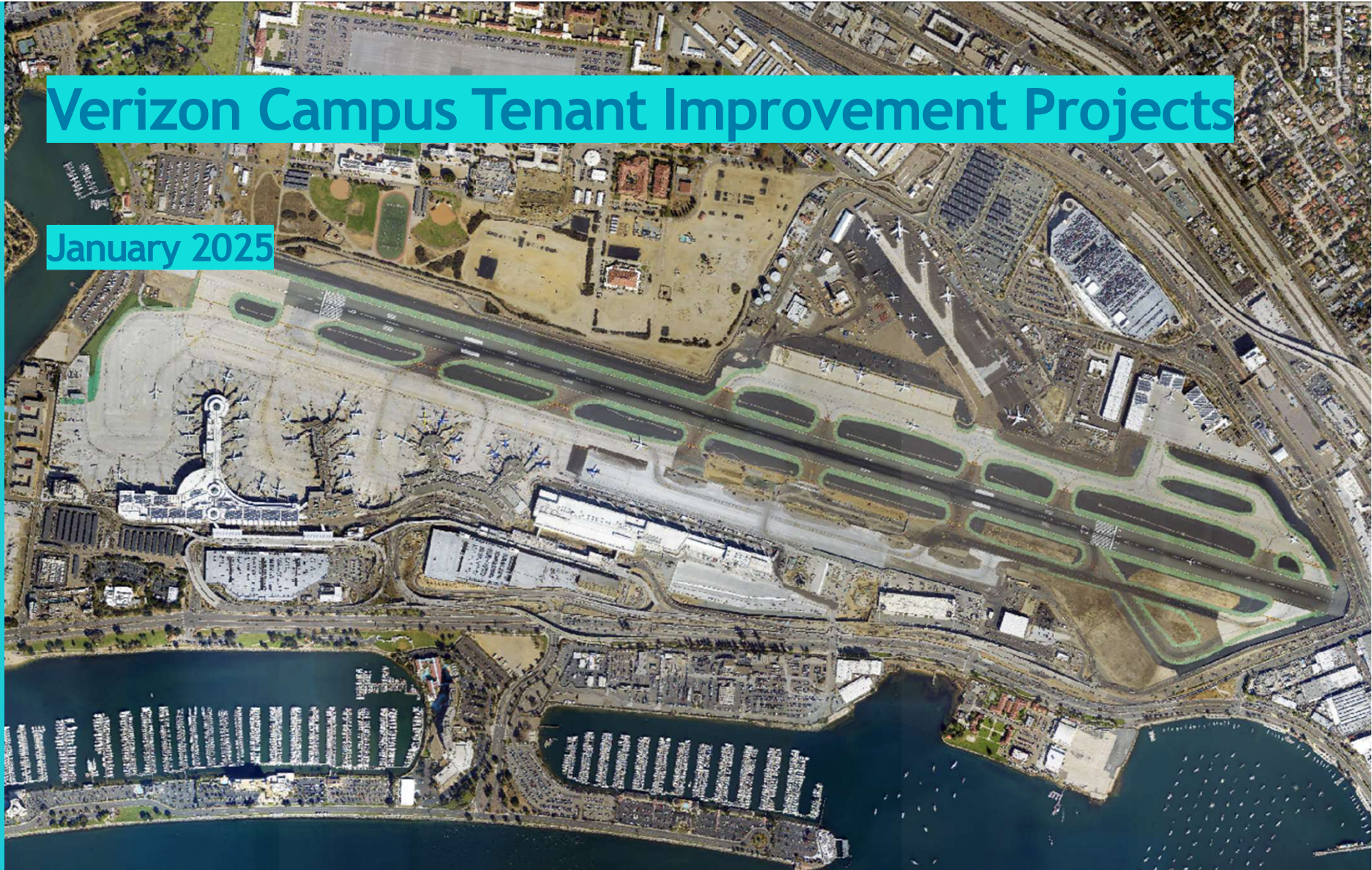
TAXIWAY B - SHORT-TERM VS. LONG-TERM ASPHALT WORK AREAS 2/16/2024





# Verizon Campus Tenant Improvement Projects

January 2025



# Telecommunications License Agreement

- Awarded to Cellco Partnership DBA Verizon Wireless (“Verizon”) to act as the lead Mobile Network Operator (MNO) to finance, plan, design, install, operate and maintain cellular infrastructure (4G and 5G) on behalf of all current and future MNOs operating at the Airport, at their sole cost and expense.
- Verizon has entered into sub-agreements with T-Mobile and AT&T, including cost sharing for infrastructure projects, and will provide fair, nondiscriminatory, and neutral access.
- Term: 15-years with the option for one 5-year extension effective December 1, 2021.
- \$759,000 in annual access fee, paid monthly, with 3% annual escalator.
- Estimated \$25M of cellular infrastructure investment during the first 10 years.
- High performance cellular connectivity is an attribute of a modern airport and is a major key component to enhance the customer experience.



# Tenant Improvement Program Status

16 Projects

Estimated Value of Work: \$25.6M

7 in Design

4 in Construction

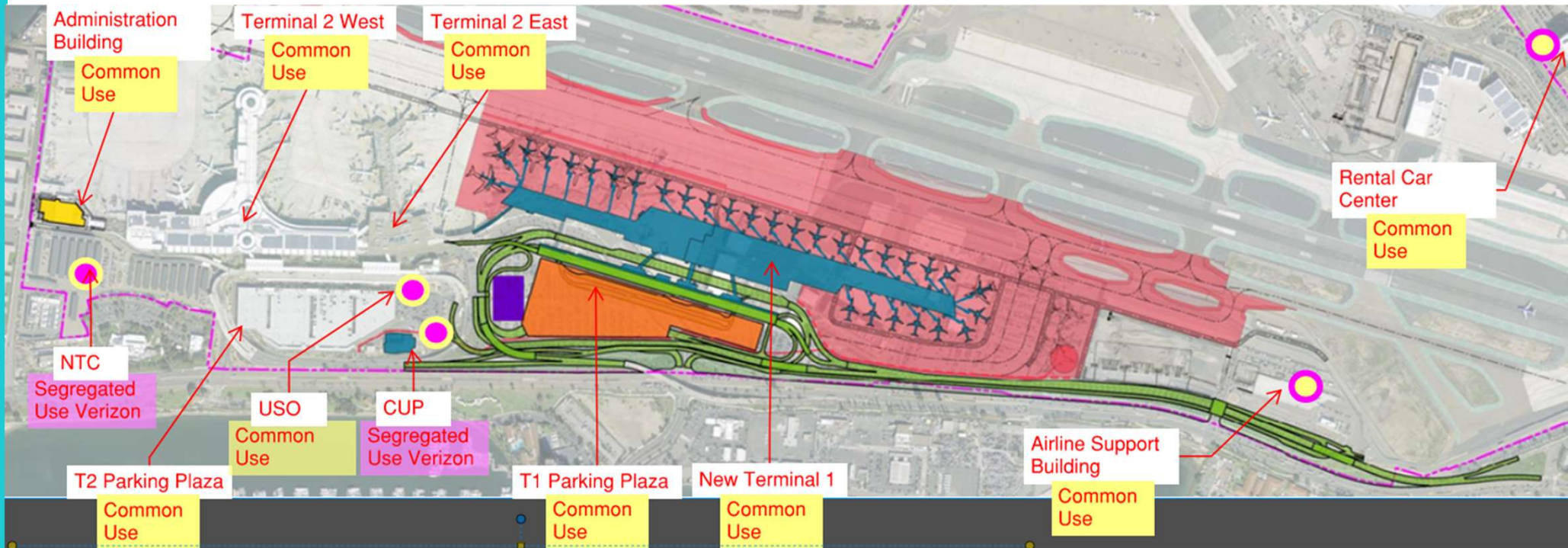
5 Completed this year





# Campus Integration with Alternate Carriers:

ATT & T-Mobile

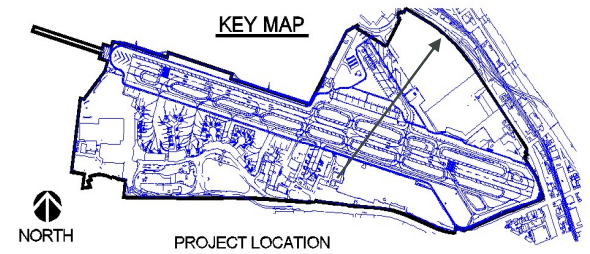




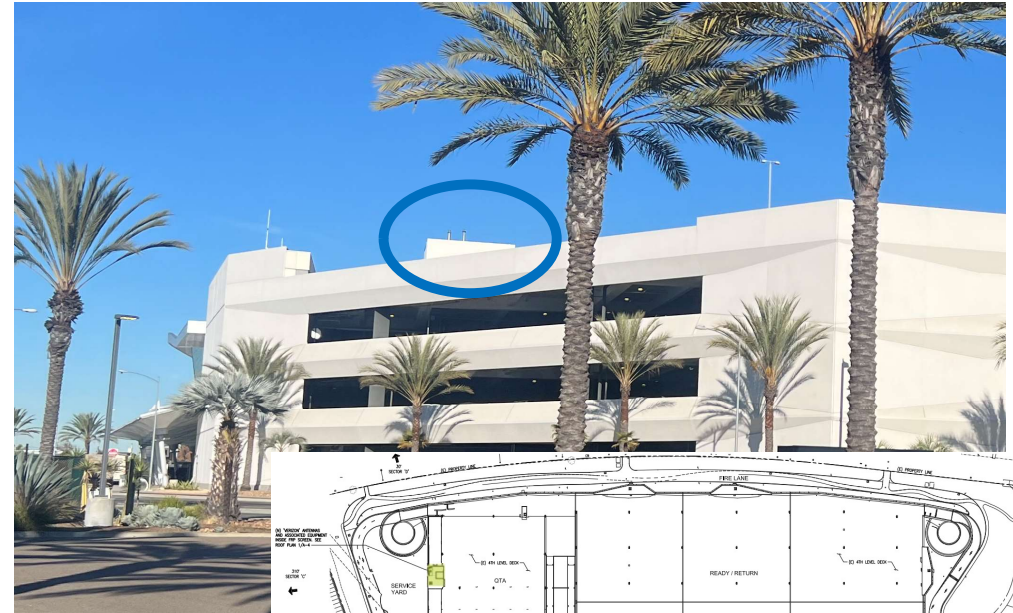
# TIP 23016 Verizon Macro RCC

Installation of two roof antenna enclosures.  
Enclosures allow for alternate carrier expansion.

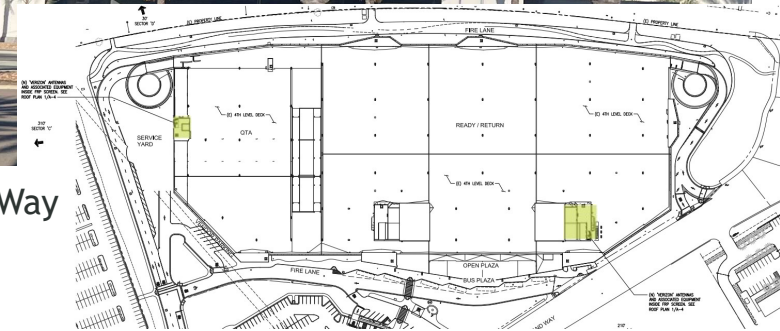
Project Status: Completed  
Construction Budget: \$250,000



View from Washington Street



View from Admiral Boland Way

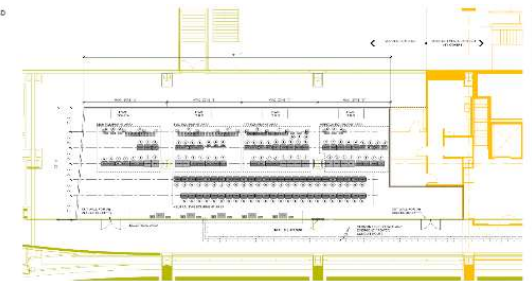
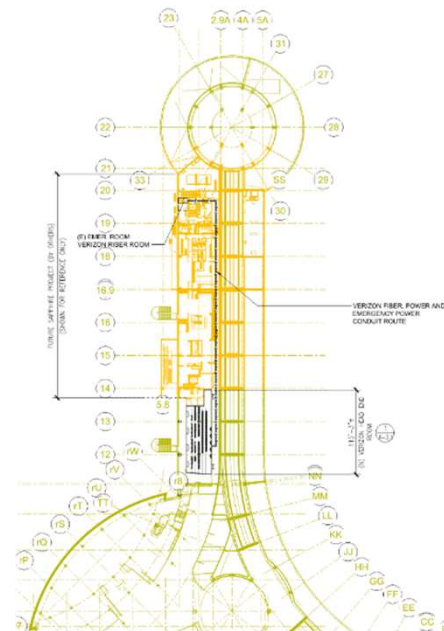
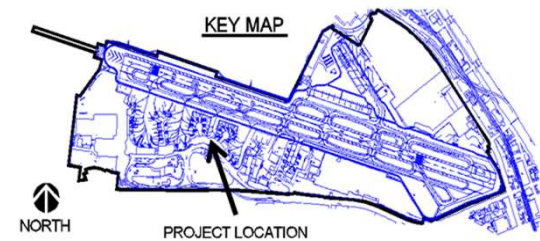


# TIP 23007 Verizon Headend Room at T2W for NT1

Renovation of T2W Rack Room to support cellular service for NT1, T1PP, RCC.

Project Status: Construction Completion March 2025

Construction Budget: \$2,000,000



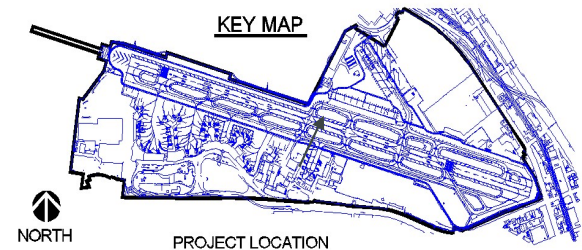
- Rooftop AHU's set to be delivered in February



# TIP 23020 Verizon Macro ASB

**Installation of four roof antenna enclosures.  
Enclosures allow for alternate carrier expansion.**

Project Status: Construction Completion January 2025  
Construction Budget: \$250,000



View Northeast on North Harbor Drive



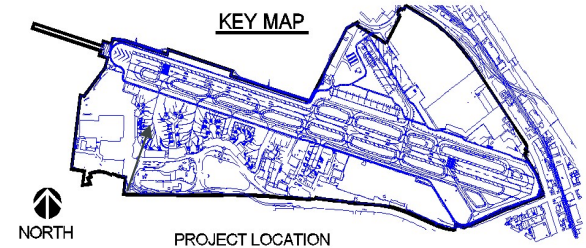
View Northwest in ASB Parking Lot area

- Project is 'live'
- Color matching of enclosures to metal finish is ongoing

# TIP 24007 Verizon Macro CUP

Installation of 65' tall Mono Palm with 3-sector antenna array, Microwave dish and adjacent CMU equipment enclosure.

Project Status: Design  
Construction Budget: \$250,000



View from Access Road off Harbor Drive

- Received Coastal Commission approval
- Landscape work proposed to provide enclosure screening



View North across North Harbor Drive





# Questions?