

An aerial photograph of an airport terminal and tarmac, rendered in grayscale. A semi-transparent white rectangular box is overlaid on the center of the image, containing the text '4. CONRAC Contract Package'.

# 4. CONRAC Contract Package

## 4. CONRAC Contract Package

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**4.1 Contract Scope**

**4.2 Delivery Schedule**

**4.3 Contract Estimate**

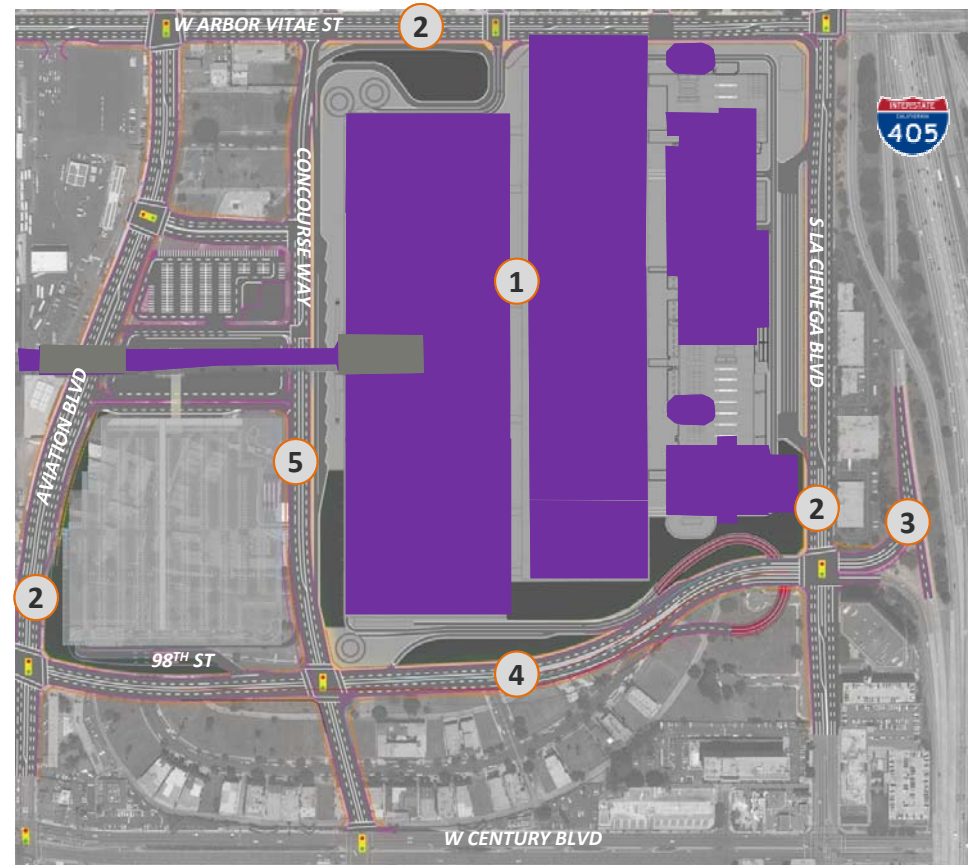
**4.4 Procurement Timeline**

# 4.1 Contract Scope

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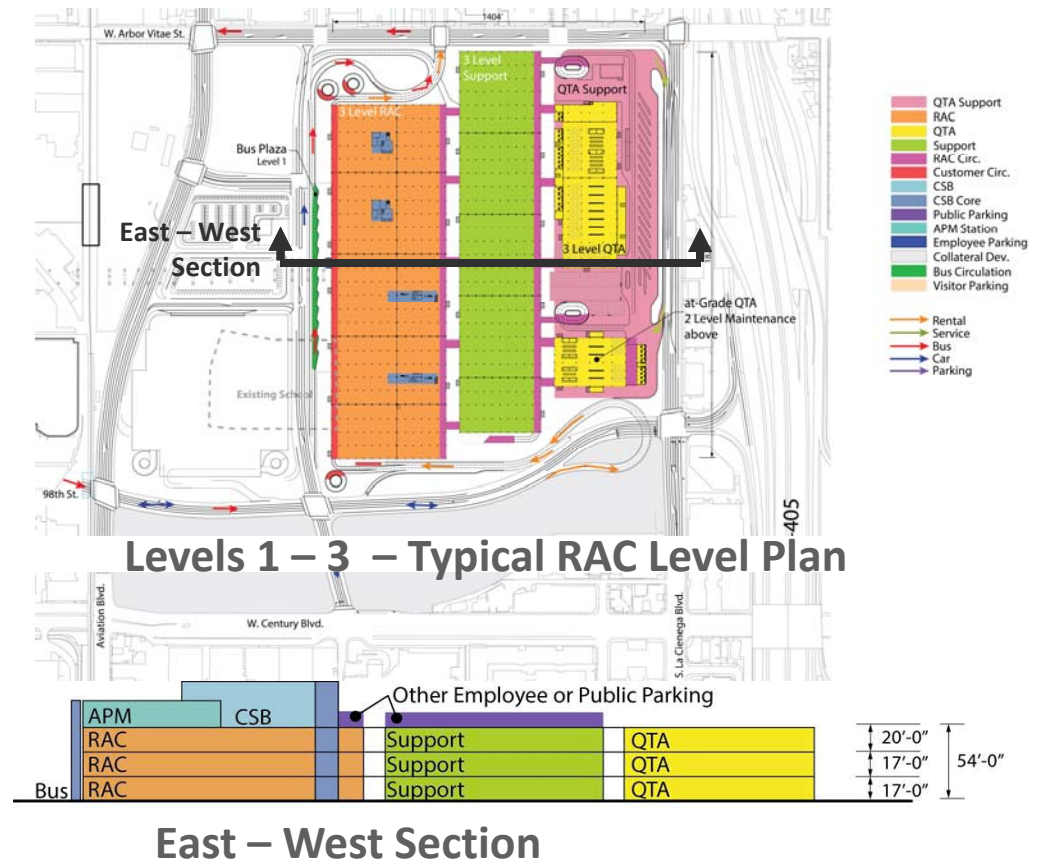
# CONRAC Program

1. CONRAC Facility
2. Upgrade Aviation, Arbor Vitae, and La Cienega Boulevards
3. Access Ramp to I-405
4. New 98<sup>th</sup> Street
5. New Concourse Way



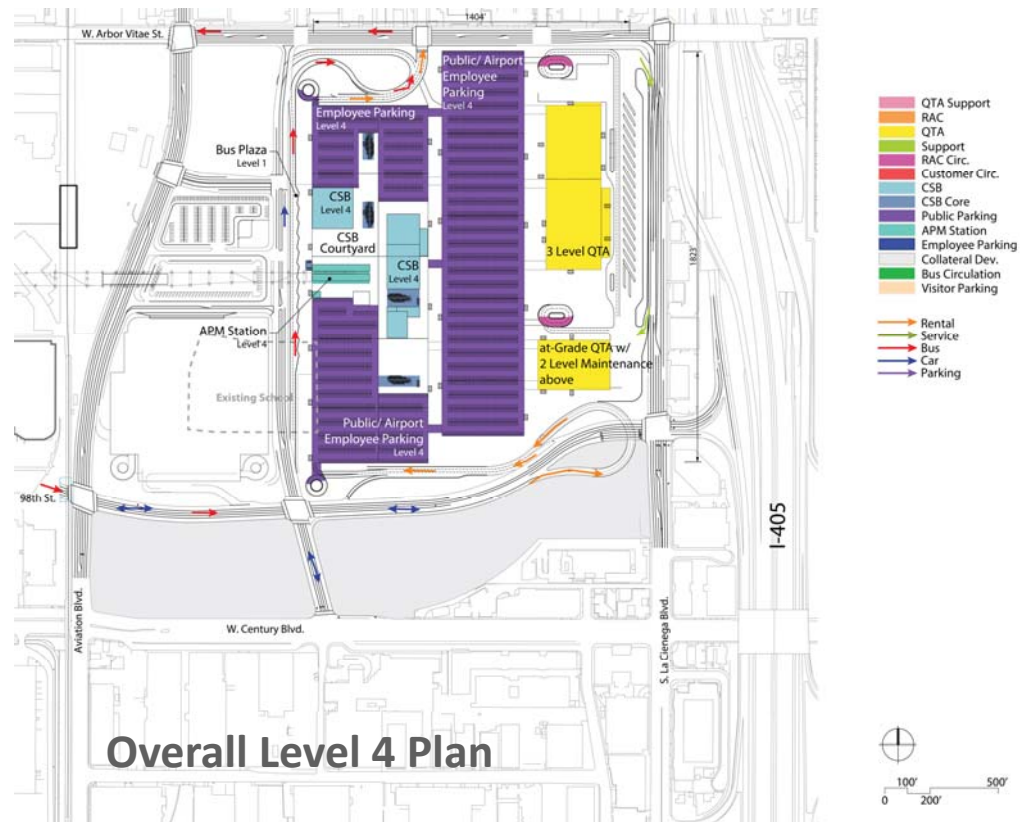
# CONRAC Program

<b>Site Area</b>	68 Acres
<b>Ready/Return Garage (RAC)</b>	7,600 spaces
<ul style="list-style-type: none"> <li>• Three-story - Ready/ Return Garage</li> <li>• 4 Vertical Cores</li> </ul>	
<b>Idle Storage</b>	10,000 spaces
<ul style="list-style-type: none"> <li>• Three-story - Dedicated Storage</li> </ul>	
<b>QTA</b>	824,300 SF
<ul style="list-style-type: none"> <li>• 2 buildings - three levels each</li> <li>• 186 fuel nozzles</li> <li>• 37 wash bays</li> <li>• 64 maintenance bays</li> </ul>	
<b>Other Components</b>	
<ul style="list-style-type: none"> <li>• Interim common use bus operation</li> <li>• QTA Support area with 19 car carrier positions and 348 staging spaces</li> </ul>	



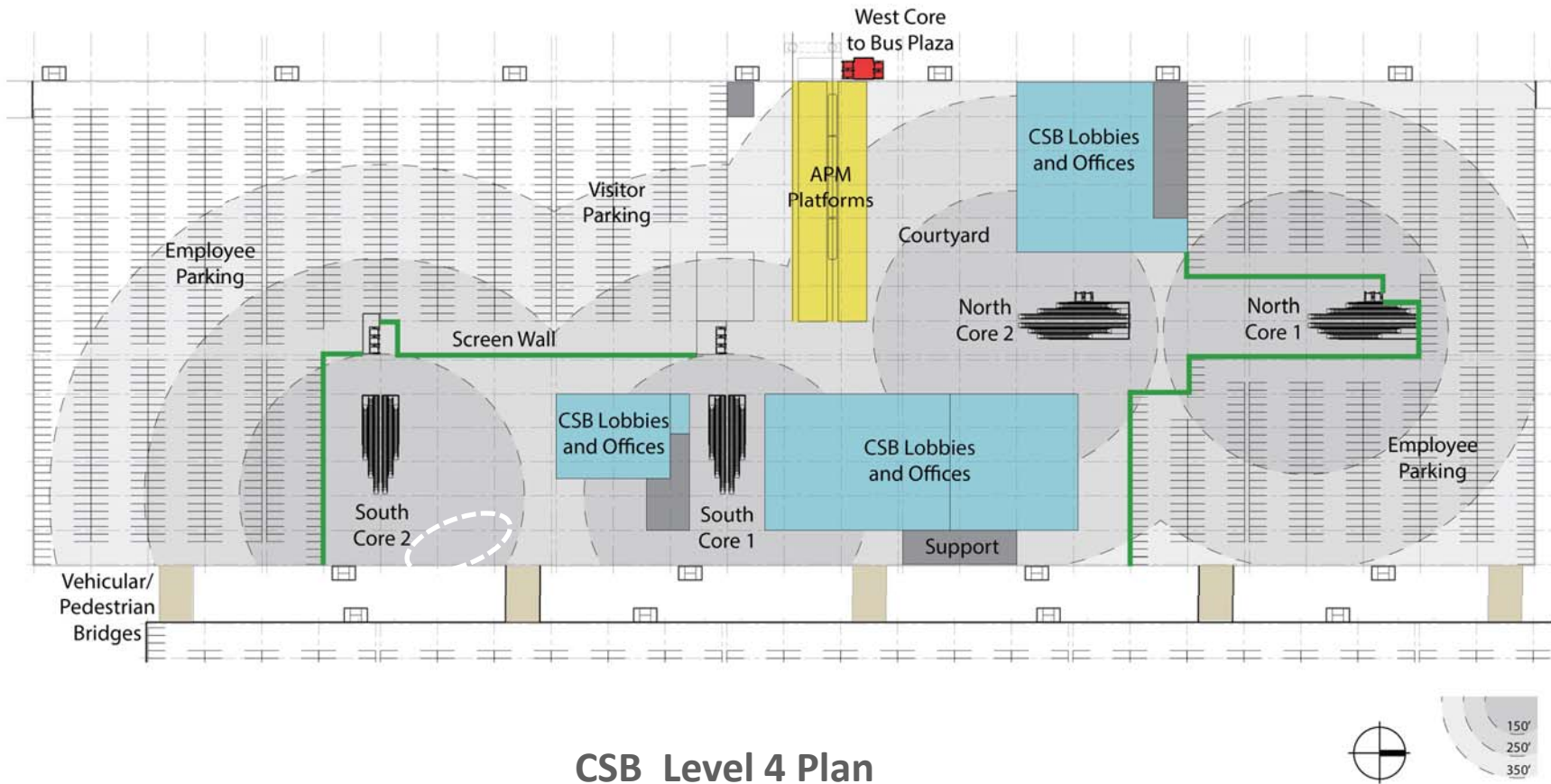
# CONRAC Program

<b>Customer Service Building (CSB)</b>	139,700 SF
<ul style="list-style-type: none"> <li>• Located at level 4</li> <li>• 4 Vertical cores</li> <li>• Elevation at 54 feet above grade</li> </ul>	
<b>APM Station</b>	
<b>Courtyard with Canopies &amp; Covered Walkways</b>	177,100 SF
<b>Employee &amp; Visitor Parking on Level 4</b>	3,600 spaces



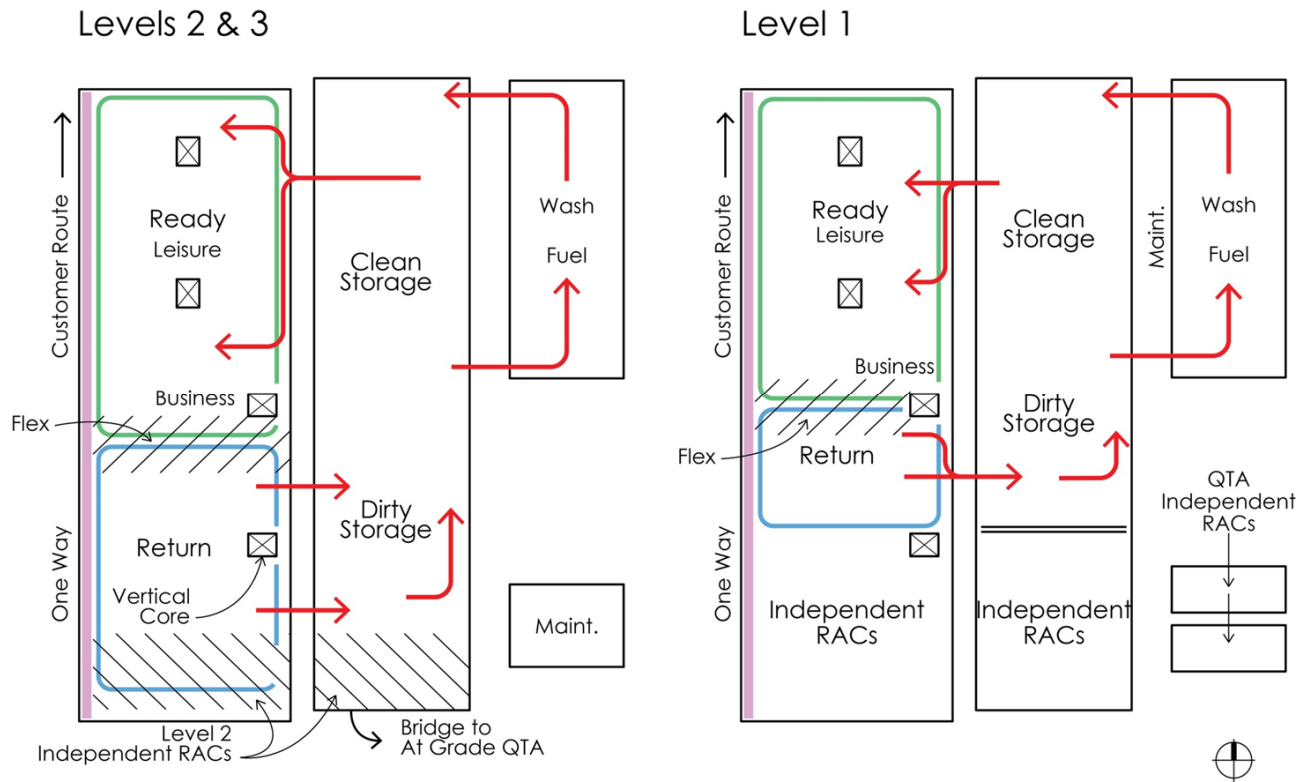
**Overall Level 4 Plan**

# CONRAC Program



**CSB Level 4 Plan**

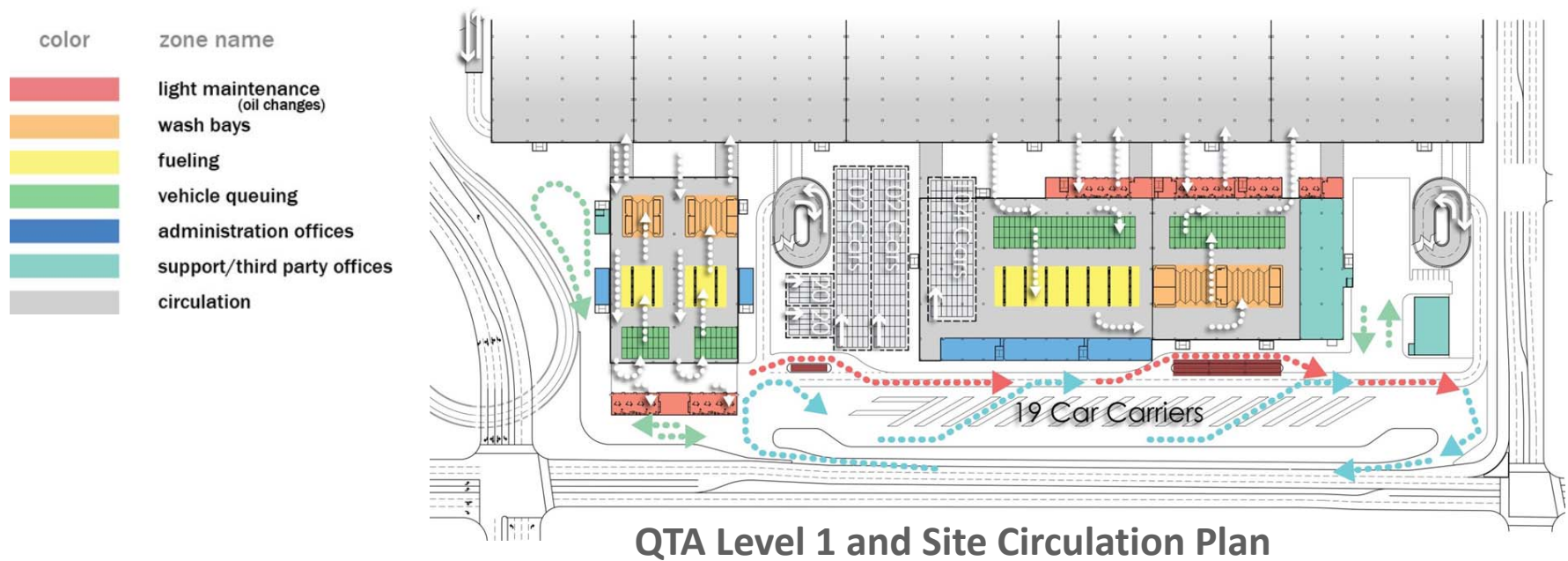
# CONRAC Program



**Ready/Return Garage - Typical Traffic Circulation**

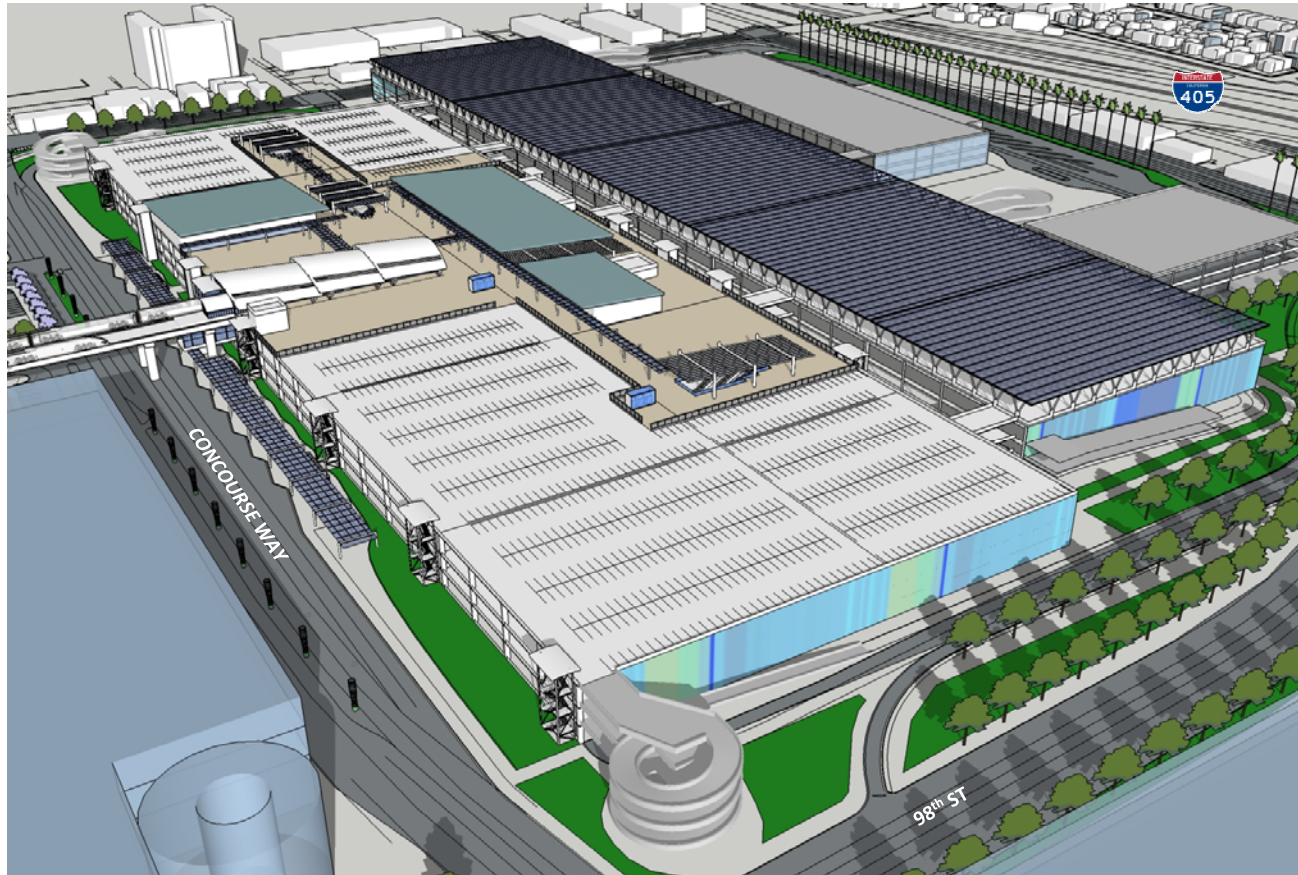


# CONRAC Program



- Yard entrance from south end of site off La Cienega
- 15-ft wide angled car carrier stalls with adjacent 8-ft wide staging lanes
- Yard exit at north end onto La Cienega
- Auxiliary Lane to allow for deceleration/acceleration

# ConRAC Program



# CONRAC Key Considerations

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## **“Build to Suit”**

- Facility requirements governed by LAWA agreements with rental car concessionaires
- Tenants (rental car companies) are responsible for improvements in space leased from LAWA
- LAWA holds the contract for the Developer Team throughout the term
- Not a “traffic risk” transaction for Developer Team: LAWA, as landlord, will:
  - Collect CFCs,
  - Sublease to tenants, and
  - Make availability payments to Developer Team

## **Three Party O&M Relationship**

- Developer Team responsible for operating/maintaining building systems (front of house)
- Tenants (rental car companies) will operate and maintain car processing equipment

## **Administrative Requirements**

- Robust participation of SBE/MBE/WBE and local business

## **Performance-Based Specifications**

- Outcome oriented
- Prescriptive specifications when necessary
- Concept plans and elevations for interfaces

## **Contract Delivery Coordination**

- Design integration
- Construction integration
- CONRAC commissioning
- Tenant improvements

## **Design/Construction Planning and Logistics**

- Work site control and phasing
- Haul routes and available laydown
- Traffic control
- Permitting and environmental compliance

# 4.2 Delivery Schedule

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# CONRAC Delivery Schedule

CONRAC SCHEDULE	2016				2017				2018				2019				2020				2021				2022				2023			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
CONRAC Procurement																																
CONRAC Design																																
CONRAC Construction																																
RAC Tenant Improvements																																
CONRAC Comissioning																																
CONRAC Open for Customers																																

CONRAC can open early with busing operation

# 4.3 Contract Estimate

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# DBFOM Contract Estimate

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**Based on concept plans, expressed in contract value range (without financing cost)**

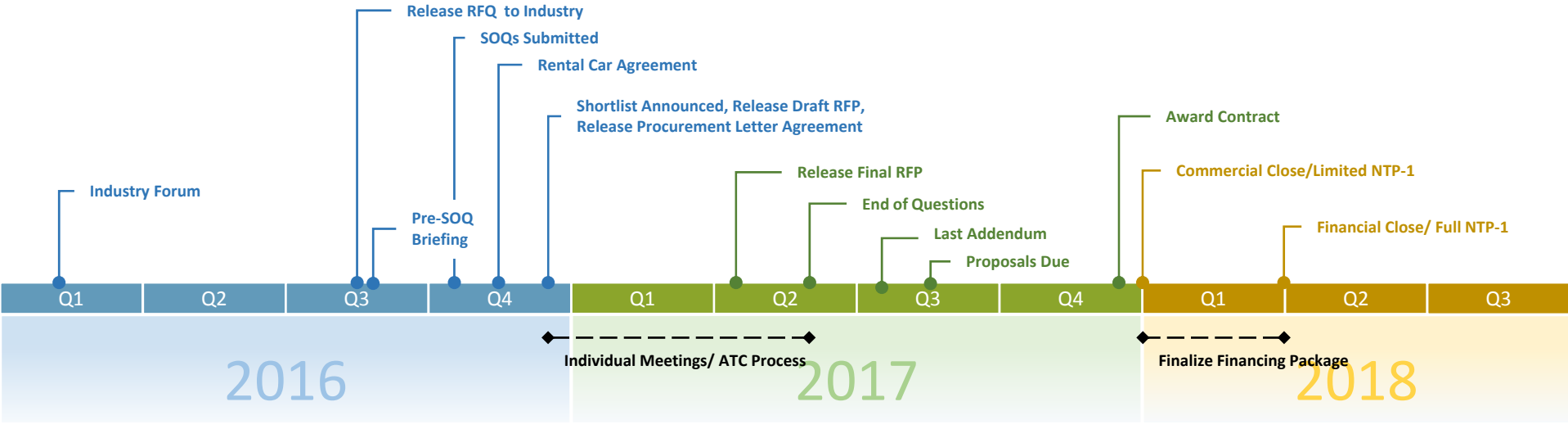
- Capital Cost Estimate (not including tenant improvements)
  - CONRAC capital improvements \$850 million to \$1,000 million
- **Annual Operating & Maintenance Cost Estimate**
  - CONRAC operating system \$3.75 million to \$4.5 million per year
  - Fuel, water, power consumption by RAC Consortium (not included)

# 4.4 Procurement Timeline

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# Procurement Timeline



Industry Forum (Feb 2016)

This document contains draft information for deliberative purposes only, and is subject to CEQA/NEPA compliance, currently in progress.

