

An aerial photograph of an airport, showing the terminal building, parking lots, and runways. A semi-transparent 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

4.1 Contract Scope

4.2 Delivery Schedule

4.3 Contract Estimate

4.4 Procurement Timeline

4.1 Contract Scope

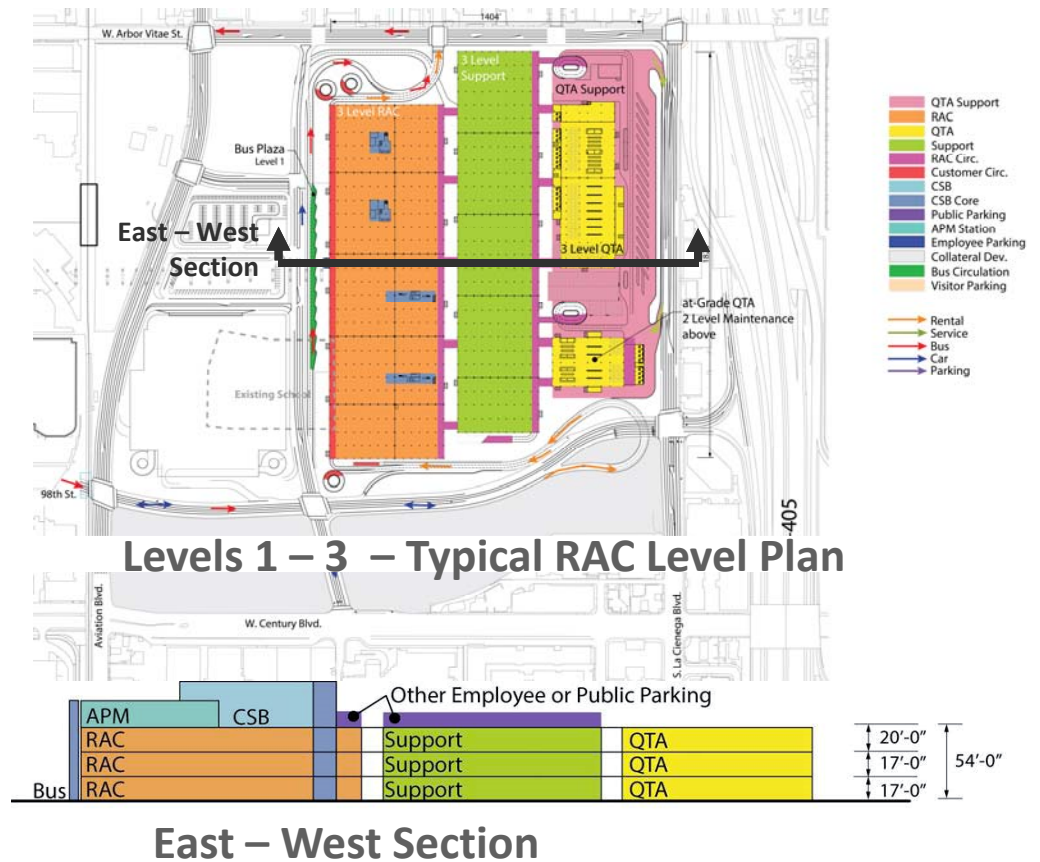
CONRAC Program

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



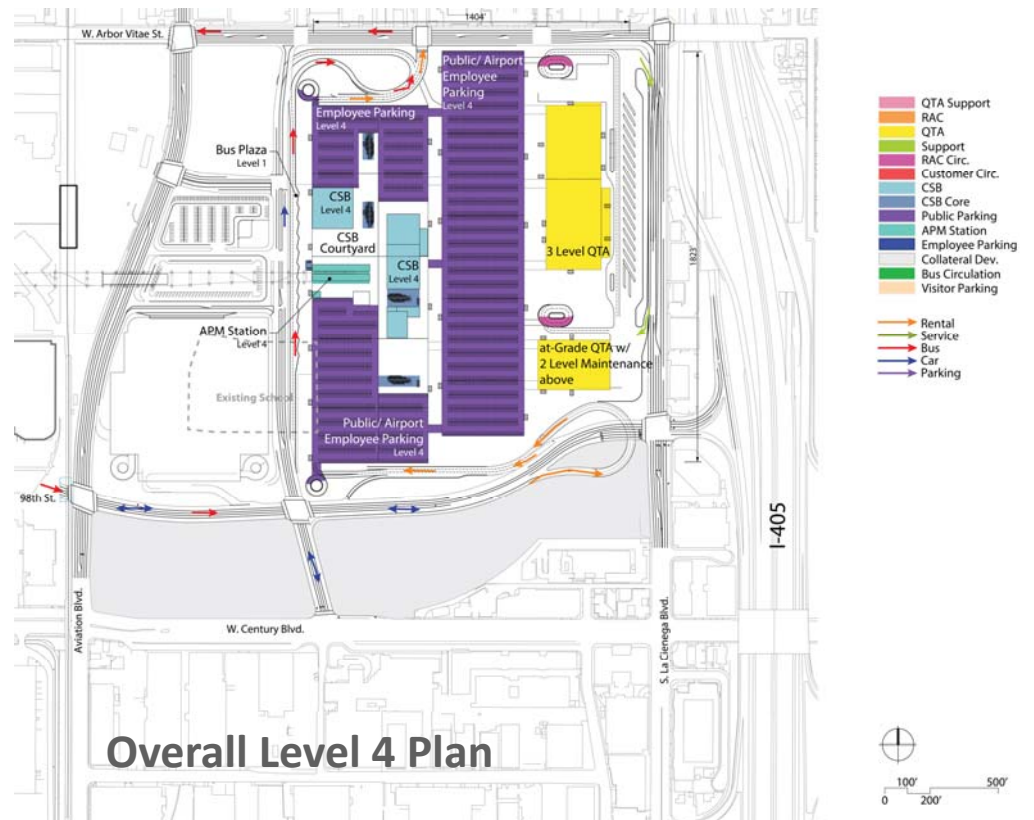
CONRAC Program

Site Area	68 Acres
Ready/Return Garage (RAC) - Three-story - Ready/ Return Garage 4 Vertical Cores	7,600 spaces
Idle Storage Three-story - Dedicated Storage	10,000 spaces
QTA 2 buildings - three levels each 186 fuel nozzles 37 wash bays 64 maintenance bays	824,300 SF
Other Components - Interim common use bus operation - QTA Support area with 19 car carrier positions and 348 staging spaces	

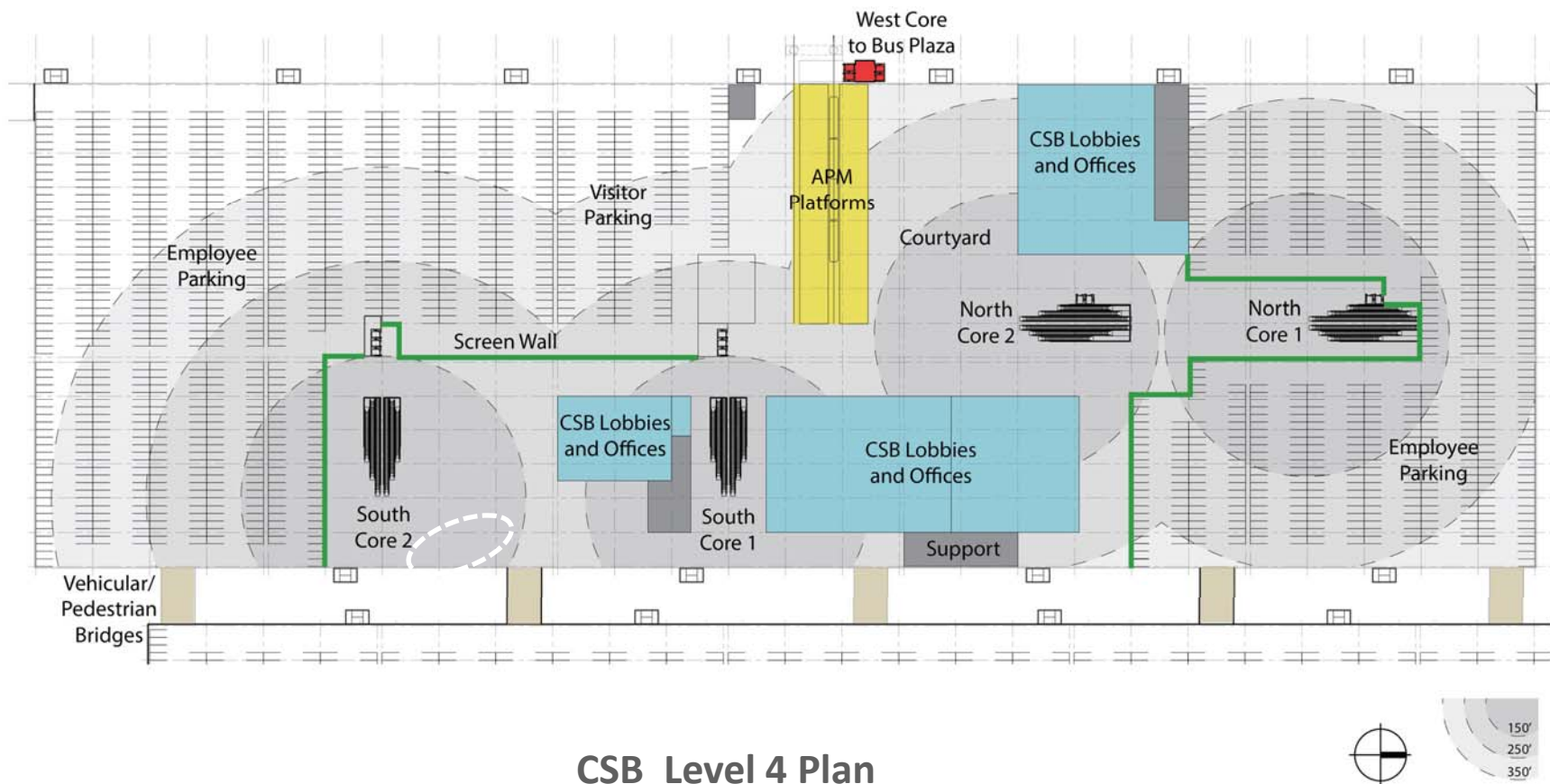


CONRAC Program

Customer Service Building (CSB) • Located at level 4 • 4 Vertical cores • Elevation at 54 feet above grade	139,700 SF
APM Station	
Courtyard with Canopies & Covered Walkways	177,100 SF
Employee & Visitor Parking on Level 4	3,600 spaces

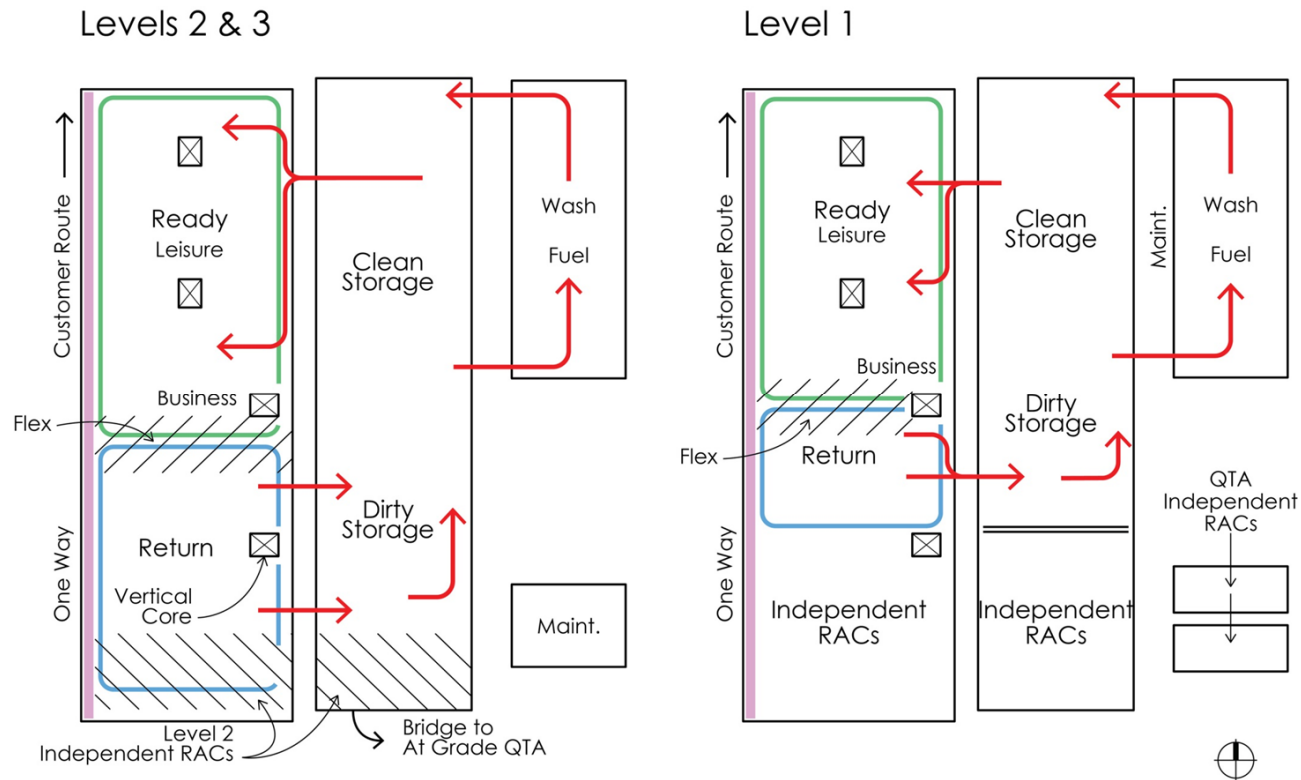


CONRAC Program



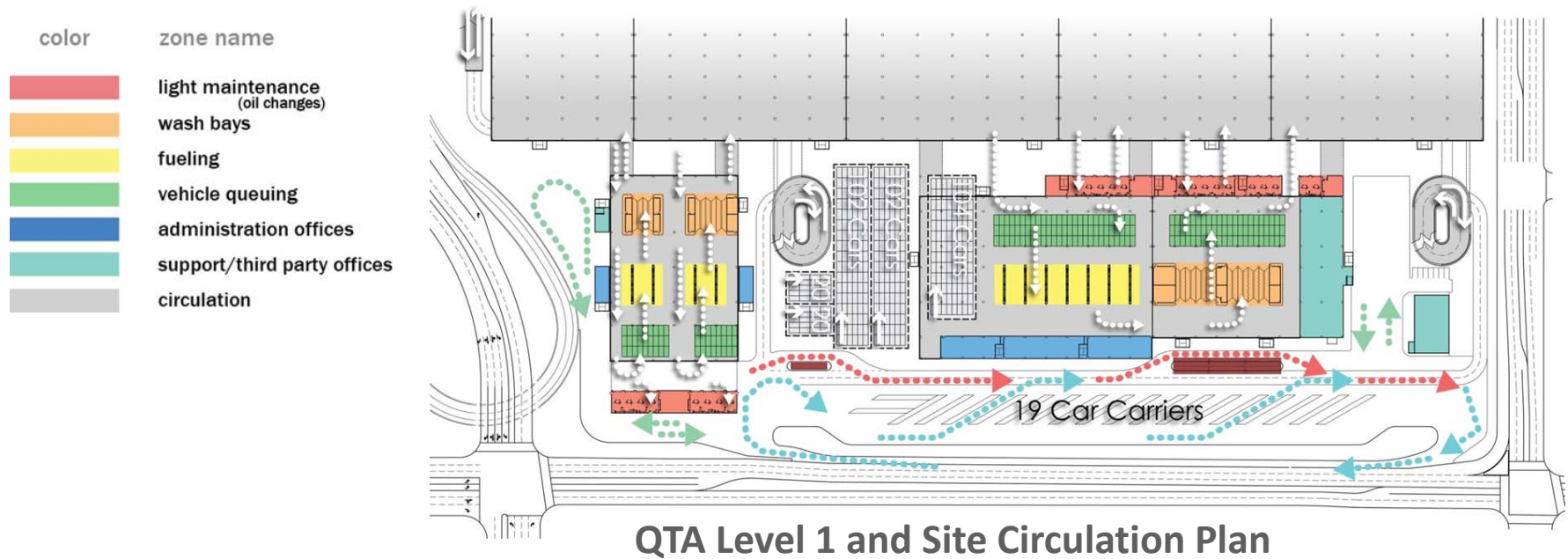
CSB Level 4 Plan

CONRAC Program



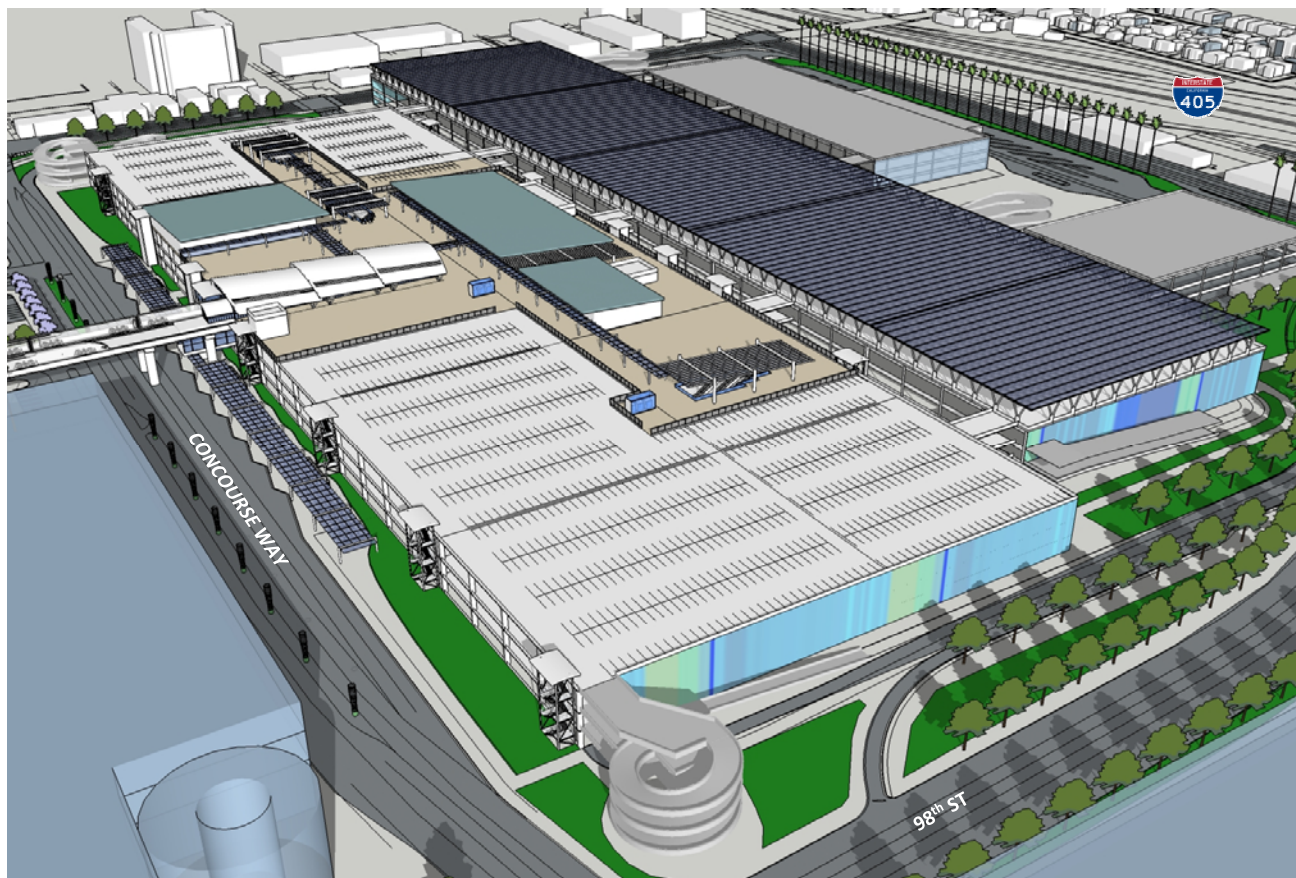
Ready/Return Garage - Typical Traffic Circulation

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

“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

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				
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

DBFOM Contract Estimate

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

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

4.4 Procurement Timeline

Procurement Timeline

