

Replacement Passenger Terminal Commission Meeting

GMP Submission

May 6, 2024

Revised Draft; Subject to Change
Issued: May 3, 2025

Jacobs

 **Pankow**
HOLDER **TEC** | **CORGAN** 
CANNONDESIGN
BURNS & MCDONNELL



Agenda

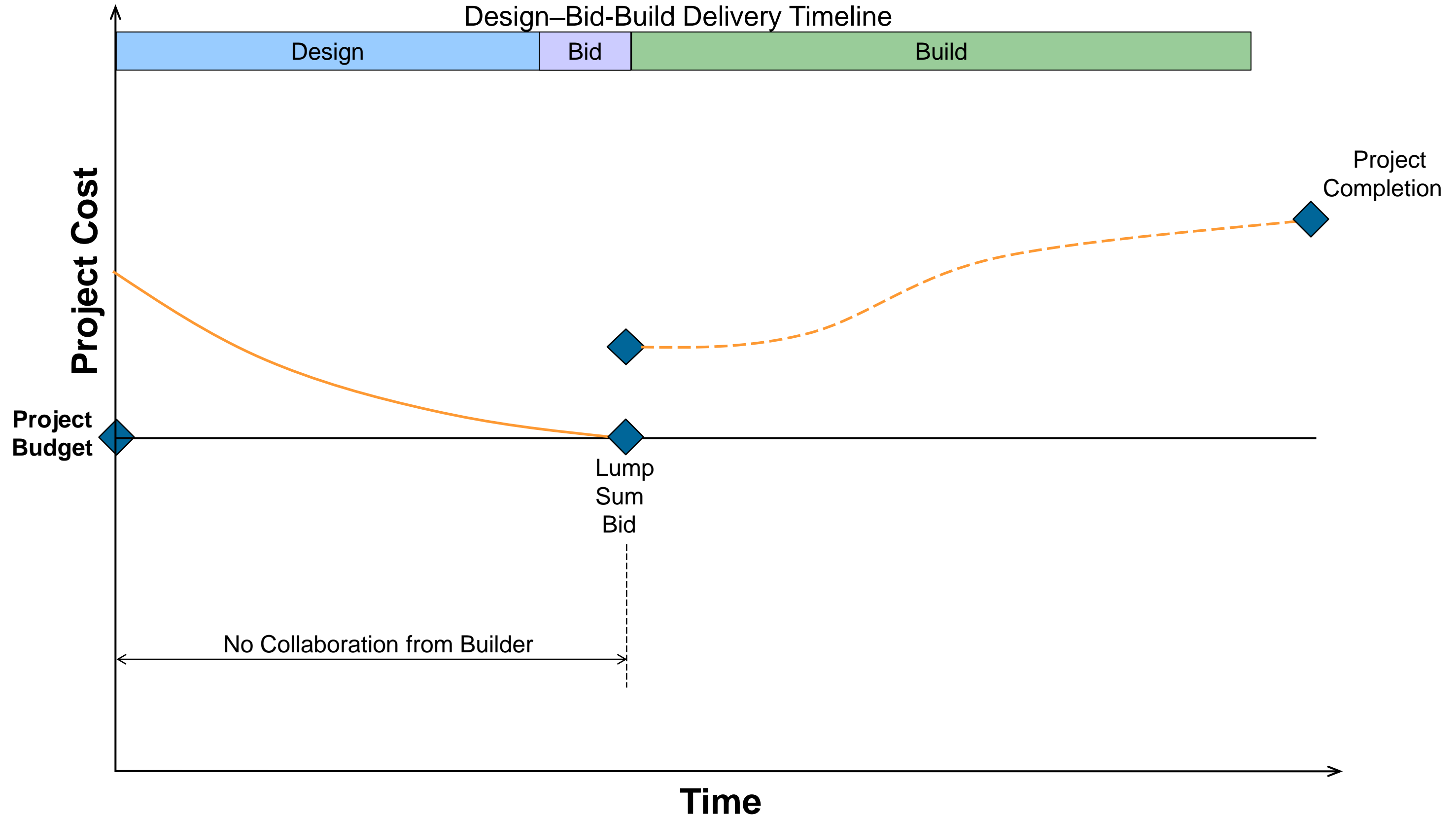
- 1 - PROJECT COST
- 2 - DESIGN ELEMENTS
- 3 - CONSTRUCTION STATUS



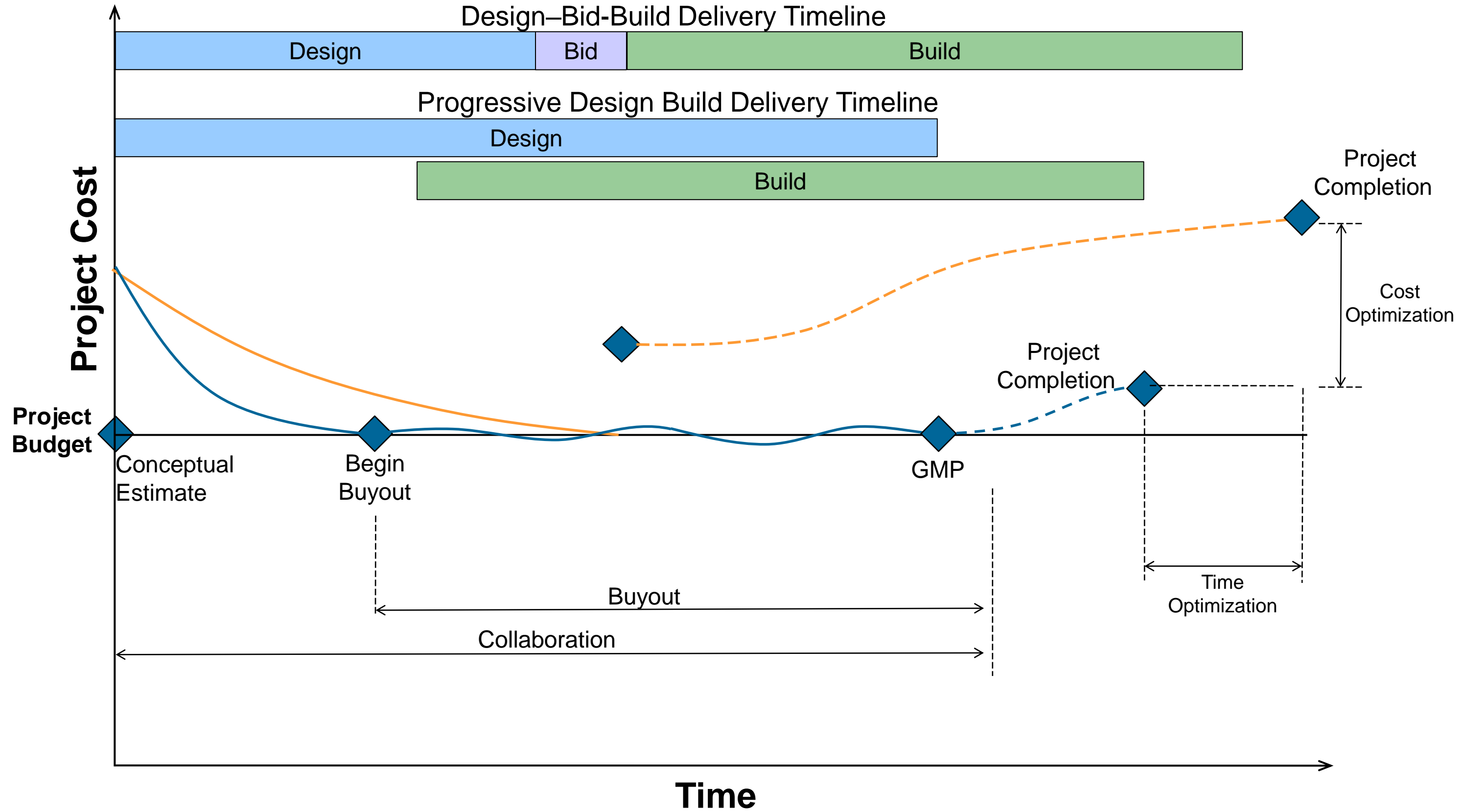
Project Cost

GUARANTEED MAXIMUM PRICE

Progressive Design Build



Progressive Design Build



What is a GMP Proposal?

→ What it is

- The GMP corresponds to a quantified scope of work expressed in the design documents at the time the GMP was negotiated; in accordance with the qualifications and stipulations contained within the GMP documentation.

→ Documentation

- Submittal Requirements
 - The GMP Proposal and all supporting documents should identify and describe all items, assumptions, costs, contingencies, schedules and other matters necessary and relevant for proper execution and completion of the work and for establishment of the GMP.
 - The following at a minimum should be included in a GMP proposal
 - A narrative description of how it was derived that specifically identifies the clarifications and assumptions made by the Design-Builder in developing the GMP.
 - A breakdown of the Design-Builder's:
 - Estimated costs of the work, organized by trade
 - Contingency amounts
 - Fees & markups
 - Proposed contract time includes dates for the NTP, Substantial and Final Completion
 - The proposal should allow for reasonably expected changes in the drawings and specifications (if negotiated prior to 100% design) except for material changes in scope.
 - **XX #** of complete, bound sets of drawings, specifications, plans, sketches, instruction, requirements, materials, equipment specifications and other information or documents which fully describe the project as developed at the time of the GMP Proposal. These documents shall be referenced in the GMP Proposal.

What is a GMP Proposal?

→ Representations

- In submitting the (C)GMP Proposal, Design-Builder should represent that it will provide every item, system or element of Work that is identified, shown or specified in the (C)GMP Proposal or the supporting documents, along with all necessary or ancillary materials and equipment for their complete operating installation.

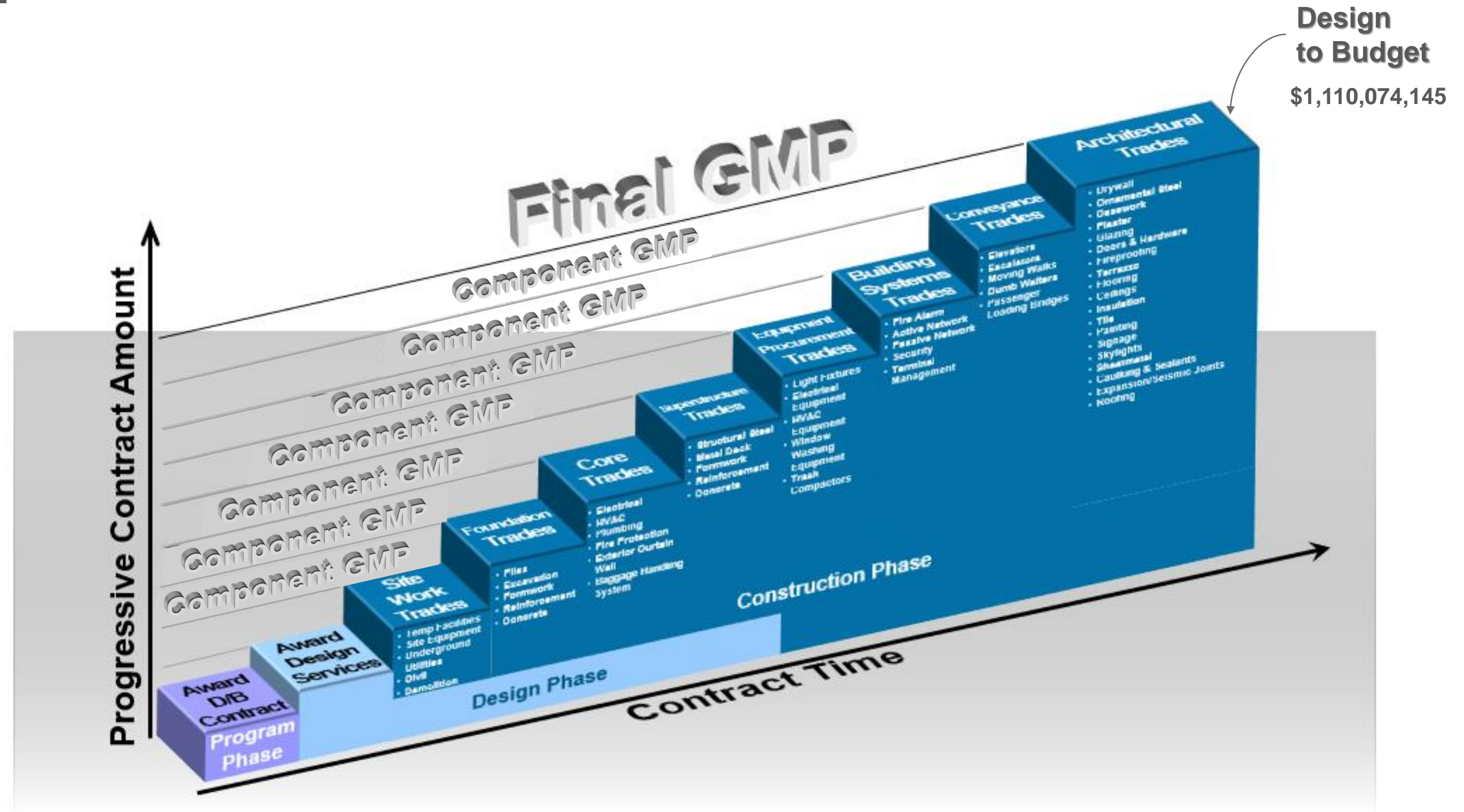
→ Proposal Format

- PR-04 of the contract documents stipulate the requirements in the Design-Builder's GMP Proposal.

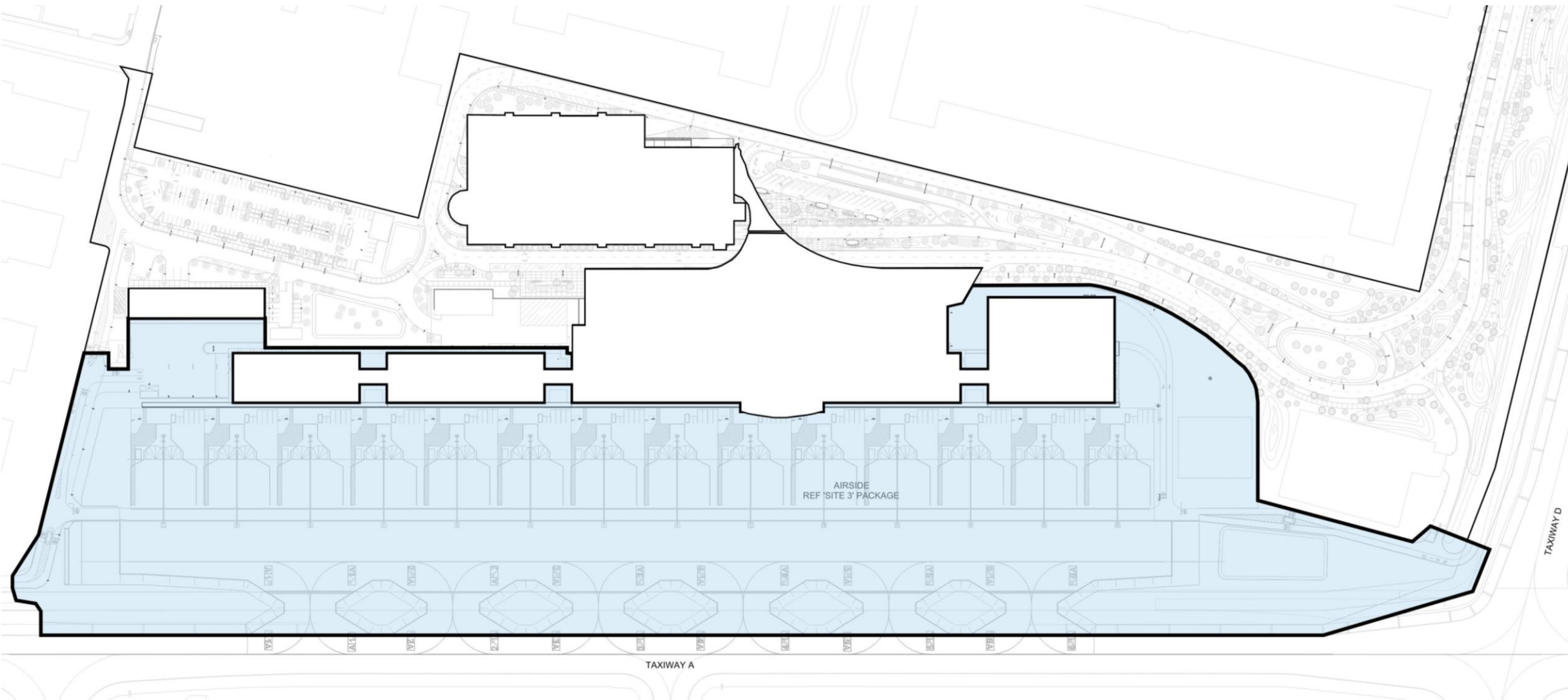
What is a GMP Proposal?

To Date the Commission has awarded a total of \$281,565,218 for design, preconstruction and construction services

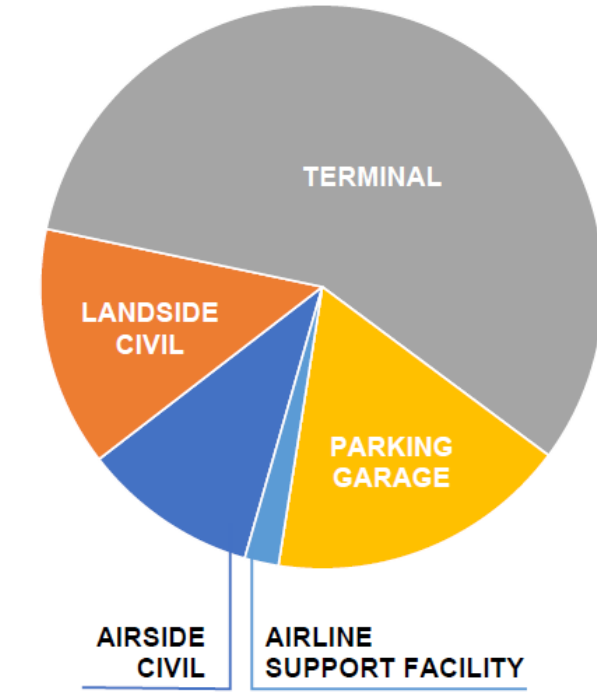
- Task Order 01 12/19/2022
- Task Order 02 11/13/2023
- Task Order 03 12/18/2023
- Task Order 04 02/20/2024
- Task Order 05 03/18/2024
- Task Order 05 A1 04/15/2024



Airside Civil

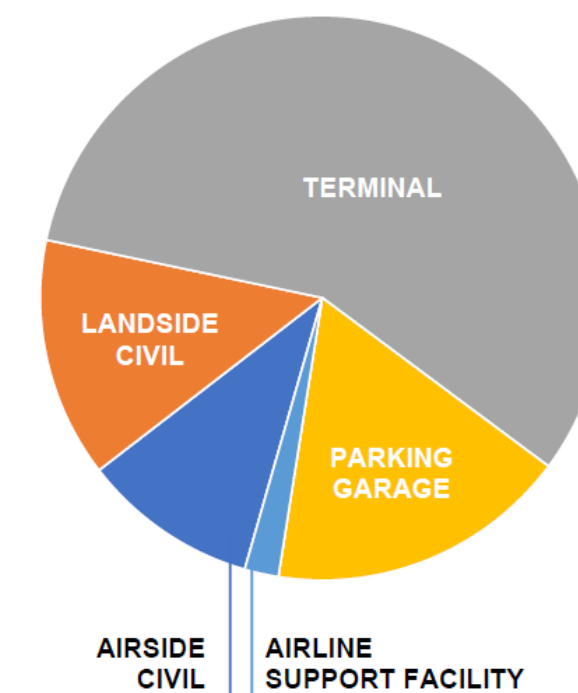
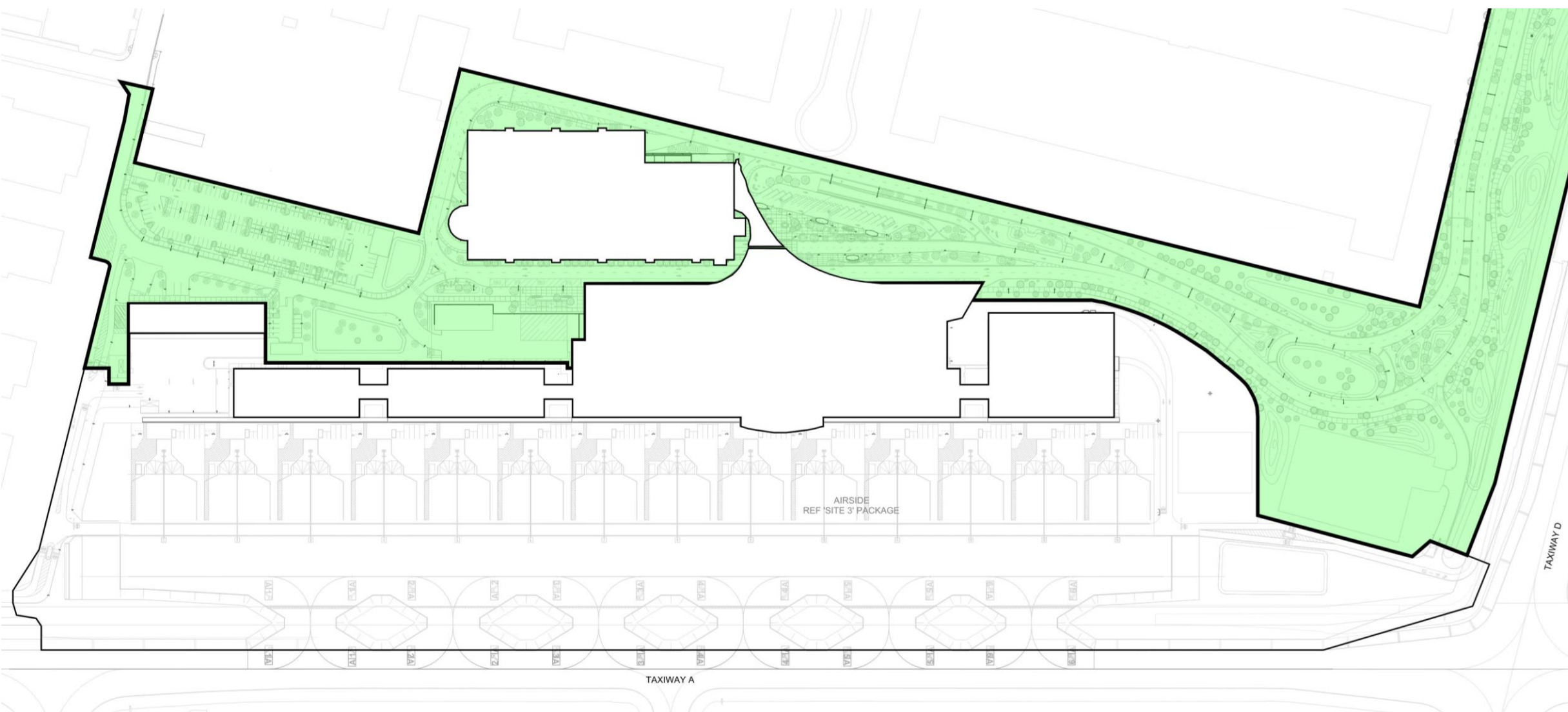


- Apron work includes asphalt and concrete paving, striping, lighting, and tie-in to Taxiway A
- Site Utilities
- Mobile GPUs, PCAs, high-mast lighting, rapid recharge stations
- AOA fencing for secure and complete perimeter
- SIDA guard booths, gates, intercoms, access control arms, etc.



Project Components	Value
Airside Civil	\$84,519,243
Landside Civil	\$115,001,610
Terminal	\$475,565,680
Parking Garage	\$144,832,837
Airline Support Facility	\$16,277,250
Construction Requirements	\$45,647,910
General Conditions	\$95,142,950
Design Services	\$64,613,070
Design Contingency	\$25,986,213
Escalation Contingency	\$1,515,137
Design-Builder Contingency	\$40,972,245
TOTAL GUARANTEED MAXIMUM PRICE	\$1,110,074,145

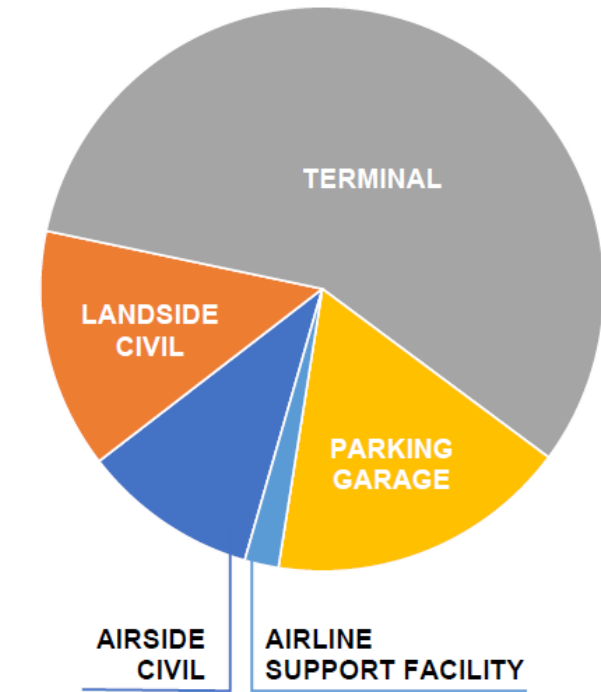
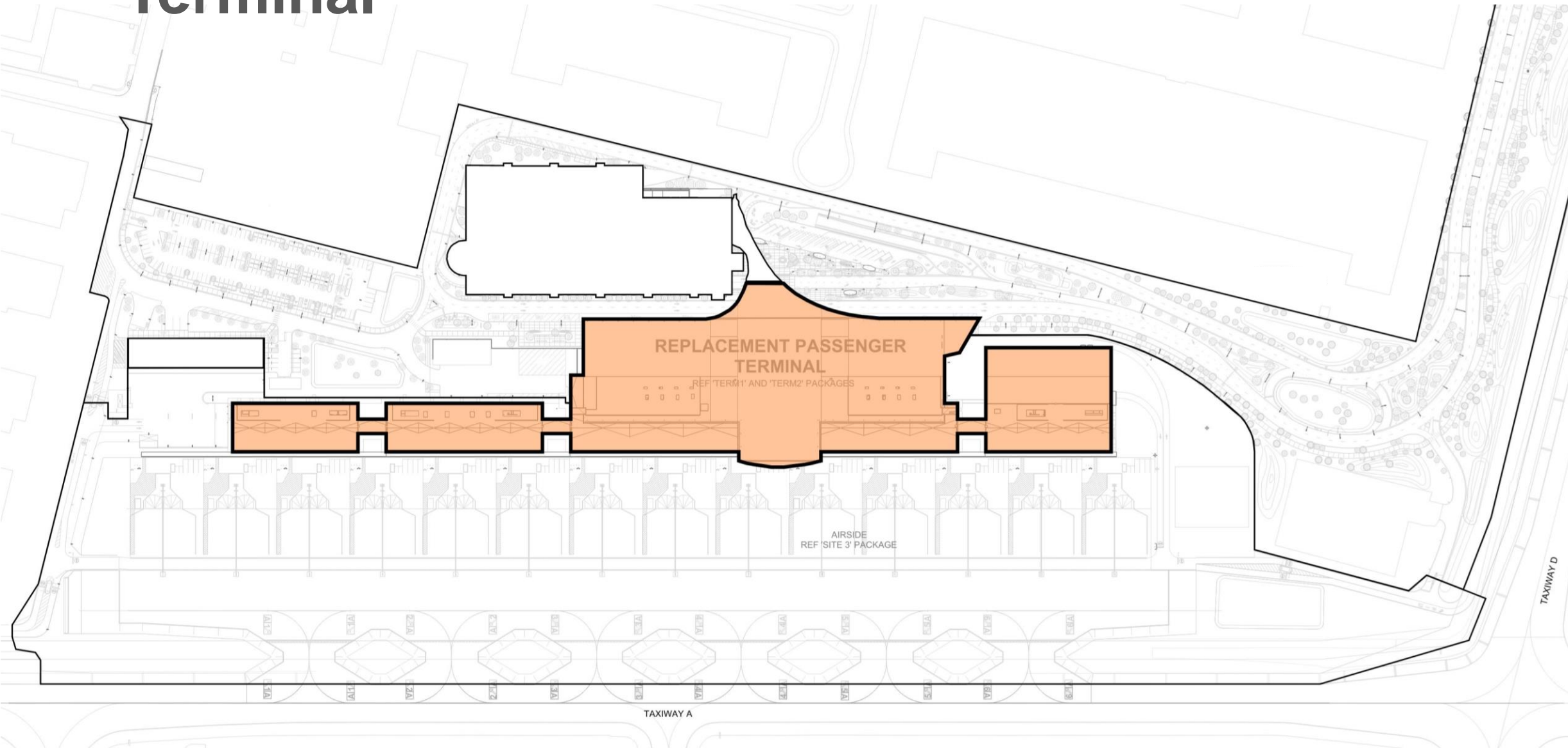
Landside Civil



- Mass grading for new buildings
- Site utilities (domestic water, sanitary, and storm sewer systems)
- Hardscape
- Asphalt paving
- Landscaping
- Roadways, plaza areas, and landscaped areas
- Roadway signage, campus entrance signage, and campus lighting.

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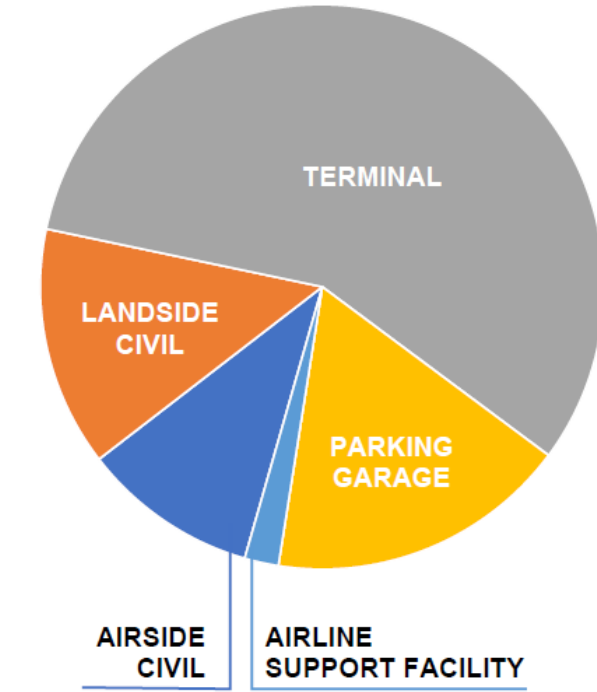
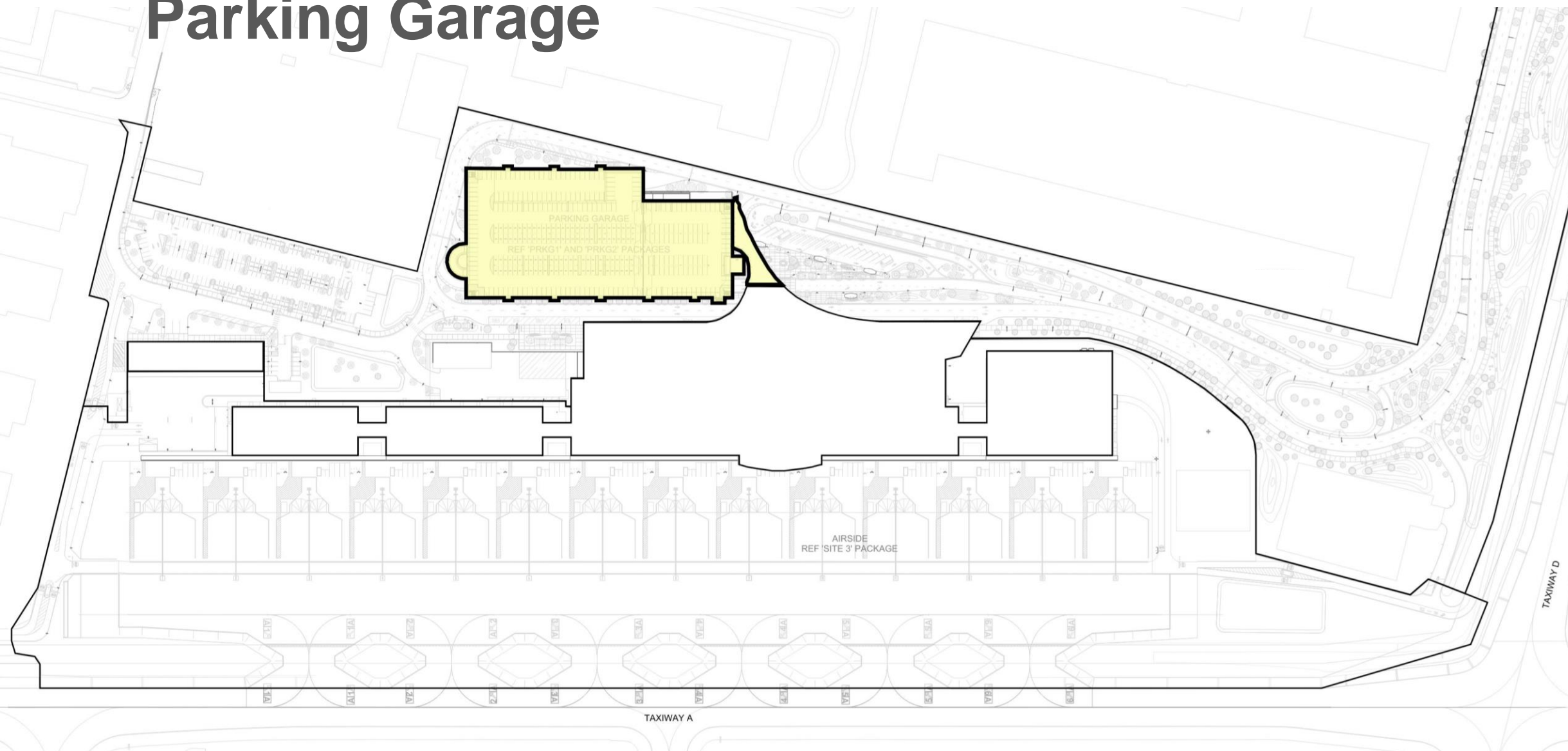
Terminal



- 355,000 SF facility
- Baggage Handling Systems
- Second level admin offices
- Check-in facilities
- Public baggage claim
- Security checkpoint
- 14 gates & holdrooms
- Gray box for concession spaces
- Public restroom facilities
- Airline operation and support spaces
- Exterior enclosure systems and the Silver Screen

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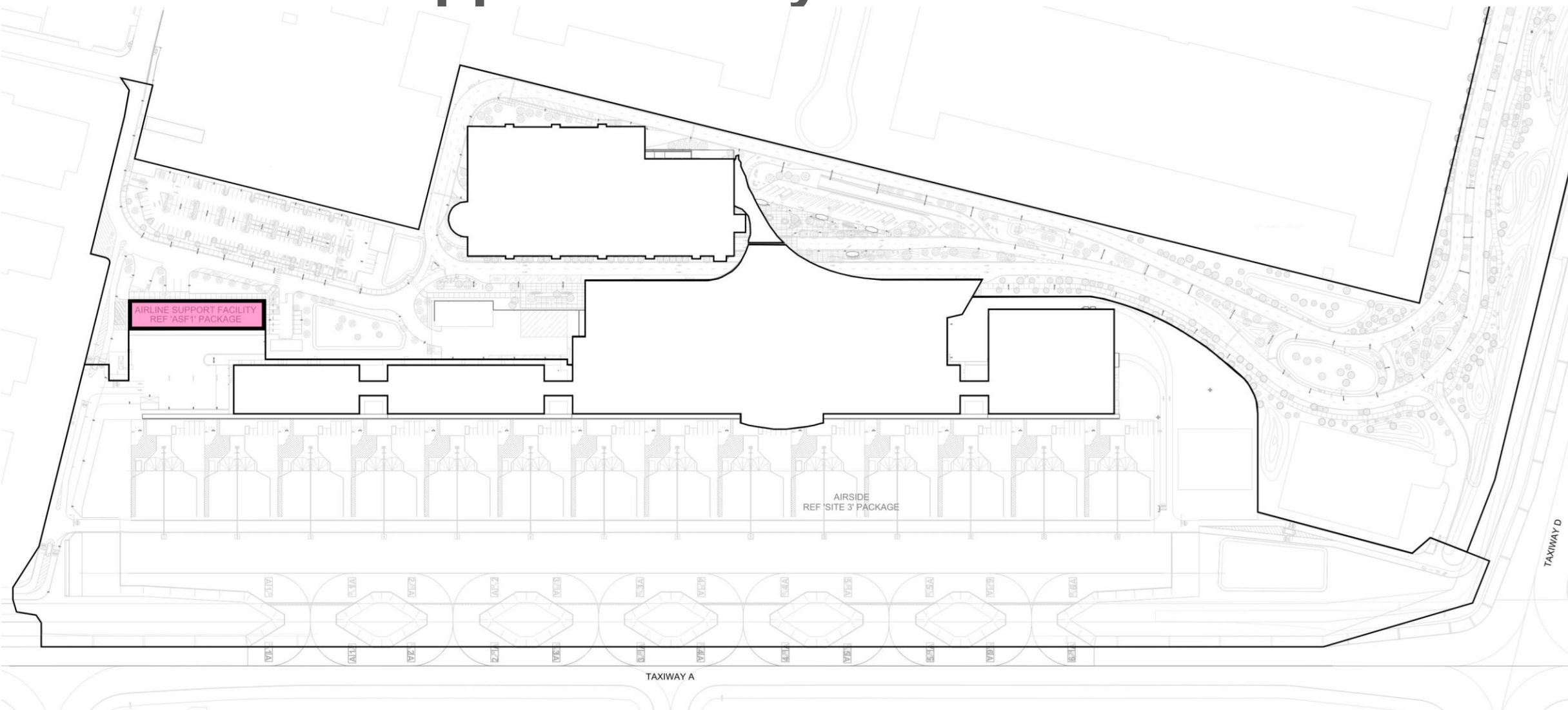
Parking Garage



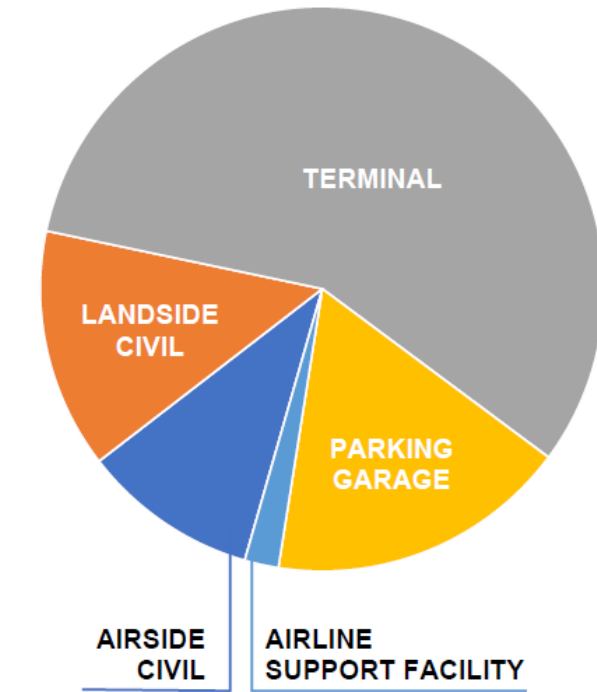
- 7-story facility
- 2,010 parking spaces
- ADA, EV, and Valet spaces
- Valet office on 1st floor
- Commercial, Valet, and Self-Park Entrances
- PARCS and Parking guidance systems
- Metal panel systems and stucco exterior skin

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Airline Support Facility

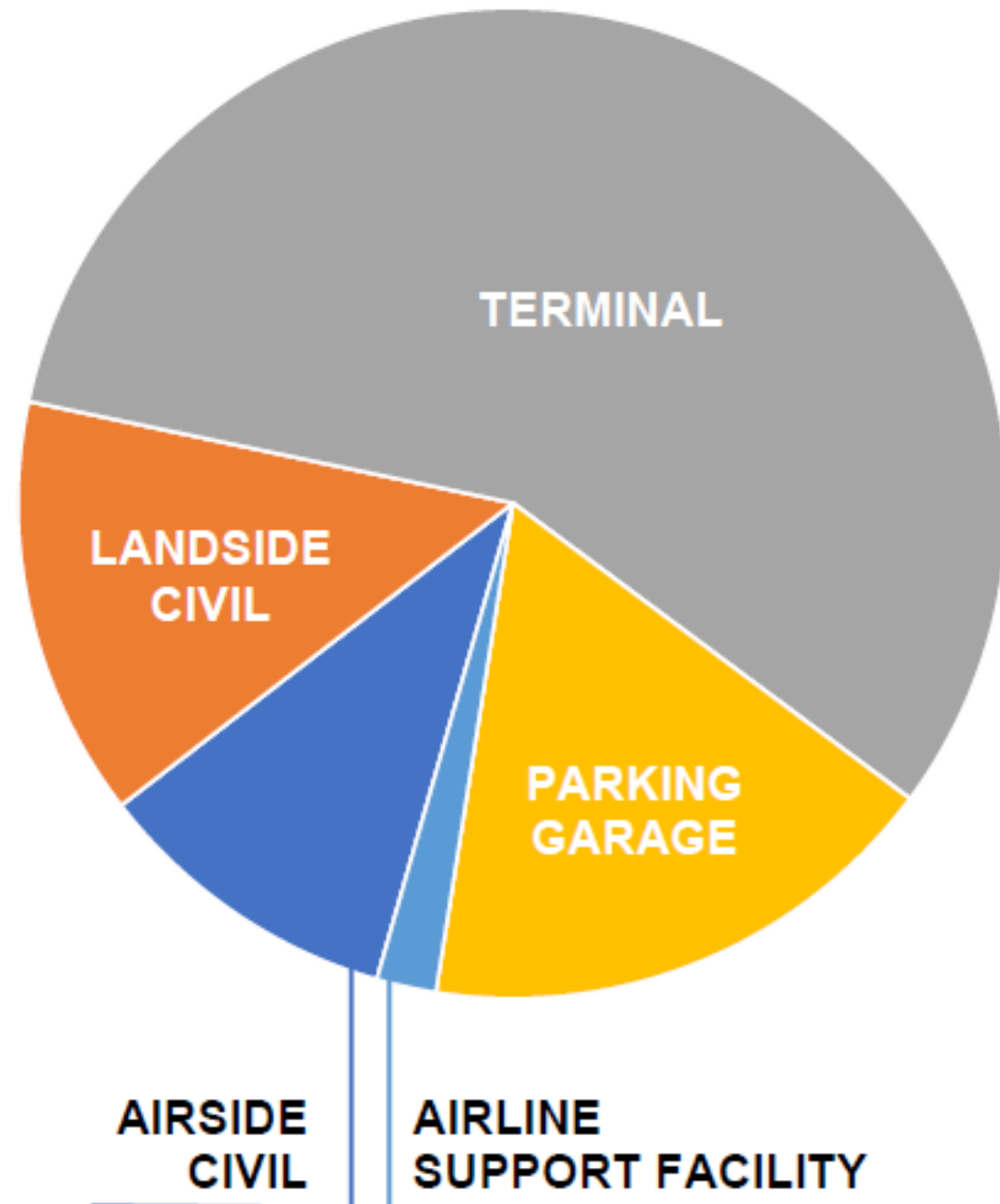


- 16,000 SF shell facility → Loading dock
- Support for future maintenance and cargo needs → Metal panel and masonry exterior skin
- Overhead door systems



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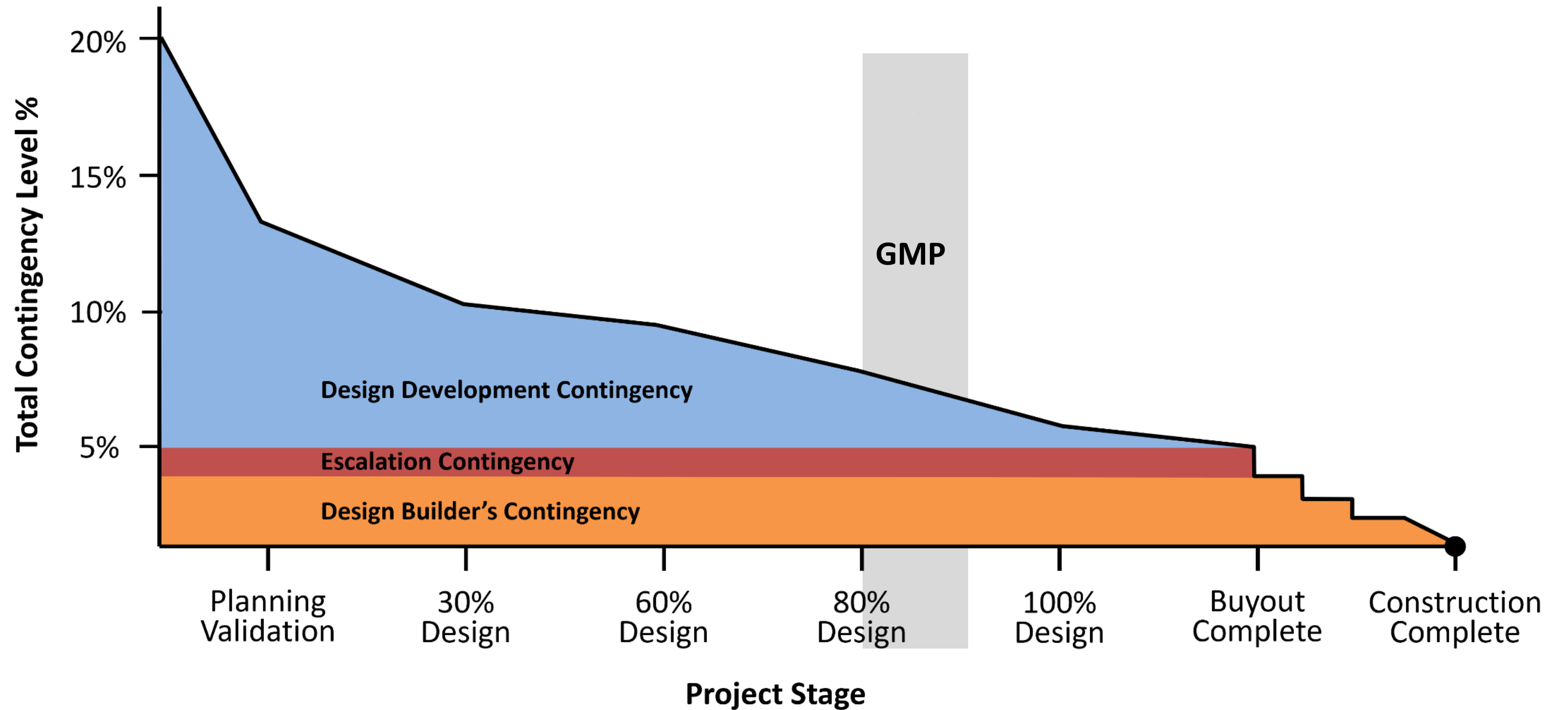
Cost of Work / Contingencies



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Contingencies

→ Contingency Inside the GMP





Project Costs

OWNER'S COSTS

Owner's Costs

→ The table below details the Owner's Costs for the project.

Owner's Allowances	
Contaminated Soil	\$ 3,000,000
Permitting	\$ 6,133,000
Unpurchased Scope	\$ 29,400,000
Admin Furniture	\$ 2,800,000
Resiliency	\$ 3,292,855
BWP Substation	\$ 52,000,000
Allowance Subtotal	\$ 96,625,855
Owner's Contingency	\$ 50,000,000
PM/CM Services	\$ 42,000,000
Total Owner's Costs	\$ 188,625,855

- The unpurchased scope includes:
 - \$24,400,000 for demolition of the existing terminal and garage.
 - \$5,000,000 for off airport intersection improvements.

New Substation Requirements

Initial Electrical Power Demand Overview

- Permanent Power
 - The current electrical power demand for the existing terminal and facilities is approximately 3.5 Megawatts (MW).
 - Initial electrical power demand forecasts for the RPT facilities projected a demand of approximately 5MW.
 - BGPAA entered into an Aid in Construction Agreement (AIC) with the City of Burbank to pay for a portion of the Burbank Water and Power (BWP) costs for the design and construction of new facilities required to provide power to the RPT and the Avion Development.
 - BGPAA's contribution to the AIC was approximately \$5 million
 - Under the AIC BGPAA was given a commitment of 5 Mega Volt Amps (MVA) with the ability to purchase an additional 1.5 MVA.
- Construction Power
 - No evaluation of construction power requirements was conducted as part of the initial demand assessment.

New Substation Requirements

Current Electrical Power Demand Overview

- Permanent Power
 - An updated electrical power demand forecast for the RPT facilities was developed in 2022/2023
 - The updated power demand forecast showed a projected future demand of approximately 18 MW.
 - The significant increase was due to a more detailed project definition related to the facilities to be constructed, and;
 - Recent City of Burbank Ordinances related to electric vehicle charging requirements for new parking facilities.
- Construction Power
 - A construction temporary power demand analysis was performed by the Design-Build team in May of 2023. The projected temporary power demand for construction was found to exceed the power available to BGPAA from the Ontario Substation.

New Substation Requirements

Construction Electrical Power Solution

- Construction Power Solution
 - Staff has met with BWP and developed an approach to provide power for construction and sufficient temporary power to commission and operate the RPT until a permanent power solution is constructed. This solution includes:
 - Installation of new electrical switch gear on the RPT site.
 - Extending existing power feeds 1 & 2 to the RPT site.
 - Installation of two new power feeds from the Ontario Substation to the RPT site.
 - Total costs for the construction/temporary power is approximately \$11.8 million.

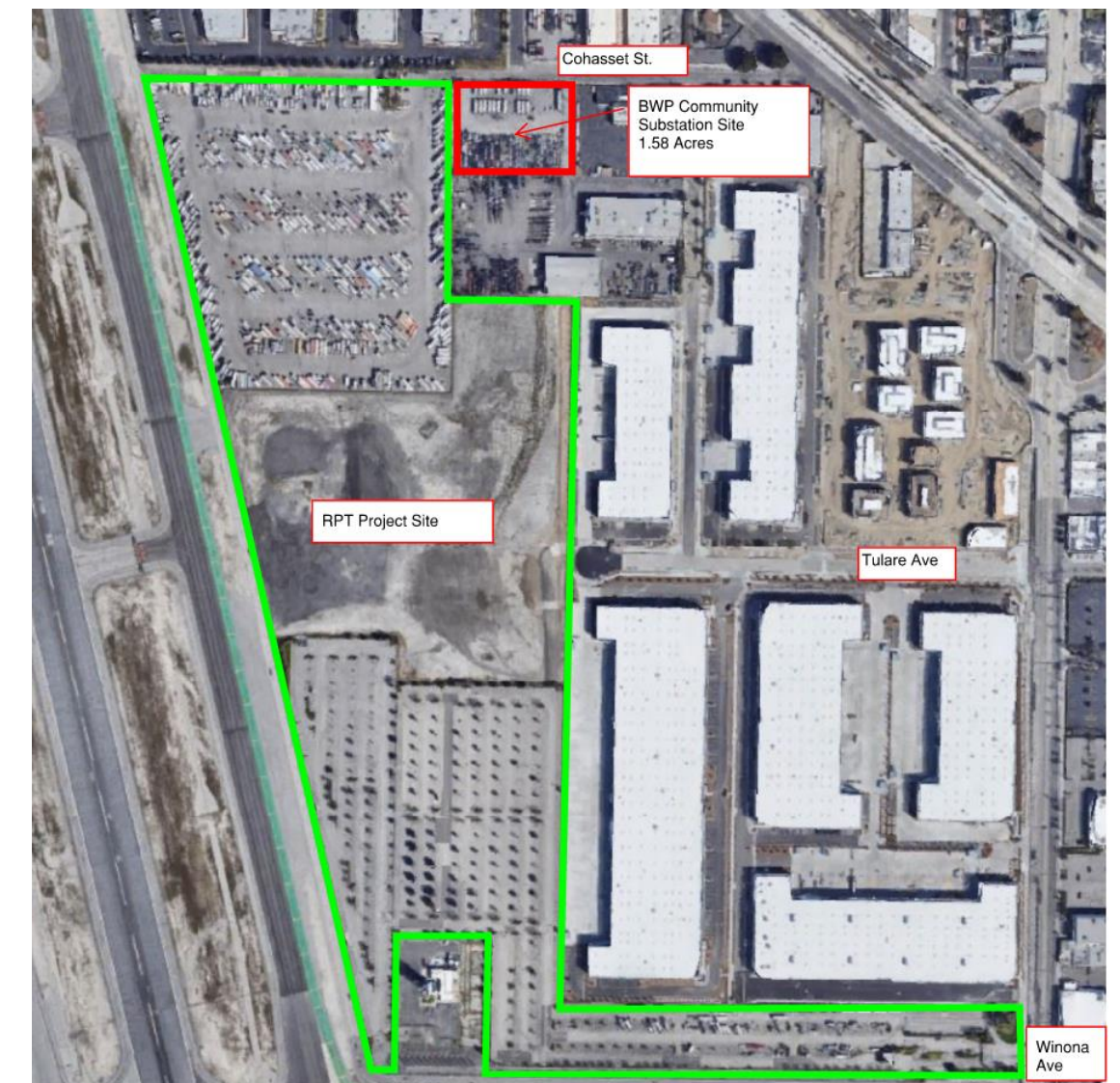
New Substation Requirements

Permanent Electrical Power Solution

- Permanent Power Solution
 - The electrical power demand for the RPT project requires the design and construction of a new electrical substation to be located on BGPAA property in the area shown to the right.

Estimated Costs for Substation and Temporary Construction Power

Substation Work	\$33,123,198
Offsite Sub Transmission Work	\$19,650,000
Credit for the Ontario Substation Capacity	\$(1,706,640)
BWP Credit to Construct the New Community Substation	<u>\$(10,233,264)</u>
Total Substation Costs	\$40,833,264
Temporary Construction Power (June 2024 & May 2025)	<u>\$11,800,000</u>
Total RPT BWP Power Costs	\$52,633,294





Design Elements

ICONIC DESIGN

Design Charrette Themes

Emerging Themes –

- *Simplicity, Convenience and Ease of Use*
 - Ingress/egress as easy as possible
 - Attractive/comfortable lounges
 - Accessible to all users / Family friendly
- *Openness and Transparency*
 - Maximize natural light
 - Create open air feeling
- *Human Scale*
 - Natural and native colors
 - Comfortable, inviting and homey feel
- *Green Design*
 - Achieve LEED Certification
 - Sustainable building materials
- *Quality, Authentic, Iconic Structure*
 - Reflect Burbank and surrounding areas
 - Include public art
- *Aircraft Connection*
 - Embrace aviation history
- *Reflections of Classic Hollywood*
 - Iconic design
 - Celebrate entertainment history



Accessible Design

- The RPT is designed to meet American with Disabilities (ADA) requirements
- Multiple meetings held with city representatives
 - Burbank Advisory Council on Disabilities
 - Pasadena Accessibility and Disability Commission
 - Petra Beglarian and Shea Eccleston-Banwer, ADA Coordinators (City of Glendale Department of Public Works)
- Design components –
 - Close-in accessible parking stalls
 - Extra large elevators
 - Level, signalized crosswalk
 - Multiple access ramps and loading zones @ curbside
 - ADA compliant check-in, kiosks, and Gate counters
 - Family and accessible screening lane
 - Accessible seating and space reserved for wheelchairs
 - Accessible restrooms
 - Oversized toilet compartments
 - Family and Adult assistance rooms
 - Braille and supplemental wayfinding graphics
 - Covered boarding ramps



LEED Update

- Anticipated score as of 90% construction documents
- Items in the “Y” column indicate points that are near certain to be granted*
- Items in the “?” column indicate points that are possible to achieve*
- Items in the “N” column are points that are unachievable on the project*
- LEED Silver requires a minimum of 50 points and with 55 near certain points, the RPT should achieve LEED Silver
- With an additional 12 maybe points there is a potential to achieve LEED Gold
- Should the maybe points not be achieved, the team has identified an additional 8 points that could lead to the Path to Gold
 - Additional points would be at a cost of approximately \$4M

* Note all points granted are subject to the discretion of the US Green Building Council



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y	?	N			
1			Credit	Integrative Process	1
11 0 5 Location and Transportation 16					
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site	2
2		3	Credit	Surrounding Density and Diverse Uses	5
4		1	Credit	Access to Quality Transit v4	5
1			Credit	Bicycle Facilities v4.1	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles v4.1	1
3 2 5 Sustainable Sites 10					
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
		3	Credit	Rainwater Management v4.1	3
1		1	Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
5 0 6 Water Efficiency 11					
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
2		4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
10 5 18 Energy and Atmosphere 33					
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
3		14	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response v4.1	2
		3	Credit	Renewable Energy Production v4.1	3
		1	Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets v4.1	2

Project Name: Burbank RPT
Date: 3/7/2024
90% IFP Checklist



Y	?	N			
7	2	4	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1		4	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations v4.1	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials v4.1	2
2			Credit	Building Product Disclosure and Optimization - Material Ingredients v4.1	2
2			Credit	Construction and Demolition Waste Management	2
11 3 2 Indoor Environmental Quality 16					
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials v4.1	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort (Retail Pathway)	1
2			Credit	Interior Lighting (Retail Pathway)	2
1	1	1	Credit	Daylight v4.1	3
		1	Credit	Quality Views v4.1	1
1			Credit	Acoustic Performance v4.1	1
6 0 0 Innovation 6					
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
1 0 3 Regional Priority Zip code 91505 4					
		1	Credit	Reduced Parking Footprint	1
1			Credit	Access to Quality Transit (3pts)	1
		1	Credit	Opt. Energy (10pts)	1
		1	Credit	Indoor Water Use (4pts)	1
55	12	43	TOTALS		Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

Art in Public Places

- Art in Public places coordinated with the City of Burbank Arts Commission
- Artist outreach and procurement complete
- Two major components selected –
 - Two Electras (exterior)
 - When We Reflect (interior)
 - Coordination in progress
- 3rd art location is under consideration



Resiliency



- RPT is designed to meet Code requirements
 - Utilizes an importance factor of 1.25 (25% more than minimum) and higher basic wind speed
- A Performance-Based Design was performed to evaluate the performance of the code-based design structure used for the building permit
 - The results show the primary structure satisfies Immediate Occupancy performance criteria
- Power analysis completed to define back-up generation requirements
 - Life Safety / Code minimums for egress
 - IT / Communications
 - Full airline operation
 - Ticket counters / Kiosks
 - Baggage Handling System
 - Gate counters
 - Limited GSE charging



Construction Status

Construction Status

- Field work underway since the RPT groundbreaking
 - Rough grading
 - Underground utilities
 - Temporary shoring and subgrade preparation
 - Mass excavation for basement
- Approved permits
 - Grading
 - Shoring



Construction Status



Contract Summary



- \$281MM → CGMPs to-date
- \$829MM → GMP Remainder
- **\$1.1B Total GMP**

- 63 Trade Packages
- 20.8% DBE Tracking (2.8% more than goal)
- 30% Local Workforce Goal (zip code priorities) met
- Over 2,000 jobs created
- October 2026 Opening Day Commitment

Procurement Summary

- Four Community / Market Outreach Events
- Advertisements in 10+ local publications
- www.hptjvteam.com
- 422 Prequalification Packages received (13 from tri-city area)
- 50 Pre-Bid Events
- 117 Post-Bid Scope Meetings



Commission Action

- Staff is requesting the following action from the Commission
 - Approve a total Design-Builder's Guaranteed Maximum Price (GMP) of \$1,110,074,145 for the RPT Project
 - Approve Task Order No. 06 to HPTJV in the amount of \$828,508,297 to fund the remaining unauthorized scope of work for the RPT Project
- Appropriation and expenditure authorization of:
 - The balance of the Owner's Contingency funds in the amount of \$28,235,082
 - Authorize the Owner's Allowance in the amount of \$96,625,855 and within this allowance amount approve:
 - Expenditure of \$3,133,000 for future permit applications
 - \$3,292,855 for the development of terminal resiliency to protect terminal operations in the event of an earthquake
- The GMP plus Owner's cost comprise a total RPT project budget of \$1,298,700,000.

