



RENTAL CAR CONSOLIDATION: ENABLING PROJECT 01 CONTRACT NO. 201951210

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BACKGROUND



- As passenger growth increases, so does the demand for rental cars.
- DEN and the rental car industry have spent several years planning for a consolidation, which will:
 - Align family brands
 - Allows family brands to share resources: bussing, equipment, facilities
 - Allow for new brands to come onto airport property
 - Allow for growth
- In order to consolidate, several enabling projects are required:
 - **Relocation of the employee parking lot (CFCs = 75%)**
 - Relocation of the Wally Park concession (CFCs = 100%)
 - Hertz and drainage reconfiguration (CFCs = 100%)
- This contract is for the relocation of the employee parking lot.
- Customer Facility Charges (CFCs) will fund these projects, per Airport Rule 125

DEN MOBILITY PLAN



- DEN is developing a comprehensive Mobility Plan to address:
 - Transportation Demand Management (TDM)
 - Multimodal infrastructure investment
 - Mode shift
 - Emissions reduction
 - Goals and strategies
- The mobility plan will address the following five sectors:
 - Passengers
 - Employees
 - Tenants (existing and future from DEN Real Estate)
 - Agencies (RTD, CDOT, etc.)
 - Neighbors (Commerce City, Aurora, Adams County)

DEN MOBILITY PLAN



- Phase I (Ongoing – Estimated completion Summer 2020)
 - Data collection/baseline conditions for travel patterns at DEN
 - Stakeholder outreach (DRCOG, RTD, CDOT, etc.)
 - Benchmarking mobility programs for similar large hub airports
 - Employee and tenant survey
 - Passenger survey
- Phase II (Fall 2020)
 - Build on Phase I findings to develop a comprehensive Mobility Plan to include goals and strategies for implementation at DEN
 - Establish metrics and benchmarks to inform DEN capital investment and policy decisions moving forward

ENABLING PROJECTS OVERVIEW – 01/15/2020

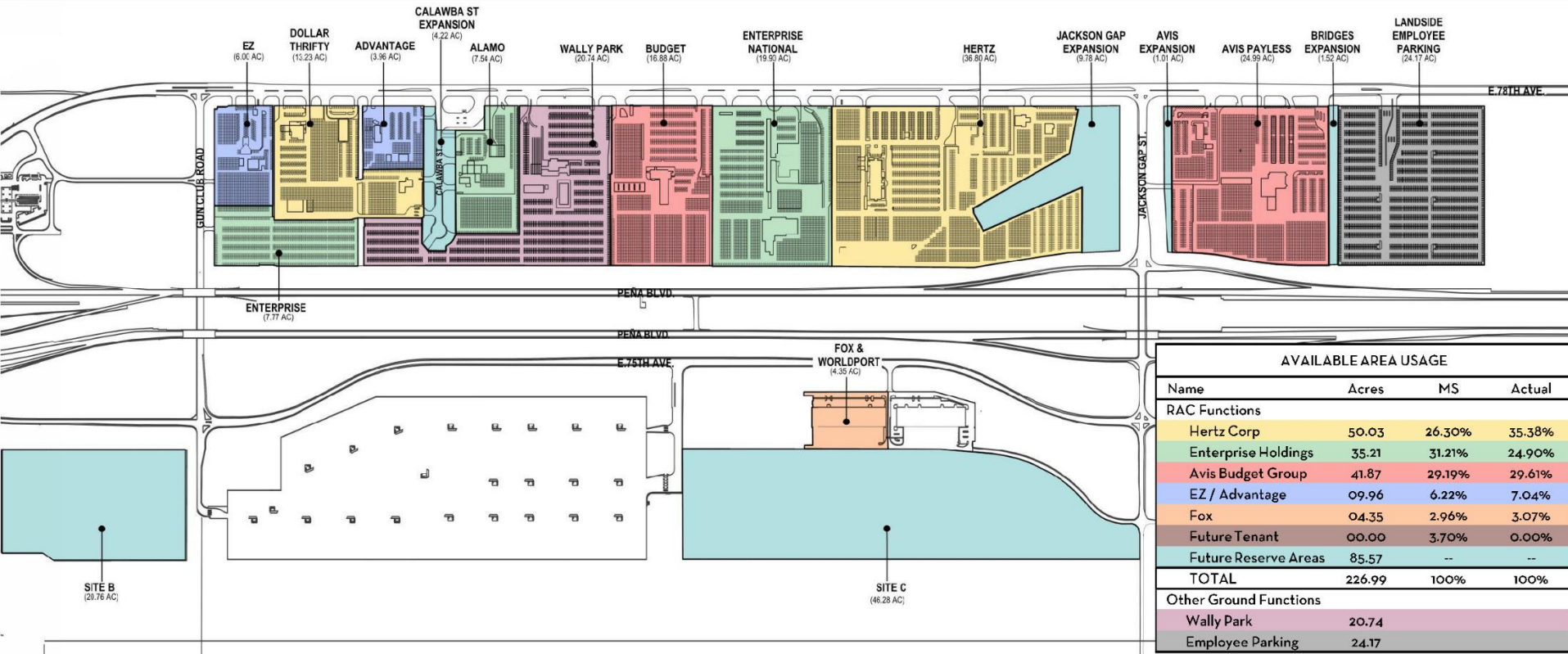


	2018				2019				2020				2021				2022			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Landside Employee Parking Lot Relocation					Design				Solicit Bids				Construction							
Annual Spend (\$M) (CFC Allocation Only)					0.900				20.769				4.850							
Wally Park Relocation					Design				Solicit Bids				Construction							
Annual Spend (\$M)					2.036				10.240				10.240							
Hertz and Drainage Reconfiguration					Design				Solicit Bids				Construction							
Annual Spend (\$M)					0.169				0.200				20.244							
Expenses to Date (\$M)					3.105															
Total Annual Projected Spend (\$M)																				0.000

RENTAL CAR CONSOLIDATION PROGRAM

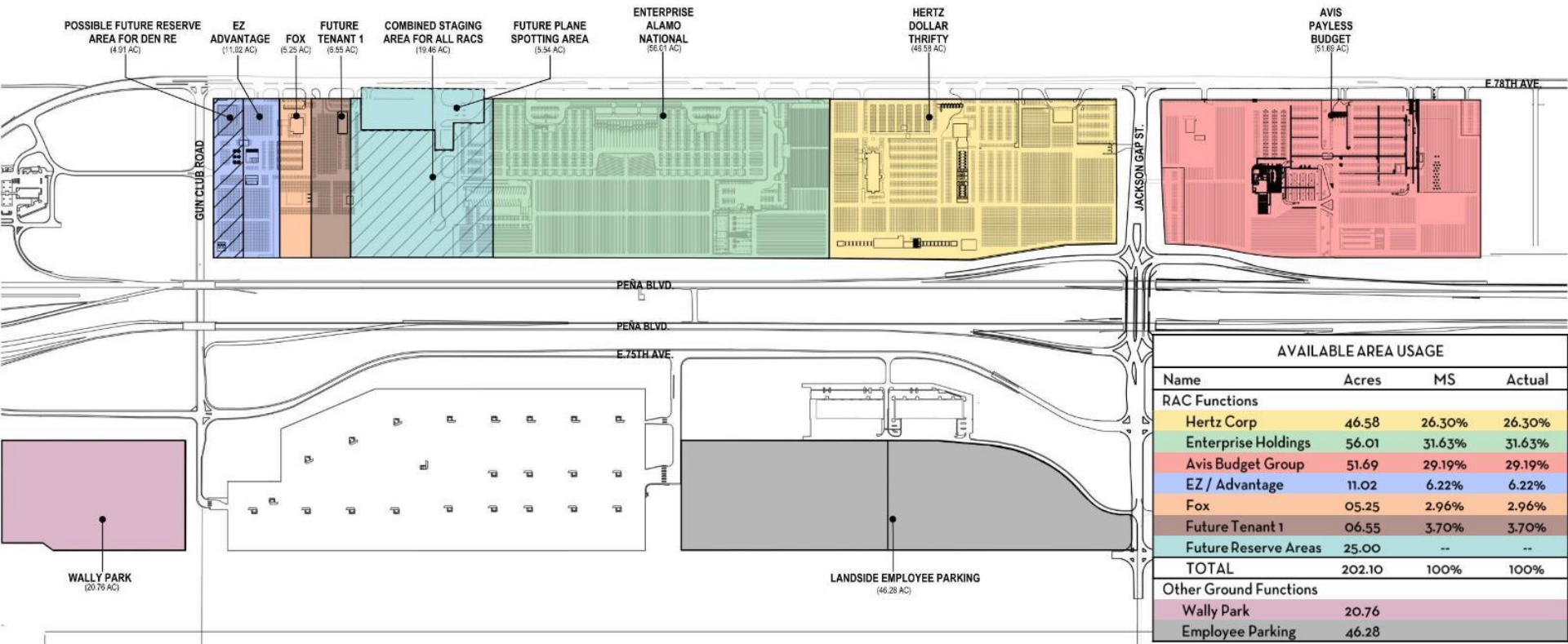


EXISTING RENTAL CAR & LANDSIDE FACILITIES WITH LANDSIDE FACILITY RELOCATION SITE OPTIONS



AVAILABLE AREA USAGE			
Name	Acres	MS	Actual
RAC Functions			
Hertz Corp	50.03	26.30%	35.38%
Enterprise Holdings	35.21	31.21%	24.90%
Avis Budget Group	41.87	29.19%	29.61%
EZ / Advantage	09.96	6.22%	7.04%
Fox	04.35	2.96%	3.07%
Future Tenant	00.00	3.70%	0.00%
Future Reserve Areas	85.57	--	--
TOTAL	226.99	100%	100%
Other Ground Functions			
Wally Park	20.74		
Employee Parking	24.17		

RENTAL CAR CONSOLIDATION MASTER PLAN



AVAILABLE AREA USAGE			
Name	Acres	MS	Actual
RAC Functions			
Hertz Corp	46.58	26.30%	26.30%
Enterprise Holdings	56.01	31.63%	31.63%
Avis Budget Group	51.69	29.19%	29.19%
EZ / Advantage	11.02	6.22%	6.22%
Fox	05.25	2.96%	2.96%
Future Tenant 1	06.55	3.70%	3.70%
Future Reserve Areas	25.00	--	--
TOTAL	202.10	100%	100%
Other Ground Functions			
Wally Park	20.76		
Employee Parking	46.28		

DRAFT

Rental Car Enabling Project 01 **Interstate Highway Construction, Inc. (IHC)**

Relocating landside employee surface parking lot and constructing a new concrete-surface parking lot on an undeveloped site south of the WorldPort facility, between Jackson Gap Street and the Pikes Peak Shuttle Lot

Scope:

- Excavation and embankment, overlots grading
- Water quality facilities and piped stormwater conveyance
- 5.5-inch concrete parking areas, 10-inch concrete bus lanes
- 7 bus stop/shelters and raised islands
- Electrical wiring for lighting, extension of water service for fire protection
- Adjacent roadway improvements, turn lanes and a signalized intersection
- LED Lighting with photosensors
- 50 EV charging stations with ability to increase

SUSTAINABILITY INITIATIVES

- All new lighting within the parking lot will be LED and on photosensors to save energy
- Self-certification to 'Envision' Sustainability Rating system
- Electric Vehicle (EV) charging stations:
 - 50 charging stations operational upon completion (89% increase) (58 chargers are currently operational on DEN property)
 - Additional charging stations added based on demand
- EV Charging Master Plan is under development, will provide DEN-specific requirements appropriate to the Airport's needs and usage based on estimated demand
- DEN continues to invest in renewable energy opportunities at strategic locations on our site
 - Concrete is lighter in color which reflects heat and helps the airport stay in compliance with the LEED campus credit related to Heat Island reduction.
 - Concrete 30 year service life vs. asphalt 20 years
 - Would cost \$8.9 Million to resurface with no CFC \$\$

CONTRACT TERMS AND BID AMOUNTS



Contract Term:

- Construction duration of **520 consecutive calendar days** from Notice to Proceed
- Contract Bid Amount:
 - **Total Construction Contract Amount: \$19,866,743.70**
 - DEN portion \$4,966,686.00

Goals:

- DSBO established 20% level of M/WBE goal type participation

PROJECT SELECTION PROCESS



- Open Invitation for Bids (IFB) – Landside Employee Parking Lot Relocation
- Three (3) bids were submitted:
 - Millstone Weber, LLC – Centennial, CO – Base Bid 01
 - Determined to be non-responsive, did not meet DSBO goal
 - Flatiron Constructors, Inc. – Broomfield, CO – Base Bid 01
 - Determined to be non-responsive, inaccurate bid
 - **Interstate Highway Construction, Inc.** – Englewood, CO – Base Bid 02
 - Apparent responsive low bidder



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