



### **LAX CONRAC** LOS ANGELES, CA

<b>Project Type:</b>	Mass Transit
<b>Agency Owner Name:</b>	Los Angeles World Airports (LAWA)
<b>Financial Close:</b>	December 2018
<b>Delivery Structure and Term:</b>	28 year Availability-Based Design Build Finance Operate Maintain
<b>Cost to Design and Construct:</b>	\$1,300 million

**THE CHALLENGE:** Consolidate rental car operations currently spread across the surrounding area of LAX into one location conveniently located adjacent to the 405 freeway.

## CASE STUDY: LAX CONRAC

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**THE SOLUTION:** The ConRAC facility will provide direct connection to LAX's Automated People Mover (APM) train system. With this direct connection, rental car shuttles will no longer be needed to shuttle customers to and from the Central Terminal Area (CTA), which will result in the elimination of more than 3,200 daily rental car shuttle trips on the surrounding streets and into and out of the CTA. It also features a Quick Turn Around (QTA) area, allowing for the light maintenance of vehicles such as car washing, oil changes and tire rotation. This QTA facility will help alleviate traffic congestion by keeping operations within the footprint of the facility and not out on the city streets.

Sustainable design is also at the forefront of the ConRAC Facility as it will hope to achieve a LEED Silver rating. Sustainable elements include native drought-tolerant landscaping, reclaimed water usage and a solar farm generating over 8,400 megawatt hours annually.

### THE OUTCOME:

**Design to construction completion timeline:** 3.5 years (September 2019-March 2023)

**How was the project financed/paid for?** Senior Secured Private Placement Debt

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### PROJECT TEAM:

**Equity Provider:** Fengate, PCL Investments USA

**Design-Build Contractor:** PCL Construction

**Lead Design Firm:** PGAL

**O&M Contractor:** Johnson Controls, Inc.

**Additional Key Team Member:** N/A

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### POLITICAL CONTEXT:

**Recent Mayors:** Eric Garcetti 2013-2022, Karen Bass 2022-present

**Was there a city election prior to the project's completion?** Yes

**Was a new mayor elected prior to the project's completion?** Yes

**Does the state have P3 enabling statute?** Yes

**Did the city have certified P3 procurement staff?** No

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### WHAT MAKES THIS A P3?

Risk Transfer

Long Term O&M

Private Financing

Performance Based

Public Ground Ownership

Public Purpose

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