



PROJECT SIZE

- \$57M budget
- 500,000 square feet
- 12 car washes
- 16 fueling positions
- 1,200 rent-a-car spaces
- 9 RAC brands

Ted Stevens Anchorage International Airport ConRAC Facility

CONSOLIDATED RENT-A-CAR CENTER

Ted Stevens International Airport
Anchorage, AK



PROJECT TEAM

- Mark Pfeffer – Principal
- Bob O’Neill – Design & Construction
- John SteinerHain – Legal
- Erik Johnson – Site Operations Lead
- KPB Architects – Architect
- Neeser Construction – Design Builder

AIRPORT REPRESENTATIVE

John Parrott
Former Airport Manager
State of Alaska, DOT
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PROJECT SCHEDULE:

- Pre-Development: 2004 – 2005
- Financing: Sept. 2005
- Construction: 18 months
- Open to public: July 2007
- Operations: July 2007 – Present

DEVELOPER | PROJECT MANAGER | ASSET MANAGER | OPERATOR

When the rent-a-car concessionaires (RACs) at the Ted Stevens Anchorage International Airport (ANC) called on Mark Pfeffer to explore near-terminal development of a consolidated rent-a-car facility (ConRAC), there was no Customer Facility Charge to secure and repay bond financing, and the Airport was stretched thin on both project management and financing capacity.

Managing a predecessor to the entity that is now CS Project Delivery, Pfeffer pioneered the “tenant development approach,” driven by RAC involvement without reducing Airport authority and reducing risk and cost for both the Airport and RACs. Pfeffer’s leadership and RAC consensus-building reduced the Airport’s burden of negotiating terms and reviewing plans and designs with each RAC. The team optimized outcomes at the lowest cost and achieved the prioritized objectives of both the RACs and Airport, while consolidating Quick Turn-Around (QTA) services in the most cost-effective and expeditious manner possible.

Facility managers—CS Operators, continually seeks to renew, repair and update the aging facility. Over the past three years, capital improvements have been made including painted ceilings, upgraded lighting and enhanced weatherproofing.