

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



## BOARD MEMBERS

DAVID ALVAREZ  
LAURIE BERMAN\*  
C. APRIL BOLING  
GREG COX  
JIM DESMOND  
COL. JOHN FARNAM\*  
ROBERT H. GLEASON  
LLOYD B. HUBBS  
JIM JANNEY  
ERAINA ORTEGA\*  
PAUL ROBINSON  
MARY SESSOM

\* EX OFFICIO BOARD MEMBERS

PRESIDENT/CEO  
THELLA F. BOWENS

## CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE

and

## SPECIAL BOARD MEETING

### AGENDA

Thursday, April 30, 2015  
9:00 A.M.

San Diego International Airport  
Commuter Terminal -- Third Floor  
Board Room  
3225 N. Harbor Drive  
San Diego, CA 92101

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. If comments are made to the Board without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in Corporate & Information Governance and are available for public inspection.

**NOTE:** Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Board Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Corporate & Information Governance/Authority Clerk Department.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK.  
**PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMITTEE MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.**

*The Authority has identified a local company to provide oral interpreter and translation services for public meetings. If you require oral interpreter or translation services, please telephone the Corporate & Information Governance /Authority Clerk Department with your request at (619) 400-2400 at least three (3) working days prior to the meeting.*

---

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Committee Members: Alvarez, Boling, Gleason, Hubbs (Chair), Robinson

## **NON-AGENDA PUBLIC COMMENT**

Public Comment is reserved for members of the public wishing to address the Committee on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Committee. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

**Note:** Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board.

## **NEW BUSINESS**

### **1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the January 22, 2015 regular meeting.

### **2. TERMINAL 2 PARKING PLAZA UPDATE:**

(Airport Design & Construction: Ajay Babla, Program Manager)

### **3. NORTH SIDE DEVELOPMENT PROGRAM UPDATE:**

(Airport Design & Construction: Mike Ross, Project Manager)

## **NON-AGENDA PUBLIC COMMENT**

## **COMMITTEE MEMBER COMMENTS**

## **ADJOURNMENT**

**Policy for Public Participation in Board, Airport Land Use Commission (ALUC), and Committee Meetings (Public Comment)**

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is limited to eighteen (18) minutes and is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

**Additional Meeting Information**

**NOTE:** This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an **Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office** at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at [www.san.org](http://www.san.org).

**For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Commuter Terminal. Bring your ticket to the third floor receptionist for validation.**

**You may also reach the Commuter Terminal by using public transit via the San Diego MTS system, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.**

**DRAFT  
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY  
CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE  
AND SPECIAL BOARD MEETING MINUTES  
THURSDAY, JANUARY 22, 2015  
SAN DIEGO INTERNATIONAL AIRPORT  
BOARD ROOM**

**CALL TO ORDER:**

Chair Hubbs called the regular meeting of the Capital Improvement Program Oversight Committee and Special Board Meeting to order at 9:00 a.m., Thursday, January 22, 2015, in the Board Room of the San Diego International Airport, Commuter Terminal, 3225 N. Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:** Board Member Smisek led the Pledge of Allegiance.

**ROLL CALL:**

Present:           Committee Members:   Alvarez, Gleason, Hubbs, Robinson  
                      Board Members:       Boling, Cox, Sessom, Smisek

Absent:           Committee Members:   None

Also Present:   Angela Shafer-Payne, Vice President, Planning & Operations;  
                      Amy Gonzalez, Senior Director, General Counsel; Lorraine  
                      Bennett, Assistant Authority Clerk II; Sara Real, Assistant  
                      Authority Clerk I

*Board Members Cox and Sessom arrived during the course of the meeting.*

**NON-AGENDA PUBLIC COMMENT:** None

**NEW BUSINESS**

**1.    APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the October 21, 2014, regular meeting.

**ACTION: Moved by Board Member Gleason and seconded by Board Member Robinson to approve staff's recommendation. Motion carried unanimously.**

*Board Member Sessom arrived at 9:08 a.m.*

**2. GREEN BUILD STATUS UPDATE:**

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Green Build Status Update, which included Key Construction Milestones; Elevated Departure Roadway (EDR) Sidewalk Replacement; EDR Location; EDR Sidewalk Replacement; Terminal 2 West Ticket Counter Expansion; Reroof Terminal 2 West Existing; Budget Performance as of November 30, 2014; and Closeout.

In response to Board Member Alvarez regarding whether the Elevated Departure Roadway sidewalk replacement was paid for by the Authority, Mr. Bolton stated that since it was determined that the issue was not structural and deemed an aesthetic concern of the Authority, the Authority's share of the costs for the work is being funded through the Guaranteed Maximum Price (GMP), which includes a contractor contingency, which will be used to pay this additional cost.

In response to Board Member Alvarez regarding if it is financially feasible to replace the entire roof for Terminal 2 West, Mr. Bolton stated that by including the photovoltaic systems in the current contract, this will expedite the roof replacement and provide a better project for the Authority.

*Board Member Cox arrived at 9:23 a.m.*

**3. PHOTOVOLTAIC STATUS UPDATE TERMINAL 2 WEST:**

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Photovoltaic Status Update Terminal 2 West, which included Terminal 2 West (T2W) Photovoltaic – First Amendment to Power Purchase Agreement (PPA); and T2W Photovoltaic Installation.

In response to Board Member Boling regarding what was amended in the composition of modifications to the PPA, Mr. Bolton stated that as the project moved forward, the contractor determined that it needed financing from an external banking source. He stated after review of the contract by the bankers, they requested modifications to the terms and conditions that included a termination clause, definition of direct damages, clarification of ownership interest, insurance terms, and construction phasing.

In response to Board Member Boling regarding whether the Authority gave up anything in these modifications, Amy Gonzalez, Senior Director, General Counsel, stated that there were some changes to language in the insurance provisions from both parties. Mr. Bolton further clarified that the energy rates originally proposed would remain the same.

**4. RENTAL CAR CENTER AND RESTAURANT UPDATE:**

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Rental Car Center and Restaurant Update, which included Key Construction Milestones; Aerial Photo; Restaurant View from the Parking; View of Restaurant & Downtown; Concrete Structure Progress; Rendered Aerial View; Construction Status; West Helical Ramp; Interior Mechanical Electrical Plumbing Work at Quick Turnaround Area; Steel and Pre-Cast Stairs; In-Place Canopy Mock-Up; and Rental Car Center Budget Update.

In response to Board Member Gleason regarding any responses to interest about the new restaurant site, Scott Brickner, Vice President, Finance & Asset Management, stated that interest has been slow during the holidays, and that the broker is increasing its marketing efforts to bolster interest.

In response to Board Member Gleason regarding whether press or marketing efforts are planned for the project topping out in March, Jeffrey Woodson, Vice President, Development, stated that no major activities are currently planned.

**5. TERMINAL 2 PARKING PLAZA UPDATE:**

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Terminal 2 Parking Plaza Update, which included Current Board Direction to Staff; and Key Project Milestones.

**6. NORTH SIDE DEVELOPMENT PROGRAM UPDATE:**

Keith Wilschetz, Director, Airport Planning, provided a presentation on the North Side Development Program Update, which included a Program Overview; Key Project Milestones; Project – Construct Airport Electrical Distribution System (12kV); Project – Interior North Side Road and Utilities; Project – Terminal Link Road; Project – Triturator; Project – North Side Utilities Storm Drain Trunk; Project – North Side Additional Landscape; and Project – SDIA Way finding Signage.

In response to Chair Hubbs' concerns regarding the need for enhanced landscaping to the area north of Pacific Highway, Mr. Wilschetz stated that staff will work closely with SANDAG for improvements to that area.

Board Member Boling expressed concern that the proposed trolley stop for access to the airport may be viewed by the public as permanent. She urged staff to ensure that the public is made aware that this will eventually be replaced by the Intermodal Center.

Board Member Gleason requested that staff provide a future presentation to the full Board regarding way finding signage for the Northside development.

**7. FINANCIAL OVERVIEW OF THE GREEN BUILD AND RENTAL CAR CENTER COSTS:**

Michael Sears, Director, Financial Management, provided a presentation on the Financial Overview of the Green Build and Rental Car Center (RCC) Costs, which included the Green Build Program by Contract; Green Build Program by Location; Plan of Finance Total – Green Build; Green Build Program Cost Trend; RCC Program; and RCC Program Cost Trend.

**8. PUBLIC & STAKEHOLDER OUTREACH:**

Diana Lucero, Director, Vision, Voice & Engagement, provided a presentation on Public & Stakeholder Outreach, which included North Side Development – Economy Parking Lot Marketing; Local & Small Business Contracts Awards; Local & Small Business Profiles; Airport Development Plan (ADP) Stakeholder Input Sessions; ADP Public Outreach; ADP Online Video & Survey; and ADP Media Coverage.

**9. SMALL BUSINESS DEVELOPMENT REPORT:**

Sonia Cruz, Manager, Small Business Development, provided a presentation on the Small Business Development Report, which included the Rental Car Center – Dollars Awarded; Opportunity Awareness; Rental Car Center Opportunity Awareness; and Education and Training.

**NON-AGENDA PUBLIC COMMENT** - None

**COMMITTEE MEMBER COMMENTS**

**ADJOURNMENT** The meeting was adjourned at 10:23 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM  
OVERSIGHT COMMITTEE THIS 30<sup>th</sup> DAY OF APRIL, 2015.

---

JEFFREY WOODSON  
VICE PRESIDENT, DEVELOPMENT

ATTEST:

---

LORRAINE BENNETT  
ASSISTANT AUTHORITY CLERK II

## Item 2



## Capital Improvement Program Oversight Committee

### Terminal 2 Parking Plaza Update

April 30, 2015





# Presentation Topics

## Terminal 2 Parking Plaza

Previous Board Approvals

Project Milestones

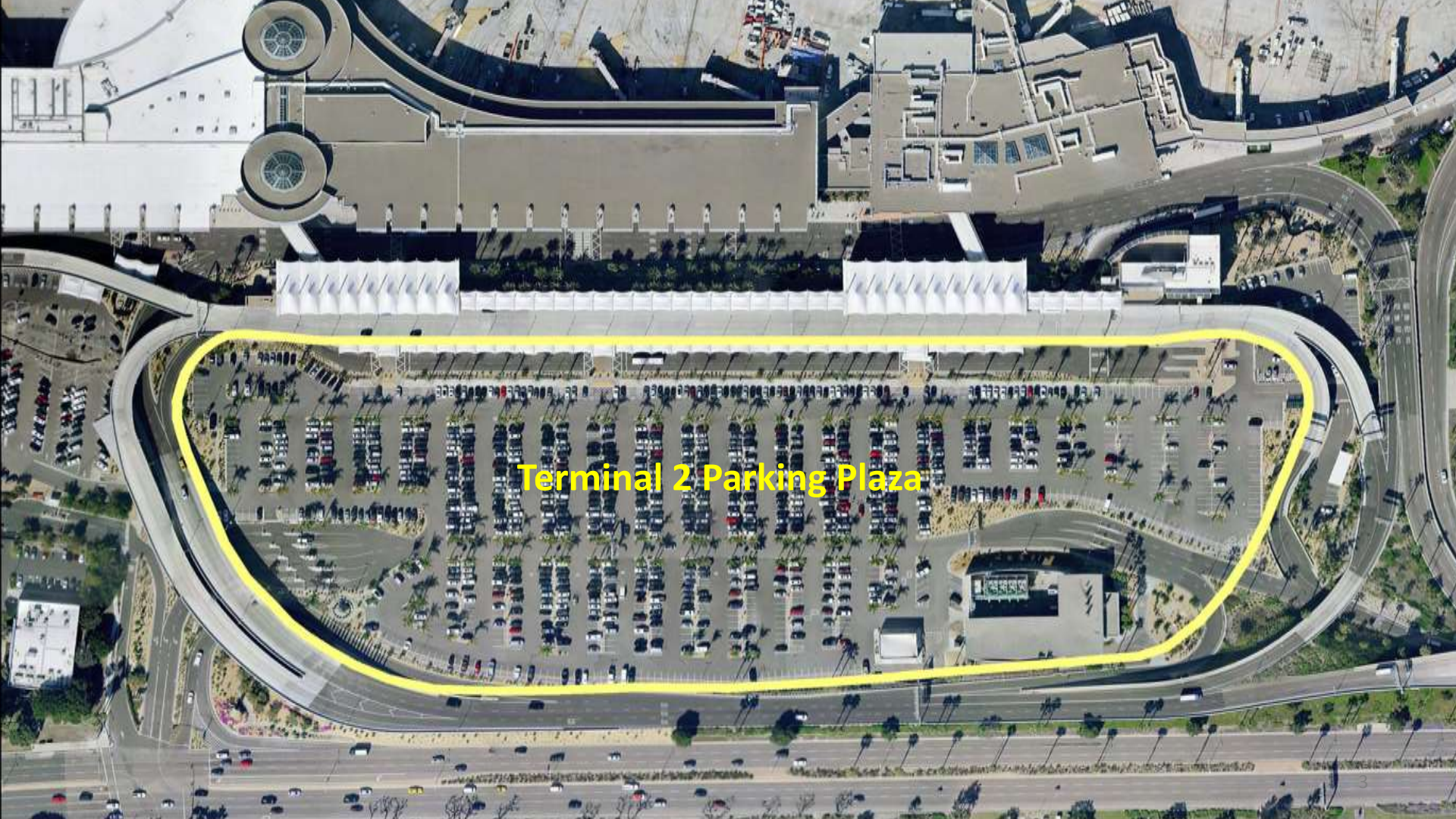
Project Delivery

Programmatic Document

Budget Validation Milestones

Next Steps





Terminal 2 Parking Plaza

# Previous Board Approvals

- July 7,2014 Board Direction to Staff:
  - Prepare & submit Coastal Commission development permit application
  - Commence steps toward project design and construction of:
    - 3 story parking plaza
    - 3,000 parking space capacity
    - Located in Terminal 2 Parking Lot

# Project Milestones

Milestone Event	Planned Completion
California Coastal Commission Permit Application Submittal	Completed December 2014
Issue Request for Qualifications for Design-Builder (D-B)	Completed February 2015
Issue Request for Proposals to D-B Finalists	Completed April 2015
<b>California Coastal Commission Meeting</b>	<b>June 2015</b>
<b>Request Board Authorization to Negotiate Contract with Recommended D-B</b>	<b>June 2015</b>

# Project Delivery: Design Build

## (Single Contract for Both Design & Construction)

- **Two-Step Procurement:**
  - RFQ to short list qualified firms
    - Focused on Past Performance
    - 7 Proposals Received; 4 Teams Shortlisted March 27, 2015
  - RFP from short list with limited price proposal to select final team
    - Focused on Project Implementation by Design-Build team
    - RFP issued April 16, 2015
    - Proposals and interviews in May, 2015
    - Limited price proposal as selection factor:
      - Determine key business terms in a competitive environment (personnel mark-up, fee percentage, bond percentage)
      - Proposal is **not** for construction cost (GMP at later date)

# Programmatic Document

(Started: October 2014 Completed: May 2015)

- A well developed building program to determine project criteria
- Establish scope drivers for the Airport Authority –
  - What is “must have” vs “nice to have”
- Developed over 30 Meetings with Internal Stakeholders
- Expect to provide final document to selected Design-Build team

# Programmatic Document

- Key Drivers –
  - State of the art facility with industry leading customer service features
  - Extend the high level passenger experience established by the Green Build
  - Use technology strategically to aid passenger experience, lower operating costs & increase revenues

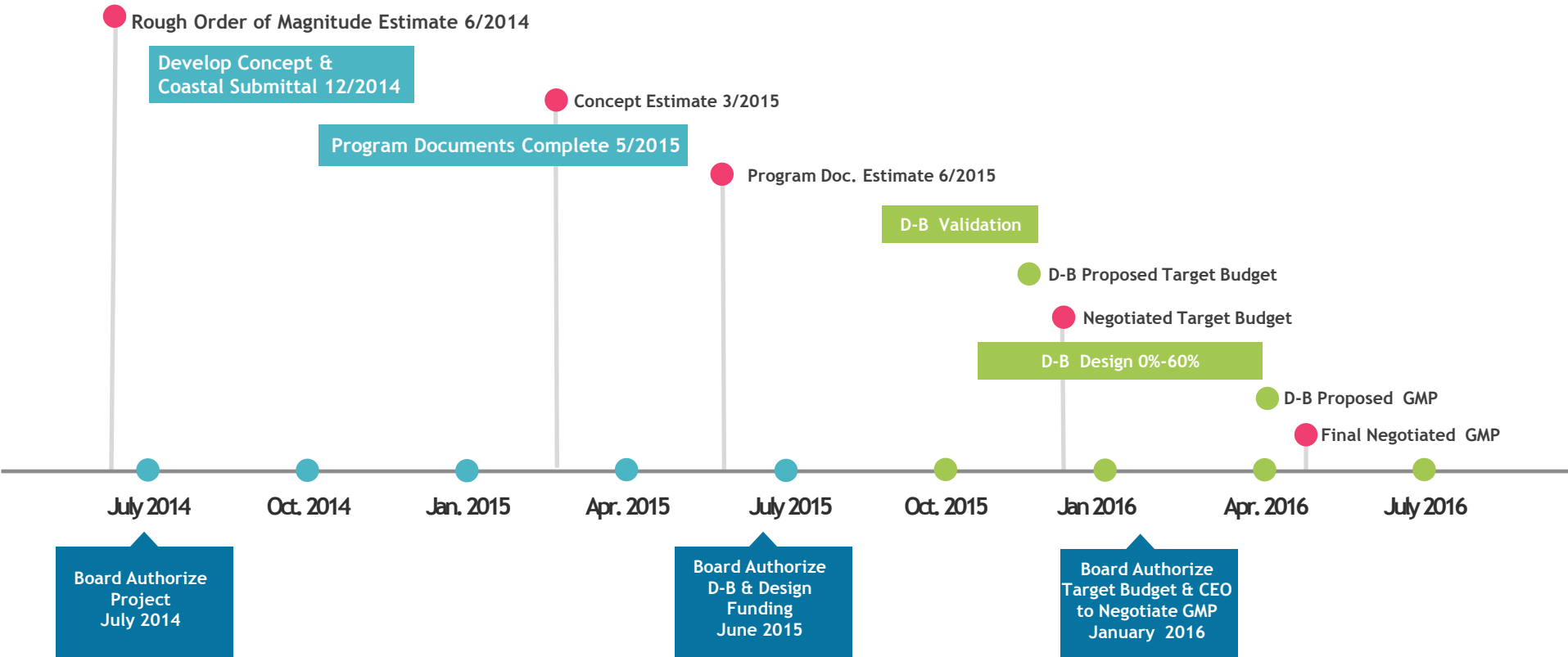


# Programmatic Document

- Key Features Under Consideration –
  - Architectural design that complements The Green Build
  - Extend quality of passenger experience from Terminal into the Parking Plaza
  - Main elevator and stair cores provide opportunities for concessions, advertising, and Public Art
  - Enhanced pedestrian circulation within Parking Plaza
  - Advanced technology to maximize ease of use, parking utilization & revenue



# Budget Validation Milestones



# Next Steps

- June 25, 2015, Staff Requests to Board:
  - Request Authorization for President/CEO to Negotiate and Execute Contract with Recommended Design-Builder
  - Authorization to Negotiate and Execute Work Authorizations for Early Design and Validation Phase with Recommended Design-Builder for a Not-To-Exceed Value



Questions?



# North Side Development Program Update

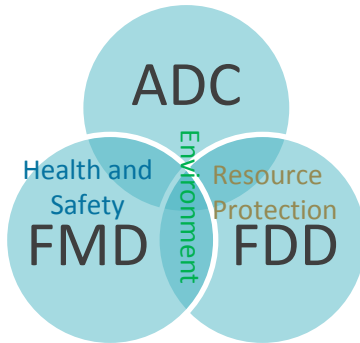
Mike Ross

Project Manager

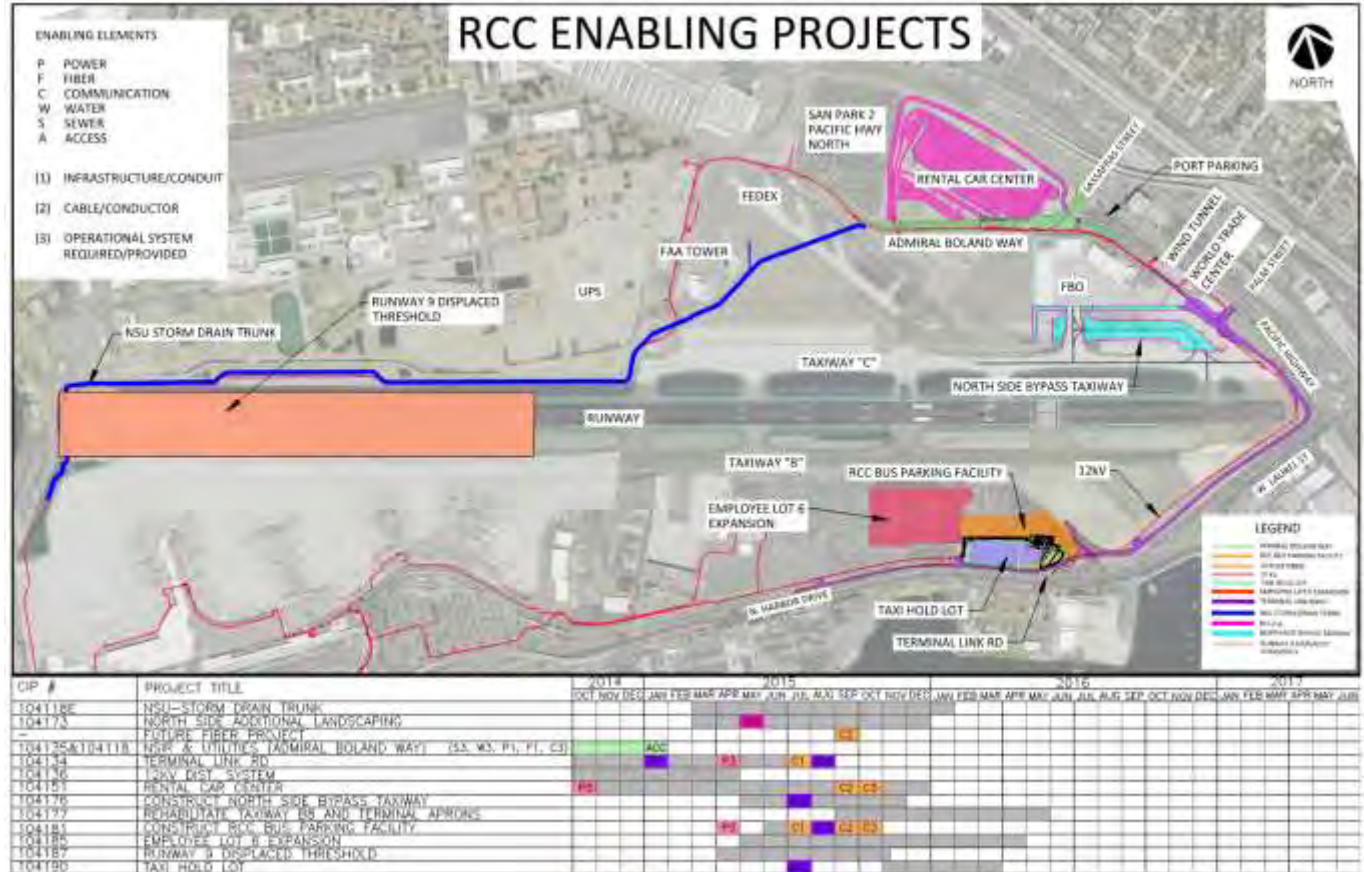
Airport Design & Construction

April 30, 2015

# Program Overview



*One Team Delivering Sustainable, World Class Facilities*



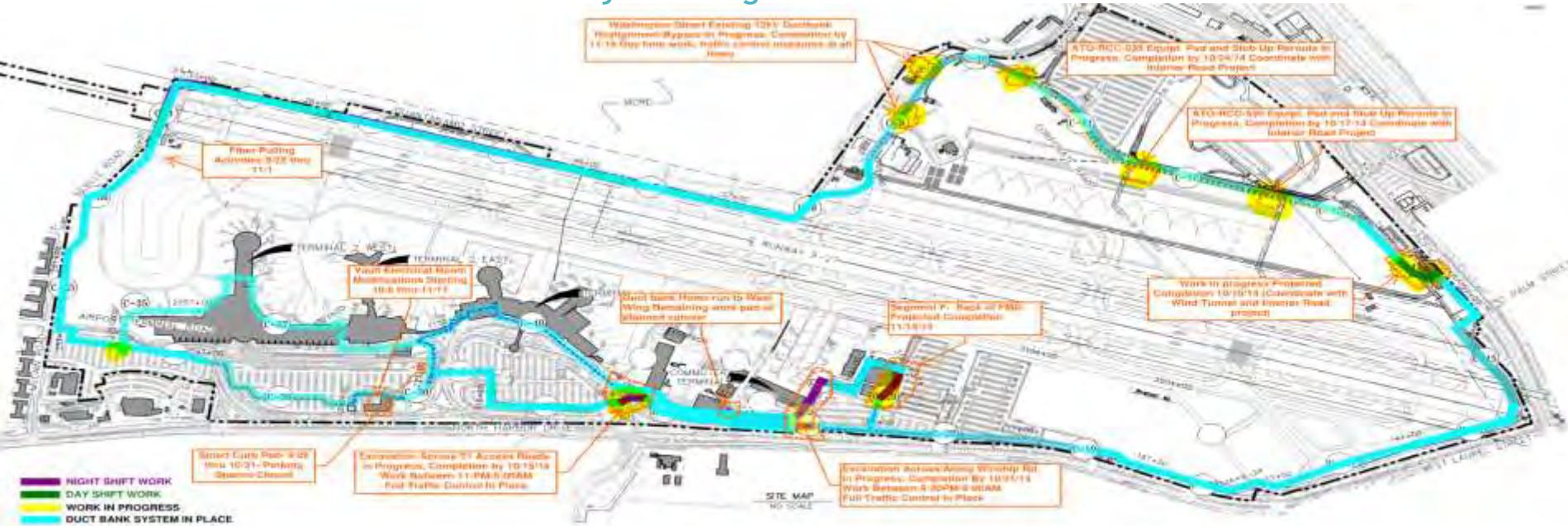
# Key Project Milestones

Milestone Event	Planned Date
12kV Internal Loop	September 2013 - April 2015
Terminal Link Road	August 2014 – August 2015
Storm Drain Trunk	February 2015 – January 2016
RCC Bus Facility	April 2015 – September 2015
Construct North Side Bypass Taxiway	March 2015 – October 2015



# CIP#: 104136 - Construct Airport Electrical Distribution System (12kV)

Project Manager: Hamid Kalantar



**CIP 104136 – Construct Airport Electrical Distribution System  
12kV Duct Banks & Electrical Equipment Projected Schedule**

# CIP#: 104136 - Construct Airport Electrical Distribution System (12kV)

Project Manager: Hamid Kalantar

- **Project Phasing & Status:**

- Electrical Duct Banks: Completed
- Control System & Display Software Development and Factory Testing: Completed
- Electrical Equipment & Cabling: Complete
- 12kV Cutover & Commissioning: 11/2014 through 4/2015

- **Milestones:**

**Anticipated**

- Final Completion: 04/29/2015



# CIP#: 104136 - (12kV)

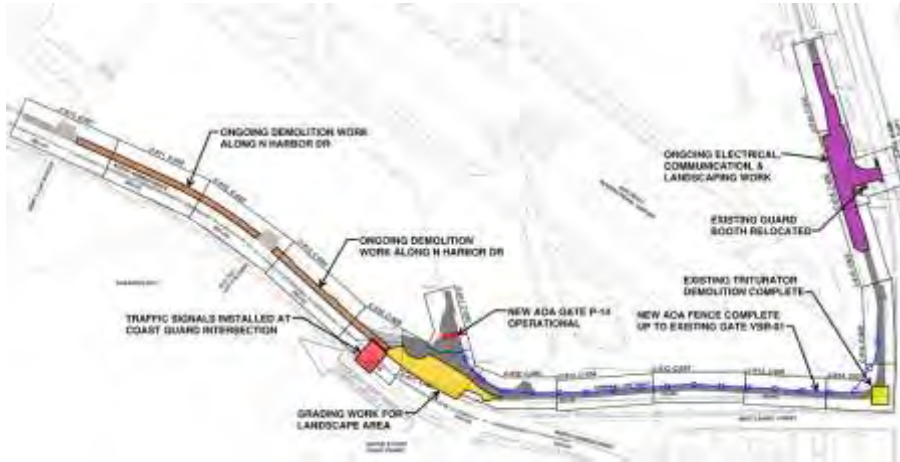
Project Manager: Hamid Kalantar



# CIP#: 104134 Terminal Link Road

*Project Manager: Michael Slawson*

*Program Budget: \$16,300,000 Completion Date: August 2015*



- Continuing work on the North Side, to include the Port Parking Lot and Palm St. Landscape. VSR 01 relocation, N. Harbor Drive Landscape on-going
- Construction Complete August 2015

# CIP#: 104134 Terminal Link Road HARBOR DRIVE IMPROVEMENTS



- Coast Guard Traffic Signal is Up – Signals to be active in June, Curb and Storm Drain from CGG to Cell Phone Lot next week. Base Paving Next two weeks.
- SDG&E Relocations are on-going



# CIP: 104118E - NSU Storm Drain Trunk

*Project Manager: Christopher George*



# CIP#: 104118E NSU Storm Drain Trunk

*Project Manager: Chris George*  
*Program Budget: \$14,014,587*



## Key Elements:

- Micro Tunnel/San Park 2 Parking
- Coordination with FAA Hard Closure
- Outfall Tie-in dependent on Terminal 2 Storm Drain Warranty Work

- NTP for field construction was issued on 3/2/15
- Pump Station Excavation Spoils Replace RCC Bus Facility Import – Save \$
- MCRD – Negotiating Right of Entry for Dewatering Facilities – Save \$

# CIP#: 104173 - North Side Additional Landscape





# CIP#: 104173 North Side Add. Landscape

*Project Manager: Michael Slawson*

*Program Budget: \$2,500,000 Completion Date: October 2015*



- Project Limits
  - ❖ Start Washington Street Intersection
  - ❖ End at the Port Parking Lot South of Sassafras
- Water Improvements – Early Start April 6, 2015
- Final Permit Approvals pending

# CIP#: 104168C - SDIA Wayfinding Signage

*Project Manager: Al Arrieta*

*Project Budget: \$ 4,990,000.00*

*Completion Date: December 1, 2015*

## **Upcoming Activities:**

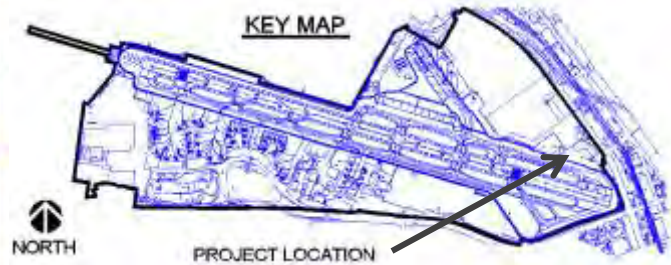
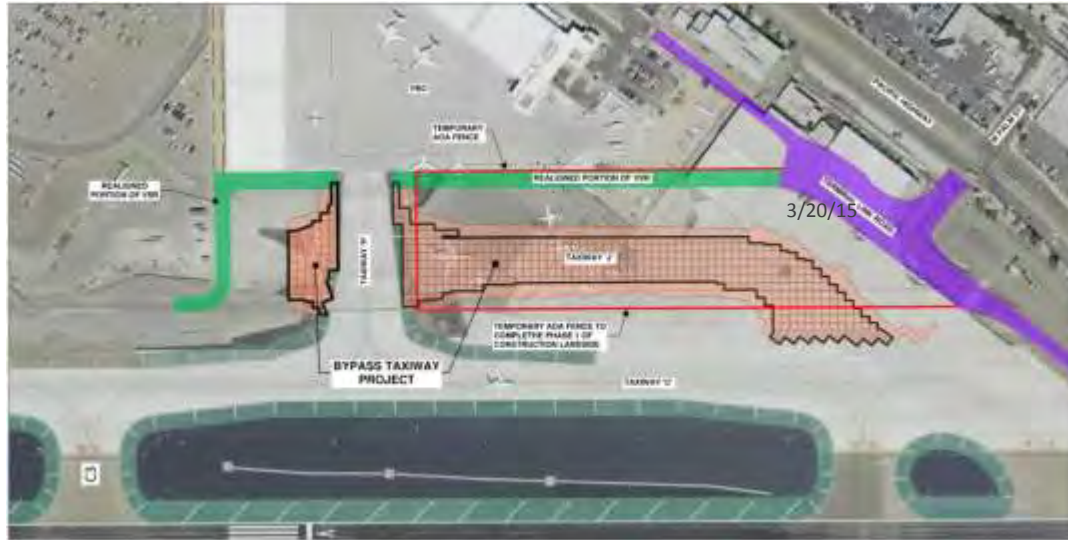
- Meet with Design Team to discuss implementation strategies and validate assumptions
- Meet with Caltrans Senior Staff to refine implementation timelines
- Obtain City of San Diego Submission Right of Way Agreement and Encroachment and Maintenance Agreement



# CIP#: 104176 North Side Bypass Taxiway

Project Manager: James Weides

Program Budget: \$10,000,000 Completion Date: November 2016



- Construction Started on 3/30/2015

# CIP#: 104181 RCC Bus Parking Facility

*Project Manager: Chris George*

*Program Budget: \$8,382,000      Completion Date: October 2015*



- Bids were opened on 3/16/15
- Board award of construction contract expected on 4/23/15
- NTP for field construction expected to be issued on 6/3/15

# CIP#: 104185 Employee Parking Lot 6 Expansion

*Project Manager: Chris George*

*Program Budget: \$6,290,000      Completion Date: December 2015*



- Project was advertised for bids on 4/16/15
- Board award of construction contract expected on 6/25/15
- NTP for field construction expected to be issued on 7/27/15

# North Side Development Program

## QUESTIONS?