

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

Greg Cox
Jim Desmond
Mark Kersey
Robert T. Lloyd
Paul Robinson
Johanna Schiavoni
Michael Schumacher
Mark B. West

CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE and SPECIAL BOARD MEETING

AGENDA

Thursday, October 17, 2019
10:00 A.M.

San Diego International Airport
SDCRAA Administration Building -- Third Floor
Board Room
3225 N. Harbor Drive
San Diego, CA 92101

Ex-Officio Board Members

Cory Binns
Col. Charles B. Dockery
Gayle Miller

President / CEO

Kimberly J. Becker

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 Board Services 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 Board Services/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 Board Services/ 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: Boling, Kersey (Chair), Robinson, Schumacher

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 Committee.

NEW BUSINESS:

1. **APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the August 26, 2019 regular meeting.
2. **SUSTAINABILITY MANAGEMENT PLANNING UPDATE: DRAFT ZERO WASTE PLAN AND DRAFT BIODIVERSITY PLAN:**
(Planning & Environmental Affairs: Chad Reese, Environmental Affairs Manager; Karilyn Merlos, Senior Environmental Specialist)
3. **QUIETER HOME PROGRAM UPDATE:**
(Planning & Environmental Affairs: Sjohnna Knack, Noise Program Manager)
4. **CAPITAL IMPROVEMENT PROGRAM UPDATE:**
(Airport Design & Construction: Bob Bolton, Director)
5. **CONSTRUCTION PROJECTS FINANCE UPDATE:**
(Airport Finance: Geoff Bryant, Finance & Risk Management Manager)
6. **AIRPORT DEVELOPMENT PLAN UPDATE:**
(Development Division, Dennis Probst, Vice President)

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 of the agenda 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.
- 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.
- 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.

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

You may also reach the SDCRAA Administration Building 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
SPECIAL CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE
AND SPECIAL BOARD MEETING
MONDAY, AUGUST 26, 2019
BOARD ROOM

CALL TO ORDER: Chair Kersey called the Special Capital Improvement Program Oversight Committee meeting to order at 10:00 a.m., on Monday, August 26, 2019, in the Board Room of the San Diego International Airport, Administration Building, 3225 N Harbor Drive, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE: Chair Kersey led the Pledge of Allegiance.

ROLL CALL:

Present: Committee Members: Boling, Kersey (Chair), Robinson,
Schumacher

Board Members: Lloyd, Schiavoni

Absent: Committee Members: None

Also Present: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Martha Morales, Assistant Authority Clerk I

NON-AGENDA PUBLIC COMMENT: None.

NEW BUSINESS:

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the May 9, 2019 regular meeting.

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

2. CAPITAL IMPROVEMENT PROJECT UPDATE:

Bob Bolton, Director, Airport Design & Construction, provided a presentation with Updates on the Airport Support Facilities, 3MG Storm Water Cistern Project, Facilities Management Department Campus, Replace Baggage Screening Equipment, Hydrant Fueling Program at SAN, Hydrant Fueling Infrastructure Project, Rehabilitate Cross Taxiways C1, C2, C5, and D, Rehabilitate Cross Taxiways B1, B4-B7, C3, C4, C6, T2W Federal Inspection Station Buildout, and Airline Relocations.

3. AIRPORT DEVELOPMENT PROGRAM (ADP) UPDATE:

Dennis Probst, Vice President, Development Division, provided an Update on the Airport Development Program (ADP) that included ADP Master Planning Goals,

Original Proposed Project (2018), Initial ADP DEIR – Main Feedback, Recirculated Draft EIR – “Alternative 4”, Updated Aviation Activity Forecast, Updated CEQA Schedule, Updated NEPA Schedule, ADP Packages, ADP Packages Schedule, and Related Elements.

Board Member Boling recommended that to avoid confusion between calendar and fiscal year, the Expected Award column of the ADP Packages should be presented as months versus quarters.

In response to Chair Kersey’s inquiry on how the ADP’s timeline would be affected if the EIR enters into litigation, Lee Kaminetz, Director, Counsel Services, stated that unless there was an injunction filed, the Authority would have the choice on whether to continue the work. Mr. Probst stated that if litigation followed CEQA, the theory would be that the litigation could be completed before the schedule calls for shovels in the ground.

In response to Board Member Boling’s concerns regarding the availability of labor and materials with the large construction projects happening in Los Angeles, Mr. Probst stated that it will be a challenge as the amount of work happening at airports nationwide is unprecedented, but the potential proposers’ view of labor availability thus far has been positive.

4. CONSTRUCTION PROJECTS FINANCE UPDATE:

Geoff Bryant, Manager, Airport Finance, Finance & Risk Management, provided a Finance Update for Construction Projects which included Federal Inspection Station (FIS) Cost, FIS Funding Sources, Airport Support Facility Cost, and Other Projects.

BOARD AND COMMITTEE MEMBER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 11:12 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM
OVERSIGHT COMMITTEE THIS 17TH DAY OF OCTOBER, 2019.

DENNIS PROBST
VICE PRESIDENT, DEVELOPMENT

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES/
AUTHORITY CLERK



SAN DIEGO
INTERNATIONAL AIRPORT

LET'S **GO.**

Draft Zero Waste Plan & Draft Biodiversity Plan

CIPOC Meeting

October 17, 2019

Chad Reese

Environmental Affairs Manager

KariLyn Merlos

Senior Environmental Specialist

Sustainability Management Planning

Main Topic Areas





ZERO WASTE

● Ticketing
U.S. Airways

Zero Waste

The ZWP establishes the Authority's vision to be a leader in CA, region, and industry in **rethinking materials management**



Zero Waste

Focus Areas



Primary Goal #1

Reduce Waste Generation

- 10% reduction in discarded material by 2035

Primary Goal #2

Achieve “Zero Waste”

- Divert at least 90% from the landfill by 2035

Primary Goal #3

Demonstrate regional and industry leadership in Zero Waste

- “TRUE” or equivalent certification by 2035

Zero Waste

Examples of Potential Strategies



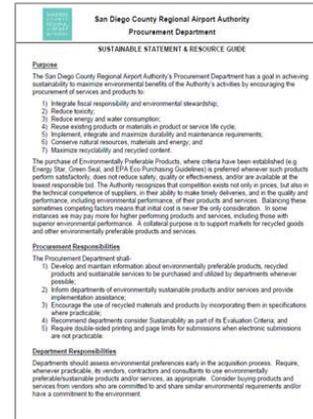
Install More Water Bottle Refilling Stations



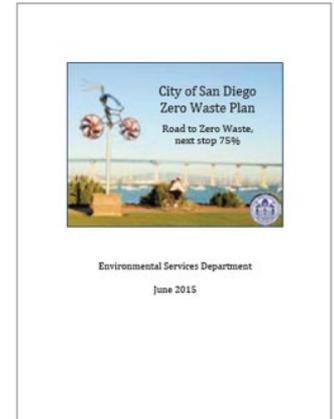
Consider Central Waste Station in Food Courts



Work with Airlines to Educate Passengers on Best-Practices



Increase Environmentally-Preferable Purchasing



Continue Strategic Partnership with City of San Diego

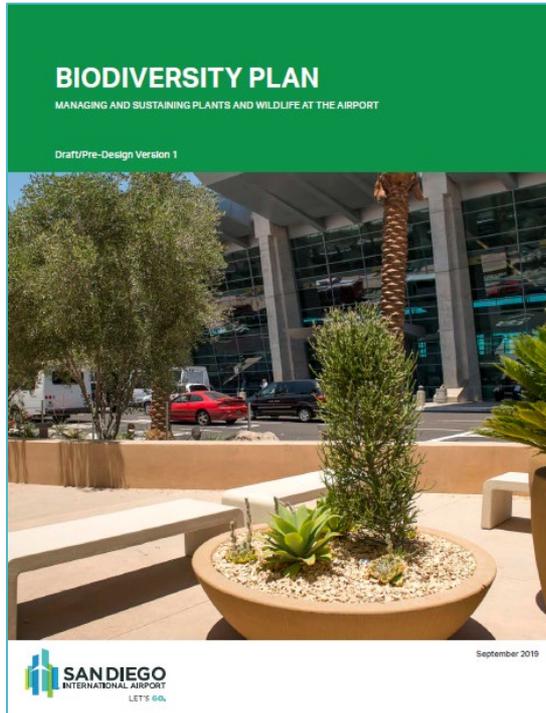


BIODIVERSITY

● Ticketing
U.S. Airways

Biodiversity

The Biodiversity Plan serves as the Authority's strategy and plan for the **stewardship of plants and wildlife** at the San Diego International Airport



***Spotlight:** The Authority maintains approximately 20 acres of dedicated California Least Tern habitat at SDIA.*

Biodiversity

Program Goals



Primary Goal #1

Maintain wildlife in a manner compatible with Airport operations

- Reduce the # of nuisance birds that create hazard to aircraft

Primary Goal #2

Incorporate IPM techniques to control pest populations

- Reduce the use of toxic chemicals in controlling pests

Primary Goal #3

Demonstrate regional and industry leadership in the education and promotion of biodiversity concepts

- Share biodiversity best practices to foster innovation

Biodiversity

Examples of Potential Strategies



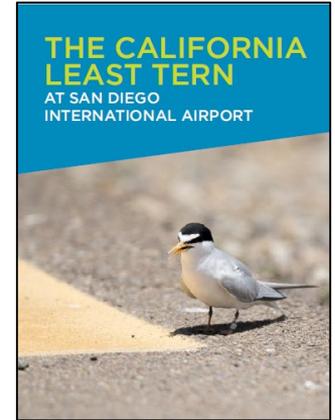
**Broader Application of
Bird Deterrent
Techniques**



**Include Native Plants
in All New Landscaped
Areas**



**Conduct IPM Inspections
of all Tenant Spaces
at Least Quarterly to
Prevent Infestations**



**Educate Staff, Tenants,
& Contractors on the
Authority's
Biodiversity Efforts**

Next Steps

- Solicit additional feedback from industry & regional stakeholders
- Present to Authority Board in November
- Finalize Zero Waste Plan & Biodiversity Plan
- Track implementation & refine plans, as needed

WATER STEWARDSHIP
DRAFT

Primary 2035 Goals

- Zero potable water use for non-potable applications
- Zero storm water discharges
- Critical facilities resilient in a 100-year storm

GRI Key Performance Indicators

- Total water withdrawal by source (EHS)
- Quality of storm water by applicable regulatory standards (ADM)
- Financial implications and other risks and opportunities due to climate change (ECC)

Context

Only 17% of San Diego's current water supply comes from local sources, while approximately 80% of water use at SAN is for non-potable purposes. In addition to an increasingly arid climate, the Airport's location on the San Diego Bay creates risk from rising sea levels and a fragile marine environment, which is highly regulated to avoid community and environmental impacts.

Year	2011	2012	2013	2014	2015	2016
Storm Water Exceedance Ratio	17%	34%	45%	46%	38%	12%

Progress Towards Goals

Category	Progress
WATER CONSERVATION	Water use increased in 2016 due to growth in passenger volumes, facility spaces, and landscaped areas
WATER QUALITY	Sampling shows that SAN's storm water quality exceedance ratio is decreasing
FLOOD RESILIENCE	Airport facilities were generally resilient to recent El Niño flooding events

Quarterly Implementation Update (April - June 2017)

The Water Stewardship Plan (WSP) establishes SAN's vision of being a world-class leader in managing water resources and operating in harmony with the San Diego Bay region. Implementation updates in the WSP's six primary strategy areas are provided below:

1. Water Stewardship Culture

- Launched Green Concessions Program
- Hosted an employee Lunch & Learn event

3. Water-Conscious O&M

- Expanded condensate collection to 17 gates
- Designing wireless condensate sensors
- Installed 33 Zerovalve Flow Management Devices (FMDs) on all the irrigation lines, with cost savings

5. Technology & Data Analytics

- Hosted a site tour for RealComm Conference
- Monitoring Terminal 2 West tenants that are sub-metered for water usage

2. Water Reuse Infrastructure Plan

- Rain capture and reuse system included in Terminal 2 Parking Plaza
- Tested PCA condensate water to ensure health standards are met
- Finalizing draft Strategic Stormwater Master Plan

4. Design Guidelines & Standards

- Incorporating new BMP Design Manual standards into capital projects
- Pursuing at least LEED Silver for new FIS
- Updating Rules & Regulations

6. Tenant Engagement

- 11% of storefronts are certified Green Concessions
- 50% of Concessionaires are in Green Concessions Program

Look Ahead Activities

Activity	1	2	3	4	5	6
Deploy wireless condensate sensors at select gates			✓		✓	
Organize water-focused workshops for Green Concessions participants		✓	✓			✓
Improve AIMMS to develop water metering program					✓	✓
Highlight water conservation at Sustainability Fair			✓			✓
Update Design Guidelines to incorporate the WSP		✓				
ADP Programmatic Document Integrating WSP and SSMP			✓	✓	✓	
Irrigation and aeration projects		✓	✓			

Questions?



www.san.org/green



SAN DIEGO
INTERNATIONAL AIRPORT
QUIETER HOME PROGRAM

Quieter Home Program Update

October 17, 2019

What is QHP?

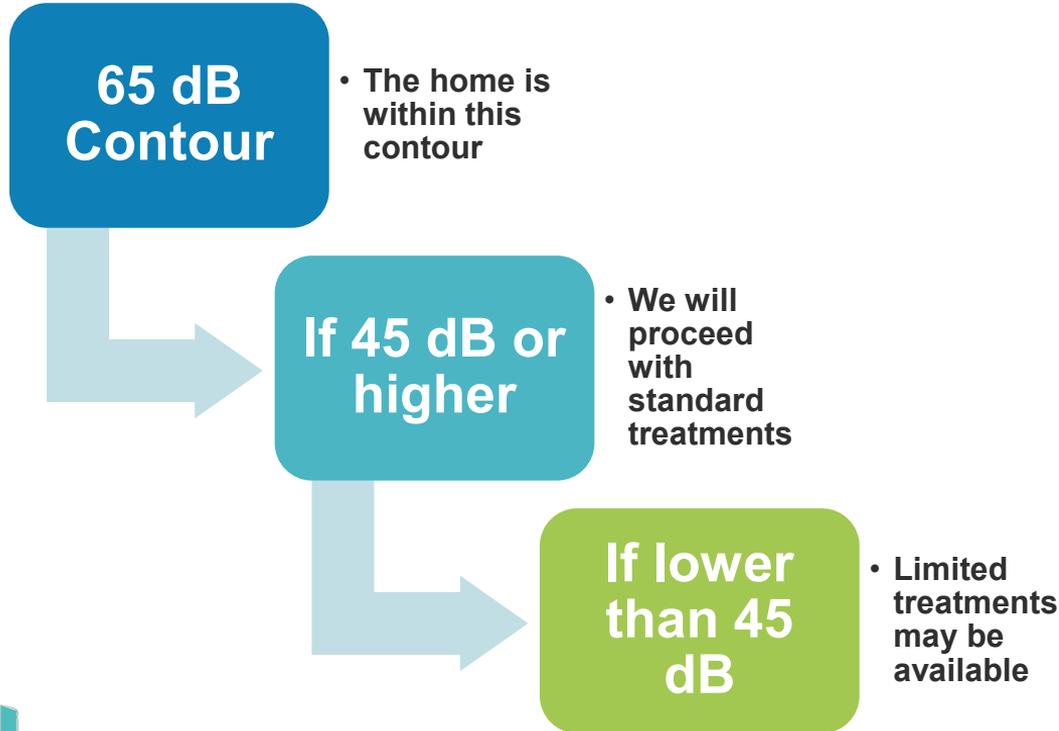
The Quieter Home Program (QHP) is a residential sound insulation program. The Federal Aviation Administration (FAA) has determined that residences within the 65 decibel (dB) contour around the San Diego International Airport (SDIA) may be eligible for sound insulation treatments to mitigate aircraft noise.

Goal of Treatments

To reduce the interior noise level by at least 5 decibels, using acoustical windows, doors, caulking, weather stripping, and ventilation.



Eligibility Requirements



The Federal Aviation Administration (FAA) requires both exterior and interior noise requirements.

Acoustical Testing

We may acoustically test a home to determine the average interior noise level of all habitable rooms. The average of tested rooms must be 45 dB or higher to receive standard treatments.

Neighborhood Equity Plan

If the home's average interior noise level is below 45 dB, it may be eligible for limited treatments as part of the FAA's Neighborhood Equity Plan. May include caulking, weather stripping and ventilation.

Program Policies

This Program is unique. Unlike most construction projects, a government entity spending Federal money in a private residence can be challenging. There are many requirements that determine what we may offer and how the work gets done.



This is a voluntary program to retrofit windows & doors. We are NOT remodeling the home.



There are limited choices in the Program.



We are the homeowner's advocate. We manage the work and the Contractor.



Owners must be involved in the process.

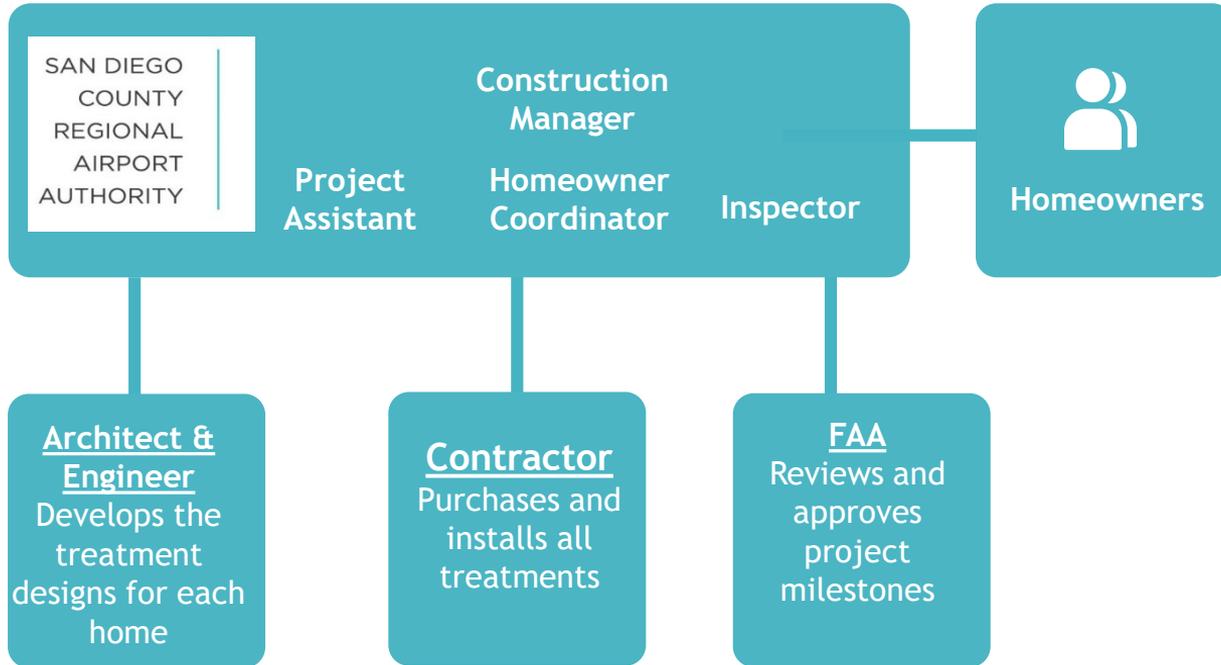


The Avigation Easement and Homeowner Participation Agreement are required to be signed before we can enter a home.



While the easement is payment, there may be other costs to owner (code repairs, ineligible work). We will not record the easement until products for the home are ordered.

The Team



Treatment Overview: Non-Historic Homes



Windows

Vinyl retrofitted windows with four sashes in one frame (otherwise known as a four track window).



Doors

There are some choices on style of new doors. Various options are shown in showroom.



Mechanical System

Single Family Homes and Condos may receive ventilation and air conditioning, **not heat**. If Condo, the HOA decides mechanical. Multi-family units may receive ventilation only.

Note: This is a partial list of treatments, not all treatments are listed and not all homes receive all treatments.

Treatment Overview: Historic Homes



Windows

Retrofitted windows will be the same material (wood or aluminum) and must match existing operation & style.



Doors

Often, solid wood front doors will remain with minor modifications. Other doors will be retrofitted with same material and operation.

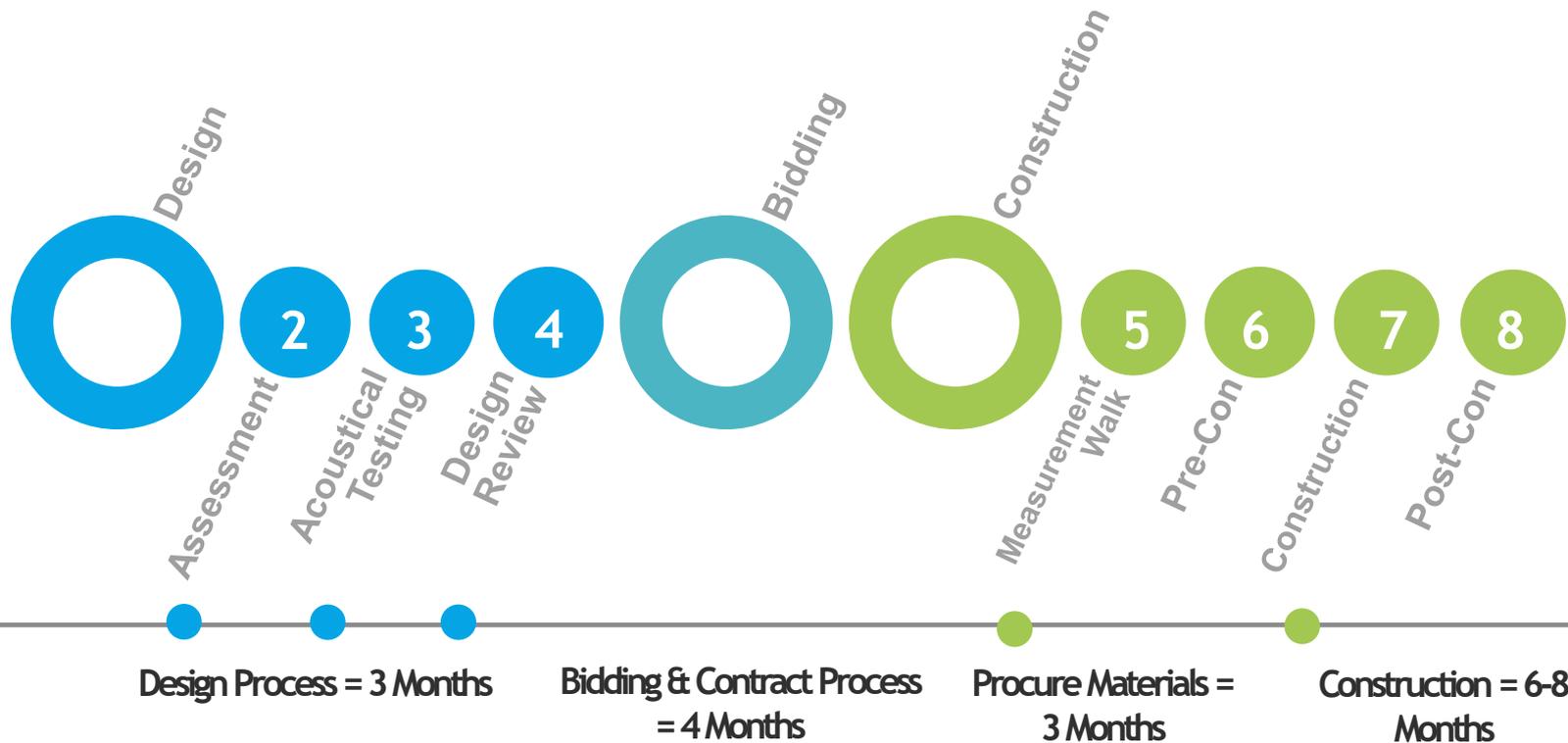


Mechanical System

Single Family Homes and Condos may receive ventilation and air conditioning, **not heat**. If Condo, the HOA decides mechanical. Multi-family units may receive ventilation only.

Note: This is a partial list of treatments, not all treatments are listed and not all homes receive all treatments.

Process Overview/Schedule



Note: This schedule is tentative and is based on funding and FAA review process.



Treatments will not increase the assessed value of the home. The County will send a form to fill out to re-assess the value of the home. Home is exempt from the assessment, but owner must fill out the form and return to the County. Information on how to fill out the form is provided to the homeowner .

Typical Homeowner Concerns

Tenant Coordination

We will provide an informational sheet for tenants on what they can expect.

The treatments are unsightly

Treatments often require soffits, chases and/or the use of closet space in order to accommodate new ductwork for mechanical systems.

No daily schedule

Staff is unable to provide daily updates during construction to each homeowner.

Contractor was not clean enough

It is important to prepare the home to decrease post-construction cleanup.

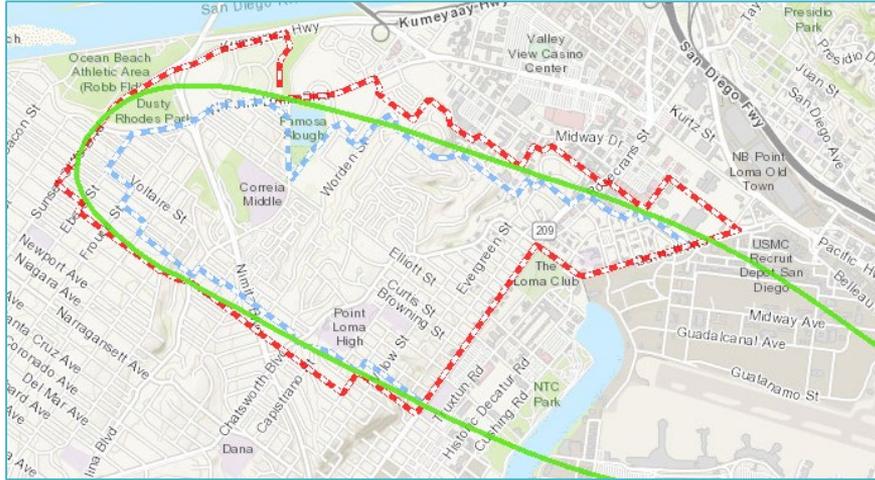
Wanted to pay for upgrades

Due to the nature of funding, we are unable to facilitate changes or upgrades for any treatments.

There is a lot of prep work we must do

Homeowners are required to attend meetings, prepare home for construction and provide unrestricted access during construction.

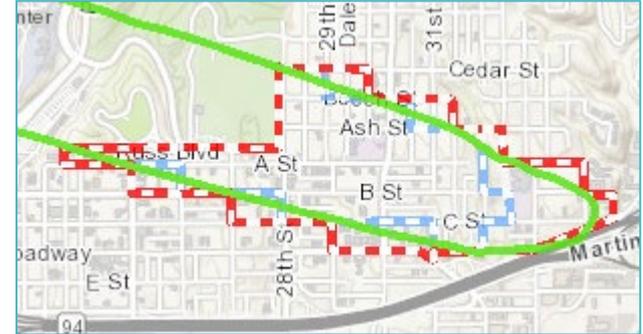
Current Boundary Expansion



Point Loma & Ocean Beach

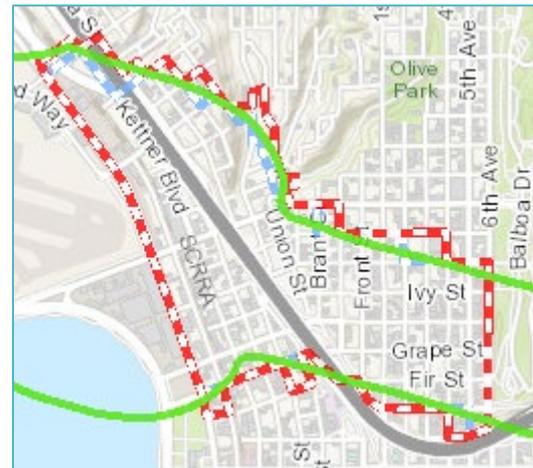
Boundary is subject to FAA block rounding approval.

For specific property questions, please call 619-400-2309 or email quieterhome@san.org



Bankers Hill

Golden Hill & South Park



Expanding the Program - Non Residential

- We may seek funding to treat other noise sensitive facilities.
- Examples include: Places of worship, educational facilities, some medical facilities
- Analysis will need to occur to develop this program along with coordination and approval by FAA



Come By and Tour Our Showroom



quieterhome@san.org



[http://www.san.org/
Airport-Projects/
Quieter-Home-Program](http://www.san.org/Airport-Projects/Quieter-Home-Program)



619.400.2660



Capital Improvement Oversight Committee

Project Update

October 17, 2019

Presented by: Bob Bolton

Director, Airport Design & Construction

Airport Support Facilities (ASF) Design-Build

Budget: \$171.6 M

Completion Date: August 2020

Project Scope

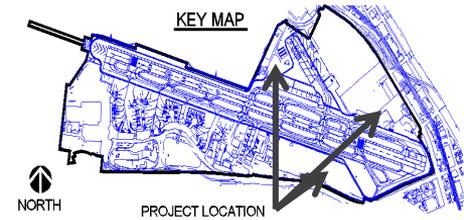
- Proposed Facilities Management Department (FMD) Campus
- Proposed Airline Support Building
- Proposed Airport Fueling Operations Facility
- Proposed Reinforced Concrete Underground Storage Tank

Major Milestones

- Start Construction: Storm Water Cistern – December 2018
- Start Construction: FMD Campus – January 2019
- Start Construction: Airline Support Building – October 2019
- Start Construction: Airline Fueling Operations Building – October 2019

Project Status

- Storm Water Cistern: 30% Complete
- FMD Campus: Foundation Work Complete, Steel Structure Complete (Building Permit Complete)
- Airline Support Building: Steel Ordered (Building Permit Complete)
- Airline Fuel Operation Building: (Building Permit Complete)



FMD Campus



Admin Building Entry



Admin Building Courtyard



Maintenance Shops

Airline Support Buildings



Belly Cargo & Maintenance Facility



Airline Fueling & Maintenance Facility

Strategic Storm Water Master Plan (Phase II)

- Hydrology & hydraulic modeling
- Existing & future conditions (+ climate change)
- Informs ASF/ADP storm water compliance planning
- Study Outputs:
 - Reinforces Capture & Reuse as long-term solution
 - Evaluates multiple C&R alternatives
 - Provides conceptual design



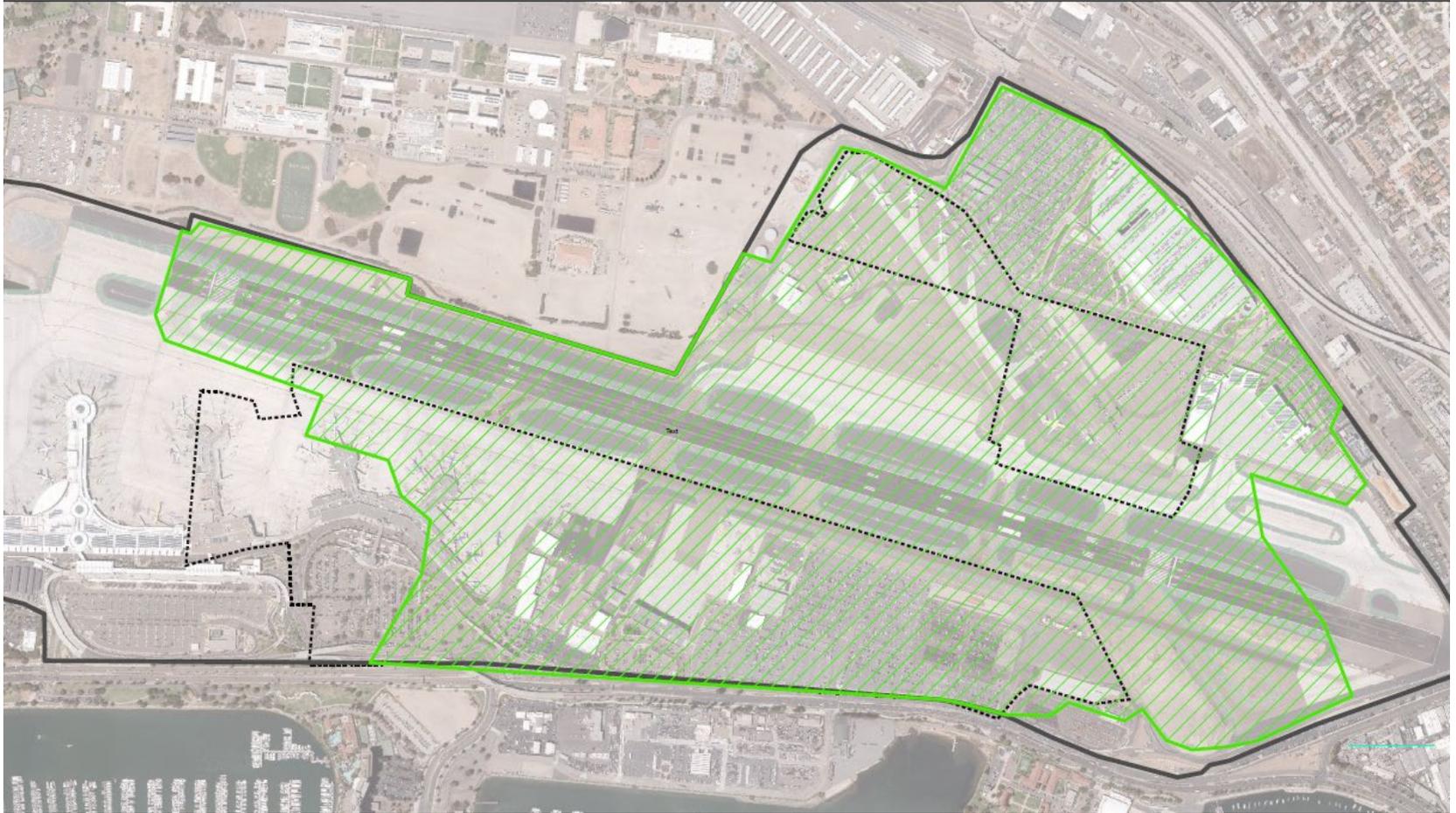
Current Site Issues



Aircraft & Vehicle Brakes & Tires:
Copper & Zinc



One Possible Alternative - 400 Acre Capture Area



FMD Campus and Cistern



3MG Storm Water Cistern Project



3MG Storm Water Cistern Project



Second level of excavation complete – groundwater encountered at site



Start of fifth level of excavation – pumps keeping up with groundwater



Pouring mud slab after reaching final grade at cistern

Facilities Management Department (FMD) Campus



Pumping concrete for foundation of FMD Shops building



Finishing the floor slab over the vapor containment barrier at the FMD Shops building



Structural steel erection at FMD Shops building nearly complete

Questions?

SAN DIEGO



**International
Airport**



SAN DIEGO
INTERNATIONAL AIRPORT

LET'S **GO.**

**CAPITAL IMPROVEMENT PROGRAM
OVERSIGHT COMMITTEE**

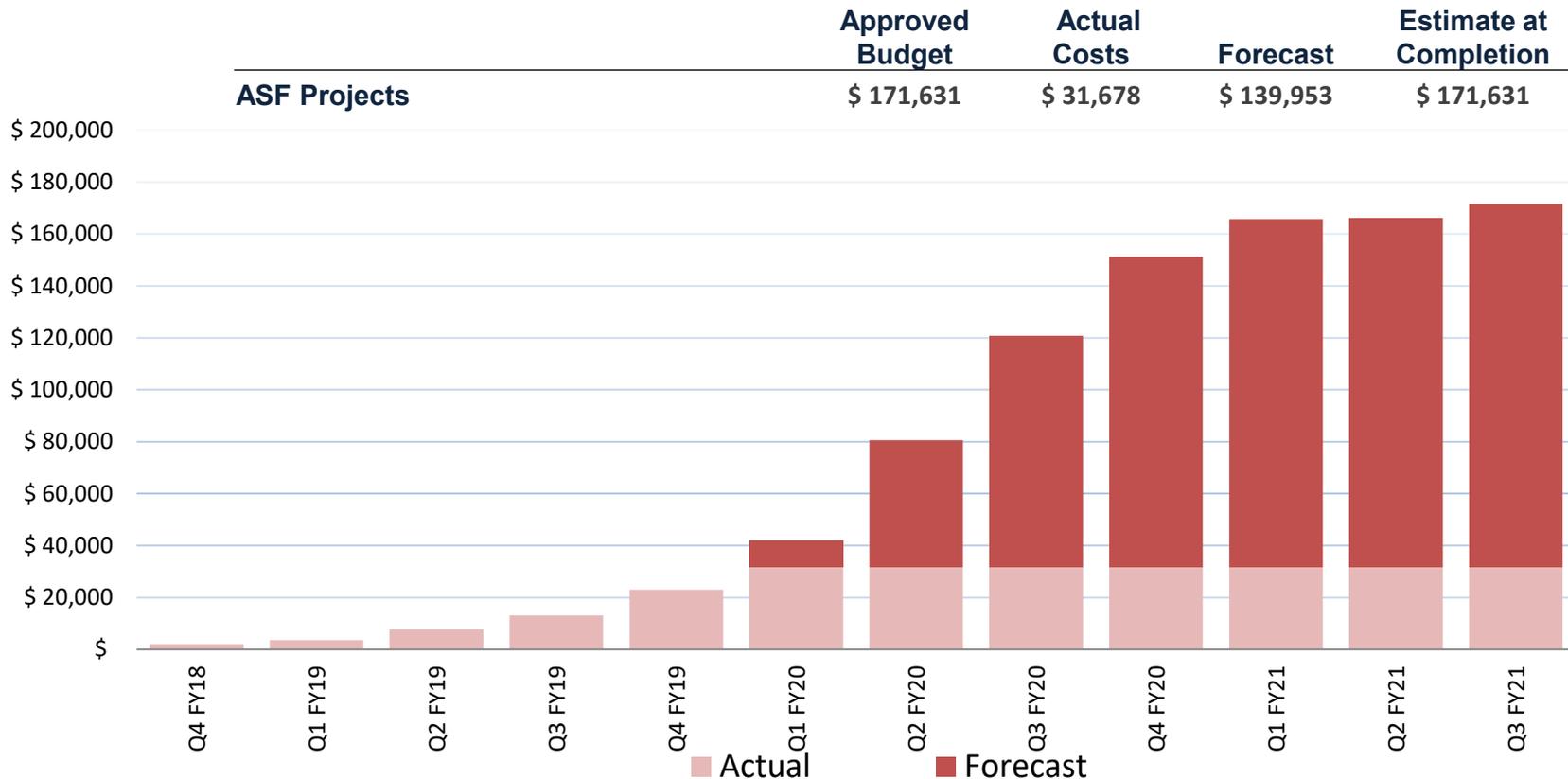
FINANCE UPDATE

October 17, 2019

Presented by: Geoff Bryant
Manager of Airport Finance

ASF Cost

As of August 31, 2019



ASF Projects

Costs thru August 31 2019

(\$ in thousands)	Board Approved	Actual	Funding Source
	Budget	Costs Incurred	
104245 ASF- Airport Support Facilities (B-D)	\$ 21,527	\$ 5,518	2019 Bonds / Cash
104245A ASF- Progressive Design Build	\$ 5,746	\$ 5,558	2019 Bonds / Cash
104245B ASF- FMD Facility	\$ 48,009	\$ 7,731	2017 Bonds / 2019 Bonds
104245C ASF- Belly Cargo/Provisioning/GSE	\$ 43,230	\$ 1,533	Cash
104245D ASF- Fueling Operator Facility	\$ 7,050	\$ 580	Airline Contribution
104245E ASF- Gate P-18 Relocation	\$ 2,377	\$ 124	2019 Bonds
104245F ASF- Northside Utilities	\$ 6,203	\$ 795	2019 Bonds
104245G ASF- Northside Utility Infrastructure	\$ 37,490	\$ 9,837	2019 Bonds
Sub-Total	\$ 171,631	\$ 31,678	

A low-angle photograph of a modern airport terminal building. The building features a complex, multi-tiered structure with large concrete overhangs and glass facades. The sky is bright and clear. A teal-colored overlay with a geometric pattern is positioned in the upper left quadrant, containing the text "Questions?".

Questions?

● Ticketing
U S Airways

ITEM 6

AIRPORT DEVELOPMENT PLAN UPDATE:

**THERE ARE NO MATERIALS FOR THIS
ITEM AT THIS TIME.**