

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE

and

SPECIAL BOARD MEETING

AGENDA

Thursday, October 22, 2015
9:00 A.M.

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

Board Members

Robert H. Gleason
Board Chair

David Alvarez
C. April Boling
Greg Cox
Jim Desmond
Lloyd B. Hubbs
Jim Janney
Paul Robinson
Mary Sessom

Ex-Officio Board Members

Laurie Berman
Eraina Ortega
Col. Jason G. Woodworth

President / CEO

Thella F. Bowens

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 July 16, 2015 special meeting.

2. ENERGY MANAGEMENT AND MASTER PLANNING:

(Environmental Affairs: Brendan Reed, Program Manager, Environmental Sustainability)

3. RENTAL CAR CENTER AND PACIFIC HIGHWAY LANDSCAPING UPDATE:

(Airport Design & Construction: Bob Bolton, Director)

4. PUBLIC OUTREACH UPDATE:

(Vision, Voice & Engagement: Jon Graves, Senior Manager)

5. SMALL BUSINESS DEVELOPMENT REPORT:

(Procurement: Regina Brown, Small Business Development Manager)

6. FINANCE UPDATE:

(Business & Finance Management: Geoff Bryant, Manager Airport Finance)

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.

For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Administration Building (formerly the Commuter Terminal). Bring your ticket to the third floor receptionist for validation. You may also reach the Administration Building by using public transit via the San Diego MTS System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400-2685.

2. TRACKING SUSTAINABLE AIRPORT DEVELOPMENT (ENVISION, LEED AND GRI):

Paul Manasjan, Director, Environmental Affairs, provided a presentation on Tracking Sustainable Airport Development, which included Our Sustainability Commitments; Materiality as it Relates to the Airport Authority; Authority Strategies Aligned with GRI-G4 Categories; Importance of Sustainability Tracking Systems; Leadership in Energy & Environmental Design (LEED); and Envision Categories.

In response to Board Member Boling regarding why the parking plaza would not be evaluated under LEED certification, Mr. Manasjan stated that LEED determined that the parking plaza is considered an infrastructure project, as opposed to an architectural project.

3. SAN WAYFINDING AND FREEWAY SIGNAGE PROGRAMS:

Ted Anasis, Manager, Regional Planning, provided a presentation on SAN Wayfinding and Freeway Signage programs, which included Methodology; Freeway Routes – I-5 South, I-5 North, 163 South to I-5 North, and 94 West to I-5 North.

In response to Board Member Boling's concerns regarding routing to the Rental Car Center (RCC), Mr. Anasis stated that after travelers depart the freeway, there will be additional signage on Pacific Highway to assist them.

In response to Board Member Cox regarding whether RCC signage is planned for Interstate 8, Mr. Anasis stated that there are concerns with adding signage to what is already a congested area and where it may not be effective. He further stated that due to embankments along I-8, overhead signage would need to be installed, which is costly.

Board Member Alvarez expressed concern that the freeway signage for the RCC exit from I-5 North at Hawthorne Street may not allow adequate time for lane changes. He suggested that an additional sign be posted.

Mr. Anasis stated that staff will work with the signage consultant to look at additional signage.

4. THE GREEN BUILD STATUS UPDATE:

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Green Build Status Update, which included Key Construction Milestones; T2W Ticket Counter Expansion; Re-Roof of T2W Existing; Terminal 2 Re-Roof Aerial; Re-Roof of T2W Existing Progress Update; Budget Performance as of May 31, 2015; and Construction Work Remaining.

5. 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; Rendered Aerial View; Construction Status; Topping Out; Sassafras Street View; Car Wash Equipment & Flooring; Parking Lot; Restaurant Construction; and Rental Car Center Budget Update.

In response to Board Member Cox regarding the status of a potential operator for the restaurant, Scott Brickner, Vice President, Business & Financial Management /Treasurer, stated that staff is following up on leads, and looking at other options if the broker cannot find a restaurateur.

Thella F. Bowens, President/CEO, stated that it was always intended that the restaurant would follow the opening of the Rental Car Center. She further stated that staff will need to look at when is a good time to set deadlines, and to look at alternate scenarios for the property.

6. TERMINAL 2 PARKING PLAZA UPDATE:

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Terminal 2 Parking Plaza Update, which included SDIA Has An Observable Close-In Parking Problem; Parking Demand for Terminal-Area Parking; Previous Board Approvals; Parking Plaza Project Milestones; Programmatic Document; Project Delivery; Design-Build; Guaranteed Maximum Price (GMP); GMP Cost Distribution; and Next Steps.

In response to Board Member Boling regarding what is anticipated for the August Coastal Commission hearing for the Parking Plaza, Jeffrey Woodson, Vice President, Development, stated that Authority staff are working closely with Coastal Commission staff to address their questions, particularly regarding Parking Plaza accessibility, mass transit, and the location.

7. PHOTOVOLTAIC STATUS UPDATE FOR TERMINAL 2-WEST AND NORTHSIDE:

Bob Bolton, Director, Airport Design & Construction, provided a presentation on the Photovoltaic Status Update for Terminal 2 West and North Side, which included the SDCRAA Photovoltaic Location Map; T2W Photovoltaic Phase 1a Progress Update; T2W Photovoltaic Installation; T2W Photovoltaic – Phase 1a Progress Photos; North Side Photovoltaic Power Purchase Agreement – Phasing; North Side Photovoltaic Anticipated Electric Meter Data; North Side Photovoltaic Total 12kV Energy Consumption; North Side Photovoltaic Energy Usage vs. Solar Production; North Side Photovoltaic Installation; and North Side Photovoltaic Recommendation.

In response to Board Member Gleason's concerns regarding the photovoltaic (PV) not being placed on the Rental Car Center's (RCC) roof as part of this Power Purchase Agreement, Mr. Bolton stated that the building is photovoltaic-enabled, and once the RCC operators begin work in the building, staff will look at the possibility of performing the PV installation once the demand for PV is met.

In response to Board Member Gleason regarding whether in the bid response or in the Authority granting the contract, there was discussion of a financing contingency, Amy Gonzalez, Senior Director, General Counsel, stated that the draft agreement attached to the Request for Proposal included financing prior to being required to perform, but no contract has been signed at this time.

In response to Board Member Gleason regarding if other bidders for the RFP were in a better financial position to perform, Mr. Bolton stated that there is a tax credit deadline which impacts what other companies would be able to propose.

Board Member Gleason requested that staff address these issues, and provide a report to the Board at its next meeting.

Board Member Alvarez expressed concern regarding a timeline for this project and the possibility of a price increase, or not having a project for phase two. He stated that more certainty is needed if the contract is changed, and if there is no certainty, he questioned what it would mean to go with a vendor that does have financing capacity.

Board Member Gleason requested that staff provide specific guarantees by the contractor about what they are going to deliver going forward.

8. NORTH SIDE DEVELOPMENT PROGRAM UPDATE:

Keith Wilschetz, Director, Airport Planning & Noise Mitigation, provided a presentation on the North Side Development Program Update, which included the Enabling Projects Schedule; Key Project Milestones; NSU Storm Drain Trunk; Admiral Boland Way (Terminal Link Road); Harbor Drive Improvements; RCC Wayfinding Signage – City; RCC Wayfinding Signage – Caltrans; and Construct Airport Electrical Distribution System (12kV).

In response to Board Member Boling regarding what is being done to ensure accurate information is being provided to the public regarding access to the Rental Car Center (RCC) via Google maps, Mr. Wilschetz stated that staff have spoken with Google maps, and they have provided assurance that Google maps will direct passengers to and from the RCC via Sassafra.

Chair Hubbs requested a copy of the letter to Caltrans and the Metropolitan Transit System regarding the Palm Street park project.

9. FINANCIAL OVERVIEW OF THE GREEN BUILD & RENTAL CAR CENTER COSTS:

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

Board Member Alvarez left the dais at 10:29 a.m.

10. PUBLIC OUTREACH UPDATE:

Diana Lucero, Director, Vision, Voice & Engagement, provided a presentation on the Public Outreach Update, which included National Travel & Tourism Week; Commuter Terminal Airline Relocation; Admiral Boland Way Dedication Ceremony; Rental Car Center (RCC) Topping Out; TCC Public Art Outreach Meeting; and Airport Development Plan Alternative 5 Outreach.

11. PUBLIC ART UPDATE:

Lauren Lockhart, Art Program Manager, provided a Public Art Update presentation, which included the following public art projects: Metro(G)nome by Christian Moeller; Swarm by Amy Landesberg; Hive by Amy Landesberg; Dazzle by Ueberall International, LLC, which included the following topics: Concept Design, E-Paper Technology, E-ink Technology, Distribution of Tiles, and Halftone Pattern; and Additional Public Art Projects.

In response to Board Member Janney regarding whether the location of phase two of the solar panels installation being next to the proposed artwork is the best location, Mr. Bolton stated that staff does not believe this will be conflicting.

Chair Hubbs suggested that staff look at possible alternatives for phase two of the solar panel installation.

12. SMALL BUSINESS DEVELOPMENT REPORT:

Sonia Cruz, Small Business Development Program Manager, provided a presentation on the Small Business Development Report, which included the Rental Car Center – Dollars Awarded; T2 Parking Plaza – Small and Local Business Participation; Opportunity Awareness; and Education and Training.

NON-AGENDA PUBLIC COMMENT - None

COMMITTEE MEMBER COMMENTS

ADJOURNMENT: The meeting was adjourned at 10:53 a.m.

APPROVED BY A MOTION OF THE CAPITAL IMPROVEMENT PROGRAM
OVERSIGHT COMMITTEE THIS 22nd DAY OF OCTOBER, 2015.

JEFFREY WOODSON
VICE PRESIDENT, DEVELOPMENT

ATTEST:

LORRAINE BENNETT
ASSISTANT AUTHORITY CLERK II

Item 2



Energy Management & Master Planning

A Holistic Approach

Brendan Reed

Environmental Sustainability Program Manager

October 22, 2015

Outline

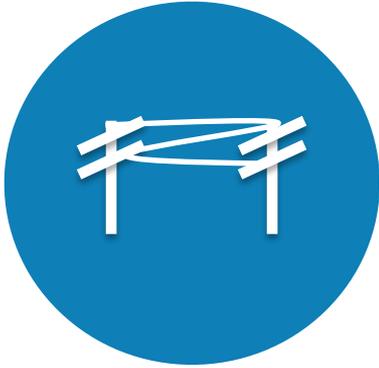
1 Energy Use Overview

2 Energy Master Planning

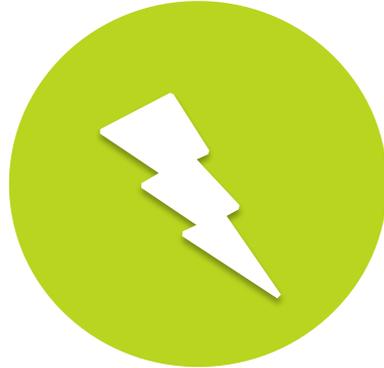
3 Project Updates



Energy Use @ SAN



**51 SDG&E
Accounts**



**48 Million kWh
345,000 Therms**

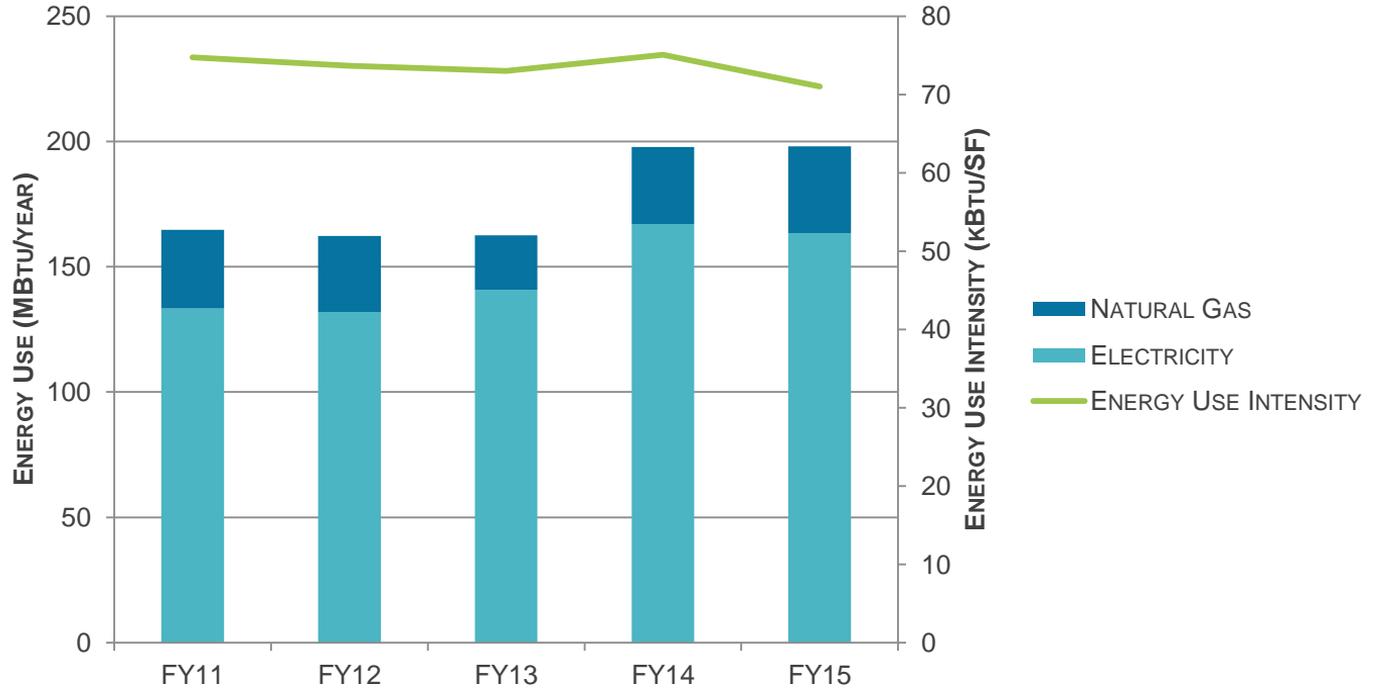


**\$9.1 Million
Annually**



**Utility Working
Group**

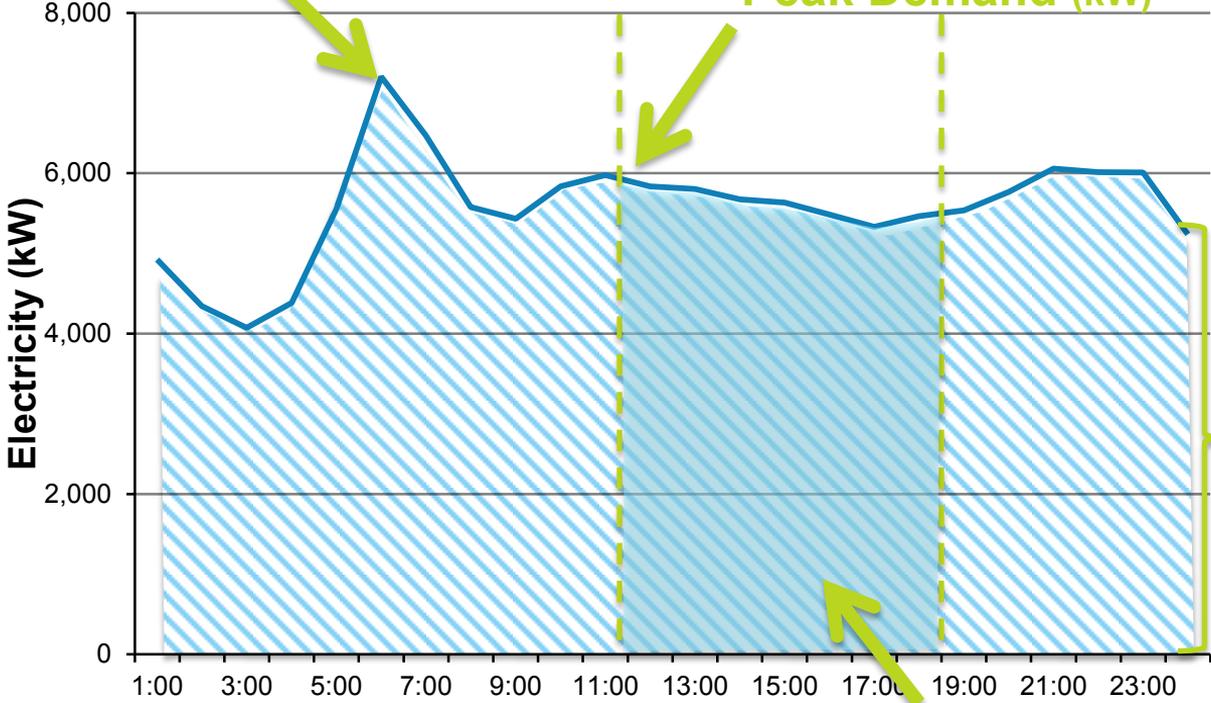
Energy Use @ SAN



**Max Demand
(kW)**

Energy Use @ SAN

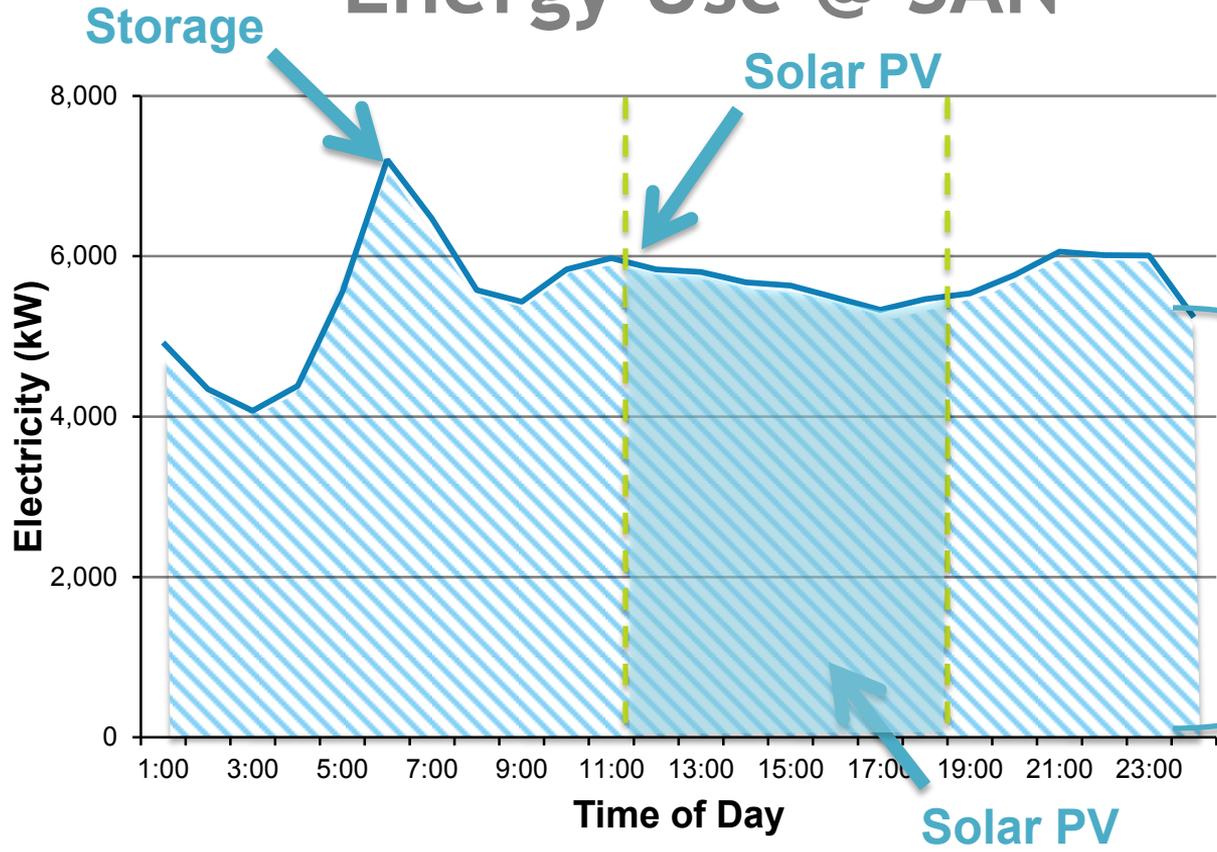
Peak Demand (kW)



**Total
Consumption
(kWh)**

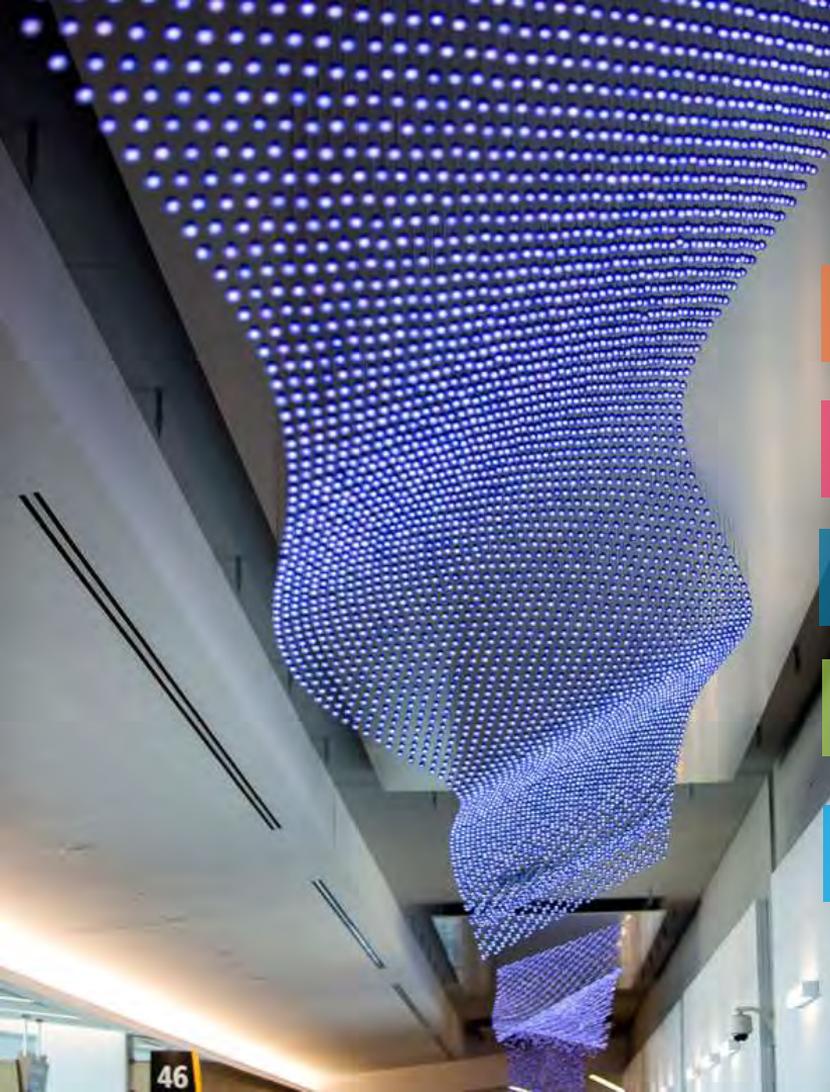
**On-Peak Consumption
(kWh)**

Energy Use @ SAN



Which Energy Strategy is Best?

- Energy Efficiency
- Cogeneration
- Fuel Cells



Energy Master Plan

Strategic & Integrated Goals



Cost Containment



Operational Efficiencies



Energy Independence



Carbon Neutrality



Leadership: *Mastering the Art of Airports*

Energy Master Plan Process



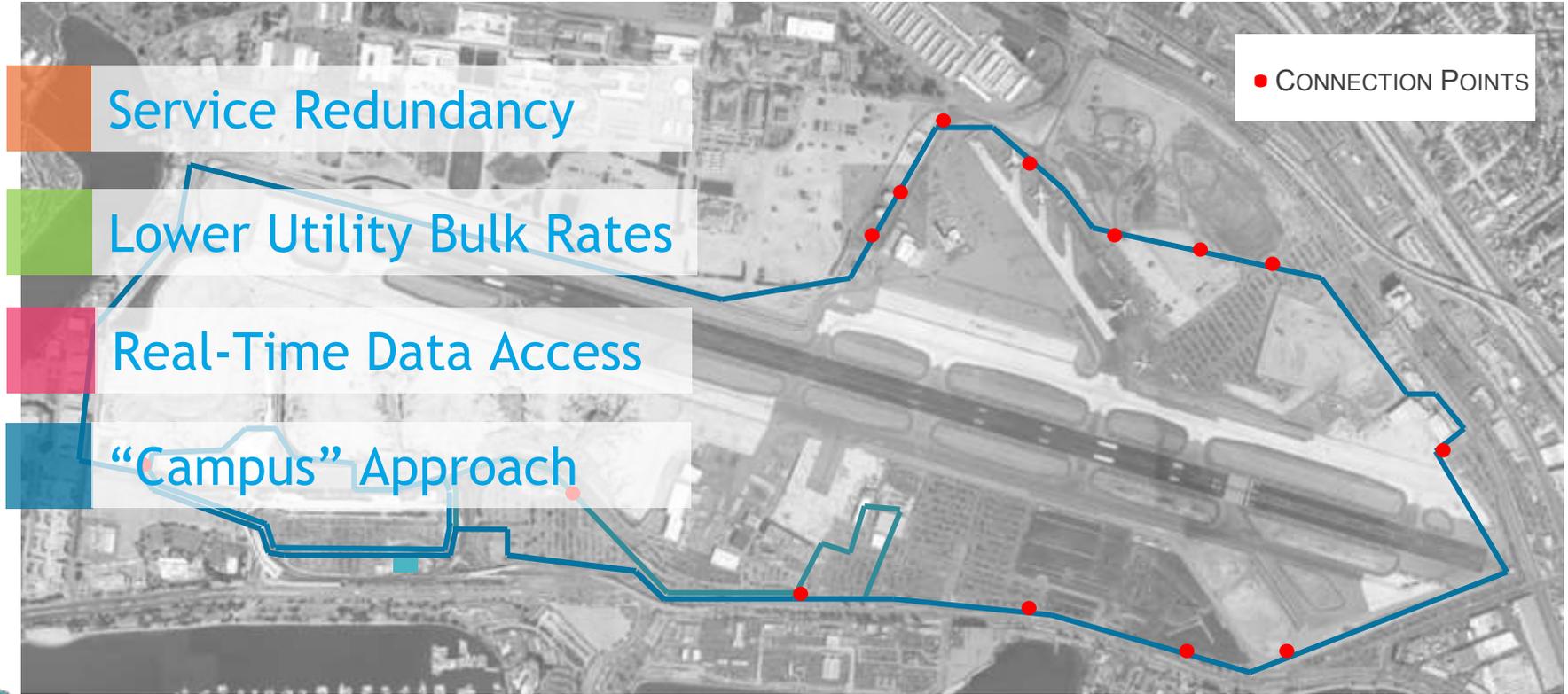
Phase 1: Gap Analysis

Phase 2: Strategy Development



Phase 3: Roadmap Development

12kV Micro-Grid - Project Update



12kV Micro-Grid - Project Update



SCADA Display
Real-Time Info



Switchgear
Utility-Grade Components



Auto Throw Over
Advanced Reliability

Solar Photovoltaic - Project Update



T2W – Expansion Roof

Activated
600 kW



T2W – Existing Roof

Under Construction
500 kW



NTC – Parking Lot

Under Construction
2,200 kW

Solar Photovoltaic - Project Update





Next Steps & Questions

Item 3



Capital Improvement Program Oversight Committee

Rental Car Center and Pacific Highway Landscaping Update

October 22, 2015

Presented by:

Bob Bolton

Director, Airport Design & Construction



Presentation Topics

Rental Car Center

Schedule Update

Aerial Update

RCC Construction Status

Pacific Highway Landscape Status

Budget Update

Key Construction Milestones

Milestone Event	Planned Date
Ground Breaking Ceremony	Complete
GMP to Board	Complete
Pile Caps & Grade Beams	Complete
First of Four Tower Cranes	Complete
Exterior Skin Starts	Complete
Topping Out	Complete
Turnover of RAC Tenant Spaces	Complete
RCC Construction Substantial Completion	October 2015
Pacific Highway Landscape Completion	November 2015
Certificate of Occupancy/Tenant Work Complete	December 2015
RCC Operational	January 2016





October
2014

October
2015

Construction Status





Entry Canopy Under Construction





Substructure for Art Wall



Plaster Application at Art Wall



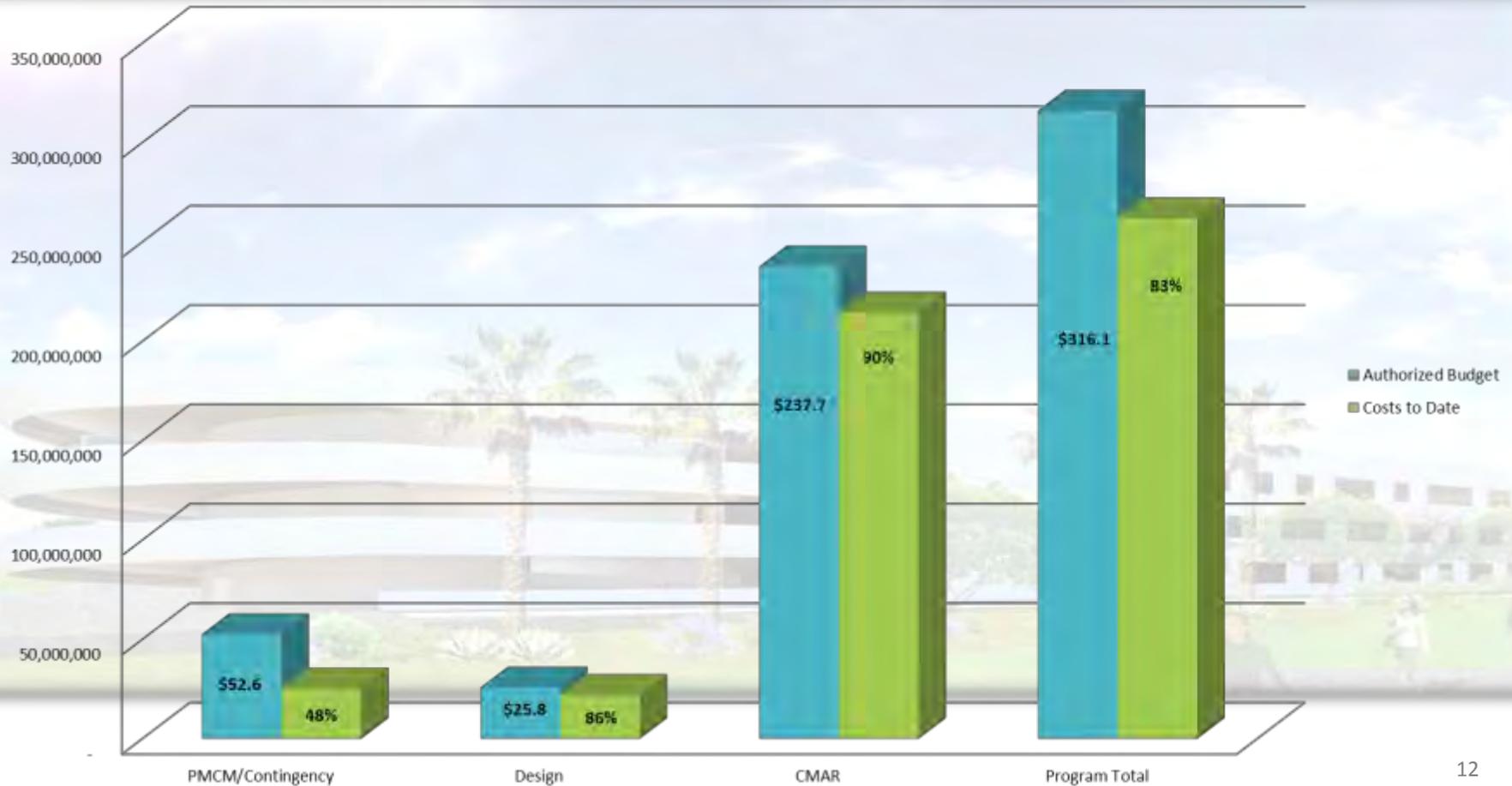
Plaster complete at Art Wall





Installation of landscaping along Pacific Highway

Rental Car Center Budget Update Work In Place Through August 2015





Questions?

Item 4



Public Outreach Update

CIPO Committee Meeting

October 22, 2015

Presented by:

Jon Graves

Senior Manager, Vision, Voice &

Engagement

Public Outreach Update



ADP Alternative 5 Outreach



National Aviation History Month



Rental Car Center Grand Opening Events



Questions

ADP Alternative 5 Outreach

Public Outreach

- Open house
- Presentations to community organizations
- Online survey

Business Outreach

- Presentations to business organizations & major companies

Government Relations

- Meetings with elected officials (city, county, state and federal)
- Meetings with regional agencies
- Meetings with military representatives

Media Relations

- Media coverage



National Aviation History Month



Highlighting the airport's role in the region through the years

- Media Relations
- *San Diego Business Journal* Supplement
- In-Terminal Signage
- Website & Social Media Contest
- Museum Tie-Ins
- Cultural Exhibit
- Proclamations

RCC Grand Opening Events

January 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
10	11	12 Media Tour	13 Agency and Employee Celebration	14 Neighborhood Walkthrough	15 Official Ribbon-cutting	16
17	18 MLK Jr Holiday	19	20 Grand Opening Day	21	22	23

Questions?

• Ticketing
U.S. Airways



Small Business Development Report

Regina Brown

Manager, Small Business Development

October 22, 2015

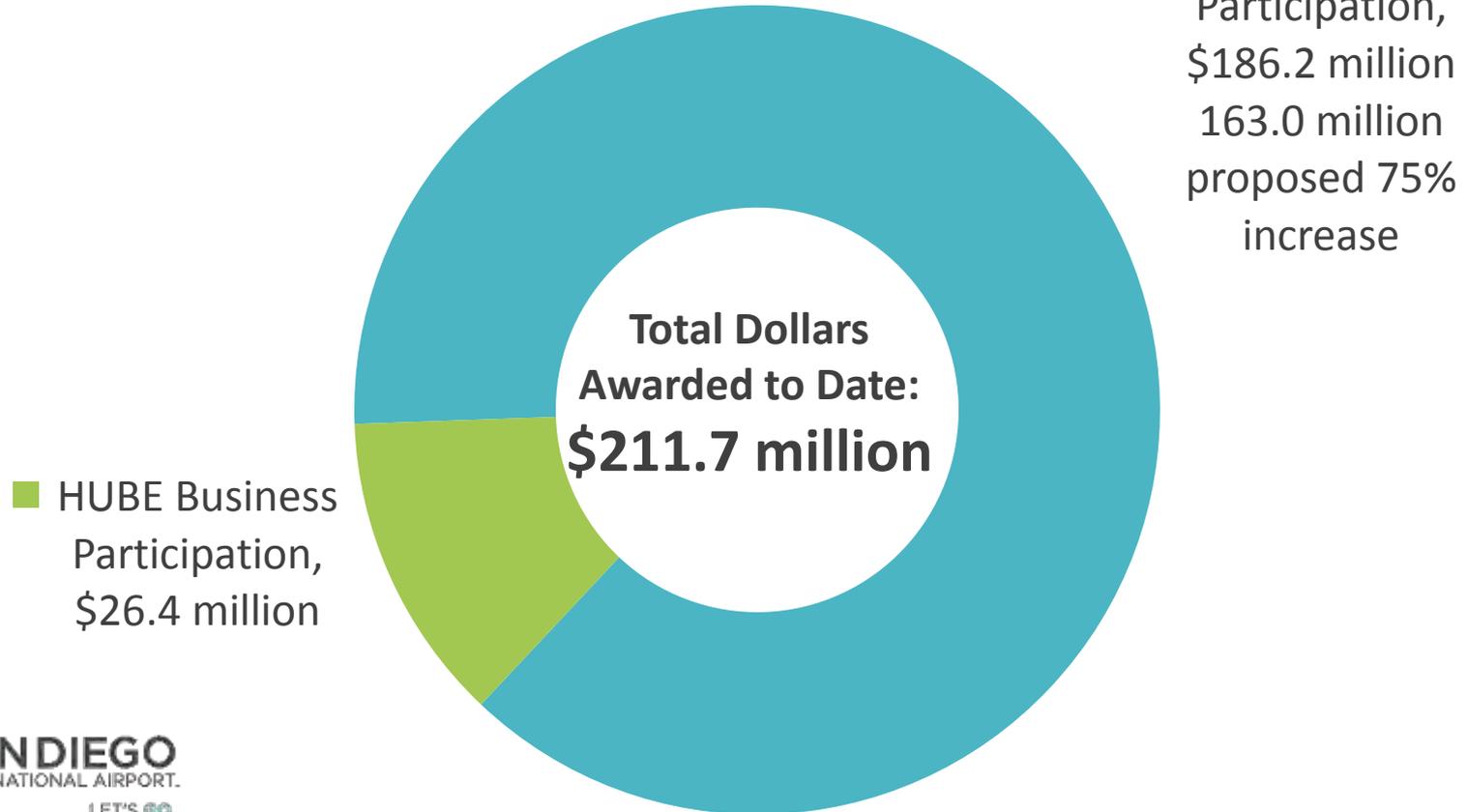


Overview

- Rental Car Center
- Parking Plaza
- Opportunity Awareness
- Education and Training

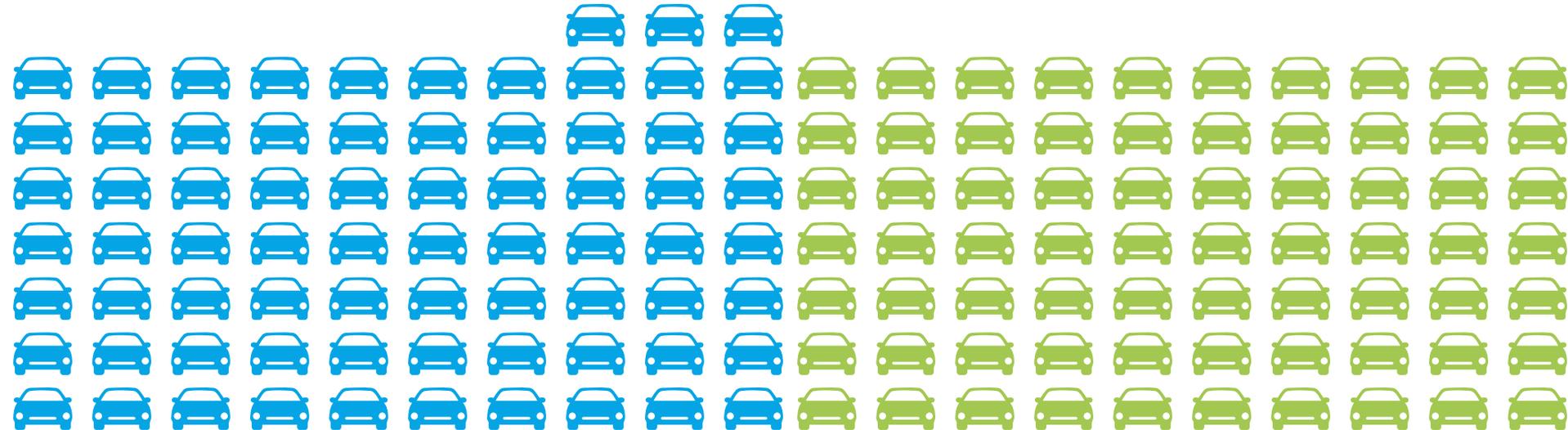
Rental Car Center

(Dollars Awarded)



Rental Car Center

(Dollars Awarded)



Small Business Opportunity

\$73.0 million

Small Business Participation

\$70.4 million actual/ proposed 49.0 million 96% increase



Parking Plaza

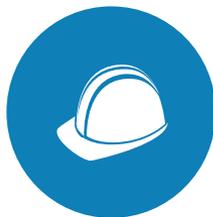
Swinerton Team Inclusionary Approach

- Local Staff
- Vision & Values
- Outreach Plan

Opportunity Awareness



UCSD Doing Business Expo –
San Diego



Meet the Buyers –
North County Small Business
Development Center – Poway
& Carlsbad



Construction Expo –
San Diego Unified School
District – San Diego

Total Contacts = 500+



Education & Training

Bonding & Contract Financing Assistance Program

- Financial Statements & Access to Capital
- Prevailing Wage Part I & II
- OSHA 10 Hour Certification Training

Turner School of Construction Management

- 34 Graduates Fall 2015



Questions?

Item 6



Finance Update

October 22, 2015

Presented by:

Geoff Bryant

Manager, Airport Finance



Green Build Financial Overview



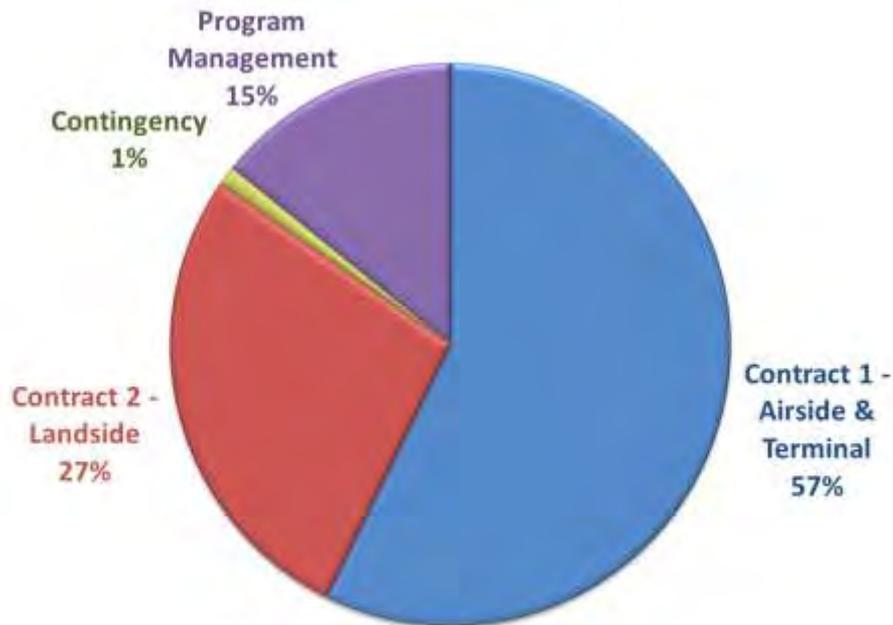
SANDIEGO
INTERNATIONAL AIRPORT.
LET'S GO.

Green Build Program by Contract

As of August 31 2015

(amounts expressed in thousands except percentages)

Contract	Budget
Contract 1 - Airside & Terminal	\$ 469,703
Contract 2 - Landside	224,524
Additional Anticipated Savings	9,299
Program Management	116,474
Grand Total	\$ 820,000



Green Build Program by Location

As of August 31, 2015

(amounts expressed in thousands)

<u>Budget</u>						
Location	Budget	Grants	Passenger Facility		Cash	
			Charge	Paygo		
Airside	\$ 57,169	\$ 41,069	\$	5,652	\$ 10,448	\$ -
Landside	224,524	-		13,259	211,265	-
Terminal	412,534	18,615		69,865	324,053	2
Program Management	116,474	2,744		28,186	84,791	753
Additional Anticipated Savings	9,299	-		-	9,299	-
Grand Total	\$ 820,000	\$ 62,427	\$	116,961	\$ 639,856	\$ 755

<u>Actuals</u>						
Location	Life-to-Date Actuals***	Grants	Passenger Facility		Cash	
			Charge	Paygo		
Airside	57,169	\$ 41,069	\$	5,652	\$ 10,448.21	\$ -
Landside	224,054	-		13,259	210,796	-
Terminal	408,708	18,615		69,863	320,230	-
Program Management	107,633	2,744		28,186	75,974	730
Additional Anticipated Savings	-	-		-	-	-
Grand Total	\$ 797,564	\$ 62,427	\$	116,959	\$ 617,449	\$ 730

<u>% Used</u>					
Location	Life-to-Date Actuals	Grants	Passenger Facility		Cash
			Charge	Paygo	
Airside	100%	100%	100%	100%	*
Landside	100%	0%	100%	100%	*
Terminal	99%	100%	100%	99%	*
Program Management	92%	100%	100%	90%	97%
Additional Anticipated Savings	0%	0%	0%	0%	*
Grand Total	97%	100%	100%	96%	*

*Funding source usage can exceed 100% of budget due to interim funding sources and timing of Grant and Bond drawdowns

**Approximately 70% of Green Build Project costs that are funded with bonds will have debt service paid by PFC's

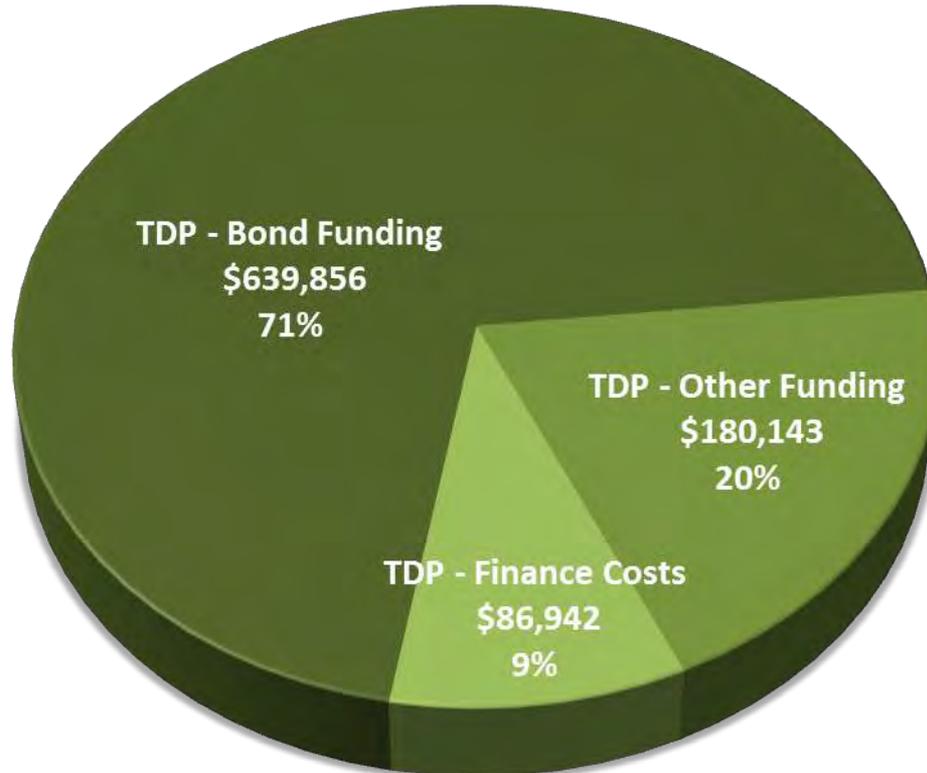
*** Actual LTD Costs exclude \$1.8M of Retention

Plan of Finance Total - Green Build

As of August 31, 2015

\$906,942,000

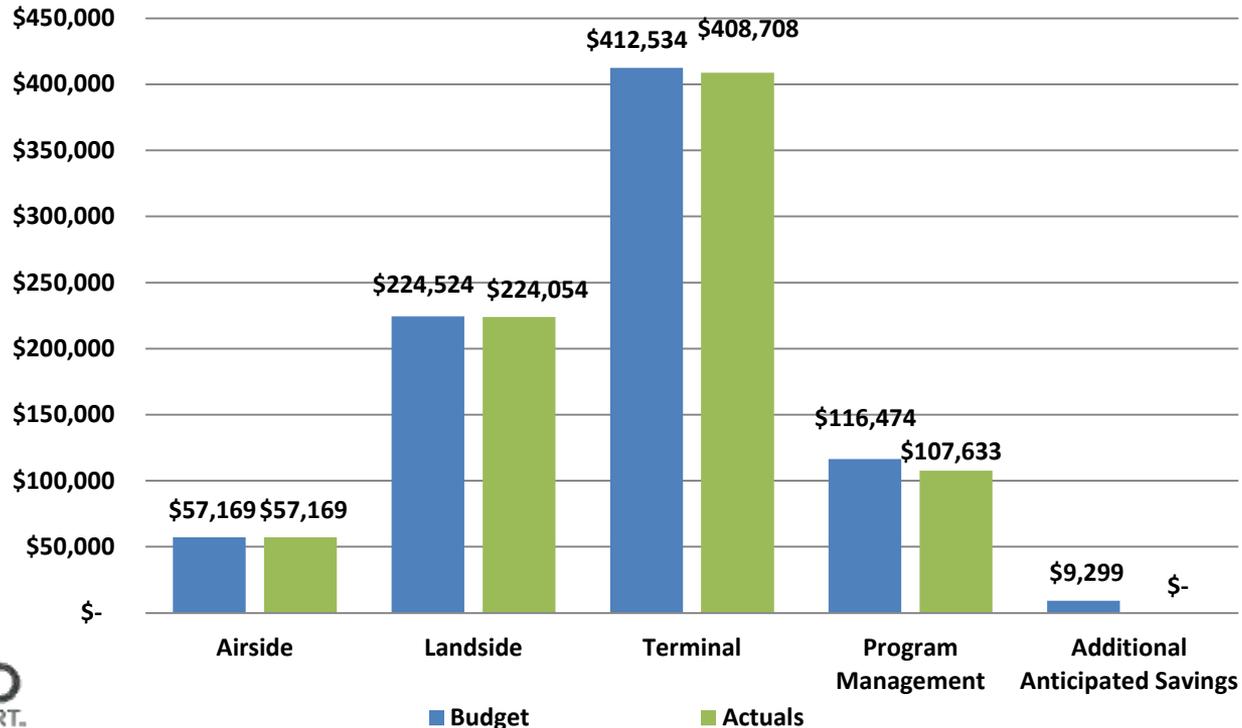
(Chart numbers shown in 000's)



Green Build Program by Location

As of August 31, 2015

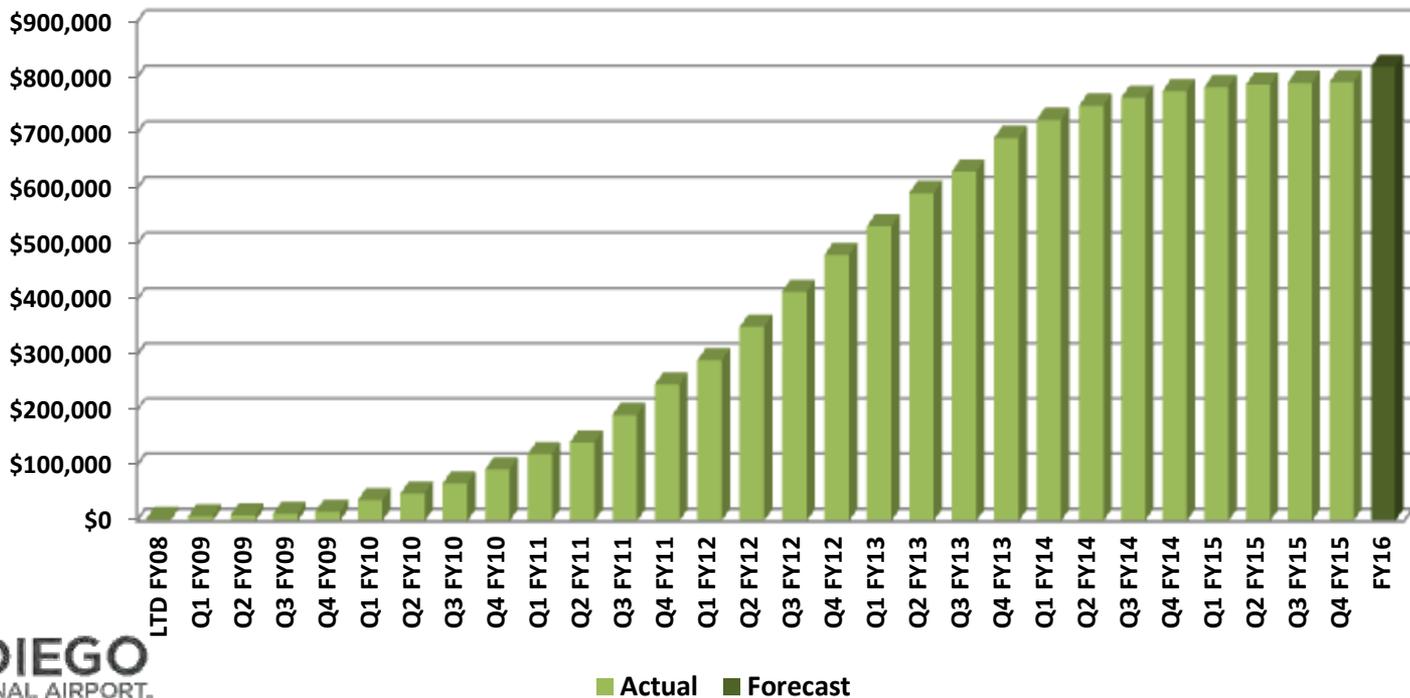
(amounts expressed in thousands)



Green Build Program Cost Trend

As of August 31, 2015
(amounts expressed in thousands)

Green Build Cumulative Cost Trend





Rental Car Center (RCC) Financial Overview



RCC Program

As of August 31, 2015

(amounts expressed in thousands)

RCC and Enabling Projects	Project Costs	Actual Costs	Remaining
RCC project	\$ 316,124	\$ 262,732	\$ 53,392
Bus Acquisition and Staging Area ¹	16,880	8,074	8,806
Enabling Projects ¹	35,616	22,786	12,830
SDIA Wayfinding Signage/Directories - RCC ¹	2,410	614	1,796
Grand Total	\$ 371,030	\$ 294,206	\$ 76,824

¹Depicts portion of projects that are estimated to be eligible for CFC funding

Enabling Projects	CFC
Interior North Side Road and Utilities	\$ 14,010
North Side Utility Infrastructure - Storm Drain Trunk	2,523
Terminal Link Road	12,019
Airport Electrical Distribution System	5,352
Northside Additional Landscaping	1,713
	\$ 35,616

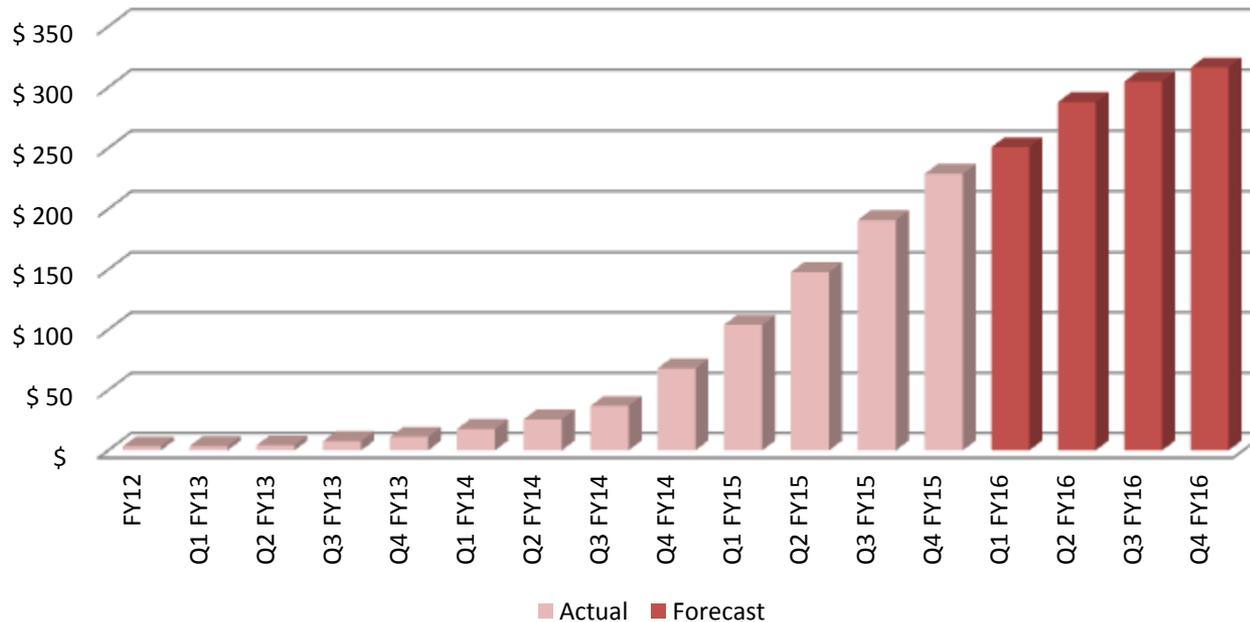
* Other Funding includes previously issued bonds, grants and airport cash

RCC Project Cost Trend

As of August 31, 2015

(amounts expressed in millions)

RCC Cumulative Cost Trend¹



Actual Forecast

¹ Excludes Shuttle Bus Acquisition, Bus Staging Area, SDIA Way Finding Signage and enabling projects

Questions

