

**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 30th DAY OF APRIL, 2015.


JEFFREY WOODSON
VICE PRESIDENT, DEVELOPMENT

ATTEST:


LORRAINE BENNETT
ASSISTANT AUTHORITY CLERK II