

Board Members

Gil Cabrera (Chair)
James Sly (Vice-Chair)
Whitney Benzian
Lidia S. Martinez
Monica Montgomery Steppe
Rafael Perez
Esther C. Sanchez
Steve Vaus
Marni von Wilpert

Ex-Officio Board Members

Ann Fox
Col. R. Erik Herrmann
Michele Perrault

President/CEO

Kimberly J. Becker

Board Meeting Agenda

Thursday, April 3, 2025
9:00 AM

San Diego County Regional Airport Authority
Administration Building
First Floor – Board Room
2417 McCain Road
San Diego, California 92101

Live webcasts of Authority Board meetings can be accessed at
<http://www.san.org/Airport-Authority/Meetings-Agendas/Authority-Board>

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.

Please note that agenda items may be taken out of order. 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 the Office of the Authority Clerk Department 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 Office of the Authority Clerk Department.

PLEASE COMPLETE A SPEAKER SLIP 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 Office of the Authority Clerk Department with your request at (619) 400-2400 at least three (3) working days prior to the meeting.

Board Meeting Agenda

Thursday, April 3, 2025

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENTATIONS:

REPORTS FROM BOARD COMMITTEES, AD HOC COMMITTEES, AND CITIZEN COMMITTEES AND LIAISONS:

- **AUDIT COMMITTEE:**
Committee Members: Huerta, Newsom (Chair), Montgomery Steppe, Perez, Sanchez, Vaus, Wong Nickerson
- **CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE:**
Committee Members: Benzian, Martinez, Perez, Sanchez, von Wilpert (Chair)
- **EXECUTIVE PERSONNEL AND COMPENSATION COMMITTEE:**
Committee Members: Cabrera (Chair), Martinez, Sly
- **FINANCE COMMITTEE:**
Committee Members: Martinez, Sly (Chair), von Wilpert

ADVISORY COMMITTEES

- **AUTHORITY ADVISORY COMMITTEE:**
Liaisons: Benzian (Primary), Martinez
- **ARTS ADVISORY COMMITTEE:**
Liaison: Martinez

LIAISONS

- **CALTRANS:**
Liaison: Fox
- **INTER-GOVERNMENTAL AFFAIRS:**
Liaison: Cabrera
- **MILITARY AFFAIRS:**
Liaison: Herrmann
- **PORT:**
Liaisons: Cabrera (Primary), von Wilpert

- **WORLD TRADE CENTER:**
Representative: James Sly

BOARD REPRESENTATIVES (EXTERNAL)

- **SANDAG BOARD OF DIRECTORS:**
Representatives: Cabrera (Primary), Sly
- **SANDAG TRANSPORTATION COMMITTEE:**
Representatives: Sanchez (Primary), Perez

CHAIR REPORT:

PRESIDENT/CEO REPORT:

NON-AGENDA PUBLIC COMMENT:

Non-Agenda Public Comment is reserved for members of the public wishing to address the Board on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Board. 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.

CONSENT AGENDA (ITEMS 1- 9):

The consent agenda contains items that are routine in nature and non-controversial. Some items may be referred by a standing Board Committee or approved as part of the budget process. The matters listed under 'Consent Agenda' may be approved by one motion. Any Board Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business Items, unless otherwise directed by the Chair.

1. **APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the March 6, 2025, regular meeting.
2. **ACCEPTANCE OF BOARD AND COMMITTEE MEMBERS WRITTEN REPORTS ON THEIR ATTENDANCE AT APPROVED MEETINGS AND PRE-APPROVAL OF ATTENDANCE AT OTHER MEETINGS NOT COVERED BY THE CURRENT RESOLUTION:**
RECOMMENDATION: Accept the reports and pre-approve Board Member attendance at other meetings, trainings and events not covered by the current resolution.
(Office of the Authority Clerk: Annette Fagan Ortiz, Authority Clerk)

3. **AWARDED CONTRACTS AND APPROVED CHANGE ORDERS FROM FEBRUARY 7, 2025, THROUGH MARCH 6, 2025, AND REAL PROPERTY AGREEMENTS GRANTED AND ACCEPTED FROM FEBRUARY 7, 2025, THROUGH MARCH 6, 2025:**

RECOMMENDATION: Receive the report.

(Procurement: Jana Vargas, Director)

4. **APRIL 2025 LEGISLATIVE REPORT:**

RECOMMENDATION: Adopt Resolution No. 2025-0016, approving the April 2025 Legislative Report.

(Strategy & Government Relations: Matt Harris, Director)

CLAIMS:

COMMITTEE RECOMMENDATIONS:

CONTRACTS AND AGREEMENTS:

5. **APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A CONCESSION LEASE WITH COMPASS GROUP USA, INC. TO FINANCE, INSTALL, AND OPERATE AUTOMATED SNACK AND BEVERAGE VENDING MACHINES FOR A TERM OF FIVE (5) YEARS WITH ONE (1) FIVE (5) YEAR OPTION TO EXTEND THE TERM:**

RECOMMENDATION: Adopt Resolution No. 2025-0017, approving and authorizing the President/CEO to negotiate and execute a concession lease with Compass Group USA, Inc. to finance, install, and operate automated snack and beverage vending machines for a term of five (5) years with one (1) five (5) year option to extend the term and authorizing the President/CEO to take all necessary actions to execute the concession lease.

(Terminal Business Development: Deanna Zachrisson, Director)

6. **AWARD A LEGAL SERVICES AGREEMENT TO MARK ZEBROWSKI:**

RECOMMENDATION: Adopt Resolution No. 2025-0018 awarding a legal services agreement to Mark Zebrowski, Esq. for a term of one (1) year with two (2) one-year options to renew and a not to exceed compensation amount of \$500,000.

(General Counsel: Amy Gonzalez, General Counsel)

CONTRACTS AND AGREEMENTS AND/OR AMENDMENTS TO CONTRACTS AND AGREEMENTS EXCEEDING \$1 MILLION:

7. APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO EXECUTE A BATTERY ENERGY STORAGE SYSTEM SOFTWARE INSTALLATION AND OPERATION WITH CRITICAL LOOP, INC:

RECOMMENDATION: Adopt Resolution No. 2025-0019, approving and authorizing the President/CEO to execute an agreement with Critical Loop, Inc. for a term of three (3) years, with the option for two (2) one-year extensions exercisable at the discretion of the President/CEO, to provide professional services to assist in control, operation, and maintenance of a Battery Energy Storage System for a total not-to-exceed amount of \$1,700,000.00 under a “shared savings” arrangement.

(Facilities Management: Stephen Mosca, Director)

8. AWARD A CONTRACT TO S&L SPECIALTY CONSTRUCTION, INC. FOR QUIETER HOME PROGRAM PHASE 13, GROUP 12, PROJECT NO. 381312 TWENTY-FOUR (24) NON-HISTORIC SINGLE-FAMILY AND MULTI-FAMILY UNITS ON SEVENTEEN (17) RESIDENTIAL PROPERTIES LOCATED EAST AND WEST OF THE SAN DIEGO INTERNATIONAL AIRPORT:

RECOMMENDATION: Adopt Resolution No. 2025-0020, awarding a contract to S&L Specialty Construction, Inc. in the amount of \$1,530,400 for Phase 13, Group 12, Project No. 381312, of the San Diego County Regional Airport Authority’s Quieter Home Program and making a finding that the project is exempt from the California Environmental Quality Act.

(Planning, Noise, and Environment: Sjohnna Knack, Director)

9. AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH WILLIAMS SCOTSMAN, INC. DBA WILLSCOT TO PROVIDE ONE (1) 6 PLEX MODULAR OFFICE BUILDING FACILITY FOR THE NEW AIRPORT SHUTTLE BUS PARKING LOT AND RESCIND RESOLUTION NO. 2024-0085:

RECOMMENDATION: Adopt Resolution No. 2025-0021, (1) rescinding Resolution 2024-0085, and (2) authorizing the President/CEO to negotiate and execute an agreement with Williams Scotsman, Inc. dba Willscot for one (1) 6 Plex modular office building facility, in an amount not-to-exceed \$2,087,950 in support of Project No. 413002, Shuttle Lot Relocation at San Diego International Airport.

(Airport Design & Construction: Bob Bolton, Director)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

CLOSED SESSION:

10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION:

Paragraph (1) of subdivision (d) of Cal. Gov. Code §54956.9

Name of Case: San Diego County Regional Airport Authority v. AQ US SW Holding Co., et al., San Diego Superior Court Case No. 37-2023-00032124-CU-BC- CTL

11. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9

Number of potential Cases: 1

REPORT ON CLOSED SESSION:

GENERAL COUNSEL REPORT:

BUSINESS AND TRAVEL EXPENSE REIMBURSEMENT REPORTS FOR BOARD MEMBERS, PRESIDENT/CEO, CHIEF AUDITOR AND GENERAL COUNSEL WHEN ATTENDING CONFERENCES, MEETINGS, AND TRAINING AT THE EXPENSE OF THE AUTHORITY:

BOARD COMMENT:

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 submit a speaker slip to the Clerk 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 submit a speaker slip 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 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.

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) 400-2550 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 Airport Administration Building Parking Lot (entrance on the east side of McCain Road). Bring your ticket to the first-floor receptionist for validation.

Visitors can park in the lot from 8:00 a.m. to 5:00 p.m.

You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 923. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511

**DRAFT
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY BOARD
MINUTES
THURSDAY, MARCH 6, 2025
SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARD ROOM**

CALL TO ORDER: Chair Cabrera called the meeting of the San Diego County Regional Airport Authority Board to order at 9:02 a.m. on Thursday, March 6, 2025, at the San Diego County Regional Airport Authority, Administration Building, 2417 McCain Road, San Diego, CA 92101.

PLEDGE OF ALLEGIANCE: Chair Cabrera led the pledge of allegiance.

ROLL CALL:

PRESENT: Board Members: Benzian, Cabrera (Chair), Fox (Ex-Officio),
Herrmann (Ex-Officio), Montgomery
Steppe, Perez, Sanchez,
Sly (Vice Chair), Vaus, von Wilpert

ABSENT: Board Members: Martinez, Perrault (Ex-Officio)

ALSO PRESENT: Kimberly Becker, President/CEO; Amy Gonzalez, General Counsel;
Annette Fagan Ortiz, Authority Clerk; Sonja Banks, Assistant Authority
Clerk I

Board Member Sly arrived at the meeting at 9:03 a.m.

PRESENTATIONS:

**DISCUSSION REGARDING THE PARAMETERS FOR THE FISCAL YEAR 2026 AND
FISCAL YEAR 2027 OPERATING BUDGETS:**

Scott Brickner, Vice President/CFO; John Dillon, Director, Finance & Risk Management; and Maryellen Antonio, Manager, Airport Finance, provided a presentation that included a Strategic Plan, Economic Update and Airports Outlook, Authority Debt Profile, Airport Financial Overview and Plan of Finance and Budget Guidelines

Board Member Sanchez arrived at the meeting at 9:08 a.m.

REPORTS FROM BOARD COMMITTEES, AD HOC COMMITTEES, AND CITIZEN COMMITTEES AND LIAISONS:

- **AUDIT COMMITTEE:** Board Member Sanchez reported that the Audit Committee last met on February 10. She reported that two items from that meeting are on today's consent agenda. Lastly, she reported that the next meeting is scheduled for May 5, 2025.
- **CAPITAL IMPROVEMENT PROGRAM OVERSIGHT COMMITTEE:** Board Member von Wilpert reported that the committee has not met since the last Board meeting. She reported that several tenant concessionaires have started their buildout and that the finished work continues to progress throughout the terminal. She reported that the commissioning of the baggage handling systems has begun, and that creation of punch lists have started in some areas. The next meeting is scheduled for April 17 and will be combined with the Capital Budget Workshop.
- **EXECUTIVE PERSONNEL AND COMPENSATION COMMITTEE:** Chair Cabrera reported that the committee has not met since the last Board meeting and that the first meeting of the year is scheduled for May 29, 2025.
- **FINANCE COMMITTEE:** Board Member Sly reported that the Finance Committee last met on February 24, 2025. During that meeting, the committee reviewed the Unaudited Financial Statement for the seven months ended January 31, 2025, as well as the Authority Investment Report, of the same date. Additionally, he reported that the committee considered and forwarded to the Board a First Amendment to the Trust Indenture for the Authority's Senior Special Facilities Revenue Bonds, which is on today's consent agenda. The next meeting is scheduled for March 24.

ADVISORY COMMITTEES:

- **AUTHORITY ADVISORY COMMITTEE:** Board Member Benzian reported that the committee has not met since the last Board meeting and that the next meeting is scheduled for March 13.
- **ARTS ADVISORY COMMITTEE:** Chair Cabrera reported that the next scheduled meeting is March 13 from 3-5 p.m. He reported the first public art piece was installed in the New Terminal 1. This marks the first of seven major public artworks to be unveiled in the new terminal. He reported the upcoming opening of the temporary exhibition Mirror Mirror in Terminal 2, with a reception and tour on Thursday, March 27th.

LIAISONS:

- **CALTRANS:** Board Member Fox reported weather permitting Caltrans will execute a swarm maintenance project over the next three weekends in March. This maintenance will include minor pavement repairs, refreshing striping, repairing guardrails and barriers, and landscape clean up. She also reported art news; stating that Caltrans awarded MTS a million dollar Clean California grant. She reported that a portion of funds were used to produce two murals near the E Street Trolley Center in Chula Vista. She reported that these murals are a reflection of the culture in the Chula Vista community.
- **INTERGOVERNMENTAL AFFAIRS:** Chair Cabrera reported that both the House and Senate have passed their respective FY 2025 budget proposals. They need to reconcile differences before advancing legislation with specific policies. He reported that with the March 14 deadline to fund federal agencies, a continuing resolution (CR) potentially extending funding for the full year, is very likely. In Sacramento, he reported that legislators have introduced over 2300 new bills, nearly 40 percent of which are "intent" or "spot" bills that will be amended into substantive proposals throughout the spring. He also reported that legislative budget committees have started the review of the Governor's 2025-26 budget.
- **MILITARY AFFAIRS:** Board Member Herrmann expressed gratitude for the folks working on the night of February 20 during the Honor Our Fallen service of Sergeant Jacob Durham.
- **PORT:** None.
- **WORLD TRADE CENTER:** None

BOARD REPRESENTATIVES (EXTERNAL):

- **SANDAG BOARD OF DIRECTORS:** Chair Cabrera reported that the SANDAG Board of Directors met twice since the last Board meeting. At the first meeting, staff presented preliminary information on the development of the Fiscal Year 2026 Program Budget and Strategic Planning Framework. He reported that at the second meeting, the Board of Directors was asked to provide feedback on the project goals and objectives for the San Diego LOSSAN Rail Realignment Project. He reported that the Board was also asked to provide direction to staff on the alternative alignments to analyze in the Draft Environmental Impact Report for the project. He reported that the Board directed staff to move the LOSSAN project forward into environmental review.

- **SANDAG TRANSPORTATION COMMITTEE:** Board Member Sanchez reported that the committee met twice since the last Board meeting. She reported that at the first meeting, the committee was asked to recommend that the Board of Directors approve the transit and transportation related elements of the proposed 2025 Legislative Program. At the second meeting, she reported that the committee held a joint session with the Transportation, Borders, and Regional Planning Committees, where staff presented an update on the Draft 2025 regional Plan Transportation Network. The next meeting is scheduled for March 21.

CHAIR REPORT: Chair Cabrera reported that March is Women's History Month, celebrating the achievements and contributions of women throughout history, our communities, including the amazing women leaders of our Board. He reported that as part of the Airport Authority's Third Wednesday Speaker Series, the Women's Leadership Group has organized a Women in Aviation panel discussion for March 19. He also expressed the privilege of celebrating one of the best events of the year, Employee Appreciate Day. He offered special thanks to the Audit, HR and General Counsel team for all their time and planning efforts.

PRESIDENT/CEO REPORT: Kim Becker, President/CEO, reported a traffic switch that occurred last week on the entrance way to T1. She reported that concessions have been issued a limited notice to proceed. In Air Service she reported that Southwest extended their schedule through November 1, which will take us into the new terminal. Starting October 2 seasonal routes resume including Colorado Springs, Columbus, Milwaukee and Cabo and Tampa service will expand from Saturday only to five days per week. She reported that Alaska services Fresno three to four times a day and Southwest will add a Fresno route beginning October 2 operating twice daily. Starting March 30, she reported that Lufthansa will upgrade its Munich service and will resume daily service on May 1st. Copa, our newest partnership, will begin service on June 25, four days a week. She reported that they are the first airline to offer non-stop service to Latin America. Moving on to awards, she reported that the Authority received the 2025 Outstanding Engineering Project Award for the New T1 Parking Plaza, given by San Diego County Engineering Council presented during San Diego Engineers Week on February 18th. With help of few Vice Presidents, the following award winners were acknowledged: Workvivo Warriors (Collaboration Team of the Year), Eric Smith, (Employee of the Quarter and Top Performer of the Year), and Christina Vasquez (Role Model of the Year).

NON-AGENDA PUBLIC COMMENT:

CONSENT AGENDA (ITEMS 1 -11):

Chair Cabrera pulled item 10 from the Consent Agenda with no objection from the Board.

ACTION: Moved by Board Member Vaus and seconded by Board Member Benzian to approve the Consent Agenda. Motion carried by the following votes: YES – Benzian, Cabrera, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, von Wilpert; NO – None; Martinez – NONE (Weighted Vote Points: YES – 87; NO – 0; ABSENT - 13)

1. **APPROVAL OF MINUTES:**
RECOMMENDATION: Approve the minutes of the February 13, 2025, regular meeting.
2. **ACCEPTANCE OF BOARD AND COMMITTEE MEMBERS WRITTEN REPORTS ON THEIR ATTENDANCE AT APPROVED MEETINGS AND PRE-APPROVAL OF ATTENDANCE AT OTHER MEETINGS NOT COVERED BY THE CURRENT RESOLUTION:**
RECOMMENDATION: Accept the reports and pre-approve Board Member attendance at other meetings, trainings and events not covered by the current resolution.
3. **AWARDED CONTRACTS AND APPROVED CHANGE ORDERS FROM JANUARY 10, 2025, THROUGH FEBRUARY 6, 2025, AND REAL PROPERTY AGREEMENTS GRANTED AND ACCEPTED FROM JANUARY 10, 2025, THROUGH FEBRUARY 6, 2025:**
RECOMMENDATION: Receive the report.
4. **MARCH 2025 LEGISLATIVE REPORT:**
RECOMMENDATION: Adopt Resolution No. 2025-0008, approving the February 2025 Legislative Report.

CLAIMS:

COMMITTEE RECOMMENDATIONS:

5. **FISCAL YEAR 2025 SECOND QUARTER REPORT FROM THE OFFICE OF THE CHIEF AUDITOR:**
RECOMMENDATION: The Audit Committee recommends that the Board accept the report.
6. **REVISION TO THE FISCAL YEAR 2025 AUDIT PLAN OF THE OFFICE OF THE CHIEF AUDITOR:**
RECOMMENDATION: The Audit Committee recommends that the Board adopt Resolution No. 2025-0009, approving the revision to the Fiscal Year 2025 Audit

Plan of the Office of the Chief Auditor.

7. AMENDMENT TO TRUST INDENTURE FOR SPECIAL FACILITY REVENUE BONDS:

RECOMMENDATION: The Finance Committee recommends that the Board adopt Resolution No. 2025-0010, approving a First Amendment to Trust Indenture with respect to San Diego County Regional Airport Authority Senior Special Facilities Revenue Bonds (Consolidated Rental Car Facility Project) and certain other related matters.

CONTRACTS AND AGREEMENTS:

8. AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A 5-YEAR CONCESSION LEASE AND WAIVE BOARD POLICY 6.01 WITH CERTIFIED FOLDER DISPLAY SERVICE, INC. TO OPERATE A VISITOR INFORMATION BROCHURE RACK CONCESSION:

RECOMMENDATION: Adopt Resolution No. 2025-0011, authorizing the President/CEO to negotiate and execute a 5-year Concession Lease with Certified Folder Display Service, Inc. to operate a visitor information brochure rack concession and waive Board Policy 6.01.

9. AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A 5-YEAR CONCESSION LEASE WITH TRICOPIAN, INC., DBA FUELROD AND WAIVE BOARD POLICY 6.01:

RECOMMENDATION: Adopt Resolution No. 2025-0012, authorizing the President/CEO to negotiate and execute a 5-year Concession Lease with Tricopian, Inc. dba FuelRod to operate a reusable portable charging concession and waive Board Policy 6.01.

11. APPROVE AND AUTHORIZE THE PRESIDENT/CEO AND VICE PRESIDENT/CFO TO EXECUTE ACTIONS NECESSARY TO PARTICIPATE IN THE CAL OES STATE AND LOCAL CYBERSECURITY GRANT PROGRAM:

RECOMMENDATION: Adopt Resolution No. 2025-0014, authorizing the President/CEO, and Vice President/CFO, to execute any actions necessary to obtain federal financial assistance subgranted through the Cal OES State and Local Cybersecurity Grant Program on behalf of the San Diego County Regional Airport Authority for Fiscal Year 2024-2025.

ITEM REMOVED FROM THE CONSENT AGENDA

10. APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO EXECUTE A FIRST AMENDMENT TO THE 12KV DISTRIBUTION SYSTEM OPERATION, MAINTENANCE, AND REPAIR SERVICES AGREEMENT WITH CHULA VISTA ELECTRIC CO:

RECOMMENDATION: Adopt Resolution No. 2025-0013, approving and authorizing the President/CEO to execute a First Amendment to the 12kV Distribution System Operation, Maintenance, and Repair Services Agreement with Chula Vista Electric Co. to increase the total amount payable by \$388,741.44.

ACTION: Moved by Board Member Vaus and seconded by Board Member Sly to approve staff's recommendation. Motion carried by the following votes: YES – Benzian, Cabrera, Montgomery Steppe, Perez, Sanchez, Sly, Vaus, von Wilpert; NO – None; Martinez – NONE (Weighted Vote Points: YES – 87; NO – 0; ABSENT - 13)

CONTRACTS AND AGREEMENTS AND/OR AMENDMENTS TO CONTRACTS AND AGREEMENTS EXCEEDING \$1 MILLION:

PUBLIC HEARINGS:

OLD BUSINESS:

The Board recessed at 10:03 a.m. and reconvened at 10:05 a.m.

CLOSED SESSION: The Board recessed into Closed Session at 10:07 a.m. to hear item 12 anticipated litigation two cases.

12. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION:

Paragraph (1) of subdivision (d) of Cal. Gov. Code §54956.9

Name of Case: San Diego County Regional Airport Authority v. AQ US SW Holding Co., et al., San Diego Superior Court Case No. 37-2023-00032124-CU-BC- CTL

13. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9

Number of potential Cases: 2

REPORT ON CLOSED SESSION: The Board adjourned out of Closed Session at 11:15 a.m.

GENERAL COUNSEL REPORT:

BOARD COMMENT:

ADJOURNMENT: The meeting adjourned at 11:15 a.m.

APPROVED BY A MOTION OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY
BOARD THIS 6TH DAY OF MARCH 2025.

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Staff Report

Meeting Date: April 3, 2025

Subject:

Acceptance of Board and Committee Members Written Reports on their Attendance at Approved Meetings and Pre-Approval of Attendance at Other Meetings Not Covered by the Current Resolution

Recommendation:

Accept the reports and pre-approve Board Member attendance at other meetings, trainings and events not covered by the current resolution.

Background/Justification:

Authority Policy 1.10 defines a “day of service” for Board Member compensation and outlines the requirements for Board Member attendance at meetings.

Pursuant to Authority Policy 1.10, Board Members are required to deliver to the Board a written report regarding their participation in meetings for which they are compensated. Their report is to be delivered at the next Board meeting following the specific meeting and/or training attended. The reports (Attachment A) were reviewed pursuant to Authority Policy 1.10 Section 5 (g), which defines a “day of service”. The reports were also reviewed pursuant to Board Resolution No. 2019-0074, which granted approval of Board Member representation for attending events and meetings.

The attached reports are being presented to comply with the requirements of Policy 1.10 and the Authority Act.

Fiscal Impact:

Board and Committee Member Compensation is included in the FY 2025 Budget

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☒ Community Strategy ☐ Customer Strategy ☐ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☐ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Cal. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

Not applicable.

Prepared by:

Annette Fagan Ortiz
Authority Clerk

Attachment A

BOARD MEMBER EVENT/MEETING/TRAINING REPORT SUMMARY

Directions: This Form permits Board Members to report their attendance at meetings, events, and training that qualifies for “day of service” compensation pursuant to Cal. Pub. Util. Code §170017, Board Policy 1.10 and Board Resolution 2019-0074. Unless attending a meeting held pursuant to the Brown Act, attendance must be pre-approved by the Board prior to attendance and a written report delivered at the next Board meeting. After completing this Form, please forward it to Board Services, Authority Clerk Staff.

Period Covered:	01/24/25-03/31/25	
Board Member Name:	Marni von Wilpert	
Date:	3/24/25	
Type of Meeting	Date/Time/Location of Event/Meeting/Training	Summary and Description of the Event/Meeting/Training
<input checked="" type="checkbox"/> Brown Act <input type="checkbox"/> Pre-approved <input type="checkbox"/> Res. 2019-0074	January 19th, 3:00 to 4:00 pm, T1	Airport T1 tour
<input checked="" type="checkbox"/> Brown Act <input type="checkbox"/> Pre-approved <input type="checkbox"/> Res. 2019-0074	3/6/25, 9:00 to 11:00 am, Board Room	Board/ALUC Committee Meeting
<input checked="" type="checkbox"/> Brown Act <input type="checkbox"/> Pre-approved <input type="checkbox"/> Res. 2019-0074	3/24/25 9:00 to 12:00 , Board room	Special Board and Executive & Finance Committees Meeting
<input type="checkbox"/> Brown Act <input type="checkbox"/> Pre-approved <input type="checkbox"/> Res. 2019-0074		
<input type="checkbox"/> Brown Act <input type="checkbox"/> Pre-approved <input type="checkbox"/> Res. 2019-0074		
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I certify that I was present for at least half of the time set for each meeting, event, and training listed herein.

Signature: Marni von Wilpert

Staff Report

Meeting Date: April 03, 2025

Subject:

Awarded Contracts and Approved Change Orders from February 7, 2025, through March 06, 2025, and Real Property Agreements Granted and Accepted from February 7, 2025, through March 6, 2025

Recommendation:

Receive the report

Background/Justification:

Policy Section Nos. 5.01, Procurement of Services, Consulting, Materials, and Equipment, 5.02, Procurement of Contracts for Public Works, and 6.01, Leasing Policy, require staff to provide a list of contracts, change orders, and real property agreements that were awarded and approved by the President/CEO or her designee. Staff has compiled a list of all contracts, change orders (Attachment A) and real property agreements (Attachment B) that were awarded, granted, accepted, or approved by the President/CEO or her designee since the previous Board meeting.

Fiscal Impact:

The fiscal impact of these contracts and change orders are reflected in the individual program budget for the execution year and on the next fiscal year budget submission.

Amount to vary depending upon the following factors:

1. Contracts issued on a multi-year basis; and
2. Contracts issued on a Not-to-Exceed basis.
3. General fiscal impact of lease agreements reflects market conditions.

The fiscal impact of each reported real property agreement is identified for consideration on Attachment B.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☐ Community Strategy ☐ Customer Strategy ☐ Employee Strategy ☒ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☐ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Cal. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

Inclusionary Policy requirements were included during the solicitation process prior to the contract award.

Prepared by:

Jana Vargas
Director, Procurement

Attachment "A"**AWARDED CONTRACTS AND CHANGE ORDERS SIGNED BETWEEN February 07, 2024 THROUGH March 06, 2025****New Contracts**

Date Signed	CIP #	Company	Description	Solicitation Method	Owner	Contract Value	End Date
1/28/2025		Mosaika Art & Design	The Contractor will provide fabrication and supply of mosaic tiles for art work commissioned for the New T1 at the San Diego International Airport.	Sole Source	Customer Experience	\$38,000.00	3/14/2025
2/4/2025		Parkhouse Tires	The Contractor will provide ARFF tires and installation services for the San Diego County Regional Airport Authority.	Informal RFB	Facilities Management	\$48,834.26	3/24/2025
2/7/2025		Cushman & Wakefield	The Contractor will provide Real Property Appraisal Services for land currently available in the surrounding area of the San Diego International Airport.	Sole Source	Terminal Business Development	\$15,000.00	1/31/2028
2/11/2025		OnSolve, LLC	The Contractor will provide Services for Emergency Notification System for the San Diego County Regional Airport Authority.	RFP	Aviation Security & Public Safety	\$95,000.00	1/31/2028
2/12/2025		Airports Council International	The Contractor will provide access to its ASQ Departure Survey for Terminal 2 from Q1 2024 through Q4 2025 at the San Diego International Airport.	Sole Source	Customer Experience	\$52,000.00	8/6/2026
2/14/2025		Vertex	The Contractor will provide payroll software for the San Diego Regional Airport Authority.	Quote	Information & Technology Services	\$8,780.00	3/10/2026
2/14/2025		Safeware, Inc.	The Contractor will provide First Aid Supplies for a period of two (2) years for the San Diego Regional Airport Authority.	Consortium RFP	Human Resources	\$10,000.00	2/14/2027
2/21/2025		Cushman & Wakefield	The Contractor will provide appraisal services of the Northside Cargo carrier for the San Diego County Regional Airport Authority.	Informal RFP	Capital Financial Planning & Airline Relations	\$8,500.00	4/15/2025
3/3/2025		Raphael's Party Rental	The Contractor will provide Special Event Equipment Rental Services for the San Diego County Regional Airport Authority.	Informal RFP	Procurement	\$60,000.00	2/29/2028

Attachment "A"							
AWARDED CONTRACTS AND CHANGE ORDERS SIGNED BETWEEN February 07, 2024 THROUGH March 06, 2025							
<u>New Contracts Approved by the Board</u>							
Date Signed	CIP #	Company	Description	Solicitation Method	Owner	Contract Value	End Date
			No New Contracts Approved by the Board				

Attachment "A"									
AWARDED CONTRACTS AND CHANGE ORDERS SIGNED BETWEEN February 07, 2024 THROUGH March 06, 2025									
Amendments and Change Orders									
Date Signed	CIP #	Company	Description of Change	Owner	Previous Contract Amount	Change Order Value (+ / -)	Change Order Value (%) (+ / -)	New Contract Value	New End Date
2/12/2025		WSP USA Inc.	The Assignment and Consent Agreement transfers agreement from WSP USA Environment & Infrastructure, Inc. to WSP USA Inc. The Contractor will provide On-Call Storm Water Program Management Services for the San Diego County Regional Airport Authority.	Planning & Environmental Affairs	\$9,000,000.00	\$0.00	0.0%	\$9,000,000.00	11/30/2025
2/12/2025		Accenture LLP	The Assignment and Consent Agreement transfers agreement from Navisite LLC. to Accenture LLP. The Contractor will provide E-1 Server Hosting for the San Diego County Regional Airport Authority.	Information & Technology Services	\$2,450,000.00	\$0.00	0.0%	\$2,450,000.00	11/30/2025
2/14/2025		Safeware, Inc.	The First Amendment increased the total compensation. The Contractor will provide PPE Safety Supplies for the San Diego Regional Airport Authority.	Human Resources	\$10,000.00	\$1,000.00	10.0%	\$11,000.00	8/7/2026
3/3/2025		Kaori Fukuyama	The First Amendment increased the total compensation. The Contractor will provide art work for the Under the Wing Mentorship Program.	Customer Experience	\$20,000.00	\$1,000.00	5.0%	\$21,000.00	3/18/2025
3/3/2025		WSP USA Inc.	This First Amendment is to add an authorized Sub-Contractor to the agreement. The Contractor will provide On-Call Storm Water Program Management Services for the San Diego County Regional Airport Authority.	Planning & Environmental Affairs	\$9,000,000.00	\$0.00	0.0%	\$9,000,000.00	11/30/2025

Attachment "A"**AWARDED CONTRACTS AND CHANGE ORDERS SIGNED BETWEEN February 07, 2024 THROUGH March 06, 2025****Amendments and Change Orders Approved by the Board**

Date Signed	CIP #	Company	Description of Change	Owner	Previous Contract Amount	Change Order Value (+ / -)	Change Order Value (%) (+ / -)	New Contract Value	New End Date
2/12/2025		Turner-Flatiron, A Joint Venture	The Fourth Amendment was approved by the Board at the January 11, 2024 board meeting. The amendment replaces the Maximum Contract Price (MCP) for the revised Guaranteed Maximum Price (GMP). The contractor will provide New T1 Terminal & Roadways for the San Diego County Regional Airport Authority.	Airport Design & Construction	\$2,605,181,244.00	\$384,606,076.00	14.8%	\$2,989,787,320.00	9/6/2028

Attachment "B"								
REAL PROPERTY AGREEMENTS EXECUTED FROM February 7, 2025 THROUGH March 6, 2025								
Real Property Agreements (Per Board Policy 6.01)								
Effective Date	Authority Doc. #	Tenant/Company	Agreement Type	Property Location	Use	Property Area (s.f)	Consideration	Comments
No Real Property Agreements During this Period								
Real Property Agreement Amendments and Assignments (Per Board Policy 6.01)								
Effective Date	Authority Doc. #	Tenant/Company	Agreement Type	Property Location	Use	Property Area (s.f)	Consideration	Comments
No Real Property Agreement Amendments and Assignments During this Period								

Staff Report

Meeting Date: April 3, 2025

Subject:

April 2025 Legislative Report

Recommendation:

Adopt Resolution No. 2025-0016, approving the April 2025 Legislative Report.

Background/Justification:

The Authority's Legislative Advocacy Program Policy requires that staff present the Board with monthly reports concerning the status of legislation with potential impact to the Authority. The Authority Board provides direction to staff on legislative issues by adoption of a monthly Legislative Report (Attachment A). The April 2025 Legislative Report updates Board members on legislative activities that have taken place since the previous Board meeting. In directing staff, the Authority Board may take a position on pending or proposed legislation that has been determined to have a potential impact on the Authority's operations and functions.

Federal Legislative Action

In Washington, the President signed a continuing resolution (CR) into law on March 15, 2025, to avert a federal government shutdown. A CR extends federal agency funding without significant changes but also does not include Congressionally Directed Spending requests, or individual funding allocations for specific projects within a congressional district or state. This CR extends federal agency funding through September 30, 2025.

It is expected that Congress will now turn to considering Fiscal Year (FY) 2026 appropriations and resume negotiations on a budget resolution. Regarding FY 2026 appropriations, members of both chambers have begun soliciting requests from stakeholders, marking the first step in the legislative drafting process. On the budget resolution, the House and Senate have passed different versions, meaning they will have to reconcile and pass a unified version before the reconciliation process to implement the administration's priorities.

The National Transportation Safety Board (NTSB) has recommended that the Federal Aviation Administration (FAA) permanently prohibit almost all helicopter operations near Washington's Ronald Reagan National Airport, or DCA, when certain runways are in use for arrivals or departures, calling it "an intolerable risk to aviation safety by increasing the chance of a midair collision." Transportation Secretary Sean Duffy later announced the implementation of the ban, and that the ongoing review of FAA would include analyzing other airports with high volumes of helicopter traffic to identify potential safety improvements.

The President has nominated the current President and CEO of Republic Airways, Bryan Bedford, to serve as the FAA Administrator. His nomination will head to the Senate and be first considered by the Senate Commerce Committee.

The Authority's legislative team continues to actively review and analyze bills for potential impacts on the Authority and San Diego International Airport and does not recommend that the Board adopt any new positions on federal legislation at this time.

State Legislative Action

In Sacramento, the Legislature continues to introduce new legislative proposals and convene first house policy committees ahead of the Spring Recess, which begins on April 10th. Upon their return, the Senate and Assembly will resume reviewing legislation in policy committees, where bills may be debated and amended. The deadline for policy committees to hear and report bills that require new spending to fiscal committees is Friday, May 2nd.

The Senate and Assembly continue to hold budget subcommittee hearings reviewing specific areas of the budget, such as climate bond (Prop 4) implementation, utility rate affordability and a potential extension of the cap-and-trade program beyond 2030. With April tax receipts providing a clearer picture of the state's fiscal outlook, attention is turning toward the May Revision of the Fiscal Year 2025-2026 budget.

The Authority's legislative team continues to monitor the state budget for future funding opportunities for climate, infrastructure, and transportation-related priorities.

The Authority's legislative team recommends that the Board adopt a SUPPORT position on AB 810 (Irwin) and a WATCH position on SB 239 (Arreguín).

One of the Authority's legislative priorities is to pass AB 1150 (Schultz), which raises the alternative Customer Facility Charge (CFC) to meet the level of inflation, as it has not been adjusted since its creation in 2010. Because the first hearing for AB 1150 is set to occur on April 1st, it was necessary to take a position prior to this Board meeting; therefore, the Board Chair authorized a SUPPORT position in the interim. The Authority's legislative team therefore recommends that the Board ratify the SUPPORT position at this time.

Fiscal Impact:

Not applicable.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

☒ Community Strategy ☐ Customer Strategy ☐ Employee Strategy ☒ Financial Strategy ☒ Operations Strategy

Focus Areas

☒ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Cal. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

Not applicable.

Prepared by:

Matt Harris
Director, Strategy & Government Relations

RESOLUTION NO. 2025-0016

A RESOLUTION OF THE BOARD OF THE
SAN DIEGO COUNTY REGIONAL AIRPORT
AUTHORITY APPROVING THE APRIL 2025
LEGISLATIVE REPORT

WHEREAS, the San Diego County Regional Airport Authority (“Authority”) operates San Diego International Airport and plans for necessary improvements to the regional air transportation system in San Diego County, including serving as the responsible agency for airport land use planning within the County; and

WHEREAS, the Authority has a responsibility to promote public policies consistent with the Authority’s mandates and objectives; and

WHEREAS, Authority staff works locally and coordinates with legislative advocates in Sacramento and Washington, D.C. to identify and pursue legislative opportunities in defense and support of initiatives and programs of interest to the Authority; and

WHEREAS, under the Authority’s Legislative Advocacy Program Policy, the Authority Board provides direction to Authority staff on pending legislation; and

WHEREAS, the Authority Board, in directing staff, may adopt positions on legislation that has been determined to have a potential impact on the Authority’s operations and functions; and

WHEREAS, one of the Authority’s legislative priorities is to pass AB 1150 (Schultz), which raises the alternative Customer Facility Charge (CFC) to meet the level of inflation, as it has not been adjusted since its creation in 2010. Because the first hearing for AB 1150 is set to occur on April 1st, it was necessary to take a position prior to the regular Board meeting in April, therefore, the Board Chair authorized a SUPPORT position in the interim. The Authority’s legislative team therefore recommends that the Board ratify the SUPPORT position.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the April 2025 Legislative Report (“Attachment A”); and

BE IT FURTHER RESOLVED that the Board ratifies the SUPPORT position for AB 1150; and

BE IT FURTHER RESOLVED that the Board finds that this action is not a “project” as defined by the California Environmental Quality Act (“CEQA”) (California Public Resources Code §21065); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a “development” as defined by the California Coastal Act (California Public Resources Code §30106); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (“FAA”) and, therefore, no formal review under the National Environmental Policy Act (“NEPA”) is required.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

April 2025 Legislative Report

State Legislation

New Assembly Bills

Legislation/Topic

AB 810 (Irwin): Open meetings: local agencies: teleconferences

Background/Summary

Current law requires cities and counties that have a publicly available internet website to use a ".gov" or a ".ca.gov" domain no later than January 1, 2029. Current law allows an agency to maintain a noncompliant domain (".com" or ".org") so long as it redirects users to a ".gov" or ".ca.gov" domain. Existing law also requires cities and counties, that maintain public email addresses, to ensure that each email address provided to its employees uses a ".gov" or ".ca.gov" domain no later than January 1, 2029.

This bill would expand the requirement to adopt a ".gov" or ".ca.gov" domain to special districts, school districts, joint power authorities, or other political subdivisions. This bill provides newly covered agencies the same flexibility, as in current law, to redirect visitors to compliant internet domains from their legacy domains.

The state and federal government have encouraged the adoption of 'top-level' security domains such as ".gov" due to their heightened security features including multifactor authentication, consumer privacy tools, and improved cyber threat communication. The federal Cybersecurity and Infrastructure Security Agency (CISA) sponsors the ".gov" domain and makes it available solely to United States based government organizations and publicly controlled entities. A ".gov" domain is available without a fee for agencies that qualify.

Anticipated Impact/Discussion

This bill would require the Authority to adopt a ".gov" website domain by January 1, 2029. The bill would allow the Authority to maintain its current domain (www.san.org) so long as it redirects visitors to the subsequently developed ".gov" address. Authority staff would need to assess and incur costs to complete the process for requesting and adopting a ".gov" domain. In addition, the Authority staff would need to assess its use of the current domain name in public outreach and communication, advertisements, and internal documents. The bill may result in heightened cybersecurity for the Authority and public visitors to its website.

Status: 2/10/2025 – Referred to Local Government Committee

Recommended Position: Support (4/03/2025)

*Shaded text represents new or updated legislative information

Legislation/Topic

AB 1150 (Schultz): Local agencies: airports: customer facility charges.

Background/Summary

A “customer facility charge” (CFC) is a user fee imposed on vehicle renters and collected by rental car companies. Existing law allows the fee revenues to be used for specific purposes, including to finance, design, and construct consolidated airport vehicle rental facilities; common-use transportation systems that move passengers between airport terminals; and terminal modifications solely to accommodate and provide customer access to common-use transportation systems.

Current law permits airports to impose a CFC calculated on an alternative basis. The alternative CFC statute allows an airport to charge a daily fee for up to five days for each individual rental car contract. Currently, the maximum amount of the daily fee that can be charged is \$9 per day for a maximum of five days per rental contract for a maximum charge of \$45. The fee amount is set in statute, not inflation-adjusted, and has not been updated since 2010.

This bill would increase the daily maximum alternative CFC an airport is authorized to require rental companies to collect to \$12 per day, and commencing January 1, 2029, and every three years thereafter, would require that charge to be indexed for inflation and increased to the nearest whole dollar amount. The bill would also authorize proceeds of any bond backed by an alternative CFC to be used for major facility maintenance.

Anticipated Impact/Discussion

The CFC is a critical funding source for airports to modernize terminals and connected transportation systems (inc. shuttles, trains, and rideshares) to rental car facilities. The alternative CFC was last adjusted in 2010, and it has failed to keep up with the rising costs of major maintenance and renovations required for aging rental car facilities. The current CFC is no longer sufficient to maintain the full cost of the operations, especially for new terminal projects that will eliminate the need for shuttling passengers to remote rental car facilities. Increasing the statutory cap on the CFC and indexing it to inflation would provide airports with a more sustainable revenue stream, allowing them to modernize vital infrastructure and support seamless transportation systems.

This bill would significantly enhance the Authority’s ability to fund critical projects that improve convenience and efficiency for travelers using the Rental Car Center and associated transportation system. Additionally, it would provide the Authority a more flexible and sustainable revenue source to meet the rising expenses of maintaining and renovating aging rental car facilities while bolstering its ability to effectively serve the region’s growing passenger demand.

*Shaded text represents new or updated legislative information

Status: 3/10/2025 – Referred to Privacy and Consumer Protection Committee

Recommended Position: Support (3/19/2025)

*Shaded text represents new or updated legislative information

New Senate Bills

Legislation/Topic

SB 239 (Arreguín): Open meetings: teleconferencing: subsidiary body

Background/Summary

Current law authorizes state advisory boards, commissions, committees, and subcommittees or similar multimember advisory bodies to hold a meeting by teleconference without posting participants' physical location until January 1, 2026 [SB 544 (Laird) Stats. 2023, Chapter 216]. This bill would provide a narrow exemption under the Ralph M. Brown Act for local government "subsidiary bodies", such as advisory bodies and commissions, to participate in two-way virtual teleconferencing without posting the physical location of members. This bill prescribes requirements to provide public access to the meetings of subsidiary bodies, including the requirement to provide a physical location from which the public can participate in meetings. This bill also limits the use of the exemption to subsidiary bodies with certain subject matter jurisdiction.

Anticipated Impact/Discussion

This bill aligns with the Authority Board's adopted Culture Statement which highlights the importance of diversity within the organization. SB 239 aims to increase both civic engagement and diversity on boards and commissions by removing certain in-person requirements for participation. While this measure would not be applicable to the full Authority Board (a decision-making body), or elected officials, SB 239 would apply to the non-decision-making bodies of the Authority Board including its committees, such as the Airport Noise Advisory Committee (ANAC), which has seen reduced engagement and attendance since COVID-19 restrictions were lifted. This bill is substantively similar to AB 817 (Pacheco; 2023) which the Authority supported in the prior legislative session.

Status: 2/14/2025 – Referred to Committees on Local Government and Judiciary

Recommended Position: Watch (04/03/2025)

Federal Legislation

New House Bills

None

*Shaded text represents new or updated legislative information

Staff Report

Meeting Date: April 3, 2025

Subject:

APPROVE AND AUTHORIZE THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A CONCESSION LEASE WITH COMPASS GROUP USA, INC. TO FINANCE, INSTALL, AND OPERATE AUTOMATED SNACK AND BEVERAGE VENDING MACHINES FOR A TERM OF FIVE (5) YEARS WITH ONE (1) FIVE (5) YEAR OPTION TO EXTEND THE TERM

Recommendation:

Adopt Resolution No. 2025-0017, approving and authorizing the President/CEO to negotiate and execute a concession lease with Compass Group USA, Inc. to finance, install, and operate automated snack and beverage vending machines for a term of five (5) years with one (1) five (5) year option to extend the term and authorizing the President/CEO to take all necessary actions to execute the concession lease.

Background/Justification:

The Authority's current vending program serves San Diego International Airport ("Airport") employees and passengers with a variety of appealing snack and beverage products at reasonable prices. Vending machines are stocked and operational 24-hours per day, seven days per week, and are maintained in a clean and safe manner. Currently, there are approximately forty-eight (48) vending machines throughout the Airport campus. The vast majority are located in back-of-house areas for Airport employees. A small number of vending machines are available for public use in the parking plazas. With the opening of new Terminal 1 and Terminal 1 parking plaza, the Authority will add approximately twenty-nine (29) new vending machines in the terminal and three (3) beverage machines in the parking plaza.

The Authority currently holds a Vending Machine Concession Agreement ("Agreement") with Compass Group USA ("Compass Group - Canteen") for the operation and maintenance of automated snack and beverage vending machines at Airport. The original agreement expired on June 30, 2013, and has remained in month-to-month holdover status since that time.

As this vending program primarily serves employees in back-of-house areas, it generates only modest revenues, approximately \$125,000 - \$150,000 per year. Nonetheless, these machines provide a valuable amenity in those locations. With the opening of new Terminal 1, it became a priority to execute a new agreement in order to install new vending machines where needed. In addition, new building code requirements necessitate an anchoring upgrade to all vending machine locations as a preventive measure for seismic safety.

Staff plans to issue a separate Request for Proposals (RFP) in late 2025 for passenger-facing vending services across the entire Airport campus. The vending RFP intended for the passenger areas will focus on higher-value offerings in both food and retail. For example, a current pilot program with a vending concept offering fresh salads, Farmer's Fridge, has been very well received by passengers and suggests vending of fresh food offerings such as fresh-baked pizza, cupcakes and noodle dishes may have broad appeal for hurried passengers. Similarly, high-value retail vending machines that offer drugstore products (e.g. CVS Pharmacy) and technology products (e.g. Apple, Boze) have been popular at many large airports.

For the existing traditional snack and beverage vending program, the Authority issued a RFP to finance, install, and operate automated snack and beverage vending machines for the entire Airport campus on November 22, 2024. Proposals were due on January 24, 2025. The Authority received five (5) proposals with one (1) proposal found to be non-responsive. The evaluation panel shortlisted the responsive four (4) proposals and the two (2) highest ranked firms were invited to interview on February 13, 2025, Compass Group – Canteen and First Class Vending. The Respondents who interviewed were asked to provide responses to a specific list of questions, prepared by the evaluation panel supported by designated Subject Matter Experts (SMEs), which targeted the evaluation criteria presented in the RFP:

- A. Financial Capability
- B. Experience
- C. Unit Design and Capital Investment
- D. Term and Rent Offer
- E. Operations, Management/Staffing, and Customer Service
- F. Small, Veteran, and Minority Owned Business Inclusion

The panelists' final rankings are presented below:

Rankings	Panelist 1	Panelist 2	Panelist 3	Panelist 4	Panelist 5	Total	Rank
Compass Group-Canteen	1	1	1	1	1	5	1
First Class Vending	2	2	2	2	2	10	2

Combined Scores	Financial Capability	Experience	Unit Design / Capital Investment	Term / Rent Offer	Ops, Mgmt / Staffing / Cust. Svc.	Inclusion	Total
Compass Group-Canteen	1125	1000	500	600	1200	200	4625
First Class Vending	1250	580	90	600	700	200	3420

Respondents Background and Experience

Compass Group – Canteen

Canteen, a part of the global hospitality leader Compass Group, has been providing unattended retail and foodservice since 1929. Canteen operates across 96,500 service locations, delivering tailored food and beverage products using the latest vending technology. By leveraging Compass Group's resources, brands, and expertise, Canteen offers customized solutions that meet the needs of employees and passengers at the Airport. Canteen's team approach ensures consistency and exceptional service for every venue, from small businesses to Fortune 500 companies.

First Class Vending

First Class Vending was founded in 1994 and has grown from a single vending machine to become a company generating over \$50 million in revenue in Southern California, Arizona, and Nevada. The company has expanded its offerings to include micro-markets, coffee/tea services, pantry solutions, and dining options. First Class Vending operates over 100 locations in the airport, airline, and aviation sectors across three states, providing specialized expertise in these areas.

Summary of Proposal Comparison

Both companies proposed identical terms: a five (5) year lease with one five (5) year option and similar percentage rent. While First Class Vending offered slightly higher rents, Compass Group – Canteen demonstrated a superior understanding of the substantial capital investment that will be required to anchor every vending machine to meet the code requirement for seismic safety, and an ability to amortize the installation costs over the initial five-year lease term. Based on the recent pilot vending project, the cost of anchoring each machine ranged from \$4,000 to \$7,000. Additionally, Compass Group – Canteen has experience with machine anchoring in airport environments, whereas First Class Vending has only anchored machines in hospitals. The primary focus of this initiative is to provide a convenient service for employees and public passengers, under a sustainable model for the vending company, rather than to generate significant revenue.

Below are the percentages of gross sales that each proposer offered to the Authority:

Compass Group - Canteen	Price Range	Passenger	Airport Employee	Authority Employee
Water	\$3.50 to \$4.00	30%	20%	15%
Soda (20 oz) & Juice	\$3.50	30%	20%	15%
Coffee Beverages, Energy Drinks	\$3.50 to \$4.50	30%	20%	15%
Snacks (Candy bars, chips)	\$2.50	22%	20%	15%
Snacks (Specialty, cupcakes, etc.)	\$2.50	22%	20%	15%

First Class		Passenger	Airport Employee	Authority Employee
Water	\$2.50 to \$3.50	36%	32%	32%
Soda (20 oz) & Juice	\$2.50 to \$4.00	36%	32%	32%
Coffee Beverages, Energy Drinks	\$3.50 to \$4.50	36%	32%	32%
Snacks (Candy bars, chips)	\$2.25 to \$3.00	30%	25%	25%
Snacks (Specialty, cupcakes, etc.)	\$2.25 to \$3.25	30%	25%	25%

Based on the proposal scoring and interviews, the interview panel unanimously recommends that Compass Group – Canteen be awarded the traditional vending concession lease. The key criteria to support the award of this non-exclusive concession lease to Compass Group USA Inc., Canteen Division is provided as follows, including a summary of the key business terms proposed:

Concession Lease Terms

Term	Five (5) years with One (1) Five (5) year extension option
Premises	Approximately forty-eight (48) existing automated food and beverage vending machines throughout the Airport campus, in addition to approximately twenty-nine (29) vending machines in new Terminal 1 and three (3) beverage machines in new Terminal 1 parking plaza.
Percentage Rent	Listed in the table above
Estimated Revenue to Authority	The estimated revenue to the Authority over a 5-year term is projected at around \$1,284,805

Estimated Capital Investment	\$420,980 - \$620,980 which includes \$320,980 equipment cost and \$100,000 - \$300,00 anchoring cost.
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Fiscal Impact:

Compass Group USA, Inc. will be responsible for all costs associated with the installation, operation, and maintenance of its automated food and beverage vending machines. The Authority's estimated revenue over a 5-year term is projected at over \$1,284,805.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☐ Community Strategy ☒ Customer Strategy ☒ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☒ Advance the Airport Development Plan ☒ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is for a project that is Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to 14 Cal. Code Regs §15301, as part of Class 1 leasing, licensing, permitting, operation, and maintenance involving negligible expansion within existing facilities.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

The Authority has the following inclusionary programs/policy: a Disadvantaged Business Enterprise (DBE) Program, an Airport Concession Disadvantaged Business Enterprise (ACDBE) Program and Policy 5.12. These programs/policy are intended to promote the inclusion of small, local, service disabled veteran owned, historically underrepresented businesses and other business enterprises, on all contracts. Only one of the programs/policy named above can be used in any single contracting opportunity.

The Authority has an Airport Concession Disadvantaged Business Enterprise ("ACDBE") Plan as required by the U.S. Department of Transportation, 49 Code of Federal Regulations (CFR) Part 23. The ACDBE Plan calls for the Authority to submit a triennial overall goal for ACDBE participation on all concession projects.

This agreement is an airport concession opportunity. However, Compass Group USA, Inc. Canteen Division is not an ACDBE and will not contribute towards meeting the Authority's overall ACDBE goal (0% ACDBE participation).

Prepared by:

Debbie Finch
Business & Property Manager I, Terminal Business Development

RESOLUTION NO. 2025-0017

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE A CONCESSION LEASE WITH COMPASS GROUP USA, INC. TO FINANCE, INSTALL, AND OPERATE AUTOMATED SNACK AND BEVERAGE VENDING MACHINES FOR A TERM OF FIVE (5) YEARS WITH ONE (1) FIVE (5) YEAR OPTION TO EXTEND THE TERM.

WHEREAS, the San Diego County Regional Airport Authority's ("Authority") current vending program serves San Diego International Airport ("Airport") employees and passengers with a variety of appealing snack and beverage products at reasonable prices that are stocked and operational 24 hours per day, seven days a week throughout the entire campus of the Airport, including the new Terminal 1 facility and parking plaza; and

WHEREAS, the Authority currently holds a Vending Machine Concession Agreement ("Agreement") with Compass Group USA ("Compass Group - Canteen") for the operation and maintenance of automated snack and beverage vending machines at the Airport; and

WHEREAS, the current agreement ended June 30, 2013, and is on month-to-month tenancy; and

WHEREAS, this vending program primarily serves employees in back-of-house areas, it generates only modest revenues however, these machines provide a valuable amenity in those locations; and

WHEREAS, with the opening of new Terminal 1, it became a priority to execute a new agreement in order to install new vending machines and new building code requirements necessitate an anchoring upgrade to all vending machine locations as a preventive measure for seismic safety; and

WHEREAS, Staff plans to issue a separate RFP in late 2025 for passenger-facing vending services across the entire Airport campus focused on higher-value offerings in both food and retail; and

WHEREAS, on November 22, 2024, the Authority published a Request for Proposal (RFP) to “to finance, install, operate, maintain and manage, at its own expense, automated snack and beverage vending machines (“Vending Services”) throughout the entire campus of the Airport, including the new Terminal 1 facility; and

WHEREAS, responses to the RFP were due January 24, 2025; and

WHEREAS, the Authority received five (5) proposals with one (1) proposal found to be non-responsive. The evaluation panel shortlisted the responsive four (4) proposals and the two (2) highest ranked firms were invited to interview on February 13, 2025, Compass Group – Canteen and First Class Vending; and

WHEREAS, Compass Group - Canteen demonstrated a superior understanding of the substantial capital investment that will be required to anchor every vending machine and an ability to amortize the installation costs over the initial five-year lease term; and

WHEREAS, Compass Group – Canteen has experience with machine anchoring in airport environments and First Class Vending has only anchored machines in hospitals; and

WHEREAS, based on the proposal scoring and interviews, the interview panel unanimously recommends that Compass Group – Canteen be awarded the non-exclusive vending concession lease; and

WHEREAS, the Board finds that awarding a non-exclusive concession lease to Compass Group - Canteen is in the best interest of the Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby awards a concession lease to Compass Group USA, Inc. to finance, install, and operate automated snack and beverage vending machines for a term of five (5) years with one (1) five (5) year option to extend the term and authorizing the President/CEO to take all necessary actions to execute the concession lease; and

BE IT FURTHER RESOLVED that the Board finds that this action is for a project that is Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to 14 Cal. Code Regs §15301, as part of Class 1 leasing, licensing, permitting, operation, and maintenance involving negligible expansion within existing facilities.; and

BE IT FURTHER RESOLVED that the Board finds that this action is not a "development" as defined by the California Coastal Act (California Public Resources Code §30106); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Staff Report

Meeting Date: April 3, 2025

Subject:

AWARD A LEGAL SERVICES AGREEMENT TO MARK ZEBROWSKI

Recommendation:

Adopt Resolution No. 2025-0018, awarding a legal services agreement to Mark Zebrowski, Esq. for a term of one (1) year with two (2) one-year options to renew and a not-to-exceed compensation amount of \$500,000.

Background/Justification:

The Authority has a need for local litigation counsel who is familiar with the Authority's enabling legislation. Mark Zebrowski has served as counsel to the Airport Authority on various matters in the past. Mr. Zebrowski was a litigation partner at the law firm of Morrison & Foerster from 2004-2024 and in 2024 started his own law firm. In 2002, Morrison & Foerster, represented the Airport Authority during its creation and in the transition of the ownership and operation of San Diego International Airport. Mr. Zebrowski represented the Authority in various legal matters from 2004 until 2018. Mr. Zebrowski's professional recognitions, recommendations and memberships include:

- Martindale-Hubbell AV Preeminent, including Judicial Edition
- Legal 500 US
- Chambers – General Litigation
- Best Lawyers in America Best Lawyers recommended for Bet-the-Company, Commercial, Environmental, M&A, and Real Estate Litigation
- Best Lawyers San Diego Lawyer of the Year for Real Estate Litigation (2015)
- Best Lawyers San Diego Lawyer of the Year for Merger and Acquisition Litigation (2017)
- Best Lawyers San Diego Lawyer of the Year for Bet the Company Litigation (2021)
- American Board of Trial Advocates Member

Authority Policy 5.01 requires that service and consulting agreements be awarded after a formal RFP process. The General Counsel requests the Board waive this policy and award a legal services agreement to Mr. Zebrowski due to his unique knowledge of the Authority's enabling legislation, historical transactions, past successful representation of the Authority and litigation expertise.

Fiscal Impact:

Adequate funding for this agreement is included in the adopted FY205 and conceptually approved 2026 Operating Expense Budgets within the Contractual Services line item.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☐ Community Strategy ☐ Customer Strategy ☐ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☐ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Cal. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

This contract does not utilize federal funds and provides limited opportunities for subcontractor's participation, therefore, at the option of the Authority, Policy 5.12 was applied to promote the participation of qualified small businesses.

Prepared by:

Amy Gonzalez
General Counsel

RESOLUTION NO. 2025-0018

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDING A LEGAL SERVICES AGREEMENT TO MARK ZEBROWSKI, ESQ. FOR A TERM OF ONE (1) YEAR WITH TWO (2) ONE-YEAR OPTIONS TO RENEW AND A NOT-TO EXCEED COMPENSATION AMOUNT OF \$500,000

WHEREAS, the Authority has a need for professional legal services in matters related to its enabling legislation; and

WHEREAS, the law firm of Morrison & Foerster served as legal counsel to the Authority at the time of its inception and during the transition of the ownership and operation of San Diego International Airport in 2003; and

WHEREAS, Morrison & Foerster served as legal counsel to the Authority from 2003 until 2018; and

WHEREAS, Mark Zebrowski was a partner with Morrison & Foerster from 2004 until 2024 and has represented the Authority in several matters during that time; and

WHEREAS, Mr. Zebrowski has unique knowledge and expertise regarding the Authority's enabling legislation and historical transactions; and

WHEREAS, Policy 5.01 requires a competitive solicitation process for the award of service and consulting agreements; and

WHEREAS, the Board finds it is in the best interest of the Authority to waive Policy 5.01 in this instance and award a legal services agreement to Mark Zebrowski due to his expertise and unique knowledge regarding the Authority's enabling legislation and historical transactions.

NOW THEREFORE BE IT RESOLVED that the Board hereby waives Policy 5.01 and makes a finding that it is in the best interest of the Authority to waive Policy 5.01 in this instance because Mark Zebrowski has unique expertise and knowledge regarding the Authority's enabling legislation and historical transactions; and

BE IT FURTHER RESOLVED that the Board awards a legal services agreement to Mark Zebrowski for a term of one year with two one-year options to renew and a not to exceed compensation amount of \$500,000; and

BE IT FURTHER RESOLVED that the Board finds that this action is not a project as defined by the California Environmental Quality Act ("CEQA") (California Public Resources Code §21065); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a "development" as defined by the California Coastal Act (California Public Resources Code §30106); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Staff Report

Meeting Date: April 3, 2025

Subject:

Approve and Authorize the President/CEO to Execute a Battery Energy Storage System Software Installation and Operation with Critical Loop, Inc.

Recommendation:

Adopt Resolution No. 2025-0019, approving and authorizing the President/CEO to execute an agreement with Critical Loop, Inc. for a term of three (3) years, with the option for two (2) one-year extensions exercisable at the discretion of the President/CEO, to provide professional services to assist in control, operation, and maintenance of a Battery Energy Storage System for a total not-to-exceed amount of \$1,700,000.00 under a “shared savings” arrangement.

Background/Justification:

On November 22, 2024, the San Diego County Regional Airport Authority (“Authority”) published a Request for Proposals (“RFP”) to procure professional services needed to assist in control, operation, and maintenance of a Battery Energy Storage System (“BESS”) at San Diego International Airport (“Airport”).

The proposed agreement will provide software and programming to operate the existing BESS to reduce airport peak electrical demand thus lowering the monthly electrical utility bill. The monthly savings will be “shared” between the Authority and the Contractor, resulting in a net savings for the Authority on a monthly basis. The Contractor will provide operation and maintenance of the BESS and be compensated by the Authority via a payment for percentage of savings realized each month.

On January 9, 2025, the Authority received four proposals to the RFP from Critical Loop, Inc., Info Sys Limited, Larsen & Toubro Limited, Inc., and Smaart Power LLC. The Authority’s Evaluation Panel (“Panel”) shortlisted rankings of the proposals are presented below.

Rankings	Panelist 1	Panelist 2	Panelist 3	Panelist 4	Panelist 5	Total	Rank
Critical Loop, Inc.	1	1	1	1	1	5	1
InfoSys Limited	4	4	4	4	4	20	4
Larsen & Toubro Limited, Inc.	2	2	2	2	2	10	2
Smaart Power LLC	3	3	3	3	3	15	3

On January 30, 2025, The Authority's Panel, which was comprised of three representatives from Facilities Management, one representative of Finance & Risk Management, and one representative from Planning, Noise, and Environment interviewed the three highest ranked respondents. The Panel evaluated the respondents using a weighted criteria of six factors: Operation and Maintenance Plan, Primary Staff, Company Experience and Qualifications, Sustainability, Proposed Fees, and Small Business preference under Authority Policy 5.12.

The final ranking matrices from the Panel are as shown:

Combined Final Rankings	Panelist 1	Panelist 2	Panelist 3	Panelist 4	Panelist 5	Total	Rank
Critical Loop, Inc.	1	1	1	1	1	5	1
Larsen & Toubro Limited, Inc.	2	2	2	2	2	10	2
Smaart Power LLC	3	3	3	3	3	15	3

Combined Final Scores	SB	Local	Vet.	Proposed Fees	Sustain.	Co. Exper. & Quals	Primary Staff	Operation and Maintenance Plan	Total
Critical Loop, Inc.	150	100	0	1000	190	840	1100	1320	4700
Larsen & Toubro Limited, Inc.	0	0	0	800	165	840	825	1020	3650
Smaart Power LLC	150	0	0	200	135	560	600	600	2245

The Panel ranked Critical Loop, Inc. as the best-qualified firm to provide services based on the evaluation criteria and interview. A brief background of the highest ranked firm is provided:

Critical Loop, Inc. ("Critical Loop") is a small business founded in February 2023 and is headquartered in Los Angeles with an office and key personnel based in San Diego with a mission of solving power issues for United States critical infrastructure owners by intelligently managing networks to provide cost savings, boost power, and energy resiliency. As a pre-screened provider for PG&E, Critical Loop provides energy generator and storage solutions that shave peak demand, improve cost-efficiency and reduce emissions across the California grid.

Critical Loop's expertise lies in making BESS and electrical infrastructure reliable. Central to this reliability is the controller and software that they have developed to operate BESS.

Critical Loop has extensive experience working across key stakeholder groups: the customer, the utility, and permitting authorities. Their team is experienced in ensuring the utility plans for the development were updated to incorporate BESS service, managing the engineering deliverables, permitting of the project with appropriate departments of Building and Safety.

A sampling the Firm's energy savings projects background include:

- Tesla Megapack Beaumont Project (Complete) – Critical Loop spearheaded the design, integration and planning for the BESS brand-name Megapack installation to shave the peak load of the charging station.
- Cover Technologies Backup Power and Peak Shaving Project (Complete) – Critical Loop deployed BESS units to provide power to the facilities damaged by severe weather enabling the factory to maintain critical operations allowing them to continue without manufacturing delays.
- Terawatt Controller Project (Development) – Critical Loop is pursuing certification for the in-house controller design so that it can be used by SoCal Edison as the primary protection for power import limits to onboard specific new electric vehicle charging.
- Vandenberg Space Force Base (VSFB) Rocket Launch Pad Backup Power (Development): Critical Loop has designed a BESS backup system as the redundant means of supplying power during frequent utility outages that limit power to one source out of two required for launching.

Staff recommends that the Board approve and authorize the President/CEO to negotiate and execute an Energy Storage System Software Installation and Operation Service Agreement with Critical Loop, Inc. to assist in control, operation, and maintenance of a Battery Energy Storage System at San Diego International Airport for an amount not to exceed \$1,700,000, for a term of (3) years with two (2) one-year extensions.

The monthly payment to the Contractor will be an agreed percentage of realized electrical utility savings through battery storage operations. The Authority will realize the remaining portion of the monthly utility savings which is anticipated to result in an annual savings of at least \$250k.

Fiscal Impact:

Adequate funding for Critical Loop, Inc.'s contract to manage the BESS is included in the adopted FY 2025 and conceptually approved FY 2026 Operating Expense Budgets within the Utility expense line item. For future budget years not yet adopted, this expense will be included in those requests.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☒ Community Strategy ☐ Customer Strategy ☐ Employee Strategy ☒ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☐ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA. Cal. Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.
- C. NEPA: This Board action is not a project that involves additional approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, no formal review under the National Environmental Policy Act ("NEPA") is required.

Application of Inclusionary Policies:

The Authority has the following inclusionary programs and policy: a Disadvantaged Business Enterprise (DBE) Program, an Airport Concession Disadvantaged Business Enterprise (ACDBE) Program and Policy 5.12. These programs and policy are intended to promote the inclusion of small, local, service disabled/veteran owned small businesses, historically underrepresented businesses and other business enterprises, on all contracts. Only one of the programs or policy named above can be used in any single contracting opportunity.

This contract does not utilize federal funds and provides limited opportunities for sub-contractor participation; therefore, at the option of the Authority, Policy 5.12 was applied to promote the participation of qualified small businesses, service disabled/veteran owned small businesses, and local businesses. Policy 5.12 provides a preference of up to seven percent (7%) in the award of selected Authority contracts and when selection is based on a scoring matrix the resulting points shall be added to the total points, provided that it does not exceed the total allowable preference.

In accordance to Policy 5.12, the recommended firm Critical Loop received 3% small business preference and 2% local business preference and 0% veteran owned small business preference.

Prepared by:

Stephen Mosca
Director, Facilities Management

RESOLUTION NO. 2025-0019

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE AN AGREEMENT WITH CRITICAL LOOP, INC. FOR A TERM OF THREE (3) YEARS, WITH THE OPTION FOR TWO (2) ONE-YEAR EXTENSIONS EXERCISABLE AT THE DISCRETION OF THE PRESIDENT/CEO, TO PROVIDE PROFESSIONAL SERVICES TO ASSIST IN CONTROL, OPERATION, AND MAINTENANCE OF A BATTERY ENERGY STORAGE SYSTEM FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$1,700,000.00 UNDER A "SHARED SAVINGS" ARRANGEMENT

WHEREAS, on November 22, 2024, the San Diego County Regional Airport Authority ("Authority") published a Request for Proposals ("RFP") to procure professional services needed to assist in control, operation, and maintenance of a Battery Energy Storage System ("BESS") at San Diego International Airport; and

WHEREAS, the service agreement will provide a comprehensive system to control, operate and maintain the BESS that provides a "shared savings" in which the amount of demand charge reduction savings is split between the Contractor and the Authority; and

WHEREAS, on January 9, 2025, four (4) proposals were received in response to the RFP from Critical Loop, Inc., Info Sys Limited, Larsen & Toubro Limited, Inc., and Smaart Power LLC and shortlisted to three respondents; and

WHEREAS, on January 30, 2025, the Authority's Evaluation Panel ("Panel") which was comprised of representatives from Facilities Management, Finance and Risk Management, Planning Noise and Environment interviewed the three respondents; and

WHEREAS, the scoring criteria used to evaluate the firms was a weighted criteria of six factors: Operation and Maintenance Plan, Primary Staff, Company Experience and Qualifications, Sustainability, Proposed Fees, and Small Business preference under Authority Policy 5.12; and

WHEREAS, upon conclusion of the evaluation process, the Panel ranked Critical Loop, Inc. first, Larsen & Toubro Limited, Inc. second, and Smaart Power LLC third.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and authorizes the President/CEO to execute an agreement with Critical Loop, Inc. for a term of three years, with the option for two one-year extensions exercisable at the discretion of the President/CEO, to provide professional services to assist in control, operation, and maintenance of a Battery Energy Storage System for a total not-to-exceed amount of \$1,700,000.00 under a “shared savings” arrangement; and

BE IT FURTHER RESOLVED that the Authority and its officers, employees, and agents hereby are authorized to do and perform all such acts as may be necessary or appropriate in order to effectuate fully the foregoing resolution; and

BE IT FURTHER RESOLVED that the Board finds that this action is not a “project” as defined by the California Environmental Quality Act (“CEQA”) (California Public Resources Code §21065); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a “development” as defined by the California Coastal Act (California Public Resources Code §30106); and

BE IT FURTHER RESOLVED that the Board finds that this action is not a project that involves additional approvals or actions by the Federal Aviation Administration (“FAA”) and, therefore, no formal review under the National Environmental Policy Act (“NEPA”) is required.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Staff Report

Meeting Date: April 3, 2025

Subject:

Award a Contract to S&L Specialty Construction, Inc. for Quieter Home Program Phase 13, Group 12, Project No. 381312 Twenty-Four (24) Non-Historic Single-Family and Multi-Family Units on Seventeen (17) Residential Properties Located East and West of the San Diego International Airport

Recommendation:

Adopt Resolution No. 2025-0020, awarding a contract to S&L Specialty Construction, Inc. in the amount of \$1,530,400 for Phase 13, Group 12, Project No. 381312, of the San Diego County Regional Airport Authority's Quieter Home Program and making a finding that the project is exempt from the California Environmental Quality Act.

Background/Justification:

The San Diego County Regional Airport Authority's ("Authority") Quieter Home Program ("Program") provides sound attenuation treatments to residences within the highest noise-impacted neighborhoods surrounding San Diego International Airport ("SDIA"). This contract for Phase 13, Group 12, Project No. 381312 includes the installation of new acoustical windows, doors, and ventilation improvements to reduce aircraft-related noise levels and provide sound attenuation to Twenty-Four (24) non-historic single-family and multi-family units on Seventeen (17) residential properties located east and west of the Airport (refer to Attachment A).

To date, the Program has completed 5,869 residences, of which 1,254 are historic and 4,615 are non-historic. 3,861 residences are located west of SDIA and 2,008 are located east of SDIA.

Project No. 381312 was advertised on January 27, 2025, and bids were opened on February 26, 2025. The following bid was received (refer to Attachment B):

Company	Total Bid
S&L Specialty Construction, Inc.	\$1,530,400
G&G Specialty Contractors, Inc.	\$1,562,068

Engineer's Estimate: \$1,384,460.37

The low bid is 10% over the Engineer's Estimate, staff reviewed the bids and determined it was due to the continued unknowns related to product costs, including shipping and possible tariffs.

The low bid of \$1,530,400 is considered responsive and S&L Specialty Construction, Inc. is considered responsible. Award to S&L Specialty Construction, Inc. is, therefore, recommended in the amount of \$1,530,400.

Fiscal Impact:

Adequate funds for the contract with S&L Specialty Construction, Inc. are included in the adopted FY 2025 and conceptual FY 2026 Operating Expense Budgets within the Quieter Home Program budget line item. Sources of funding include federal Airport Improvement Program grants and Passenger Facility Charges.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

☒ Community Strategy ☒ Customer Strategy ☐ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

☐ Advance the Airport Development Plan ☐ Transform the Customer Journey ☒ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is a "project" subject to the California Environmental Quality Act ("CEQA"), Pub. Res. Code §21065. The individual projects under the Quieter Home Program are part of a class of projects that are categorically exempt from CEQA: 14 Cal. Code Regs §15301 – "Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination."

- B. California Coastal Act Review: This Board action is a “development” as defined by the California Coastal Act, Cal. Pub. Res. Code §30106. This project under the Quieter Home Program will consist of treatments to single-family and multi-family dwellings. Improvements to single-family homes are exempt from coastal permit requirements under Cal. Pub. Res. Code §30610(a) and 14 Cal. Code Regs §13250 – “Improvements to Single-Family Residences.” The proposed improvements to multi-family residences are exempt from coastal permit requirements under Cal. Pub. Res. Code §30610(b) and 14 Cal. Code Regs §13253 – “Improvements to Structures Other than Single-Family Residences and Public Works Facilities that Require Permits.”
- C. NEPA: This Board action is a project that involves approvals or actions by the Federal Aviation Administration (“FAA”) and, therefore, also requires review under the National Environmental Policy Act (“NEPA”) for its potential environmental impacts. The FAA issued a Categorical Exclusion under NEPA on March 22, 2021, for these Quieter Home Program projects.

Application of Inclusionary Policies:

The Authority has the following inclusionary programs/policies: a Disadvantaged Business Enterprise (DBE) Program, an Airport Concession Disadvantaged Business Enterprise (ACDBE) Program, and Policy 5.12. These programs/policy are intended to promote the inclusion of small, local, service disabled/veteran owned small businesses, historically underrepresented businesses, and other business enterprises, on all contracts. Only one of the programs/policy named above can be used in any single contracting opportunity.

The Authority’s DBE Program, as required by the U.S. Department of Transportation, 49 Code of Federal Regulations (CFR) Part 26, calls for the Authority to submit a triennial overall goal for DBE participation on all federally-funded projects. When federal funds are utilized, the Authority is prohibited from using a program that provides a preference such as those used in Policy 5.12. Therefore, the Authority must utilize other means as provided in the DBE Plan to achieve participation.

This project utilizes federal funds; therefore, it will be applied toward the Authority's overall DBE goal. S&L Specialty Construction, Inc. proposed 7.8% DBE participation on QHP Phase 13, Group 12.

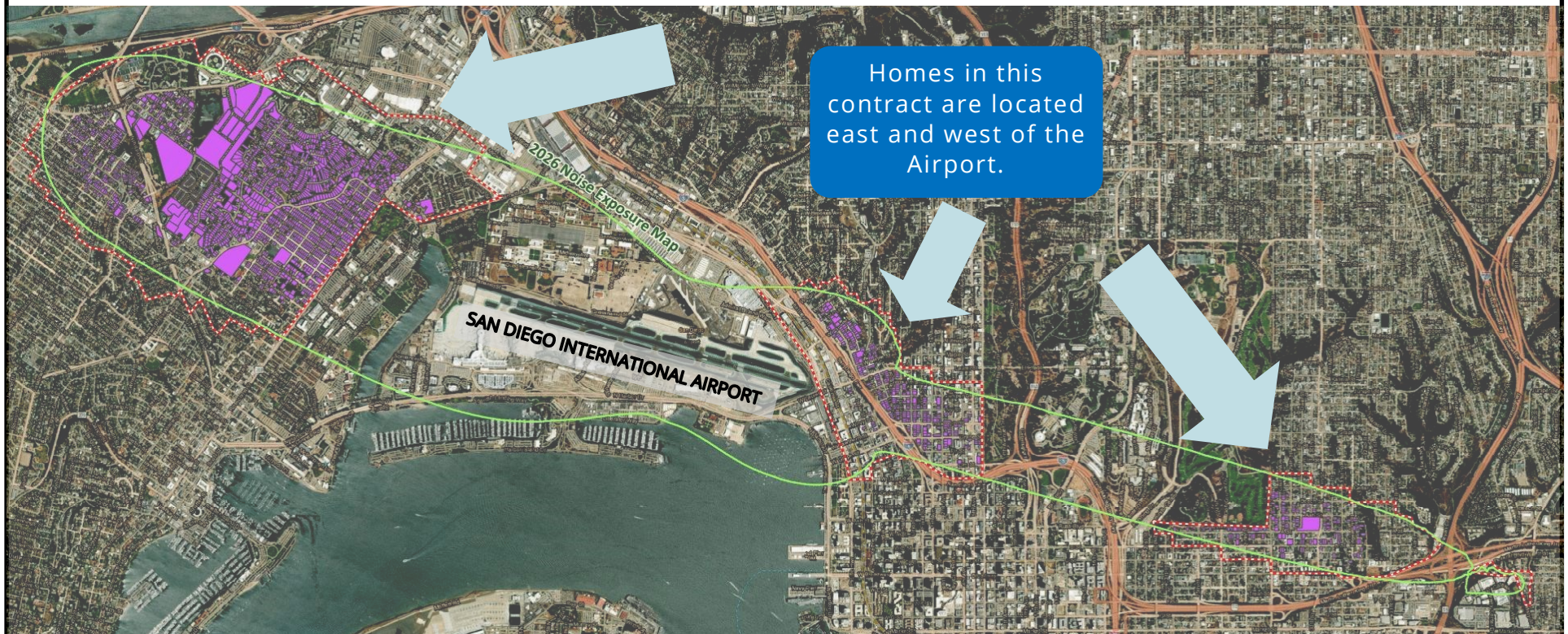
Prepared by:

Sjohnna Knack
Director, Planning, Noise & Environment

ATTACHMENT A

TITLE: QUIETER HOME PROGRAM

PROJECT NO. 381312



LEGEND



Completed Parcels



SDIA 2026 65 CNEL Noise Contour



2026 Eligibility 65dB Boundary

TABULATION OF BIDS

ATTACHMENT B

TITLE: QUIETER HOME PROGRAM PROJECT NO. 381312
BIDS OPENED: February 26, 2025 at 2:00 p.m.
ENGINEER'S ESTIMATE: \$1,384,460.37

CONTRACTOR:					Engineer's Estimate				S&L Specialty Construction, Inc.				G&G Specialty Contractors, Inc.				
ADDRESS:									315 S. Franklin Street, Syracuse, NY 13202				1221 N. Mondel Drive, Gilbert, AZ 85233				
GUARANTEE OF GOOD FAITH:									Liberty Mutual Insurance Company				Hartford Casualty Insurance Company				
Res No.	Bid Item Number - Name/Address			Dwelling Units	Unit of Measure	General Construction (In Figures)	Ventilation Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)	General Construction (In Figures)	Ventilation Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)	General Construction (In Figures)	Ventilation Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)
381111.39	SHAMON	3165 B STREET	1	Lump Sum	\$28,985.02	\$14,279.63	\$2,427.19	\$45,691.84	\$37,000.00	\$10,000.00	\$3,000.00	\$50,000.00	\$47,088.00	\$13,600.00	\$2,000.00	\$62,688.00	
381111.39	SHAMON	3167 B STREET	1	Lump Sum	\$50,365.92	\$15,400.56	\$5,005.20	\$70,771.67	\$78,000.00	\$12,000.00	\$6,000.00	\$96,000.00	\$78,961.00	\$12,700.00	\$4,400.00	\$96,061.00	
381111.39	SHAMON	3167-B B STREET	1	Lump Sum	\$13,190.04	\$10,524.53	\$4,801.77	\$28,516.34	\$16,000.00	\$11,000.00	\$5,000.00	\$32,000.00	\$23,866.00	\$16,300.00	\$4,000.00	\$44,166.00	
381208.26	RIZZO AND RATHBURN	2861 B STREET UNIT 1	1	Lump Sum	\$21,827.38	\$0.00	\$0.00	\$21,827.38	\$23,000.00	\$0.00	\$0.00	\$23,000.00	\$19,675.00	\$0.00	\$0.00	\$19,675.00	
381309.37	DURAN REVOCABLE LIVING TRUST	1112 EDMONT STREET	1	Lump Sum	\$36,648.38	\$0.00	\$0.00	\$36,648.38	\$39,000.00	\$0.00	\$0.00	\$39,000.00	\$47,994.00	\$0.00	\$0.00	\$47,994.00	
381311.25	DAROSA	2114 MENDOCINO BOULEVARD	1	Lump Sum	\$39,400.88	\$0.00	\$0.00	\$39,400.88	\$56,000.00	\$0.00	\$0.00	\$56,000.00	\$42,832.00	\$0.00	\$0.00	\$42,832.00	
381312.01	FOGERTY FAMILY TRUST	4743 GREENE STREET	1	Lump Sum	\$54,795.58	\$14,519.37	\$18,228.48	\$87,543.42	\$46,000.00	\$11,000.00	\$12,000.00	\$69,000.00	\$30,234.00	\$14,700.00	\$4,400.00	\$49,334.00	
381312.01	FOGERTY FAMILY TRUST	4745 GREENE STREET	1	Lump Sum	\$33,891.26	\$12,832.57	\$2,325.47	\$49,049.31	\$61,000.00	\$11,000.00	\$8,000.00	\$80,000.00	\$26,981.00	\$13,600.00	\$4,000.00	\$44,581.00	
381312.01	FOGERTY FAMILY TRUST	4747 GREENE STREET	1	Lump Sum	\$74,414.17	\$12,686.65	\$2,020.32	\$89,121.14	\$66,000.00	\$11,000.00	\$8,000.00	\$85,000.00	\$31,215.00	\$13,600.00	\$4,400.00	\$49,215.00	
381312.02	GRIMAUD MELLIN TRUST	4647 CAPE MAY AVENUE	1	Lump Sum	\$39,710.84	\$15,222.80	\$2,630.63	\$57,564.26	\$45,000.00	\$14,000.00	\$3,000.00	\$62,000.00	\$48,050.00	\$14,700.00	\$2,600.00	\$65,350.00	
381312.03	FRAZIER AND HOWSER	4547 VOLTAIRE STREET	1	Lump Sum	\$39,180.05	\$16,970.02	\$14,233.44	\$70,383.51	\$57,000.00	\$12,000.00	\$8,000.00	\$77,000.00	\$49,315.00	\$15,600.00	\$42,600.00	\$107,515.00	
381312.03	FRAZIER AND HOWSER	4549 VOLTAIRE STREET	1	Lump Sum	\$33,278.64	\$16,563.01	\$3,205.86	\$53,047.51	\$60,000.00	\$12,000.00	\$8,000.00	\$80,000.00	\$46,526.00	\$17,600.00	\$5,600.00	\$69,726.00	
381312.05	BLOOM FAMILY TRUST	1965 VENICE STREET	1	Lump Sum	\$41,779.42	\$0.00	\$0.00	\$41,779.42	\$67,000.00	\$0.00	\$0.00	\$67,000.00	\$65,519.00	\$0.00	\$0.00	\$65,519.00	
381312.06	GAVEN AND GUTIERREZ	1984 MENDOCINO BOULEVARD	1	Lump Sum	\$42,231.26	\$19,624.01	\$3,749.52	\$65,604.79	\$69,000.00	\$13,000.00	\$4,000.00	\$86,000.00	\$52,277.00	\$30,900.00	\$2,500.00	\$85,677.00	
381312.09	BENNETT 1995 FAMILY TRUST	3912 BERNICE DRIVE	1	Lump Sum	\$41,485.46	\$0.00	\$0.00	\$41,485.46	\$52,000.00	\$0.00	\$0.00	\$52,000.00	\$58,616.00	\$0.00	\$0.00	\$58,616.00	
381312.10	MAHAFFY	3958 ATASCADERO DRIVE	1	Lump Sum	\$69,174.36	\$14,441.71	\$6,192.49	\$89,808.56	\$63,000.00	\$12,000.00	\$6,000.00	\$81,000.00	\$69,961.00	\$17,300.00	\$4,600.00	\$91,861.00	
381312.11	STEVENS	3568 QUIMBY STREET	1	Lump Sum	\$37,587.26	\$15,710.48	\$3,616.23	\$56,913.97	\$50,000.00	\$11,000.00	\$3,000.00	\$64,000.00	\$54,919.00	\$19,300.00	\$2,000.00	\$76,219.00	
381312.13	AMSCHLER	3614 VOLTAIRE STREET	1	Lump Sum	\$72,043.76	\$33,671.37	\$9,089.69	\$114,804.81	\$77,000.00	\$21,000.00	\$8,000.00	\$106,000.00	\$96,929.00	\$36,800.00	\$5,000.00	\$138,729.00	
381312.14	DORIS L. KROM TRUST	3427 TENNYSON STREET	1	Lump Sum	\$34,305.84	\$0.00	\$0.00	\$34,305.84	\$36,000.00	\$0.00	\$0.00	\$36,000.00	\$43,412.00	\$0.00	\$0.00	\$43,412.00	
381312.15	WATTS	3412 YONGE STREET	1	Lump Sum	\$52,749.14	\$0.00	\$0.00	\$52,749.14	\$61,000.00	\$0.00	\$0.00	\$61,000.00	\$59,124.00	\$0.00	\$0.00	\$59,124.00	
381312.16	PACIFIC PEAK PROPERTIES, LLC	3422 WHITTIER STREET	1	Lump Sum	\$90,040.40	\$0.00	\$0.00	\$90,040.40	\$91,000.00	\$0.00	\$0.00	\$91,000.00	\$98,266.00	\$0.00	\$0.00	\$98,266.00	
381312.18	DONNA SIMON SEPARATE PROPERTY TRUST	1246 REDWOOD STREET	1	Lump Sum	\$20,319.09	\$15,865.97	\$4,279.15	\$40,464.20	\$32,000.00	\$13,000.00	\$5,000.00	\$43,000.00	\$25,424.00	\$17,200.00	\$5,000.00	\$47,624.00	
381312.18	DONNA SIMON SEPARATE PROPERTY TRUST	1248 REDWOOD STREET	1	Lump Sum	\$32,207.04	\$0.00	\$0.00	\$32,207.04	\$25,000.00	\$0.00	\$0.00	\$32,000.00	\$33,207.00	\$0.00	\$0.00	\$33,207.00	
381312.18	DONNA SIMON SEPARATE PROPERTY TRUST	1250 REDWOOD STREET	1	Lump Sum	\$60,331.11	\$0.00	\$0.00	\$60,331.11	\$48,000.00	\$0.00	\$0.00	\$48,000.00	\$50,277.00	\$0.00	\$0.00	\$50,277.00	
							Subtotal	\$1,370,060.37			Subtotal	\$1,516,000.00			Subtotal	\$1,547,668.00	
The low bid is 10% over the Engineer's Estimate, staff reviewed the bids and determined it was due to the continued unknowns related to product costs, including shipping and possible tariffs.							Probable Cost for Permits:	\$14,400.00			Probable Cost for Permits:	\$14,400.00			Probable Cost for Permits:	\$14,400.00	
							TOTAL	\$1,384,460.37			TOTAL BID	\$1,530,400.00			TOTAL BID	\$1,562,068.00	

RESOLUTION NO. 2025-0020

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDING A CONTRACT TO S&L SPECIALTY CONSTRUCTION, INC., IN THE AMOUNT OF \$1,530,400 FOR PHASE 13, GROUP 12, PROJECT NO. 381312, OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY'S QUIETER HOME PROGRAM AND MAKING A FINDING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the San Diego County Regional Airport Authority ("Authority") has established a residential sound insulation program, known as the Quieter Home Program ("Program"), to reduce aircraft noise levels in the homes of residents living within the highest noise-impacted neighborhoods surrounding San Diego International Airport ("Airport"); and

WHEREAS, Phase 13, Group 12, of the Program will include the installation of new acoustical windows, doors, and ventilation improvements to reduce aircraft-related noise levels inside the homes; and

WHEREAS, Phase 13, Group 12, of the Program provides sound attenuation to twenty-four (24) non-historic single-family and multi-family units on seventeen (17) residential properties located east and west of the San Diego International Airport; and

WHEREAS, the Authority issued a Bid Solicitation Package for Phase 13, Group 12, on January 27, 2025; and

WHEREAS, on February 26, 2025, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, S&L Specialty Construction, Inc., submitted a bid of \$1,530,400 and the Authority's staff has duly considered the bid and has determined that S&L Specialty Construction, Inc. is responsible, and its bid is responsive in all material respects; and

WHEREAS, the San Diego County Regional Airport Authority Board ("Board") believes that it is in the best interest of the Authority and the public that it serves to award S&L Specialty Construction, Inc., the lowest bidder, the contract for Phase 13, Group 12, upon the terms and conditions set forth in the Bid Solicitation Package.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby awards a contract to S&L Specialty Construction, Inc., in the amount of \$1,530,400 for Phase 13, Group 12, Project No. 381312, of the San Diego County Regional Airport Authority's Quieter Home Program; and

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee is hereby authorized to execute and deliver such contract to S&L Specialty Construction, Inc.; and

BE IT FURTHER RESOLVED that the Authority and its officers, employees, and agents are hereby authorized, empowered, and directed to do and perform all such acts as may be necessary or appropriate in order to effectuate fully the foregoing; and

BE IT FURTHER RESOLVED that the Board finds that this is a "project" as defined by the California Environmental Quality Act ("CEQA"), Cal. Pub. Res. Code §21065, and that the individual Quieter Home Program projects are categorically exempt from the CEQA under Cal. Code Regs §15301(f), "Existing Facilities"; and

BE IT FURTHER RESOLVED that the Board finds that this action is a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106. This project under the Quieter Home Program will consist of treatments to single-family and multi-family dwellings. Improvements to single-family homes are exempt from coastal permit requirements under Cal. Pub. Res. Code §30610(a) and 14 Cal. Code Regs §13250 – "Improvements to Single-Family Residences." The proposed improvements to multi-family residences are exempt from coastal permit requirements under Cal. Pub. Res. Code §30610(b) and 14 Cal. Code Regs §13253 – "Improvements to Structures Other than Single-Family Residences and Public Works Facilities that Require Permits"; and

BE IT FURTHER RESOLVED that the Board finds that this action is a project that involves approvals or actions by the Federal Aviation Administration ("FAA") and, therefore, also requires review under the National Environmental Policy Act ("NEPA") for its potential environmental impacts. The FAA issued a Categorical Exclusion under NEPA on March 22, 2021, for these Quieter Home Program projects.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Staff Report

Meeting Date: April 3, 2025

Subject:

Authorize the President/CEO to Negotiate and Execute an Agreement with Williams Scotsman, Inc. dba Willscot to Provide one (1) 6 Plex Modular Office Building Facility for the new Airport Shuttle Bus Parking Lot and Rescind Resolution No. 2024-0085

Recommendation:

Adopt Resolution No. 2025-0021, (1) rescinding Resolution 2024-0085, and (2) authorizing the President/CEO to negotiate and execute an agreement with Williams Scotsman, Inc. dba Willscot for one (1) 6 Plex modular office building facility, in an amount not-to-exceed \$2,087,950 in support of Project No. 413002, Shuttle Lot Relocation at San Diego International Airport.

On October 3, 2024, the Board adopted Resolution 2024-0085 approving and authorizing the President/CEO to execute an agreement with TSG Industries, LLC, for one (1) 6 Plex modular building facility, for a total not-to-exceed amount of \$1,597,068.70, which is comprised of charges for trailer sale, delivery, and installation services.

Staff was unable to successfully execute a favorable agreement with TSG and ceased negotiations on December 11, 2024.

Background/Justification:

The Shuttle Lot Relocation project consists of construction of a new off airport storage and operations facility for the Airport Authority employee electric shuttle bus fleet and the Rental Car Center shuttle bus fleet ("Shuttle Lot"). The new facility will be located on property not contiguous with the Airport, along the northeast side of Pacific Highway, between Laurel Street and Palm Street. This site was previously occupied by Specialty Produce, which operated a produce distribution warehouse with surface parking that was previously purchased by the Airport Authority. The Airport Authority requires office space and other facilities which will be used by the Shuttle Lot employees.

The proposed agreement will provide Shuttle Lot employees with one (1) 6 Plex modular office facility, equipment, and appliances on the Shuttle Lot site. This facility includes four (4) each 12'x60' and two (2) each 12'x40' custom fabricated modular trailers combined to form office space with breakroom area, conference rooms, storage/lockers space and women's and men's restrooms (approximately 3,800 total square feet). The facility location is shown in Exhibit A.

Through its research to identify contracting options, Airport Design & Construction with assistance from the Procurement Department, concluded that the 6 Plex modular building facility can be provided through an Omnia Partners Cooperative Agreement that Willscot holds with the Region 4 Education Service Center in Houston, Texas.

Authority Policy 5.04(4) permits the use of cooperative procurement arrangements, joint powers agreements or other agreements, with one or more public bodies, or agencies of the United States for the purchase of supplies, materials, equipment, information technology services, public projects, or maintenance work if: (1) a public competitive selection process was used to secure the underlying contract with the lead public agency; (2) the Authority has identified a need for supplies, materials, equipment, information technology services, public projects, or maintenance work; (3) a copy of the agreement or written proof is secured by the Authority reflecting that a public competitive process was used; and (4) it is determined by the President/CEO or his or her designee to be in the best interest of the Authority to use the alternative contracting method described herein.

The Authority is a participating member of Omnia Partners. Omnia Partners is a non-profit government purchasing cooperative that assists public agencies in reducing the cost of purchased goods and services through pooling the purchasing power of public agencies nationwide. This is accomplished through competitive solicited contracts for quality products through lead public agencies.

On December 3, 2020, the Region 4 Education Service Center in Houston, Texas, serving as the "Lead Public Agency", advertised a competitive solicitation for Modular Buildings, Portable Storage, and Relocatable Walkways (RFP #21-05) on behalf of itself and other Governmental Agencies and was made available through the Omnia Partners Government Purchasing Alliance. The solicitation was advertised in several publications and posted on multiple solicitation websites. Records of the Solicitation Process, Proof of Advertisement, Contract Award Documents, and other information about this agreement can be found at the link below: <https://www.omniapartners.com/publicsector/suppliers/willscot/contract-documentation#c48237>.

Procurement reached out to four (4) vendors using Omnia Partners Cooperative Agreement and received two (2) proposals. After review of the cooperative agreement pricing, and the proposals submitted by both TSG Industries, LLC and Willscot, utilizing cooperative pricing for the sale, delivery, and installation of modular facilities, the Authority determined TSG Industries to be fair and reasonable.

Willscot is the second lowest responsive and responsible respondent. Willscot has provided mobile offices, storage facilities, and modular buildings since 1944, and has worked with the Airport Authority in the past to provide Shuttle Lot employees with three (3) temporary trailers on the Shuttle Lot site, including a 48' x 12' Mobile Office for parking lot management, a 44' x 12' Mobile Office for a breakroom, and a 44' x 12' Toilet Unit.

The Authority has considered Willscot's current proposal and its total cost of services of \$2,087,950 to be fair and reasonable. Staff recommends rescinding the award to TSG and awarding a contract to Willscot in an amount not to exceed \$2,087,950.

Based on the above, Authority staff recommends that the Board rescind Resolution 2024-0085 and approve and authorize the President/CEO to negotiate and execute an agreement with Willscot, for one (1) 6 Plex modular building facility, for a total not-to-exceed amount of \$2,087,950, which is comprised of charges for trailer sale, delivery, and installation services. Permitting for the establishment of an office with parking on the site has been secured from the City of San Diego, which has land use jurisdiction over the property.

Fiscal Impact:

Adequate funds for Shuttle Lot Relocation are included within the Board adopted FY2025-FY2029 Capital Program Budget in Project No. 413002. The Source of funding for this project is General Airport Revenue Bonds.

Authority Strategies/Focus Areas:

This item supports one or more of the following (*select at least one under each area*):

Strategies

- ☐ Community Strategy ☒ Customer Strategy ☐ Employee Strategy ☐ Financial Strategy ☒ Operations Strategy

Focus Areas

- ☒ Advance the Airport Development Plan ☒ Transform the Customer Journey ☐ Optimize Ongoing Business

Environmental Review:

- A. CEQA: This Board action is for a project that was found by the City of San Diego to be Categorically Exempt from the California Environmental Quality Act (CEQA) under the CEQA Guidelines, 14 Cal. Code Regs §15301, for Class 1 - Existing Facilities, and 14 Cal. Code Regs §15302, for Class 2 - Replacement or Reconstruction.
- B. California Coastal Act Review: This Board action is for a project that was issued a Coastal Development Permit (CDP-2601705) by the City of San Diego on November 20, 2023.
- C. NEPA: This Board action is for a project that was issued a Categorical Exclusion by the Federal Aviation Administration on June 9, 2021.

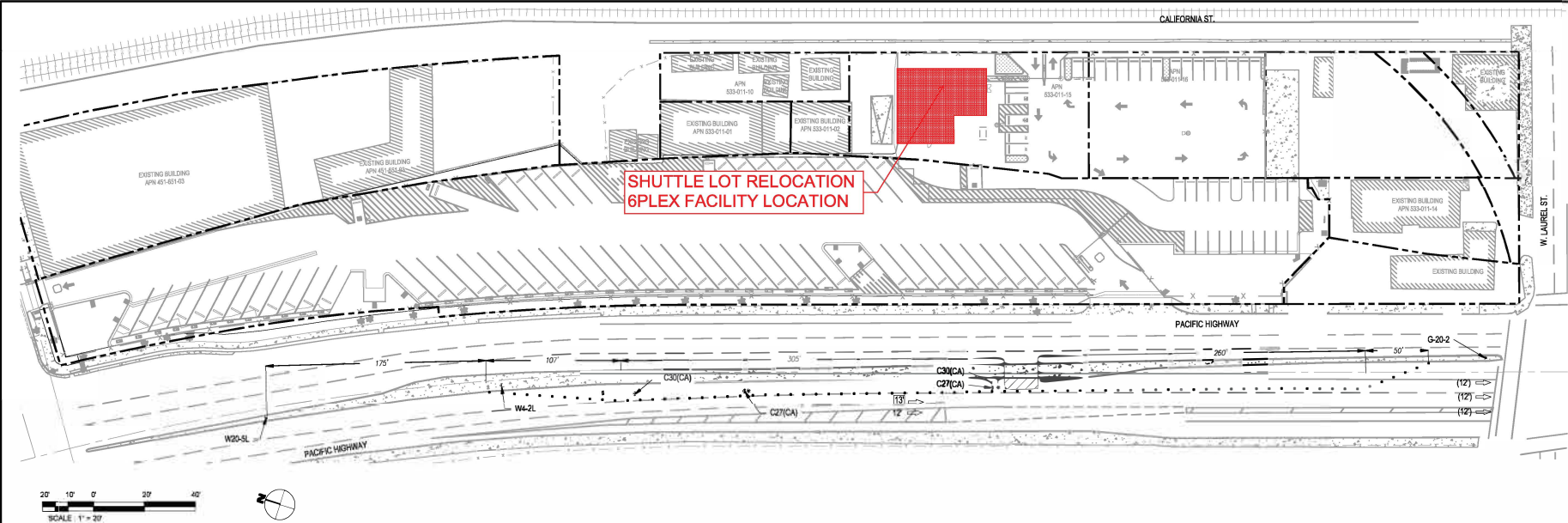
Application of Inclusionary Policies:

Not Applicable.

Prepared by:

Bob Bolton
Director, Airport Design & Construction

Exhibit A



413002 - SHUTTLE LOT RELOCATION
EXHIBIT A - 6PLEX FACILITY LOCATION

RESOLUTION NO. 2025-0021

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY: (1) RESCINDING RESOLUTION 2024-0085; AND (2) APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH WILLIAMS SCOTSMAN, INC. DBA WILLSCOT, FOR ONE (1) 6 Plex MODULAR OFFICE BUILDING FACILITY, IN AN AMOUNT NOT-TO-EXCEED \$2,087,950 IN SUPPORT OF PROJECT NO. 413002, SHUTTLE LOT RELOCATION AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, on October 3, 2024, the Board adopted Resolution 2024-0085 approving and authorizing the President/CEO to execute an agreement with TSG Industries, LLC, for one (1) 6 Plex modular building facility, for a total not-to-exceed amount of \$1,597,068.70, which is comprised of charges for trailer sale, delivery, and installation services; and

WHEREAS, the Airport Authority was unable to successfully execute a favorable agreement with TSG and ceased negotiations on December 11, 2024; and

WHEREAS, the Shuttle Lot Relocation project consists of construction of a new off Airport storage and operations facility for the Airport Authority employee electric shuttle bus fleet and the Rental Car Center shuttle bus fleet ("Shuttle Lot"); and

WHEREAS, the new facility will be located on property not contiguous with the Airport, along the northeast side of Pacific Highway, between Laurel Street and Palm Street; and

WHEREAS, this site was formerly used for offsite Airport parking and has been leased from the San Diego Unified Port District; and

WHEREAS, the Airport Authority requires office space and other facilities which will be used by the Shuttle Lot employees; and

WHEREAS, the proposed agreement will provide Shuttle Lot employees with one (1) 6 Plex modular office facility, equipment, and appliances on the Shuttle Lot site; and

WHEREAS, this facility includes four (4) each 12'x60' and two (2) each 12'x40' custom fabricated modular trailers combined to form office space with breakroom area, conference rooms, storage/lockers space and women's and men's restrooms (approximately 3,800 total square feet); and

WHEREAS, through its research to identify contracting options, Airport Design & Construction with assistance from the Procurement Department, concluded that the 6 Plex modular building facility can be provided through an Omnia Partners Cooperative Agreement that Willscot, holds with the Region 4 Education Service Center in Houston, Texas; and

WHEREAS, Authority Policy 5.04(4) permits the use of cooperative procurement arrangements, joint powers agreements or other agreements, with one or more public bodies, or agencies of the United States for the purchase of supplies, materials, equipment, information technology services, public projects, or maintenance work if: (1) a public competitive selection process was used to secure the underlying contract for goods, supplies, equipment, information technology services, public projects, or maintenance work, with the lead public agency; (2) the Authority has identified a need for supplies, materials, equipment, information technology services, public projects, or maintenance work; (3) a copy of the agreement or other written proof is secured by the Authority reflecting that a public competitive process was used; and (4) it is determined by the President/CEO or his or her designee to be in the best interest of the Authority to use the alternative contracting method described herein; and

WHEREAS, the Authority is a participating member of Omnia Partners, a non-profit government purchasing cooperative that assists public agencies in reducing the cost of purchased goods and services through pooling the purchasing power of public agencies nationwide and this is accomplished through competitive solicited contracts for quality products through lead public agencies; and

WHEREAS, on December 3, 2020, the Region 4 Education Service Center in Houston, Texas, serving as the “Lead Public Agency”, advertised a competitive solicitation for Modular Buildings, Portable Storage, and Relocatable Walkways (RFP #21-05) on behalf of itself and other Governmental Agencies and was made available through the Omnia Partners Government Purchasing Alliance; and

WHEREAS, the solicitation was advertised in several publications and posted on multiple solicitation websites; and

WHEREAS, records of the Solicitation Process, Proof of Advertisement, Contract Award Documents, and other information about this agreement can be found at the Omnia Partners website; and

WHEREAS, using Omnia Partners Cooperative Agreement, the Authority received two (2) proposals and after review of the cooperative agreement pricing, and the proposal submitted by both TSG Industries, LLC and Willscot, utilizing cooperative pricing for the sale, delivery, and installation of modular facilities, the Authority determined TSG Industries to be fair and reasonable; and

WHEREAS, Willscot is the second lowest responsive and responsible respondent; and

WHEREAS, the Authority has considered Willscot’s current proposal and its total cost of services of \$2,087,950 to be fair and reasonable; and

WHEREAS, based on the information herein, Authority staff recommends that the Board: (1) rescind Resolution 2024-0085; and (2) approve and authorize the President/CEO to negotiate and execute an agreement with Willscot, for one (1) 6 Plex modular building facility, for a total not-to-exceed amount of \$2,087,950, which is comprised of charges for trailer sale, delivery, and installation services; and

WHEREAS, permitting for the establishment of an office with parking on the site has been secured from the City of San Diego, which has land use jurisdiction over the property.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby rescinds Resolution 2024-0085; and

BE IT FURTHER RESOLVED that the Board approves and authorizes the President/CEO to negotiate and execute an agreement with Williams Scotsman, Inc. dba Willscot, for one (1) 6 Plex modular building facility, for a total not-to-exceed amount of \$2,087,950, which is comprised of charges for trailer sale, delivery, and installation services in support of Project No. 413002, Shuttle Lot Relocation; and

BE IT FURTHER RESOLVED that the Board finds that this action is for a project that was found by the City of San Diego to be Categorically Exempt from the California Environmental Quality Act (CEQA) under the CEQA Guidelines, 14 Cal. Code Regs §15301, for Class 1 - Existing Facilities, and 14 Cal. Code Regs §15302, for Class 2 - Replacement or Reconstruction; and

BE IT FURTHER RESOLVED that the Board finds that this action is for a project that was issued a Coastal Development Permit (CDP-2601705) by the City of San Diego on November 20, 2023; and

BE IT FURTHER RESOLVED that the Board finds that this action for a project that was issued a Categorical Exclusion by the Federal Aviation Administration on June 9, 2021.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of April 3, 2025, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

ANNETTE FAGAN ORTIZ
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL