



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
18

Meeting Date: **SEPTEMBER 1, 2011**

Subject:

Approve and Authorize the President/CEO to Execute an Agreement with Leigh Fisher & Associates for the Preparation of the SDIA Airport Development Plan (ADP)

Recommendation:

Adopt Resolution No. 2011-0115, approving and authorizing the President/CEO to execute an agreement with Leigh Fisher & Associates to perform an Airport Development Plan (ADP) study, for a term of four (4) years, in an amount not to exceed six million five hundred thousand dollars (\$6,500,000).

Background/Justification:

The 2008 Airport Master Plan for SDIA provided development guidance through the year 2015. Subsequently, a concept development study ("Destination Lindbergh") was completed in February 2009, and its results were accepted by the Airport Board in March 2009. The preferred concept in Destination Lindbergh included three development phases. The first phase was the same as the final phase in the 2008 Master Plan. That development plan is currently being implemented as the "north side development plan," and includes relocation of the SAN Park Pacific Highway parking lot, construction of a new Consolidated Rental Car Facility (CONRAC), and relocation of the Fixed Base Operator (FBO).

The need now exists to prepare a development plan for the next phase of airport construction. The plan would begin by building on the final results of the 2008 Master Plan and the 2009 Destination Lindbergh study. It would have three primary focuses: replace Terminal 1, fully plan the former Teledyne Ryan (TDY) property, and complete the development on the north side of the airport. The study will be the San Diego International Airport (SDIA) Airport Development Plan (ADP).

A Request for Qualifications (RFQ) for the SDIA ADP was published on March 7, 2011. A non-mandatory Presubmittal Conference was held on March 23, 2011. The deadline to submit written questions was April 1, 2011. The original deadline to submit Statements of Qualifications was April 8, 2011. However, due to a question received regarding the eligibility of the winning firm to potentially compete for follow-on work, the submission deadline was extended to April 18, 2011.

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Five submissions were received by the deadline. The evaluation panel met and determined that all respondents should be interviewed. The evaluation panel consisted of Diana Lucero (Director of Public, Community and Customer Relations) who was on the panel through the shortlist, Chanelle Hawken (Government Relations Specialist), who was on the panel after the shortlist, Bob Silvas (Director of Small Business), Ryan Hall (Airport Planning Manager), Angela Jamison (Airport Planning Manager) and Keith Wilschetz (Director of Airport Planning).

The interviews were conducted on May 23 and 24, 2011. During the interviews, each team was given an assignment to explain its understanding of the Airport's Vision Statement ("Mastering the Art of Airports"), followed by a general presentation by each team, and a question and answer period. This assignment assessed each team's ability to clearly and concisely demonstrate how to weave our Vision statement into the Airport Development Plan. Additionally, the Project Managers were assessed in their ability to focus their teams and make an impromptu presentation that was comparable to what might be encountered in a Board, Community or Stakeholder briefing.

The interview questions were consistent for all teams. The final evaluation criteria included Presentation Assignment (15 points), Primary Staff (25 points), Work Plan/Technical Approach (25 points), and Overall Interview (35 points). The resulting point distribution was:

TEAM	Presentation Assignment	Primary Staff	Work Plan/ Technical Approach	Overall Interview	Total
Maximum Points	15 points	25 points	25 points	35 points	100 points
CH2M HILL	8	20	20	20	68
Leigh Fisher	15	23	23	32	93
Landrum & Brown	10	15	20	25	70
HNTB	10	20	20	30	80
William Nicholas Bodouva	5	15	12	15	47

Leigh Fisher & Associates received the most points. Since they have conducted the airport's most recent planning study (Destination Lindbergh), they have an exceptional understanding of the airport and the issues at SDIA. Leigh Fisher's primary staff is also well known and accepted by many of the airport's significant stakeholders, which should make the process as smooth as possible. Leigh Fisher has more than 60 years of experience in airports and has completed more than 200 master plans for airports across the world. Therefore, Leigh Fisher is staff's recommendation.

Throughout June, July and August, staff negotiated the scope and budget for the study with the Leigh Fisher team. This negotiation included an assessment of the practical use of existing data, the level of detail needed for the forecast, coordination efforts with our internal public relations team, and the anticipated documentation and public outreach needs for the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) processes. The final scope includes the following tasks:

- Mobilization
- Facility Requirements
- Alternatives Development and Evaluation
- Implementation Plan
- Aviation Forecasts
- Documentation
- Airport Layout Plan
- Environmental Impact Report (EIR) for CEQA and Environmental Assessment (EA) for NEPA
- Project Management

As shown, the study will include both the plan preparation and the necessary environmental analyses required by both CEQA and NEPA. The study is anticipated to take approximately 48 months and require a budget of \$6.5 million.

Fiscal Impact:

The study is anticipated to cost \$6.5 million. A project budget of \$5.0 million is approved within the Capital Improvement Program (CIP), funded by \$3.5 million of FAA entitlement grant funding and \$1.5 million of airport revenue bonds. The additional project cost of \$1.5 million will be funded through anticipated CIP program savings and/or FAA discretionary grant funding.

Environmental Review:

- A. This ADP presentation 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 presentation is not a "project" subject to CEQA, Cal. Pub. Res. Code §21065.
- B. This ADP presentation is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.

Equal Opportunity Program:

The Authority's small business program promotes the utilization of small, local, disadvantaged, and other business enterprises, on all contracts, to provide equal opportunity for qualified firms. By providing education programs, making resources available, and communicating through effective outreach, the Authority strives for diversity in all contracting opportunities.

The Authority has a Disadvantaged Business Enterprise ("DBE") Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects. This project utilizes federal funds; therefore, it will be applied toward the Authority's overall DBE goal. Leigh Fisher is proposing 4% DBE participation on this project.

Prepared by:

KEITH WILSCHETZ
DIRECTOR, AIRPORT PLANNING

RESOLUTION NO. 2011-0115

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE AN AGREEMENT WITH LEIGH FISHER & ASSOCIATES TO PERFORM AN AIRPORT DEVELOPMENT PLAN (ADP) STUDY, FOR A TERM OF FOUR (4) YEARS, IN AN AMOUNT NOT TO EXCEED SIX MILLION FIVE HUNDRED THOUSAND DOLLARS (\$6,500,000)

WHEREAS, the 2008 Airport Master Plan for SDIA provided development guidance through the year 2015; subsequently, a concept development study ("Destination Lindbergh") was completed in February 2009, and its results were accepted by the Airport Board in March 2009. That development plan is currently being implemented as the "north side development plan," and includes relocation of the SAN Park Pacific Highway parking lot, a new consolidated rental car facility (CONRAC), and relocation of the fixed base operator (FBO); and

WHEREAS, the need now exists to prepare a development plan for the next phase of airport construction. The plan would begin building on the final results of the 2008 Master Plan and the 2009 Destination Lindbergh study. It would have three primary focuses: replace Terminal 1, fully plan the TDY property, and complete the north side development. The study will be called the San Diego International Airport (SDIA) Airport Development Plan (ADP); and

WHEREAS, a Request for Qualifications (RFQ) for the SDIA ADP was published on March 7, 2011. A non-mandatory Presubmittal Conference was held on March 23, 2011. The deadline to submit written questions was April 1, 2011. The original deadline to submit Statements of Qualifications was April 8, 2011. However, due to a question received regarding the eligibility of the winning firm to potentially compete for follow-on work, the submission deadline was extended to April 18, 2011; and

WHEREAS, five submissions were received; and

WHEREAS, the evaluation panel consisted of Diana Lucero (Director of Public, Community and Customer Relations), Chanelle Hawken (Government Relations Specialist), Bob Silvas (Director of Small Business), Ryan Hall (Airport Planning Manager), Angela Jamison (Airport Planning Manager) and Keith Wilschetz (Director of Airport Planning); and

WHEREAS, during the interviews, each team was given an assignment to explain their understanding of the Airport's Vision Statement ("Mastering the Art of Airports"), followed by a general presentation by each team, and a question and answer period. The same questions were asked of each team; and

WHEREAS, the evaluation panel met and determined that all respondents should be interviewed and the interviews were conducted on May 23 and 24, 2011; and

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WHEREAS, the final evaluation criteria were Presentation Assignment (15 points); Primary Staff (25 points); Work Plan/Technical Approach (25 points); and Overall Interview (35 points); and

WHEREAS, the Leigh Fisher & Associates team received the most points; and whereas Leigh Fisher has conducted the airport's most recent planning study (Destination Lindbergh), and have an exceptional understanding of the airport and the issues at SDIA; and whereas Leigh Fisher's primary staff is also well known and accepted by many of the airport's significant stakeholders, which should make the process as smooth as possible. Therefore, the Leigh Fisher team was selected; and

WHEREAS, throughout June, July, and August 2011, staff negotiated the scope of work and budget for the study with the Leigh Fisher team;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves and authorizes the President/CEO to execute an agreement with Leigh Fisher & Associates to perform an Airport Development Plan (ADP) study, for a term of four (4) years, in an amount not to exceed six million five hundred thousand dollars (\$6,500,000).

BE IT FURTHER RESOLVED that the Board of the San Diego County Regional Airport Authority finds that this Board action is not a "project" as defined by the California Environmental Quality Control Act (CEQA) Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

PASSED, ADOPTED AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 1st day of September, 2011 by the following vote:

- AYES: Board Members:
- NOES: Board Members:
- ABSENT: Board Members:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

Revised 8/29/11

ITEM 18

San Diego International Airport Airport Development Plan (ADP)

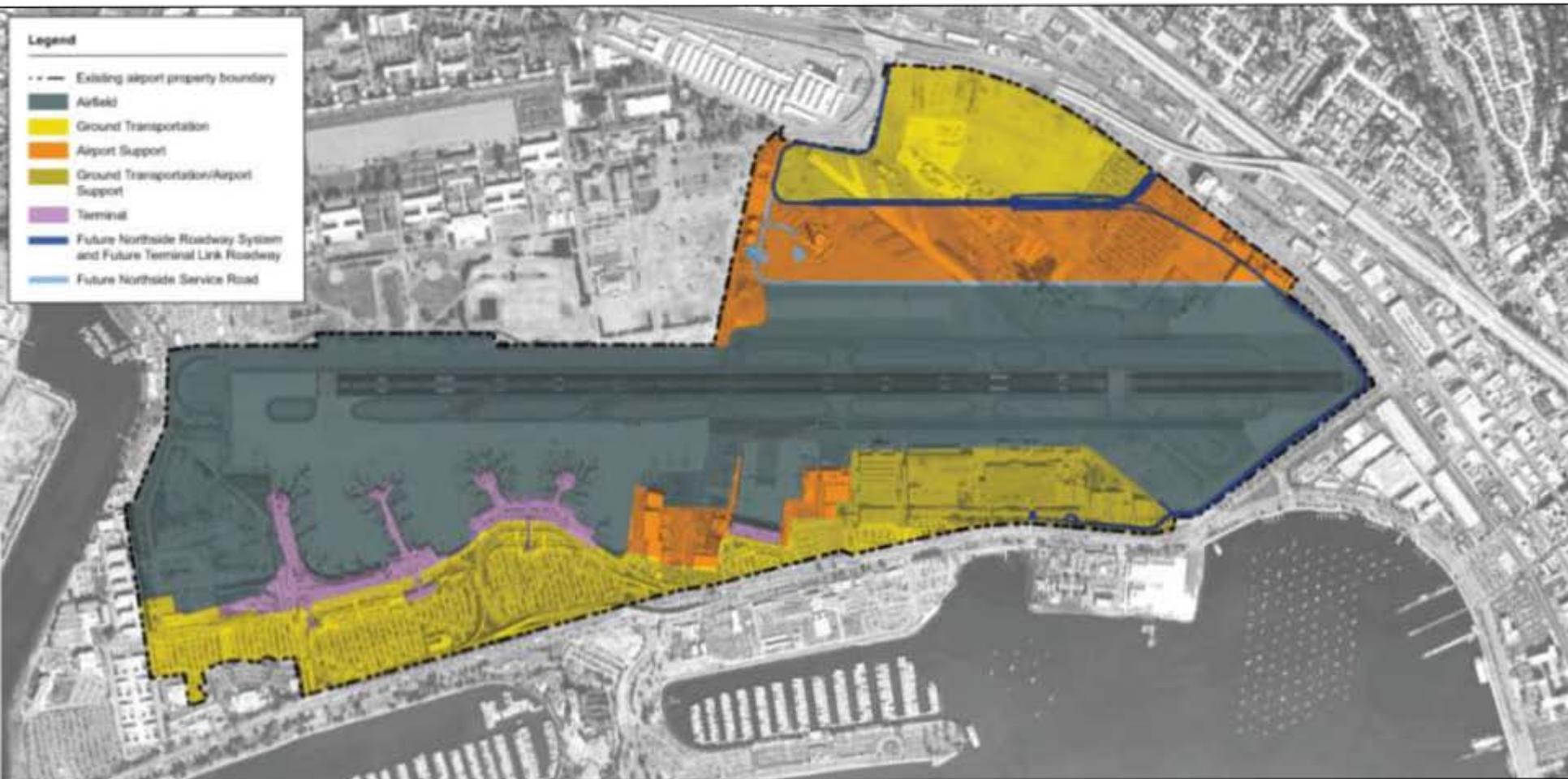
September 1, 2011



Presentation Outline

1. Recent Planning Efforts
2. ADP Focus and FAA Involvement
3. Consultant Selection Process
4. ADP Study Elements

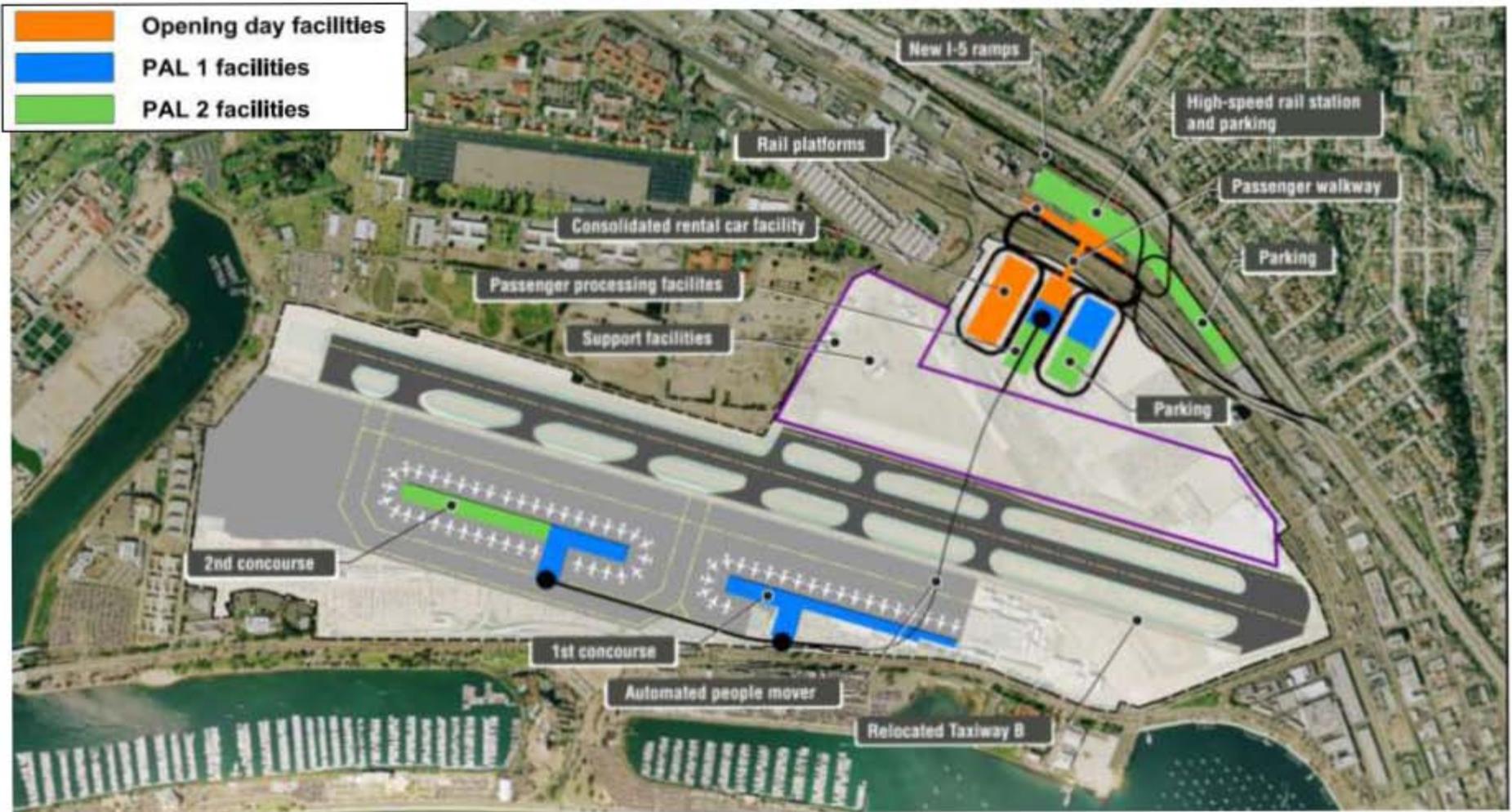
2008 Airport Master Plan and Environmental Documents (Year 2015)



Northside Plan (Year 2015)



2009 Destination Lindbergh (Year 2030)



ADP: Three Primary Focuses

1. Terminal 1 replacement
2. Former TDY property
3. Complete the northside development

FAA Involvement



- Partial FAA funding expected
- Guided by FAA Advisory Circular (Airport Master Plans)
- FAA reviews all elements of plan, but only approves:
 - Aviation Forecast
 - Airport Layout Plan

Selection Process

- **March 7, 2011: Request for Qualifications (RFQ) published**
- **March 23, 2011: Presubmittal Conference**
- **April 1, 2011: Deadline to submit written questions**
- **April 8, 2011: Original deadline to submit Statements of Qualifications**
- **April 18, 2011:** Due to a question received regarding the eligibility of the winning firm to potentially compete for follow-on work, the submission deadline was extended

Selection Process

- Five submissions received:
 - CH2MHILL
 - HNTB
 - Landrum & Brown, Inc.
 - LeighFisher & Associates
 - William Nicholas Bodouva + Associates

- May 23 - 24, 2011: **All proposing teams were interviewed**

Selection Process



■ Three-part interviews:

- Each team given assignment to explain their understanding of the Airport's Vision Statement ("Mastering the Art of Airports")
- General presentation by each team
- Question & answer period (questions consistent for all teams)

Selection Process



■ Evaluation panel:

- Director of Airport Planning
- Director of Public, Community and Customer Relations
- Government Relations Specialist
- Director of Small Business
- Airport Planning Managers (2)

Selection Process

TEAM	Presentation Assignment	Primary Staff	Work Plan/ Technical Approach	Overall Interview	Total
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Selection Process



- Leigh Fisher was the unanimous selection:
 - Received highest rating (or tied for highest) on every criterion
 - Conducted SDIA's most recent planning study-- Destination Lindbergh
 - Staff has exceptional understanding of the airport and our issues
 - Primary staff is well known and accepted by many critical stakeholders

Study Elements



- Mobilization
- Facility Requirements
- Alternatives Development and Evaluation
- Implementation Plan
- Aviation Forecasts
- Documentation
- Airport Layout Plan
- EIR (CEQA) and EA (NEPA)
- Project Management

Study Elements



- Will begin with results of 2008 Master Plan and 2009 Destination Lindbergh studies:
 - Meet stakeholder expectations
 - Maximize efficiency
 - Minimize budget

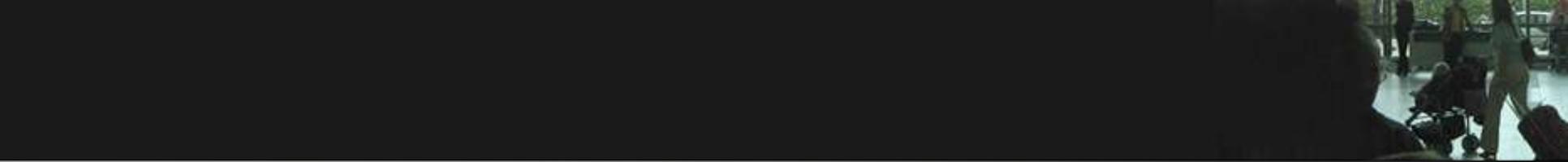
NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves and authorizes the President/CEO to execute an agreement with Le...

Schedule and Budget

- 24 months (October 2011 – October 2013):
Conduct Planning Study, including periodic briefings to Board
- 24 months (October 2013 – October 2015):
Prepare environmental documentation and present to Board for adoption
- Budget: \$6.5 million (expect between \$3.5 million and \$5.2 million reimbursed through FAA grants)

Board Request

- **Approve and authorize the President/CEO to execute an agreement with Leigh Fisher & Associates to perform an Airport Development Plan (ADP) study, for a term of four (4) years, in an amount not to exceed six million five hundred thousand dollars (\$6.5 million).**



Questions?