



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
3

Meeting Date: **FEBRUARY 14, 2013**

Subject:

Awarded Contracts, Approved Change Orders from December 10, 2012 through January 6, 2013 and Real Property Agreements Granted and Accepted from December 10, 2012 through January 6, 2013

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 agreements is identified as Consideration on Attachment B.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy Customer Strategy Employee Strategy Financial Strategy Operations Strategy

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Environmental Review:

- A. This Board action is not subject to the California Environmental Quality Act (CEQA), as amended. The Board action is categorically excluded from CEQA because it is a class of project that has been determined not to have a significant effect on the environment. 14 cal. Code Regs. Section 15308. See also, Pub. Res. Code Section 21065 (Board action is not a "project" subject to CEQA).
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Pub. Res. Code Section 30106, 30108.6, and 30109.

Equal Opportunity Program:

Equal opportunities requirements were presented during the solicitation process on a case-by-case basis.


Prepared by:

JANA VARGAS
DIRECTOR, PROCUREMENT


Attachment "A"

AWARDED CONTRACTS AND CHANGE ORDERS SIGNED BETWEEN December 10, 2012 - January 6, 2013

New Contracts

Date Signed	CIP #	Company	Description	Solicitation Method	Owner	Contract Value	End Date
							
11/20/12	N/A	City of San Diego	The City of San Diego will provide onsite Aircraft Rescue and Fire Fighting (ARFF) Services that meet all applicable Federal Administration standards as set forth in 14 CFR Part 139 for San Diego International Airport. The City of San Diego is the only source of ARFF services that will be able to properly and timely augment the Airport's ARFF station with trained personnel and equipment required to handle a serious aviation contingency at or near the Airport.	Sole Source	A. Shafer-Payne	\$ 28,080,456.00	12/31/15
12/18/12	N/A	San Diego Office Interiors	The Contractor is pre-qualified and approved to bid on furniture services by the issuance of a Task Order Request. The Contractor with the best overall proposal, as determined by the Authority will be awarded the project.	RFQ	J. Fejeran	\$ 900,000.00	11/30/15
12/21/12	N/A	Cartwright Termite & Pest Control, Inc.	The Contractor will provide pest and rodent control services at San Diego International Airport.	Informal RFP	J. Fejeran	\$ 49,000.00	03/20/13
12/28/12	N/A	deliversandiego.com dba Lightning Express Logistics	The Contractor will provide on-call courier services for San Diego County Regional Airport Authority.	Informal RFP	T. Russell	\$ 49,999.00	11/30/15
01/02/13	N/A	LTC Performance Strategies, Inc.	The Contractor will provide services needed to review executive contracts and compensation for San Diego County Regional Airport Authority.	Informal RFP	J. Lindeman	\$ 10,000.00	12/25/13
01/04/13	N/A	Meridian Systems	Meridian Systems will provide software support and maintenance services for ePM software used by the Facilities Development department. The software is proprietary technology used for project management and construction management records and is a licensed product of Meridian Systems which makes them the sole source for software support and maintenance services	Sole Source	I. Ghaemi	\$ 33,600.00	04/01/14

New Contracts Approved by the Board

Date Signed	CIP #	Company	Description	Solicitation Method	Owner	Contract Value	End Date
							
12/12/12	N/A	Jason Bruges Studio Limited	This agreement was approved by the Board at the July 12, 2012 Board Meeting. The Artist will complete the design, fabrication and installation of a public artwork project for Terminal 2 New-Media/Multimedia Lounge Public Art Environment at San Diego International Airport.	RFQ	C. White	\$ 400,000.00	12/31/13
01/04/13	N/A	Christian Moeller Studio, LLC	This agreement was approved by the Board at the November 1, 2012 Board Meeting. The Artist will design integrated artwork for the Rental Car Center at San Diego International Airport.	RFQ	C. White	\$ 10,000.00	12/31/15



Amendments and Change Orders

Date Signed	CIP #	Company	Description of Change	Previous Contract Amount	Change Order Value (+ / -)	Change Order Value (%) (+ / -)	New Contract Value	New End Date
12/10/12	N/A	Carol Naughton + Associates, Inc.	The First Amendment extends the term of the contract nine months, increases the amount of compensation by \$55,000.00 and revises Exhibit A "Scope of Work", for the completion of phase 1 concession signage and wayfinding planning and design for San Diego International Airport.	\$ 50,000.00	\$ 55,000.00	110%	\$ 105,000.00	4/30/2013
12/17/12	N/A	Ricondo & Associates, Inc.	The Third Amendment revises Exhibit B "Compensation" to include a sub-consultant to provide public outreach support related to the preparation of environmental analyses. There is no increase in compensation.	\$ 2,500,000.00	\$ -	0%	\$ 2,500,000.00	10/6/2013
12/17/12	N/A	Barney & Barney, LLC	The Fourth Amendment extends the term of the contract six months for services needed to assist with the development and delivery of an alternative compensation option report for represented employees at San Diego County Regional Airport Authority. There is no increase in compensation.	\$ 109,000.00	\$ -	0%	\$ 109,000.00	6/30/2013



Amendments and Change Orders - Approved by the Board

No New Board Approved Amendments to Report.								
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Attachment "B"

REAL PROPERTY AGREEMENTS EXECUTED FROM DECEMBER 10, 2012 TO JANUARY 6, 2013

Real Property Agreements

Begin/End Dates	Authority Doc. #	Tenant/Company	Agreement Type	Property Location	Use	Property Area (s.f)	Consideration	Comments
11/15/12 - 6/30/13	LE-0685	American Airlines, Inc. and SkyWest Airlines, Inc.	Affiliate Airline Operating and Lease Agreement	Commuter Terminal	Operate daily passenger flights to Los Angeles as American Eagle.	No space leased; SkyWest providing aircraft and crew only.	Estimated annual landing fees of \$269,000	SkyWest is providing aircraft and crew to replace eight of American Eagle's eleven daily flights to LAX.
6/1/13 - 5/31/23	LE-0684	U.S.O. Council of San Diego	Lease	South of Terminal 2 East in the new USO/PMO building.	Operate a USO facility for military traveling through the Airport	8,839 SF building & 18,805 SF exterior courtyard	\$1.00 per year in consideration of services rendered	New USO facility to replace its prior facility which was demolished as part of Green Build.
5/1/2012-12/31/2012	LE-0683	Clean Before Flight, Inc.	Ground Handling License	Landmark Aviation, 2904 Pacific Highway, San Diego	Ground Handling and Support Services	N/A	Minimum monthly guarantee of \$250 or 8% of gross revenue, whichever is greater	

Real Property Agreement Amendments and Assignments

Effective Date	Authority Doc. #	Tenant/Company	Agreement Type	Property Location	Use	Property Area (s.f)	Consideration	Comments
7/1/2010	LE-0520	Rainbow Vending Corporation	Amendment No. 4 to Vending Machine Permit	Authority facilities and employee break rooms	Snack, cold beverage, and frozen food product vending machines	N/A	Consideration is low product prices offered to Authority employees	Amendment extends end date from June 30, 2010 to June 30, 2013.
7/1/2010	LE-0519	Rainbow Vending Corporation	Amendment No. 1 to Vending Machine Concession Agreement	Airport public parking lots, parking management company offices and facilities, and TSA break rooms	Snack, cold beverage, and frozen food product vending machines	N/A	10% of Gross Sales of ice cream and frozen food products. 22% of pre-packaged snacks, except those sold through machines in the TSA break rooms shall be at 20%. 30% of cold beverages, except those sold through machines in the TSA airport revenue is approximately \$1,500 monthly.	Amendment extends end date from June 30, 2010 to June 30, 2013 and adds machines in the TSA break rooms, the parking management company offices and facilities, and other public parking lots at the airport. Projected additional airport revenue is approximately \$1,500 monthly.

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12/1/2012	LE-656	Project Horizon, Inc.	Amendment No. 1 to Concession Agreement	Terminal 2 East, Terminal 2 West	Retail Concessions	764 s.f. of concession space in Terminal 2 East and 1,123 s.f. of concession space in Terminal 2 West	Minimum Annual Guarantee: \$126,000. Percentages: News-n/a; Specialty-14%; Allowance Retail-14%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0670	HG-CV Epicure-Martinez San Diego JV (Package 2)	Amendment No. 1 to Concession Agreement	Commuter Terminal, Terminal 1, Terminal 2 West	Retail Concessions	3,894 s.f. of concession space in Terminal 2 West, 1,564 s.f. of concession space in Terminal 1, and 1,026 s.f. of concession space in Commuter Terminal	Minimum Annual Guarantee: \$1,134,000. Percentages: News-17%; Specialty-17%; Allowance Retail-17%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0647	Paradies San Diego, LLC	Amendment No. 1 to Concession Agreement	Terminal 1, Terminal 2 East, Terminal 2 West	Retail Concessions	1,270 s.f. of concession space in Terminal 1, 8,613 s.f. of concession space in Terminal 2 West, 2,675 s.f. of concession space in Terminal 2 East	Minimum Annual Guarantee: \$1,147,000. Percentages: News-17%; Specialty-13%; Allowance Retail-17%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0647	Paradies San Diego, LLC	Amendment No. 2 to Concession Agreement	Terminal 1	Retail Concession Support Space	96 s.f. of concession support space in Terminal 1	\$4,320 per month	In addition to the monthly rent, concessionaire shall, on a monthly basis, pay rent for the use and occupancy of the Support Premises, and adding 96 s.f. Remote Storage Unit as described and delineated in "Exhibit A"
12/1/2012	LE-0665	PGC-PCI San Diego, LLC	Amendment No. 1 to Concession Agreement	Terminal 1, Terminal 2 East, Terminal 2 West	Retail Concessions	4,137 s.f. of concession space in Terminal 1, 1,518 s.f. of concession space in Terminal 2 East, 1,546 s.f. of concession space in Terminal 2 West	Minimum Annual Guarantee: \$752,000. Percentages: News-13%; Specialty-13%; Allowance Retail-13%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.

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12/1/2012	LE-0648	Stellar Partners Inc.	Amendment No. 1 to Concession Agreement	Terminal 1, Terminal 2 East, Terminal 2 West	Retail Concessions	570 s.f. of concession space in Terminal 1, 3,545 s.f. of concession space in Terminal 2 East, 3,097 s.f. of concession space in Terminal 2 West	Minimum Annual Guarantee: \$783,000. Percentages: News-15%; Specialty-15%; Allowance Retail-15%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0660	New Zoom Inc.	Amendment No. 1 to Concession Agreement	Terminal 1, Terminal 2 East, Terminal 2 West	Retail Concessions	56 s.f. of concession space in Terminal 1, 28 s.f. of concession space in Terminal 2 East, 28 s.f. of concession space in Terminal 2 West	Minimum Annual Guarantee: \$50,000. Percentages: News-n/a; Specialty-10%; Allowance Retail-10%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0659	Spa Didacus	Amendment No. 1 to Concession Agreement	Terminal 2 East, Terminal 2 West	Retail Spa Services	1,114 s.f. of concession space in Terminal 2 East, 605 s.f. of concession space in Terminal 2 West	Minimum Annual Guarantee: \$119,000. Percentages: News-n/a; Specialty-10.50%; Allowance Retail-10.50%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.
12/1/2012	LE-0679	Duty Free Americas	Amendment No. 1 to Concession Agreement	Terminal 2 East	Retail Concessions	2,315 s.f. of concession space in Terminal 2 East	Minimum Annual Guarantee: \$100,000. Percentages: News-n/a; Specialty-25%; Allowance Retail-25%	"Exhibit A" of said lease may be amended by the President/CEO to reflect minor changes limited to increases/decreases in Concession Premises and/or Support Premises.

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