



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
18

Meeting Date: **SEPTEMBER 2, 2010**

Subject:

Award of Contract to Ricondo & Associates, Inc. for Technical Services in the Development of Airport Land Use Compatibility Plans for San Diego International Airport, Naval Air Station North Island, and Naval Outlying Field Imperial Beach in an amount not to exceed \$2,300,000

Recommendation:

Adopt Resolution No. 2010-0094, approving the award of a contract to Ricondo & Associates, Inc. to provide technical services in the development of Airport Land Use Compatibility Plans (ALUCPs) for San Diego International Airport (SDIA), Naval Air Station (NAS) North Island, and Naval Outlying Field (NOLF) Imperial Beach, and for the completion of a GIS Implementation Tool for all 16 ALUCPs, in an amount not to exceed \$2,300,000

Background/Justification:

The San Diego County Regional Airport Authority is the Airport Land Use Commission (ALUC) responsible for coordinating airport land use compatibility planning with local agencies within San Diego county. That objective is accomplished by adopting Airport Land Use Compatibility Plans (ALUCPs) for each of the 16 public-use and military airports in the county (Cal. Pub. Util. Code §21670.3).

In order to fulfill its statutory mandate as the ALUC, the Authority must obtain the technical services necessary to complete those ALUCPs that remain outstanding for three airports: SDIA, NAS North Island and NOLF Imperial Beach.

The technical consultant team must develop a community outreach strategy that fulfills the statutory mandate for a public collaborative planning process. (PUC §21670.3(b)) In addition, the team must prepare draft policies and associated electronic geographic information system (GIS) data for the noise contours, safety zones, airspace protection surfaces, and overflight notification factors which comprise each ALUCP. The development of each ALUCP will require significant analysis of technical data and community outreach that includes local agencies as well as affected stakeholders.

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SDIA has operated under an ALUCP originally adopted as a Comprehensive Land Use Plan (CLUP) in 1992 by the San Diego Association of Governments (SANDAG) in its predecessor role as the county ALUC, but changes in statutory requirements and advisory standards as well as airport operations necessitate a new ALUCP to address these new elements. Neither of the two U.S. Navy airports has ever had a CLUP or ALUCP. This unique circumstance will require significant levels of public engagement of affected constituencies who may be unaccustomed to the airport land use compatibility planning process.

Additionally, the assistance of the technical consultant team is needed by ALUC staff to address data inputs required for potential amendments to those ALUCPs previously adopted by the ALUC. The contract will cover the finalization of a countywide GIS implementation tool to complement the ALUCPs and facilitate their codification by affected local agencies.

Therefore, a competitive selection process was held to select a consultant team. A standard Request for Proposals (RFP) was released on June 14, 2010. It was posted on the SAN.org website from June 14, 2010 until July 14, 2010. The RFP was also advertised in the San Diego Daily Transcript on June 15, 2010.

Because the SDIA ALUCP will be one of the most complex airport land use plans prepared in California, it is critical that the successful team have prior experience preparing ALUCPs for large airports in California. As a result, the RFP stated that the minimum qualifications for the successful team was that the respondent shall have prepared at least one (1) Airport Land Use Compatibility Plan that has been adopted for a large hub or urban general aviation airport in California during the past three (3) years. Staff received a correspondence from a firm requesting that the minimum qualification standard be eased, since that firm had recently prepared six draft ALUCPs but none was yet approved. This was the only request received regarding modification of the RFP.

Therefore, an addendum was released on June 29, 2010, easing the minimum qualifications. The addendum stated that at a minimum, the successful bidder shall have prepared at least one (1) Airport Land Use Compatibility Plan for an urban general aviation or commercial service airport in California within the past three years. The ALUCP shall have been prepared under the California Public Utilities Codes §21670 – §21679.5 and shall have been accepted by an Airport or Airport Land Use Commission.

In addition to the minimum criteria stated above, the selection criteria were:

Organization Experience and Skill: The Respondent shall demonstrate experience in the preparation and adoption of Airport Land Use Compatibility Plans and their environmental documents in California.

Primary Staff: Identify the particular services to be performed by Respondent (include their resume) and identify those services, if any, that will be performed by subcontractors or others ("Subcontractors"). If the Respondent utilizes Subcontractors, it must provide a list of the Subcontractor's name(s) and include their responsibilities, qualifications and the major clients and projects they have worked on relative to the services requested of this RFP or similar projects.

Work Plan: Provide, in detail, the steps necessary and the deliverables needed to complete the services in the best interest of the Authority.

Reasonableness of Compensation / Fees: Complete and submit "Exhibit B – Compensation & Payment Schedule" with your Proposal. Submit all proposed costs and fees associated with performing and completing the services requested in this RFP, to include a description of the fee, i.e. hourly rate, trip charges, monthly fixed, taxes, etc.

Interview: If the Authority invites Respondents to interview with the Authority, the Authority will evaluate the presentations and responsiveness of the interviewed Respondents. The Authority recommends Respondent attendees include personnel who have primary responsibilities for performance of the scope of work.

One proposal was received, from Ricondo & Associates ("Ricondo"). Ricondo meets the minimum criteria set forth in the RFQ and its proposal was thorough and responsive. Ricondo also has previous experience assisting ALUC staff in the preparation and adoption of ALUCPs for the general aviation and commercial airports located within incorporated cities in the county (the 'urban airports'): Brown Field Municipal Airport, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport. Therefore, Ricondo, along with its support team, has been selected to provide the Authority with these technical services.

Fiscal Impact:

Funding for this action will total \$2.3 million, throughout three years. Funds to cover the first year of this contractual agreement in the amount of \$1 million are included in the FY2011 budget. The remainder of the funding will be included in the FY2012 and FY2013 budgets.

Environmental Review:

- A. 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.

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 does not utilize federal funds; therefore, it will not be applied toward the Authority's over-all DBE goal.

Prepared by:

KEITH WILSCHETZ
DIRECTOR, AIRPORT PLANNING

RESOLUTION NO. 2010-0094

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO RICONDO & ASSOCIATES, INC., TO PROVIDE TECHNICAL SERVICES IN THE DEVELOPMENT OF AIRPORT LAND USE COMPATIBILITY PLANS FOR SAN DIEGO INTERNATIONAL AIRPORT, NAVAL AIR STATION NORTH ISLAND, AND NAVAL OUTLYING FIELD IMPERIAL BEACH, AND FOR THE COMPLETION OF A GIS IMPLEMENTATION TOOL FOR ALL 16 ALUCPS, IN AN AMOUNT NOT TO EXCEED \$2,300,000

WHEREAS, the Airport Authority, in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, is statutorily mandated to develop Airport Land Use Compatibility Plans (ALUCPs) for all public-use and military airports within the county; and

WHEREAS, the Authority requires technical support services for the development of ALUCPs, for amendments to ALUCPs, and for development of a geographic information system (GIS) implementation tool for the ALUCPs; and

WHEREAS, the Authority has solicited the services of interested parties in a Request for Proposals (RFP) to provide technical services for the development of ALUCPs for San Diego International Airport (SDIA), Naval Air Station (NAS) North Island, and Naval Outlying Field (NOLF) Imperial Beach, for amendments to existing ALUCPs for other airports as needed, and for the completion of a GIS implementation tool for all 16 ALUCPs; and

WHEREAS, a competitive selection process was held to select a consultant team and a standard Request for Proposals (RFP) was released; and

WHEREAS, the RFP was posted on the SAN.org website from June 14, 2010 until July 14, 2010, and also advertised in the San Diego Daily Transcript on June 15, 2010; and

WHEREAS, the RFP included the following selection criteria: Organization Experience and Skill, Primary Staff, Work Plan, Reasonableness of Compensation / Fees, and Interview; and

WHEREAS, one proposal was received, from Ricondo & Associates, which was thorough and responsive and contained information regarding its proposed team, work plan, experience and fees; and

WHEREAS, Ricondo & Associates also has previous experience assisting ALUC staff in the preparation and adoption of ALUCPs for the general aviation and commercial airports located within incorporated cities in the county (the 'urban airports'): Brown Field Municipal Airport, Gillespie Field, McClellan-Palomar Airport, Montgomery Field, and Oceanside Municipal Airport; and

WHEREAS, Ricondo successfully prepared five ALUCPs which have been adopted by the ALUC; and

WHEREAS, Ricondo has the requisite expertise and familiarity with technical issues involved in the data development and public collaborative planning process of ALUCPs; and

WHEREAS, Ricondo & Associates, along with its support team, has been selected by staff to provide the Authority with these technical services; and

WHEREAS, the Authority has determined that an agreement to perform the necessary technical services as defined by the RFP shall have: (1) a term of three years, with one, one-year option to renew at the discretion of the President/CEO; and (2) compensation not to exceed an amount of \$2,300,000; and

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves the award of a contract to Ricondo & Associates, Inc. to provide technical services in the development of ALUCPs for SDIA, NAS North Island, and NOLF Imperial Beach, and for the completion of a GIS implementation tool for all 16 ALUCPs, in an amount not to exceed \$2,300,000.

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 2nd day of September, 2010 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

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