

**ORANGE COUNTY AIRPORT COMMISSION**  
**Airport Commission Hearing Room**  
**3160 Airway Avenue**  
**Costa Mesa, CA 92626**

**MINUTES OF REGULAR MEETING**

September 2, 2015

**COMMISSIONERS PRESENT:** David Bailey, John Clarey, Bruce Junor, Chris Welsh

**STAFF PRESENT:** Larry Serafini, Acting Airport Director  
Paul Albarian, Senior Deputy Attorney, County Counsel  
Lauren Kramer, Deputy Attorney, County Counsel  
Mariane Teschner, Deputy Airport Director, Finance & Administration  
Scott Hagen, Deputy Airport Director, Operations  
Ralph Sanchez, Deputy Airport Director, Business Development  
Marva Thomas, Administrative Manger I, Insurance  
Ron Everly, Project Manager  
Ambi Thurai, Administrative Manger II, Facilities  
Barbara Swift, Administrative Manager I, Business Development  
Samer Marei, Administrative Manager II, Facilities  
Leo Tang, Project Manager III, Facilities  
Aida Lopez, Staff Specialist, Finance and Administration

**CALL TO ORDER:** Chair Clarey called the meeting to order.

**PLEDGE OF ALLEGIANCE:** Commissioner Junor led the assembly in the Pledge of Allegiance.

1. **APPROVAL OF MINUTES:** On Commissioner Bailey's motion and Commissioner Welsh's second, the Regular Meeting Minutes of August 19, 2015 were approved as written.
  
2. **TERMINAL IMPROVEMENTS PROJECT AWARD OF DESIGN-BUILD CONTRACT (ASR 15-001127)**  
Award design-build agreement to Swinerton Builders to design and construct the Terminal Improvement Project. Acting Director Serafini stated that most of the Commissioners have had an opportunity to walk the terminal and discuss the overall project with staff and asked the Commissions to refer to Attachment D of the ASR which gives the entire history of the project. Acting Director Serafini also stated the project will be funded through the transfer of Passenger Facility Charge bonds to Pay-As-You-Go funds. Acting Director Serafini further stated that John Wayne Airport's building insurance includes builder's risk insurance up to 100 million dollars on a project. So, this would save John Wayne Airport \$500,000.00 as this insurance would not be included as part of the agreement. Commissioner Welsh asked if John Wayne Airport would be at risk by transferring money from one account to the other. Acting Director Serafini responded by stating that the FAA is in agreement with this request for transfer but John Wayne Airport needs Board approval to finalize. Commissioner Welsh noted that staff has done an extraordinary amount of work and complimented everyone on the work done. Commissioner Bailey asked Acting Director Serafini to discuss the rating of the structure once it has been completed. Acting Director Serafini stated that under the basic component of the essential facilities standard of the Uniform Building Code, the design of the structure and structural elements will meet the safety factor of 1.5. Chair Clarey asked who would be responsible if these standards are incorrect. Acting Director Serafini stated that the designer/engineer of record would be responsible and that they hold liability insurance. Chair Clarey suggested that staff look into obtaining seismic grants for this project and also encouraged staff to ensure this project is completed in the most effective and least inconvenient way possible for the passengers.

On Commissioner Welsh's motion and Commissioner Bailey's second, this item was unanimously approved.

- 3. SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS** – Acting Director Serafini stated the Amendments to Agreements with JOA, Butier and Faithful+Gould were approved as recommended, as well as the disparity study and landscape ASRs. The FBO leases will be heard by the Board during closed session on September 22, 2015. Commissioner Junor asked for the outcome of the Southern California Optimization of Airspace and Procedures in the Metroplex (OAPM) item that was presented to the Board at yesterday's meeting. Acting Director Serafini stated that John Wayne Airport presented the County's comment letter to the Board for approval, which was submitted to the FAA today. At present, we are waiting for response from the FAA.

**4. ADDITIONAL BUSINESS**

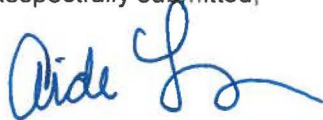
A. PUBLIC COMMENTS – None

B. AIRPORT DIRECTOR COMMENTS – None

C. AIRPORT COMMISSION COMMENTS - Commissioner Welsh asked for the status of the pricing of the general food concessions. Acting Director Serafini stated that staff is currently looking into this issue. Commissioner Bailey asked if the commissioners could form or be part of an Ad Hoc committee regarding the General Aviation project. Senior Deputy Attorney Paul Albarian stated he would review the Airport Commission By-Laws and email the Commissioners with the guidelines for this process. Commissioner Welsh requested this item be agendaized for the next meeting.

- 8. ADJOURNMENT OF PUBLIC MEETING** The meeting adjourned at 5:53 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Aida Lopez', with a stylized flourish extending to the right.

Aida Lopez, Staff Specialist