



AGENDA STAFF REPORT

Control: 26001790

MEETING DATE: 10/13/2026
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): District 5
SUBMITTING AGENCY/DEPARTMENT: John Wayne Airport
DEPARTMENT CONTACT PERSON(S): Charlene Reynolds, 949-252-5183
Steven Carrillo, 949-252-6088

SUBJECT: Select Respondent for Facilities Security Improvements

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

DISCUSSION

3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$2,500,000

Annual Cost:

FY 2027-28 \$25,000,000

FY 2028-29 \$24,000,000

Staffing Impact: No

Current Fiscal Year

Revenue: N/A

Levine Act Review

Completed? Yes

Prior Board Action: N/A

Funding Source: Fund 281: 100%

Sole Source: No

**County Audit in Last 3
years:** No

RECOMMENDED ACTION(S):

1. Find that the subject activity is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines Section 15378 and is therefore not subject to review under CEQA.
2. Select and approve a Respondent and an Alternate Respondent from the Solicitation Results in Attachment B, resulting from Request for Proposal No. 280-3010603-GK.
3. Approve Model Contract for Construction Manager-at-Risk Pre-Construction Phase Services for Facilities Security Improvements and authorize the Airport Director or designee to negotiate and execute, upon approval as to form by County Counsel, a contract without substantive changes to the Model Contract, with the Respondent selected by the Board of Supervisors, with a cumulative contract amount, including all future Guaranteed Maximum Price (GMP) amendments, not to exceed \$51,500,000, for a term effective upon execution of all necessary signatures, to be completed within 1,004 calendar days of the effective date of the Notice to Proceed. If negotiations with the selected Respondent are unsuccessful, authorize the Airport Director or designee, to proceed to negotiate and execute the approved Contract, upon County Counsel's approval as to

form, without substantive changes, with the Alternate Respondent selected by the Board of Supervisors.

4. Delegate authority to the Airport Director or designee to execute amendments establishing Guaranteed Maximum Prices for individual phases, provided that the cumulative contract amount, including all amendments, does not exceed \$51,500,000.

SUMMARY:

Approval of the Model Contract for Facilities Security Improvements and authorization to negotiate and execute a contract with the Respondent selected by the Board of Supervisors will support the full modernization of John Wayne Airport's new security infrastructure.

BACKGROUND INFORMATION:

Airport Security infrastructure at John Wayne Airport (JWA) has been periodically updated over the past several decades in conjunction with terminal construction and redevelopment projects. As a result, the existing infrastructure consists of equipment and systems of varying ages and conditions. Much of the equipment is nearing the end of life and requires replacement or modernization to meet current security and operational standards, and to ensure the continued reliability and effectiveness of the critical infrastructure system.

Security infrastructure upgrades will include: (i) a new single mode fiber loop and airfield utility infrastructure, (ii) replacement and upgrade of the entire JWA Access Control Alarm Monitoring System (ACAMS) that includes 726 doors, (iii) replacement of the existing Closed-Circuit Television (CCTV) system and addition of new CCTV camera devices, for a total of 1,635 CCTV cameras, including associated video storage, and (iv) installation of the new Perimeter Intrusion Detection System (PIDS) around airfield.

Replacement and upgrades to these systems will be implemented to comply with current Transportation Security Administration (TSA) guidelines and aviation security requirements under Title 49 Code of Federal Regulations (CFR) 1542 – Airport Security. Approval of the proposed Model Contract for Construction Manager-at-Risk (CMAR) Pre-Construction Phase Services for Facility Security Improvements (Services) will support the replacement and modernization of aging security infrastructure throughout JWA. The improvements will bring the facility up to current standards, enhance system redundancy, and help ensure the continued safety and security of JWA, its operators, and passengers while maintaining compliance with the Airport Security Program (ASP) and applicable TSA requirements.

On June 30, 2026, JWA issued the Request for Proposals (RFP) for Services for the Project to the pre-qualified contractors and advertised it through the County's online bidding system. Four proposals were submitted and deemed responsive. JWA is procuring CMAR construction services for this Project in accordance with Section 3.5-113 of the 2026 Contract Policy Manual (CPM).

The evaluation panel, comprised of representatives from JWA and SG Engineering Solutions Inc., reviewed and scored the responsive proposals in accordance with the evaluation criteria established in the RFP. The evaluation included the written proposals, interviews and objective cost scoring. A protest was received from PCL Construction Services, Inc. After careful review, the protest was denied.

Evaluation Criteria

Criteria	Points
Qualifications, Related Experience, and Technical Expertise	100
Proposed Work Plan/Project Approach	100
Proposed Staffing and Project Organization	100
Financial Condition and Safety Record	80
Proposal Organization/Completeness of Response/Additional Information	100
Compliance with County Model Contract	20
Interview	400
Cost Proposal (Scored Administratively)	100
Total	1000

A Notice of Solicitation Results was issued on August 31, 2026. See Attachment B for the Solicitation Results. The evaluation results are as follows:

Respondent	Score
Swinerton Builders	2671
PCL Construction Services, Inc.	2665
AJK Communications	2397

JWA requests that the Board of Supervisors approve the Model Contract and authorize the Airport Director or designee to negotiate and execute the approved Contracts with the Selected Respondents as referenced in the Recommended Actions above.

Following issuance of the NTP for the Pre-Construction Phase, the Construction Manager-at-Risk Entity (CMARE) will initiate design and constructability review with the Design Engineer of Record (EOR) and complete GMP proposals at the 75%, 90%, 100%, and Issued for Construction (IFC) design milestones. Additionally, the CMARE will conduct necessary field investigation, provide input to the EOR, and facilitate the completion of the design and submittal of the plans to the building department for plan check review. The CMARE will comply with all requirements specified in the Contract's General Conditions and obtain JWA's review of each GMP submission during the preconstruction and design development phases. The Project's critical path schedule will be structured around separate GMP phases. GMP 1 will include pre-construction services, while GMP 2 will include construction services, construction work, and any additional related work.

The appropriate due diligence has been conducted, and JWA has verified that all Respondents are in good standing. Reference checks were satisfactory regarding similar Services. The Respondents' license numbers were verified as current and active through the Contractors' State License Board and Department of Consumer Affairs database. Copies of the reference checks and verification are on file.

An analysis was completed to verify that the Contract will provide the County with persons specially trained, experienced, expert and competent to perform the specialized services in accordance with the law.

Compliance with CEQA: This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Approval of this agenda item does not commit the County to a definite course of action in regard to a project because the action is limited to pre-construction services and does not authorize construction at this time. This proposed activity is therefore not subject to CEQA. Any future action connected to this approval that constitutes a project will be reviewed for compliance with CEQA.

FINANCIAL IMPACT:

Appropriations for this Contract are included in JWA Construction Fund 281 FY 2026-27 Budget and will be included in the budgeting process for future years.

The proposed Contract includes provisions stating the Contract is subject to, and contingent upon, applicable budgetary appropriations being approved by the Board for each fiscal year during the term of the Contract. If such appropriations are not approved, or are reduced, the Contract may be immediately modified or terminated without penalty to the County. The proposed Contract includes a provision stating the Contract may be terminated for convenience upon not less than seven Calendar days written notice to the CMARE and immediately for cause without penalty to the County.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Model Contract

Attachment B - Solicitation Results

Attachment C – Title 49 Code of Federal Regulations (CFR) 1542 – Airport Security