AGENDA STAFF REPORT

Control: 26001930

MEETING DATE:	11/17/2026
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 Parking Access Revenue Control System Replacement

CEO CONCUR	**COUNTY COUNSEL REVIEW**	**CLERK OF THE BOARD**
Concur	Approve agreement to form	DISCUSSION 3 Votes Board Majority

Budgeted: Yes	**Current Year Cost:** $1,000,000	**Annual Cost:** FY 2027-28 $8,615,740
Staffing Impact: No		**Sole Source:** No
Current Fiscal Year Revenue: N/A	**Funding Source:** Fund 281: 100%	**County Audit in Last 3 years:** No
Levine Act Review Completed? Yes		
Prior Board Action: N/A		

RECOMMENDED ACTION(S):

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities), pursuant to CEQA Guidelines Section 15301.

2. Select and approve a Respondent from the Solicitation Results in Attachment B, resulting from Request for Proposal No. 280-3041306-GK.

3. Approve Model Contract for Design Build Services for Parking Access Revenue Control System Replacement 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 amendments, not to exceed $9,615,740, for a term effective upon execution of all necessary signatures, to be completed within 550 calendar days of the effective date of the Notice to Proceed.

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 $9,615,740.

SUMMARY:
Approval of the Model Contract for Parking Access Revenue Control System Replacement 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:
The Parking Access Revenue Control System (PARCS) infrastructure at John Wayne Airport (JWA) was last replaced in 2011. Parking revenue is JWA's largest source of income. The existing PARCS infrastructure has reached the end of its useful life and requires replacement. The aging camera equipment and outdated information technology systems present reliability concerns, particularly during utility disruptions, and can result in financial impacts to JWA when unexpected system or equipment outages occur.

PARCS infrastructure upgrades will include: (i) new gate arms, (ii) replacement of podiums for entry and exit (iii) upgrade, replacement, and relocation of Automatic License Plate Reader (ALPR) cameras, (iv) online dashboard, payment, and reservation system, and (v) replacement of existing Daktronic signage with dynamic LED displays that will support operational messaging and the ability to provide dynamic pricing for parking should the Board of Supervisors elect to implement a dynamic pricing model in the future.

On August 19, 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. One proposal was received and deemed responsive. JWA is procuring design and construction services for this Project in accordance with Section 3.5-111 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 proposal in accordance with the evaluation criteria established in the RFP. The evaluation included the written proposals, interviews and objective cost scoring.

Evaluation Criteria

Criteria	**Points**
Firm's Background, Qualifications & Experience	175
Key Personnel/Proposed Staffing	150
Quality/Effectiveness of Work Plan/Project Approach	125
Organization/Completeness of Response	25
Compliance with County Model Contract	25
Interview	400
Cost Proposal (Scored Administratively)	100
Total	**1000**

A Notice of Solicitation Results was issued on October 1, 2026. See Attachment B for the Solicitation Results. The evaluation results are as follows:

Respondent	**Score***
Swinerton Builders	2805

*Final score reflects the combined scores of the three evaluators remaining after removal of the highest and lowest evaluator scores. Each evaluator may award up to 1,000 points, for a maximum combined score of 3,000 points.

JWA requests that the Board of Supervisors approve the Model Contract and authorize the Airport Director or designee to negotiate and execute the approved Contract with the Selected Respondent as referenced in the Recommended Actions above and to exercise contingency cost increases in an amount not to exceed 10 percent of the annual amount per fiscal year.

Following issuance of the NTP for Guaranteed Maximum Price (GMP) 1 – Design Services & Pre-Construction Phase, the Contractor will initiate design activities, comply with all design submission requirements specified in the Contract's General Conditions and obtain JWA's review of each submission. The Project's critical path schedule will be structured around separate GMP phases. GMP 1 will include design and pre-construction services, while GMP 2 will include construction phase services, construction work, and any additional related work.

The appropriate due diligence has been conducted, and JWA has verified that the Respondent is in good standing. Reference checks were satisfactory regarding similar Services. The Respondent's license number was 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.

This contract includes subcontractors. See Attachment D for information regarding subcontractors and Contract Summary Form.

Compliance with CEQA: The proposed project is Categorically Exempt (Class 1) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, because it involves maintenance, repair, replacement, and modernization of existing public facilities and mechanical equipment, involving negligible or no expansion of existing use.

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 30 Calendar days written notice to the D-BE 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 – Summary of Evaluators' Scoring and Scoring Criteria
Attachment D – Contract Summary Form