



Airport Commission Meeting

August 14, 2023

Agenda

- I. **Call to Order & Orders of the Day**
- II. Public Record
- III. Consent Calendar
- IV. Reports and Information Only
- V. Public Comment
- VI. Noise Report/Community Noise Concerns
- VII. Business
- VIII. Meeting Schedule and Agenda Items
- IX. Adjournment

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III. Consent Calendar

- Approval of the Minutes for the Regular Meeting on May 8, 2023

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IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

C. Council Liaison

D. Staff

E. Commissioner Reports

IV. Reports and Information Only

A. Chair Report

B. Director

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A. Chair Report

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Public Comments (Not on Agenda)

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate.

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VI. Noise Report

San Jose Mineta International Airport Quarterly Noise Summary Q2 2023

	Apr	May	June	Year Over Year			Quarter Over Quarter	
				Q2 2023	Q2 2022	Difference	Q1 2023	Difference
Total Operations	12,822	13,574	13,612	40,008	40,808	-2%	38,030	5%
Total Operations between 2330-0630	241	271	349	861	888	-3%	838	3%
Air Carrier Operations between 2330-0630	98	129	223	450	454	-1%	545	-17%
General Aviation Operations between 2330-0630	143	142	126	411	434	-5%	293	40%
Total Intrusions	36	36	81	153	207	-26%	124	23%
Total Non Compliant Intrusions	2	1	3	6	9	-33%	10	-40%
Air Carrier Complaints	176	1,620	1,020	2,816	2,847	-1%	6,546	-57%
General Aviation Complaints	35	344	229	608	681	-11%	1,193	-49%
Total Complaints	211	1,964	1,249	3,424	3,568	-4%	7,739	-56%
Total Engine Run-ups **	0	0	0	0	1	-100%	0	#DIV/0!
South Flow Operations	421	3235	2401	6,057	2,474	145%	12,269	-51%

** High Power (>90%) Engine Run-ups during the Curfew Hours Only

Definitions

Operation: a takeoff or landing of an aircraft at the airport.

Intrusion: is any operation by an unauthorized aircraft between the hours of 2330 and 0630.

Non Compliant Intrusion: is an Intrusion that did not meet the exemption criteria set forth in the municipal code

Air Carrier: a commercial carrier utilizing aircraft as a means of transport of passenger or freight.

General Aviation: all flights other than scheduled Air Carrier service

VI. Noise Report

City	Complaints Q2 2023	Year over Year		vs. Previous Quarter	
		Complaints Q2 2022	Difference	Complaints Q1 2023	Difference
San Jose	61	128	-52%	40	34%
Palo Alto	4	3	33%	28	-600%
Milpitas	9	5	80%	0	100%
Morgan Hill	0	0	#DIV/0!	0	#DIV/0!
Cupertino	2	6	-67%	15	-650%
Mountain View	891	656	36%	2,475	-178%
Sunnyvale	2,256	2,482	-9%	5,031	-123%
Los Gatos	33	160	-79%	66	-100%
Los Altos	21	21	0%	16	24%
Santa Clara	17	39	-56%	12	29%
Campbell	0	0	#DIV/0!	0	#DIV/0!
Saratoga	0	0	#DIV/0!	0	#DIV/0!
Other	63	41		34	
Total Complaints	3,357	3,541	-5%	7,717	-56%

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VII. Business

- A. Capital Project Update
- B. Concession Update
- C. Hotel Update
- D. General Aviation Aeronautical Services RFP
- E. Legislative Update

Capital Projects Updates

Taxiway V Phase 1A



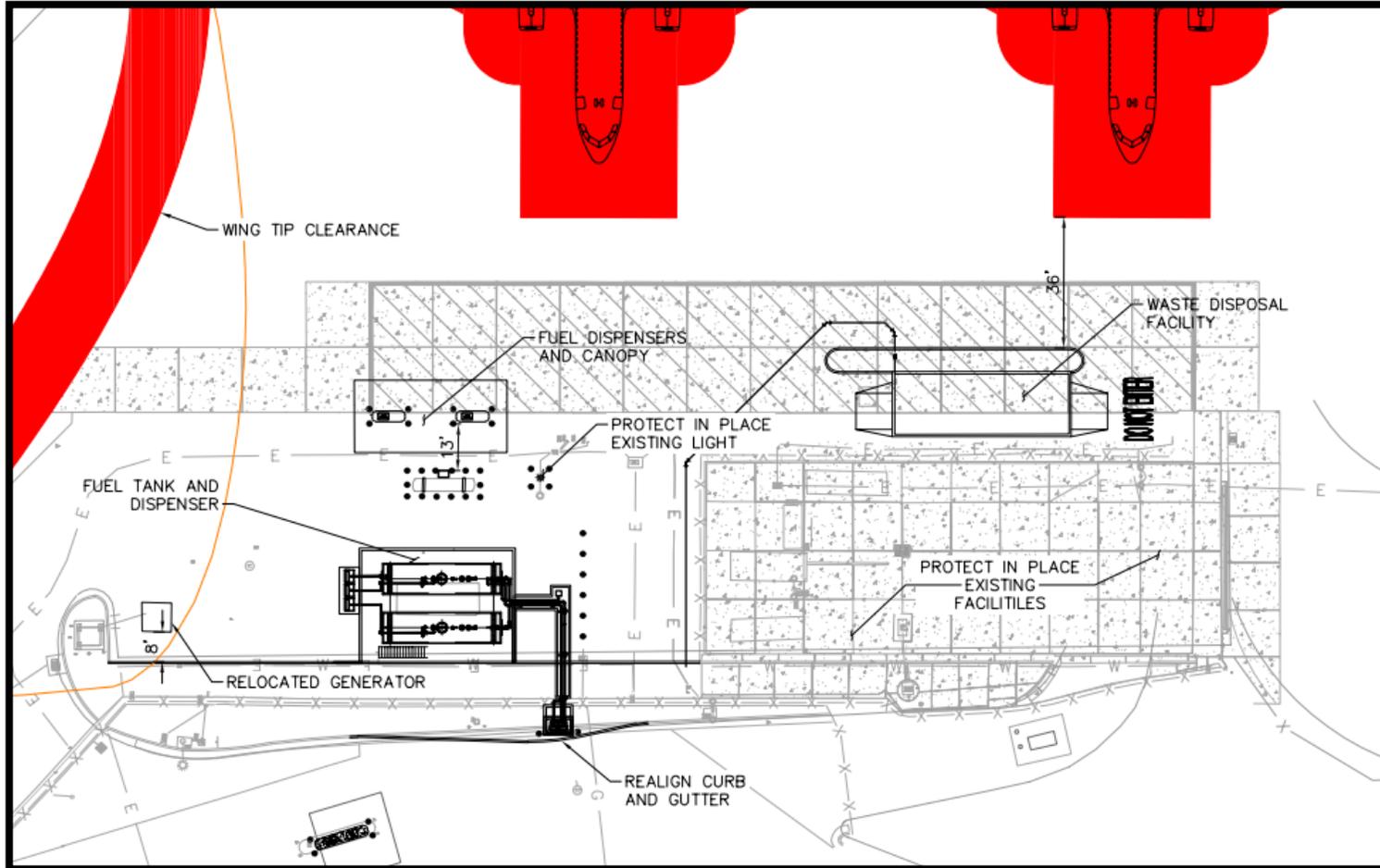
- Project Scope: Construction of approximately 1,100 LF of new Taxiway V pavement and a taxiway connector stub of approximately 457 LF. Demolition of existing pavement, installation of drainage improvements, and associated signage and lighting.
- Completed work: underground, lime treated subgrade, base course paving
- Upcoming work: mainline concrete paving, asphalt shoulder paving, electrical
- Project completion expected by December 18, 2023

Taxiway V Phase 1B/1C



- Project Scope: Construction of approximately 164 LF of new concrete pavement, approximately 250 LF of new Taxiway V5 concrete pavement. Demolition of existing pavement, installation of drainage improvements, and associated signage and lighting
- Project will be awarded to Graniterock construction company in September 2023
- Start of construction expected by January 2024
- Grant for Phase 1B approved waiting on receipt from FAA

Aircraft Waste Disposal and Fuel Station Relocation



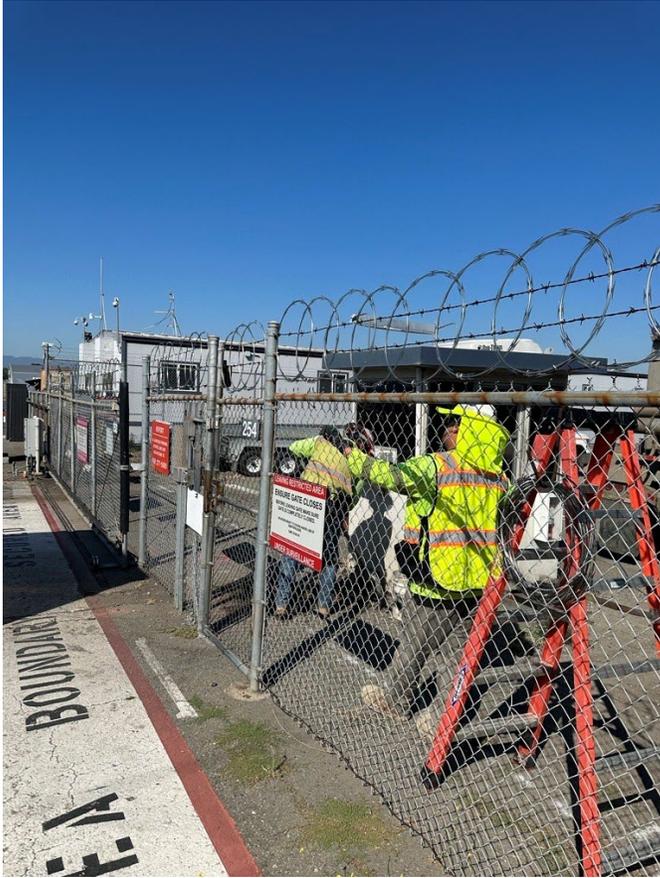
- Project Scope: relocate the current fuel station and aircraft waste disposal. New above ground diesel and unleaded fuel tanks will be installed for airside and landside services.
- Project will be out to bid in late August 2023 with bids opening in late September 2023
- Start of construction expected by January 2024 and substantial completion anticipated by June 2024

TSA Magazine Relocation



- Project Scope: Relocate the TSA Magazines used for training canine crews to southern end of Economy Lot 1
- Construction ongoing with substantial completion anticipated by December 2023

TSA Perimeter Enhancements (Perimeter Protection Project)



Civil scope underway at vehicle gate 252 in preparation of the installation of the hardened vehicle gate

- Project Scope: Replacement of existing chain link vehicle gates with new mechanical bi-folding vehicle gates and installation of new security sensors/technologies for an increase in perimeter coverage.
- Construction started June 2023
- Substantial completion anticipated by December 2023

Belly Freight Facility and Receiving Center Project



Preliminary site plan for construction of the New Belly Freight Facility and Receiving Center footprint and the associated buildings to be demolished

- Project Scope: Develop, program, design, construct, and commission the New Belly Freight Facility and Receiving Center facility.
- Project utilizing design-build methodology
- Request for Qualifications (RFQ) advertisement early October 2023
- Request for Proposals (RFP) released to qualified design-build contractors in early 2024

Facilities Division Buildings



Facilities Administration Building



Facilities Vehicle Maintenance Building

- Project Scope: The new Facilities Division site will host two (2) building structures, an Administration and Shops Building and a Fleet Maintenance Building
- Notice to proceed issued to design-builder on May 3, 2023, to start the design process.
- Construction started June 15, 2023
- Project scheduled to be completed on June 14, 2024



Facilities Groundbreaking Ceremony on 6/14/2023

Police Department Hangar



- Project Scope: Construction of a single story 7,500 sf building with one Hangar area for helicopter use and a bid alternate for a second 3,500 sf hangar for fixed wing aircraft.
- Project is currently out for bid with a bid award date of September 19, 2023
- Start of construction scheduled for October 2023
- Project scheduled to be completed December 2024

ADA Projects

Phase 1: Parking & Roadways



- Project Scope: Correct accessibility (ADA) deficiencies along roadways and parking lots/garages.
- Completion scheduled for August 22, 2023.

Phase 3A : Terminal Buildings



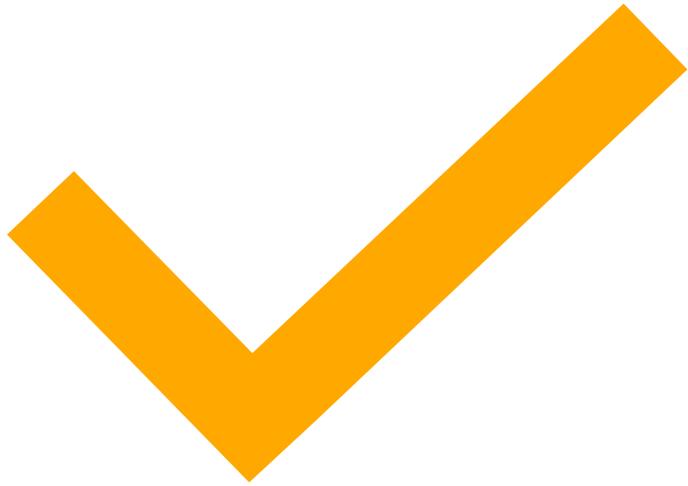
- Project Scope: Correct accessibility (ADA) deficiencies in Terminals.
- Construction completion scheduled for August 22, 2023.



Concession Update

Airport Commission

August 14, 2023







SSP Jim Stump's





Elevate San Jose Mac + Cheese







COMING SOON...

Host Dunkin' Donuts – Terminal A+



SSP Peet's Coffee (Terminal B)



Host Dunkin' Donuts – Terminal B Bag Claim



SSP Einstein's / Pizza My Heart (Terminal A)





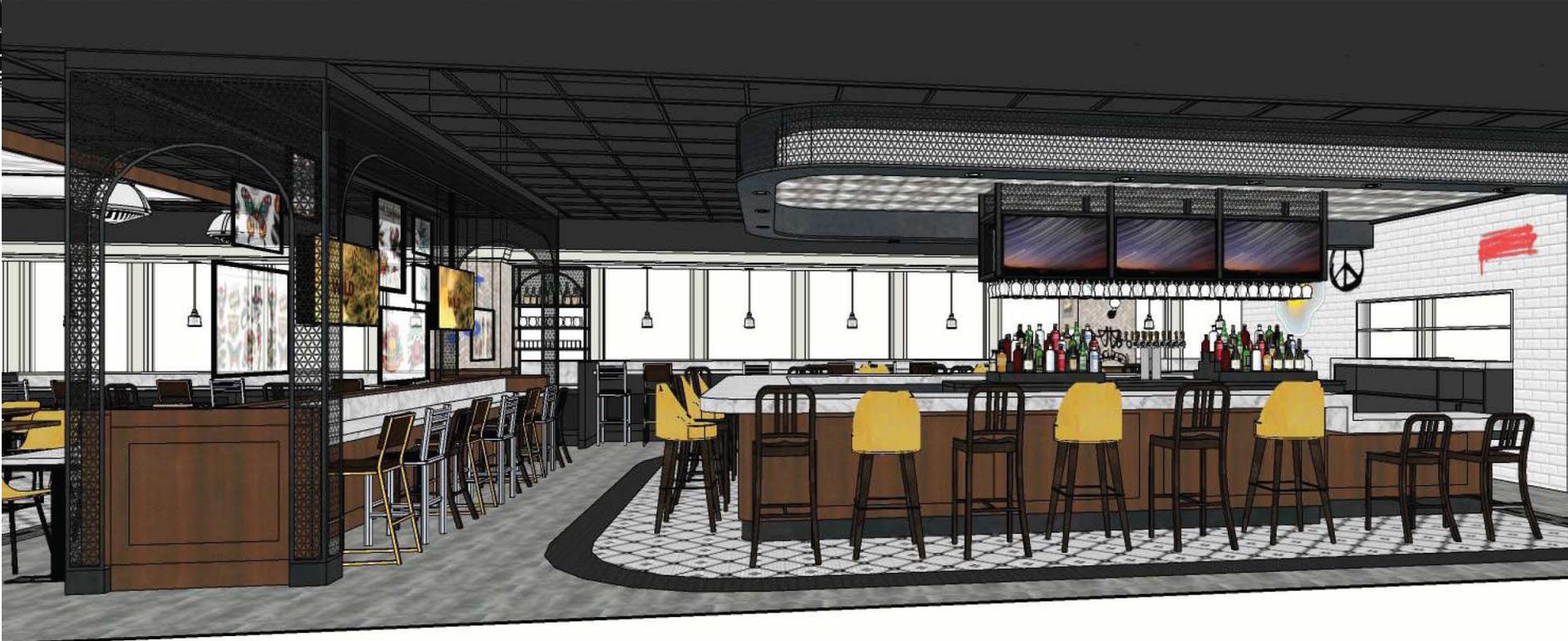
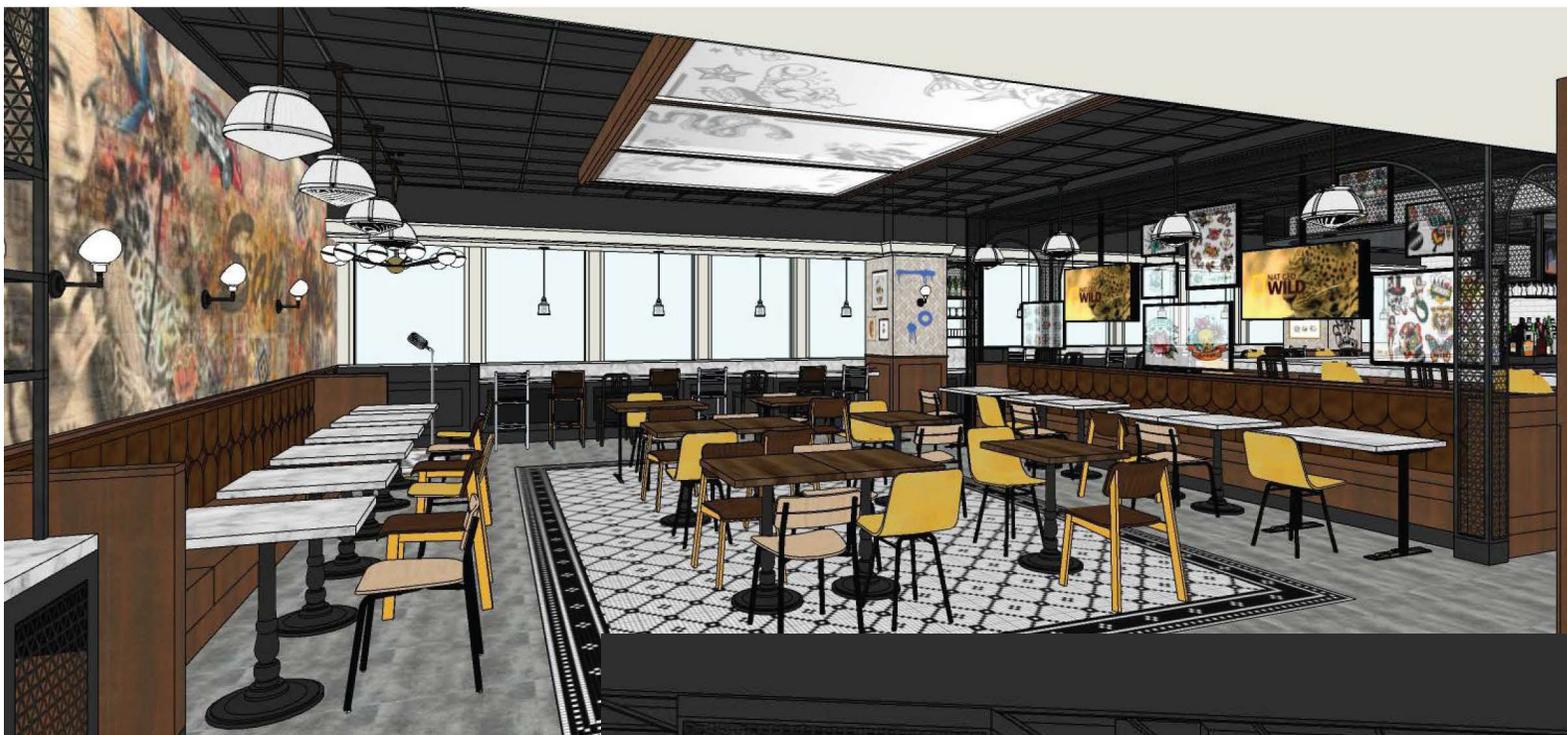


Host Starbucks A Refresh





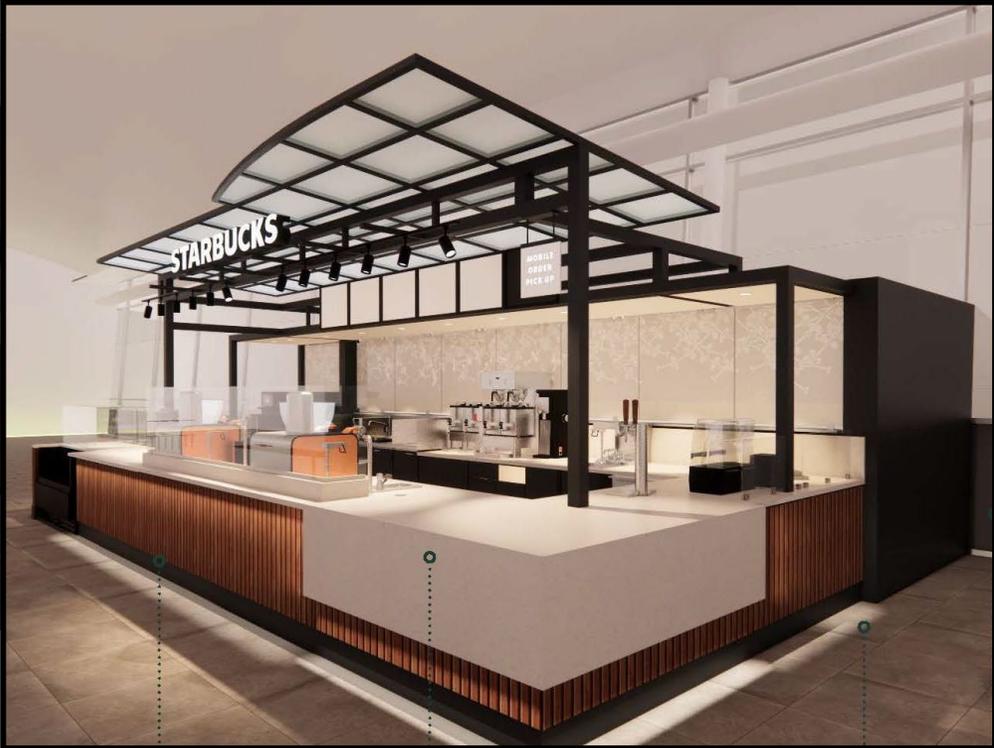




SSP Pizza My Heart (Terminal B)



Host Starbucks B Refresh

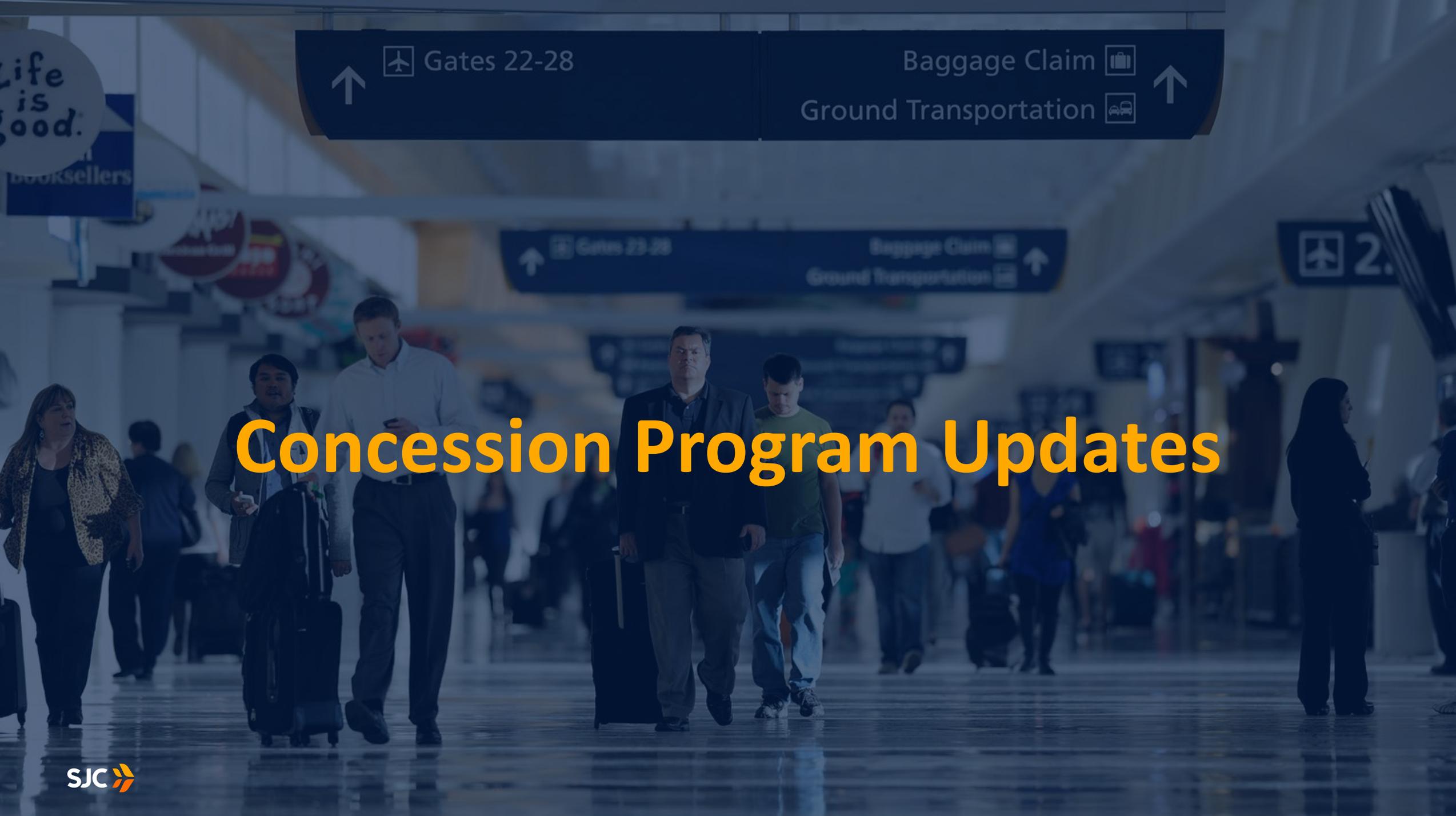






Host SJC Life Walk-through Market





Gates 22-28

Baggage Claim



Ground Transportation



Concession Program Updates

COVID Relief

- Concessions closed to align with enplanements
- Reduced Hours of Operation
- Reduced Menus
- Reduced Staffing (social distancing)
- MAG Abatement/Relief
- Agreement Extensions

COVID Recovery

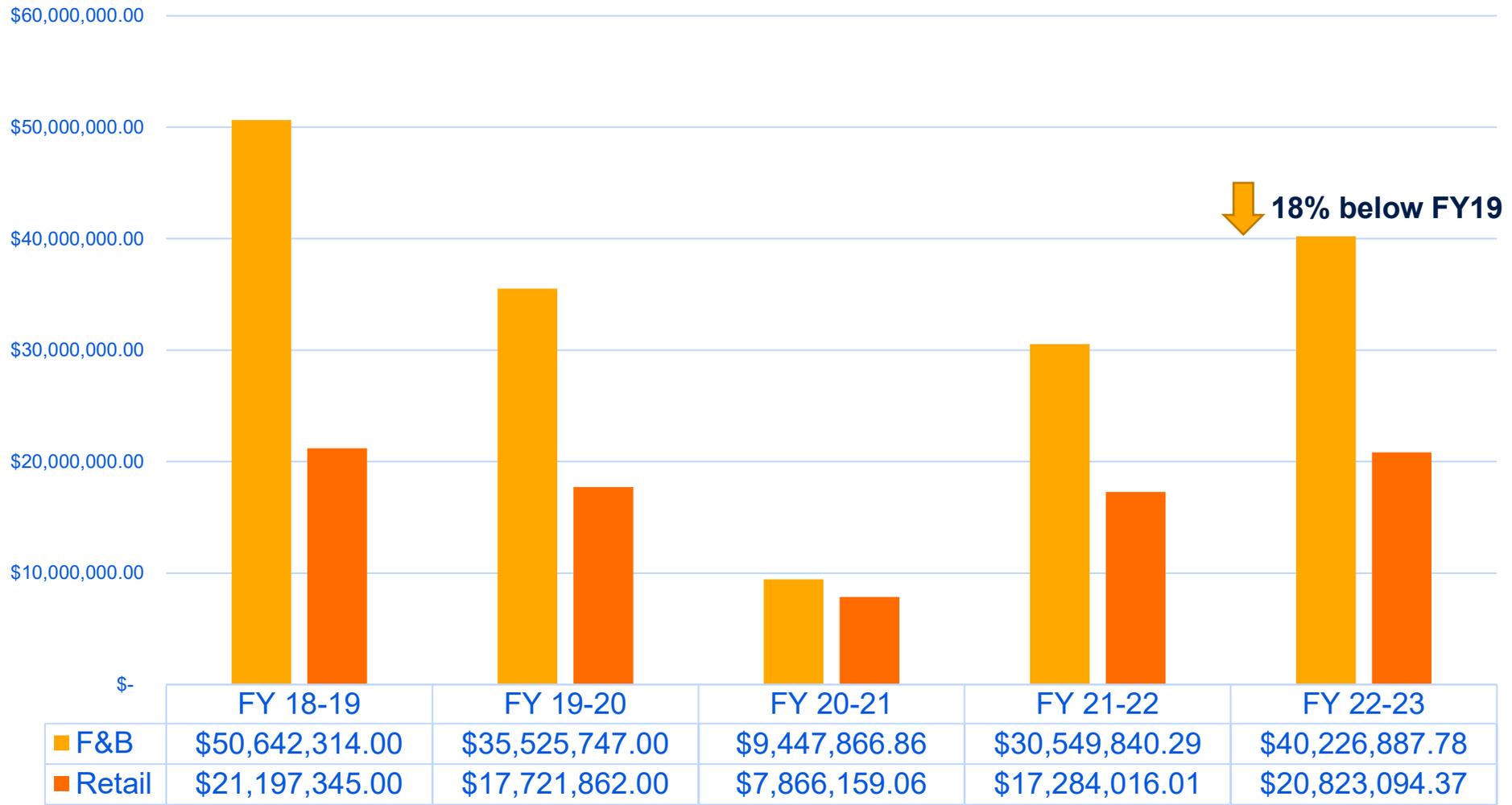
- Concessions open to Serve the Public:
 - Retail - 100%
 - Food & Beverage -75%
- Concession construction re-commenced
- Concessions open for extended hours
- Full menu's
- MAG's restored

Challenges to Concessions:

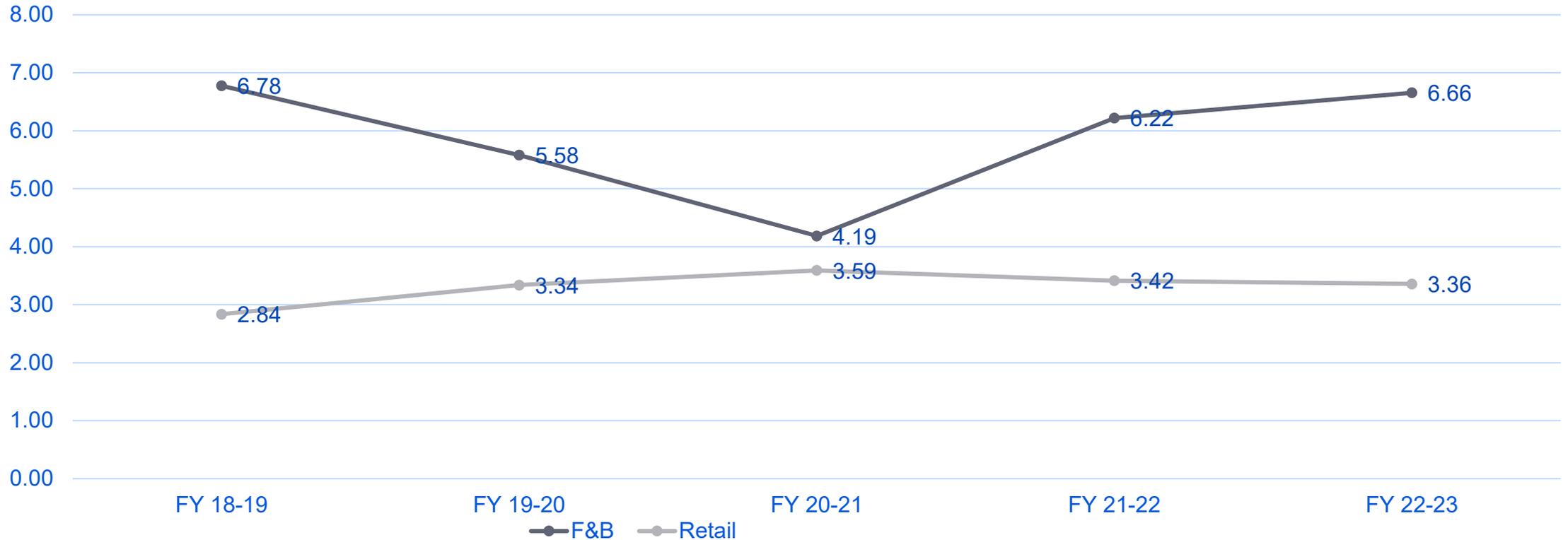
- High construction costs
- Higher cost of goods
- Hiring challenges

Improvements being made:

- Staggering construction to open locations while constructing others
- Airport staff adjusting security protocols for tool escorting/construction hours
- Concessions offering competitive wages, employee benefits. Actively recruiting



Sales Per Enplanement



- FY 18-19 – total SPE \$9.61
- FY 22-23 – total SPE \$10.01

Top 50 International Airport in North America:

- 2018 – SJC first entered Top 50 and ranked 49th
- 2019 – SJC ranked 34th
- 2020 – SJC ranked 34th
- 2021 – SJC ranked 19th



AIRPORT EXPERIENCE®



General Aviation Aeronautical Services Request for Proposal & Hotel Project Review

Drake Beaton, Division Manager
Finance and Administration

August 14, 2023



General Aviation Aeronautical Services Request for Proposal (Former HP Hanger)



Objectives

- Ensure the continued economic viability of the Airport
- Provide the highest level of financial gain to the Airport
- Provide the highest level of building maintenance standards
- Provide service that expands the current offerings to the SJC aviation and surrounding communities
- Be ecologically and environmentally considerate



- 58,183 sq. ft. total building space:
- 38,846 sq. ft. hangar
 - 19,337 sq. ft. of common and main-hangar space, conference room, storage, patio, and maintenance space
 - 107,471 sq. ft. of ramp space
 - 73,906 sq. ft. of vehicle parking space
 - 42,598 of sq. ft. of landscaped space

Key Proposal Elements

- **Financial Component**
- **Capital Investment**
 - Not required, but highly encouraged
- **Use:**
 - SASO (Specialize Aviation Service Operator)
 - FBO not allowed (Does not meet Min. Standards)
 - Corporate Hangar
- **Environmental Stewardship Plan**
- **Benefits to Aviation and Surrounding Community**



RFP Schedule

RFP Issue	June 1 st
Pre-Proposal Meeting and Site Tour	June 22 nd
Q&A and Final Addendum	July 13 th
Proposal Due Date	August 3 rd
Anticipated Award	August 24 th

“Cone of Silence” Period



Hotel Development



Objectives

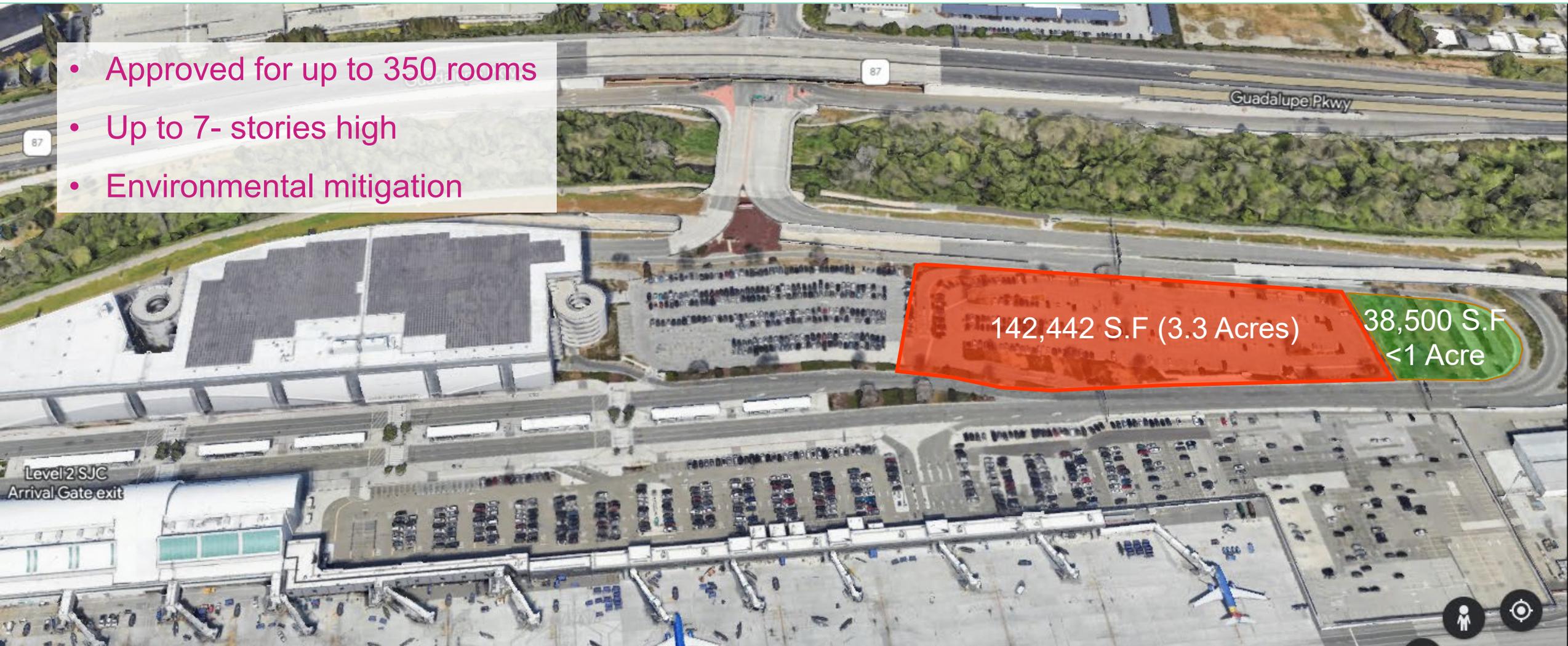
- Development of an onsite Upscale Lifestyle Class Hotel
 - High Level of service representative of area and Airport
 - Amenities to attract like clientele
- Revenue Enhancement to Airport without any cost to Airport-Developer Model

Location

- Approved for up to 350 rooms
- Up to 7- stories high
- Environmental mitigation

142,442 S.F (3.3 Acres)

38,500 S.F
<1 Acre



Timeline

Phase I *Feasibility(Market Analysis): Completed*

Phase II *Feasibility: Complete by Mid-August 2023*

Phase III: RFP Development
Fall 2023

Phase IV: Execution of the RFP and Selection-*Beginning 2024*

Phase V: Negotiations-*Mid 2024*

Opening 2027





NUMBER OF
ROOMS



ROOM SIZES



RESTAURANTS



CATERING



MEETING
ROOMS



PARKING

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Meeting Schedule and Agenda Items

- Next meeting:
 - November 13, 2023
- Tentative Topics from the Workplan
 - Marketing Update
 - Legislative Update
 - Quarterly Noise Report Noise
 - Community Noise Concerns

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