



ORANGE COUNTY AIRPORT COMMISSION
AIRPORT COMMISSION HEARING ROOM
3160 AIRWAY AVENUE
COSTA MESA, CA 92626

**MINUTES OF REGULAR MEETING
OCTOBER 7, 2026
5:00 P.M.**

COMMISSIONERS PRESENT: Susan Dvorak, Chair, Fifth District
Kevin Elliott, Vice Chair, First District
Bruce Junor, Commissioner, Third District
Brendan O'Reilly, Commissioner, Fourth District

COMMISSIONERS ABSENT: Sal Tinajero, Commissioner, Second District

AIRPORT STAFF PRESENT: Charlene Reynolds, Airport Director
Mark Sanchez, Deputy County Counsel
Amer Moujtahed, Deputy Airport Director, Maintenance
Tyler Polidori, O & M Manager, Maintenance
Peter Hinojosa, O&M Manager, Maintenance
Max Chilet, Deputy Director, Innovation & Technology
Will Bogdan, Sr. Technology Services Manager
Jared Felder, Sr. Project Manager, Planning & Development
Leo Tang, Sr. Project Manager, Planning & Development
Ranique Beas, Sr. Procurement Contract Manager
Elizabeth Gallegos, ASR Manager

CALL TO ORDER: Chair Dvorak called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE: Vice Chair Elliott led the assembly in the Pledge of Allegiance

1. APPROVAL OF MINUTES: On Vice Chair Elliott's motion and Chair Dvorak's second, the Regular Meeting Minutes of September 2, 2026, were approved by unanimous vote.

2. APPROVE RECOMMENDATION TO THE BOARD OF SUPERVISORS TO APPROVE CONTRACT FOR AIRSIDE SURFACE MAINTENANCE SERVICES (ASR 26001778)

Recommended Action: Authorize the County Procurement Officer or Deputized designee to execute a contract with WGJ Enterprises, Inc., dba PCI, for Airside Surface Maintenance Services, effective November 15, 2026, through November 14, 2029, in an amount not to exceed \$4,800,000, with the option to renew for one additional two-year term; and make CEQA findings.

Presenter: Tyler Polidori, O & M Manager, Maintenance

- **Overview**

Tyler Polidori presented the proposed contract with WGJ Enterprises, Inc., dba PCI, for airside surface maintenance services at John Wayne Airport. The scope of work includes runway rubber removal, runway friction testing, airfield cleaning and sweeping, pressure washing, airfield pavement markings and signage application, and correction of deficiencies identified during FAA Part 139 inspections.

Tyler also provided an overview of the Agenda Staff Report (ASR), including the proposed contract term and not-to-exceed amount, the scope of services, the solicitation process, and the recommended Board action at the conclusion of the contract term.

- **Discussion**

Commissioner O'Reilly inquired whether the scope of services included both grinding and pressure washing. Tyler Polidori explained that the contract includes quarterly pressure washing services.

Vice Chair Elliott asked how frequently airfield pavement markings are replaced and whether inclement weather affects their lifespan. Tyler explained that the frequency of repainting depends on airfield traffic and wear, and that runway friction testing helps determine when markings need to be refreshed or repainted.

Chair Dvorak asked why the Airport elected to consolidate two contracts into a single contract. Tyler explained that the Airport previously utilized two vendors to provide redundancy for similar services; however, the selected contractor has demonstrated the capacity to perform the full scope of work. He also noted that the unit pricing under the proposed contract is substantially lower.

Chair Dvorak further asked whether runway rubber removal is compensated on a per-square-foot basis and whether the contractor is required to perform a minimum number of service hours. Tyler explained the contract pricing structure, including the applicable unit rates and service schedule.

Chair Dvorak requested a copy of the Airport Layout Plan (ALP).

The following is the action taken by the Orange County Airport Commission: On Vice Chair Elliott's motion and Commissioner O'Reilly's second, Item No. 2 was approved by a unanimous vote.

APPROVE ☒

OTHER ☐

DENIED ☐

Present for Vote: Elliott, O'Reilly, Dvorak

Absent for Vote: Tinajero, Junor

Vote: (1) Elliott: Y (2) Tinajero: X (3) Junor: X (4) O'Reilly: Y (5) Dvorak: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

3. APPROVE RECOMMENDATION TO THE BOARD OF SUPERVISORS TO SELECT RESPONDENT FOR FACILITIES SECURITY IMPROVEMENTS (ASR 26001790)

Recommended Action: 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; 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; 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; and make CEQA findings.

Presenter: Jared Felder, Sr. Project Manager, Planning & Development

- **Overview**

Jared Felder provided an overview of the Agenda Staff Report (ASR) and requested a recommendation to the Board of Supervisors to award a contract to Swinerton Builders for the Facilities Security Improvements Project. Jared reviewed the proposed contract amount and term, project scope, security improvements, anticipated benefits, and the Construction Manager at Risk solicitation process. He noted that Swinerton Builders received the highest evaluation score and was selected as the recommended Respondent.

- **Discussion**

Vice Chair Elliott asked how the pre-construction phase and associated costs could affect the estimated construction budget. Jared explained that the pre-construction phase is intended to provide greater cost certainty through field investigations and validation of existing conditions, reducing the likelihood of change orders during construction. He stated that the construction amount is a not-to-exceed estimate and includes a 10 percent owner contingency.

Vice Chair Elliott inquired whether staff had evaluated potential labor or cost savings associated with advances in technology and artificial intelligence. Jared stated that respondents were asked to identify value-engineering opportunities involving AI and automation. He noted that the proposed camera systems would incorporate analytics and thermal imaging capabilities that may improve operational efficiency while meeting security requirements.

Commissioner Junor requested a field visit to observe the project area. Commissioner O'Reilly asked whether the proposed Perimeter Intrusion Detection System (PIDS) was an FAA requirement or a best practice. Airport Director Charlene Reynolds stated that it is a best practice. Jared noted that the project's enhanced perimeter intrusion detection, upgraded access control systems, and expanded camera coverage will strengthen airport security and monitoring capabilities and help reduce opportunities for security breaches.

Chair Dvorak inquired about a procurement protest submitted during the solicitation process. Ranique Beas, Sr. Procurement Contract Manager, explained that the protest questioned whether the County had applied the scoring methodology specified in the solicitation documents. Following a review with the County Procurement Office, staff confirmed that the evaluation process complied with the solicitation requirements, and the protest was subsequently denied. Ranique further noted that no appeal was filed.

Chair Dvorak commented that including evaluation scoring information in future agenda materials would be helpful to the Commission. Ranique indicated they would include that information in future reports.

The following is the action taken by the Orange County Airport Commission: On Commissioner O'Reilly's motion and Vice Chair Elliott's second, Item No. 3 was approved by a unanimous vote.

APPROVE ☒

OTHER ☐

DENIED ☐

Present for Vote: Elliott, O'Reilly, Dvorak, Junor

Absent for Vote: Tinajero

Vote: (1) Elliott: Y (2) Tinajero: X (3) Junor: Y (4) O'Reilly: Y (5) Dvorak: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

4. APPROVE RECOMMENDATION TO THE BOARD OF SUPERVISORS TO APPROVE MODEL CONTRACT FOR AIRPORT IT SYSTEMS DESIGN SERVICES (ASR 26001855)

Recommended Action: Select and approve all Respondents from the Solicitation Results in Attachment B, resulting from Request for Qualifications No. 280-3026801-CP for Airport IT Systems Design Services; Approve Model Contract for Airport IT Systems Design Services and authorize the Airport Director or designee to negotiate and execute, upon approval as to form by County Counsel, individual contracts without substantive changes, with the Respondents selected by the Board of Supervisors, in an aggregate amount not to exceed \$3,000,000, for a term of three years, effective upon execution of all necessary signatures. If negotiations with any of the selected Respondents are unsuccessful, authorize the Airport Director or designee to proceed to negotiate and execute the approved contracts, upon County Counsel's approval as to form, with the next Respondent(s) selected by the Board of Supervisors; and make CEQA findings.

Presenter: Will Bogdan, Sr. Technology Services Manager

- **Overview**

Will Bogdan presented the Agenda Staff Report (ASR) and requested a recommendation to the Board of Supervisors to approve model contracts for Airport IT Systems Design Services. Will explained that the contracts would provide specialized airport technology design and consulting services to support airport-wide systems and future technology initiatives. He noted that the aggregate contract amount is not to exceed \$3 million over a three-year term.

Will stated that the scope of services includes planning, design, and integration support for airport technology systems, including access control, video management, geographic information systems (GIS), enterprise resource planning (ERP) systems, baggage handling systems, building automation systems, and other airport operational technologies.

Will reviewed the Request for Qualifications (RFQ) process and noted that 13 responses were received. Following evaluation by a review panel representing multiple airport stakeholders, Burns Engineering, Faith Group, and Aurora Engineers were selected as the recommended firms, with an additional firm identified as an alternate.

Prior to his presentation, Will introduced Mazen Chilet ("Max"), the Airport's new Deputy Airport Director for Innovation and Technology.

- **Discussion**

Commissioner Junor requested examples of the types of services that would be performed under the proposed contracts. Mr. Bogdan explained that the selected firms would provide specialized expertise related to airport systems and infrastructure.

Commissioner Elliott asked whether the selected firms would serve as airport technology specialists rather than providing day-to-day information technology support services. Will confirmed that the firms would primarily provide broader enterprise and strategic expertise for major airport technology initiatives, although they possess the technical capabilities to perform more detailed work if needed. Commissioner Elliott commented that maintaining multiple qualified firms under contract would be beneficial.

Following the Commission's action, newly appointed Deputy Airport Director for Innovation and Technology, Max Chilet, introduced himself to the Commission. Max discussed the growing role of technology across airport operations, noting that systems such as elevators, escalators, baggage handling systems, and other infrastructure components incorporate technology and automation. He stated that future efforts will focus on integrating airport systems to generate data that can support operational decision-making and enhance automation capabilities.

Max also noted the potential role of artificial intelligence and real-time data analytics in supporting airport operations.

The following is the action taken by the Orange County Airport Commission: On Commissioner Junor's motion and Vice Chair Elliott's second, Item No. 4 was approved by a unanimous vote.

APPROVE ☒

OTHER ☐

DENIED ☐

Present for Vote: Elliott, O'Reilly, Dvorak, Junor

Absent for Vote: Tinajero

Vote: (1) Elliott: Y (2) Tinajero: X (3) Junor: Y (4) O'Reilly: Y (5) Dvorak: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

5. **SUMMARY OF RELEVANT ACTIONS BY THE BOARD OF SUPERVISORS (Board)** Airport Director Charlene Reynolds referred to the Summary of Relevant Board Actions and noted that ASR Item No. 1648 was approved by the Board as recommended.

6. **ADDITIONAL BUSINESS**

A. PUBLIC COMMENTS – None

B. AIRPORT DIRECTOR COMMENTS – Airport Director Charlene Reynolds announced that a ribbon-cutting ceremony will be held on October 22, 2026, to celebrate the opening of new concessions, marking the midpoint of the Concession Redevelopment Program. The event will take place near Five Vines.

C. AIRPORT COMMISSION COMMENTS – Vice Chair Elliott expressed appreciation for the cooperation and contributions of Airport staff, air traffic controllers, tenants, and other partners in support of the Pacific Airshow. He noted that the event required significant coordination among numerous stakeholders and stated that the Airshow would not be possible without the Airport's involvement. Vice Chair Elliott commended the Airport and its partners for contributing to a successful experience for performers and attendees. Commissioner Junor shared that, in his role as a docent at Lyon Air Museum, he had the opportunity to speak with several of the pilots participating in the Airshow and reported that they were complimentary of the Airport and appreciated being guests at the facility. Vice Chair Elliott further recognized the professionalism and coordination among the controllers, pilots, Airport staff, and other stakeholders necessary to host the event successfully.

7. **ADJOURNMENT OF PUBLIC MEETING** The meeting adjourned at 5:50 p.m.