

SAN FRANCISCO AIRPORT COMMISSION



MINUTES

Tuesday, July 21, 2026

9:00 A.M.

**Room 400 - City Hall
#1 Dr. Carlton B. Goodlett Place (400 Van Ness Avenue)
City and County of San Francisco**

DANIEL LURIE, MAYOR

COMMISSIONERS

MALCOLM YEUNG

President

SUSAN LEAL

Vice President

JOSE F. ALMANZA

MARK BUELL

NANCY TUNG

MIKE NAKORNKHET

Airport Director

KANTRICE OGLETREE

Director of Commission Affairs

**SAN FRANCISCO INTERNATIONAL AIRPORT
SAN FRANCISCO, CALIFORNIA 94128**

Minutes of the Airport Commission Meeting of
Tuesday, July 21, 2026

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Minutes of the Airport Commission Meeting of
Tuesday, July 21, 2026

A. CALL TO ORDER:

The regular meeting of the Airport Commission was called to order at 9:00 A.M. in Room 400, City Hall, San Francisco, CA and via teleconference.

B. ROLL CALL:

Present: Hon. Malcolm Yeung, President
Hon. Susan Leal, Vice President
Hon. Mark Buell
Hon. Nancy Tung

Absent: Hon. Jose F. Almanza - Excused

President Yeung opened the meeting by acknowledging the large attendance and noting that the Commission wished to take time to honor their colleague and Airport family member, Mr. Jeff Littlefield, who had recently passed away. He announced that the Commission would consider a resolution to commemorate Mr. Littlefield and stated that, although Commission meetings are typically conducted efficiently, he wanted everyone to feel comfortable taking time to share remarks in remembrance of Mr. Littlefield. He also recognized the June 25, 2026 memorial service held by the Airport, thanking Staff for organizing the event and expressing appreciation for the speakers, performances, and tributes, which he described as deeply moving and reflective of Mr. Littlefield's lasting impact on SFO.

There was a motion to suspend the rules and take Item No. 1 out of order by Commissioner Leal and a second by Commissioner Buell. The motion was approved unanimously.

F. SPECIAL ITEMS:

Item No. 1 was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Buell.

1. Commendation in Memoriam of Mr. Jeff Littlefield

No. 26-0155. Resolution honoring the life and service of Mr. Jeff Littlefield.

Airport Director Nakornkhet presented this item and read the commendation resolution into the record.

President Yeung expressed his heartfelt condolences to Mr. Jeff Littlefield's family and to the many members of the Airport community who considered him family. Echoing the sentiments of the commemorative resolution, he reflected on Mr. Littlefield's unwavering dedication to SFO and recalled learning at the memorial service that one of his favorite sayings was, "*What's good for the Airport,*" a philosophy that he said

he hopes to carry forward in his own career. He also shared a personal memory of participating with Mr. Littlefield in the Airport's water landing emergency exercise, recalling how naturally Mr. Littlefield embraced the role and joking that he seemed ready to jump into the water himself to assist in a rescue. He said the experience demonstrated how deeply committed Mr. Littlefield was to his work and to the Airport's mission. Reflecting on the memorial service, he thanked everyone who attended and spoke, noting that he learned even more about Mr. Littlefield through the stories shared by colleagues, friends, and family. He remarked that the person described at the service was the same compassionate, dedicated individual he had come to know, someone who cared deeply for both his coworkers and those in his personal life. He concluded by expressing gratitude for Mr. Littlefield's legacy, stating that he would be greatly missed but that the values and example he left behind would continue to inspire the Airport community.

Vice President Leal expressed her condolences and noted that she was unable to attend Mr. Jeff Littlefield's memorial service because she was overseas. Reflecting on the year and a half she had the opportunity to work with Mr. Littlefield, she described him as someone who was deeply respected throughout the Airport community and consistently respectful in his interactions with Commissioners, colleagues, and Staff. She remarked that the many awards and recognitions SFO has received, from local honors such as SF Eater Award to international accolades such as UNESCO recognition, are made possible by dedicated employees like Mr. Littlefield. She praised Mr. Littlefield's leadership, professionalism, and unwavering commitment to both the Airport and the City, noting that he "stood tall" in every sense. She concluded by saying that, as a lifelong San Franciscan and Airport Commissioner, she would greatly miss Mr. Littlefield, whose warmth, compassion, and dedication to both his colleagues and the Airport left a lasting impression.

Commissioner Buell noted that he was also out of the country during the memorial service and regretted being unable to attend. He reflected that Mr. Littlefield's character and spirit had a lasting impact and that he will be greatly missed by the Airport community.

Commissioner Tung noted that, in her time on the Commission, she has come to understand that SFO is more than just a great place to work; it is a family, and Mr. Littlefield embodied that spirit. She praised Mr. Littlefield's commitment to treating people with respect, his high personal standards, and his dedication to the mission of making SFO the best airport in the world. She highlighted his welcoming and inclusive leadership style, including his efforts to elevate the voices of underrepresented members of the Airport community. She concluded by saying that she was a better person for having known him and that the Commission honored his memory.

There were no further comments from the Commissioners. The following constituents provided public comment for Item No. 1:

Barry Taronto, taxi driver, recalled speaking with Mr. Littlefield following a previous Commission meeting about concerns related to limousine passenger solicitation and remarked that Mr. Littlefield consistently took the time to listen to stakeholders and work toward

resolving their issues. He stated that Mr. Littlefield's retirement represents a loss not only for Airport employees and leadership, but also for the many members of the public and Airport community who benefited from his responsiveness and commitment to keeping Airport operations running smoothly. He thanked the Commission for the opportunity to express his appreciation and wished Mr. Littlefield's successor success in carrying forward the high standards Mr. Littlefield established.

A moment of silence was observed in memory of Jeff Littlefield.

There was a motion to return to the order of business by Commissioner Buell and a second by Commissioner Leal. The motion was approved unanimously.

C. ANNOUNCEMENT BY COMMISSION SECRETARY:

Carolyn Jayin, Executive Secretary provided public comment instructions for accessing the meeting. The next regular meetings of August 4 and August 18 are canceled. The Airport Commission will hold a Special Meeting on Tuesday, August 25, 2026.

D. ADOPTION OF MINUTES:

The minutes of the regular meeting of June 16, 2026 were approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

No. 26-0156. Regular meeting of **June 16, 2026**.

There were no questions from the Commissioners and no public comment.

E. DIRECTOR'S REPORT (Discussion Only):

Airport Director Mike Nakornkhet gave an update on the following:

Competitive Selection Process Communications Policy: During solicitations and prior to the issuance of an RFP, there is a Restricted Communications Period. Item Nos. 7, 8, 11 through 14, 16, and 17 on the regular calendar and Item Nos. 22, 24, and 28 on consent are subject to this policy. It begins when the RFP/RFQ or advertisement of bids is published and ends when the Commission awards the contract or otherwise terminates the competitive process.

There were no further questions from the Commissioners and no public comment.

G. ITEMS INITIATED BY COMMISSIONERS (Discussion Only):

There were no items initiated by Commissioners.

H. ACTION ITEMS RELATED TO ADMINISTRATION, OPERATIONS & MAINTENANCE:

Item No. 2 was approved unanimously upon a motion by Commissioner Leal and a second by Commissioner Tung.

2. Award of Contract No. 50447 for Staffing and Managing the Airport's Curbside Management Program
SP Plus LLC
\$45,000,000

No. 26-0157. Resolution awarding Contract No. 50447 to SP Plus LLC for staffing and managing the Airport's Curbside Management Program, in an amount not to exceed \$45,000,000, for a term of three years starting November 1, 2026 through October 31, 2029, with one 2-year option to extend the Contract, exercisable at the sole discretion of the Commission and directing the Director of Commission Affairs to request approval from the Board of Supervisors pursuant to Section 9.118(b) of the Charter of the City and County of San Francisco.

Enrique Guadamos, Acting Managing Director for Airport Services presented this item.

There were no questions from the Commissioners. The following constituents provided public comment for Item No. 2:

Mark Malouf, Teamster Local 665, expressed the union's support for awarding the curbside management contract to SP Plus LLC. He stated that SP Plus is a signatory to the collective bargaining agreement covering the SFO curbside workforce and has been a fair employer to union members. He noted that the union looks forward to continuing a constructive working relationship with the company and urged the Commission to approve the contract.

Barry Taronto, taxi driver, expressed support for the contract approval, noting that he had hoped the existing contractor would be retained rather than the work being rebid. He stated that the contractor had faced significant challenges after being awarded the contract shortly before the COVID-19 pandemic, including staffing shortages, dispatcher training, and managing operations involving both taxis and TNCs. He praised the contractor's management team for maintaining an open-door policy, addressing employee concerns, and providing effective training to dispatchers. He also commended dispatch staff for their patience and professionalism in assisting passengers, particularly those seeking directions to TNC pickup locations while continuing to manage taxi operations. He concluded by thanking the Commission for approving the contract and recognizing the contractor's efforts.

Item No. 3 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

3. **Award of Contract No. 12119.50, As-Needed Services for PC Air Systems, Rooftop Air Units, and Ventilators Preventative Maintenance and Repair Johnson Controls, Inc.**
\$8,000,000

No. 26-0158. Resolution awarding Contract No. 12119.50, as-needed services for PC air systems, rooftop air units, and ventilators preventative maintenance and repair, to Johnson Controls, Inc., in a not-to-exceed amount of \$8,000,000 and a Contract duration of three years, with the option to extend the term for two more years.

Jenn Acton, Director of Maintenance presented this item.

Commissioner Buell asked about the significant difference between the bids received from Johnson Controls and other proposers. He noted that Johnson Controls submitted a bid of approximately \$287,000, while the highest bid was approximately \$800,000, and asked for clarification on how the bids were evaluated and whether the low bid was considered responsive under the established evaluation structure.

Ms. Acton explained that Staff conducted a site walk with all bidders to review the scope of work and clarify the project requirements. **Commissioner Buell** noted that Johnson Controls' bid was approximately 25 percent of the highest bid received and commented that the significant disparity between proposals prompted his question.

Ms. Acton responded that this is the first time the Airport has established a contract for PCA work and that Staff will closely monitor performance to ensure the Airport receives the required services and value for the cost.

There were no further questions from the Commissioners and no public comment.

President Yeung announced he needed to recuse himself from Item Nos. 4 through 6 on the basis that both contractors, Nibbi Bros. Associates, Inc. and Environmental Science Associates are entities that are doing business with and are previous donors of the Chinatown Community Development Center. On the advice of the City Attorney, to avoid the appearance of conflict and in an abundance of caution, he wishes to excuse himself from voting on these items.

The recusal was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Buell.

President Yeung left the room per the recusal requirements.

Item No. 4 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Tung.

4. **Approval of Phase C5 to Contract No. 11921.66, Design-Build Services for the West Field Utilities and Paving Project**
Nibbi Bros. Associates, Inc.
\$49,084,983

No. 26-0159. Resolution approving Phase C5 to Contract No. 11921.66, Design-Build Services for the West Field Utilities and Paving Project, with Nibbi Bros. Associates, Inc., to increase the Contract not-to-exceed amount by \$49,084,983 for a new Contract amount not to exceed \$121,815,491, with a corresponding amount in contingency, and no change to the Contract duration.

Claudia Luquín, Director of Project Management presented this item.

There were no questions from the Commissioners. The following constituents provided public comment for Item No. 4:

Shawn O’Leary, Diversified Metal Mfg., submitted public comment objecting to this item.

Item No. 5 was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Buell.

5. **Award of Contract No. 11442.76, Design-Build Services for the Airport Security Infrastructure Program Phase 2 Project**
Nibbi Bros. Associates, Inc.
\$9,000,000

No. 26-0160. Resolution awarding Contract No. 11442.76, Design-Build Services for the Airport Security Infrastructure Program Phase 2 Project, to Nibbi Bros. Associates, Inc., in the initial not-to-exceed Contract amount of \$9,000,000, with a Contract duration of 1,095 consecutive calendar days, and with a corresponding amount in contingency authorization.

Claudia Luquín, Director of Project Management presented this item.

There were no questions from the Commissioners and no public comment.

Item No. 6 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Tung.

6. **Approval of Modification No. 1 to Professional Services Contract No. 50341.01 for As-Needed Natural Resources Planning Services Environmental Science Associates**
\$3,725,000

No. 26-0161. Resolution approving Modification No. 1 to Professional Services Contract No. 50341.01 for As-Needed Natural Resources Planning Services with Environmental Science Associates, to increase the Contract amount by \$3,725,000 for a new Contract amount not to exceed \$9,975,000, and adjust the Calculation of Charges, with no change to the Contract duration.

Nupur Sinha, Director of Planning & Environmental Affairs presented this item.

There were no questions from the Commissioners and no public comment.

President Yeung returned to the room at the conclusion of Item No. 6 and before the start of Item No. 7.

Item Nos. 7 and 8 were presented together by **Claudia Luquín, Director of Project Management** and voted on separately.

Item No. 7 was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Buell.

7. **Authorization to Issue a Request for Proposals for Professional Services Contract No. 12271.41, Project Delivery Partners for the Dianne Feinstein International Terminal Smoke Control and Fire Alarm Modernization Project**

No. 26-0162. Resolution authorizing the Airport Director to issue a Request for Proposals for Professional Services Contract No. 12271.41, Project Delivery Partners for the Dianne Feinstein International Terminal Smoke Control and Fire Alarm Modernization Project.

There were no questions from the Commissioners and no public comment.

Item No. 8 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

8. **Authorization to Issue a Request for Qualifications/Request for Proposals for Professional Services Contract No. 12271.66, Design-Build Services for the Dianne Feinstein International Terminal Smoke Control and Fire Alarm Modernization Project**

- No. 26-0163. Resolution authorizing the Airport Director to issue a Request for Qualifications/Request for Proposals for Professional Services Contract No. 12271.66, Design-Build Services for the Dianne Feinstein International Terminal Smoke Control and Fire Alarm Modernization Project.

There were no questions from the Commissioners and no public comment.

Item No. 9 was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Leal.

9. **Award of Contract No. 11819.61, Construction Services for the Dianne Feinstein International Terminal Dedication and Information Desks Project Galleria, Inc., dba Trico Construction**
\$6,935,729

- No. 26-0164. Resolution awarding Contract No. 11819.61, Construction Services for the Dianne Feinstein International Terminal Dedication and Information Desks Project, to Galliera, Inc., dba Trico Construction, in the amount of \$6,935,729, with a Contract duration of 395 consecutive calendar days, and with a corresponding amount in contingency authorization.

This action constitutes the Approval Action for the Project for the purposes of the California Environmental Quality Act, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Alice Lau, Director of Architecture presented this item.

President Yeung acknowledged Ms. Lau as a first-time presenter to the Commission.

There were no questions from the Commissioners. The following constituents provided public comment for Item No. 9:

Shawn O'Leary, Diversified Metal Mfg., submitted public comment objecting to this item.

Item No. 10 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

10. **Approval of Phase C3 to Contract No. 11879.71, Construction Manager/General Contractor Services for the West of Bayshore Improvements Project**
Goodfellow Bros. California, LLC
\$4,981,888

No. 26-0165. Resolution approving Phase C3 to Contract No. 11879.71, Construction Manager/General Contractor Services for the West of Bayshore Improvements Project, with Goodfellow Bros. California, LLC, to increase the Contract not-to-exceed amount by \$4,981,888 for a new Contract amount not to exceed \$11,416,241, with a corresponding amount in contingency, and with no change to the Contract duration.

Eugene Ling, Director of Engineering presented this item.

There were no questions from the Commissioners and no public comment.

Item No. 11 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

11. **Authorization to Reject All Bids Received for Contract No. 12184.50, As-Needed Airfield Electrical Testing, Repairs, and Construction Services and Re-Advertise the Solicitation as Contract No. 12184.51, As-Needed Airfield Electrical Testing, Repairs, and Construction Services**

No. 26-0166. Resolution authorizing the rejection of all bids received for Contract No. 12184.50, As-Needed Airfield Electrical Testing, Repairs, and Construction Services, and authorizing the Airport Director to re-advertise the solicitation as Contract No. 12184.51, As-Needed Airfield Electrical Testing, Repairs, and Construction Services.

Eugene Ling, Director of Engineering presented this item.

There were no questions from the Commissioners. The following constituents provided public comment for Item No. 11:

Shawn O'Leary, Diversified Metal Mfg., submitted public comment objecting to this item.

Item Nos. 12 and 13 were presented together by **Eugene Ling, Director of Engineering** and voted on separately.

Item No. 12 was approved unanimously upon a motion by Commissioner Leal and a second by Commissioner Buell.

12. Authorization to Issue a Request for Proposals for Professional Services Contract No. 11853.41, Project Delivery Partners for the Terminal Upper-Level Viaduct Resurfacing Project

No. 26-0167. Resolution authorizing the Airport Director to issue a Request for Proposals for Professional Services Contract No. 11853.41, Project Delivery Partners for the Terminal Upper-Level Viaduct Resurfacing Project.

This action constitutes the Approval Action for the Project for the purposes of the California Environmental Quality Act, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

There were no questions from the Commissioners and no public comment.

Item No. 13 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

13. Authorization to Issue a Request for Qualifications/Request for Proposals for Contract No. 11853.66, Design-Build Services for the Terminal Upper-Level Viaduct Resurfacing Project

No. 26-0168. Resolution authorizing the Airport Director to issue a Request for Qualifications/Request for Proposals for Contract No. 11853.66, Design-Build Services for the Terminal Upper-Level Viaduct Resurfacing Project.

This action constitutes the Approval Action for the Project for the purposes of the California Environmental Quality Act, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

There were no questions from the Commissioners and no public comment.

Item No. 14 was approved unanimously upon a motion by Commissioner Leal and a second by Commissioner Buell.

14. Authorization to Advertise for Bids for Contract No. 11847.61, Construction Services for the Runway 19L, 28L, and 28R Timber Trestles Improvement

No. 26-0169. Resolution authorizing the Airport Director to advertise for bids for Contract No. 11847.61, Construction Services for the Runway 19L, 28L, and 28R Timber Trestles Improvement Project.

This action constitutes the Approval Action for the Timber Trestles Maintenance and Repair Project for the purposes of the California Environmental Quality Act, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Eugene Ling, Director of Engineering presented this item.

President Yeung recalled seeing the trestles during an airfield tour and was impressed by how much useful life had been achieved from the existing infrastructure. He expressed support for the replacement project and confidence that the Airport would continue to receive long-term value from the investment.

There were no further comments from the Commissioners and no public comment.

Item No. 15 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Tung.

15. Approval of Modification No. 2 to Lease and Use Agreement No. 23-0046 United Airlines, Inc.
\$7,175,000

No. 26-0170. Resolution approving Modification No. 2 to Lease and Use Agreement No. 23-0046 with United Airlines, Inc., providing for a rental abatement in an amount not to exceed \$7,175,000, for the completion of base building improvements for a new airline lounge in Terminal 2, and directing the Director of Commission Affairs to seek approval of the Modification from the Board of Supervisors pursuant to Section 9.118 of the Charter of the City and County of San Francisco.

Steve Lash, Acting Director of Aviation and Space Management presented this item.

President Yeung joked that the Commission would need to schedule a tour of the rooftop terrace to ensure the work was completed properly, adding, humorously, that he was only kidding, for the record.

There were no further comments from the Commissioners and no public comment.

Item No. 16 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Tung.

16. Authorization to Issue Request for Qualifications No. 50433 to Establish a Pool of Firms to Provide Credit and/or Liquidity Facilities to Support Airport Commission Bonds and Commercial Paper Notes and/or Purchase Bonds and Notes Directly

- No. 26-0171. Resolution authorizing the issuance of Request for Qualifications No. 50433 to establish a pool of firms to provide credit and/or liquidity facilities to support Airport Commission bonds and commercial paper notes and/or purchase bonds and notes directly.

Ronda Chu, Chief Financial Officer presented this item.

There were no comments from the Commissioners and no public comment.

Item No. 17 was approved unanimously upon a motion by Commissioner Tung and a second by Commissioner Leal.

17. Establishment of a Pool of Pre-Qualified Consulting Firms Pursuant to Request for Qualifications No. 50446 to Provide Airport Bond Feasibility and Air Traffic Report Services

- No. 26-0172. Resolution establishing a pool of pre-qualified consulting firms pursuant to Request for Qualifications No. 50446 to provide airport bond feasibility and air traffic report services and authorize Staff to solicit proposals from and negotiate contracts with one or more firms from the pool.

Ronda Chu, Chief Financial Officer presented this item.

There were no comments from the Commissioners and no public comment.

Item No. 18 was approved unanimously upon a motion by Commissioner Buell and a second by Commissioner Leal.

**18. Award of Sole Source Professional Services Contract No. 50440 for Customer Survey Design, Evaluation, Reporting, and Research Services
Airports Council International
\$414,175**

- No. 26-0173. Resolution awarding Sole Source Professional Services Contract No. 50440 for customer survey design, evaluation, reporting, and research services to Airports Council International, in a total not-to-exceed amount of \$414,175, and a Contract term commencing from July 21, 2026 through June 30, 2031.

Chris Birch, Director of Guest Experience presented this item.

President Yeung appreciated the item coming before the Commission and highlighted the importance of the recent changes to sole source contracting provisions. He expressed support for the updated process and appreciation that these items are now being brought forward for Commission consideration.

There were no further comments from the Commissioners and no public comment.

I. CONSENT CALENDAR OF ROUTINE ADMINISTRATIVE MATTERS:

The Consent Calendar, Item Nos. 19 through 28, was approved unanimously upon a motion by Commissioner Leal and a second by Commissioner Tung.

**19. Award of Contract No. 11852.61, Construction Services for the Bridge Deck Resurfacing Project
Galleria, Inc., dba Trico Construction
\$2,297,345**

No. 26-0174. Resolution awarding Contract No. 11852.61, Construction Services for the Bridge Deck Resurfacing Project, to Galleria, Inc., dba Trico Construction in the amount of \$2,297,345, with a Contract duration of 210 consecutive calendar days, and with a corresponding amount in contingency authorization.

**20. Approval of Modification No. 3 to Contract No. 50130.01 for Aircraft Noise Monitoring System Support, Maintenance, and Noise Monitor Replacement Services
EMS Brüel & Kjær
\$2,287,200**

No. 26-0175. Resolution approving Modification No. 3 to Contract No. 50130.01 with EMS Brüel & Kjær for Aircraft Noise Monitoring System Support, Maintenance, and Noise Monitor Replacement Services, retroactively increasing the Contract amount by \$2,287,200, for a new not-to-exceed amount of \$6,812,200 and exercising the second of two 2-year options to extend the Contract term through May 31, 2028.

**21. Approval of Modification No. 2 to Professional Services Contract No. 11879.41, Project Management Support Services for the West of Bayshore Improvements Project
Joe Hill Consulting & Engineering Corporation
\$1,700,000**

No. 26-0176. Resolution approving Modification No. 2 to Professional Services Contract No. 11879.41, Project Management Support Services for the West of Bayshore Improvements Project, with Joe Hill Consulting & Engineering Corporation, to increase the Contract not-to-exceed amount by \$1,700,000 for a new Contract amount not to exceed \$3,000,000 and to extend the Contract duration for an additional three years of services.

22. Authorization to Reject All Proposals Received for Contract No. 11862.66, Design-Build Services for the Parking Access Revenue Control System Replacement Project and Authorizing the Airport Director to Re-Advertise the Project as Contract No. 11862.76, Design-Build Services for the Parking Access Revenue Control System Replacement Project

No. 26-0177. Resolution authorizing the rejection of all proposals for Contract No. 11862.66, Design-Build Services for the Parking Access Revenue Control System Replacement Project and authorizing the Airport Director to re-advertise the Project as Contract No. 11862.76, Design-Build Services for the Parking Access Revenue Control System Replacement Project.

23. Authorization for the Director to Approve Amendment No. 1 to the Cooperative Agreement with the California Department of Transportation for the Project Initiation Document Phase of the U.S. Highway 101-San Bruno Avenue Interchange Improvement Project and Reimburse Caltrans in an Amount Not to Exceed \$280,000

No. 26-0178. Resolution authorizing the Director to approve Amendment No. 1 to the Cooperative Agreement with the California Department of Transportation for the Project Initiation Document (PID) phase of the U.S. Highway 101-San Bruno Avenue Interchange Improvement Project and reimburse Caltrans in an amount not to exceed \$280,000.

24. Commencement of the Competitive Selection Process for the Airport Commercial Advertising Program Lease

No. 26-0179. Resolution approving the proposed minimum qualification requirements, selection criteria, and lease specifications and authorizing Staff to issue a Request for Proposals for the Airport Advertising Program Lease.

25. Authorization to Cancel the Concession Opportunity for the Dianne Feinstein International Terminal Food & Beverage Lease, a Small Business Set-Aside

No. 26-0180. Resolution authorizing Staff to reject all proposals and cancel the competitive process for the Dianne Feinstein International Terminal Food & Beverage Lease, a Small Business Set-Aside.

26. **Approval of a Retail Lease with Union Square Hotel Owner, LLC for Premises in Hilton San Francisco Union Square for the Airport's Operation of an Off-Airport Remote Check-in Service for Airport Passengers**

No. 26-0181. Resolution approving a retail lease between Union Square Hotel Owner, LLC and the San Francisco International Airport for ground-level retail space in Hilton San Francisco Union Square to operate an off-Airport remote check-in service for Airport passengers.

Vice President Leal stated that she had previously notified the Airport Director that she wished to bring Item 26 forward for discussion.

President Yeung asked whether Staff intended to provide a presentation or whether the item should simply be removed from the consent calendar for discussion but paused before asking General Counsel Veit for clarification on the process for Item 26. **General Counsel Veit** clarified that the Commission could ask questions about Item 26 while it remained on the consent calendar. If the questions were sufficiently addressed, the Commission could proceed with a vote on the item as part of the consent calendar.

Vice President Leal stated that she had several questions regarding Item 26 and suggested that, after her questions were addressed, the item could potentially remain on the consent calendar for approval. **Mr. Lash** agreed. **Vice President Leal** asked whether the proposed facility would allow passengers to check their bags in a manner similar to the Airport's rental car facilities. **Mr. Lash** confirmed that the proposal is an expansion of the existing program. **Vice President Leal** asked whether Staff evaluated locations other than the Hilton on O'Farrell Street. **Mr. Lash** responded that Staff evaluated multiple locations throughout San Francisco before selecting the proposed site. He explained that the search focused on areas with high concentrations of travelers, ultimately narrowing to Union Square due to its large hotel base, with approximately 10,000 hotel rooms within a five-block radius, ongoing neighborhood revitalization efforts, and the suitability of the available space at the Hilton Union Square based on its location and proximity to visitors. He added that the agreement is structured as a two-year pilot program and, if successful, the concept could be expanded to additional locations such as Fisherman's Wharf or the Cruise Terminal. **Vice President Leal** asked whether, if the pilot program were expanded in the future, it could include additional remote bag check locations located four or five blocks away from the initial site. **Mr. Lash** explained that Staff expects it will take approximately 12 to 14 months to establish proof of concept and build sufficient demand during the pilot program. He clarified that future expansion sites would not necessarily need to be located within a few blocks of the initial location, as the service is intended to serve a broad range of users, including tourists, business travelers, residents, and other Airport passengers. He added that proximity to public transportation would also be an important consideration when evaluating future locations. **Vice President Leal** clarified whether the proposed program would be exclusive to the initial location. **Mr. Lash** clarified that the program is not intended to be exclusive to the initial location. He explained that the Hilton Union Square site was selected because it is located within the largest hotel in the city and offered the

space and surrounding amenities that made it the best option identified during the search. **Vice President Leal** asked whether personnel would be available at the curbside. **Mr. Lash** explained that there will not be personnel stationed at the curbside to greet passengers. Instead, the program will use signage and a retail presence to direct customers, with additional signage provided in partnership with the hotel. He noted that security measures will include onsite operators, unarmed security guards, and surveillance cameras. Access to the facility will require a boarding pass or flight confirmation, and Staff will be available at the entrance to greet and assist passengers inside the space. **Vice President Leal** asked which entrance at the Hilton Union Square would be used for access to the remote bag check facility. **Mr. Lash** clarified that the facility will not be located inside Hilton Union Square. Instead, it will operate from a separate retail space on O'Farrell Street near the intersection with Mason Street. He noted that the space was previously occupied by a tour company. **Vice President Leal** asked whether the proposed remote bag check facility would be located within the same square block as the Hilton Union Square. **Mr. Lash** confirmed that the facility is located within the same block as the Hilton Union Square but does not require access through the hotel. He explained that it will have direct curbside access through a standard retail storefront. **Vice President Leal** asked whether any airlines had already committed to participating in the remote bag check program. **Mr. Lash** responded that airline participation has not yet been fully confirmed. He stated that approximately seven domestic airlines are currently participating in the Airport's existing program, with another airline expected to join, and Staff anticipates that these airlines will also participate in the remote bag check program. He noted that the concept has been presented to the airlines and received verbal support, but final approvals are still pending before participation can be formally confirmed. **Vice President Leal** requested that Staff provide a follow-up report to the Commission within three months of the remote bag check facility becoming operational to provide an update on the program's performance and progress. **Director Nakornkhet** agreed.

President Yeung expressed his support for the remote bag check program and stated that he was excited about the potential of the initiative. He noted that, if the proof of concept is successful, the program could potentially be expanded to other neighborhoods throughout the City, and jokingly suggested Chinatown. He thanked Staff for their collaboration with neighborhood organizations, including the Union Square Alliance, Hotel Council, and Tenderloin Community Benefit District, in evaluating the proposed site and assessing community benefits. He noted that he had received positive feedback about the engagement process and expressed appreciation for the team's efforts. He reiterated his support for moving forward with the program.

Vice President Leal thanked Mr. Lash for being forthcoming and providing clear information in response to the Commission's questions.

**27. Award of Contract No. 12338.50 for As-Needed Roof Repair Services
Reva Murphy Associates Inc.
\$2,000,000**

No. 26-0182. Resolution awarding Contract No. 12338.50 for as-needed roof repair services, to Reva Murphy Associates Inc., in a not-to-exceed amount of \$2,000,000 and a Contract duration of three years, with the option to extend the term for two more years.

**28. Authorization to Issue a Request for Proposals for Contract No. 50458 for
9-1-1 Phone System Maintenance and Support Services**

No. 26-0183. Resolution authorizing the issuance of a Request for Proposals for Contract No. 50458 for 9-1-1 Phone System maintenance and support services, and negotiation with the highest-ranked proposer.

There were no further questions from the Commissioners. The following constituents provided public comment for the Consent Calendar:

Raymond Reyes, Uncle Sharkii Poke Bar, submitted public comment objecting to Item No. 25.

President Yeung announced that Airport Director Mike Nakornkhet needed to leave the meeting early due to a 10:30 a.m. appointment with the Mayor. He stated that Acting Chief Operating Officer Eva Cheong would sit in on his behalf for the remainder of the meeting.

J. GENERAL PUBLIC COMMENT:

The following constituents provided public comment under General Public Comment:

Barry Toronto, taxi driver, inquired about the Commission's upcoming meeting schedule, including whether the September meeting would be canceled due to the August meeting date and whether the schedule might conflict with a Jewish holiday. He also asked about a planned concession lease, expressing curiosity about the location and anticipated build-out of the future tenant space. He then reiterated his ongoing concerns regarding unauthorized limousine driver solicitation at the Airport. He noted that he has raised the issue previously with Staff and urged continued attention to enforcement efforts. He suggested coordinating with the San Mateo County District Attorney's Office to encourage stronger enforcement and penalties for repeat offenders, emphasizing concerns about passenger harassment and aggressive behavior by individuals engaging in unauthorized solicitation. He concluded by thanking the Commission and wishing everyone a good August.

The following constituents provided public comment in advance of the meeting and will be included in the meeting record:

Shawn O’Leary, Diversified Metal, regarding “Premium New Construction Metal Costs (For ripping off sub's); Another President Conflict of Interest. SF with another negative Tourist Review”.

There was no further Public Comment.

K. CORRESPONDENCE:

There was no discussion by the Commission.

L. CLOSED SESSION:

There are no planned agenda items for a Closed Session for the current meeting.

M. ADJOURNMENT:

There being no further calendared business before the Commission, the meeting adjourned at 10:25 A.M.

(Original signed by: Kantrice Ogletree)
Kantrice Ogletree
Director of Commission Affairs

From: [Catherine Cole \(AIR\) \(she/her/hers\)](#)
To: [Catherine Cole \(AIR\) \(she/her/hers\)](#); [Airport Commission Secretary \(AIR\)](#)
Subject: Commission Online Public Comment Form Submission
Date: Monday, July 20, 2026 11:11:22 PM

Hello, The Online Public Comment Form has a new submission:

Meeting Date: 2026-07-21

Calendar Item: AIRPORT COMMISSION MEETING - July 21 - ITEM 25.

AUTHORIZATION to Reject and Cancel Concession Op for DFIT F&B Lease

Name: Raymond Reyes

Organization: Uncle Sharkii Poke Bar

Address: 1000 Universal Studios Blvd #V206, Universal City, CA 91608

Phone Number: 9164781016

Email: raymond@unclesharkii.com

Comments: Subject: Concerns Regarding Repeated Cancellation of SFO Small Business Concession Opportunities Dear Airport Commission Members and SFO Commercial Management, We respectfully wish to express our disappointment regarding the recommendation to reject all proposals and cancel the Dianne Feinstein International Terminal Food & Beverage Lease, a Small Business Set-Aside. While we understand that market conditions may change, the repeated cancellation of concession opportunities creates significant hardship for the small businesses that SFO's ACDBE and SBEC programs are intended to support. As a certified small business, Uncle Sharkii has invested substantial time, financial resources, and professional effort into preparing concession proposals for San Francisco International Airport over the past several years. Each proposal requires months of planning, architectural and operational analysis, financial modeling, legal review, design work, and management resources. These investments are significant for a small business and cannot simply be absorbed without consequence. Unfortunately, this is not an isolated occurrence. We have participated in multiple SFO concession opportunities, only to see the solicitation cancelled or otherwise not move forward. While we recognize that SFO must make decisions that serve the Airport's operational interests, repeated cancellations after businesses have devoted considerable resources discourage qualified ACDBE and SBEC operators from continuing to participate in future procurement opportunities. The memorandum indicates that the recommendation to cancel this solicitation is based upon declining sales experienced by existing pre-security operators following the opening of another concession and that SFO intends to reevaluate future concession needs as market conditions evolve. We appreciate the Airport's responsibility to protect existing tenants; however, the burden of these changing market conditions should not fall entirely upon the small businesses that answered SFO's Request for Proposals in good faith. We respectfully ask whether SFO would consider providing qualified proposers who successfully met the minimum qualifications with an opportunity to compete for another comparable concession location as future opportunities become available. Such consideration would acknowledge the significant investment these businesses have already made while preserving the Airport's commitment to encouraging participation by small, disadvantaged, and local businesses. We remain committed to partnering with San Francisco International Airport and believe our concept would contribute positively to the Airport's concession program. We hope SFO will continue to support qualified ACDBE and SBEC businesses by identifying future opportunities that allow proposers to compete without having to repeatedly restart the procurement process after substantial investments have already been made. Thank you for your consideration. Respectfully,

Submission Time: 07/20/2026 11:11 PM

From: [Catherine Cole \(AIR\) \(she/her/hers\)](#)
To: [Catherine Cole \(AIR\) \(she/her/hers\)](#); [Airport Commission Secretary \(AIR\)](#)
Subject: Commission Online Public Comment Form Submission
Date: Monday, July 20, 2026 5:00:04 PM

Hello, The Online Public Comment Form has a new submission:

Meeting Date: 2026-07-20

Calendar Item: Premium New Construction Metal Costs (For ripping off sub's); Another President Conflict of Interest. SF with another negative Tourist Review

Name: Shawn OLeary

Organization: Diversified Metal Mfg

Address: 3727 Metro Drive Ste D Stk, Ca 95215

Phone Number: 209 857 9033

Email: Diversifiedmetal@aol.com

Comments: The Commission inquired on new Terminal construction premium costs (claimed 35%) for Specialty Metal (Just like Diversified Metal "DID" for this UNDESIRABLE Airport). SFO Management reported that only Miscellaneous Metals package was 35% over Engineers estimate(s). FIRST, Engineers are generally below viable estimates, so 35% is "LOW". I would surmise "BUFFER" estimate was 50-65% over actual competitive costs. Having been asked my expert opinion as a Specialty Metal; Structural Steel; and General Construction expert; I suggested 35% add for legal support (NO MECHANICS LIEN RIGHTS); and 35% penalty for damages to Diversified. There should be no elusion there were not influences present when some Metal Trade Specialties declined Bid Invitation; others "PADDED" their bids for above mentioned risks at SFO, and successful bidder just "REAMED" your "INTEGRITY FREE" zone:) The lack of dignity to have done the right thing, morphed what doing the wrong thing is costing the Airport in all future services. REMEMBER, Diversified has respect and access to "ALL" Small Hard Working Metal Trades Business through Trade Associations; advertising; access to all Construction Professionals, the word is well engrained, and "NO ONE" will work for UNDESIREABLES like SFO! OBJECTION: H:4 & 5; Another COI for the Commission President to bring a total conflict of 3.2 Billion dollars. OBJECTION: H:9: No contract should be issued until sub's are warned in writing "NO MECHANICS LIEN" are available, and are subject to major business damage by the Airport, like Diversified (a small hard working business) suffered at SFO. And that experience is costing Airport a fortune! Ever hear of KARMA (it's gonna get you!) NOTE: H:11: Suspect no bids were competitive. General Comment: This part time Commission has two hour meeting with 25 agenda items because the Commission is tanning over summer. Get a NEW hard working Commission
Submission Time: 07/20/2026 4:59 PM