



September 26, 2024

CALL AND NOTICE OF A REGULAR MEETING OF THE
EXECUTIVE COMMITTEE
OF THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY

NOTICE is hereby given that a regular meeting of the Executive Committee will be held Wednesday, October 2, 2024, at 9:00 a.m., in the Airport Skyroom of Hollywood Burbank Airport, 2627 N. Hollywood Way, Burbank, California 91505.

In addition to attending the meeting in person, members of the public may observe the meeting telephonically and may offer comment in real time through the following number:

*Dial In: (978) 990-5000
Access Code: 880737*

Terri Williams, Board Secretary
Burbank-Glendale-Pasadena Airport Authority

REGULAR MEETING
OF THE
EXECUTIVE COMMITTEE
Airport Skyroom
Wednesday, October 2, 2024
9:00 a.m.

The public comment period is the opportunity for members of the public to address the Committee on agenda items and on airport-related non-agenda matters that are within the Committee's subject matter jurisdiction. At the discretion of the presiding officer, public comment on an agenda item may be presented when that item is reached.

Members of the public are requested to observe the following decorum when attending or participating in meetings of the Committee:

- *Turn off cellular telephones and pagers.*
- *Refrain from disorderly or boisterous conduct, including loud, threatening, profane, or abusive language, clapping, whistling, stamping, or other acts that disrupt or otherwise render unfeasible the orderly conduct of the meeting.*
- *If you desire to address the Committee during the public comment period, fill out a speaker request card and present it to the Board Secretary.*
- *Confine remarks to agenda items or to airport-related non-agenda matters that are within the Committee's subject matter jurisdiction.*
- *Limit comments to three minutes or to such other period of time as may be specified by the presiding officer.*



The following activities are prohibited:

- *Allocation of speaker time to another person.*
- *Video presentations requiring use of Authority equipment.*



Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Authority to the Committee less than 72 hours prior to that meeting are available for public inspection at Hollywood Burbank Airport (2627 N. Hollywood Way, Burbank) in the administrative office during normal business hours.



In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Board Secretary at (818) 840-8840 at least 48 hours prior to the meeting.

AGENDA

Wednesday, October 2, 2024

1. Roll Call
2. Approval of Agenda
3. Public Comment
4. Approval of Minutes
 - a. September 4, 2024 **[See page 1]**
5. Items for Approval
 - a. Approval of Aid-in-Construction Payment Deposits Replacement Passenger Terminal Project **[See page 3]**

Staff report attached. Staff seeks a recommendation from the Executive Committee to the Commission to approve two Aid-In-Construction deposit requests from the City of Burbank:

- 1. \$3,228,200 for Phase 2 (17 MVA Temporary Terminal Power) substructure installation including labor and materials, conduits, manholes and pull boxes.***
- 2. \$7,110,070 for Phase 2 (Temporary Terminal Power) 12kV Distribution installation including labor, balance of material, pad mount switches and partial 12kV conversion of the Clybourn substation.***

- b. Replacement Passenger Terminal Project Avion Property Tree and Landscaping Guaranty **[See page 8]**

Staff report attached. Staff seeks the recommendation of the Executive Committee to the Commission that it approve the attached Tree Canopy and Landscaping Guaranty for the benefit of Burbank Industrial Investors II, owner of the development known as Avion Burbank.

- c. Avion Burbank Retaining Wall Finish Replacement Passenger Terminal Project **[See page 16]**

Staff report attached. Staff seeks the recommendation of the Executive Committee to the Commission that it approve a proposed finish for the retaining wall at the Avion Burbank property line in the amount of \$2,400,000. This finish is to maintain the aesthetics of wrought iron fence structure, trees and landscaping that was installed at the Avion development and removed for the construction of the retaining wall and electrical vault for the Replacement Passenger Terminal Project.

6. Items for Discussion

a. Agenda Item Protocol

[See page 21]

Staff report attached. At the request of President Najarian, this item has been agendaized to allow the Executive Committee to discuss the Authority's agenda item protocol and provide direction to staff as to any desired revisions.

7. Items for Information

a. Committee Pending Items

[See page 29]

8. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
EXECUTIVE COMMITTEE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY**

WEDNESDAY, SEPTEMBER 4, 2024

A regular meeting of the Executive Committee was called to order on this date in the Airport Skyroom, 2627 N. Hollywood Way, Burbank, California, at 9:05 a.m., by Commissioner Najarian.

1. ROLL CALL

Staff announced that Commissioner Hampton would be participating remotely under AB 2449 under the “Just Cause” provision for childcare matters.

Present:

Commissioners Talamantes, Najarian; and Commissioner Hampton (Remote participation under AB 2449)

Absent

None

Also Present:

Staff: John Hatanaka, Senior Deputy Executive Director; Patrick Lammerding, Deputy Executive Director, Planning and Development

Perry Martin, PMP, Sr. Program Manager, Jacobs Project Management Co.

Authority Counsel: Terence Boga, Esq., Richards, Watson & Gershon

2. Approval of Agenda

Motion

Commissioner Talamantes moved approval of the agenda, seconded by Commissioner Hampton.

Motion Approved

The motion was approved (3–0).

3. Public Comment

There were no public comments.

4. Approval of Minutes

a. August 7, 2024

Commissioner Talamantes moved approval of the Committee minutes for the meeting held on August 7, 2024. Commissioner Hampton seconded the motion. There being no objections, the motion was approved (3–0).

5. Items for Approval

a. Approval of Aid-in-Construction Payment Deposits – Replacement Passenger Terminal Project

Staff requested a recommendation from the Executive Committee to the Commission to approve Aid-In-Construction deposit request Numbers 8 and 9, from the City of Burbank for:

1. \$9,257,700 for Phase 3 (Permanent Power) to order long-lead time items for the proposed new 12kV community substation as part of the Replacement Passenger Terminal Project site. This phase is expected to be complete by 2029.
2. \$200,000 for Phase 3 (Permanent Power) transmission and distribution engineering for the substation.

Motion

Commissioner Hampton motioned for approval, seconded by Commissioner Talamantes.

Motion Approved

The motion was approved (3–0).

6. Items for Information

b. Committee Pending Items

Staff informed the Committee of future pending items that will come to the Committee for review.

7. Adjournment

There being no further business, the meeting adjourned at 9:20 a.m.

**STAFF REPORT PRESENTED TO THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY
EXECUTIVE COMMITTEE
OCTOBER 2, 2024**

**APPROVAL OF AID-IN-CONSTRUCTION PAYMENT DEPOSITS
REPLACEMENT PASSENGER TERMINAL PROJECT**

Presented by Patrick Lammerding
Deputy Executive Director, Planning and Development

SUMMARY

Staff seeks a recommendation from the Executive Committee (“Committee”) to the Commission to approve two Aid-In-Construction (“AIC”) deposit requests, copies attached, from the City of Burbank:

1. **\$3,228,200** for Phase 2 (17 MVA Temporary Terminal Power) substructure installation including labor and materials, conduits, manholes and pull boxes.
2. **\$7,110,070** for Phase 2 (Temporary Terminal Power) 12kV Distribution installation including labor, balance of material, pad mount switches and partial 12kV conversion of the Clybourn substation.

BACKGROUND

On December 19, 2022, the Commission awarded Holder, Pankow, TEC – A Joint Venture (“HPTJV”) a design-build agreement for the Replacement Passenger Terminal (“RPT”) Project. Design and construction are progressing well with several significant milestones achieved. The project team, including airport staff, Jacobs Project Management staff and members of the HPTJV design-build team continues to coordinate with Burbank Water and Power (“BWP”) representatives for the initial temporary and ultimate permanent power to the RPT and ancillary facilities.

The power implementation sequence for the RPT is as follows:

- Phase 1: 3.5 MVA temporary power for construction trailers and equipment, distributed through existing infrastructure built as part of the Avion development. Energization is expected by November 2024.
- Phase 2: 17 MVA temporary power for commissioning and opening the RPT to public. Two additional feeders from the Ontario substation are required. Energization is expected by May 2025.
- Phase 3: Permanent power that will feed the RPT on a long-term basis. BWP will decommission the Clybourn substation and will use its existing infrastructure to transmit power to the location of the new substation. The substation is expected to be completed and energized by 2029. Power from Phase 2 will be deenergized once the substation is operational.

To date, the Authority has made nine AIC payments for the RPT Project (listed below from most recent to oldest):

| Date | Amount | Purpose |
|----------------------|----------------------|--|
| September | \$ 9,257,700 | Phase 3 (Permanent Power) to order long-lead time items for the proposed new 12kV community substation |
| September | \$ 200,000 | Phase 3 (Permanent Power) transmission and distribution engineering for the substation. |
| Aug 19, 2024 | \$ 860,000 | Phase 1 & 2 engineering and balance of 12kV distribution materials and labor to bring construction power. |
| Aug 19, 2024 | \$ 100,000 | Phase 2 engineering to bring temporary 17 MVA power. |
| Jun 26, 2024 | \$ 40,000 | BWP site inspector for the electrical substructure installation, manholes, conduit placement, concrete-encasement, slurry backfill, compaction, mandrelling conduit, etc. for temporary Phase 1 power. |
| Sep 06, 2023 | \$ 1,411,000 | Additional material and labor cost to bring temp Phase 2 power. |
| Jun 26, 2023 | \$ 494,000 | Procurement and installation of cabling and switches for the feeder lines for Phase 1, construction power. |
| Mar 02, 2023 | \$ 50,000 | Electrical power requirement feasibility study. |
| Sep 27, 2022 | \$ 25,000 | Electrical power requirement feasibility study. |
| | | |
| Total to date | \$ 12,437,700 | |

The two proposed AIC deposits, numbers 10 and 11, will increase the total deposits to BWP for the RPT Project to \$22,775,970.

Based on electrical power requirement evaluations and BWP’s feasibility study, the project team concluded that a community substation where power is shared between the City of Burbank (through BWP) and the Airport provides significant benefits to both parties. Airport staff have reviewed the proposed agreement with BWP and continue to negotiate the division of responsibilities related to the development, funding, operations, and maintenance of the substation.

BWP will charge against the AIC deposits for the actual costs and quantities. Any remaining funds will either be refunded or credited to future work.

FUNDING

The approved FY 2024-2025 Replacement Passenger Terminal Project Budget includes \$37,552,000 for the substation. The cost of these proposed AIC deposits will be under this appropriation.

STAFF RECOMMENDATION

Staff seeks the Committee's recommendation to the Commission that it approve the proposed two AIC deposits with the City of Burbank totaling \$10,338,270 and authorize staff to remit payment.



WATER AND POWER

September 9, 2024

Hollywood Burbank Airport
2627 N Hollywood Way
Burbank, CA 91505
Attn: Stephanie Gunawan-Piraner

Re: Phase 2 (17 MVA Temporary Terminal Power) Substructure Deposit for Hollywood Burbank Airport Replacement Terminal

Dear Ms. Gunawan-Piraner:

Burbank Water and Power (BWP) requires the payment of an aid-in-construction deposit, in accordance with the rules and regulations, to recover costs incurred by the Department for the construction of 17 MVA of temporary electric service as part of Burbank-Glendale-Pasadena Airport Authority's ("Burbank Airport") BUR Replacement Passenger Terminal Project ("Project") at 2761 N Hollywood Way. The aid-in-construction deposit for substructure installation will allow BWP to align 17MVA temporary energization with the Burbank Airport's proposed construction schedule, while Burbank Airport and BWP negotiate agreements for a substation agreement (together with all amendments, restatements or modifications, the "Agreement"). If the Agreement is executed, this AIC deposit will then be accounted for within the Agreement. By paying this deposit Burbank Airport acknowledges the terms of this letter and that the Agreement must be executed before the award of the Design-Build contract for the substation. This AIC letter does not constitute City of Burbank approval of the Project or the Agreement. The estimated costs related to the above project are as follows:

| | |
|---|--------------------|
| Substructure Inspection (Labor)..... | \$65,000 |
| Substructure Installation (Labor and Material: Conduits, Manholes, Pullboxes) | \$3,163,200 |
| TOTAL amount to be paid by the customer | \$3,228,200 |

If the Agreement is executed, the \$3,228,200 is a deposit that will be credited toward the actual charges if you proceed with this Project to its completion. Burbank Airport will be charged for both actual costs incurred and actual quantities installed. The quoted estimate is subject to change and any difference will be passed on to Burbank Airport via an invoice or as part of the Agreement. If BWP is notified that the project is terminated or modified, BWP will deduct from the deposit all existing charges and all committed down-payments, and refund any remaining balance. To the extent that there are any outstanding costs incurred above the deposit, Burbank Airport agrees to pay the difference upon receipt of an invoice. Payment of the AIC deposit constitutes the Burbank Airport's consent to begin substructure construction for the 17 MVA Temporary Terminal Power. Payment of the above amount must be received before work is started by our Department.

The check should be made payable to the City of Burbank. If mailed, please address the envelope to Burbank Water and Power, ATTN: Jessica Chen, 164 W. Magnolia Blvd., Burbank, CA 91502. Payments by check must match the customer account previously created by BWP with the bill-to information provided. BWP will not accept any payments nor refund any accounts that do not match the customer account. Please verify that the name addressed on this letter matches the check you intend to make payment with. Please include the cashier's receipt checklist with your mailed payment to ensure proper payment processing.

Should you have any further questions, or identify any discrepancies, please call Jessica Chen of our Engineering Department at 818-238-3549.

Sincerely,

Bobola Akerson
Principal Electrical Engineer

164 WEST MAGNOLIA BOULEVARD
BURBANK, CA 91502

BURBANKWATERANDPOWER.COM
BWPCUSTOMERSERVICE@BURBANKCA.GOV



WATER AND POWER

September 16, 2024

Hollywood Burbank Airport
2627 N Hollywood Way
Burbank, CA 91505
Attn: Stephanie Gunawan-Piraner

Re: Phase 2 (17 MVA Temporary Terminal Power) 12kV Distribution Deposit for Hollywood Burbank Airport Replacement Terminal

Dear Ms. Gunawan-Piraner:

Burbank Water and Power (BWP) requires the payment of an aid-in-construction deposit, in accordance with the rules and regulations, to recover costs incurred by the Department for the construction of 17 MVA of temporary electric service as part of Burbank-Glendale-Pasadena Airport Authority’s (“Burbank Airport”) BUR Replacement Passenger Terminal Project (“Project”) at 2761 N Hollywood Way. The aid-in-construction deposit for 12kV distribution will allow BWP to align 17MVA temporary energization with the Burbank Airport’s proposed construction schedule, while Burbank Airport and BWP negotiate agreements for a substation agreement (together with all amendments, restatements or modifications, the “Agreement”). If the Agreement is executed, this AIC deposit will then be accounted for within the Agreement. By paying this deposit Burbank Airport acknowledges the terms of this letter and that the Agreement must be executed before the award of the Design-Build contract for the substation. This AIC letter does not constitute City of Burbank approval of the Project or the Agreement. The estimated costs related to the above project are as follows:

| | |
|--|--------------------|
| Onsite: PME-10 ATS Source Transfer Switch (labor, balance of material) | \$187,860 |
| Onsite: Install (3) padmount switches (labor only) | \$45,000 |
| Install cable from Ontario substation to airport switchyard (labor, material, equipment) | \$844,761 |
| Partial Clybourn 12kV Conversion (labor, material, equipment) | \$4,409,470 |
| Install cable from new Airport Substation to (4) PMS at airport switchyard | \$695,901 |
| Install distribution substructure for new Airport Substation | \$927,078 |
| TOTAL amount to be paid by the customer | \$7,110,070 |

If the Agreement is executed, the \$7,110,070 is a deposit that will be credited toward the actual charges if you proceed with this Project to its completion. Burbank Airport will be charged for both actual costs incurred and actual quantities installed. The quoted estimate is subject to change and any difference will be passed on to Burbank Airport via an invoice or as part of the Agreement. If BWP is notified that the project is terminated or modified, BWP will deduct from the deposit all existing charges and all committed down-payments, and refund any remaining balance. To the extent that there are any outstanding costs incurred above the deposit, Burbank Airport agrees to pay the difference upon receipt of an invoice. Payment of the AIC deposit constitutes the Burbank Airport’s consent to begin 12 kV distribution construction for the 17 MVA Temporary Terminal Power. Payment of the above amount must be received before work is started by our Department.

The check should be made payable to the City of Burbank. If mailed, please address the envelope to Burbank Water and Power, ATTN: Jessica Chen, 164 W. Magnolia Blvd., Burbank, CA 91502. Payments by check must match the customer account previously created by BWP with the bill-to information provided. BWP will not accept any payments nor refund any accounts that do not match the customer account. Please verify that the name addressed on this letter matches the check you intend to make payment with. Please include the cashier’s receipt checklist with your mailed payment to ensure proper payment processing.

Should you have any further questions, or identify any discrepancies, please call Jessica Chen of our Engineering Department at 818-238-3549.

Sincerely,

Bobola Akerson
Principal Electrical Engineer

**STAFF REPORT PRESENTED TO THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY
EXECUTIVE COMMITTEE
OCTOBER 2, 2024**

**REPLACEMENT PASSENGER TERMINAL PROJECT
AVION PROPERTY TREE AND LANDSCAPING GUARANTY**

Presented by Patrick Lammerding
Deputy Executive Director, Planning and Development

SUMMARY

Staff seeks the recommendation of the Executive Committee (“Committee”) to the Commission that it approve the attached Tree Canopy and Landscaping Guaranty (“Guaranty”) for the benefit of Burbank Industrial Investors II (“BII”), owner of the development known as Avion Burbank (“Avion”).

BACKGROUND

The eastern property boundary of the Replacement Passenger Terminal project site (“RPT”) is shared with the Avion site. To facilitate construction of a retaining wall on the east side of the RPT site, coordination with representatives of BII was required due to certain property features of the Avion development that interfered with RPT construction. Removal of a portion of the trees and landscaping along the property line is necessary. The Avion development is covered under a Development Agreement (“DA”) between the City of Burbank and BII, and that agreement requires a minimum amount of tree canopy coverage along with certain landscaping. The purpose of the Guaranty is to assure BII and the City that those DA requirements will continue to be satisfied after the RPT construction.

The RPT project site has significant grade changes from north to south and west to east. The Design-Build Team identified a significant grade change from north to south where the existing grade slopes downward resulting in a +/- 15-foot grade differential. In order to level the site and address grade compliance issues, the practical solution is to install a retaining wall between the Authority’s east property line and BII’s western property line.

The Design-Build Team is planning to construct approximately 2,000 linear feet of retaining wall on the shared property line. Attachment A depicts the location and extent of the retaining wall highlighted in yellow.

The retaining wall height varies over the length of the wall. When completed, the wall creates a physical vertical barrier between the RPT and Avion, and replaces the existing wrought iron fence installed by Avion. The new airport circulation roadway will be located next to this wall.

Holder, Pankow, TEC – A Joint Venture (“HPTJV”) has been in close coordination with representatives of BII regarding construction activities, scheduling and logistics. To facilitate the construction of the retaining wall, certain trees and installed landscaping will be or have been removed. The proposed Guaranty is to assure BII it is protected against economic loss arising from any enforcement action by the City of certain DA conditions of approval related to landscaping and tree canopy coverage for the Avion project. Essentially, the Guaranty commits the Authority to installing new trees, landscaping, and irrigation to replace what is removed for

Attachment A: **Retaining Wall Location**

the RPT construction. The Guaranty also commits the Authority to reimbursing BII for actual costs incurred if the City were to modify Avion's landscape plan due to inadequate canopy coverage from the new trees.

STAFF RECOMMENDATION

Staff seeks the Committee's recommendation to the Commission that it approve the proposed Guaranty and authorize the President to execute the same.



TREE CANOPY AND LANDSCAPING GUARANTY

This Tree Canopy and Landscaping Guaranty (“Guaranty”) is dated _____, 2024 for reference purposes and is made by the Burbank-Glendale-Pasadena Airport Authority (“Guarantor”), a California joint powers agency, for the benefit of Burbank Industrial Investors II, LP (“BII”), a Delaware limited partnership.

RECITALS

A. BII owns a mixed-use planned development project (“Avion Burbank”) at 3001 N. Hollywood Way, Burbank, California constructed pursuant to a development agreement (“DA”) executed with the City of Burbank. To satisfy the 50% parking lot tree canopy coverage requirement of Condition of Approval No. 13 of the DA, BII has installed trees on the Avion Burbank property including the 83 Brisbane Box trees (“Designated Trees”) identified on the attached Exhibit A, which is incorporated herein by reference.

B. To satisfy the conditions of approval required by Condition 12 of the DA, BII has installed landscaping and irrigation on the Avion Burbank property including the landscaping and irrigation (“Designated Landscaping”) identified on the attached Exhibit A, which is incorporated herein by reference.

C. Guarantor has executed a design-build agreement with Holder, Pankow, TEC - A Joint Venture (“HPTJV”) for the development of a Replacement Passenger Terminal Project (“RPT Project”) in the northeast quadrant of Bob Hope Airport on land adjacent to the Avion Burbank property. Removal of some or all of the Designated Trees and the Designated Landscaping is necessary to facilitate construction of a retaining wall for the RPT Project.

D. BII has granted, or will grant, HPTJV a right-of-entry to provide for removal of some or all of the Designated Trees and the Designated Landscaping from, and planting of replacement Brisbane Box trees (“New Trees”) and replacement landscaping and irrigation (“New Landscaping”) on, the Avion Burbank property (collectively, “Tree and Landscaping Replacement”) in conjunction with the construction of a retaining wall for the RPT Project.

E. The purpose of this Guaranty is to assure that BII is protected against economic losses arising from the City of Burbank’s enforcement of Condition Nos. 12 and 13 of the DA and attributable to the New Trees and the New Landscaping.

NOW, THEREFORE, the parties agree as follows:

1. Term. This Guaranty shall be effective upon execution and shall expire on _____, 203_ unless earlier terminated by the parties.

2. Replacement. Pursuant to a separate right-of-entry or as otherwise agreed to by the parties, Guarantor will install the New Trees on the Avion Burbank property in a manner that conforms with Condition No. 13 of the DA, which requires the following:

“All trees installed for the [Avion Burbank] Project shall be a minimum 36” box trees, unless otherwise approved by the [City of Burbank] Community

Development Director or his/her designee. The tree canopy coverage for the parking lot shall be 50% of the parking lot fifteen years after project completion. The applicant shall provide a report of the tree canopy progress from a licensed landscape architect or arborist on the third, sixth, ninth, twelfth, and fifteenth year. If the parking lot canopy does not achieve the 50% canopy coverage fifteen years after project completion, or the tree canopy is not making significant progress towards the 50% canopy coverage during the noted review periods, the Community Development Director or his/her designee can approve changes to the landscape plan to increase the parking lot tree canopy coverage.”

3. Other Landscaping / Irrigation: To the extent Guarantor removes any other landscaping or irrigation required by the DA, replacement of such elements shall conform to the plans submitted to the City of Burbank in compliance with Condition No. 12 of the DA.

4. Landscape Plan Change Reimbursement. In the event the City of Burbank modifies the Avion Burbank landscape plan pursuant to Condition No. 13 of the DA because of inadequate canopy coverage from one or more of the New Trees, Guarantor shall reimburse BII for actual costs reasonably incurred to address such modification. Guarantor shall remit the reimbursement within 30 days of receiving from BII an itemized invoice with supporting documentation.

5. Notices. Any notices, invoices, or other documents related to this Guaranty shall be deemed received on: (a) the day of delivery, if delivered by hand during the receiving party’s regular business hours or by e-mail before or during the receiving party’s regular business hours; (b) the business day after delivery, if delivered by e-mail after the receiving party’s regular business hours; or (c) on the second business day following deposit in the United States mail, postage prepaid, to the addresses listed below, or to such other addresses as the parties may, from time to time, designate in writing. Any notice delivered by e-mail that concerns breach of this Guaranty shall concurrently be sent by deposit in the United States mail, postage prepaid but such notice shall be deemed received on the day of e-mail delivery.

Guarantor

BII

Burbank-Glendale-Pasadena Airport Authority
2627 Hollywood Way
Burbank, CA 91505
Attn: Frank R. Miller
E-mail: FMiller@bur.org

Burbank Industrial Investors LP
c/o Overton Moore Properties
19300 Hamilton Avenue, Suite 200
Gardena, CA 90248
Attn: Timur Tecimer
E-mail: ttecimer@omprop.com

6. Litigation. This Guaranty shall be construed, enforced, and interpreted in accordance with the laws of the State of California. In the event that either party shall commence legal action to enforce or interpret this Guaranty, the venue for litigation shall be Los Angeles County, California. The interpretation of this Guaranty shall not be resolved by any rules of construction providing for interpretation against the party who causes the uncertainty to exist or against the party who drafted the disputed language.

7. **Miscellaneous.** Guarantor represents and warrants to BII that Guarantor has full power and authority to execute this Guaranty and to satisfy its obligations hereunder. All provisions of this Guaranty shall be binding upon and shall inure to the benefit of the parties and their successors.

EXECUTED:

Burbank-Glendale-Pasadena Airport Authority

Ara Najarian, President

Approved as to form:

Richards, Watson & Gershon
A Professional Corporation

EXHIBIT A
Designated Trees & Landscaping

(attached)

HPA ARCHITECTURE
 15271 Normandie Avenue #100
 Van Nuys, CA 91411
 Tel: 818-708-1177
 Fax: 818-708-1178
 www.hpa-arch.com

RIA
 15271 Normandie Avenue #100
 Van Nuys, CA 91411
 Tel: 818-708-1177
 Fax: 818-708-1178
 www.ria.com

Applicant: **OMP**
OSWEGO MANUFACTURING PROPERTIES
 15271 Normandie Avenue #100
 Van Nuys, CA 91411
 Tel: 818-708-1177

Project: **AVIATION BURBANK**
 Industrial Building Four
 2700 West Main Street
 Burbank, CA

Consultants:
 Civil: THOMAS ENGINEER
 Electrical: HPA
 Mechanical: HPA
 Plumbing: HPA
 Structural: HPA
 Fire Protection: HPA
 Sanitary Engineering: HPA
 Specialty: HPA

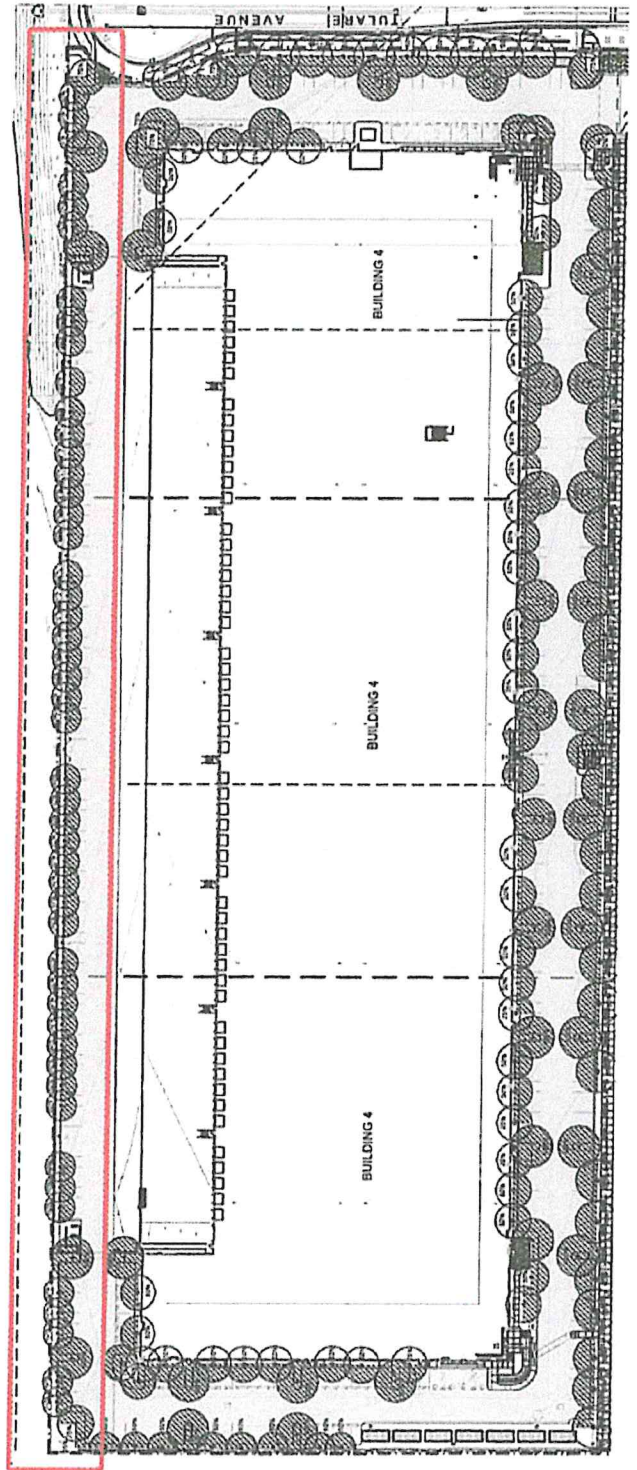


Title: **SHADE DIAGRAM AND CALCULATIONS**

Project Number: 15271
 County: L.A.
 City: VAN NUYS
 Date: 01/02/2020

Drawn: **L9.1**

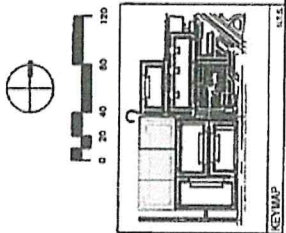
EXHIBIT A



SHADE AND PARKING AREA LEGEND
 AREA OF PAVEMENT SHALL BE ASSOCIATED WITH VEGANAL CALCULATION
 SHADE PROVIDED BY TREES AT 15 FEET HEIGHT

INDUSTRIAL BLDG. #4 TREE SCHEDULE

| ITEM NO. | SYMBOL | DESCRIPTION | QTY | SPACING | ROW | ROW | ROW | ROW | ROW | TOTAL SQ. FT. |
|----------|----------|-------------------|-----|---------|-----|-----|-----|-----|-----|---------------|
| 1 | (Symbol) | ACACIA PTEROCARPA | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 2 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 3 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 4 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 5 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 6 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 7 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 8 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 9 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 10 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 11 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 12 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 13 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 14 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
| 15 | (Symbol) | EMULGUS TREE | 20 | 20' | 10' | 10' | 10' | 10' | 10' | 10,000 |
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**STAFF REPORT PRESENTED TO THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY
EXECUTIVE COMMITTEE
OCTOBER 2, 2024**

**AVION BURBANK RETAINING WALL FINISH
REPLACEMENT PASSENGER TERMINAL PROJECT**

Presented by Patrick Lammerding
Deputy Executive Director, Planning and Development

SUMMARY

Staff seeks the recommendation of the Executive Committee (“Committee”) to the Commission that it approve a proposed finish for the retaining wall at the Avion Burbank property line in the amount of \$2,400,000. This finish is to maintain the aesthetics of wrought iron fence structure, trees and landscaping that was installed at the Avion development and removed for the construction of the retaining wall and electrical vault for the Replacement Passenger Terminal (“RPT”) Project.

BACKGROUND

As stated in the staff report for Tree and Landscape Replacement Guaranty, this section of the of the eastern boundary of the RPT site is shared with the Avion site. To facilitate the construction of a retaining wall on this portion of the property, Holder, Pankow, TEC – A Joint Venture (“HPTJV”) not only needed to remove fencing and landscape on the Avion property but required access onto the Avion property in order to construct this portion of the retaining wall. This portion of the wall was on a critical path that needs to be completed in advance of the construction of the electrical vault to maintain the overall schedule of the RPT Project.

The Avion development is covered by a Development Agreement (“DA”) between the City of Burbank (“City”) and Burbank Industrial Investors II (“BII”) which addresses certain aesthetic items. Replacement of the installed fencing, trees and landscaping with a retaining wall of bare concrete was not acceptable to BII as it would not align with the aesthetic requirements imposed by the DA. Therefore, BII would not grant access to the Avion site until there was agreement on a satisfactory finish to the retaining wall. As this portion of the wall faces the western side of the Avion development, BII is adamant that the retaining wall finish be in line with the commitments it has made to the City.

Together with HPTJV, Jacobs and Corgan, staff assisted in negotiating an acceptable concept of a finish to the retaining wall, obtained BII’s grant of access to the Avion site as well as authorization to remove the fencing, trees and associated landscape in impacted area on the property. The retaining wall and electrical vault are under construction. Attachment A depicts the location of the retaining wall to be addressed, Attachment B shows the current condition of the retaining wall and Attachment C illustrates the concrete masonry split face block veneer proposed to be installed.

The estimated cost for the complete design and installation of this masonry split face block veneer is approximately \$2,400,000.

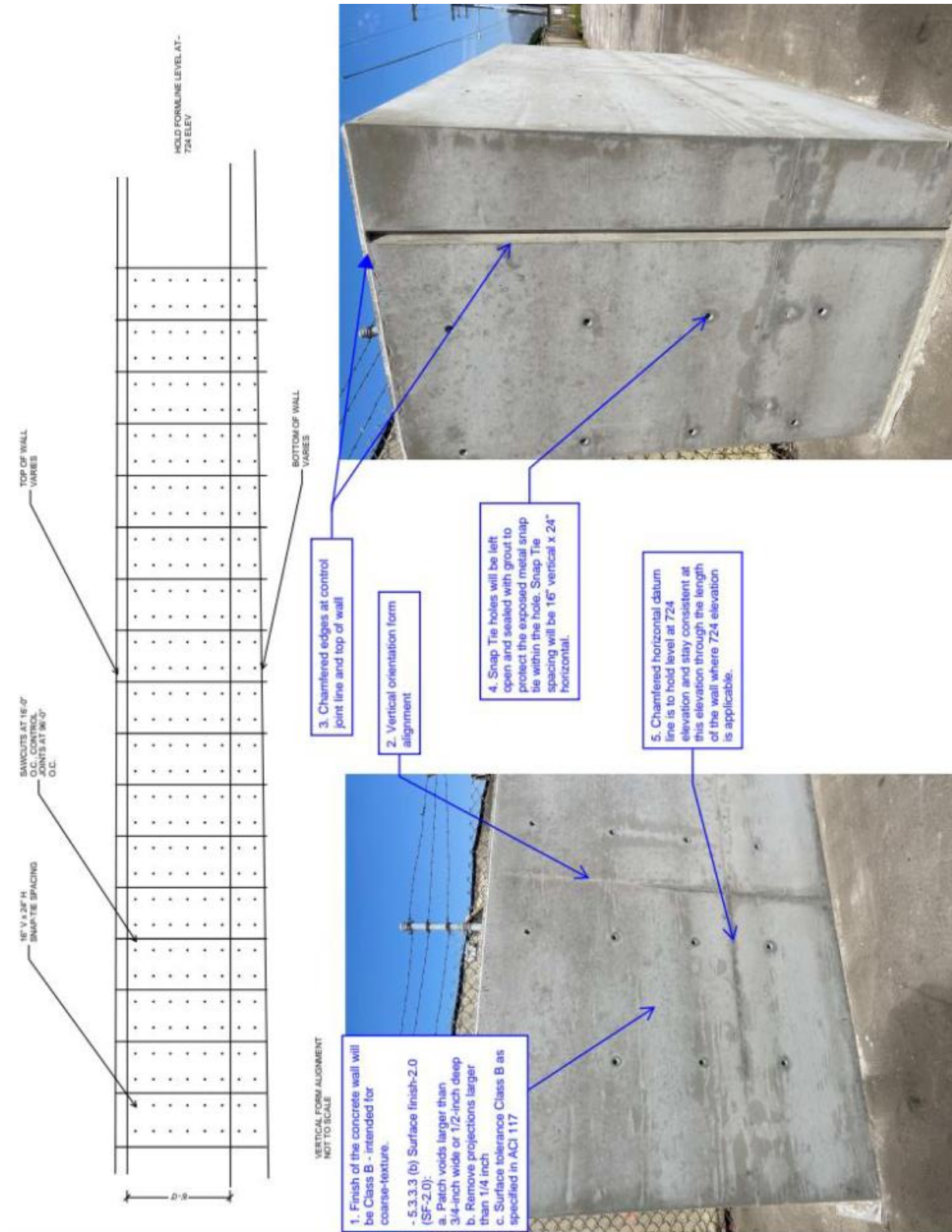
FUNDING

The appropriation and expenditure authorization of \$28,235,082 of the \$50,000,000 Owner's contingency within the Owner's cost was approved at the May 6, 2024 Commission meeting. The cost of the proposed scope of work will be addressed under Owner's contingency per the change order approval process under Resolution No. 499.

STAFF RECOMMENDATION

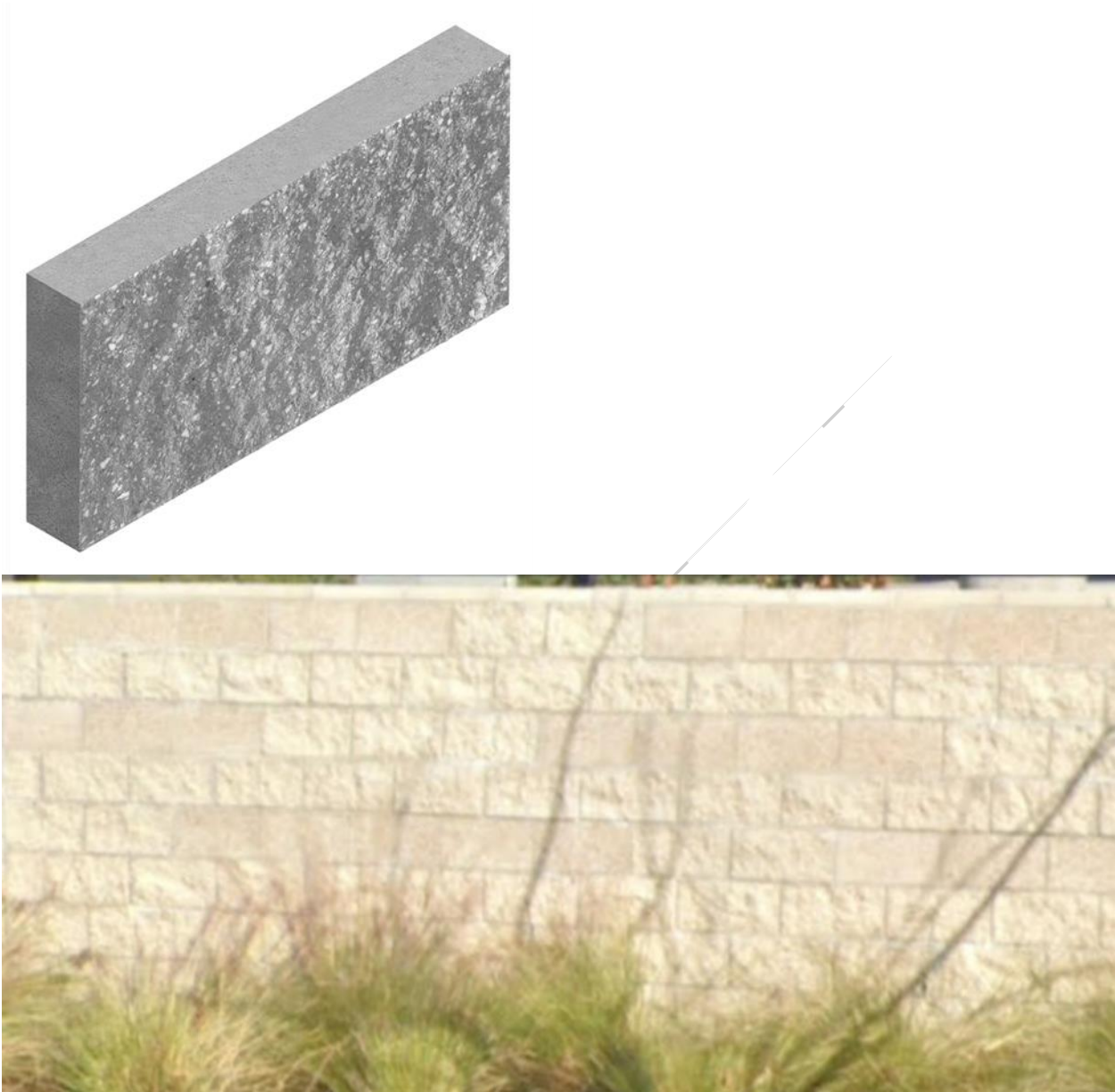
Staff seeks the Executive Committee's recommendation to the Commission that it approve the proposed design and installation of the veneer finish for that portion of the retaining wall facing the Avion development.

Attachment B: Current Finish



STAFF REPORT\EXECUTIVE\10-2-2024
 AVION BURBANK RETAINING WALL FINISH
 REPLACEMENT PASSENGER TERMINAL PROJECT
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Attachment C: Proposed Masonry Split Face Veneer



**STAFF REPORT PRESENTED TO THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY
EXECUTIVE COMMITTEE
OCTOBER 2, 2024**

AGENDA ITEM PROTOCOL

Presented by Frank R. Miller
Executive Director

SUMMARY

At the request of President Najarian, this item has been agendized to allow the Executive Committee to discuss the Authority's agenda item protocol and provide direction to staff as to any desired revisions.

BACKGROUND

On January 17, 2023, the Commission adopted Resolution No. 496 (copy attached as Exhibit A) to establish an agenda item protocol for items submitted to the Commission or a Committee. The resolution sets forth general guidelines, addresses the process by which Commissioners may get an item placed on the Commission's agenda, and addresses the process by which a Committee member may get an item on that Committee's agenda.

As to general guidelines, the Commission has assigned to the Executive Director "primary responsibility" for agendizing items, and has mandated that agenda items "be scheduled in a manner that promotes meeting efficiency and respects the time constraints of Commissioners." The resolution also requires that items be placed on the Commission's consent calendar when they are submitted with a Committee recommendation. However, this requirement does not apply when the Committee has given contrary direction or when the Executive Director makes a contrary determination. Finally, the general guidelines require the Executive Director to consult, "as necessary," with the President on Commission agenda item matters and with the Committee chairperson on that Committee's agenda item matters.

At the September 4, 2024 Executive Committee meeting, President Najarian requested that the agenda item protocol be agendized for discussion. Based on Commissioner comments at that meeting, as well as separate comments by a Commissioner who is not a member of the Executive Committee, two topics related to Commission agendas seem to be of most interest: (1) placement of items in the Executive Director Comments category rather than in the Items for Commission Information category; and (2) the lack of a staff report or newsletter summary for items in the Executive Director Comments category.

Staff have diligently implemented the agenda item protocol since Resolution No. 496 was adopted. If the Committee determines that changes to the agenda item protocol are appropriate, staff will prepare a new resolution for the Committee's consideration. As to the placement of items in the Executive Director Comments category rather than in the Items for Commission Information category, staff would note that such placement does not impact the degree to which Commissioners may ask questions about or discuss an item. As to the lack of a staff report or newsletter summary for items in the Executive Director Comments category, staff would note that Burbank City Council agendas typically do not include a staff report for the City Manager Report item or even identify what will be discussed under that

item. For example, a review of the minutes of three Burbank City Council meetings this summer (excerpts attached as Exhibit B) reveals that the following topics were discussed under the “City Manager Report: (Updates on Notable Events, if any)” agenda category:

| <u>Meeting</u> | <u>Topics Covered</u> |
|----------------|--|
| June 25 | Library safety measures update by Assistant City Manager; Touch-a-Truck event update by Public Works Director |
| July 16 | Adaptive Sports Equipment update by Assistant Park, Recreation, and Community Services Director |
| July 30 | K-9 dogs protective vests update by Police Lieutenant, Police Officer, and Police Foundation President-Elect |

RECOMMENDATION

Staff recommends that the Committee discuss the Authority’s agenda item protocol and provide direction as to any desired revisions.

Attachment

Exhibit A: Resolution No 496

Exhibit B: Burbank City Council Meeting Minutes Excerpts

RESOLUTION NO. 496

**A RESOLUTION OF THE
BURBANK-GLENDALE-PASADENA AIRPORT AUTHORITY COMMISSION
ESTABLISHING AN AGENDA ITEM PROTOCOL**

The Burbank-Glendale-Pasadena Airport Authority Commission finds, resolves and determines as follows:

Section 1. General Guidelines.

A. The Executive Director shall have primary responsibility for agendizing items for Commission and Committee meetings. Items submitted to the Commission with a Committee recommendation shall be placed on the consent calendar unless contrary direction is given by the Committee or a contrary determination is made by the Executive Director. Agenda items shall be scheduled in a manner that promotes meeting efficiency and respects the time constraints of Commissioners.

B. The Executive Director shall consult with the President regarding Commission agenda item matters as necessary. The Executive Director shall consult with the Committee chairperson regarding that Committee's agenda item matters as necessary.

Section 2. Commission Agenda Item Protocol.

A. Commissioners shall not unilaterally ask or instruct the Executive Director or other staff to agendize an item for a Commission meeting. Any Commissioner who desires to have an item agendized for Commission consideration shall make a request at a Commission meeting during the Commissioner Comments portion of the meeting. If two other Commissioners express support for the request, then the request (not the actual item) shall be agendized for the next Commission meeting for a preliminary discussion.

B. At the preliminary discussion, the Executive Director shall present relevant factors for the Commission's consideration including staff workload and impact on existing and potential litigation. The Commission shall then deliberate and take one of the following actions: instruct the Executive Director to agendize the item for a future Commission meeting; defer the request for a determination at a later date; or table the request (i.e., determine that the item shall not be agendized for a future Commission meeting).

Section 3. Committee Agenda Item Protocol.

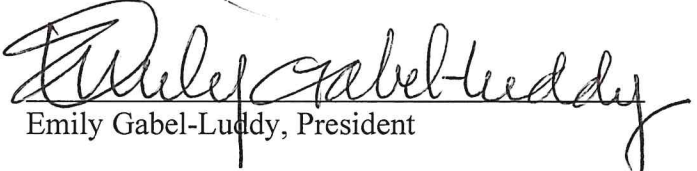
A. Committee members shall not unilaterally ask or instruct the Executive Director or other staff to agendize an item for a Committee meeting. Any Committee member who desires to have an item agendized for that Committee's consideration shall make a request at a Committee meeting during the Commissioner Comments portion of the meeting. If the item is within the Committee's subject matter jurisdiction, then the request (not the actual item) shall be agendized for the next Committee meeting for a preliminary discussion.

B. At the preliminary discussion, the Executive Director shall present relevant factors for the Committee's consideration including staff workload and impact on existing and potential litigation. The Committee shall then deliberate and take one of the following actions by affirmative vote of no less than two Committee members: instruct the Executive Director to agendize the item for a future Committee meeting; defer the request for a determination at a later date; or table the request (i.e., determine that the item shall not be agendized for a future Committee meeting).

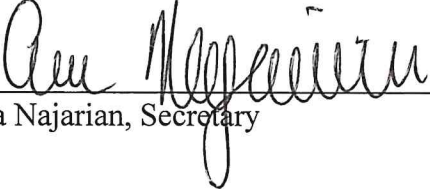
C. If the Committee determines that the item shall be agendized for a future Committee meeting and the Executive Director has significant concerns about that instruction, then the Executive Director may submit the agenda item request to the Commission for a final decision at the next Commission meeting. The Executive Director shall present relevant factors for the Commission's consideration including staff workload and impact on existing and potential litigation. The Commission shall then deliberate and either uphold or overturn the Committee's instruction to agendize the item for a future Committee meeting.

Section 2. Effective Date. This Resolution shall be effective upon adoption.

Adopted this 17th day of January, 2023.


Emily Gabel-Luddy, President

Attest:


Ara Najarian, Secretary

6/25/2024

Memorial Adjournment Vice-Mayor Perez announced that tonight City Council will adjourn in memory of retired Library Director Marcia Bell and introduced Denise Ovrrom, who made remarks.

ANNOUNCEMENTS:

Vice-Mayor Perez displayed a PowerPoint Presentation announcing the following: (1) Second Walking Tour for Downtown Transit Oriented Development Specific Plan; (2) Waste Reduction Regulation Ordinance; (3) Advertising Legal Notices in the Burbank Leader; (4) Elephant Parade (5) Notice of Intent – Mitigated Negative Declaration for Aleppo Pine Tree Removal and Replacement Project; and (6) General Municipal Election Nomination Period.

COUNCIL PRESENTATIONS/RECOGNITIONS:

Vice-Mayor Perez presented a Proclamation Declaring July 1-31, 2024, as “Parks and Recreation Month” in the City of Burbank and welcomed Myeisha Peguero Gamiño, Parks, Recreation, and Community Services Board Chair, who made remarks.

Vice-Mayor Perez presented a Certificate of Recognition to the Volunteers of the Burbank Animal Shelter for their 30th Anniversary and welcomed Eleanor O’Brien, Volunteer Services Director, who made remarks.

Vice-Mayor Perez presented Certificates of Recognition to Burbank Water and Power Lineman for Outstanding Representation at the 2024 LA Area Lineman’s Rodeo and welcomed Mandip Samra, General Manager of Burbank Water and Power, Riad Sleiman, Assistant General Manager of Electric Services, and Tom Wilke, Manager of Electric Distribution, who made remarks.

Vice-Mayor Perez presented of Certificates of Recognition to Burbank Water and Power for Earning the American Public Power Association’s ‘Diamond’ Reliable Public Power Provider (RP₃) Designation and welcomed Mandip Samra, General Manager of Burbank Water and Power, and Riad Sleiman, Assistant General Manager of Electric Services, who made remarks.

CITY MANAGER REPORT:

City Manager Hess introduced Courtney Padgett, Assistant City Manager, who provided an update on library safety measures; and Ken Berkman, Public Works Director, who provided an update on the Touch-a-Truck event by the Public Works Department.

PRESENTATION

Vice-Mayor Perez introduced Frank Miller, who provided an Update from the Burbank-Glendale-Pasadena Airport Authority.

REPORTING ON CLOSED SESSION:

City Attorney McDougall reported that the City Council met in Closed Session regarding the agendaized Closed Session items and City Council took no reportable action.

Night Out; (4) General Municipal Election Nomination Period; and (5) Planning Commission Vacancy.

COUNCIL PRESENTATIONS/RECOGNITIONS:

Mayor Schultz presented Certificates of Participation to the Burbank Student Sister City Delegates Returning from Incheon, Korea and welcomed Annabelle Abruzzo, Charlotte Hartwell, and Maxwell Ioanou-Price, who made remarks.

CITY MANAGER REPORT:

City Manager Hess introduced Diego Cevallos, Assistant Park, Recreation, and Community Services Director, who provided a brief report on the Department’s new Adaptive Sports Equipment.

PRESENTATION

Mayor Schultz introduced Marsha Ramos, Metropolitan Water District of Southern California (MWD) Board Member; Adán Ortega, MWD Board Chair; and Shane Chapman, MWD Interim General Manager, who provided an update on a brief report on Metropolitan Water District’s Climate Adaptation Master Plan.

REPORTING ON CLOSED SESSION:

City Attorney McDougall reported that the City Council met in Closed Session regarding the agendized Closed Session items and City Council took no reportable action.

General Public
Comment

GENERAL PUBLIC COMMENT:

Appearing to comment were: Elizabeth Bax, Polly Michael Stenberg, Nivine, Julie Grair, Adam Pryor, Jo Pimienta, Stephano Medina, Christopher Malotte, Rabbi Tsafi Lev, Linda Kite, Darrin Borders, Karin Rainey, Rabbi Mark H. Sobel, Brian Smith, Rebecca Cherneck, Carol-Ann Coates, Moira Paris, Jane Harrison, Matt Fabius, Jordan Barger, Ashley Ramsey, Molly Shore, Soe Reyes, Lilibeth Jimenez, Rajkamal Singh, Mark Scroggs, Rachel Wallace, Lauren Hammel, Patricia, Omar Quwaider, Amanee Izhaq, Johanna Moyd, Oshoy R., Eddie Vclikova, Nicolas Bates, Colton Davis, Katherine Watson, Inez Madrigal, Majid Harr, Mouzam Makkar, Misty Tamburelli, Mariam Bitar, Maha Bitar, Majdi Bitar, Hovanes Tonoyan, Basma, Bashar, Mary Anne Yap, Joy Collins-Brode, Leslie Valez, Rida Hamida, Maysaa M., Ronald Ballasteros, Canyon, Joshua Martinez, Faiz Ansari, Rosalind Jones, Michele Manos, Linda Granero, Reem Yassin, Tracy Grair, Cate Cundiff, Michele Madrigal, Esma Ali, Ron Wizgan, Tanya Dickson, Estee Chandler, Jackie Cherry, and Lindsay Katai.

Calling in to comment were: Anne Marie Kinney, Stuart Sigman, Gigi Urel, Daisy Sim, Manny Bergam, Aram Pirjanion, Lindsey Collins, Dennis, Anonymous, and Timothy Jones.

Meeting Recessed/
Reconvened

The City Council Meeting recessed at 8:18 p.m. and reconvened at 8:33 p.m. due to technical issues with the telephone call-in line.

Calling in to comment were: Gabriela Ambriz, Jackie Waltman, John Gerro, Lillian Bitar, Esther Frank, Bonnie Bluestein, Amelia Hall, Cori Schieber, Chelsea, Lorena Macias, Kaitrin Snodgrass, Nirit, Nas, Gina Segal, Angelie Barrios, Huda Rashid, Ramsey Judah, Anonymous,

Commission Vacancy; (5) Potential Rent Cap Study Outreach; and (6) Park, Recreation, and Community Services Board Vacancy.

COUNCIL PRESENTATIONS/RECOGNITIONS:

Mayor Schultz welcomed Sister City Delegates visiting from Ota, Japan and welcomed Takahiro Otsuka and Yuki Ashizawa, Chaperones; Aya Aoki, Student Delegate; and Nagoshige Aoshima, Deputy Consul General, Consulate General of Japan, who made remarks.

CITY MANAGER REPORT:

City Manager Hess introduced Claudio Losacco, Burbank Police Lieutenant; Joseph Nunez, Burbank Police Officer; and Christine Hatch, Burbank Police Foundation President-Elect, who provided a brief report on new protective vests for K-9 dogs.

PRESENTATION

Mayor Schultz introduced Dr. Jeff D. Wasseem, City of Burbank Board Member; and Maritza Olmos, Operations Manager of the Greater Los Angeles County Vector Control District, who provided an update from the Greater Los Angeles County Vector Control District.

REPORTING ON CLOSED SESSION:

City Attorney McDougall reported that the City Council met in Closed Session regarding the agendaed Closed Session items and City Council took no reportable action.

General Public Comment

GENERAL PUBLIC COMMENT:

Appearing to comment were: Ron Bax, That Sign Guy, Barry Sarna, Liz Milan, David Kaischyan, Brian Smith, David Donahue, Romik Hacobian, Gus Quiroga, Lorena Quiroga, Douglas Isbell, Emily Payne, Eddy Polon, Hunter, Nathan Adair, Howard Parkins, Laura Dunn, Patrick Dunn, Jo Pimienta, Cate Cundiff, Andre Dionysian, Elizabeth Bax, and Andrew Wright.

Calling in to comment were: Elizabeth, Alex Tuckman, and Max Yelbi.

COUNCIL, CITY MANAGER AND/OR CITY ATTORNEY COMMENT:

Council Members and Staff responded to Public Comment.

Motion

CONSENT CALENDAR:

It was moved by Vice-Mayor Perez, seconded by Council Member Takahashi, and carried 5-0 by roll call vote for Item Nos. 1-5 and 7; and for Item No. 6, carried 4-0-1 (Anthony, abstain), to approve the Consent Calendar.

City Council Minutes

1. City Council Minutes

Approve the City Council Minutes of the Regular Meeting of July 16, 2024, and the Dark Meeting of July 23, 2024.

Adoption of an Ordinance Modifying Residential Tenant Protections within the City of Burbank

2. Adoption of an Ordinance Modifying Residential Tenant Protections within the City of Burbank

**BURBANK-GLENDALE-PASADENA AIRPORT
AUTHORITY EXECUTIVE COMMITTEE
OCTOBER 2, 2024**

COMMITTEE PENDING ITEMS

Future

1. Additional Art Opportunities Program - Replacement Passenger Terminal
2. Bas Relief Disposition – Hope Family Foundation
3. Disposition of Artifacts, Artworks and Models in current Terminal



Jacobs

Challenging today.
Reinventing tomorrow.

Replacement Passenger Terminal Burbank Water & Power Aid-in-Construction Agreements

Presented to:
Executive Committee
October 1, 2024

Presented by:
Jacobs Program Management Co.

1. Electrical Power Overview

2. Proposed Board Actions



1. Electrical Power Overview

2. Proposed Board Actions



Current Electrical Power Overview

■ Permanent Power

- Previous permanent power demands for the new facilities were estimated to be approximately 5 Megawatts (MS)
- As updated power demand forecast performed in 2022/23 showed a projected future demand of approximately 18 MW. The significant increase was due to:
 - A more detailed project definition related to the facilities to be constructed, and;
 - Recent City of Burbank Ordinances related to electric vehicle charging requirements for new parking facilities.

■ Construction Power

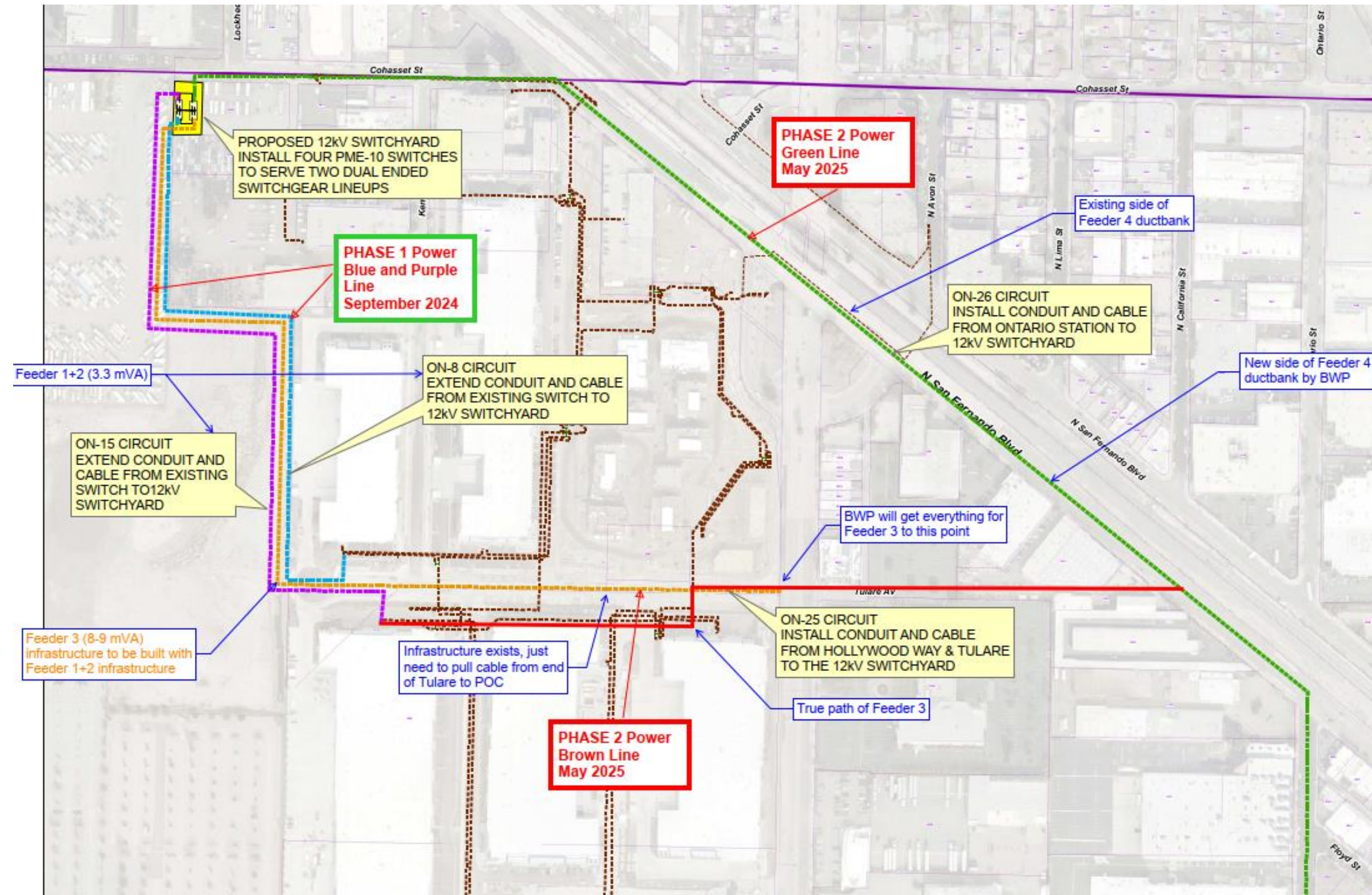
- A construction temporary power demand analysis was performed by the Design-Build team in May of 2023. The projected temporary power demand for construction was found to exceed the power available to BGPAA from the Ontario Substation.

Construction/Temporary Electrical Power Solution

■ Construction/Temporary Power

- The RPT project team met with BWP staff and developed an approach to provide power for construction and sufficient temporary power to commission and operate the RPT until a permanent power solution is constructed.
- The temporary solution is being delivered in two phases.
 - Phase 1: BWP has committed to provide construction and power to enable construction to continue as scheduled.
 - Phase 2: BWP has committed to provide sufficient temporary power to enable commissioning and operations of the RPT project until a permanent power solution is in place.
- The approach includes the following significant elements
 - Installation of new electrical switch gear on the RPT site
 - Extending existing power feeds 1 & 2 to the site.
 - Installation of two new power feeds from the Ontario Substation to the RPT site

Outcome: BWP Temporary Power to the RPT



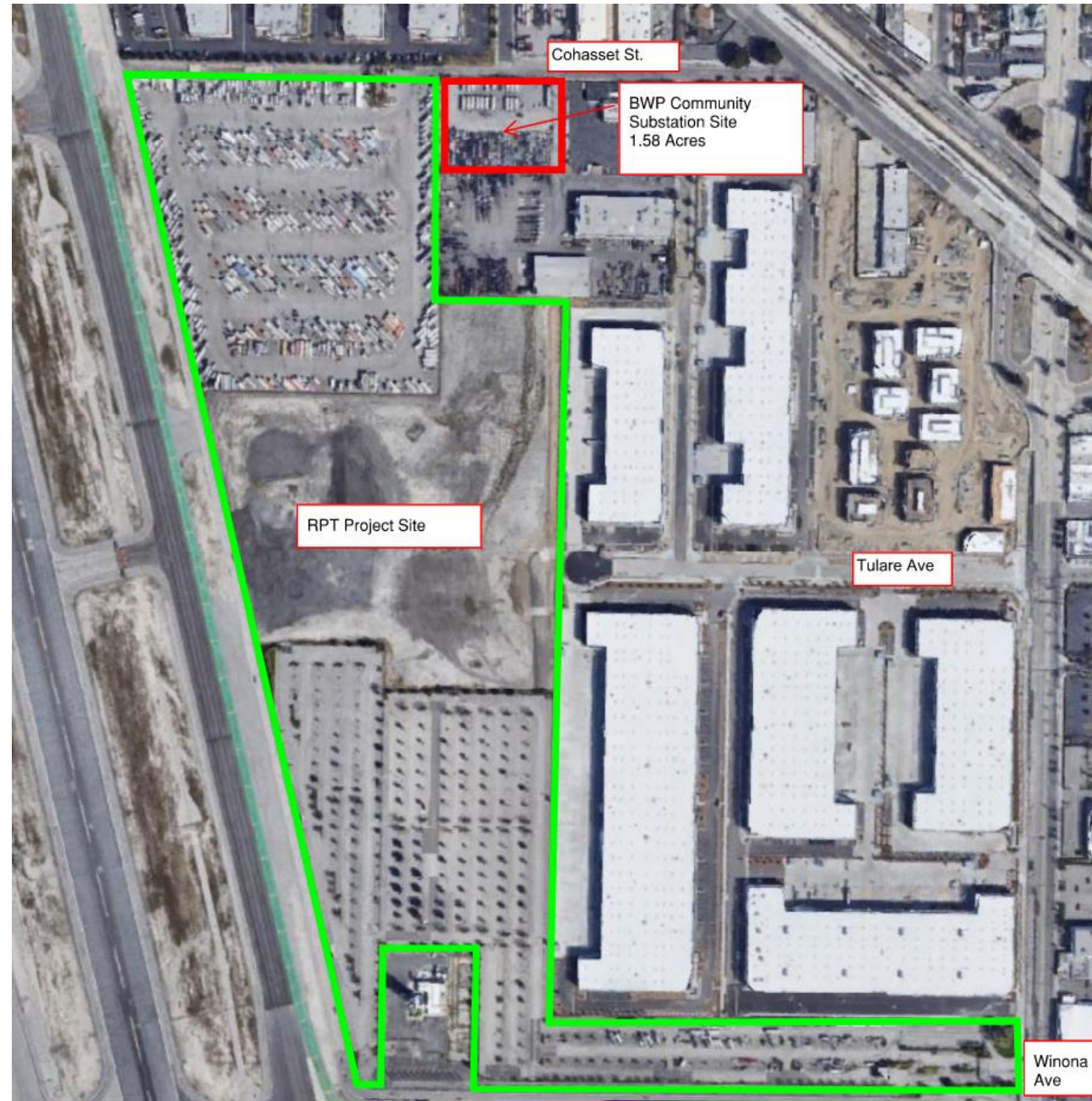
Permanent Electrical Power Solution

- Permanent Power
 - BWP has proposed two alternatives to meet BGPAA’s permanent power requirements.
 - Development of a new “Customer” Substation. The Customer Substation would only serve BUR.
 - Development of a new “Community” Substation. The Community Substation would provide power to BUR as well as future development north of BUR.
 - Staff has recommended proceeding with the development of a Community Substation for the following reasons.
 - BGPAA’s initial capital costs for both the customer and community stations are identical
 - BGPAA would be responsible for O&M, refurbishment and replacement of a Customer Substation
 - BWP will be responsible for O&M, refurbishment and replacement of Community Substation

Permanent Electrical Power Solution (Continued)

- Additional Community Station Benefits
 - The Community Station will be fed by four transmission lines providing a redundant power supply to BUR.
 - This also presents a financial benefit to BGPAA. BGPAA is paying for the two lines for construction/temporary power. Under a Customer Substation BWP will not have sufficient power from the Ontario Substation to maintain power to the two transmission lines.
 - In the event of a substation outage BWP will provide priority response to correct the outage. BWP's response time to a Customer Substation may be up to five days.
 - BGPAA will have access to additional power above the initial demand.

Community Substation Location (1.58 Acres)



1. Electrical Power Overview

2. Proposed Board Actions



Aid-in-Construction Agreements

- \$3,228,200 for Phase 2 (17 MW Temporary Terminal Power)
 - Substructure installation
- \$7,110,070 for Phase 2 (Temporary Terminal Power) 12kV Distribution
 - On-site switch gear, partial conversion of BWP Clybourn substation
- Costs for the AIC Agreements are included in the RPT Project Budget approved by the Commission
- Updated Electrical Power Costs

| | | |
|--|----------------------------|---|
| Substation Work | \$33,123,198 | |
| Offsite Sub Transmission Work | \$19,650,000 | |
| Credit for the Ontario Substation Capacity (5.0 MVA) | \$(1,706,640) | |
| BMP Credit to construct the new community Substation | <u>\$(10,233,264)</u> | |
| Total Substation Costs | <u>\$50,833,294</u> | ← BWP's substation estimate has increased by \$10,000,000 |
| Temporary Construction Power (June 2024 & May 2025) | <u>\$11,800,000</u> | |
| Total RPT BWP Power Costs | \$62,633,294 | |



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Replacement Passenger Terminal

Avion Property Tree &

Landscaping Guaranty

&

Retaining Wall Finish

Presented to:

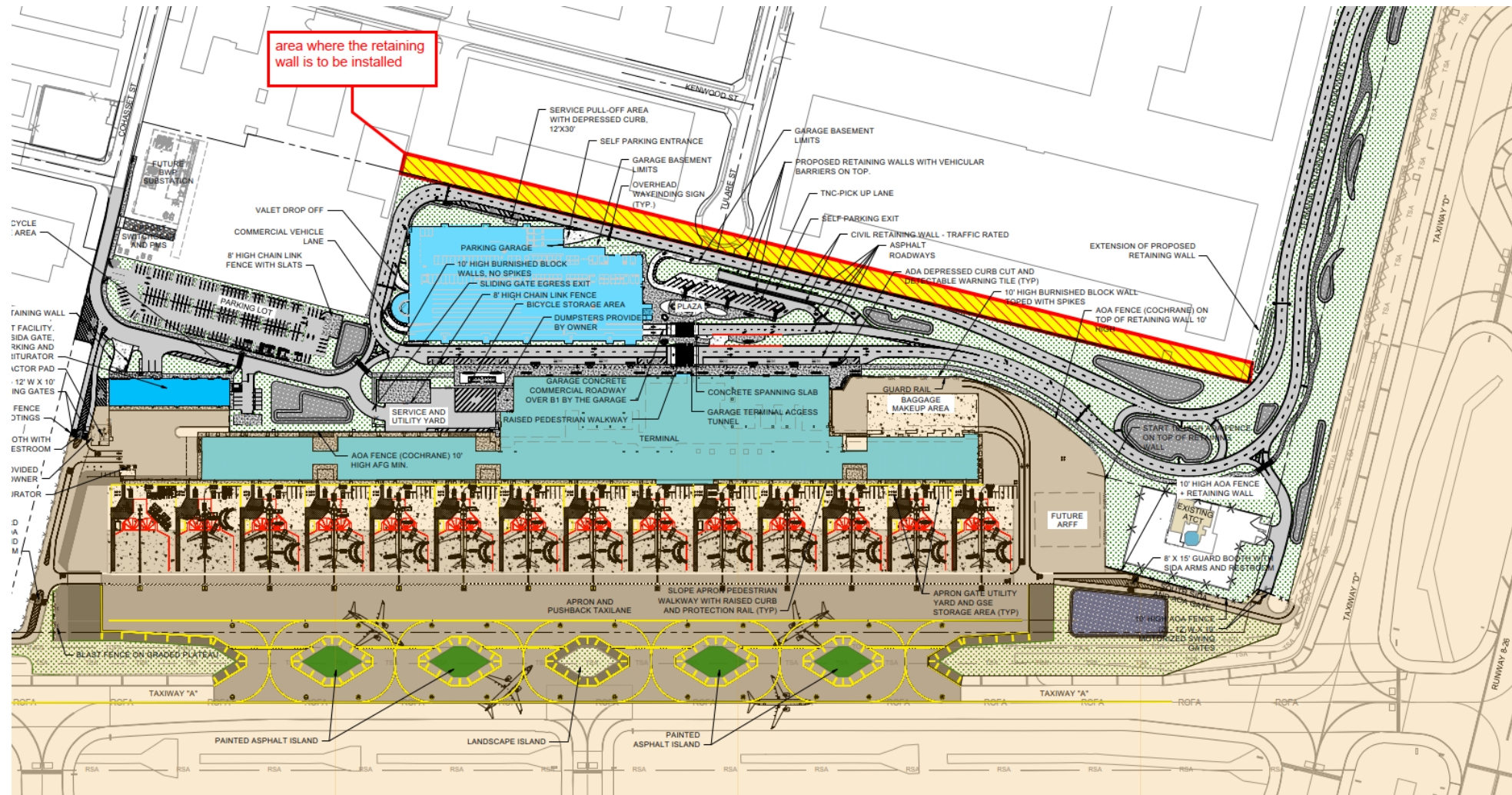
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Background

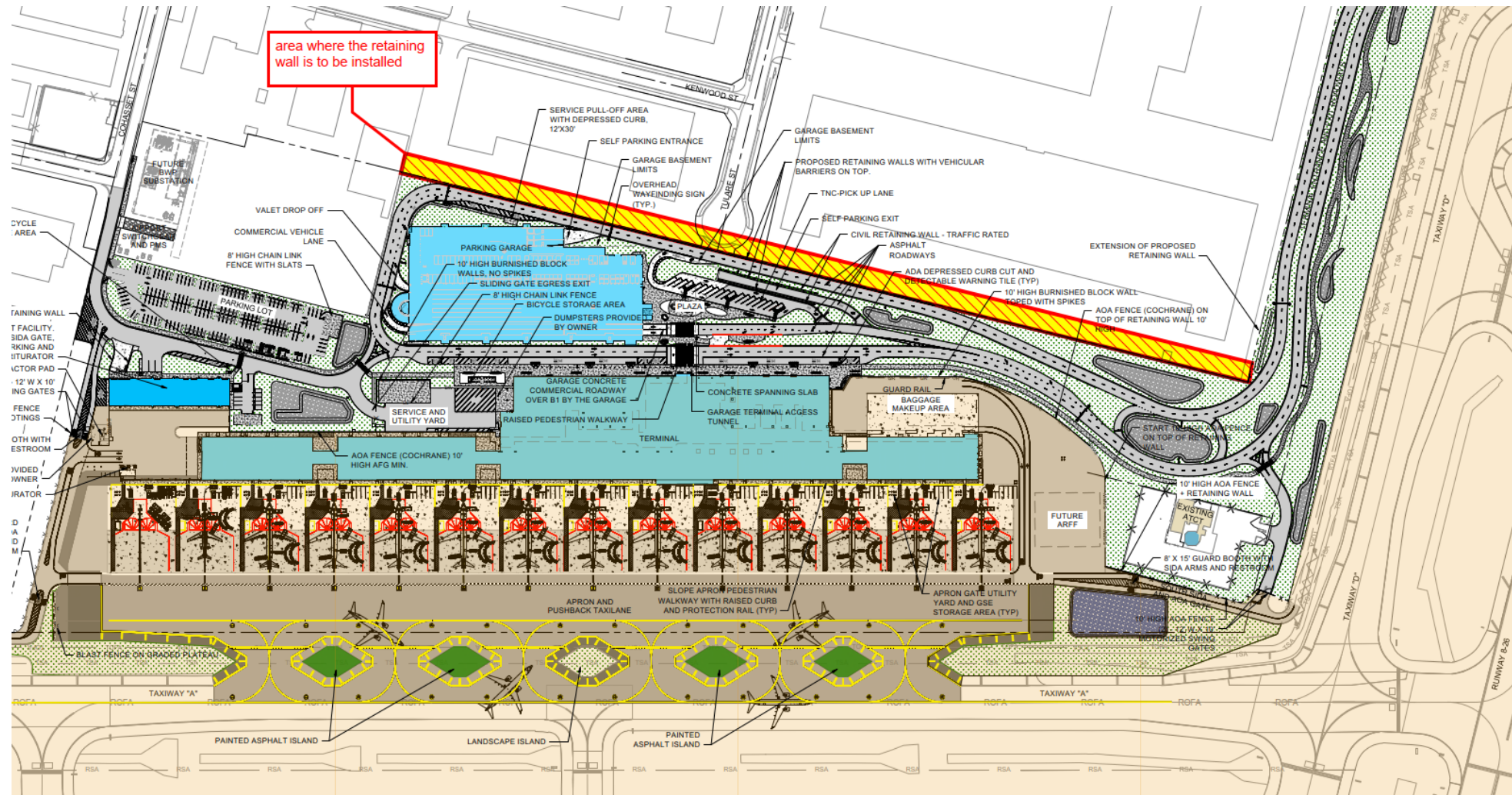


- +/- 15 foot grade differential required construction of a 2000 + foot long retaining wall between Avion and the RPT site.
- Site construction required a construction easement on the Avion property and demolition of fencing and landscaping on the Avion property.
- The Avion property was developed under a Development Agreement (DA) between Burbank Industrial Investors (BII) and the City of Burbank.
- The DA included several conditions of approval related to tree canopy coverage and retaining wall finishes

A SITE PLAN OVERALL
C-101



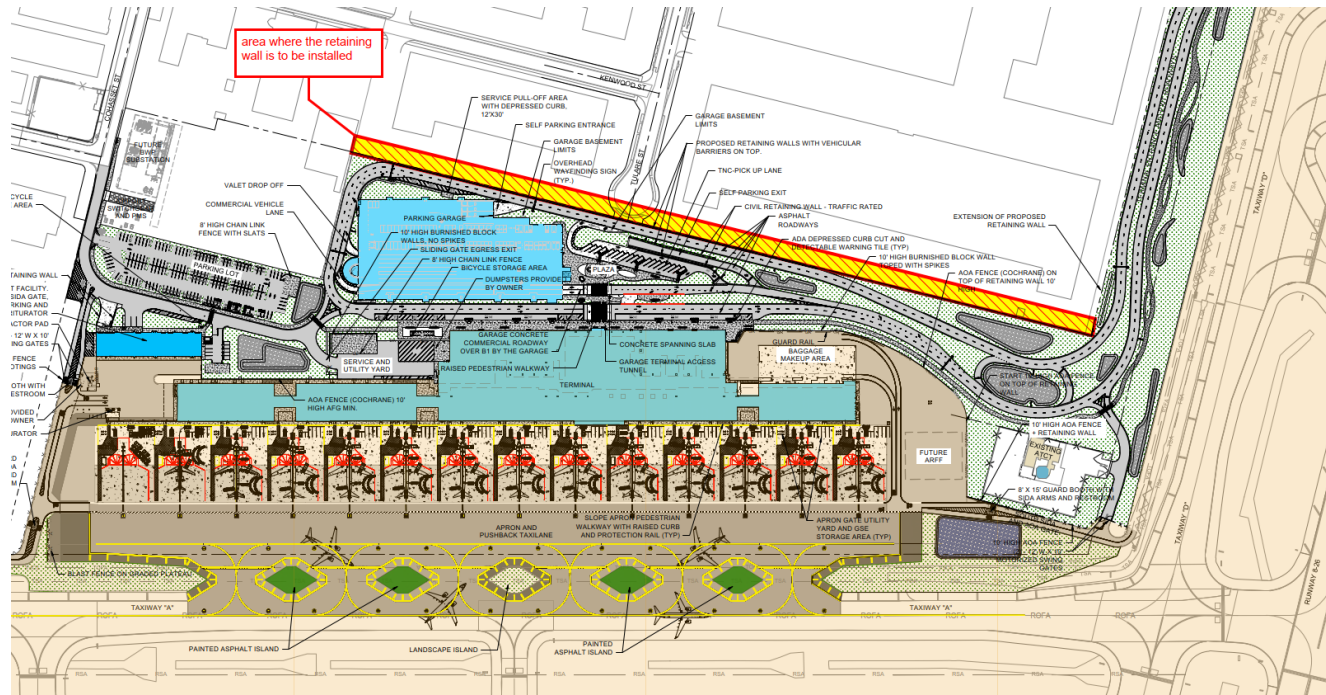
Proposed Board Actions



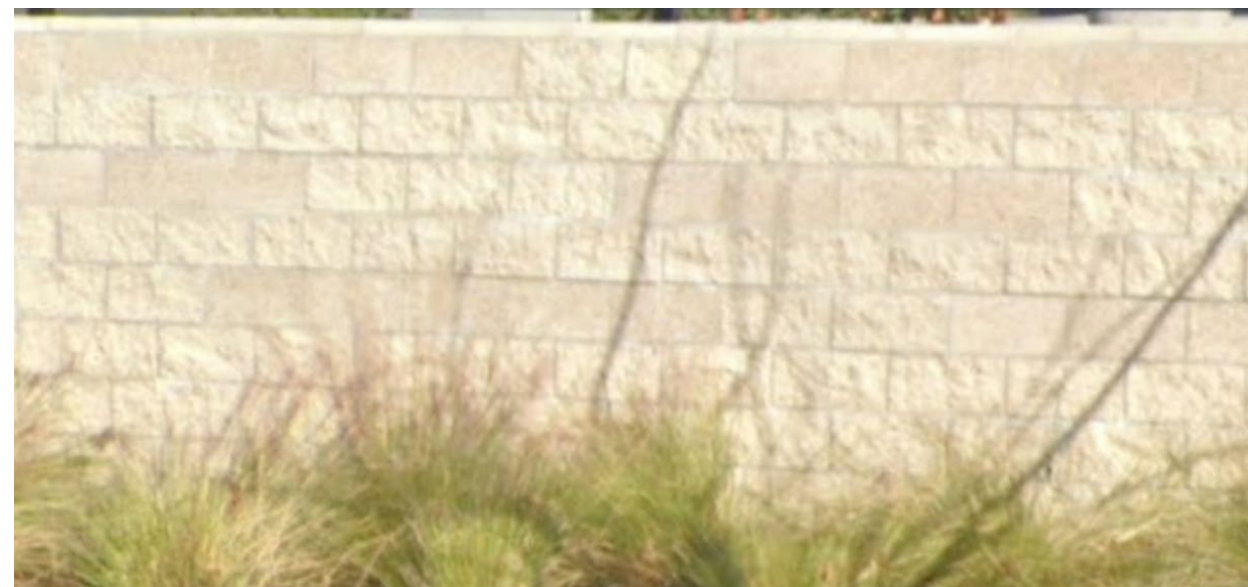
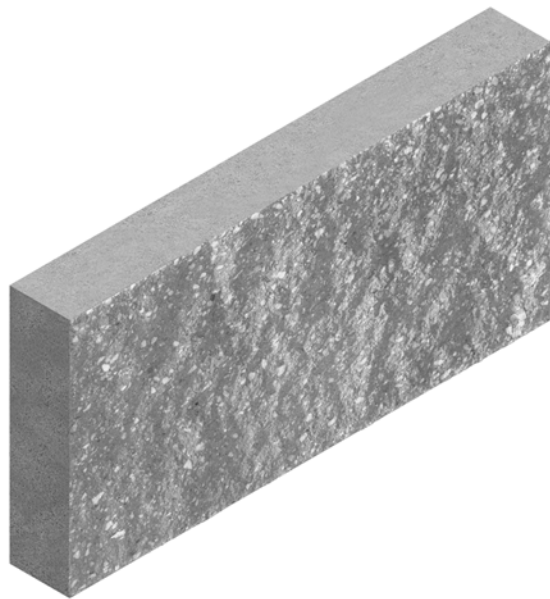
A SITE PLAN OVERALL
C-101

- **Tree and Landscaping Replacement Guaranty**
 - Tree and Landscaping removal on the Avion site results in BII being in non compliance with their DA.
 - As a condition of site access and the construction easement BII is requiring an agreement protecting BII against economic losses from the City of Burbank related to the DA non compliance.
 - The guaranty also requires BGPAA to replace the trees and landscaping when the retaining wall is complete.

Proposed Board Actions (Continued)



A SITE PLAN OVERALL



- **Retaining Wall Finish**
 - The GMP from HPTJV included a standard concrete finish on the retaining wall.
 - As a condition of site access and the construction easement BII is requiring that the retaining wall finish be consistent with the requirements of the DA between BII and the City of Burbank.
 - Staff is requesting a change order not-to-exceed \$2,400,000 to install a masonry split face veneer to the entirety of the retaining wall.