



**SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT**

Item No.
10

Meeting Date: **MAY 3, 2012**

Subject:

Award a Contract to Atlas Development, to Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal One, at San Diego International Airport

Recommendation:

Adopt Resolution No. 2012-0050, awarding a contract to Atlas Development, in the amount of \$715,503.54, for Project No. 104122A, Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal One, at San Diego International Airport.

Background/Justification:

As the San Diego County Regional Airport Authority ("Authority") is moving from a single master concessionaire to a multiple-prime management approach, Project No. 104122, Refurbish Concessions Support Infrastructure, will demolish and rebuild concession shells, upgrade utilities and utility monitoring systems, redesign and rebuild neutral piers and sign bands, and perform tenant improvement design review and construction inspections at all proposed concession spaces in the Commuter Terminal ("CT"), Terminal One ("T1"), and existing Terminal Two West ("T2W").

To avoid loss of revenue and negative impact to customer service, the construction of Project No. 104122 has been divided into two separate contracts as follows:

1. 104122A- Refurbish Concessions Support Infrastructure, Phase A, CT and T1
2. 104122B- Refurbish Concessions Support Infrastructure, Phase B, CT, T1, and T2W existing

Project No. 104122A, Phase A, provides for the construction of two new retail concession shells in the CT and the remodeling of three concessions in T1 (two retail, and one food and beverage).

This project was solicited for bids on February 24, 2012, and sealed bids were opened on April 5, 2012. The following bids were received: (See Attachment A).

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Company	Total Bid
Atlas Development	\$715,503.54
Grahovac Construction Co., Inc.	\$894,162.80
SOLPAC Construction Inc., DBA Soltek Pacific Construction	\$1,076,000.

Engineer's Estimate is \$678,309.

Fiscal Impact:

Adequate funds for the contract with Atlas Development are included within the FY2012 – FY2016 Capital Budget in the Project No. 104122 – Refurbish Concessions Support Infrastructure. Sources of funding for this project include Airport Revenue Bonds and Passenger Facility Charges.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy
 Customer Strategy
 Employee Strategy
 Financial Strategy
 Operations Strategy

Environmental Review:

- A. This Board action is to refurbish the concessions support infrastructure within the existing terminals and was determined to be in a class of projects not to have a significant effect on the environment (Section 15301, Existing Facilities-Class 1) and a categorical exemption was prepared in accordance with the California Environmental Quality Act (CEQA).
- B. This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code 30106.

Equal Opportunity Program:

The Authority's small business program promotes the utilization of small, local, disadvantaged, and other business enterprises, on all contracts, to provide equal opportunity for qualified firms. By providing education programs, making resources available, and communicating through effective outreach, the Authority strives for diversity in all contracting opportunities.

The Authority has a Disadvantaged Business Enterprise ("DBE") Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects.

This project does not utilize federal funds; therefore, it will not be applied toward the Authority's over-all DBE goal.

Prepared by:

IRAJ GHAEMI, P.E.
DIRECTOR, FACILITIES DEVELOPMENT

CIP 104122A - Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal 1
Bid Tabulation Form

BID TABULATION

CIP 104122A - Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal 1

BIDS OPENED: April 5, 2012 @ 11:00 AM

ENGINEERS ESTIMATE: \$676,309.

CONTRACTOR:		Low Bidder				2nd Low Bidder				3rd Low Bidder			
ADDRESS:		Atlas Development 991 C Lomas Santa Fe Dr. #115 Solana Beach, CA 92075				Grahovac Construction Co., Inc. 8418 La Mesa Blvd. La Mesa, CA 91942				SOLPAC Construction Inc., dba Softtek Pacific Construction 2424 Congress Street San Diego, CA 92110-2888			
GUARANTEE OF GOOD FAITH:													
BID SCHEDULE A		1				2				3			
Bid Item	Item Description	Unit of Measure	Quantity	Unit Price in Figures	Total in Figures	Unit of Measure	Quantity	Unit Price in Figures	Total in Figures	Unit of Measure	Quantity	Unit Price in Figures	Total in Figures
1	Refurbish Concessions Support Infrastructure	Lump Sum	N/A	N/A	\$622,560.00	Lump Sum	N/A	N/A	\$797,166.00	Lump Sum	N/A	N/A	\$871,862.00
2	Section 1D-46, Overhead	Day	82	\$352.97	\$28,943.54	Lump Sum	82	\$402.40	\$32,996.80	Lump Sum	86	\$1,709.00	\$140,138.00
3	Allowance for Reimbursement of Permit Fee	Allowance	N/A	N/A	\$14,000.00	Lump Sum	N/A	N/A	\$14,000.00	Lump Sum	N/A	N/A	\$14,000.00
4	Allowance for Mitigation of Unforeseen Conditions	Allowance	N/A	N/A	\$50,000.00	Lump Sum	N/A	N/A	\$50,000.00	Lump Sum	N/A	N/A	\$50,000.00
TOTAL BID SCHEDULE A =					\$ 716,603.64						\$ 894,162.80	\$ 1,076,000.00	
Notes:	Addendum No. 1 Addendum No. 2	Acknowledged by Bidder: Yes Acknowledged by Bidder: Yes				Acknowledged by Bidder: Yes Acknowledged by Bidder: No				Acknowledged by Bidder: Yes Acknowledged by Bidder: Yes			
Policy 5.14 Points and Bid Adjustment Amount Table		Policy 5.14 Bid Amount Adjustment				Policy 5.14 Bid Amount Adjustment				Policy 5.14 Bid Amount Adjustment			
Points	Bid Adjustment Amount Based on Low Bid	Points	Adjustment Amount (Enter Amount from Table Based on Number of Points)	Adjusted Bid Amount	Points	Adjustment Amount (Enter Amount from Table Based on Number of Points)	Adjusted Bid Amount	Points	Adjustment Amount (Enter Amount from Table Based on Number of Points)	Adjusted Bid Amount	Points	Adjustment Amount (Enter Amount from Table Based on Number of Points)	Adjusted Bid Amount
5 or 5%	\$35,775.18												
4 or 4%	\$28,620.14												
3 or 3%	\$21,465.11	3	\$21,466.11	\$ 694,038.43	5	\$35,776.18	\$ 858,387.62	0		\$ 1,076,000.00			
2 or 2%	\$14,310.07												
1 or 1%	\$7,155.04												

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RESOLUTION NO. 2012-0050

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDING A CONTRACT TO ATLAS DEVELOPMENT, IN THE AMOUNT OF \$715,503.54 FOR PROJECT NO. 104122A, REFURBISH CONCESSIONS SUPPORT INFRASTRUCTURE, PHASE A, COMMUTER TERMINAL AND TERMINAL ONE, AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, the San Diego County Regional Airport Authority ("Authority") is moving from a single master concessionaire to a multiple prime management approach in December, 2012; and

WHEREAS, Project No. 104122 will demolish and rebuild concession shells and upgrade utilities and utility monitoring systems, redesign and rebuild neutral piers and sign bands, and perform tenant improvement design review and construction inspections at all proposed concession spaces in the Commuter Terminal ("CT"), Terminal One ("T1"), and existing Terminal Two West ("T2W"); and

WHEREAS, to avoid loss of revenue and customer service, the construction of Project No. 104122 has been divided into two separate contracts; Refurbish Concessions Support Infrastructure, Project No. 104122A, Phase A, CT and T1 and Project No. 104122B, Phase B, CT, T1, and existing T2W; and

WHEREAS, Project No. 104122A, Phase A, provides for the construction of two new retail concession shells in the CT, and remodeling of three concessions in T1 (two retail, and one food and beverage); and

WHEREAS, the Authority issued a Bid Solicitation Package for Project No. 104122A, Phase A, on February 24, 2012; and

WHEREAS, on April 5, 2012, the Authority opened Sealed Bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Atlas Development, submitted a bid of \$715,503.54 and the Authority's staff has duly considered the bid, and has determined Atlas Development is responsible, and that its bid is responsive in all material respects; and

WHEREAS, the San Diego County Regional Airport Authority Board ("Board") believes that it is in the best interest of the Authority and the public that it serves, for the Board to award Atlas Development the contract for Project No. 104122A, Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal One, upon the terms and conditions set forth in the Bid Solicitation Package.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby awards a contract to Atlas Development in the amount of \$715,503.54 for Project 104122A, Refurbish Concessions Support Infrastructure, Phase A, Commuter Terminal and Terminal One, upon the terms and conditions set forth on the Bid Solicitation Package; and

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee is hereby authorized to execute and deliver such contract to Atlas development; and

BE IT FURTHER RESOLVED that the Authority and its officers, employees, and agents are hereby authorized, and directed to do and perform such acts as may be necessary or appropriate in order to effectuate fully the foregoing resolution; and

BE IT FURTHER RESOLVED that the Board FINDS that this Board action is for a project determined not to have a significant effect on the environment (Section 15301, Existing Facilities – Class 1) and a categorical exemption was prepared in accordance with the California Environmental Quality Act; and that this project is not a "development" as defined by the California Coastal Act. Pub. Res. Code Section 30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of May, 2012, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

TONY R. RUSSELL
**DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK**

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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