



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

**Item No.
11**

Meeting Date: **NOVEMBER 1, 2012**

Subject:

Award a Contract to S&L Specialty Contracting Inc., for Quieter Home Program Phase 6, Group 9 (28 West Side, Non-Historic, Condominium Units)

Recommendation:

Adopt Resolution No. 2012-0121, awarding a contract to S&L Specialty Contracting Inc., in the amount of \$1,024,550, for Project No. 380609, Phase 6, Group 9 (28 West Side Non-Historic Condominium Units) of the San Diego County Regional Airport Authority's Quieter Home Program.

Background/Justification:

The Quieter Home Program ("Program") provides sound attenuation treatment to residences within the highest noise-impacted neighborhoods surrounding San Diego International Airport ("SDIA"). The Phase 6, Group 9, project includes installation of new acoustical windows, doors, insulation, and ventilation improvements to reduce aircraft-related noise levels inside the homes. This project will provide sound attenuation to 28 west side, non-historic, condominium units.

To date, the Program has completed 2,323 residences, of which 588 are historic and 1,735 are non-historic; 1,517 residences are located west of SDIA and 806 are located east of SDIA.

Project No. 380609 was advertised on September 4, 2012. After bid advertisement it was determined that extensive mechanical redesign was required for this condominium complex. Due to the magnitude of the changes to the bid documents and the timeframe required to complete them, the original bid opening date of October 4, 2012, was extended by one week to open on October 11, 2012, to allow contractors the opportunity to thoroughly review the documents and provide a responsive and responsible bid that included the revised scope of work.

The following bids were received (refer to Attachment A):

Company	Total Bid
S&L Specialty Contracting, Inc.	\$1,024,550
Nuera Contracting and Consulting LP	\$1,096,563
G&G Specialty Contractors, Inc.	\$1,105,909

The Engineer's estimate is \$1,120,000. The Engineer's estimate was updated to account for the changes in design.

The low bid of \$1,024,550, is considered responsive, and S&L Specialty Contracting Inc., is considered responsible. Award to S&L Specialty Contracting Inc., is, therefore, recommended in the amount of \$1,024,550.

Fiscal Impact:

Adequate funds for FY2013 and FY2014 expenditures, under the S&L Specialty Contracting Inc. contract, are included within the operating budget in the Authority's Quieter Home Program. Sources of funding include federal Airport Improvement Program grants 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 a "project" subject to the California Environmental Quality Act ("CEQA"), Pub. Res. Code Section 21065. The individual projects under the Quieter Home Program are part of a class of projects that are categorically exempt from CEQA: 14 Cal. Code Regs. Section 15301 – "Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination."
- B. This Board action is a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106. The individual projects under the Quieter Home Program will consist of treatments to single-family and multi-family dwellings. Improvements to single-family homes are exempt from coastal permit requirements under Pub. Res. Code Section 30610(a) and 14 Cal. Code Regs. Section 13250 – "Improvements to Single-Family Residences." The proposed improvements to multi-family residences are exempt from coastal permit requirements under Pub. Res. Code Section 30610(b) and 14 Cal. Code Regs. Section 13253 – "Improvements to Structures Other than Single-Family Residences and Public Works Facilities that Require Permits."

Equal Opportunity Program:

The Authority's small business program promotes the use 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 utilizes federal funds; therefore, it will be applied toward the Authority's overall DBE goal. S&L Specialty Contracting Inc. is proposing 13.17% DBE participation on QHP Phase 6, Group 9.

Prepared by:

DAN FRAZEE
DIRECTOR, AIRPORT NOISE MITIGATION

SPECIFICATION NO. 380609

TABULATION OF BIDS

ATTACHMENT A

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380609
 BIDS OPENED: October 11, 2012, 2:00 p.m.
 ENGINEER'S ESTIMATE: \$1,120,000.00

CONTRACTOR:		S & L Specialty Contracting, Inc. 315 S. Franklin Street, Syracuse, NY 13202 Hartford Casualty Insurance Company		Nuera Contracting and Consulting LP 12975 Brookglen Place, Suite 160, Poway, CA 92064 American Safety Casualty Insurance Company		G & G Specialty Contractors, Inc. 4633 S. 36th Street, Phoenix, AZ 85040 Hartford Fire Insurance Company					
Res No.	Bid Item Number	Dwelling Units	Unit of Measure	General Construction (In Figures)	HVAC Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)	General Construction (In Figures)	HVAC Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)
380607 01	Allenby	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,682.00	6,062.00	3,214.00	38,158.00
380607 02	Ashabanner	1	Lump Sum	12,000.00	9,000.00	2,000.00	23,000.00	17,666.00	6,062.00	3,214.00	26,942.00
380607 03	Bailey	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,671.00	6,062.00	3,214.00	38,147.00
380607 06	Bleakow	1	Lump Sum	21,000.00	9,000.00	2,000.00	32,000.00	27,027.00	6,062.00	3,214.00	36,303.00
380607 08	Bourne	1	Lump Sum	13,000.00	9,000.00	2,000.00	24,000.00	17,666.00	6,062.00	3,214.00	26,942.00
380607 10	Camebell	1	Lump Sum	21,000.00	9,000.00	2,000.00	32,000.00	23,810.00	6,062.00	3,214.00	33,186.00
380607 11	Ching	1	Lump Sum	23,000.00	9,000.00	2,000.00	34,000.00	28,017.00	6,062.00	3,214.00	37,293.00
380607 13	Cumar	1	Lump Sum	23,000.00	9,000.00	2,000.00	34,000.00	27,999.00	6,062.00	3,214.00	37,275.00
380607 15	Davis	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,614.00	6,062.00	3,214.00	38,090.00
380607 20	Fruit	1	Lump Sum	20,000.00	9,000.00	2,000.00	31,000.00	23,854.00	6,062.00	3,214.00	33,130.00
380607 21	Francisco	1	Lump Sum	21,000.00	9,000.00	2,000.00	32,000.00	26,533.00	6,062.00	3,214.00	35,609.00
380607 23	Hamilton	1	Lump Sum	14,000.00	9,000.00	2,000.00	25,000.00	19,276.00	6,062.00	3,214.00	28,552.00
380607 25	Ingramson	1	Lump Sum	14,000.00	9,000.00	2,000.00	25,000.00	18,618.00	6,062.00	3,214.00	28,184.00
380607 35	Jackson	1	Lump Sum	14,000.00	9,000.00	2,000.00	25,000.00	19,560.00	6,062.00	3,214.00	28,836.00
380607 36	Keller	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,072.00	6,062.00	3,214.00	37,348.00
380607 38	Kell	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,084.00	6,062.00	3,214.00	37,360.00
380607 39	Maddox	1	Lump Sum	13,000.00	9,000.00	2,000.00	24,000.00	18,177.00	6,062.00	3,214.00	27,453.00
380607 41	Madrax	1	Lump Sum	20,000.00	9,000.00	2,000.00	31,000.00	24,036.00	6,062.00	3,214.00	33,309.00
380607 42	Novomy	1	Lump Sum	20,000.00	9,000.00	2,000.00	31,000.00	23,922.00	6,062.00	3,214.00	33,198.00
380607 44	Pena	1	Lump Sum	21,000.00	9,000.00	2,000.00	32,000.00	23,865.00	6,062.00	3,214.00	33,141.00
380607 47	Peterson	1	Lump Sum	20,000.00	9,000.00	2,000.00	31,000.00	26,437.00	6,062.00	3,214.00	35,713.00
380607 48	Rose	1	Lump Sum	14,000.00	9,000.00	2,000.00	25,000.00	19,276.00	6,062.00	3,214.00	28,552.00
380607 49	Seawley	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	29,801.00	6,062.00	3,214.00	38,877.00
380607 50	Scott	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	23,842.00	6,062.00	3,214.00	33,118.00
380607 53	Simonsen	1	Lump Sum	20,000.00	9,000.00	2,000.00	31,000.00	23,854.00	6,062.00	3,214.00	33,130.00
380607 58	Soares	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	28,884.00	6,062.00	3,214.00	38,160.00
380607 59	Vine	1	Lump Sum	24,000.00	9,000.00	2,000.00	35,000.00	17,485.00	6,062.00	3,214.00	26,751.00
380607 67	Maddox	1	Lump Sum	13,000.00	9,000.00	2,000.00	24,000.00	17,485.00	6,062.00	3,214.00	26,751.00
				Subtotal	\$855,000.00		\$855,000.00	Subtotal			\$855,359.00
				Allowance for Structural HVAC, Elect. Repairs	140,000.00		140,000.00	Allowance for Structural HVAC, Elect. Repairs			140,000.00
				Bldg & Utility Permits & Fees	27,000.00		27,000.00	Bldg & Utility Permits & Fees			27,000.00
				Allowance for 150 "Req'd" Shirts	2,550.00		2,550.00	Allowance for 150 "Req'd" Shirts			2,550.00
				TOTAL BID	\$1,024,550.00		\$1,024,550.00	TOTAL BID			\$1,024,550.00

Note: Addendums No. 1, 2, and 3 noted.

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RESOLUTION NO. 2012-0121

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDDING A CONTRACT TO S&L SPECIALTY CONTRACTING INC., IN THE AMOUNT OF \$1,024,550 FOR PROJECT NO. 380609, PHASE 6, GROUP 9 (28 WEST SIDE, NON-HISTORIC CONDOMINIUM UNITS) OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY'S QUIETER HOME PROGRAM

WHEREAS, the San Diego County Regional Airport Authority ("Authority") has established a residential sound insulation program, known as the Quieter Home Program ("Program"), to reduce aircraft noise levels in the homes of residents living within the highest noise-impacted neighborhoods surrounding San Diego International Airport; and

WHEREAS, Phase 6, Group 9, of the Program, will include installation of new acoustical windows, doors, insulation, and ventilation improvements to reduce aircraft-related noise levels inside the homes; and

WHEREAS, Phase 6, Group 9, of the Program provides sound attenuation to 28 west side, non-historic, condominium units; and

WHEREAS, the Authority issued a Bid Solicitation Package for Phase 6, Group 9, on September 4, 2012; and

WHEREAS, on October 11, 2012, the Authority opened sealed bids received in response to the Bid Solicitation Package. Project No. 380609 was advertised on September 4, 2012; after bid advertisement it was determined that extensive mechanical redesign was required for this condominium complex. Due to the magnitude of the changes to the bid documents and the timeframe required to complete them, the original bid opening date of October 4, 2012 was extended by one week to open on October 11, 2012 to allow contractors the opportunity to thoroughly review the documents and provide a responsive and responsible bid that included the revised scope of work. The Engineer's estimate was updated to account for the changes in design; and

WHEREAS, the apparent low bidder, S&L Specialty Contracting Inc., submitted a bid of \$1,024,550; and the Authority's staff has duly considered the bid and has determined S&L Specialty Contracting Inc. is responsible and that its bid is responsive in all material respects; and

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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 to award S&L Specialty Contracting Inc., the lowest bidder, the contract for Phase 6, Group 9, 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 S&L Specialty Contracting Inc., in the amount of \$1,024,550, for Project No. 380609, Phase 6, Group 9 (28 West Side, Non-Historic Condominium Units) of the Authority's Quieter Home Program.

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee hereby is AUTHORIZED to execute and deliver such contract to S&L Specialty Contracting Inc.; and

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

BE IT FURTHER RESOLVED that the Board of the San Diego County Regional Airport Authority FINDS that this is a "project" as defined by the California Environmental Quality Act ("CEQA"), Pub. Res. Code Section 21065; and is a "development," as defined by the California Coastal Act, Pub. Res. Code Section 30106 and that the individual Quieter Home Program projects are categorically exempt from the CEQA under Cal. Code Regs. Section 15301(f), "Existing Facilities," and are exempt from coastal permit requirements under Pub. Res. Code Sections 30610(a) and 30610(b) and 14 Cal. Code Regs. Section 13250 and 13253.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 1st day of November, 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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