



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
13

Meeting Date: **DECEMBER 13, 2012**

Subject:

Award a Contract to PCL Construction Services, Inc., to Refurbish Concessions Support Infrastructure, Phase B, Commuter Terminal, Terminal 1, and Terminal 2 West at San Diego International Airport

Recommendation:

Adopt Resolution No. 2012-0131, awarding a contract to PCL Construction Services, Inc., in the amount of \$7,925,819, for Project No. 104122, Refurbish Concessions Support Infrastructure, Phase B, Commuter Terminal, Terminal 1, and Terminal 2 West at San Diego International Airport.

Background/Justification:

The San Diego County Regional Airport Authority ("Authority") is moving from a single master concessionaire to multiple-prime management. 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 1 ("T1"), and existing Terminal 2 West ("T2W").

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

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

Contract 2, provides for the refurbishment of shell spaces at the CT, T1, and T2W.

This project was solicited for bids on August 7, 2012, and sealed bids were opened on September 20, 2012. The following bids were received: (See Attachment A).

000249

Company	Total Bid
PCL Construction Services, Inc.	\$7,925,819
Soltek Pacific Construction Services	\$8,702,000
Stronghold Engineers, Inc	\$8,959,100
USS Cal Builders	\$8,753,720
Bayley Construction	\$8,964,800
Hearne Corporation	\$9,745,356

The Engineer's Original Estimate was \$6,300,000 (See Attachment A). Subsequent to the advertisement, an addendum was issued on September 5, 2012 to reflect City of San Diego plan check charges and constructability review comments. Construction schedule changes were also issued in an addendum to further support the Concessions Development Program, on September 26, 2012. The Engineer's estimate was updated to \$7,200,000 on September 26, 2012.

Fiscal Impact:

Adequate funds for the contract with PCL Construction Services, Inc., are included within the FY2013 – FY2017 Capital Budget in the Project No. 104122 – Refurbish Concessions Support Infrastructure. Sources of funding for this project include Airport Revenue Bonds.

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 (§15301, Existing Facilities-Class 1) and a categorical exemption was prepared in accordance with the California Environmental Quality Act (CEQA) Pub. Code §30106.
- 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

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Disadvantaged Business Enterprise (DBE), Small Business (SBE), Local Business (LBE), and Service Disabled Veteran-Owned Business (SDVOSB) Goal and Preference Program
BIDDERS ARE REQUESTED TO COMPLETE AND SUBMIT THIS FORM WITH THEIR BID

NOTES:

Bidders Desiring Consideration For Preference Points Under Policy 5.12: The maximum allowable participation preference shall not exceed five percent (5%) or a price preference of \$100,000, whichever is less.

Bidders Desiring Consideration For Preference Points Under Policy 5.14: The maximum allowable combined participation preference shall not exceed seven percent (7%) or a combined price preference of \$100,000. However, in the event that there is no local goal preference, the maximum allowable combined preference shall not exceed five percent (5%) or a combined price preference of \$100,000, whichever is less.

The Authority shall not be required to verify the accuracy or any such certifications regarding Authority Policies 5.12, 5.13, or 5.14. Any person or business falsely claiming to be a small business, local business, DBE, or SDVOSB under this section shall be ineligible to transact any business with the Authority for a period of not less than three (3) months and not more than twelve (12) months as determined in the sole discretion of the Authority. The Authority shall also have the right to terminate all or any part of any contract entered into with such person or business.

Contractor Name: PCL Construction Services, Inc.
Bid Total Amount: \$7,925,819.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
GT Door	Doors, Frames & Hardware	Yes			\$35,759.00		
Overhead Door Systems	Overhead Doors	Yes			\$37,999.00		
Commercial Furnishings	Tile & Stone	Yes			\$67,480.00		
Sign Age	Signage	Yes			\$15,645.00		
Ehmcke Sheet Metal	Wall Protection	Yes			\$73,597.00		
Tate Fire Protection	Fire Protection	Yes			\$96,880.00		
Carolino Construction	Concrete	Yes			\$220,000.00		
E.L. Hobbs	Fire Proofing	Yes			\$45,610.00		
Miller Environmental	Demolition	Yes			\$443,500.00		
TOTAL VALUE					\$1,036,470.00	\$0.00	\$0.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$1,036,470.00	13.08%	1
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			1

000253

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Contractor Name: Soltek Pacific Construction Services
 Bid Total Amount: \$8,702,000.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Tate Fire	Fire Sprinklers	Yes			\$96,880.00		
Global Metal	Structural Steel	Yes			\$194,000.00		
Western Bay	Decorative Form Metal	Yes			\$130,000.00		
Socal Glazing	Glazing & Store Front	Yes			\$63,000.00		
TOTAL VALUE					\$483,880.00	\$0.00	\$0.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$483,880.00	5.56%	0
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			0

000254

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Contractor Name: Stronghold Engineers, Inc
Bid Total Amount: \$8,959,100.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Quality Rebar	Concrete Reinforcement	Yes			\$21,933.00		
LBS	Concrete	Yes			\$180,300.00		
Global Metals	Steel	Yes			\$193,633.00		
Overhead Door System	Overhead Doors	Yes			\$38,347.00		
SoCal Glazing	Glass & Glazing	Yes			\$63,375.00		
Tubbs Enterprizes	Studs & Drywalls	Yes			\$267,000.00		
B & B	Ceiling	Yes			\$179,777.00		
Sign Age	Signage	Yes			\$25,599.00		
Rhee Plumbing	Plumbing & HVAC	Yes			\$2,300,000.00		
Tate Fire	Fire Sprinklers	Yes			\$103,680.00		
Pacific Demo	Demolition	Yes			\$402,000.00		
TOTAL VALUE					\$3,775,644.00	\$0.00	\$0.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$3,775,644.00	42.14%	3
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			3

000255

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Contractor Name: USS Cal Builders
Bid Total Amount: \$8,753,720.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Quality Reinforcing	Rebars	Yes			\$25,933.00		
Concrete Building System	Concrete	Yes			\$180,300.00		
Sylvester Roofing	Roofing	Yes			\$305,000.00		
Identity Signage	Signage	Yes			\$25,598.75		
Tri-City Glass	Glazing	Yes			\$88,575.00		
Triumph Painting	Painting	Yes			\$42,800.00		
Commercial Furnishings	Ceramic Tile	Yes			\$148,124.00		
A1 Fire Protection	Fire Protection	Yes			\$108,000.00		
TOTAL VALUE					\$924,330.75	\$0.00	\$0.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$924,330.75	10.56%	0
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			0

000256

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Contractor Name: Bayley Construction
Bid Total Amount: \$8,964,800.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Maid Fast Construction	Painting / Clean Up			Yes			\$27,000.00
Miller Environmental	Demo	Yes			\$440,000.00		
Global Metal	Structural Steel	Yes			\$198,000.00		
Ace Electric	Electrical	Yes			\$1,195,000.00		
Carolino	Concrete + Repair			Yes			\$220,000.00
A&D Fire	Fire Protection	Yes			\$90,000.00		
TOTAL VALUE					\$1,923,000.00	\$0.00	\$247,000.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$1,923,000.00	21.45%	1
LBE	\$0.00	0.00%	0
SDVOSB	\$247,000.00	2.76%	1
Total Points			2

000257

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

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

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Contractor Name: Hearne Corporation
Bid Total Amount: \$9,745,356.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Prime ContrCTOR (If Applicable)	Supervision	Yes			\$2,231,300.00		
CBS	CIP Concrete & Rebar	Yes			\$181,600.00		
Global Metals	Structural Steel	Yes			\$203,633.00		
Ehmcke	Sheet Metal	Yes			\$73,597.00		
OD5	Overhead Rolling Grille	Yes			\$38,347.00		
A Glasco	Aluminum Store Front	Yes			\$73,750.00		
B & B	Wood Panel Ceiling	Yes			\$179,777.00		
Triumph Painting	Painting & Coating	Yes			\$38,800.00		
Tate Fire	Fire Sprinklers	Yes			\$88,800.00		
Helpers Elec.	Electrical	Yes			\$890,000.00		
Commercial Furnish	Tile	Yes			\$144,509.00		
Miller	Demo	Yes			\$426,500.00		
TOTAL VALUE					\$4,570,613.00	\$0.00	\$0.00

Contract Goal	
SBE Goal	37%
LBE Goal	0%
SDVOSB Goal	3%

Preference Points Calculation			
	Total Value	%	Points
SBE	\$4,570,613.00	46.90%	3
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			3

RESOLUTION NO. 2012-0131

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDED A CONTRACT TO PCL CONSTRUCTION SERVICES, INC., IN THE AMOUNT OF \$7,925,819, FOR PROJECT NO. 104122, REFURBISH CONCESSIONS SUPPORT INFRASTRUCTURE, PHASE B, COMMUTER TERMINAL, TERMINAL 1, AND TERMINAL 2 WEST AT SAN DIEGO INTERNATIONAL AIRPORT

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

WHEREAS, Project No. 104122 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 1 ("T1"), and existing Terminal 2 West ("T2W"); and

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

WHEREAS, Project No. 104122B provides for the refurbishment of shell spaces at the CT, T1, and T2W; and

WHEREAS, the Authority issued a Bid Solicitation Package for this Project on August 7, 2012; and

WHEREAS, on September 20, 2012, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, PCL Construction Services, Inc., submitted a bid of \$7,925,819 and the Authority's staff has duly considered the bid, and has determined PCL Construction Services, Inc., 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 PCL Construction Services, Inc., the contract for Project No. 104122B, Refurbish Concessions Support Infrastructure, Phase B, Commuter Terminal, Terminal1, and Terminal 2 West, 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 PCL Construction Services, Inc., in the amount of \$7,925,819, for Project 104122, Refurbish Concessions Support Infrastructure, Phase B, Commuter Terminal, Terminal 1, and Terminal 2 West, 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 PCL Construction Services, Inc.; 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 (§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 §30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a special meeting this 13TH day of December, 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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