

Revised 8/29/11



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
8

Meeting Date: **SEPTEMBER 1, 2011**

Subject:

Award a Contract to Hazard Construction Company, to Construct South Side Interim Parking, Located on a Portion of the Teledyne Ryan Site, at San Diego International Airport

Recommendation:

Adopt Resolution No. 2011-0106, awarding a contract to Hazard Construction Company, in the amount of \$2,214,438.00, for Project No. 104125, South Side Interim Parking at San Diego International Airport.

Background/Justification:

In March 2007, a settlement agreement was entered into by the San Diego Unified Port District ("Port"), the San Diego County Regional Airport Authority ("Authority"), and Teledyne Ryan Industries ("TDY"), concerning the demolition and remediation of the TDY site. In furtherance of that settlement agreement, the demolition and remediation of the TDY site has proceeded in three phases. The first two phases have been completed and the third phase started in June 2011.

Complex A is the future site of the South Side Interim Parking Project ("Parking Lot Project") and the first area of the TDY Demolition and Remediation Project to be completed and released to the Authority, by the Port (see Exhibit 'A').

The Parking Lot Project provides for the construction of a new parking facility to replace the existing Parking Lot 8. Prior to its demolition, Complex E was the final area of the TDY Demolition and Remediation Project (see Exhibit 'A'). To avoid loss of revenue while the existing parking facilities are temporarily out of service, construction of the Parking Lot Project is scheduled to begin in November 2011 and be fully operational within 90 days, prior to demolition of Parking Lot 8.

This Project was solicited for bids on July 15, 2011, and sealed bids were opened on August 18, 2011. The following bids were received: (See Attachment A).

Company	Total Bid
Hazard Construction Company	\$2,214,438.00
Southland Paving, Inc.	\$2,288,999.80
Granite Construction Co.	\$2,345,759.00
Sierra Pacific West, Inc.	\$2,650,056.50
3-D Enterprises, Inc.	\$2,663,739.00

Engineer's Estimate is \$2,910,315.42.

Fiscal Impact:

Airport Revenue bonds of \$5,216,060 have been allocated for Project No. 104125, South Side Interim Parking, in the FY12-16 Capital Improvement Program. This includes approved funding of \$3,376,800 for the South Side Interim Parking Plan and \$1,839,260 for the TDY Revenue Control System. The award amount of this contract can be accommodated by current project funding.

Environmental Review:

- A. The construction of an interim parking area to replace existing Parking Lot 8 was evaluated subject to the California Environmental Quality Act ("CEQA"), Pub. Res. Code Section 21065 as a project component of the 2701 North Harbor Drive Demolition Project (former Teledyne Ryan facility) Final Environmental Impact Report (SCH #2007101004; UPD #83356-EIR-713) certified by the San Diego Unified Port District on August 4, 2009.
- B. The construction of an interim parking area to replace existing Parking Lot 8 was a project component included in the Coastal Development Permit (CDP-2009-03) for 2701 North Harbor Drive Demolition Project (former Teledyne Ryan facility) issued by the San Diego Unified Port District on November 9, 2009, Resolution 2009-159 in conformance with the California Coastal Act of 1976 and the Coastal Permit Regulations of the San Diego Unified Port District in accordance with the provisions for the issuance of a Non-appealable Coastal Development Permit.

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
DIRECTOR, FACILITIES DEVELOPMENT

RESOLUTION NO. 2011-0106

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDED A CONTRACT TO HAZARD CONSTRUCTION COMPANY, IN THE AMOUNT OF \$2,214,438.00, FOR PROJECT NO. 104125, SOUTH SIDE INTERIM PARKING AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, in March 2007, a settlement agreement was entered into by the San Diego Unified Port District ("Port"), the San Diego County Regional Airport Authority ("Authority"), and Teledyne Ryan Industries ("TDY") regarding the demolition and remediation of the TDY site; and

WHEREAS, the in furtherance of that settlement agreement, the demolition and remediation of the TDY site has proceeded in three phases; and

WHEREAS, the first two phases have been completed and the third phase started in June 2011; and

WHEREAS, Complex A is the future site of the South Side Interim Parking Project ("Parking Lot Project") and the first area of the TDY Demolition and Remediation Project to be completed and released to the Authority, by the Port (see Exhibit 'A'); and

WHEREAS, the Parking Lot Project provides for the construction of a new parking facility to replace existing Parking Lot 8; and

WHEREAS, prior to its demolition, Complex E was the final area of the TDY Demolition and Remediation Project (see Exhibit 'A'); and

WHEREAS, to avoid loss of revenue while the existing parking facilities are temporarily out of service, construction of the Parking Lot Project is scheduled to begin in November 2011 and be fully operational within 90 days, prior to demolition of Parking Lot 8; and

WHEREAS, the Authority issued a Bid Solicitation Package for this project on July 15, 2011; and

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WHEREAS, on August 18, 2011, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Hazard Construction Company, submitted a bid of \$2,214,438.00 and the Authority's staff has duly considered the bid and has determined Hazard Construction Company is responsible, and that its bid is responsive in all material respects; and

WHEREAS, the Board of the San Diego County Regional Airport Authority ("Board") believes that it is in the best interest of the Authority and the public that it serves to award Hazard Construction Company, the lowest bidder, the contract for the South Side Interim Parking, 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 Hazard Construction Company, in the amount of \$2,214,438.00 for Project No. 104125, South Side Interim Parking, at San Diego International Airport, upon the terms and conditions set forth in the Bid Solicitation Package, with such minor changes or modifications as the Authority's President/CEO or designee may deem to be in the best interests of the Authority and the public that it serves.

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

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

BE IT FURTHER RESOLVED that the Board finds that this project was evaluated subject to the California Environmental Quality Act ("CEQA"), Pub. Res. Code Section 21065 as a project component of the 2701 North Harbor Drive Demolition Project (former Teledyne Ryan facility) Final Environmental Impact Report (SCH #2007101004; UPD #83356-EIR-713) certified by the San Diego Unified Port District on August 4, 2009; and was a project component included in the Coastal Development Permit (CDP-2009-03) for 2701 North Harbor Drive Demolition Project (former Teledyne Ryan facility) issued by the San Diego Unified Port District on November 9, 2009, Resolution No. 2009-159 in conformance with the California Coastal Act of 1976 and the Coastal Permit Regulations of the San Diego Unified Port District in accordance with the provisions for the issuance of a Non-appealable Coastal Development Permit.

PASSED, APPROVED, AND ADOPTED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 1st day of September, 2011 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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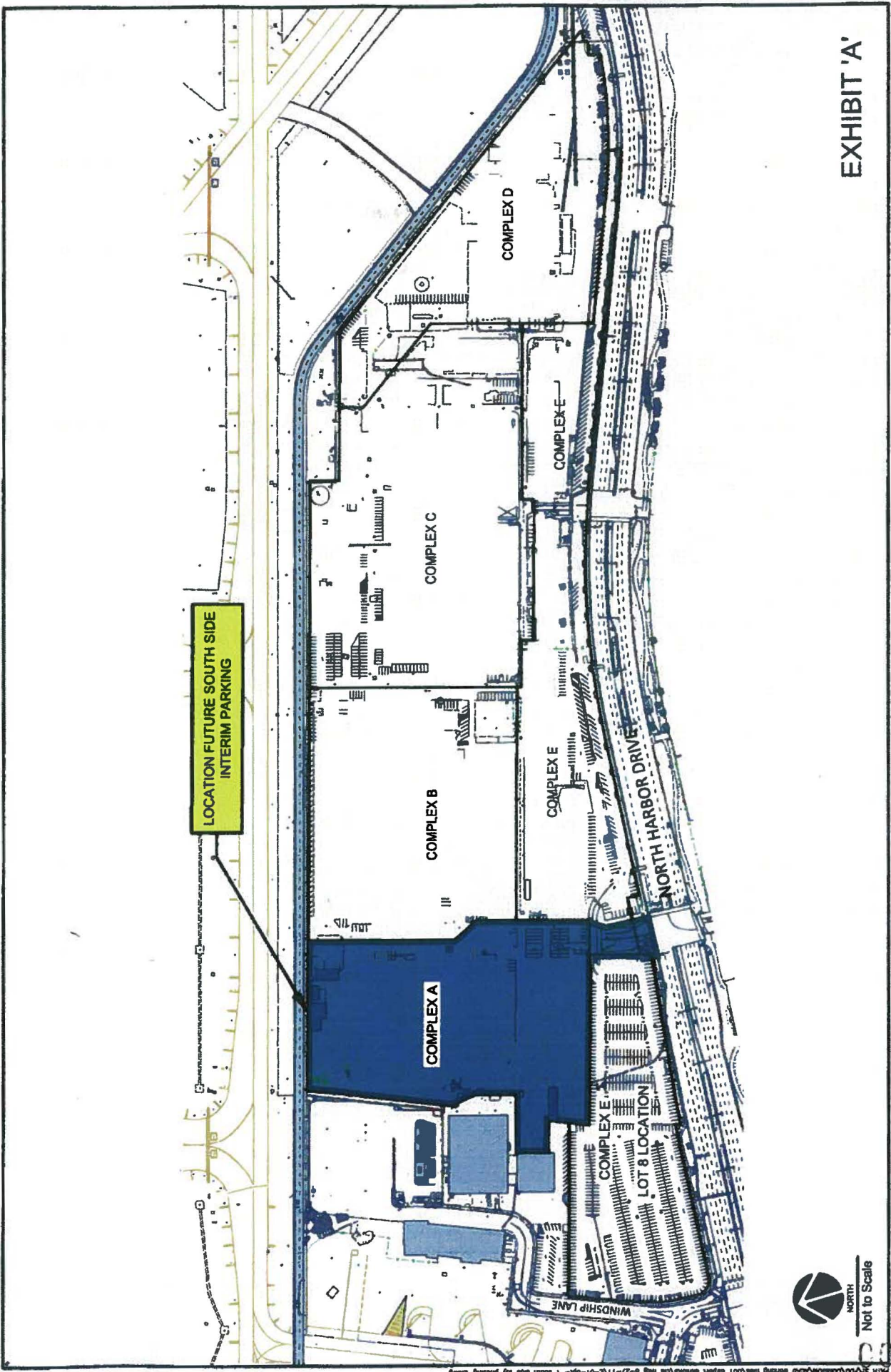


EXHIBIT 'A'



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