



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

**Item No.
9**

Meeting Date: **MAY 2, 2013**

Subject:

Award a Contract to S&L Specialty Contracting, Inc., for Quieter Home Program Phase 7, Group 1 (24 West Side, Non-Historic, Condominium Units)

Recommendation:

Adopt Resolution No. 2013-0042, authorizing the President/CEO to award a contract to S&L Specialty Contracting, Inc., in the amount of \$833,550, for Phase 7, Group 1, Project No. 380701 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 7, Group 1, 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 24 west side, non-historic, condominium units (refer to the red "scalloped" area of Attachment A).

To date, the Program has completed 2,531 residences, of which 659 are historic and 1,872 are non-historic; 1,613 residences are located west of SDIA and 918 are located east of SDIA.

Project No. 380701 was advertised on March 5, 2013, and bids were opened on April 4, 2013. The following bids were received (refer to Attachment B):

Company	Total Bid
S&L Specialty Contracting, Inc.	\$833,550
G&G Specialty Contractors, Inc.	\$860,724
Nuera Contracting & Consulting LP	\$864,000
AZ Home, Inc.	\$934,350

The Engineer's estimate is \$905,000.

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The low bid of \$833,550, 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 \$833,550.

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.

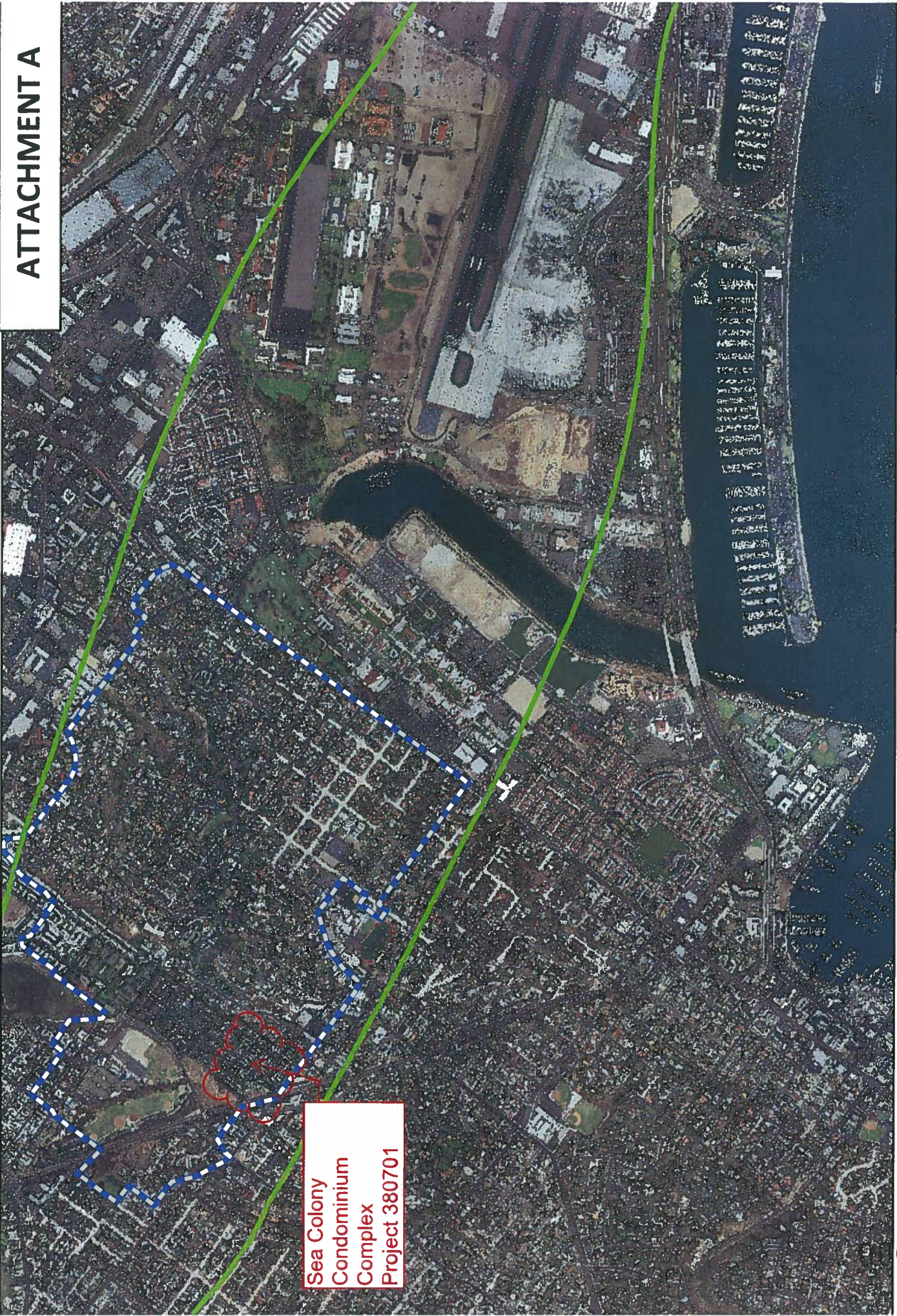
The Authority has a Disadvantaged Business Enterprise ("DBE") Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects.

This project utilizes federal funds; therefore, it will be applied toward the Authority's overall DBE goal. S&L Specialty Contracting, Inc. is proposing 5__% DBE participation on QHP Phase 7, Group 1.

Prepared by:

DAN FRAZEE
DIRECTOR, AIRPORT NOISE MITIGATION

ATTACHMENT A



Sea Colony
Condominium
Complex
Project 380701

San Diego County Regional Airport Authority
Quieter Home Program
Project 380701 - Sea Colony Condo Complex

67 dB Boundary
65 dB CNEL Contour
Address Point

QHP Completed
QHP Ineligible
County Parcel

Land Use - SanGIS 2/07
Single-Family Residential
Multi-Family Residential
Condominiums

1 inch = 1,542 feet

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RESOLUTION NO. 2013-0042

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AUTHORIZING THE PRESIDENT/CEO TO AWARD A CONTRACT TO S&L SPECIALTY CONTRACTING, INC., IN THE AMOUNT OF \$833,550, FOR PHASE 7, GROUP 1, PROJECT NO. 380701, 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 7, Group 1, 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 7, Group 1, of the Program provides sound attenuation to 24 west side, non-historic, condominium units; and

WHEREAS, the Authority issued a Bid Solicitation Package for Phase 7, Group 1, on March 5, 2013; and

WHEREAS, on April 4, 2013, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, S&L Specialty Contracting, Inc., submitted a bid of \$833,550; 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

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 7, Group 1, upon the terms and conditions set forth in the Bid Solicitation Package.

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NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the President/CEO to award a contract to S&L Specialty Contracting, Inc., in the amount of \$833,550, for Phase 7, Group 1, Project No. 380701, of the Authority's Quieter Home Program.

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee is hereby 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 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; 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 2nd day of May, 2013, 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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