



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

**Item No.
13**

Meeting Date: **NOVEMBER 1, 2012**

Subject:

Award a Contract to SOLPAC Construction, Inc., d.b.a. Soltek Pacific Construction Company to Expand Terminal 2 East: Gate 25-Gate 27 Holdrooms at San Diego International Airport

Recommendation:

Adopt Resolution No. 2012-0124, awarding a contract to SOLPAC Construction, Inc. d.b.a. Soltek Pacific Construction Company in the amount of \$11,941,000 for Project No. 104056, to expand Terminal 2 East Facility: Gate 25-Gate 27 Holdrooms at San Diego International Airport.

Background/Justification:

The Project will upgrade the Terminal 2 East building between Gate 25 and Gate 27 and between Gate 24 and Gate 28 to increase holdroom capacity, create new concessions, provide necessary infrastructure for future use of passenger transport vehicles, relocate the existing tenant clubroom to allow for the buildout of the adjacent roof area above the American Airlines baggage make-up area, and create a new post-security concession area. The existing pre-security food court area will also be reconfigured to increase ticket counter queuing and passenger circulation areas and to provide for new concessions.

The project has been divided into three (3) separate contract packages:

1. Upgrade T2E Facilities: Terminal Building (Approved November 3, 2011 Board Meeting)
2. Upgrade T2E Facilities: Gate 24-Gate 28 (Approved January 5, 2012 Board Meeting)
3. Upgrade T2E Facilities: Gate 25-Gate 27

This contract is for the Gate 25-Gate 27 work only (Item 3, above).

The Scope of Work for this contract includes expansion between Gate 25-Gate 27 to increase holdroom capacity; create new concessions and new food court area; fabrication of new fixed bridge section for Gate 27 Passenger Boarding Bridge; and replacement of existing rolled carpet in the existing T2E concourse, holdrooms, security checkpoint, and ticket lobby areas with terrazzo tile and carpet tile.

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This contract was advertised on August 30, 2012, and bids were opened on October 2, 2012. The following bids were received: (See Attachment A)

Company	Total Bid
SOLPAC Construction Company, Inc. dba Soltek Pacific Construction Company	\$11,941,000
USS Cal Builders	\$12,306,803
Stronghold Engineering, Inc.	\$13,272,100

Engineer's estimate is \$10,300,000 (See Attachment A)

Fiscal Impact:

Adequate funds for SOLPAC Construction Company, Inc., dba Soltek Pacific Construction Company, are included within the FY2012-FY2016 Capital Budget in the Project No. 104056, Expand Terminal 2 East Facilities. 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 for the Terminal 2 East project that 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 for the Terminal 2 East project for which the California Coastal Commission issued a Notice of Permit Waiver Effectiveness (Waiver Number 6-11-036-W) effective on July 14, 2011 in accordance with the California Coastal Act.

Equal Opportunity Program:

The San Diego County Regional Airport Authority's ("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 104056 - Expand Terminal 2 East Facility: Gate 25 - Gate 27
Bid Tabulation Form

BID TABULATION
CIP 104056 - Expand Terminal 2 East Facility: Gate 25 - Gate 27

BIDS OPENED: October 2, 2012 @ 2:00 PM
ENGINEERS ESTIMATE: \$10.3 Million

CONTRACTOR:		3rd Low Bidder		2nd Low Bidder		Low Bidder							
ADDRESS:		Stronghold Engineering, Inc. 2000 Market Street Riverside, CA 92501		USS Cal Builders 8061 Main Street Stanton, CA 90680		SOLPAC Construction, Inc. dba Soitek Pacific Construction Co. 2424 Congress Street San Diego, CA 92110							
GUARANTEE OF GOOD FAITH:		Liberty Mutual Insurance Company		Liberty Mutual Insurance Company		Safeco Insurance Company							
BID SCHEDULE A		3		2		1							
Bid Item	Item Description	Unit of Measure	Quantity	Unit Cost	Total in Figures	Unit of Measure	Quantity	Unit Cost	Total in Figures	Unit of Measure	Quantity	Unit Cost	Total in Figures
1	Expand Terminal 2 East Facility: Gate 25 - Gate 27	Lump Sum	N/A	N/A	\$ 11,500,000.00	Lump Sum	N/A	N/A	\$ 11,500,000.00	Lump Sum	N/A	N/A	\$ 11,984,100.00
2	Section 1D-17 - Contractor's Employee Office Trailer	Lump Sum	N/A	N/A	\$ 9,483.00	Lump Sum	N/A	N/A	\$ 9,483.00	Lump Sum	N/A	N/A	\$ 60,000.00
3	Section 1D-45 - Contractor's Progress Schedule	Lump Sum	N/A	N/A	\$ 27,795.00	Lump Sum	N/A	N/A	\$ 27,795.00	Lump Sum	N/A	N/A	\$ 40,000.00
4	Contractor's Quality Control Program, Section 01400	Lump Sum	N/A	N/A	\$ 63,765.00	Lump Sum	N/A	N/A	\$ 63,765.00	Lump Sum	N/A	N/A	\$ 180,000.00
5	Contractor Commissioning, Section 01910	Lump Sum	N/A	N/A	\$ 21,800.00	Lump Sum	N/A	N/A	\$ 21,800.00	Lump Sum	N/A	N/A	\$ 30,000.00
6	Section 1D-46, Overhead	Day	360	\$1,211.00	\$ 435,960.00	Day	360	\$1,211.00	\$ 435,960.00	Day	360	\$2,000.00	\$ 720,000.00
7	Allowance for Reimbursement of Permit Fees	Allowance	N/A	N/A	\$ 90,000.00	Allowance	N/A	N/A	\$ 90,000.00	Allowance	N/A	N/A	\$ 90,000.00
8	Allowance for Relocation of Utilities and Mitigation of Unknown Conditions	Allowance	N/A	N/A	\$ 75,000.00	Allowance	N/A	N/A	\$ 75,000.00	Allowance	N/A	N/A	\$ 75,000.00
9	Allowance for Reimbursement of Work Performed on ACS and CCTV	Allowance	N/A	N/A	\$ 18,000.00	Allowance	N/A	N/A	\$ 18,000.00	Allowance	N/A	N/A	\$ 18,000.00
10	Allowance for Reimbursement of Work Performed on Public Address System.	Allowance	N/A	N/A	\$ 25,000.00	Allowance	N/A	N/A	\$ 25,000.00	Allowance	N/A	N/A	\$ 25,000.00
11	Allowance for Dewatering	Allowance	N/A	N/A	\$ 40,000.00	Allowance	N/A	N/A	\$ 40,000.00	Allowance	N/A	N/A	\$ 40,000.00
TOTAL BID SCHEDULE A													\$ 13,272,100.00
Addendum No. 1													Yes
Acknowledged by Bidder:													Yes
Policy 5.14 Points and Bid Adjustment Amount Table		Points		Adjusted Bid Amount		Points		Adjusted Bid Amount		Points		Adjusted Bid Amount	
5 or 5%		0		\$11,941,000.00		0		\$11,941,000.00		0		\$13,272,100.00	
4 or 4%		3		\$12,206,803.00		3		\$12,206,803.00		0		\$13,272,100.00	
3 or 3%		\$0.00		\$111,941,000.00		\$100,000.00		\$12,206,803.00		\$0.00		\$13,272,100.00	
2 or 2%		\$0.00		\$111,941,000.00		\$100,000.00		\$12,206,803.00		\$0.00		\$13,272,100.00	
1 or 1%		\$0.00		\$111,941,000.00		\$100,000.00		\$12,206,803.00		\$0.00		\$13,272,100.00	

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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: SOLPAC Construction, Inc. dba Soltek Pacific Construction Co.
 Bid Total Amount: \$11,941,000.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Quality Rebar	Rebars	Yes			\$203,265.00		
Bowcon Co.	Concrete	Yes			\$418,000.00		
Sylvester Roofing	Roofing	Yes			\$106,000.00		
Western bay SM	Composite Wall Panels, Expansion Joints	Yes			\$467,000.00		
El Hobbs	Applied Fireproofing	Yes			\$150,000.00		
Division 10 Signs	Signs	Yes			\$65,750.00		
TOTAL VALUE					\$1,410,015.00	\$0.00	\$0.00

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

Preference Points Calculation			
	Total Value	%	Points
SBE	\$1,410,015.00	11.81%	0
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			0

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Contractor Name: USS Cal Builders
 Bid Total Amount: \$12,306,803.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
Carzillo	Concrete	Yes			\$98,000.00		
Quality Rebar	Rebars	Yes			\$203,265.00		
Global Metal	Structural Steel, Metal Deck	Yes			\$1,950,000.00		
Sun Pacific Glazing	Composite Metal Panels	Yes			\$463,997.00		
Platinum Construction	Gyp Board, Mtl Studs, Fireproofing	Yes			\$600,000.00		
Commercial Furnishing	Ceramic Tile, Terrazzo Tile	Yes			\$1,709,313.00		
CMS Interiors	Acoustical Ceiling	Yes			\$28,810.00		
Commercial Furnishing	Flooring	Yes			\$650,000.00		
Sylvester Roofing	Roofing	Yes			\$117,742.00		
Bradshaw Engineering	Fire Sprinkler	Yes			\$72,790.00		
Miller Environmental	Demo	Yes			\$482,000.00		
TOTAL VALUE					\$6,375,917.00	\$0.00	\$0.00

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

Preference Points Calculation			
	Total Value	%	Points
SBE	\$6,375,917.00	51.81%	3
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			3

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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 Engineering, Inc.
 Bid Total Amount: \$13,272,100.00

Business Name	Trade/ Description of Work	SBE (Yes or No)	LBE (Yes or No)	SDVOSB (Yes or No)	Value of Work		
					SBE	LBE	SDVOSB
None							
TOTAL VALUE					\$0.00	\$0.00	\$0.00

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

Preference Points Calculation			
	Total Value	%	Points
SBE	\$0.00	0.00%	0
LBE	\$0.00	0.00%	0
SDVOSB	\$0.00	0.00%	0
Total Points			0

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RESOLUTION NO. 2012-0124

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDING A CONTRACT TO SOLPAC CONSTRUCTION COMPANY, INC., d.b.a. SOLTEK PACIFIC CONSTRUCTION COMPANY, IN THE AMOUNT OF \$11,941,000 FOR PROJECT NO. 104056, TO EXPAND TERMINAL 2 EAST FACILITY: GATE 25-GATE 27 HOLDROOMS AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, the Project will upgrade the Terminal 2 East building between Gate 25 and Gate 27 and between Gate 24 and Gate 28 to increase holdroom capacity, create new concessions, provide necessary infrastructure for future use of passenger transport vehicles, relocate the existing tenant clubroom to allow for the buildout of the adjacent roof area above the American Airlines baggage make-up area, and create a new post-security concession area; and

WHEREAS, the existing pre-security food court area will also be reconfigured to increase ticket counter queuing and passenger circulation areas and to provide for new concessions; and

WHEREAS, the Scope of Work for this contract includes expansion between Gate 25-Gate 27 to increase holdroom capacity; create new concessions and new food court area; fabrication of new fixed bridge section for Gate 27 Passenger Boarding Bridge; and replacement of existing rolled carpet in the existing T2E concourse, holdrooms, security checkpoint, and ticket lobby areas with terrazzo tile and carpet tile; and

WHEREAS, the San Diego County Regional Airport Authority ("Authority") issued a Bid Solicitation Package for this contract on August 30, 2012; and

WHEREAS, on October 2, 2012, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, SOLPAC Construction Company, Inc. dba Soltek Pacific Construction Company, submitted a bid of \$11,941,000 and the Authority's staff has duly considered Soltek Pacific Construction Company's bid, and has determined Soltek Pacific Construction Company is responsible, and that its bid is responsive in all material aspects; 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, for the Board to award SOLPAC Construction Company, Inc., d.b.a. Soltek Pacific Construction Company, the contract for Project No. 104056, Expand Terminal 2 East Facility: Gate 25-Gate 27, upon the terms and conditions set forth on the Bid Solicitation Package.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby AWARDS a contract to SOLPAC Construction, Inc., d.b.a. Soltek Pacific Construction Company, in the amount of \$11,941,000, for Project No. 104056, to Expand Terminal 2 East Facility: Gate 25-Gate 27 Holdrooms at the San Diego International Airport.

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee hereby is AUTHORIZED to execute and deliver such contract to SOLPAC Construction Company, Inc., d.b.a. Soltek Pacific 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 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 the California Coastal Commission issued a Notice of Permit Waiver Effectiveness (Waiver Number 6-11-036-W) effective on July 14, 2011 in accordance with the California Coastal Act.

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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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