



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

Item No.  
**14**

Meeting Date: **JULY 7, 2011**

**Subject:**

**Award a Contract to S&L Specialty Contracting, Inc., for Quieter Home Program Phase 5, Group 11A (76 West Side, Non-Historic, Condominium Units)**

**Recommendation:**

Adopt Resolution No. 2011-0079, awarding a contract to S&L Specialty Contracting, Inc., in the amount of \$1,620,550, for Phase 5, Group 11A, Project No. 380511A, 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"). Phase 5, Group 11A, 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 76 west side, non-historic, condominium units.

To date, the Program has completed 1,856 residences, of which 571 are historic and 1,285 are non-historic; 1,179 residences are located west of SDIA and 677 are located east of SDIA.

Project No. 380511A was advertised on May 16, 2011, and bids were opened on June 15, 2011. The following bids were received: (See Attachment "A").

<b>Company</b>	<b>Total Bid</b>
S&L Specialty Contracting, Inc.	\$1,620,550
RC Pacific Properties, Inc.	\$1,795,850
G&G Specialty Contractors, Inc.	\$1,995,782

Engineer's Estimate is \$1,760,000 (See Attachment "A").

The low bid of \$1,620,550, 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 \$1,620,550.

**Fiscal Impact:**

The funds for this contract have been included in the FY12 budget and are funded from Federal Aviation Administration grants and passenger facility charges.

**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, as amended. 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 San Diego County Regional Airport Authority's ("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 0% DBE participation on this project.

**Prepared by:**

IRAJ GHAEMI  
DIRECTOR, FACILITIES DEVELOPMENT

PROJECT NO. 380511A

TABULATION OF BIDS

ATTACHMENT A

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380511A  
BIDS OPENED: June 15, 2011, 10:00 a.m.  
ENGINEER'S ESTIMATE: \$1,760,000.00

Table with columns: Contractor, Address, Guarantee of Good Faith, Res No., Bid Item Number, Dwelling Units, Unit of Measure, General Construction, HVAC Construction, Electrical Construction, TOTAL. Lists multiple contractors and bid items with associated costs.

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PROJECT NO. 380511A

TABULATION OF BIDS

ATTACHMENT A

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)	General Construction (In Figures)	HVAC Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)
380511.188	Kerekes 2628 Worden St. Unit 135	1	Lump Sum	12,000.00	6,000.00	2,000.00	20,000.00	14,000.00	6,900.00	2,000.00	22,900.00	16,796.00	5,900.00	1,769.00	24,465.00
380511.189	Boettcher 2628 Worden St. Unit 137	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	12,000.00	6,900.00	2,000.00	20,900.00	13,454.00	5,900.00	1,719.00	21,073.00
380511.190	Bobby 2628 Worden St. Unit 141	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	13,000.00	6,900.00	2,000.00	21,900.00	15,846.00	5,900.00	1,719.00	23,265.00
380511.192	Kirby 2628 Worden St. Unit 149	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	13,000.00	6,900.00	2,000.00	21,900.00	15,714.00	5,900.00	1,769.00	23,383.00
380511.197	Primrose 2636 Worden St. Unit 121	1	Lump Sum	12,000.00	6,000.00	2,000.00	20,000.00	14,000.00	6,900.00	2,000.00	22,900.00	16,871.00	5,900.00	1,769.00	24,540.00
380511.208	Carr 3982 Valeta St. Unit 268	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	13,000.00	6,900.00	2,000.00	21,900.00	15,839.00	5,900.00	1,769.00	23,308.00
380511.209	Green Jr. 3982 Valeta St. Unit 269	1	Lump Sum	12,000.00	6,000.00	2,000.00	20,000.00	14,000.00	6,900.00	2,000.00	22,900.00	16,834.00	5,900.00	1,769.00	24,803.00
380511.211	Greif 3982 Valeta St. Unit 284	1	Lump Sum	9,000.00	7,000.00	2,000.00	18,000.00	13,000.00	6,900.00	2,000.00	21,900.00	16,011.00	5,900.00	1,769.00	25,680.00
380511.213	Doery 2890 Worden St. Unit 80	1	Lump Sum	13,000.00	9,000.00	2,000.00	24,000.00	16,000.00	9,100.00	2,000.00	26,100.00	20,626.00	7,800.00	2,156.00	30,582.00
380511.214	Gaines 2636 Worden St. Unit 122	1	Lump Sum	12,000.00	6,000.00	2,000.00	20,000.00	14,000.00	9,100.00	2,000.00	25,100.00	17,204.00	7,800.00	1,769.00	26,773.00
380511.215	Phillips 2628 Worden St. Unit 136	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	12,000.00	6,900.00	2,000.00	20,900.00	13,786.00	5,900.00	1,719.00	21,405.00
380511.219	Hellenbrand 2628 Worden St. Unit 147	1	Lump Sum	12,000.00	6,000.00	2,000.00	20,000.00	14,000.00	6,900.00	2,000.00	22,900.00	16,871.00	5,900.00	1,769.00	24,540.00
CONTRACTOR:				S & L Specialty Contracting, Inc.				RC Pacific Properties, Inc.				G & G Specialty Contractors, Inc.			
ADDRESS:				315 S. Franklin Street, Syracuse, NY 13202				9409 Abraham Way, Santee, CA 92071				4633 S. 36th Street, Phoenix, AZ 85040			
GUARANTEE OF GOOD FAITH:				Hartford Casualty Insurance Company				Fidelity and Deposit Company of Maryland				Hartford Fire Insurance Company			
380511.244	Wippler 2636 Worden St. Unit 111	1	Lump Sum	10,000.00	6,000.00	2,000.00	18,000.00	10,000.00	6,900.00	2,000.00	16,900.00	13,454.00	5,900.00	1,719.00	21,073.00
380511.247	Flegener 2662 Worden St. Unit 43	1	Lump Sum	9,000.00	7,000.00	2,000.00	18,000.00	12,000.00	6,900.00	2,000.00	20,900.00	18,011.00	5,900.00	1,769.00	25,680.00
380507.080	Blair 2636 Worden St. Unit 126	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	6,700.00	4,000.00	2,000.00	12,700.00	13,782.00	3,616.00	1,669.00	19,067.00
380507.082	Brønha 2636 Worden St. Unit 128	1	Lump Sum	7,000.00	3,000.00	2,000.00	12,000.00	5,800.00	4,000.00	2,000.00	11,800.00	12,079.00	3,616.00	1,669.00	17,364.00
380507.083	Meeker 2636 Worden St. Unit 129	1	Lump Sum	7,000.00	3,000.00	2,000.00	12,000.00	5,400.00	4,000.00	2,000.00	11,400.00	12,079.00	3,616.00	1,669.00	17,364.00
380507.084	Beisner 2636 Worden St. Unit 130	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	8,200.00	4,000.00	2,000.00	14,200.00	13,023.00	3,616.00	1,669.00	18,308.00
380507.086	Kapaner 2636 Worden St. Unit 132	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	7,300.00	4,000.00	2,000.00	13,300.00	12,859.00	3,616.00	1,669.00	17,944.00
380507.111	Gilland 2628 Worden St. Unit 157	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	6,200.00	4,000.00	2,000.00	14,200.00	13,375.00	3,616.00	1,669.00	18,660.00
380507.112	Koumjian 2628 Worden St. Unit 158	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	7,500.00	4,000.00	2,000.00	13,500.00	12,859.00	3,616.00	1,669.00	17,944.00
380507.174	Glass Jr. 3982 Valeta St. Unit 278	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	7,300.00	4,200.00	2,000.00	13,500.00	12,859.00	3,616.00	1,669.00	17,944.00
380507.175	Branacom 3982 Valeta St. Unit 277	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	7,300.00	4,200.00	2,000.00	13,500.00	12,859.00	3,616.00	1,669.00	17,944.00
380507.177	Scott-Shintaku 3982 Valeta St. Unit 279	1	Lump Sum	6,000.00	3,000.00	2,000.00	13,000.00	7,800.00	4,200.00	2,000.00	14,000.00	13,375.00	3,616.00	1,669.00	18,660.00
380507.178	Carlson 3982 Valeta St. Unit 280	1	Lump Sum	7,000.00	3,000.00	2,000.00	12,000.00	7,100.00	4,200.00	2,000.00	13,300.00	12,079.00	3,616.00	1,669.00	17,364.00
							Subtotal				Subtotal				Subtotal
							\$1,516,000.00				\$1,691,300.00				\$1,691,232.00
							Allowance for Structural, HVAC, Elect. Repairs				Allowance for Structural, HVAC, Elect. Repairs				Allowance for Structural, HVAC, Elect. Repairs
							75,000.00				75,000.00				75,000.00
							Bldg & Utility Permits & Fees				Bldg & Utility Permits & Fees				Bldg & Utility Permits & Fees
							27,000.00				27,000.00				27,000.00
							Allowance for 150 "Req'd" Shirts				Allowance for 150 "Req'd" Shirts				Allowance for 150 "Req'd" Shirts
							2,550.00				2,550.00				2,550.00
							TOTAL BID				TOTAL BID				TOTAL BID
							\$1,620,550.00				\$1,795,850.00				\$1,995,782.00

000169

RESOLUTION NO. 2011-0079

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDING A CONTRACT TO S&L SPECIALTY CONTRACTING, INC., IN THE AMOUNT OF \$1,620,550 FOR PHASE 5, GROUP 11A, PROJECT NO. 380511A, 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 5, Group 11A, 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 5, Group 11A, of the Program provides sound attenuation to 76 west side, non-historic, condominium units; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 5, Group 11A, on May 16, 2011; and

WHEREAS, on June 15, 2011, 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 \$1,620,550; 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 5, Group 11A, 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 \$1,620,550, for Phase 5, Group 11A, Project No. 380511A, of the Authority's Quieter Home Program; and

000170

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 7th day of July 2011, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

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TONY R. RUSSELL  
DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK

APPROVED AS TO FORM:

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BRETON K. LOBNER  
GENERAL COUNSEL

000171