



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

Item No.  
**12**

Meeting Date: **NOVEMBER 3, 2011**

**Subject:**

**Approve and Authorize the President/CEO to Execute an On-Call Architectural and Engineering Consultant Services Agreement in Support of the Quieter Home Program**

**Recommendation:**

Adopt Resolution No. 2011-0134, approving and authorizing the President/CEO to execute an on-call architectural and engineering services agreement with The Jones Payne Group, Inc., for an amount not to exceed \$19,000,000 for the first three years with the option for two one-year extensions, in support of the Quieter Home Program.

**Background/Justification:**

The San Diego County Regional Airport Authority's ("Authority") Quieter Home Program ("Program") provides sound attenuation treatment to residences within the highest noise-impacted neighborhoods surrounding the San Diego International Airport ("SDIA"). Authority staff manages the Program with the architectural and engineering design work provided by on-call consultants. During the past five years, the Program has operated with two separate consultant firms that specialize in airport residential sound insulation architecture and engineering services.

On August 12, 2011, a Request for Qualifications ("RFQ") was issued to obtain Statements of Qualifications ("SOQ") from qualified firms to provide On-Call Architectural and Engineering Consultant Services for the Quieter Home Program. On September 22, 2011, the Authority received eight SOQs from prospective consultant firms. A Short Listing Panel conducted a thorough review of the SOQs and determined that five firms, that had specific airport residential sound insulation experience, were most qualified to perform the requested On-Call Services.

The SOQ Scoring Criteria used to short-list qualified firms was based on project understanding and management structure, experience of the Project Manager, experience of the remaining personnel, capability to respond to task requirements, project history and related work.

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A Selection Panel ("Panel") was comprised of key representatives from the Authority's Facilities Development Department, Quieter Home Program, Noise Mitigation Department, and Small Business Development Department, together with a representative homeowner who recently completed in the Program. The Panel interviewed and ranked the short-listed firms as follows:

1. The Jones Payne Group, Inc.
2. C&S Engineers, Inc.
3. Wyle \*
3. CSDA Architects/Hill International, Inc. \*
4. THC, Inc.

\* Wyle and CSDA Architects/Hill International, Inc. tied in ranking for 3<sup>rd</sup> place.

The Evaluation Criteria used to rank the qualified short-listed firms was based on the firm's ability to address specific residential sound insulation questions, the qualifications and skill of the proposed project manager, experience and qualifications of the remaining key personnel, the firm's understanding of airport residential sound insulation programs and the unique challenges with the Quieter Home Program, and organization and effectiveness of presentation. The final scoring matrix from the Panel is as follows:

|                    | Panel Member 1 | Panel Member 2 | Panel Member 3 | Panel Member 4 | Panel Member 5 | Final Scoring | Final Ranking |
|--------------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|
| <b>Jones Payne</b> | 1              | 2              | 2              | 1              | 1              | 7             | 1             |
| <b>C&amp;S</b>     | 4              | 1              | 3              | 3              | 2              | 13            | 2             |
| <b>Wyle</b>        | 2              | 3              | 4              | 2              | 4              | 15            | 3             |
| <b>CSDA</b>        | 3              | 4              | 1              | 4              | 3              | 15            | 3             |
| <b>THC</b>         | 4              | 5              | 5              | 5              | 5              | 24            | 5             |

The panel made the determination that based on the ranked scores, The Jones Payne Group was the top firm by a large margin. Given the deceleration of the Program, a decision was made to select one firm in order to increase consistency, effectiveness and customer service. The top firm selected by the Panel was The Jones Payne Group. A brief background of the firm is provided:

**The Jones Payne Group, Inc.**

The Jones Payne Group, Inc., (JPG) has been an existing architectural and engineering consultant for the Program since 2007 and has designed more than 1,191 homes. JPG is headquartered in Boston, MA and has over 30 years of experience in sound insulation programs in over 33 communities nationwide. JPG has been involved with programs that have insulated over 30,000 private residences and other noise sensitive facilities. JPG has teamed with Heritage Architecture & Planning, a San Diego-based firm specializing in historical preservation. They have also included PBS Engineers, Inc., a certified disadvantaged business enterprise, to provide mechanical and electrical design services.

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In order to enter into On-Call Architectural and Engineering Consultant Services Agreement with the top ranked firm, Authority Staff ("Staff") will negotiate the scope of work and billing rates. If Staff cannot reach an agreement with the top ranked firm, Staff will then enter into negotiations with the next ranked firm(s) and establish agreement(s) with those firm(s).

**Fiscal Impact:**

Adequate funds for FY2012 expenditures, for this agreement, are included within the operating budget in the Authority's Quieter Home Program. Sources of funding include 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 not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA, Pub. Res. Code §21065.
- 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 utilizes federal funds; therefore, it will be applied toward the Authority's overall DBE goal. The Jones Payne Group, Inc. is proposing a minimum of 17% DBE participation on this project.

**Prepared by:**

IRAJ GHAEMI  
DIRECTOR, FACILITIES DEVELOPMENT

RESOLUTION NO. 2011-0134

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE AN ON-CALL ARCHITECTURAL AND ENGINEERING SERVICES AGREEMENT, WITH THE JONES PAYNE GROUP, INC. FOR AN AMOUNT NOT TO EXCEED \$19,000,000 FOR THE FIRST THREE YEARS, WITH THE OPTION FOR TWO, ONE-YEAR EXTENSIONS, IN SUPPORT OF THE 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 ("SDIA"); and

WHEREAS, on August 12, 2011, a Request for Qualifications ("RFQ") was issued to obtain Statements of Qualifications ("SOQ") from qualified firms to provide On-Call Architectural and Engineering Consultant Services for the Quieter Home Program; and

WHEREAS, on September 22, 2011, the Authority received eight SOQs from prospective consultant firms. A Short Listing Panel conducted a thorough review of the SOQs and determined that five firms were most qualified to perform the requested On-Call Services; and

WHEREAS, the SOQ Scoring Criteria used to short-list qualified firms was based on project understanding and management structure, experience of the Project Manager, experience of the remaining personnel, capability to respond to task requirements, project history and related work; and

WHEREAS, a Selection Panel ("Panel") comprised of key representatives from the Authority's Facilities Development Department, Quieter Home Program, Noise Mitigation Department, and Small Business Development Department, together with a representative homeowner who recently completed in the Program, interviewed and ranked the short-listed firms; and

WHEREAS, the Evaluation Criteria used to rank the qualified short-listed firms was based on the firm's ability to address specific residential sound insulation questions, the qualifications and skill of the proposed project manager, experience and qualifications of the remaining key personnel, the firm's understanding of airport residential sound insulation programs and the unique challenges with the Quieter Home Program, and organization and effectiveness of presentation; and

WHEREAS, the top firm selected by the Panel was The Jones Payne Group, Inc.; and

WHEREAS in order to enter into on-call architectural and engineering consultant services agreement with the top ranked firm, Authority Staff ("Staff") will negotiate the scope of work and billing rates. If Staff cannot reach an agreement with the top ranked firm, Staff will then enter into negotiations with the next ranked firm(s) and establish agreement(s) with those firm(s).

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and authorizes the President/CEO to award an on-call architectural and engineering consultant services agreement for the Quieter Home Program, with The Jones Payne Group, Inc., for an amount not to exceed \$19,000,000 for the first three years with the option for two, one-year extensions, in support of the Quieter Home Program; and

BE IT FURTHER RESOLVED that the Board of the San Diego County Regional Airport Authority finds that this Board action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code 21065; and 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 regular meeting this 3<sup>rd</sup> day of November, 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

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