Documentation of Item 2

Contractor Expenses

"Best Practices"





Sjohnna Knack, Manager

November 14, 2011

Program Background

- 2,000 homes completed, approximately 9,000 homes remaining.
- Average cost per home is \$50,000.
- Completing 300-500 homes per year, based on \$15 million annual budget and consistent grant awards.
- Unique housing stock creates challenging construction.



















Process for Each Home

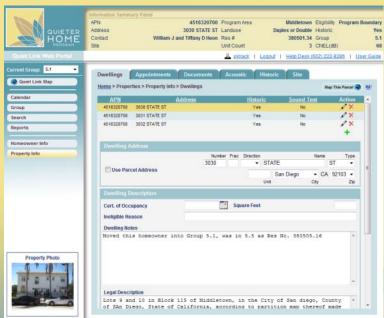
- Step 1: Homeowner applies and is placed on wait list.
- Step 2: Homeowner is selected and placed in group of 30-50 homes.
- Step 3: Design starts on home.
- Step 4: Design packages for group are publically bid.
- Step 5: Contract awarded by Board.
- Step 6: Construction.

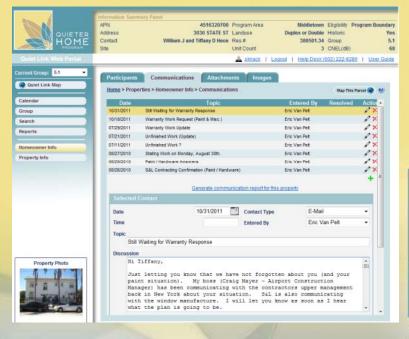
Average process takes 2-3 years and is tracked and collected electronically.



Organization of Homeowners

- Web-based database containing records for each parcel.
- Utilized to keep ownership information, appointment records, communications, all documentation.

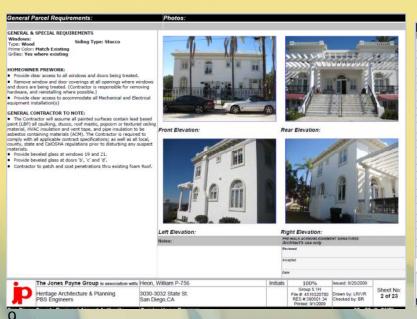






Individual Home Designs

- Each home is designed independently with an individualized scope of work.
- Scope of work approved by homeowners prior to bid.



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Construction Management – Electronic Project Management (ePM)

 Software system that allows staff to manage the construction process electronically.

Utilized in requests for information (RFI), submittals, and

shop drawings.







Coordination of Each home in Construction

Daily Inspections

Weekly Progress Meetings

Monthly Pay Applications



SD COUNTY REGIONAL AIRPORT AUTHORITY
Quieter Home Program

Daily Report

1 carpenter is continuing with the door installations. 3 painters have begun the patchin

TIME 08:19 AM RECORDED BY JACK WARD Residence 10, Sowatsky:

Day 25 of 28 construction days.

1 painter is completing the remaining punch list items.

TIME 11:03 AM RECORDED BY JACK WARD Residence 09, Molitor:

The window installations are ongoing. The carpenters are currently installing windows in the is preparing to install door H.

TIME 11:40 AM RECORDED BY JACK WARD

Residence 34, Heon:

The patching and painting is ongoing. The painters are currently touching up windows installers are currently installing the refrigerant set at the east end of the building.

PROJECT TITLE: Quieter Home Program Phase 5 - Group 1

Project # 380501

DATE: 9/14/2010 TIME:10:00 AM

SUBJECT: Construction Weekly Update Meeting

LOCATION: QHP Truxtun Conference Room

NEXT MEETING DATE: 9/21/2010

001-057	Herbert - 3042 State (380501.33) 5% Complete On hold; awaiting decision to go forward.	8/23/2010	9/24/2010
001-058	Heon - 3030 State (380501.35) 10% Complete Backordered: WDWs 37, 51, 52, 59, 60, 41 glazing, doors G and H.	8/27/2010	10/8/2010
001-027	Molitor - 3726 Elliott (380501.09) 0% Complete Construction in progress; homeowner requesting new hardware for Doors F and G; homeowner had custom door made, Contractor noticed a crack near the bottom of the door.	9/13/2010	10/22/2010

A	В	C							
ITEM	- В		D	E	F		G	н	
NO.	DESCRIPTION OF WORK	SCHEDITED	WORK CO		MATERIALS	TOTAL COMPLETED		BALANCE TO	RETAIN
	DISACRET KIN OF WINE	VALUE	FROM PREVIOUS	THIS PERSON	PRESENTLY	CERDTS GAA	- 6	ENASH	
	1 1		APPLICATION		STORED	TODATE			ı
PRIMEAU	Bonde & Insurance	2.090.00	(D+E)		(BRO CALTON)	(D+E+P)	(970)	(0.0)	
380501.32	General Conditions			0.00	0.00	2,090.00	100.00%	D.00	. 7553
	Measurement Walk-Throughs	9,803.00		4,300.00	0.00	9,800.00	100.00%	0.00	1
	Windows	35,910.00		0.00	0.00	1,500.00	100.03%	0.00	
	Doors	11,900.00		11,441.56	0.00	35,910.00	100.00%	0.00	86.3
	Misc. Arch, Construction			4,810.00	0.00	11,900.00	100 00%	0.00	2000
	Mechanical (HVAC)	5,200.00	0.00	5,200.00	0.00	5,200.00	100.00%	0.00	no:
	Electrical	12,000.00	4,420.10	7,579.90	0.00	12,000.00	100.00%	0.00	20.00
	Home Total:		0.00	3,600.00	0.00	3,600.00	100.00%	0.00	-
HERRERT	Bonds & Insurance	82,000.00	45,268.54	36,731.46		82,000.00	100,00%	0.00	110
380501.33	General Cr.: "Tions	1,890.00	1,850.00	0.00	0.60	1,880,00	100.00%	0.00	- 323
000001.00	Messurement Walk-Throughs	8,800.00	1,700.00	0.00	0.00	1,700.00	19.32N	7,100,00	100
	Windows	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	
	Doors	39,740.00	0.00	0.00	0.00	0.00	0.000	39,740,00	1000
	Misc. Arch. Construction	9,900.00	6,065,00	0.00	0.00	8,005.00	61.26%	3,835,00	400
	Mechanical (HVAC)	8,100,00		0.00	0.00	0.00	0.00%	900.00	
	Electrical	2,200,00	2,963.57	0.00	0.00	2,983,57	36.83%	5.116.43	9750
	Home Total:	73,000,00		0.00	0.00	0.00	0.0056	2.200.00	W. S.
HEON	Bonds & Insurance	2,550.00	14,108.57	0.00	0.00	14,108.57	19.33%	58,891,43	-
380501.34	General Conditions	12,000.00	2,550.00	0.00	0.00	2,550.00	100.0016	0.00	
	Measurement Walk-Throughs	1,500,00	1,000.00	0.00	0.00	1,000.00	8.33%	11,000,00	- 110
	Windows	57,650.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	377.9
	Doors	14,600.00		0.00	0.00	0.00	0.00%	57,650.00	
	Misc. Arch. Construction	1,600,00	0.00	0,00	7,552.52	7,552.52	51.73%	7,047,48	100
	Mechanical (HVAC)	7,200,00	2.652.05	0.00	0.00	0.00	0.00%	1,600,00	200
	Electrical	2,900.00		0.00	0.00	2,652.06	36,83%	4.547.94	-
	Home Total:	100,000,00	0.00	0.00	0.00	0.00	0.00%	2,900,00	74.00
GAFFORD	Bonds & Insurance		7,702.05	0.00	7,552.52	15,254,58	15.25%	84,745,42	10000
380501.35	General Conditions	1,020.00 4,800.00	1,020.00	0.00	0.00	1,020,00	100.00%	0.00	
	Measurement Walk-Throughs	1,500.00	1,200.00	0,00	0.00	1,200.00	25.00%	3,600,00	11100
	Windows	13.180.00	1,500.00	0,00	0.00	1,500.00	100.03%	0.00	
	Doors	3,800,00	2.327.00	0.00	0.00	0.00	0.00%	13,180,00	_
	Misc. Arch. Construction	2,400,00		0.00	0.00	2,327.00	81,24%	1,473.00	200
	Mechanical (HVAC)	11,400,00	0.00	0.00	0.00	0.00	0.00%	2,400.00	17.00
	Electrical	1,900.00	4,199.10	0.00	9.00	4,199.10	36.83%	7.200.90	J.
	Home Total:	40,000,00	0.00	0.00	0.00	0.00	0.00%	1,900,00	V7-
HAWTHORN	Ronds & Insurance	40,000.00	10,246.10	0,00	0.00	10,245.10	25.62%	29,753,90	100
350501.36	General Conditions	11,000.00	1,100.00	0.00	0.00	2,340.00	100.00%	0.00	7.00
	Measurement Walk-Throughs	1,500.00	1,500.00	0.00	0.00	1,100.00	10.00%	9,900.00	1,523
	Windows	47,650.00	1,500.00	0.00	0.00	1,500.00	100,00%	0.00	
	Doors	4,700.00	0.00	0.00	1,000,00	1,000.00	2,10%	46,650.00	
	Misc. Arch. Construction	4,900,00	0.00j	0.00	2,431,29	2,431,29	51.73%	2,268.71	7
	Mechanical (HVAC)	13,000,00	4.789.44	0.00	0.00	0.00	0.00%	4,900.00	~ .
	Electrical	13,000.00		0.00	0.00	4,788,44	36.83%	8,211.56	7
	Home Total:	92,000,00	0.00	0.00	0.00	0.00	0.00%	8.900.00	30
			9,728,44	0.00	3.431.29	13,159,73	14.30%	78.840.27	33.50

CC's

23.778.41 16.458.69 16.569.46 16.569.46 1.590.00 1.892.00 1.

Closeout of Construction

- Post Construction Surveys
- Closeout of Construction
- Closeout with FAA (Grant closure)



Group 4.12 Lessons Learned

August 12, 2010

Attendees

Brian Lahr, Construction Manager, SDCRAA, Quieter Home Program Steve Clayton, Construction Manager, SDCRAA, Quieter Home Progran Catherine Darby, Program Coordinator, SDCRAA, Quieter Home Progra Justin Espinoza, Superintendant, S&L Specialty Contracting Don McMasters, S&L Specialty Contracting (via conference call)

Items for discussion:

 Cannot complete a job with multiple superintendants. Throughout the entire construction project, S&L superintendent staff had changed and alternated between Mike Strag, Joe Romeo, Lee Wilkinson and Ronny. It caused communication issues with our homeowners and inspectors.

Lessons Learned: In the future, S&L will keep one person in charge if possible throughout the complete phase.

 Asbestos waste container at Park Point Loma without prior approval from the HOA

Lessons Learned: In the future, the HOA shall be notified well in advance of construction. Also, written authorization shall be required.

Construction superintendant was offered office space at Park Point Loma, which was not utilized by them at all.

B. Work constructed and assignable fund sources (i.e. AIP#, other sources, etc).

The San Diego International Airport (SDIA) established a sound insulation Program to provide sound attenuation treatment to homes located within the 65-70 dB CNEL and higher, as approved in SDIA's FAR Part 150 Noise Compatibility Program.

Summary of Fund Sources

-		San Diego County Regional Airport Authority											
1													
1				F	ebruary 28,	2011							
1			Project	Total	Claimed	Received	Accrued	Project	%	%		%	
1	CIP#	Grant Description	Amount	Expenses	Amount	Amount	Amount	Balance	Claimed	Received	R	emaining	
.	Grant 45 - I	Residential Sound Attenuation											
le	380507A	QHP Phase V - Group 7A	463,204	574,766	463,204	463,204	-	-	100%	100.00%		-	
1	Grant 48 - I	Residential Sound Attenuation											
1	380507A	QHP Phase V - Group 7A	18,171	22,548	18,171	18,171	-	-	100%	100.00%		-	
1	Grant 50 - I	Residential Sound Attenuation											
1	380507A	QHP Phase V - Group 7A	381,590	473,495	381,590	381,590	-	-	100%	100.00%		-	
1	Grant 53 - I	Residential Sound Attenuation											
1	380507A	QHP Phase V - Group 7A	967,613	1,200,661	967,613	967,613	-	-	100%	100.00%		-	
1	Grant 56 - I	Residential Sound Attenuation											
1	380507A	QHP Phase V - Group 7A	1,750,000	2,149,929	1,732,628	1,060,307	672,321	17,372	99.01%	60.59%		0.99%	
1	Source:	SDCRAA Finance	Depart	ment									

QHP Phase 5 – Group 7A (CIP #380507A) was a part of Airport Improvement Program (AIP) #45, #48, #50, #53, and #56. Eighty nine (89) dwellings were insulated on the west side of SDIA in QHP Phase 5 – Group 7A (CIP #380507A) (see Figure 1). Eighty nine (89) dwellings were non - historic.

Quieter Home Program Team



