



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
11

Meeting Date: **NOVEMBER 3, 2011**

Subject:

Award a Contract to SOLPAC Construction, Inc. dba Soltek Pacific Construction Company to Expand Terminal 2 East Facilities: Terminal Building at San Diego International Airport

Recommendation:

Adopt Resolution No. 2011-0133, awarding a contract to SOLPAC Construction, Inc. dba Soltek Pacific Construction Company, in the amount of \$5,958,000, for Project No. 104056, Expand Terminal 2 East Facilities: Terminal Building at San Diego International Airport.

Background/Justification:

The project will expand the Terminal 2 East building between Gates 24-Gates 28 and between Gate 25-Gate 27 to increase holdroom capacity, create new concessions, provide necessary infrastructure for future use of passenger transport vehicles and relocate the existing tenant clubroom to allow for the buildout of the adjacent roof area above the American Airlines (AA) 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 area and to provide for new concessions.

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

1. Expand Terminal 2 East Facilities: Terminal Building
2. Expand Terminal 2 East Facilities: Gate 24- Gate 28
3. Expand Terminal 2 East Facilities: Gate 25- Gate 27

This contract is for the Terminal Building work only (Item 1, above).

The Scope of Work for the contract to SOLPAC Construction, Inc., includes relocation of the clubroom, creation of the new post-security concessions area and the reconfiguration of the existing pre-security food court area.

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This contract was advertised on August 12, 2011, and bids were opened on September 13, 2011. The following bids were received: (See Attachment A)

Company	Total Bid
SOLPAC Construction, Inc.	\$ 5,958,000.00
FTR International, Inc.	\$ 8,710,000.00

Engineer's estimate is \$ 5,600,000. (See Attachment A)

Fiscal Impact:

Adequate funds for SOLPAC Construction, 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 a class of project 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 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

BID TABULATION

CIP 104056 - Expand Terminal 2-East Facility: Terminal Building

BIDS OPENED: September 13, 2011 at 2:00 PM PST
ENGINEERS ESTIMATE: \$5,600,000.00

CONTRACTOR: ADDRESS:		SOLPAC dba Soltek Pacific Construction Company 2424 Congress Street San Diego, CA 92110				FTR International, Inc. 8707 Research Drive Irvine, CA 92618			
GUARANTEE OF GOOD FAITH:		Safeco Insurance Company of America				Arch Insurance Company			
BID SCHEDULE A		1				2			
Bid Item	Item Description	Unit of Measure	Quantity	Unit Price In Figures	Total In Figures	Unit of Measure	Quantity	Unit Price In Figures	Total In Figures
1	Expand Terminal 2-East Facility: Terminal Building, excluding temporary corridor at pre-security West side concessions area	Lump Sum	N/A	N/A	\$ 4,607,430.00	Lump Sum	N/A	N/A	\$ 5,977,000.00
2	Section 01010 - 1.4.B.4.a.v - Temporary corridor at pre-security West side concessions area	Lump Sum	N/A	N/A	\$ 24,000.00	Lump Sum	N/A	N/A	\$ 653,000.00
3	Section 1D-17 - Contractor's Employee Office Trailer	Lump Sum	N/A	N/A	\$ 20,000.00	Lump Sum	N/A	N/A	\$ 45,000.00
4	Section 1D-45 - Contractor's Progress Schedule	Lump Sum	N/A	N/A	\$ 25,000.00	Lump Sum	N/A	N/A	\$ 20,000.00
5	Section 01400 - Contractor's Quality Control Program,	Lump Sum	N/A	N/A	\$ 171,970.00	Lump Sum	N/A	N/A	\$ 175,000.00
6	Section 01910 - Contractor Commissioning	Lump Sum	N/A	N/A	\$ 10,000.00	Lump Sum	N/A	N/A	\$ 10,000.00
7	Section 1D-46 - Overhead	Day	664	\$1,400.00	\$ 929,600.00	Day	664	\$2,500.00	\$ 1,660,000.00
8	Allowance for Reimbursement of Permit Fees	Allowance	N/A	N/A	\$ 60,000.00	Allowance	N/A	N/A	\$ 60,000.00
9	Allowance for relocation of utilities and mitigation of unknown conditions	Allowance	N/A	N/A	\$ 40,000.00	Allowance	N/A	N/A	\$ 40,000.00
10	Allowance for reimbursement of work performed on ACS and CCTV	Allowance	N/A	N/A	\$ 20,000.00	Allowance	N/A	N/A	\$ 20,000.00
11	Allowance for reimbursement of work performed on Public Address System.	Allowance	N/A	N/A	\$ 50,000.00	Allowance	N/A	N/A	\$ 50,000.00
TOTAL BID SCHEDULE A =					\$ 5,958,000.00				\$ 8,710,000.00
Notes:									

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RESOLUTION NO. 2011-0133

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, AWARDING A CONTRACT TO SOLPAC CONSTRUCTION, INC., DBA SOLTEK PACIFIC CONSTRUCTION COMPANY, IN THE AMOUNT OF \$5,958,000.00, FOR PROJECT NO. 104056, EXPAND TERMINAL 2 EAST FACILITIES: TERMINAL BUILDING, AT SAN DIEGO INTERNATIONAL AIRPORT

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

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

WHEREAS, the Project has been divided into three separate contract packages, and the award of a contract to SOLPAC Construction, Inc., dba Soltek Pacific Construction Company is for the terminal building work only; and

WHEREAS, the Scope of Work for this contract includes for the relocation of the clubroom, creation of the new post security concessions area and the reconfiguration of the existing pre-security food court area; and

WHEREAS, the San Diego County Regional Airport Authority ("Authority") issued a Bid Solicitation Package for this contract on August 12, 2011; and

WHEREAS, on September 13, 2011, 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 \$5,958,000.00, and the Authority's staff has duly considered SOLPAC Construction Company, Inc., dba Soltek Pacific Construction Company's bid, and has determined SOLPAC Construction Company, Inc., dba Soltek Pacific Construction Company 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, for the Board to award SOLPAC Construction Company, Inc., dba Soltek Pacific Construction Company, the contract for Project No. 104056, Expand Terminal 2 East Facilities: Terminal Building, upon the terms and conditions set forth on the Bid Solicitation Package.

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NOW, THEREFORE, BE IT RESOLVED that the Board hereby awards a contract to SOLPAC Construction Company, Inc., dba Soltek Pacific Construction Company, in the amount of \$5,958,000.00, for Project No. 104056, Expand Terminal 2 East Facilities: Terminal Building at San Diego International Airport, upon the terms and conditions set forth on the Bid Solicitation Package; 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 resolutions; and

BE IT FURTHER RESOLVED that the Board of the San Diego County Regional Airport Authority 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.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 3rd day of November, 2011, 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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