



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

**Item No.
13**

Meeting Date: **SEPTEMBER 2, 2010**

Subject:

Authorize the President/CEO to Award a Contract to Strong Tower Construction, LLC, DBA Koch Corporation, for Quieter Home Program Phase 5, Group 9A (25 West Side, Non-Historic, Units on 5 Residential Properties)

Recommendation:

Adopt Resolution No. 2010-0092, authorizing the President/CEO to award a contract to Strong Tower Construction, LLC, DBA Koch Corporation, in the amount of \$459,519.00, for Phase 5, Group 9A, Project No. 380509A, 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 9A, 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 25 west side, non-historic, units on 5 residential properties.

To date, the Program has completed 1,206 residences, of which 493 are historic and 713 are non-historic; 688 residences are located west of SDIA and 518 are located east of SDIA.

Project No. 380509A was advertised on May 11, 2010, and bids were opened on July 29, 2010. The following bids were received: (See Attachment "A").

Company	Total Bid
Strong Tower Construction, LLC, DBA Koch Corporation	\$459,519.00
S&L Specialty Contracting, Inc.	\$466,550.00
Atlas Development Corporation	\$487,356.00
Sam Boo Construction Company, Inc.	\$542,000.00
G&G Specialty Contractors, Inc.	\$595,080.00
Becerra's HVAC	\$667,333.00

Engineer's Estimate is \$620,000.00 (See Attachment "A").

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The low bid of \$459,519.00, is considered responsive, and Strong Tower Construction, LLC, DBA Koch Corporation, is considered responsible. Award to Strong Tower Construction, LLC, DBA Koch Corporation is, therefore, recommended in the amount of \$459,519.00.

Fiscal Impact:

The funds for this contract have been included in the FY10 budget and are funded from FAA 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. Strong Tower Construction, LLC, DBA Koch Corporation is proposing 0% DBE participation on this project.

Prepared by:

IRAJ GHAEMI
DIRECTOR, FACILITIES DEVELOPMENT

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380509A
BIDS OPENED: July 29, 2010 at 11:30 a.m.
ENGINEER'S ESTIMATE: \$420,000.00

CONTRACTOR:				Strong Tower Construction LLC dba Koch Corporation				S&L Specialty Contracting, Inc.				Atlas Development Corporation				Sam Boo Construction Company, Inc.							
ADDRESS:				1131 Logan Street, Louisville, KY 40204				315 South Franklin Street, Syracuse, NY 13202				991C Lomas Santa Fe Dr., #115, Solana Beach, CA 92075				3350 Wilshire Blvd., Suite 449, Los Angeles, CA 90010							
GUARANTEE OF GOOD FAITH:				Great American Insurance Company				Hartford Casualty Insurance Company				SureTec Insurance Company				SureTec Insurance Company							
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)	General Construction (In Figures)	HVAC Construction (In Figures)	Electrical Construction (In Figures)	TOTAL (In Figures)				
380509.01	2860 and 2862 State Street	1	Lump Sum	55,496.00	12,808.00	6,491.00	74,588.00	60,000.00	20,000.00	4,000.00	84,000.00	54,460.00	11,600.00	9,025.00	75,315.00	57,361.00	24,665.00	5,665.00	87,691.00				
380509.02	300, 304, 306, 310, 310 1/2, 312, 314 Grape Street and 2003 3rd Avenue	1	Lump Sum	47,391.00	12,808.00	6,491.00	66,490.00	55,000.00	16,000.00	5,000.00	76,000.00	69,050.00	9,402.00	8,700.00	87,152.00	63,694.00	14,400.00	8,341.00	106,635.00				
380509.02	316, 316 1/2, 318, 320, 322, 324, 326, 328 1/2 Grape Street	1	Lump Sum	49,255.00	12,808.00	6,491.00	68,354.00	56,000.00	16,000.00	4,000.00	76,000.00	69,265.00	8,543.00	3,675.00	81,383.00	67,609.00	14,400.00	3,050.00	105,059.00				
380509.04	2450 Horizon Avenue	1	Lump Sum	16,643.00	12,808.00	6,491.00	35,742.00	16,000.00	1,000.00	1,000.00	18,000.00	22,785.00	940.00	100.00	23,805.00	24,604.00	1,262.00	1,675.00	27,541.00				
380509.05	2863 and 2865 State Street	1	Lump Sum	36,607.00	12,808.00	6,491.00	56,706.00	45,000.00	14,000.00	4,000.00	63,000.00	47,445.00	13,676.00	3,860.00	64,981.00	56,571.00	11,483.00	4,310.00	75,344.00				
380509.06	2127 Front Street	1	Lump Sum	32,010.00	12,808.00	6,491.00	51,109.00	35,000.00	6,000.00	2,000.00	43,000.00	41,531.00	6,836.00	1,800.00	50,170.00	28,740.00	7,200.00	1,240.00	35,180.00				
				Subtotal				\$364,999.00	Subtotal				\$362,000.00	Subtotal				\$362,606.00	Subtotal				\$437,450.00
				Allowance for Structural, HVAC, Elect. Repairs				75,000.00	Allowance for				75,000.00	Allowance for Structural, HVAC, Elect. Repairs				75,000.00	Allowance for Structural, HVAC, Elect. Repairs				75,000.00
				Bldg & Utility Permits & Fees				27,000.00	Bldg & Utility Permits & Fees				27,000.00	Bldg & Utility Permits & Fees				27,000.00	Bldg & Utility Permits & Fees				27,000.00
				Allowance for 150 "Req'd" Shirts				2,550.00	Allowance for 150 "Req'd" Shirts				2,550.00	Allowance for 150 "Req'd" Shirts				2,550.00	Allowance for 150 "Req'd" Shirts				2,550.00
				TOTAL BID				\$489,519.00	TOTAL BID				\$468,556.00	TOTAL BID				\$487,358.00	TOTAL BID				\$542,909.00

CONTRACTOR:				G&G Specialty Contractors, Inc.				Becerra's HVAC					
ADDRESS:				4633 S. 36th Street, Phoenix, AZ 85040				241 Meadowbrook Drive, San Diego, CA 92114					
GUARANTEE OF GOOD FAITH:				Hartford Fire Insurance Company				American Safety Casualty Insurance Company					
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)		
380509.01	2860 and 2862 State Street	1	Lump Sum	73,291.00	10,800.00	2,000.00	86,091.00	23,500.00	22,900.00	10,885.00	57,285.00		
380509.02	300, 304, 306, 310, 310 1/2, 312, 314 Grape Street and 2003 3rd Avenue	1	Lump Sum	90,450.00	13,500.00	6,800.00	110,750.00	99,850.00	15,200.00	12,775.00	127,825.00		
380509.02	316, 316 1/2, 318, 320, 322, 324, 326, 328 1/2 Grape Street	1	Lump Sum	66,637.00	18,500.00	7,000.00	112,137.00	100,850.00	15,300.00	3,850.00	120,000.00		
380509.04	2450 Horizon Avenue	1	Lump Sum	34,593.00	3,100.00	700.00	38,393.00	47,750.00	1,100.00	2,223.00	51,073.00		
380509.05	2863 and 2865 State Street	1	Lump Sum	69,352.00	7,000.00	2,000.00	78,352.00	108,100.00	15,700.00	10,370.00	134,170.00		
380509.06	2127 Front Street	1	Lump Sum	56,307.00	7,000.00	1,500.00	64,807.00	60,300.00	8,700.00	3,430.00	72,430.00		
				Subtotal				\$490,830.00	Subtotal				\$562,783.00
				Allowance for Structural, HVAC, Elect. Repairs				75,000.00	Allowance for Structural, HVAC, Elect. Repairs				75,000.00
				Bldg & Utility Permits & Fees				27,000.00	Bldg & Utility Permits & Fees				27,000.00
				Allowance for 150 "Req'd" Shirts				2,550.00	Allowance for 150 "Req'd" Shirts				2,550.00
				TOTAL BID				\$668,080.00	TOTAL BID				\$667,333.00

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RESOLUTION NO. 2010-0092

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AUTHORIZING THE PRESIDENT/CEO TO AWARD A CONTRACT TO STRONG TOWER CONSTRUCTION, LLC, DBA KOCH CORPORATION, IN THE AMOUNT OF \$459,519.00, FOR PHASE 5, GROUP 9A, PROJECT NO. 380509A, 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 9A, 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 9A, of the Program provides sound attenuation to 25 west side, non-historic, units on 5 residential properties; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 5, Group 9A, on May 11, 2010; and

WHEREAS, on July 29, 2010, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Strong Tower Construction, LLC, DBA Koch Corporation, submitted a bid of \$459,519.00; and the Authority's staff has duly considered the bid and has determined Strong Tower Construction, LLC, DBA Koch Corporation, 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 authorize the President/CEO to award Strong Tower Construction, LLC, DBA Koch Corporation, the lowest bidder, the contract for Phase 5, Group 9A, upon the terms and conditions set forth in the Bid Solicitation Package.

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NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the President/CEO to award a contract to Strong Tower Construction, LLC, DBA Koch Corporation, in the amount of \$459,519.00, for Phase 5, Group 9A, Project No. 380509A, of the San Diego County Regional Airport Authority's Quieter Home Program.

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee hereby is authorized to execute and deliver such contract to Strong Tower Construction, LLC, DBA Koch Corporation; 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 2nd day of September 2010, 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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