



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

**Item No.  
14**

Meeting Date: **OCTOBER 6, 2011**

**Subject:**

**Award a Contract to S&L Specialty Contracting, Inc., for Quieter Home Program Phase 6, Group 2 (24 West Side and 3 East Side, Non-Historic, Single Family Homes on 26 Residential Properties)**

**Recommendation:**

Adopt Resolution No. 2011-0123, awarding a contract to S&L Specialty Contracting, Inc., in the amount of \$1,066,950, for Phase 6, Group 2, Project No. 380602, 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 6, Group 2, 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 24 west side and 3 east side, non-historic, single family homes on 26 residential properties.

To date, the Program has completed 1,905 residences, of which 571 are historic and 1,334 are non-historic; 1,202 residences are located west of SDIA and 703 are located east of SDIA.

Project No. 380602 was advertised on August 16, 2011, and bids were opened on September 15, 2011. The following bids were received: (See Attachment "A").

<b>Company</b>	<b>Total Bid</b>
S&L Specialty Contracting, Inc.	\$1,066,950
G&G Specialty Contractors, Inc.	\$1,188,056
Dynamic Contracting Services, Inc.	\$1,211,351
Nakhshab Development and Design	\$1,537,876

Engineer's Estimate is \$1,135,100 (See Attachment "A").

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The low bid of \$1,066,950.00, 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 \$1,066,950.00.

**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.

**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 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

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380602  
 BIDS OPENED: September 15, 2011, 10:00am  
 ENGINEER'S ESTIMATE: \$1,135,100.00

CONTRACTOR:				S&L Specialty Contracting, Inc.				G&G Specialty Contractors, Inc.				Dynamic Contracting Services, Inc.				Nakhshab Development and Design, Inc.				
ADDRESS:				315 S. Franklin Street, Syracuse, NY 13215				4833 S. 36th Street, Phoenix, Az 85040				241 W. 35th St., Suite L, National City, CA 91950				1810 State Street, San Diego, Ca 92101				
GUARANTEE OF GOOD FAITH:				Hartford Casualty Insurance				Hartford Fire 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)	
380602.01	Alnworth 3045 Columbia St.	1	Lump Sum	60,000.00	8,000.00	2,000.00	70,000.00	59,228.00	7,232.00	2,131.00	68,591.00	47,361.30	9,690.00	3,465.60	60,516.90	67,349.00	21,902.00	8,693.00	97,944.00	
380602.02	Amato 3802 Nipoma Pl.	1	Lump Sum	21,000.00	10,000.00	2,000.00	33,000.00	27,607.00	8,137.00	2,196.00	37,940.00	33,253.80	8,550.00	2,895.60	44,699.40	23,828.00	16,426.00	7,833.00	48,087.00	
380602.05	Carr 3811 Oleander Dr.	1	Lump Sum	25,000.00	9,000.00	2,000.00	36,000.00	32,311.00	8,816.00	1,741.00	42,868.00	31,629.30	7,980.00	2,964.00	42,573.30	35,879.00	16,426.00	7,833.00	60,138.00	
380602.06	Clechanowski 2840 Nipoma St.	1	Lump Sum	19,000.00	7,000.00	2,000.00	28,000.00	24,295.00	6,167.00	2,356.00	32,838.00	28,693.80	8,208.00	2,650.00	39,751.80	20,245.00	13,688.00	6,652.00	40,585.00	
380602.07	Cota 2996 Wing St.	1	Lump Sum	27,000.00	8,000.00	2,000.00	37,000.00	30,987.00	6,855.00	2,031.00	39,873.00	31,828.80	7,980.00	3,021.00	42,829.80	45,143.00	13,688.00	6,652.00	65,483.00	
380602.34	Coyne 3460 Larga Circle	1	Lump Sum	35,000.00	10,000.00	2,000.00	47,000.00	39,799.00	9,044.00	2,208.00	51,049.00	34,165.80	9,690.00	2,850.00	46,705.80	37,339.00	19,164.00	8,513.00	65,016.00	
380602.08	De Lira 3806 Kingsley St.	1	Lump Sum	23,000.00	11,000.00	2,000.00	36,000.00	29,040.00	9,044.00	2,098.00	40,180.00	29,263.80	8,550.00	2,964.00	40,777.80	25,382.00	16,426.00	7,333.00	49,151.00	
380602.09	Demolen 2412 Worden St.	1	Lump Sum	25,000.00	8,000.00	2,000.00	35,000.00	32,087.00	6,397.00	2,131.00	40,615.00	27,952.80	8,550.00	2,850.00	39,352.80	25,036.00	13,688.00	6,652.00	45,376.00	
380602.35	Essex 3020 Wing St.	1	Lump Sum	15,000.00	8,000.00	2,000.00	25,000.00	23,026.00	8,187.00	2,941.00	31,254.00	27,724.80	7,980.00	2,793.00	38,497.80	19,812.00	13,688.00	6,152.00	39,652.00	
380602.10	Ferreira 2987 Wing St.	1	Lump Sum	16,000.00	8,000.00	2,000.00	26,000.00	21,913.00	6,855.00	2,031.00	30,799.00	25,558.80	7,980.00	2,964.00	36,502.80	24,094.00	13,688.00	6,652.00	44,434.00	
380602.11	Gruber 2728 Nipoma St.	1	Lump Sum	28,000.00	8,000.00	2,000.00	38,000.00	35,350.00	6,397.00	2,086.00	43,833.00	29,206.80	7,980.00	2,713.20	39,900.00	41,944.00	13,688.00	6,152.00	61,784.00	
380602.13	Haglund 3038 Wing St.	1	Lump Sum	43,000.00	15,000.00	2,000.00	60,000.00	49,082.00	11,663.00	2,836.00	63,581.00	28,890.80	9,120.00	2,907.00	41,917.80	57,815.00	19,164.00	8,513.00	85,292.00	
380602.17	Huges 3313 Wisteria Dr.	1	Lump Sum	13,000.00	7,000.00	1,000.00	21,000.00	19,153.00	6,002.00	861.00	26,016.00	24,019.80	7,980.00	2,907.00	34,906.80	20,054.00	13,688.00	5,652.00	39,394.00	
380602.18	Hunt 3820 Oleander Dr.	1	Lump Sum	31,000.00	9,000.00	1,000.00	41,000.00	37,126.00	8,137.00	1,111.00	46,374.00	34,906.80	7,980.00	3,021.00	45,907.80	26,587.00	19,164.00	7,013.00	52,764.00	
380602.19	Inecl 3355 Wisteria Dr.	1	Lump Sum	25,000.00	11,000.00	2,000.00	38,000.00	30,774.00	6,259.00	2,411.00	41,444.00	30,859.80	8,550.00	2,832.90	42,242.70	22,401.00	13,688.00	6,152.00	42,241.00	
380602.23	Kuinovich 3746 James St.	1	Lump Sum	13,000.00	7,000.00	2,000.00	22,000.00	20,888.00	6,002.00	1,986.00	28,876.00	25,387.80	8,550.00	2,907.00	36,844.80	18,239.00	13,688.00	6,152.00	38,079.00	
380602.20	Lutosky 3422 Yonge St.	1	Lump Sum	40,000.00	500.00	500.00	41,000.00	42,506.00	1,194.00	336.00	44,036.00	37,528.80	10,830.00	2,716.90	51,077.70	49,296.00	19,164.00	4,997.00	73,457.00	
380602.24	Mantel 1380 29 <sup>th</sup> St.	2	Lump Sum	33,000.00	10,000.00	2,000.00	45,000.00	44,219.00	8,259.00	2,198.00	54,676.00	40,891.80	10,830.00	2,907.00	54,628.80	40,315.00	19,164.00	8,013.00	67,492.00	
380602.40	Moreira 3063 Wing St.	1	Lump Sum	21,000.00	8,000.00	2,000.00	31,000.00	27,328.00	6,855.00	2,131.00	36,314.00	28,755.80	7,980.00	3,021.00	37,756.80	26,850.00	13,688.00	6,652.00	46,990.00	
380602.27	O'Connor 3738 Amaryllis Dr.	1	Lump Sum	34,000.00	14,000.00	4,000.00	52,000.00	43,516.00	10,270.00	3,796.00	57,582.00	38,368.80	9,120.00	2,850.00	48,358.80	45,033.00	19,164.00	10,279.00	74,476.00	
380602.28	Olsen 2356 Worden St.	1	Lump Sum	27,000.00	8,000.00	1,000.00	36,000.00	34,594.00	6,855.00	1,086.00	42,535.00	35,362.80	7,980.00	3,021.00	46,363.80	41,125.00	13,688.00	5,652.00	60,465.00	
380602.41	Pry 2964 Chatsworth Blvd.	1	Lump Sum	34,000.00	8,000.00	2,000.00	44,000.00	38,987.00	6,036.00	2,141.00	47,166.00	33,595.80	8,892.00	2,964.00	45,451.80	32,748.00	16,426.00	6,833.00	56,007.00	
380602.29	Rehm 3753 James St.	1	Lump Sum	16,000.00	9,000.00	2,000.00	27,000.00	21,774.00	7,822.00	2,310.00	32,006.00	28,579.80	7,980.00	2,850.00	39,409.80	22,450.00	13,688.00	7,152.00	43,290.00	
380602.37	Wener 3108 Larga Court	1	Lump Sum	21,000.00	8,000.00	2,000.00	31,000.00	25,924.00	8,187.00	2,086.00	34,197.00	27,496.80	8,208.00	2,907.00	38,611.80	23,070.00	13,688.00	6,152.00	42,910.00	
380602.33	Williamson 2846 Nipoma S.	1	Lump Sum	21,000.00	8,000.00	2,000.00	31,000.00	27,308.00	6,180.00	1,986.00	35,474.00	27,583.80	9,120.00	2,907.00	39,586.80	20,259.00	13,688.00	6,652.00	40,599.00	
380602.38	Wu 3015 Lytton St.	1	Lump Sum	33,400.00	5,000.00	2,000.00	40,400.00	38,184.00	3,026.00	2,179.00	43,389.00	29,662.80	9,120.00	2,850.00	41,632.80	38,961.00	16,426.00	6,833.00	62,220.00	
							Subtotal	\$972,400.00			Subtotal	1,093,506.00			Subtotal	\$1,116,801.00			Subtotal	\$1,443,326.00
							Allowance for Structural, HVAC, Elect. Repairs	65,000.00			Allowance for Structural, HVAC, Elect. Repairs	65,000.00			Allowance for Structural, HVAC, Elect. Repairs	65,000.00			Allowance for Structural, HVAC, Elect. Repairs	65,000.00
							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
							<b>TOTAL BID</b>	<b>\$1,068,980.00</b>			<b>TOTAL BID</b>	<b>\$1,188,086.00</b>			<b>TOTAL BID</b>	<b>\$1,211,381.00</b>			<b>TOTAL BID</b>	<b>\$1,637,876.00</b>

Note: Addendum No. 1 and 2 noted

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Note: Addendum No. 1 and 2 were not noted  
 Miscalculation by contractor - contractor bid \$1,540,876.00,  
 actual amount is \$1,537,876.00.

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RESOLUTION NO. 2011-0123

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 \$1,066,950, FOR PHASE 6, GROUP 2, PROJECT NO. 380602, 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 6, Group 2, 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 6, Group 2, of the Program provides sound attenuation to 24 west side and 3 east side, non-historic, single family homes on 26 residential properties; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 6, Group 2, on August 16, 2011; and

WHEREAS, on September 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 \$1,066,950; 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 6, Group 2, 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 \$1,066,950, for Phase 6, Group 2, Project No. 380602, of the 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 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 6th day of October 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