



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

**Item No.  
13**

Meeting Date: **OCTOBER 7, 2010**

**Subject:**

**Authorize the President/CEO to Award a Contract to Atlas Development Corporation, for Quieter Home Program Phase 5, Group 10 (23 West Side and 31 East Side, Non-Historic, Units on 31 Residential Properties)**

**Recommendation:**

Adopt Resolution No. 2010-0110, authorizing the President/CEO to award a contract to Atlas Development Corporation, in the amount of \$1,141,196.00., for Phase 5, Group 10, Project No. 380510, 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 10, 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 23 west side and 31 east side, non-historic, units on 31 residential properties.

To date, the Program has completed 1,590 residences, of which 543 are historic and 1,047 are non-historic; 912 residences are located west of SDIA and 678 are located east of SDIA.

Project No. 380510 was advertised on August 3, 2010, and bids were opened on September 9, 2010. The following bids were received: (See Attachment "A").

<b>Company</b>	<b>Total Bid</b>
Atlas Development Corporation	\$1,141,196.00
S&L Specialty Contracting, Inc.	\$1,238,000.00
Strong Tower Construction, LLC, DBA Koch Corporation	\$1,308,007.00
Accurate Engineering ICS, Inc.	\$1,402,175.75
G&G Specialty Contractors, Inc.	\$1,438,688.00

Engineer's Estimate is \$1,300,000.00 (See Attachment "A").

The low bid of \$1,141,196.00, is considered responsive, and Atlas Development Corporation, is considered responsible. Award to Atlas Development Corporation is, therefore, recommended in the amount of \$1,141,196.00.

**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. Atlas Development Corporation is proposing 0% DBE participation on this project.

**Prepared by:**

IRAJ GHAEMI  
DIRECTOR, FACILITIES DEVELOPMENT

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380510  
 BIDS OPENED: September 9, 2010 at 2:00p.m.  
 ENGINEER'S ESTIMATE: \$1,300,000.00

CONTRACTOR:				#1 Atlas Development				#2 S&L Specialty Contracting, Inc.				
ADDRESS:				991C Lomas Santa Fe Dr. #115, Solana Beach, CA 92075				315 South Franklin Street, Syracuse, NY 13202				
GUARANTEE OF GOOD FAITH:				SureTec Insurance Company				Hartford Casualty Insurance Company				
Res No.	Bid Item Number	Dwelling Units	Unit of Measure	General Construction	HVAC Construction	Electrical Construction	TOTAL (In Figures)	General Construction	HVAC Construction	Electrical Construction	TOTAL (In Figures)	
380510.01	Andersen	1	Lump Sum	19,925.00	7,557.00	1,200.00	28,682.00	19,000.00	8,000.00	2,000.00	29,000.00	
380510.03	Busalacchi	12	Lump Sum	93,016.00	19,325.00	4,200.00	116,541.00	80,000.00	21,000.00	13,000.00	114,000.00	
380510.38	Checkert	1	Lump Sum	37,632.00	8,966.00	1,200.00	47,798.00	44,000.00	14,000.00	2,000.00	60,000.00	
380510.04	Corway	1	Lump Sum	15,591.00	6,574.00	1,200.00	23,365.00	18,000.00	7,000.00	2,000.00	27,000.00	
380510.34	Dyer	1	Lump Sum	29,077.00	8,614.00	1,200.00	38,891.00	33,000.00	14,000.00	3,000.00	50,000.00	
380510.05	Elliman	1	Lump Sum	20,187.00	0.00	0.00	20,187.00	22,600.00	200.00	200.00	23,000.00	
380510.07	Hewitt	1	Lump Sum	19,460.00	6,972.00	1,200.00	27,632.00	22,000.00	8,000.00	2,000.00	32,000.00	
380510.08	Hickman	2	Lump Sum	22,936.00	8,025.00	2,500.00	33,461.00	28,000.00	10,000.00	3,000.00	41,000.00	
380510.35	Humphreys	1	Lump Sum	11,366.00	8,259.00	1,200.00	20,815.00	9,000.00	10,000.00	2,000.00	21,000.00	
380510.13	Long	1	Lump Sum	19,499.00	8,799.00	1,200.00	29,498.00	21,000.00	8,000.00	2,000.00	31,000.00	
380510.14A	Mohr	2	Lump Sum	28,478.00	6,975.00	1,200.00	36,653.00	17,000.00	7,000.00	2,000.00	26,000.00	
380510.14B	Mohr	1	Lump Sum	19,951.00	13,583.00	2,600.00	36,134.00	32,000.00	15,000.00	4,000.00	51,000.00	
380510.15	Moniz	1	Lump Sum	19,186.00	7,221.00	1,200.00	27,607.00	20,000.00	7,000.00	2,000.00	29,000.00	
380510.16	Moore	1	Lump Sum	17,519.00	7,472.00	800.00	25,791.00	14,000.00	7,000.00	1,000.00	22,000.00	
380510.17	Penner	1	Lump Sum	26,720.00	628.00	1,200.00	28,548.00	33,600.00	200.00	200.00	34,000.00	
380510.18	Phillippi	1	Lump Sum	15,543.00	6,786.00	1,200.00	23,529.00	17,000.00	8,000.00	2,000.00	27,000.00	
380510.21	Scott	1	Lump Sum	16,565.00	6,614.00	1,200.00	24,379.00	15,000.00	6,000.00	2,000.00	23,000.00	
380510.22	Searcy	1	Lump Sum	12,849.00	6,775.00	1,200.00	20,824.00	14,000.00	7,000.00	2,000.00	23,000.00	
380510.23	Silva	1	Lump Sum	9,296.00	6,672.00	1,200.00	17,168.00	6,000.00	8,000.00	2,000.00	16,000.00	
380510.36	Symons	1	Lump sum	14,338.00	9,025.00	400.00	23,763.00	17,000.00	13,000.00	1,000.00	31,000.00	
380510.37	Treais	1	Lump Sum	20,932.00	8,672.00	1,200.00	30,804.00	21,000.00	10,000.00	2,000.00	33,000.00	
380510.26	Turner	1	Lump Sum	17,854.00	7,400.00	1,200.00	26,454.00	27,000.00	7,000.00	2,000.00	36,000.00	
380510.27	Ungehajer	1	Lump Sum	19,985.00	8,172.00	1,200.00	29,357.00	21,000.00	7,000.00	2,000.00	30,000.00	
380510.28A	Vinck Properties, LLC	1	Lump Sum	44,772.00	628.00	0.00	45,400.00	18,600.00	200.00	200.00	19,000.00	
380510.28B	Vinck Properties, LLC	8	Lump Sum	56,395.00	14,713.00	4,500.00	75,608.00	81,000.00	14,000.00	9,000.00	104,000.00	
380510.29	Walsh	1	Lump Sum	15,761.00	7,325.00	1,200.00	24,286.00	14,000.00	7,000.00	2,000.00	23,000.00	
380510.30	Weaver	1	Lump Sum	11,566.00	9,715.00	400.00	21,681.00	14,000.00	14,000.00	1,000.00	29,000.00	
380510.31	Wenger	1	Lump Sum	16,160.00	6,872.00	1,200.00	24,232.00	15,000.00	7,000.00	2,000.00	24,000.00	
380510.09	Wojdowski	4	Lump Sum	59,330.00	5,510.00	2,000.00	66,840.00	76,000.00	4,000.00	2,000.00	82,000.00	
380510.10A	Wojdowski	1	Lump Sum	28,417.00	7,175.00	1,200.00	36,792.00	32,450.00	8,000.00	2,000.00	42,450.00	
380510.10B	Wojdowski	1	Lump Sum	7,198.00	5,528.00	1,200.00	13,926.00	6,000.00	3,000.00	2,000.00	11,000.00	
							Sub-total				Sub-total	\$1,143,450.00
							Allowance for Structural, HVAC, Elect. Repairs				Allowance for Structural, HVAC, Elct	60,000.00
							Bldg & Utility Permits & Fees				Bldg & Utility Permits & Fees	32,000.00
							Allowance for 150 "Req'd" Shirts				Allowance for 150 "Req'd" Shirts	2,550.00
							<b>TOTAL BID</b>				<b>TOTAL BID</b>	<b>\$1,238,000.00</b>

Note: Addendum No. 1 noted

Note: Addendum No. 1 noted

880000

#3 Strong Tower Construction dba Koch Corporation 1131 Logan Street, Louisville, KY 40204 Great American Insurance Company				#4 Accurate Engineering ICS, Inc. 7404 Trade Street, San Diego, CA 92121 Hartford Fire Insurance Company				#5 G & G Specialty Contractors, Inc. 4633 S. 36th Street, Phoenix, AZ 85040 Hartford Casualty Insurance Company			
General Construction	HVAC Construction	Electrical Construction	TOTAL (In Figures)	General Construction	HVAC Construction	Electrical Construction	TOTAL (In Figures)	General Construction	HVAC Construction	Electrical Construction	TOTAL (In Figures)
17,608.00	10,478.00	4,003.00	32,089.00	20,912.08	11,458.03	1,584.65	33,954.76	27,681.00	6,900.00	1,200.00	35,781.00
78,008.00	10,478.00	4,003.00	92,489.00	72,286.72	42,995.00	5,538.76	120,820.48	138,422.00	27,600.00	4,200.00	170,222.00
43,667.00	10,478.00	4,003.00	58,148.00	32,982.96	17,760.96	3,147.04	53,890.96	52,187.00	12,700.00	1,200.00	66,087.00
15,618.00	10,478.00	4,003.00	30,099.00	14,614.65	11,169.09	2,996.67	28,780.41	23,452.00	6,200.00	1,200.00	30,852.00
33,925.00	10,478.00	4,003.00	48,406.00	36,280.42	16,827.06	3,826.30	56,933.78	40,086.00	11,200.00	1,200.00	52,486.00
21,018.00	10,478.00	4,003.00	35,499.00	19,530.54	1,720.21	4,264.39	25,515.14	26,365.00	0.00	0.00	26,365.00
21,369.00	10,478.00	4,003.00	35,850.00	18,260.74	12,632.10	11,622.61	42,515.45	25,859.00	6,700.00	1,200.00	33,759.00
24,748.00	10,478.00	4,003.00	39,229.00	27,351.78	15,023.28	3,539.44	45,914.50	31,779.00	8,900.00	2,500.00	43,179.00
14,527.00	10,478.00	4,003.00	29,008.00	10,708.54	14,892.33	2,343.72	27,744.59	15,467.00	9,700.00	1,200.00	26,367.00
22,315.00	10,478.00	4,003.00	36,796.00	18,280.17	10,865.53	2,172.53	31,318.23	27,784.00	6,700.00	1,200.00	35,684.00
20,766.00	10,478.00	4,003.00	35,247.00	19,912.25	10,673.15	3,710.63	34,296.03	16,907.00	6,200.00	1,200.00	24,307.00
28,482.00	10,478.00	4,003.00	42,963.00	33,331.58	20,778.65	3,182.61	57,292.84	48,050.00	20,900.00	2,600.00	71,550.00
20,291.00	10,478.00	4,003.00	34,772.00	15,262.62	10,616.93	3,084.58	28,964.13	25,672.00	6,200.00	1,200.00	33,072.00
17,950.00	10,478.00	4,003.00	32,431.00	17,003.25	12,127.37	1,255.87	30,386.49	24,731.00	6,700.00	800.00	32,231.00
27,665.00	10,478.00	4,003.00	42,146.00	28,455.95	3,507.05	5,276.20	37,239.20	32,657.00	0.00	1,200.00	33,857.00
15,994.00	10,478.00	4,003.00	30,475.00	15,101.15	12,041.18	5,276.20	32,418.53	22,652.00	6,700.00	1,200.00	30,552.00
15,370.00	10,478.00	4,003.00	29,851.00	16,757.98	8,417.07	5,276.20	30,451.25	20,646.00	6,200.00	1,200.00	28,046.00
13,276.00	10,478.00	4,003.00	27,757.00	13,268.74	10,570.71	4,939.02	28,778.47	17,655.00	5,200.00	1,200.00	24,055.00
7,315.00	10,478.00	4,003.00	21,796.00	7,185.30	11,761.35	3,283.24	22,229.89	13,304.00	6,700.00	1,200.00	21,204.00
15,285.00	10,478.00	4,003.00	29,766.00	17,211.40	15,325.36	3,498.96	36,035.72	21,618.00	12,200.00	400.00	34,218.00
23,338.00	10,478.00	4,003.00	37,819.00	23,208.21	14,577.50	7,521.02	45,306.73	28,121.00	9,200.00	1,200.00	38,521.00
24,534.00	10,478.00	4,003.00	39,015.00	19,989.28	11,579.06	9,173.92	40,742.26	28,093.00	6,700.00	1,200.00	35,993.00
18,658.00	10,478.00	4,003.00	33,139.00	18,294.14	10,922.11	3,416.83	32,633.08	26,138.00	6,200.00	1,200.00	33,538.00
23,481.00	10,478.00	4,003.00	37,962.00	18,388.20	1,206.65	4,185.16	23,780.01	51,251.00	0.00	0.00	51,251.00
60,691.00	10,478.00	4,003.00	75,172.00	73,976.63	29,636.18	3,775.69	107,388.50	79,741.00	18,400.00	4,500.00	102,641.00
16,067.00	10,478.00	4,003.00	30,548.00	15,339.89	8,907.73	6,207.61	30,455.23	21,902.00	5,200.00	1,200.00	28,302.00
12,879.00	10,478.00	4,003.00	27,360.00	29,622.57	15,656.27	1,996.72	47,275.56	16,718.00	11,700.00	400.00	28,818.00
15,316.00	10,478.00	4,003.00	29,797.00	15,494.42	11,674.56	7,433.11	34,602.09	22,275.00	6,200.00	1,200.00	29,675.00
53,190.00	10,478.00	4,003.00	67,671.00	63,277.10	10,211.54	3,375.48	76,864.12	72,460.00	4,600.00	2,000.00	79,060.00
31,994.00	10,478.00	4,003.00	46,475.00	33,778.53	11,872.90	3,498.96	49,150.39	38,839.00	6,700.00	1,200.00	46,739.00
9,201.00	10,478.00	4,003.00	23,682.00	5,546.28	4,624.96	3,775.69	13,946.93	11,826.00	2,700.00	1,200.00	15,726.00
<b>Sub-total</b>			<b>\$1,213,457.00</b>	<b>Sub-total</b>			<b>\$1,307,625.75</b>	<b>Sub-total</b>			<b>\$1,344,138.00</b>
Allowance for Structural, HVAC, Elect. Repairs			60,000.00	Allowance for Structural, HVAC, Elect. Repairs			60,000.00	Allowance for Structural, HVAC, Elect. Repairs			60,000.00
Bldg & Utility Permits & Fees			32,000.00	Bldg & Utility Permits & Fees			32,000.00	Bldg & Utility Permits & Fees			32,000.00
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
<b>TOTAL BID</b>			<b>\$1,308,007.00</b>	<b>TOTAL BID</b>			<b>\$1,402,175.75</b>	<b>TOTAL BID</b>			<b>\$1,438,688.00</b>

Note: Addendum No. 1 noted

Note: Addendum No. 1 noted  
 Miscalculation by contractor, contractor bid \$1,402,175.77 - actual

Note: Addendum No. 1 noted

680000

RESOLUTION NO. 2010-0110

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AUTHORIZING THE PRESIDENT/CEO TO AWARD A CONTRACT TO ATLAS DEVELOPMENT CORPORATION, IN THE AMOUNT OF \$1,141,196.00, FOR PHASE 5, GROUP 10, PROJECT NO. 380510, 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 10, 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 10, of the Program provides sound attenuation to 23 west side and 31 east side, non-historic, units on 31 residential properties; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 5, Group 10, on August 3, 2010; and

WHEREAS, on September 9, 2010, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Atlas Development Corporation, submitted a bid of \$1,141,196.00; and the Authority's staff has duly considered the bid and has determined Atlas Development 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 Atlas Development Corporation, the lowest bidder, the contract for Phase 5, Group 10, upon the terms and conditions set forth in the Bid Solicitation Package.

000090

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the President/CEO to award a contract to Atlas Development Corporation, in the amount of \$1,141,196.00, for Phase 5, Group 10, Project No. 380510, 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 Atlas Development 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 7th day of October, 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

000091