



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

Item No.  
**13**

Meeting Date: FEBRUARY 9, 2012

**Subject:**

**Award a Contract to S&L Specialty Contracting, Inc., for Quieter Home Program Phase 6, Group 1 (37 Historic and 1 Non-Historic, East and West Side, Single Family Units on 38 Residential Properties)**

**Recommendation:**

Adopt Resolution No. 2012-0015, awarding a contract to S&L Specialty Contracting, Inc., in the amount of \$2,783,550, for Phase 6, Group 1, Project No. 380601, of the San Diego County Regional Airport Authority's ("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 1, 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 37 historic and 1 non-historic, 5 east and 33 west side, single family units on 38 residential properties.

To date, the Program has completed 2,042 residences, of which 571 are historic and 1,471 are non-historic; 1,306 residences are located west of SDIA and 736 are located east of SDIA.

Project No. 380601 was advertised on December 6, 2011, and bids were opened on January 10, 2012. The following bid was received: (See Attachment A).

<b>Company</b>	<b>Total Bid</b>
S&L Specialty Contracting, Inc.	\$2,783,550

Engineer's Estimate was advertised as \$2,229,500. The estimate was reviewed and it was determined that the cost for wood windows was underestimated by approximately 50%. A revised Engineers Estimate is \$2,579,000 (See Attachment A).

The low bid of \$2,783,550, 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 \$2,783,550.

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**Fiscal Impact:**

Adequate funds for FY2012 expenditures, under S&L Specialty Contracting, Inc., contract is included within the operating budget in the Authority's Quieter Home Program. Sources of funding include Airport Improvement Program 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 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. 380601  
 BIDS OPENED: January 10, 2012, 11:30am  
 ENGINEER'S ESTIMATE: \$2,579,000 (Revised)

CONTRACTOR:				S & L Specialty Contracting, Inc.				
ADDRESS:				315 S. Franklin Street, Syracuse, NY 13202				
GUARANTEE OF GOOD FAITH:				Hartford 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)
380601.01	Lewis, III	3022 Lytton Street	1	Lump Sum	33,000.00	12,000.00	4,000.00	49,000.00
380601.02	Gardner	1344 Granada Avenue	1	Lump Sum	36,000.00	10,000.00	5,000.00	51,000.00
380601.03	Keeton, IV	3531 Curtis Street	1	Lump Sum	43,000.00	8,000.00	6,000.00	57,000.00
380601.04	Edens, Jr.	3733 Amaryllis Drive	1	Lump Sum	53,000.00	8,000.00	5,000.00	66,000.00
380601.05	Beckman	3750 Alcott Street	1	Lump Sum	41,000.00	15,000.00	5,000.00	61,000.00
380601.06	Mathie	2669 Poinsettia Drive	1	Lump Sum	50,000.00	8,000.00	4,000.00	62,000.00
380601.07	Miller	3791 Elliott Street	1	Lump Sum	44,000.00	11,000.00	6,000.00	61,000.00
380601.08	Mitrovich	3757 Lotus Drive	1	Lump Sum	50,000.00	1,000.00	3,000.00	54,000.00
380601.09	Christensen	3746 Lotus Drive	1	Lump Sum	44,000.00	8,000.00	6,000.00	58,000.00
380601.10	Rosenbaum	3742 Lotus Drive	1	Lump Sum	30,000.00	8,000.00	5,000.00	43,000.00
380601.11	Barton	3738 Lotus Drive	1	Lump Sum	47,000.00	9,000.00	5,000.00	61,000.00
380601.12	Mallory	3737 Amaryllis Drive	1	Lump Sum	53,000.00	15,000.00	6,000.00	74,000.00
380601.13	Danny	3722 Amaryllis Drive	1	Lump Sum	44,000.00	14,000.00	5,000.00	63,000.00
380601.14	Donaldson	3715 Amaryllis Drive	1	Lump Sum	45,000.00	15,000.00	4,000.00	64,000.00
380601.16	Gustin	3641 Hyacinth Drive	1	Lump Sum	49,000.00	9,000.00	4,000.00	62,000.00
380601.17	Ware	3638 Hyacinth Drive	1	Lump Sum	33,000.00	8,000.00	4,000.00	45,000.00
380601.18	Strand	3529 Browning Street	1	Lump Sum	88,000.00	9,000.00	7,000.00	104,000.00
380601.19	Price	3415 Elliott Street	1	Lump Sum	43,000.00	15,000.00	5,000.00	63,000.00
380601.21	Landry	3141 Shadowlawn Street	1	Lump Sum	40,000.00	8,000.00	5,000.00	53,000.00
380601.22	Marlow	3136 Lytton Street	1	Lump Sum	56,000.00	9,000.00	6,000.00	71,000.00
380601.23	Githens	3104 Lytton Street	1	Lump Sum	127,000.00	25,000.00	10,000.00	162,000.00
380601.25	Danly	2972 Chatsworth Blvd	1	Lump Sum	43,000.00	9,000.00	5,000.00	57,000.00
380601.26	Mulligan	1355 28th Street	1	Lump Sum	73,000.00	16,000.00	6,000.00	95,000.00
380601.28	McGee	2470 Union Street	1	Lump Sum	47,000.00	16,000.00	5,000.00	68,000.00
380601.29	Grubb	2650 Poinsettia Drive	1	Lump Sum	39,000.00	1,000.00	3,000.00	43,000.00
380601.30	Duffey	2749 Azalea Drive	1	Lump Sum	74,000.00	28,000.00	8,000.00	110,000.00
380601.31	McGown	2689 Poinsettia Drive	1	Lump Sum	60,000.00	12,000.00	7,000.00	79,000.00
380601.32	Cullen	2685 Poinsettia Drive	1	Lump Sum	30,000.00	8,000.00	4,000.00	42,000.00
380601.33	Christensen	2684 Jonquil Drive	1	Lump Sum	66,000.00	9,000.00	5,000.00	80,000.00
380601.34	Carter	2668 Jonquil Drive	1	Lump Sum	51,000.00	7,000.00	5,000.00	63,000.00
380601.36	Hoopes	2740 Poinsettia Drive	1	Lump Sum	68,000.00	8,000.00	6,000.00	82,000.00
380601.37	House	2720 Poinsettia Drive	1	Lump Sum	52,000.00	9,000.00	4,000.00	65,000.00
380601.38	Tamayo	2505 Willow Street	1	Lump Sum	71,000.00	8,000.00	6,000.00	85,000.00
380601.40	Browning	2676 A Street	1	Lump Sum	48,000.00	9,000.00	6,000.00	63,000.00
380601.41	Haag	3717 Lotus Drive	1	Lump Sum	45,000.00	8,000.00	5,000.00	58,000.00
380601.42	Niblack	3130 Freeman Street	1	Lump Sum	49,000.00	8,000.00	4,000.00	61,000.00
380601.43	Hardisty	3223 Zola Street	1	Lump Sum	84,000.00	31,000.00	8,000.00	123,000.00
380401.10	McKenzie	2451 Poinsettia Drive	1	Lump Sum	46,000.00	0.00	0.00	46,000.00
<b>Subtotal</b>								<b>\$2,604,000.00</b>
Allowance for Structural, HVAC, Elect. Repairs								150,000.00
Bldg & Utility Permits & Fees								27,000.00
Allowance for 150 "Req'd" Shirts								2,550.00
<b>TOTAL BID</b>								<b>\$2,783,550.00</b>

Note: Addendum 1 noted

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RESOLUTION NO. 2012-0015

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 \$2,783,550, FOR PHASE 6, GROUP 1,  
PROJECT NO. 380601, 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 1, 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 1, of the Program provides sound attenuation to 37 historic and 1 non-historic, 5 east and 33 west side, single family units on 38 residential properties.; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 6, Group 1, on December 6, 2011; and

WHEREAS, on January 10, 2012, 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 \$2,783,550; 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 1, 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 \$2,783,550, for Phase 6, Group 1, Project No. 380601, of the Authority's Quieter Home Program; and

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 special meeting this 9th day of February, 2012, 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

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