



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

**Item No.
12**

Meeting Date: APRIL 12, 2012

Subject:

Award a Contract to Built Pacific, Inc., for Quieter Home Program Phase 6, Group 3 (48 Units Located on 3 Historic Properties and 36 Units Located on 2 Non-Historic Properties, for a Total of 84 East Side Apartment Units)

Recommendation:

Adopt Resolution No. 2012-0041, awarding a contract to Built Pacific, Inc., in the amount of \$1,434,158.40, for Phase 6, Group 3, Project No. 380603, 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 3, 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 48 units located on 3 historic properties and 36 units located on 2 non-historic properties, for a total of 84 east side apartment units.

To date, the Program has completed 2,141 residences, of which 579 are historic and 1,562 are non-historic; 1,370 residences are located west of SDIA and 771 are located east of SDIA.

Project No. 380603 was advertised on February 7, 2012, and bids were opened on March 8, 2012. The following bids were received: (See Attachment A).

Company	Total Bid
Built Pacific, Inc.	\$1,434,158.40
Atlas Development Corporation	\$1,569,549
S&L Specialty Contracting, Inc.	\$1,682,550
G&G Specialty Contractors, Inc.	\$1,687,140

Engineer's Estimate is \$1,325,000 (See Attachment A).

The low bid of \$1,434,158.40, is considered responsive, and Built Pacific, Inc., is considered responsible. Award to Built Pacific, Inc., is, therefore, recommended in the amount of \$1,434,158.40.

000067

Fiscal Impact:

Adequate funds for FY2012 and FY2013 expenditures, under the Built Pacific, Inc. contract, are 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. Built Pacific, Inc. is proposing 20% DBE participation on this project.

Prepared by:

IRAJ GHAEMI
DIRECTOR, FACILITIES DEVELOPMENT

RESOLUTION NO. 2012-0041

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDING A CONTRACT TO BUILT PACIFIC, INC., IN THE AMOUNT OF \$1,434,158.40, FOR PHASE 6, GROUP 3, PROJECT NO. 380603, 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 3, 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 3, of the Program provides sound attenuation to 48 units located on 3 historic properties and 36 units located on 2 non-historic properties, for a total of 84 east side apartment units; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 6, Group 3, on February 7, 2012; and

WHEREAS, on March 8, 2012, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Built Pacific, Inc., submitted a bid of \$1,434,158.40; and the Authority's staff has duly considered the bid and has determined Built Pacific, 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 Built Pacific, Inc., the lowest bidder, the contract for Phase 6, Group 3, 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 Built Pacific, Inc., in the amount of \$1,434,158.40, for Phase 6, Group 3, Project No. 380603, of the Authority's Quieter Home Program; and

000072

BE IT FURTHER RESOLVED that the Authority's President/CEO or designee hereby is authorized to execute and deliver such contract to Built Pacific, 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 12th day of April, 2012, 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