



SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT

Item No.
12

Meeting Date: **FEBRUARY 10, 2011**

Subject:

Award a Contract to Atlas Development Corporation, for Quieter Home Program Phase 5, Group 8A (27 West Side, Non-Historic, Single Family Units on 27 Residential Properties)

Recommendation:

Adopt Resolution No. 2011-0019, awarding a contract to Atlas Development Corporation, in the amount of \$966,453, for Phase 5, Group 8A, Project No. 380508A, 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 8A, 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 27 west side, non-historic, single family units on 27 residential properties.

To date, the Program has completed 1,646 residences, of which 561 are historic and 1,085 are non-historic; 967 residences are located west of SDIA and 679 are located east of SDIA.

Project No. 380508A was advertised on November 30, 2010, and bids were opened on December 30, 2010. The following bids were received: (See Attachment "A").

Company	Total Bid
Atlas Development Corporation	\$966,453
Accurate Engineering ICS, Inc.	\$977,950
S & L Specialty Contracting, Inc.	\$1,035,949
Strong Tower Construction, LLC dba Koch Corporation	\$1,127,764
G & G Specialty Contractors, Inc.	\$1,190,182

Engineer's Estimate is \$1,100,000.00 (See Attachment "A").

The low bid of \$966,453, is considered responsive, and Atlas Development Corporation, is considered responsible. Award to Atlas Development Corporation is, therefore, recommended in the amount of \$966,453.

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Fiscal Impact:

The funds for this contract have been included in the FY11 budget and are funded from Federal Aviation Administration 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 5% DBE participation on this project.

Prepared by:

IRAJ GHAEMI
DIRECTOR, FACILITIES DEVELOPMENT

SPECIFICATION NO. 380508A

TABULATION OF BIDS

ATTACHMENT A

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380508A
 BIDS OPENED: December 30, 2010, 11:30am
 ENGINEER'S ESTIMATE: \$1,100,000.00

CONTRACTOR:		Atlas Development Corporation				Accurate Engineering ICS, Inc.				S & L Specialty Contracting, Inc.				Strong Tower Construction, LLC dba Koch Corporation						
ADDRESS:		891C Lomas Santa Fe Drive, #115, Solana Beach, CA 92075				7404 Trade Street, San Diego, CA 92121				315 S. Franklin Street, Syracuse, NY 13202				1131 Logan Street, Louisville, KY 40204						
GUARANTEE OF GOOD FAITH:		SureTec Insurance Company				Hartford Fire Insurance Company				Hartford Casualty Insurance Company				Great American 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)	
380508.01	Nissen 2745 Nipoma Street	1	Lump Sum	9,832.00	10,000.00	4,000.00	23,832.00	12,900.00	7,600.00	3,200.00	23,700.00	15,000.00	7,000.00	2,000.00	24,000.00	14,998.00	8,430.00	3,537.00	26,965.00	
380508.02	Manson 3011 Wing Street	1	Lump Sum	14,885.00	10,000.00	4,000.00	28,885.00	16,900.00	8,000.00	2,800.00	27,500.00	19,000.00	7,000.00	2,000.00	28,000.00	19,912.00	8,430.00	3,537.00	31,879.00	
380508.03	Correia 3108 Seville Street	1	Lump Sum	18,565.00	10,000.00	4,000.00	30,565.00	19,700.00	10,400.00	2,800.00	32,900.00	24,000.00	8,000.00	2,000.00	34,000.00	22,981.00	8,430.00	3,537.00	34,948.00	
380508.04	Burkett 3368 Wisteria Drive	1	Lump Sum	13,586.00	10,000.00	4,000.00	27,586.00	19,000.00	8,600.00	3,300.00	30,900.00	18,000.00	8,000.00	2,000.00	28,000.00	19,622.00	8,430.00	3,537.00	31,589.00	
380508.05	MacDonald 2817 Nipoma Street	1	Lump Sum	22,193.00	10,000.00	4,000.00	36,193.00	21,800.00	8,400.00	2,300.00	32,500.00	29,000.00	10,000.00	1,000.00	40,000.00	24,531.00	8,430.00	3,537.00	36,498.00	
380508.06	Quon 2875 Nipoma Street	1	Lump Sum	15,594.00	10,000.00	4,000.00	29,594.00	16,200.00	10,500.00	3,900.00	29,700.00	21,000.00	7,000.00	2,000.00	30,000.00	20,728.00	8,430.00	3,537.00	32,693.00	
380508.07	Quarisma 3732 James Street	1	Lump Sum	11,034.00	10,000.00	4,000.00	25,034.00	12,700.00	8,100.00	3,200.00	24,000.00	14,000.00	7,000.00	2,000.00	23,000.00	14,926.00	8,430.00	3,537.00	26,893.00	
380508.09	Roberts 3314 Wisteria Drive	1	Lump Sum	15,415.00	10,000.00	4,000.00	29,415.00	18,500.00	9,100.00	2,800.00	30,400.00	18,000.00	8,000.00	2,000.00	28,000.00	22,555.00	8,430.00	3,537.00	34,522.00	
380508.11	Wise 3801 Oleander Drive	1	Lump Sum	19,615.00	10,000.00	4,000.00	33,615.00	24,700.00	10,900.00	3,400.00	39,000.00	28,000.00	9,000.00	2,000.00	39,000.00	48,610.00	8,430.00	3,537.00	60,577.00	
380508.12	Haag 3726 Lotus Drive	1	Lump Sum	36,228.00	10,000.00	4,000.00	50,228.00	31,800.00	11,900.00	1,000.00	44,500.00	44,399.00	16,000.00	2,000.00	62,399.00	46,998.00	8,430.00	3,537.00	58,965.00	
380508.15	Canepa 2879 Wing Street	1	Lump Sum	12,940.00	10,000.00	4,000.00	26,940.00	17,300.00	10,300.00	3,200.00	30,800.00	19,000.00	8,000.00	2,000.00	29,000.00	20,872.00	8,430.00	3,537.00	32,839.00	
380508.17	Bump 3332 Wisteria Drive	1	Lump Sum	11,439.00	10,000.00	4,000.00	25,439.00	13,900.00	8,800.00	1,500.00	24,000.00	13,000.00	7,000.00	1,000.00	21,000.00	15,507.00	8,430.00	3,537.00	27,474.00	
380508.18	Neves 3781 Oleander Drive	1	Lump Sum	12,965.00	10,000.00	4,000.00	26,965.00	14,800.00	6,500.00	3,500.00	26,800.00	15,000.00	6,000.00	2,000.00	25,000.00	16,753.00	8,430.00	3,537.00	28,720.00	
380508.19	Remley 3728 Oleander Drive	1	Lump Sum	15,984.00	10,000.00	4,000.00	29,984.00	14,300.00	7,300.00	3,100.00	24,700.00	20,000.00	7,000.00	2,000.00	29,000.00	18,617.00	8,430.00	3,537.00	31,584.00	
380508.20	Jeffreys 3741 James Street	1	Lump Sum	12,048.00	10,000.00	4,000.00	26,048.00	13,500.00	7,400.00	1,300.00	22,200.00	13,000.00	7,000.00	1,000.00	21,000.00	16,212.00	8,430.00	3,537.00	28,179.00	
380508.21	Bartley 2708 Poinsettia Drive	1	Lump Sum	24,932.00	10,000.00	4,000.00	38,932.00	30,200.00	10,000.00	700.00	40,900.00	40,000.00	9,000.00	1,000.00	50,000.00	47,469.00	8,430.00	3,537.00	58,436.00	
380508.22	Showley 3687 Oleander Drive	1	Lump Sum	18,087.00	10,000.00	4,000.00	32,087.00	23,800.00	11,900.00	1,300.00	37,000.00	37,000.00	8,000.00	1,000.00	46,000.00	28,111.00	8,430.00	3,537.00	40,078.00	
380508.23	Mauricio 2219 Palermo Drive	1	Lump Sum	14,336.00	10,000.00	4,000.00	28,336.00	18,400.00	9,200.00	3,300.00	30,900.00	17,000.00	7,000.00	2,000.00	26,000.00	18,869.00	8,430.00	3,537.00	30,866.00	
380508.24	Mohrmann 3781 Kingsley Street	1	Lump Sum	21,877.00	10,000.00	4,000.00	35,877.00	21,400.00	9,100.00	4,000.00	34,500.00	29,000.00	10,000.00	2,000.00	41,000.00	27,397.00	8,430.00	3,537.00	38,364.00	
380508.25	Uzdavins 3023 Seville Street	1	Lump Sum	20,798.00	10,000.00	4,000.00	34,798.00	27,500.00	10,600.00	3,100.00	41,200.00	29,000.00	9,000.00	2,000.00	40,000.00	34,485.00	8,430.00	3,537.00	46,452.00	
380508.26	Robinson 3021 Locust Street	1	Lump Sum	19,056.00	10,000.00	4,000.00	33,056.00	26,800.00	1,300.00	400.00	28,300.00	30,000.00	0.00	1,000.00	31,000.00	30,593.00	8,430.00	3,537.00	42,560.00	
380508.27	Bowdler 3653 Hyacinth Drive	1	Lump Sum	33,456.00	10,000.00	4,000.00	47,456.00	35,200.00	14,800.00	1,600.00	51,600.00	49,000.00	11,000.00	1,000.00	61,000.00	42,098.00	8,430.00	3,537.00	54,065.00	
380508.28	Cunningham 3647 Hyacinth Drive	1	Lump Sum	23,907.00	10,000.00	4,000.00	37,907.00	28,000.00	9,700.00	3,000.00	40,700.00	38,000.00	8,000.00	2,000.00	48,000.00	40,842.00	8,430.00	3,537.00	52,809.00	
380508.31	Benner 3737 Kingsley Street	1	Lump Sum	15,047.00	10,000.00	4,000.00	29,047.00	18,900.00	8,500.00	2,900.00	28,300.00	18,000.00	7,000.00	2,000.00	27,000.00	20,052.00	8,430.00	3,537.00	32,019.00	
380508.33	Myers 3665 Hyacinth Drive	1	Lump Sum	19,495.00	10,000.00	4,000.00	33,495.00	18,600.00	8,600.00	4,500.00	31,700.00	25,000.00	11,000.00	2,000.00	38,000.00	22,335.00	8,430.00	3,537.00	34,302.00	
380508.34	Smart 3019 Wing Street	1	Lump Sum	16,094.00	10,000.00	4,000.00	30,094.00	21,900.00	8,400.00	3,400.00	34,700.00	19,000.00	8,000.00	2,000.00	29,000.00	21,889.00	8,430.00	3,537.00	33,862.00	
380508.36	Liechty 3374 Wisteria Drive	1	Lump Sum	16,482.00	10,000.00	4,000.00	30,482.00	17,900.00	10,100.00	2,900.00	30,900.00	23,000.00	8,000.00	2,000.00	33,000.00	21,415.00	8,430.00	3,537.00	33,382.00	
						Subtotal	\$861,903.00				Subtotal	\$873,400.00			Subtotal	\$931,396.00			Subtotal	\$1,023,214.00
						Allowance for Structural, HVAC, Elect. Repairs	75,000.00				Allowance for Structural, HVAC, Elect. Repairs	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	\$966,453.00				TOTAL BID	\$977,950.00			TOTAL BID	\$1,035,949.00			TOTAL BID	\$1,127,764.00

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SPECIFICATION NO. 380508A

TABULATION OF BIDS

ATTACHMENT A

TITLE: QUIETER HOME PROGRAM PROJECT NO. 380508A
 BIDS OPENED: December 30, 2010, 11:30am
 ENGINEER'S ESTIMATE: \$1,100,000.00

CONTRACTOR:		G & G Specialty Contractors, Inc.						
ADDRESS:		4633 S. 36th Street, Phoenix, AZ 85040						
GUARANTEE OF GOOD FAITH:		Hardford 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)	
380508.01	Niassen 2745 Nipoma Street	1	Lump Sum	22,312.00	5,500.00	1,619.00	29,431.00	
380508.02	Manaan 3011 Wing Street	1	Lump Sum	27,047.00	6,000.00	1,619.00	34,666.00	
380508.03	Correia 3108 Seville Street	1	Lump Sum	31,608.00	7,000.00	1,619.00	40,227.00	
380508.04	Burkett 3368 Wisteria Drive	1	Lump Sum	27,742.00	6,000.00	1,608.00	35,350.00	
380508.05	MacDonald 2817 Nipoma Street	1	Lump Sum	32,406.00	9,700.00	2,484.00	44,590.00	
380508.06	Quon 2875 Nipoma Street	1	Lump Sum	26,223.00	5,200.00	1,608.00	33,031.00	
380508.07	Quarazema 3732 James Street	1	Lump Sum	20,569.00	5,200.00	1,458.00	27,227.00	
380508.09	Roberts 3314 Wisteria Drive	1	Lump Sum	27,641.00	6,000.00	1,658.00	35,299.00	
380508.11	Wise 3601 Oleander Drive	1	Lump Sum	38,018.00	7,000.00	1,731.00	46,749.00	
380508.12	Haag 3728 Lotus Drive	1	Lump Sum	55,237.00	12,300.00	1,994.00	69,531.00	
380508.15	Canapa 2979 Wing Street	1	Lump Sum	24,585.00	6,800.00	1,608.00	32,993.00	
380508.17	Bump 3332 Wisteria Drive	1	Lump Sum	21,365.00	5,200.00	566.00	27,161.00	
380508.18	Neves 3761 Oleander Drive	1	Lump Sum	23,255.00	6,000.00	1,586.00	30,841.00	
380508.19	Remley 3726 Oleander Drive	1	Lump Sum	25,082.00	5,200.00	1,447.00	31,729.00	
380508.20	Jeffreys 3741 James Street	1	Lump Sum	20,754.00	5,500.00	596.00	26,850.00	
380508.21	Bartley 2708 Poinsettia Drive	1	Lump Sum	49,725.00	7,000.00	574.00	57,299.00	
380508.22	Showley 3687 Oleander Drive	1	Lump Sum	35,232.00	7,000.00	1,183.00	43,365.00	
380508.23	Mauricio 2219 Palermo Drive	1	Lump Sum	28,388.00	6,000.00	1,597.00	35,985.00	
380508.24	Mohrmann 3761 Kingsley Street	1	Lump Sum	35,082.00	10,500.00	2,006.00	47,588.00	
380508.25	Uzdavinas 3023 Seville Street	1	Lump Sum	35,775.00	7,000.00	1,586.00	44,361.00	
380508.26	Robinson 3021 Locust Street	1	Lump Sum	33,880.00	2,500.00	1,394.00	37,774.00	
380508.27	Bowdler 3653 Hyacinth Drive	1	Lump Sum	55,846.00	12,200.00	1,840.00	69,886.00	
380508.28	Cunningham 3647 Hyacinth Drive	1	Lump Sum	43,561.00	6,800.00	1,842.00	52,003.00	
380508.31	Benner 3737 Kingsley Street	1	Lump Sum	25,368.00	5,500.00	1,775.00	32,643.00	
380508.33	Myers 3665 Hyacinth Drive	1	Lump Sum	31,583.00	15,000.00	1,072.00	48,535.00	
380508.34	Smart 3019 Wing Street	1	Lump Sum	26,875.00	6,000.00	1,610.00	34,485.00	
380508.36	Liechty 3374 Wisteria Drive	1	Lump Sum	29,933.00	6,500.00	1,610.00	38,043.00	
							Subtotal	\$1,085,632.00
							Allowance for Structural, HVAC, Elect. Repairs	75,000.00
							Bldg & Utility Permits & Fees	27,000.00
							Allowance for 150 "Req'd" Shirts	2,550.00
							TOTAL BID	\$1,190,182.00

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RESOLUTION NO. 2011-0019

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDING A CONTRACT TO ATLAS DEVELOPMENT CORPORATION, IN THE AMOUNT OF \$966,453, FOR PHASE 5, GROUP 8A, PROJECT NO. 380508A, 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 8A, 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 8A, of the Program provides sound attenuation to 27 west side, non-historic, single family units on 27 residential properties; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 5, Group 8A, on November 30, 2010; and

WHEREAS, on December 30, 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 \$966,453; 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 8A, 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 Atlas Development Corporation, in the amount of \$966,453, for Phase 5, Group 8A, Project No. 380508A, 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 special meeting this 10th day of February, 2011, 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