



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

Item No.
12

Meeting Date: **DECEMBER 2, 2010**

Subject:

Award a Contract to Accurate Engineering ICS, Inc., for Quieter Home Program Phase 5, Group 9B (36 East Side, Non-Historic, Apartment Units on 2 Residential Properties)

Recommendation:

Adopt Resolution No. 2010-0135, awarding a contract to Accurate Engineering ICS, Inc., in the amount of \$509,050, for Phase 5, Group 9B, Project No. 380509B, 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 9B, 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 36 east side, non-historic, apartment units on 2 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. 380509B was advertised on October 5, 2010, and bids were opened on November 4, 2010. The following bids were received: (See Attachment "A").

Company	Total Bid
Accurate Engineering ICS, Inc.	\$509,050
S&L Specialty Contracting, Inc.	\$513,550
Atlas Development Corporation	\$536,317
Strong Tower Construction LLC dba Koch Corporation	\$591,714
G & G Specialty Contractors, Inc.	\$643,164

Engineer's Estimate is \$465,347 (See Attachment "A").

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The low bid of \$509,050, is considered responsive, and Accurate Engineering ICS, Inc., is considered responsible. Award to Accurate Engineering ICS, Inc. is, therefore, recommended in the amount of \$509,050.

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. Accurate Engineering ICS, Inc. is proposing 100% DBE participation on this project.

Prepared by:

IRAJ GHAEMI
DIRECTOR, FACILITIES DEVELOPMENT

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TITLE: QUIETER HOME PROGRAM PROJECT NO. 380509B
 BIDS OPENED: November 4, 2010 at 11:00 A.M.
 ENGINEER'S ESTIMATE: \$465,347.00

Attachment A

CONTRACTOR:				#1 Accurate Engineering ICS, Inc.				#2 S&L Specialty Contracting, Inc				
ADDRESS:				7404 Trade Street, San Diego, CA 92121				315 Franklin Street, Syracuse, NY 13202				
GUARANTEE OF GOOD FAITH:				Hartford Fire 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)	
380509B.09	Kuhn- Unit 1	1	Lump Sum	7,300.00	3,700.00	4,600.00	15,600.00	13,000.00	2,000.00	6,000.00	21,000.00	
380509B.09	Kuhn- Unit 2	1	Lump Sum	5,600.00	3,800.00	500.00	9,900.00	9,600.00	2,000.00	400.00	12,000.00	
380509B.09	Kuhn- Unit 3	1	Lump Sum	3,300.00	3,800.00	500.00	7,600.00	3,600.00	2,000.00	400.00	6,000.00	
380509B.09	Kuhn- Unit 4	1	Lump Sum	3,600.00	3,800.00	600.00	8,000.00	4,600.00	2,000.00	400.00	7,000.00	
380509B.09	Kuhn- Unit 5	1	Lump Sum	4,100.00	3,800.00	500.00	8,400.00	4,600.00	2,000.00	400.00	7,000.00	
380509B.09	Kuhn- Unit 6	1	Lump Sum	6,300.00	3,800.00	500.00	10,600.00	7,600.00	2,000.00	400.00	10,000.00	
380509B.09	Kuhn- Unit 7	1	Lump Sum	6,000.00	3,800.00	500.00	10,300.00	6,600.00	2,000.00	400.00	9,000.00	
380509B.09	Kuhn- Unit 8	1	Lump Sum	8,200.00	3,800.00	600.00	12,600.00	7,600.00	2,000.00	400.00	10,000.00	
380509B.09	Kuhn- Unit 9	1	Lump Sum	7,100.00	3,700.00	500.00	11,300.00	10,600.00	2,000.00	400.00	13,000.00	
380509B.09	Kuhn- Unit 10	1	Lump Sum	4,900.00	3,800.00	600.00	9,300.00	5,600.00	2,000.00	400.00	8,000.00	
380509B.09	Kuhn- Unit 11	1	Lump Sum	3,700.00	3,800.00	600.00	8,100.00	3,600.00	2,000.00	400.00	6,000.00	
380509B.09	Kuhn- Unit 12	1	Lump Sum	6,500.00	3,800.00	500.00	10,800.00	6,600.00	2,000.00	400.00	9,000.00	
380509B.09	Kuhn- Unit 14	1	Lump Sum	4,200.00	3,800.00	500.00	8,500.00	4,600.00	2,000.00	400.00	7,000.00	
380509B.09	Kuhn- Unit 15	1	Lump Sum	5,800.00	3,800.00	500.00	10,100.00	6,600.00	2,000.00	400.00	9,000.00	
380509B.09	Kuhn- Unit 16	1	Lump Sum	7,400.00	3,800.00	600.00	11,800.00	7,600.00	2,000.00	400.00	10,000.00	
380509B.09	Kuhn- Unit 17	1	Lump Sum	6,700.00	3,800.00	500.00	11,000.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.09	Kuhn- Unit 18	1	Lump Sum	5,500.00	3,800.00	600.00	9,900.00	5,600.00	2,000.00	400.00	8,000.00	
380509B.10	Kuhn- Unit 19	1	Lump Sum	3,700.00	3,800.00	500.00	8,000.00	3,600.00	2,000.00	400.00	6,000.00	
380509B.09	Kuhn- Unit 20	1	Lump Sum	6,600.00	3,800.00	500.00	10,900.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.09	Kuhn- Unit 21	1	Lump sum	4,300.00	3,800.00	500.00	8,600.00	4,600.00	2,000.00	400.00	7,000.00	
380509B.09	Kuhn- Unit 22	1	Lump Sum	6,100.00	3,800.00	500.00	10,400.00	10,600.00	2,000.00	400.00	13,000.00	
380509B.10	Del Sol Property Management-Unit 1	1	Lump Sum	7,900.00	3,700.00	900.00	12,500.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 2	1	Lump Sum	5,600.00	3,700.00	900.00	10,200.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 3	1	Lump Sum	6,300.00	3,700.00	900.00	10,900.00	12,600.00	2,000.00	400.00	15,000.00	
380509B.10	Del Sol Property Management-Unit 4	1	Lump Sum	5,900.00	3,700.00	900.00	\$10,500.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 5	1	Lump Sum	5,600.00	3,600.00	900.00	\$10,100.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 6	1	Lump Sum	6,800.00	3,600.00	900.00	\$11,300.00	10,600.00	2,000.00	400.00	13,000.00	
380509B.10	Del Sol Property Management-Unit 7	1	Lump Sum	3,900.00	3,600.00	900.00	\$8,400.00	7,600.00	2,000.00	400.00	10,000.00	
380509B.10	Del Sol Property Management-Unit 8	1	Lump Sum	5,400.00	3,600.00	900.00	\$9,900.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 9	1	Lump Sum	6,800.00	3,600.00	900.00	\$11,300.00	10,600.00	2,000.00	400.00	13,000.00	
380509B.10	Del Sol Property Management-Unit 10	1	Lump Sum	7,300.00	3,600.00	900.00	\$11,800.00	7,600.00	3,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 11	1	Lump Sum	5,500.00	3,700.00	900.00	\$10,100.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 12	1	Lump Sum	6,800.00	3,600.00	900.00	\$11,300.00	10,600.00	2,000.00	400.00	13,000.00	
380509B.10	Del Sol Property Management-Unit 13	1	Lump Sum	4,000.00	3,700.00	800.00	\$8,500.00	6,600.00	2,000.00	400.00	9,000.00	
380509B.10	Del Sol Property Management-Unit 14	1	Lump Sum	5,300.00	3,600.00	900.00	\$9,800.00	8,600.00	2,000.00	400.00	11,000.00	
380509B.10	Del Sol Property Management-Unit 15	1	Lump Sum	6,700.00	3,600.00	900.00	\$11,200.00	10,600.00	2,000.00	400.00	13,000.00	
							Sub-total	\$369,500.00			Sub-total	\$374,000.00
							Contingency Allowance for Scaffolding	\$35,000.00			Contingency Allowance for Scaffolding	35,000.00
							Allowance for Structural, HVAC, Elect. Repairs	\$75,000.00			Allowance for Structural, HVAC, Elect. Repairs	75,000.00
							Allowance for Bldg & Utility Permits & Fees	\$27,000.00			Allowance for Bldg & Utility Permits & Fees	27,000.00
							Allowance for 150 "Req'd" Shirts	\$25,500.00			Allowance for 150 "Req'd" Shirts	\$2,550.00
							TOTAL BID	509,050.00			TOTAL BID	513,550.00

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#3 Atlas Development Corporation				#4 Strong Tower Construction LLC dba Koch Corporation				#5 G&G Specialty Contractors, Inc.			
991C Lomas Santa Fe, Dr. Suite #115				1131 Logan Street, Louisville, KY 40204				4633 S. 36th Street, Phoenix, AZ 85040			
Sure Tec Insurance Company				Great American Insurance Company				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)
6,460.00	2,800.00	22,000.00	31,260.00	11,584.00	3,062.00	1,458.00	16,104.00	15,979.00	2,291.00	8,722.00	26,992.00
7,636.00	2,800.00	400.00	10,836.00	8,689.00	3,062.00	1,458.00	13,209.00	11,973.00	2,291.00	322.00	14,586.00
5,105.00	2,800.00	400.00	8,305.00	5,431.00	3,062.00	1,458.00	9,951.00	8,256.00	2,291.00	322.00	10,869.00
5,245.00	2,800.00	400.00	8,445.00	5,587.00	3,062.00	1,458.00	10,107.00	8,430.00	2,291.00	322.00	11,043.00
5,464.00	2,800.00	400.00	8,664.00	6,038.00	3,062.00	1,458.00	10,558.00	8,796.00	2,291.00	322.00	11,409.00
7,056.00	2,800.00	400.00	10,256.00	7,998.00	3,062.00	1,458.00	12,518.00	11,107.00	2,291.00	322.00	13,720.00
6,906.00	2,800.00	400.00	10,106.00	7,880.00	3,062.00	1,458.00	12,400.00	10,532.00	2,291.00	322.00	13,145.00
7,932.00	2,800.00	400.00	11,132.00	9,536.00	3,062.00	1,458.00	14,056.00	11,696.00	2,291.00	322.00	14,309.00
6,832.00	2,800.00	400.00	10,032.00	9,803.00	3,062.00	1,458.00	14,323.00	11,689.00	2,291.00	322.00	14,302.00
6,059.00	2,800.00	400.00	9,259.00	6,743.00	3,062.00	1,458.00	11,263.00	9,481.00	2,291.00	322.00	12,094.00
5,036.00	2,800.00	400.00	8,236.00	5,410.00	3,062.00	1,458.00	9,930.00	8,256.00	2,291.00	322.00	10,869.00
6,985.00	2,800.00	400.00	10,185.00	7,918.00	3,062.00	1,458.00	12,438.00	10,962.00	2,291.00	322.00	13,575.00
5,492.00	2,800.00	400.00	8,692.00	6,014.00	3,062.00	1,458.00	10,534.00	8,767.00	2,291.00	322.00	11,380.00
6,866.00	2,800.00	400.00	10,066.00	7,835.00	3,062.00	1,458.00	12,355.00	10,416.00	2,291.00	322.00	13,029.00
7,975.00	2,800.00	400.00	11,175.00	9,475.00	3,062.00	1,458.00	13,995.00	11,606.00	2,291.00	322.00	14,219.00
6,829.00	2,800.00	400.00	10,029.00	9,918.00	3,062.00	1,458.00	14,438.00	12,870.00	2,291.00	322.00	15,483.00
6,473.00	2,800.00	400.00	9,673.00	7,300.00	3,062.00	1,458.00	11,820.00	9,992.00	2,291.00	322.00	12,605.00
5,036.00	2,800.00	400.00	8,236.00	5,410.00	3,062.00	1,458.00	9,930.00	8,256.00	2,291.00	322.00	10,869.00
7,065.00	2,800.00	400.00	10,265.00	9,077.00	3,062.00	1,458.00	13,597.00	12,258.00	2,291.00	322.00	14,871.00
5,486.00	2,800.00	400.00	8,686.00	6,008.00	3,062.00	1,458.00	10,528.00	8,767.00	2,291.00	322.00	11,380.00
8,865.00	2,800.00	400.00	10,065.00	7,834.00	3,062.00	1,458.00	12,354.00	10,416.00	2,291.00	322.00	13,029.00
9,148.00	2,800.00	770.00	12,718.00	8,919.00	3,421.00	1,458.00	13,798.00	12,926.00	2,291.00	423.00	15,640.00
7,564.00	2,800.00	770.00	11,134.00	7,979.00	3,421.00	1,458.00	12,858.00	12,168.00	2,291.00	423.00	14,882.00
10,829.00	2,800.00	770.00	14,399.00	8,092.00	3,421.00	1,458.00	12,971.00	14,429.00	2,291.00	423.00	17,143.00
7,661.00	2,800.00	770.00	11,231.00	7,809.00	3,421.00	1,458.00	12,688.00	11,334.00	2,291.00	423.00	14,048.00
7,364.00	2,800.00	770.00	10,934.00	7,812.00	3,421.00	1,458.00	12,691.00	11,334.00	2,291.00	423.00	14,048.00
8,285.00	2,800.00	770.00	11,855.00	9,407.00	3,421.00	1,458.00	14,286.00	12,904.00	2,291.00	423.00	15,618.00
6,188.00	2,800.00	770.00	9,758.00	6,599.00	3,421.00	1,458.00	11,478.00	9,760.00	2,291.00	423.00	12,474.00
7,486.00	2,800.00	770.00	11,056.00	7,864.00	3,421.00	1,458.00	12,743.00	11,797.00	2,291.00	423.00	14,511.00
8,602.00	2,800.00	770.00	12,172.00	9,401.00	3,421.00	1,458.00	14,280.00	12,904.00	2,291.00	423.00	15,618.00
7,577.00	2,800.00	770.00	11,147.00	7,802.00	3,421.00	1,458.00	12,681.00	11,334.00	2,291.00	423.00	14,048.00
7,496.00	2,800.00	770.00	11,066.00	7,802.00	3,421.00	1,458.00	12,681.00	11,334.00	2,291.00	423.00	14,048.00
8,676.00	2,800.00	770.00	12,246.00	9,397.00	3,421.00	1,458.00	14,276.00	12,904.00	2,291.00	423.00	15,618.00
6,073.00	2,800.00	1,200.00	10,073.00	6,481.00	3,421.00	1,458.00	11,360.00	9,760.00	2,291.00	423.00	12,474.00
7,559.00	2,800.00	770.00	11,129.00	7,806.00	3,421.00	1,458.00	12,685.00	11,334.00	2,291.00	423.00	14,048.00
8,676.00	2,800.00	770.00	12,246.00	9,401.00	3,421.00	1,458.00	14,280.00	12,904.00	2,291.00	423.00	15,618.00
Sub-total			\$396,767.00	Sub-total			\$452,164.00	Sub-total			\$503,614.00
Contingency Allowance for Scaffolding			35,000.00	Contingency Allowance for Scaffolding			35,000.00	Contingency Allowance for Scaffolding			35,000.00
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
Allowance for Bldg & Utility Permits & Fees			27,000.00	Allowance for Bldg & Utility Permits & Fees			27,000.00	Allowance for 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
TOTAL BID			\$536,317.00	TOTAL BID			\$591,714.00	TOTAL BID			\$643,164.00

000297

RESOLUTION NO. 2010-0135

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY AWARDED A CONTRACT TO ACCURATE ENGINEERING ICS, INC., IN THE AMOUNT OF \$509,050, FOR PHASE 5, GROUP 9B, PROJECT NO. 380509B, 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 9B, 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 9B, of the Program provides sound attenuation to 36 east side, non-historic, apartment units on 2 residential properties; and

WHEREAS, the Authority issued a Bid Solicitation Package relating to Phase 5, Group 9B, on October 5, 2010; and

WHEREAS, on November 4, 2010, the Authority opened sealed bids received in response to the Bid Solicitation Package; and

WHEREAS, the apparent low bidder, Accurate Engineering ICS, Inc., submitted a bid of \$509,050.00; and the Authority's staff has duly considered the bid and has determined Accurate Engineering ICS, 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 for the Board to authorize the President/CEO to award Accurate Engineering ICS, Inc., the lowest bidder, the contract for Phase 5, Group 9B, upon the terms and conditions set forth in the Bid Solicitation Package.

000298

NOW, THEREFORE, BE IT RESOLVED that the Board hereby awards a contract to Accurate Engineering ICS, Inc., in the amount of \$509,050, for Phase 5, Group 9B, Project No. 380509B, 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 Accurate Engineering ICS, 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 2nd day of December 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

000299