



Legislation Text

File #: 17-605, **Version:** 1

Approve an agreement for \$81,700 with Solano County Roofing, Inc. of Fairfield for the Hangar A Roof Rehabilitation Project at Nut Tree Airport in Vacaville; Authorize an increase in appropriation to the project budget by an additional \$21,200 funded by the Airport Fund Balance (4/5 vote required); and Authorize the County Administrator or designee to execute the agreement and any amendments within the approved project budget

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Department of General services recommends that the Board:

1. Approve an agreement for \$81,700 with Solano County Roofing, Inc. of Fairfield for the Hangar A Roof Rehabilitation Project at Nut Tree Airport in Vacaville;
2. Authorize an increase in appropriation to the project budget (BU 9017) by an additional \$21,200 funded by the Airport Fund Balance (Fund 047) (4/5 vote required); and
3. Authorize the County Administrator or designee to execute the agreement and any amendments within the approved project budget.

SUMMARY:

The General Services Department is recommending the Board approve an agreement with Solano County Roofing, Inc. for \$81,700 (Attachment A) as the lowest responsible bidder for the Hangar A Roof Rehabilitation Project (Project) located at Nut Tree Airport in Vacaville.

County Hangar A is currently occupied by Aviation Specialties (aircraft maintenance and repair), Hertz Car Rental, and contains the Public Pilots Lounge. Hangar A was constructed in 1974 and the sheet metal roof developed significant water leak issues during the last two years impacting business operations of Aviation Specialties. Repairs to the roof to retard and control the number of leaks are no longer effective and the roof is in need of restoration.

FINANCIAL IMPACT:

The Project budget was approved by the Board with the FY2017/18 Airport Budget for \$65,500. The low bid and recommended contract is for \$81,700. The recommended actions by the Board include an authorization of an increase in appropriations for an additional \$16,200 for construction and \$5,000 for project contingency from Airport Fund Balance for a total project budget of \$86,700. Attachment B contains the project budget and expenses including prior design costs.

Rents generated by Hangar A were \$49,548 in FY2016/17. Staff estimates that the airport fund will recover investment into the Hangar A roof within 20 months, 42% of which will be recovered during FY2017/18.

DISCUSSION:

The County Hangar A is located at Nut Tree Airport in Vacaville. The Project is a part of a larger airport capital improvement and maintenance effort implementing the Airport Master Plan and the Airport Business Plan. Rehabilitation of the Hangar A roof has become a necessity due to significant water intrusion issues impacting business tenant operations within the hangar. The Project location is shown in Attachment C. The roof rehabilitation project is scheduled to occur in September 2017 subject to Board approval. The contract and project plans and specifications require that the roof rehabilitation will be warrantied for 12 years for material and workmanship.

The Project was advertised as required by Public Contract Code. A total of 3 bids were received (Attachment D) with Solano County Roofing as the lowest responsible bidder. The General Services Department is recommending the Board approve a contract for \$81,700 with Solano County Roofing of Fairfield to construct the Project.

ALTERNATIVES:

The Board could elect to postpone the contract award to a later date. This alternative is not recommended as the roof of Hangar A should be restored prior to the 2017/18 rainy season. The associated leaking issues are impacting the aircraft maintenance use of the hangar and creating a safety issue for the tenant and a potential liability for the County.

OTHER AGENCY INVOLVEMENT:

The General Services Capital Projects Management Division and the Department of Resource Management, Building and Safety Division, have reviewed the Roof Rehabilitation Plans for the purpose of quality control of the project materials and methods as specified in the project plans. County Counsel has assisted with and reviewed the recommended construction contract. A licensed architect (Brick Architecture, Inc.) and a roofing consultant (Tremco/WTI, Inc) were used to prepare the project plans and construction specifications. The Auditor/Controller was consulted on Fund Balance.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION