



## Legislation Text

File #: 20-140, Version: 1

Approve the Notice of Completion for the Solano County Nut Tree Airport Hangar A Offices and Airport Administration Building Renovation Project located at 301 County Airport Road in Vacaville constructed by Z Squared Construction, Inc in El Dorado Hills; and Authorize the Clerk of the Board to record the executed Notice of Completion

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

### **DEPARTMENTAL RECOMMENDATION:**

The Department of General Services recommends that the Board:

1. Approve the Notice of Completion (Attachment A) for the Solano County Nut Tree Airport Hangar A Offices and Airport Administration Building Renovation Project located at 301 County Airport Road in Vacaville constructed by Z Squared Construction, Inc in El Dorado Hills; and
2. Authorize the Clerk of the Board to record the executed Notice of Completion

### **SUMMARY:**

In March 2019 the Board awarded a contract to Z Squared Construction, Inc., Eldorado Hills, as the low-bidder to construct the Hangar A Offices and Administration Building Renovation Project located at the Nut Tree Airport. During the course of construction, the quality of work satisfied the requirements of the construction documents and has been deemed code compliant. The Department of General Services is requesting that the Board approve the Notice of Completion for the Project and authorize the Clerk of the Board to record the document in order to release retention funds held by the County.

### **FINANCIAL IMPACT:**

The construction contract with Z Squared Construction, Inc. was for \$1,092,527 and one contract change order was issued in the amount of \$48,148, resulting in a final construction contract of \$1,140,675. The total project soft costs including design fees, permits, project management, and other miscellaneous costs was \$194,529. The Project was completed within the approved appropriation and the total final Project cost was \$1,335,204. Project funding sources included \$487,949 from repurposed General Fund loan proceeds; financing of \$759,924 through the State of California Department of Transportation (Caltrans) Aeronautics Local Airport Loan Program; and \$87,331 from the Airport Fund.

The Board repurposed General Fund loan proceeds for the Airport from the sale of property to Icon Aircraft for economic development including the Airport office building renovation project. The office building renovations are extending facility useful life and have accommodated aeronautical business growth. The Project budget and expenses are summarized in Attachment B.

The costs associated with preparing the agenda item are nominal and absorbed by the department's FY2019/20 Adopted Budget.



**DISCUSSION:**

The Project involved renovation of key elements of the Airport Administration Building to extend the useful life of the facility; and remodeling substandard vacant aeronautical offices allowing expansion of the flight school training and business operation space. The Project is one of the implementing actions of the Nut Tree Airport Business Plan (ABP) with the objective of expanding aeronautical commercial operating spaces for the purpose of business growth, airport economic development and to improve long-term airport operating revenue. The Project represents an economic development investment into County facilities at the Airport.

Project improvements involved renovation of 6,200 square feet of building space contained within two adjacent County buildings. See project location and photographs of the completed project in Attachment C. Key elements of the renovation work included remodel of six public restrooms, public lobby areas, and flight planning and meeting spaces. Key improvements also comply with the American Disabilities Act and accessibility standards, installation of building fire alarm systems, new and upgraded mechanical equipment and heating/cooling control systems. A reroof of the Airport Administration Building, and upgrades for building/fire code and energy efficiency compliance were also completed. New flooring, ceiling systems and lighting, and building security and safety components for the public and business operators were also upgraded along with new amenities and furnishings within public spaces.

**ALTERNATIVES:**

The Board could choose not to execute and record the Notice of Completion. This action is not recommended since Z Squared Construction, Inc. has successfully fulfilled the terms of the contract. Failure to adopt the Notice of Completion will prevent release of retention, which could result in adverse claims.

**OTHER AGENCY INVOLVEMENT:**

County Counsel reviewed the recommended Notice of Completion as to form. The Department of Resource Management Building and Safety Division assisted with building plan reviews and compliance and provided building inspection and code compliance services for the Project.

**CAO RECOMMENDATION:**

**APPROVE DEPARTMENTAL RECOMMENDATION**