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Title: Director of Public Works requests the approval of plans and specifications for the "Napa County Airport Terminal Area Redevelopment Phase One Project," PW 23-29, and authorization to advertise for sealed bids and opening of the bids at a time, date, and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code.

Sponsors: Board of Supervisors

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Date	Ver.	Action By	Action	Result
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TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Mark Witsoe, Airport Manager

SUBJECT: Napa County Airport Terminal Area Redevelopment Phase One Project - Approval of Plans and Specifications and Authorization for Public Bidding

RECOMMENDATION

Director of Public Works requests the approval of plans and specifications for the "Napa County Airport Terminal Area Redevelopment Phase One Project," PW 23-29, and authorization to advertise for sealed bids and opening of the bids at a time, date, and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code.

EXECUTIVE SUMMARY

Design for the Terminal Area Redevelopment Phase One project is complete and the project is ready for the Board of Supervisors' (BOS) approval and authorization for the solicitation of bids. The project includes relocation of critical infrastructure such as the electrical vault building, backup generator, and the rotating beacon at the Napa County Airport, as well as relocation of a public sewer line. Implementation of the project is necessary to facilitate development of two Fixed Base Operators (FBO's) at the Airport. Staff recommends the

Board approve the plans and specifications and authorize the advertisement of bids in order to move the project forward into the construction phase. The work will be phased in order to keep the Airport operational during construction and is expected to be complete in early 2024. Staff will return to the Board at a future date with a proposed construction contract and to request a budget transfer to fully fund the project based upon the lowest responsible bid.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	Fund 5010, Org 5010500 - Project 23041 (Airport Terminal Area Redevelopment - Phase One). On April 4, 2023, the Board created the project and approved a budget transfer in the amount of \$1,268,780 to fund project planning, design, and partial construction. Additional funding will be requested after bids are opened and at the time of construction award.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Napa County Airport committed to remove existing buildings and relocate certain utilities, clearing the way for FBO development efforts. Completion of the project is required under the BOS executed contracts with both FBOs and is to be completed no later than April 13, 2024.
Is the general fund affected?	No
Future fiscal impact:	Design costs were incurred to the Airport Enterprise Fund in Fiscal Years 21-22 and 22-23. The construction costs are expected in Fiscal Year 23-24. A future budget transfer and possible loan from General Fund, to be repaid within three (3) years, will be requested at a future date to address the total cost of the project construction, project managements services, and administrative costs to be incurred.
Consequences if not approved:	The project will not go out for construction bids and there will be significant delays in moving critical infrastructure at the Airport, which will result in delays to FBO development activities as well as potential forfeiture of grant opportunities.
County Strategic Plan pillar addressed:	Collaborative and Engaged Community

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration Adopted September 22, 2020. According to the Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with implementation of mitigation measures. Mitigation measures are proposed for the following areas: air quality and tribal cultural resources. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

On April 20, 2021, Napa County Agreement No. 210342B with Mead & Hunt, Inc. was approved to provide design of a project to relocate critical infrastructure including the electrical vault building, backup generator, and the rotating beacon at the Napa County Airport. Subsequently, Agreement 230243B with Mead & Hunt, Inc. was approved on December 13, 2022 to provide design services for a project to relocate the public sewer main located within the FBO development areas. These design efforts combined to result in the Airport Terminal Area Redevelopment - Phase One Project (Project 23041).

As a result of project design, a bid package with plans and specification for the Project was completed by Mead & Hunt and has been reviewed by Airport and Public Works Engineering staff. Tasks and materials are aggregated into three major work scopes with separate bid schedules to facilitate subcontractor engagement by a general contractor. Staff intends to award the Project to a single contractor with the lowest responsible bid.

It is anticipated that construction will begin in August 2023 and extend into Spring of 2024, without interruption to Airport and FBO service delivery and operations. Mead & Hunt, Inc. has estimated the construction cost to be approximately \$2 million. After bid opening, Staff will return to the Board of Supervisors for approval to award a construction contract, to present a detailed project cost estimate, to request a project loan from the General Fund, and to request a budget transfer to fully fund the project based on the lowest responsible bid.