



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: General Services  
Department No.: 063  
For Agenda Of: February 10, 2009  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Bob Nisbet (560-1011)  
Director(s):  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
**SUBJECT:** **Santa Ynez Valley Airport Building Addition – Award of Construction Contract**  
**Santa Ynez, California**  
**3<sup>rd</sup> Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Risk Management Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- A. Award and execute a Fixed Price Construction Contract in the amount of \$537,238.00 to the lowest responsible bidder, TASCOC Construction, Inc. of Camarillo, California (not a local vendor), subject to the provisions of the documents and certifications as set forth in the plans and specifications applicable to the project and as required by California Law; and
- B. Authorize the Director of General Services to approve change orders of an amount not to exceed 10% of a base amount of \$250,000 plus 5% of the bid in excess of the base amount, or \$39,362.00 for this contract.

**Summary Text:**

In 1993, the County of Santa Barbara entered into a Lease and Management Agreement with the Santa Ynez Valley Airport Authority (SYVAA) to manage the Santa Ynez Valley airport. On May 20, 2008 the Board of Supervisors approved that the County act as guarantor of a loan with the California Department of Transportation to construct a building addition at the Santa Ynez Valley Airport. The project will create 2,460sf of new administrative office and training space to replace existing temporary trailers currently leased to the United States Forest Service, and serve to maximize the airport's limited land for aviation purposes. TASCOC Construction, Inc. of Camarillo is the low bidder. Construction is anticipated to commence in February of 2009 with building occupancy achieved in August of 2009.

**Background:**

The County of Santa Barbara (County) is the owner of the Santa Ynez Airport in the Santa Ynez Valley. The Santa Ynez Valley Airport Authority (SYVAA) is a private non-profit public benefit corporation which was founded in 1993 for the sole purpose of leasing, managing and operating the Santa Ynez Airport for the benefit of the County. On May 1, 1993, the County entered into a Lease and Management Agreement with the SYVAA to manage the airport efficiently, competently and economically.

The SYVAA currently has a lease agreement with the United States Forest Service (USFS), Los Padres National Forest to house and support an integrated unit comprised of Helitak 528, Engine 47, associated crews and management. SYVAA and USFS entered into a United States Government Lease for Real Property on May 31, 2002 for the use of certain airport facilities for \$3,500 per month. The original lease was for two years, and a Supplemental Agreement is effective through May 31, 2009. It is the wish of SYVAA and USFS to consolidate the facilities and enter into a longer term lease agreement.

Current facilities provided to USFS - Los Padres National Forest are a light industrial warehouse for Helitak 528 support and Engine 47 operations, portable trailers for administrative offices/training facilities, and a designated USFS helicopter ramp area. The industrial space and helicopter ramp area currently utilized by the USFS are permanent in nature and meet the long term needs of the USFS fire crews and SYVAA. The current temporary administrative offices/training facilities provided to the USFS are portable trailers leased by SYVAA for the sole purpose of accommodating the USFS. These trailers are located in an area that is identified in SYVAA's adopted Airport Layout / Land Use Plan for future hangars, therefore USFS operations in this area will need to be relocated. SYVAA will construct new administrative facilities comprising approximately 2,460 square feet immediately adjacent to the USFS light industrial warehouse. This relocation and consolidation of USFS operations and infrastructure will serve to: 1) maximize the airport's limited land for aviation purposes; 2) provide a more aesthetically pleasing office complex by constructing a permanent facility that blends with the current airport usages and removing the current trailers that are visible from Highway 246, and; 3) provide the Santa Barbara County's airport with an additional capital asset and SYVAA with additional long term rental income. With the recommendation of the Debt Advisory Committee, the Board of Supervisors approved on May 20, 2008 that the County act as the guarantor of a loan with the State of California Department of Transportation. SYVAA would hence construct the project, act as Lessor of the USFS lease, and will enter into an agreement with the County to guarantee payment of the loan once bids are received and the construction contract awarded. The construction cost for the Santa Ynez Valley Airport Building Addition is \$580,000, with a total project cost of approximately \$670,000 considering management and other soft costs.

There were 13 bids submitted for the Santa Ynez Valley Airport Building Addition. TASCOC Construction, Inc., the low bidder, has been determined to be a responsible company capable of performing this work, and their bid is deemed responsive. Their bid of \$537,238 is slightly lower than the construction estimate for this project.

**Performance Measure:**

With approval of the recommended actions, General Services anticipates that construction can begin in February of 2009. Occupancy of the new facility would likely occur in August of 2009.

**Fiscal and Facilities Impacts:**

Budgeted: Yes, by the Santa Ynez Valley Airport Authority

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund			
State	\$ 450,000.00		\$ 450,000.00
Federal			
Fees			
SY Valley Airport Authority	\$ 220,000.00		\$ 220,000.00
Total	\$ 670,000.00	\$ -	\$ 670,000.00

**Narrative:**

This project is being funded by the Santa Ynez Valley Airport Authority (SYVAA) through a State loan in the amount of \$450,000, and through SYVAA funds in the amount of \$220,000.

**Staffing Impacts:**

**Legal Positions:**  
0

**FTEs:**  
0

**Special Instructions:**

Please send two (2) signed originals of the Agreement, and a copy of the minute order to Jill Van Wie, General Services.

**Attachments:**

Construction Agreement: (3) originals

**Authored by:**

Jill Van Wie, General Services