

**County of Santa Clara**  
**Roads & Airports Department**  
Design & Construction Operations



RA02 032205

Prepared by: Craig Petersen  
Associate Engineer

DATE: March 22, 2005

TO: Board of Supervisors

FROM: *M. J. Murdter*  
Michael Murdter  
Director, Roads & Airports Department

*M. J. Murdter*  
Michael Murdter  
Director, Roads & Airports Department

SUBJECT: Contract Documents for Reid–Hillview Airport Various Repairs and Security Improvements Project (FAA AIP No. 2–06–0225–08)

**RECOMMENDED ACTION**

Consider recommendations relating to Reid–Hillview Airport Various Repairs and Security Improvements Project (FAA AIP Project No. 2–06–0225–08).

Possible Action:

- a.

Approve the Project, adopt plans and specifications, and authorize advertisement of Contract Documents for the Reid–Hillview Airport Various Repairs and Security Improvements Project (FAA AIP Project No. 2–06–0225–08).

Opening of Bids:

Thursday, April 28, at 2:00 p.m., in the Office of the Clerk of the Board of Supervisors.

- b. Authorize the Director, Roads & Airports Department to submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration (FAA) for supplemental funding related to the project.

### **FISCAL IMPLICATIONS**

There is no impact to the County General Fund.

Project costs qualify for reimbursement under FAA AIP grant #2–06–0225–08 and a matching State grant. The Airport Enterprise Fund FY 2005 budget includes \$525,000 for the project in account 608–4100–001, "Reid–Hillview". FAA staff has indicated that supplemental funding is available for the project and upon determination of the low bidder the FAA will issue an amendment to the existing AIP grant agreement to reflect the award amount. An F–85 will be brought forward at contract award to recognize the additional revenue.

It is the Department's practice to disclose the Engineer's Estimate of construction costs at the time of bid opening.

### **CONTRACT HISTORY**

This is a Type I contract subject to the Resolution of Contracting Principles adopted by the Board of Supervisors on October 28, 1997. The Contracting Principles are included in the Special Provisions of the Contract Documents.

### **REASONS FOR RECOMMENDATION**

This project will accomplish a portion of the current Master Capital Projects Plan approved by the Board on March 16, 2004. The contract provides for:

- Pavement repairs and drainage improvements on the airport access road (Cunningham Avenue), the parking lot and the taxi lane area;
- Installing fencing and an automatic security gate between the parking lot and the aircraft storage area;
- Replacing the existing 40-year-old direct-burial electrical cable between the Air Traffic Control Tower (ATCT) and the rotating beacon with new cable in conduit;
- Installing conduit and cable between the terminal building and the ATCT to allow for direct communications;
- Installing equipment to enable pilots to illuminate the airfield lighting at night by radio, precluding the need to keep the lights on all night; and
- Upgrading the existing segmented circle to current FAA standards (the segmented circle is a flight aid that depicts the airport traffic pattern and the direction and intensity of the prevailing winds).

The Board previously authorized the submission and acceptance of federal and state grants for the project.

Since the project involves federal funding, a Disadvantaged Business Enterprise (DBE) goal is required. Based on the project work elements and analysis of available DBE firms, a goal of 12.5% has been set for this project.

Contract Documents are on file in the Office of the Clerk of the Board of Supervisors for viewing. The Roads & Airports Department may make minor modifications to the plans and specifications prior to advertisement for bids. If this occurs, the Project Engineer will provide the complete and final version of the Contract Documents to the Clerk of the Board to be retained as the official public record.

### **CONSEQUENCES OF NEGATIVE ACTION**

The contract documents will not be adopted and the project will not proceed.

**STEPS FOLLOWING APPROVAL**

The Clerk of the Board shall:

1. Publish the advertisement of the project in a local newspaper. The cost to obtain the Contract Documents is \$75.00 per set and may be purchased at the Plan Counter at 101 Skyport Drive, San Jose, 95110.
2. Set the bid opening date for April 28, 2005.
3. Send KEYBOARD notification of completed processing to:  
Craig Petersen, Roads and Airports Department, Design and Construction Branch

**ATTACHMENTS**

- 
- Notice to Bidders for Reid–Hillview Airport Various Repairs and Security Improvements Project
- Location Map for Reid–Hillview Airport Various Repairs and Security Improvements Project

**SAN JOSE POST-RECORD**

This space for filing stamp only

90 N FIRST ST STE 100, SAN JOSE, CA 95113  
Telephone (408) 287-4866 / Fax (408) 287-2544

Emmanuel Abello  
SANTA CLARA CO. BD. OF SUPS.  
70 W HEDDING ST 10TH FL EAST WNG  
SAN JOSE, CA - 95110

SJ#: 798344

BOARD OF SUPERVISORS  
COUNTY OF SANTA CLARA  
**NOTICE TO BIDDERS**  
NOTICE IS HEREBY GIVEN that the County of Santa Clara will receive sealed bids until 2:00 p.m. on April 28, 2005 in the Office of the Clerk of the Board of Supervisors, County Government Center, 70 West Hedding Street, 10th Floor, East Wing, San Jose, CA, 95110, relating to Reid Hillview Airport Various Repairs and Security Improvements Project (FAA AIP Project No. 2-06-0225-08).  
**INSTRUCTIONS TO BIDDERS AND CONTRACT DOCUMENTS**, including drawings and technical specifications, may be examined at the Plans Room, County of Santa Clara Roads and Airports Department, 101 Skyport Drive, San Jose, CA 95110, or obtained upon payment of \$75.00 per set. An additional \$15.00 is required to mail the documents.  
A PRE-BID CONFERENCE is scheduled for 10:00 a.m. on Wednesday, April 13, 2005 at Roads and Airports Department, 101 Skyport Drive, Room 101, San Jose, CA 95110.  
INQUIRIES CONCERNING THIS BID shall be directed to Craig Petersen, Project Engineer, at (408) 573-2490.  
BY ORDER OF THE BOARD OF SUPERVISORS of the County of Santa Clara, State of California, on March 22, 2005.  
BOARD OF SUPERVISORS  
PHYLLIS PEREZ, CLERK OF THE BOARD  
04/05/2005, 04/19/2005  
**SJ-798344#**

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of SANTA CLARA ) ss

Notice Type: GBSC - SANTA CLARA CO NOTICE TO BID

Ad Description: 20050322 No 58 Reid Hillview Airport

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN JOSE POST-RECORD, a newspaper published in the English language in the city of SAN JOSE, county of SANTA CLARA, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SANTA CLARA, State of California, under date 02/03/1922, Case No. 27844. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

04/05/2005, 04/19/2005

Executed on: 04/29/2005  
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

**County of Santa Clara**  
**Roads & Airports Department**  
Airport Operations



---

RA01 101805

Prepared by: Michael Murdter  
Director, Roads &  
Airports Department

DATE: October 18, 2005

TO: Board of Supervisors

FROM: *M. J. Murdter*  
Michael Murdter  
Director, Roads & Airports Department

SUBJECT: Airport Master Plan Update – Reid Hillview Airport and South County Airport  
Business Plan Chapters

**RECOMMENDED ACTION**

Consider the following recommendations related to the draft Reid Hillview Airport Business Plan and the draft South County Airport Business Plan:

- a. Authorize staff to include the draft Reid–Hillview Airport Business Plan chapter in the draft Reid–Hillview Airport Master Plan to be studied under CEQA at a later date.
- b.

Authorize staff to prepare, for subsequent review and approval by the Board of Supervisors, a Request for Proposals (RFP) for lease of the parcel identified in the draft Master Plan for non-aviation commercial lease at the northwest quadrant of the Tully Road/Capitol Expressway intersection.

- c. Authorize staff to include the draft South County Airport Business Plan chapter in the draft South County Airport Master Plan to be studied under CEQA at a later date.

## **FISCAL IMPLICATIONS**

There are no fiscal impacts to the General Fund. The draft Business Plans represents long-term general financial plans for Reid-Hillview Airport and South County Airport.

## **CONTRACT HISTORY**

None.

## **REASONS FOR RECOMMENDATION**

### **Master Plan Update Process – Overview**

The draft Master Plan documents for Reid Hillview Airport (RHV) and South County Airport (E16) are organized into five chapters:

1. Background & Inventory
2. Roles & Forecasts
3. Airfield Design
4. Building Area Design
5. Business Plan

Chapters were prepared sequentially with planning guidance from the Board at three major milestones: Completion of Chapters 1 and 2, which address each airport's role and basing

capacity; completion of Chapters 3 and 4, which constitute the site plan for each airport; and completion of Chapter 5 (Business Plan) for each airport. The Board has previously authorized the Department to include draft Chapters 1 – 4 in the draft RHV Master Plan and the E16 Master Plan that will be studied under the California Environmental Quality Act (CEQA) at a later date. Chapter 5 of each draft Master Plan is the subject of this transmittal. The draft Business Plans for Reid–Hillview Airport and South County Airport:

1. Present an overview and analysis of the Airport Enterprise Fund (AEF) and each airport's finances;
2. Identify the capital project funding required to implement the draft facility plans;
3. Discuss potential sources of new revenue; and
4. Recommend a leasing strategy for various airport properties.

The following conclusions and recommendations provide a summary of the draft Business Plans:

#### Airport Enterprise Fund

- The AEF has been financially self–sustaining since at least the creation of the Roads & Airports Department. Operating revenue has been sufficient to fund operating expenses including the local match required for grant–funded capital projects, which have been implemented on a pay–as–you–go basis.
- Approximately three–quarters of AEF operating revenue is derived from the rental of County–owned aircraft storage spaces, which makes the AEF vulnerable to fluctuations in the general aviation market. Most other components of AEF revenue such as Fixed Base Operator (FBO) lease revenue and fuel flowage fees present little opportunity for growth.
- The fact that the airports are at different stages in their development means that each airport has unique long–term operating and capital project funding requirements. For RHV, most of the anticipated capital expenditures over the life of the Master Plan are related to implementation of the Noise Compatibility Program, replacement of aging infrastructure and security enhancements. For South County Airport, most capital project expenditures will be related to airfield improvements and construction of the



airport's facilities and utilities infrastructure. All capital projects should be funded on a "pay-as-you-go" basis to the maximum extent practicable to avoid assumption of significant additional AEF long-term debt.

- The unencumbered Retained Earnings balance should be increased to the equivalent of one year of operating expenses.

### Reid Hillview Airport Business Plan

- RHV has historically generated a surplus that has been used to subsidize operations at the other two County airports, which has prevented the accumulation of funding to reinvest in the airport infrastructure.
- Additional revenue sources are required to fund NCP and infrastructure projects not eligible for FAA funding.
- Building hangars over tiedowns is not likely in the foreseeable future due to its inherent economics and poor financing options.
- Leasing the airport's undeveloped parcels for non-aviation commercial uses has the potential to generate approximately \$950,000 in revenue annually.
- The nine FBO leaseholds should be consolidated into a fewer number upon expiration of the current master leases.
- The Swift Avenue Building should be re-leased to a single tenant or included in the lease for the adjacent 2.5 acre parcel to eliminate the administrative burden and costs of managing multiple small leases.
- A restaurant use should be allowed in the leases of the non-aviation commercial parcels.

At its May 25, 2005 meeting, the HLUET Committee supported the draft RHV Business Plan with the following specific comments:

1. The space in the Terminal Building formerly occupied by a restaurant should be re-leased for restaurant purposes in its current condition.
2. Staff should expedite the leasing process for the vacant parcel identified in the draft Master Plan for non-aviation commercial use in order to generate revenue.

The Department recommends that the Board authorize staff to prepare, for subsequent review and approval by the Board, a Request for Proposals (RFP) for lease of the parcel identified in the draft Master Plan for non-aviation commercial lease at the northwest quadrant of the Tully Road/Capitol Expressway intersection.

### South County Airport Business Plan

- In order to realize the Board's vision of accommodating growth at South County Airport, it will be necessary to recognize and plan for the capital investment necessary to execute that airport's draft facility plan.
- South County Airport infrastructure projects should be funded on a pay-as-you-go basis to the extent practicable. Revenue from the 36 future hangars and lease revenue from the future second FBO are two sources of potential funding for projects ineligible for FAA funding.
- The addition of a second Fixed Base Operator (FBO) as the airport grows will result in a ratio of FBOs to based aircraft of 209:1 upon full implementation of the Master Plan, which is nearly identical to the current ratio.
- The County Animal Shelter must be relocated eventually to accommodate the planned runway extension.

At its August 18, 2005 meeting, the HLUET Committee supported the draft South County Airport Business Plan.

## **BACKGROUND**

The draft Master Plan for each airport simply defines the project to be studied under CEQA. Preparation and adoption of the appropriate environmental document will be required before the Board may consider and formally adopt each Master Plan. The CEQA process will include an analysis of a wide range of impacts and the draft master plan is therefore subject to revision as appropriate once the analysis is complete. The Business Plan reflects the Airfield Design and Building Area Design chapters of the draft master plan; if these chapters change as a result of the CEQA review (or for any other reason), the Business Plan will be modified accordingly.

## **CONSEQUENCES OF NEGATIVE ACTION**

The draft Business Plan chapters will not be included in the draft Master Plans for Reid Hillview Airport and South County Airport to be studied under CEQA at a later date.

## **STEPS FOLLOWING APPROVAL**

Send KEYBOARD notification to:

Lupe Rosales, Roads & Airports Dept. Administration

## **ATTACHMENTS**

- South County Airport – Draft Business Plan
- Reid Hillview Airport – Draft Business Plan

SECTION 100 NOTICE TO BIDDERS

Notice is hereby given that sealed bids will be received by the Clerk of the Board of Supervisors of the County of Santa Clara, State of California in the Office of the Clerk of the Board of Supervisors, County Government Center, 10th Floor, East Wing, 70 West Hedding Street, San Jose, California 95110, up to 2:00 p.m. on the 28th day of April, 2005 for the Project – Reid Hillview Airport Various Repairs and Security Improvements Project.

The work includes: resurfacing Cunningham Ave. from Capitol Expressway to the Roads & Airports Administration building at Reid- Hill View Airport with slurry seal. Constructing new concrete valley gutter across the airport exit/ parking area and new drainage swales along taxiways. Constructing type B2 curb and gutter. Remove and replace asphalt concrete in parking area, airport access road, and various airport taxiway areas, remove and reconstruct segmented circle, install new drainage inlets and new drain pipe, remove chain link fence, install 8’ iron security fence, installation of automatic gates (2) with access control, installation of bollards, boring and installation of new electrical conduit and conductor cable, communication line & pull boxes, Install a pilot controlled lighting system, PCC median and island construction, new kiosk, painting parking lot & traffic stripes, placing thermoplastic markings, temporary No street parking zones, traffic control and detour, and other details of work not mentioned above that are required by the project plans or these Special Provisions.

100-01 TIME OF COMPLETION

The time limit for the completion of Work is 60 working days commencing on the 20th day following the Notice of Award by the County of Santa Clara.

Liquidated damages shall be assessed in the amount of \$1500.00 for each calendar day the Work remains incomplete beyond the time limit for completion.

Owner may withhold said liquidated damages from payments as such damages accrue, or, at Owner’s discretion, withhold liquidated damages from any payments due or that may become due under the Contract, including retention and final payment (pursuant to California Government Code §53069.85).

100-02 BID PLANS AND SPECIAL PROVISIONS

Bid Plans and [Special Provisions](#) may be acquired at the Plan Counter of the County of Santa Clara Roads and Airports Department, 101 Skyport Drive, San Jose, CA 95110, upon a non-refundable payment of \$75.00 per set. An additional \$15.00 fee is required to mail the documents.

A copy of the County of Santa Clara Standard Specifications may be obtained at the Plan Counter, 101 Skyport Drive, San Jose, California 95110, upon payment of \$25.00.

A copy of the County of Santa Clara Standard Details Manual may be obtained at the Plan Counter, 101 Skyport Drive, San Jose, California 95110, upon payment of \$10.00.

100-03 PROJECT ENGINEER

A Bidder may discuss these Bid Plans and Special provisions with the County of Santa Clara in accordance with Section 2.04 “Interpretation of Documents Prior to Bidding” of the County of Santa Clara Roads & Airports Department Standard Specifications. The Project Engineer for this Project is

Craig Petersen who can be contacted at (408) 573-2490

**100-04 CONTRACTOR LICENSE**

The Contractor shall possess either a Class A License or a combination of the following licenses  
Class C-8, C-12

If a Bidder does not possess the required Contractor License(s) at the time of award (Public Contract Code § 20103.5), the Bid shall be considered non-responsive and shall be rejected by the Owner. The Owner may enforce the required forfeiture of the Bidder’s Bond.

The Bidder and any Subcontractors must be licensed by the Contractors State License Board of the State of California.

**100-05 DISADVANTAGED BUSINESS ENTERPRISE REQUIREMENT**

The County of Santa Clara has established the following goal for DBE participation for this Project:

Disadvantaged Business Enterprises Goal: 12.5% Percent.

Bidders are notified that all firms that the Bidder intends to use and count toward the DBE participation contract goal must be DBE certified by Caltrans or participating Agency which certifies in conformance with Title 49, Code of the Federal Regulations, Part 26 at time of Bid submittal.

Bidders are also encouraged to call the Equal Opportunity Office for assistance in DBE participation at 408-299-6839.

Caltrans has contracted with the following firm to assist DBEs in preparing Bids for subcontracting or supplying materials:

Padilla & Associates, Inc  
5675 East Telegraph Road, Ste A-260                      Tel. No.: (323) 728-8847  
Los Angeles, CA 90040    FAX No.: (323) 728-8867

Bidders may utilize the services of this firm to contact interested DBEs.

**A BID WHICH FAILS TO ACHIEVE THE SPECIFIED CONTRACT GOAL AND FAILS TO DEMONSTRATE SUFFICIENT GOOD FAITH EFFORTS TO MEET THE GOAL SHALL BE DEEMED “NON-RESPONSIVE” AND, THEREFORE, INELIGIBLE FOR AWARD.**

**100-06 PRE-BID OPENING CONFERENCE**

A Pre-Bid Opening conference will be held on: April 13, 2005 at 10:00 AM  
in Room No. 101 of the County of Santa Clara Roads and Airports Department at 101 Skyport Drive,  
San Jose, California 95110. Representatives of the County will be present to discuss:

- Requirements regarding the participation of Disadvantaged Business Enterprises;
- Equal Employment Opportunity Requirements;
- Coordination of Work to be performed; and
- Pertinent Contract requirements and Bid Forms.

This meeting is to inform Bidders and potential Subcontractors of subcontracting and material supply opportunities. Bidder's attendance at this meeting may be one consideration of the reasonable good-faith efforts as set forth in Section 106-01.02 "Submission of DBE Compliance Documentation and Criteria for Award" of these Special Provisions.

Bidders should have fully inspected the Project site in all particulars and become thoroughly familiar with the terms and conditions of the Bid Plans and Special Provisions and local conditions affecting the performance and costs of the Work prior to this conference. Bids are required for the entire Work described herein. This Contract is subject to the State Contract nondiscrimination and compliance requirements.

**100-07 BID SUBMITTAL**

- Bidder's original signature(s) must appear on all Bid Forms and on the original Bidder's Bond.
- Bidder's Bond: Each Bid must be accompanied by a Bidder's Bond, cash, or a certified cashier's check, in the sum of not less than 10% of the total aggregate of the Bid, and the check or bond shall be made payable to the order of the County of Santa Clara.
- All Bids shall be submitted on the forms furnished herewith or copies thereof.
- All Bids must be addressed to the Chairperson of the County of Santa Clara Board of Supervisors, and shall bear the title or name of the project to be constructed.
- All Bids mailed or express delivered shall be in a sealed envelope inside the mailing envelope. The inner sealed envelope shall be clearly printed "BID PROPOSAL – DO NOT OPEN" in large letters on the front and back.

**100-08 BID OPENING**

Bids will be publicly opened and read by the Clerk of the Board of Supervisors at the time and place indicated above. A report of the results will be made by the Clerk of the Board of Supervisors at a publicly noticed regular meeting of the Board of Supervisors. The date of the regular meeting will be announced at the Bid opening.

**100-09 BID ACCEPTANCE/REJECTION**

The acceptance of Bid for award is subject to approval by the County of Santa Clara Board of Supervisors. The County of Santa Clara Board of Supervisors reserves the right to reject any and/or all Bids and to waive any minor irregularities or discrepancies.

All other factors being equal, a tie Bid will be determined by the flip of a coin in the presence of Bidders and witnesses.

All Bids greater than the Reasonable Bid Amount may be subject to rejection by the Board of Supervisors. The Reasonable Bid Amount is comprised of the engineer's estimate plus a ten (10) percent allowance factor.

**100-10 SUBSTITUTIONS**

Contractor may, at any time prior to the award of the Contract, offer any material, process or article which shall be substantially equal or better in every respect to that so indicated or specified; provided, however, that if the material, process or article offered by Contractor is not, in Owner's opinion, substantially equal or better in respect to that specified, then Contractor shall furnish that material, process or article specified or one that in Owner's opinion is substantially equal or better in every respect.

Bidder's attention is directed to Section 6.09 "Trade Names & Alternatives" of the County of Santa Clara Roads & Airports Department Standard Specifications for additional information.

**100-11 BONDS AND INSURANCE**

The successful Bidder shall deliver signed Payment Bond, Performance Bond, Certificates of Insurance and Special Endorsements to the Clerk of the Board of Supervisors for approval before Owner will issue a Notice to Proceed with the Work. No contractual relationship shall exist between the parties until all bonds and insurance coverages have been approved.

**100-12 SUBSTITUTION OF SECURITIES**

Pursuant to Section 9.06 "Substitution of Securities" of the County of Santa Clara Roads & Airports Department Standard Specifications, the Contractor may substitute securities for any money withheld from progress payments, using the Escrow Agreement form provided in Section 113 "Contract Forms" of these Special Provisions.

**100-13 PREVAILING WAGE REQUIREMENT**

Contractor's attention is directed to Sections 7.07 "Prevailing Wage & Payroll Records" and 7.08 "Workers' Travel & Subsistence Payments" of the County of Santa Clara Roads & Airports Department Standard Specifications.

Pursuant to Section 7.07 "Prevailing Wage & Payroll Records" of the County of Santa Clara Roads & Airports Department Standard Specifications, workers employed in the Work must be paid at the rates at least equal to the prevailing wage rates last adopted by the Director of the California Department of Industrial Relations, which rates are filed in the Office of the Clerk of the Board of Supervisors, incorporated herein by reference, and copies of which are available to any interested parties on request.

Federal Minimum Wage Rates are included herein for reference in Section 106 "Federal Requirements" of these Special Provisions.

**100-14 PRESERVATION OF CULTURAL RESOURCES**

The Work site has not been deemed "Archeologically Sensitive."

By order of the County of Santa Clara, State of California, on March 22, 2005

---

Clerk of the Board of Supervisors