



DATE: October 16, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Jonathan Sanglerat, MSCE, PE–Engineering Manager, Public Works & Utilities (PW&U)
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SUBJECT: Resolution Accepting Completion of the Petaluma Municipal Airport Aircraft Parking Apron Rehabilitation Project to Ghilotti Construction Company, Inc.

RECOMMENDATION

It is recommended that the City Council approve a Resolution accepting completion of the Petaluma Municipal Airport Aircraft Parking Apron Rehabilitation Project by Ghilotti Construction Company, Inc.

BACKGROUND

The Petaluma Municipal Airport (airport) was opened in 1985 and is located near the eastern boundary of Petaluma, with Rooster Run Golf Club golf course immediately adjacent to the northeast, undeveloped federal land to the southeast; Sky Ranch Drive and residential housing to the southwest; and its northwest frontage on East Washington Street. The airport is rectangular and covers approximately 220 acres. Home to several businesses, including the Two-Niner Diner and the Petaluma Pilot Training Center, this Class G general aviation airport has a single runway.

The Airport's aircraft parking apron (aircraft apron) is located southwest of the runway and is primarily used for aircraft tiedown parking, loading/unloading, and refueling. The original construction of the aircraft apron's northern section occurred in 1987. During that time, the pavement section was constructed with 2 inches of asphalt concrete (AC) pavement over 6 inches of aggregate base (AB) and 14 inches of select import fill material. The southern section of the aircraft apron was constructed in 1987, following the construction of the northern section of the aircraft apron. The south section of the apron consisted of 2 inches of AC pavement over 8 inches AB and 12 inches of select import fill material. Since installation, only minor maintenance and surface crack repairs have been performed on the aircraft apron. Over the years, pavement distress within the aircraft apron has been observed, including, but not limited to, longitudinal and transverse cracking, weathering, and settlement (depressions). The City's consultant, Mead & Hunt, performed several field investigations as well as a visual condition survey and

accompanying report, which indicated that the pavement was in “very poor” condition according to the Pavement Condition Index (PCI), which ranged from 26 to 38 across the apron.

On May 2, 2022, the City Council adopted Resolution No. 2020-069 N.C.S., Authorizing Award of Contract for the Petaluma Municipal Airport Aircraft Parking Apron Rehabilitation Project to Ghilotti Construction Company, Inc.

DISCUSSION

The Airport Aircraft Parking Apron Rehabilitation, City Project Number C61502110, included the following scope of work within the airport apron area:

- Existing pavement and tie-down removal
- Subgrade excavation and preparation
- Lime and cement treatment of subgrade and compaction
- Placement and compaction of aggregate base material
- Paving of asphalt surface course
- Application of pavement markings
- Tie-down installation
- Drainage improvements (including new valley gutter, new curb and gutter, and underdrain replacement)
- Surface preparation
- Crack repair and isolated pavement repair
- Double application of slurry seal and replacement of tie-down chains

The project also included the disposal of all materials removed during construction to facilitate the repairs and rehabilitation, such as the existing pavement and tie-downs. This project will help provide tenants with secure aircraft tiedown parking, address drainage issues, and maintain a safe airport apron for daily airport use.

There are no disputed claims, and the project was completed satisfactorily without significant incidents.

PUBLIC OUTREACH

The project was first announced in the publicly noticed meetings of the Airport Commission on October 1, 2020, and has been listed in all Airport Commission project reports to date. The project was added to the airport’s FAA Airport Capital Improvement Project (ACIP) schedule and was published in the Airport Commission Agenda on July 15, 2021. The project background, scope, and intent were published in the City’s Adopted Budget for fiscal years 2021 and 2022.

Public outreach was provided through the June 2021 edition of the *Petaluma Airport Flyer*, the airport’s tenant newsletter, which included notification to all stakeholders within the project area prior to construction.

This agenda item also appeared on the City’s tentative agenda document on September 18, 2023, which was a publicly noticed meeting.

COUNCIL GOAL ALIGNMENT

The City Council has identified “A City That Works” as one of its key strategic goals for 2021-2023, including an objective for fiscal and organizational sustainability and the following Workplan Item:

- #7 – “Leverage local, regional, and state programs and resources to maximize city revenues.”

CLIMATE ACTION/SUSTAINABILITY EFFORTS

This proposed action supports the above goals and improves airport safety when implemented. The project allows for recycling material generated through a cold milling process for the existing asphalt and the underlying base material. In addition, any salvageable material will be stockpiled for other airport projects. These two construction methods will help to reduce the project’s overall material waste.

ENVIRONMENTAL REVIEW

Environmental review was completed on May 2, 2022, when the City Council adopted Resolution No. 2020-069 N.C.S., Authorizing Award of Contract for the Petaluma Municipal Airport Aircraft Parking Apron Rehabilitation Project to Ghilotti Construction Company, Inc. During the awarding of the contract, City Council found that this project was categorically exempt pursuant to the California Environmental Quality Act (“CEQA”) pursuant to Article 19, Sections 15301 and 15302 of Title 14 of the California Code of Regulations (“CEQA Guidelines”) because the project consists of routine maintenance repair or reconstruction of existing pavement and aircraft tie-downs at the Airport. All improvements occurred on the airport property within areas that have been previously disturbed. In addition, there is no expansion of use beyond what currently exists, and there are no cumulative impacts, unusual circumstances, or other factors that would make the exemptions inapplicable pursuant to CEQA Guidelines section 15300.2.

FINANCIAL IMPACTS

The total approved project budget for the Airport Aircraft Parking Apron project (C61502110) was \$1,941,538.00, as shown in Resolution 2020-069 and the table below.

The project was under budget based on the amount budgeted during the May 2, 2022, council meeting.

The following is a breakdown of the approved project budget and actual project cost:

Itemized Budget Breakdown	Approved FY 22/23 CIP Budget	Approved Project Budget - May 2, 2022, Council Date	Actual Project Cost
Uses			
Planning/Environmental	\$ -	\$ -	\$ 858.00
Land & Easements	\$ -	\$ -	\$ -
Design	\$ 40,000.00	\$ 40,000.00	\$ 215,168.23
Legal Services	\$ -	\$ -	\$ -
Administration	\$ -	\$ -	\$ 9,045.00
Construction Contracts	\$1,566,000.00	\$1,654,076.00	\$1,450,000.00
Construction Management	\$ 100,000.00	\$ 242,462.00	\$ 35,000.00
Contingency	\$ 100,000.00	\$ -	\$ -
CIP Overheads	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00
TOTAL	\$1,811,000.00	\$1,941,538.00	\$1,712,571.23

Funding Sources	Approved Budget	Final Budget
	FY 22/23	
Federal Aviation Administration (FAA) Grant	\$1,725,309.00	\$1,541,314.11
Airport Operating Fund - Grant Cost Share (10%)	\$ 191,701.00	\$ 171,257.12
Airport Operating Fund - Design & CM	\$ 24,528.00	\$ -
TOTAL	\$1,941,538.00	\$1,712,571.23

ALTERNATIVES

The project was completed satisfactorily by the contractor. Not accepting completion would likely lead to a contractual dispute with the contractor.

ATTACHMENTS

1. Resolution
2. Location Map