



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/10/2026

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: 4/5th

Supervisory District(s): Countywide

Title:

Approval of Amendment 2 with Granite Construction for Phase 2 of the Apron C Rehabilitation Project at the Charles M. Schulz - Sonoma County Airport

Recommended Action:

- A. Authorize the Director of Sonoma County Public Infrastructure (Director) to execute Amendment 2 with Granite Construction for Phase 2 of the Airport Apron C Rehabilitation project using a Construction Manager at Risk (CMAR) delivery method in the amount of \$6,318,520.
- B. Authorize the Director to issue a Notice to Proceed for Phase 2 construction services with Granite Construction.
- C. Delegate authority to the Director to approve project change orders up to 10%.

Executive Summary:

Sonoma County Public Infrastructure (SPI), Airport Division, requests Board authorization for the Director of SPI (Director) to execute Amendment 2 with Granite Construction, as Construction Manager at Risk (CMAR), for Phase 2 of the Apron C (Airline Apron) Rehabilitation at the Charles M. Schulz-Sonoma County Airport (Airport) in the amount of \$6,318,520. In addition, the Airport is requesting approval for the SPI Director to issue a Notice to Proceed for Phase 2 construction services, and the delegated authority to approve up to 10% (\$631,852) contingency. Funding for this Amendment is from current and anticipated Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant(s). The local match for this project will be drawn from Airport Enterprise Fund with no financial impact to the General Fund.

Discussion:

An airline apron is an essential part of airport infrastructure, providing space for aircraft to be parked, loaded, unloaded, refueled, boarded, and maintained. Apron C at the Charles M. Schulz - Sonoma County Airport is used primarily to support commercial airline operations and was originally constructed in the early 1960's. In 2015, approximately one-third of southern portion of the apron was rehabilitated. Since that time, commercial airline service has expanded significantly, and the regular use by commercial aircraft has resulted in continued deterioration of the remaining pavement in that area.

In 2021, an Airport Pavement Management System update rated the remaining Apron C pavement very poor

to serious (cracking and weathering). Based on those findings and increased airline activity, Apron C was determined to require full reconstruction and expansion from four to six positions. The FAA concurred and issued AIP Grant 73 in May 2021 for \$2,331,108 to begin engineering and design.

During the design phase of the project, California Environment Quality Act (CEQA) review for the apron work was completed under a Notice of Exemption and consistent with FAA Airport Improvement Program funding requirements. In addition, the project was determined not to be subject to Project Labor Agreement policy requirements at the time of initial contract. The project has been scoped from the outset to include the work now designated as Phases 1A, 1, 2, and 3, within one CMAR contract, but was broken into contract phases in order to comport with funding readiness under multiple AIP Grant cycles. With pre-construction complete and design support in place, the project is ready to proceed to Phase 2 construction. Advancing Phase 2 addresses safety, capacity, and reliability by delivering new airline positions, modern airfield utilities, and security improvements while preserving ongoing operations.

On September 26, 2023, the Board approved entering into a CMAR agreement with Granite Construction for pre-construction design services in conjunction with Mead & Hunt for the Apron C Rehabilitation project. On January 7, 2025, the Board approved a not-to-exceed Phase 1A construction contract with Granite Construction in the amount of \$5,092,945 (including contingencies) and a construction management agreement with C&S Technical Resources for a not-to-exceed amount of \$368,713. With Phase 1A complete, the Airport is returning to the Board for approval of the construction agreement for Phase 2 of the project.

Phase 2 of the Charles M Schulz - Sonoma County Airport Terminal Apron Reconstruction Project includes the new and reconstructed pavement sections for future airline parking spots 5 & 6, as well as the installation of electrical infrastructure for Ground Power Units (GPU), Ground Service Equipment (GSE), apron lighting, and installation of a new Security Identification Display Area (SIDA) fence. Construction of the pavement sections will include lime-treatment of the existing subgrade, placement of aggregate base, paving a stabilized base layer of asphalt, and constructing a final surface layer of either asphalt pavement or concrete pavement.

Upon completion of pavement sections, new markings will be applied for the airline parking spots, passenger walkway, SIDA boundary, and vehicle service road. Depending on the timeline of Phase 3 funding, it is anticipated that Phase 2 will include transitional grading and paving to join the existing apron until Phase 3 can be constructed.

Phase 2 construction services in the amount of \$6,318,520 will be supported from FAA Grants and Airport Enterprise Fund match. In addition to AIP Grant 73 above, AIP Grant 75, 76, 78, 79 in the amount of \$9,370,596 have been received for phase 1 and 2 construction for this project. There is no expected General Fund impact.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

1/7/25: Approval of Phase 1A Construction for Airport Apron C Rehabilitation Project at the Charles M. Schulz - Sonoma County Airport.

9/26/2023: Award of Agreement for Construction Manager (Construction Management at Risk firm) for Airport Apron C (Airline Apron) Rehabilitation Project at the Charles M. Schulz - Sonoma County Airport.

12/6/2022: Supplemental Professional Services Master Agreements - Charles M. Schulz - Sonoma County Airport

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses	\$4,500,000	\$1,818,520	
Additional Appropriation Requested			
Total Expenditures	\$4,500,000	\$1,818,520	
Funding Sources			
General Fund/WA GF			
State/Federal	\$4,079,700	\$1,648,670	
Fees/Other	\$420,300	\$171,668	
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$4,500,000	\$1,818,520	

Narrative Explanation of Fiscal Impacts:

Appropriations for this contract are included in the FY 2025-26 Airport Capital (4103-34030104) Adopted budget and future costs will be included in the FY 2026-27 Airport Capital Recommended Budget. The grants for this phase of the project have been awarded and to the Airport under the Federal Aviation Administration's (FAA) Airport Improvement Program (AIP) which pays up to 90.66% of project fees. These grants include AIP75 and AIP76. The Airport's matching 9.44% will be sourced from ongoing Airport rents, charges, and service fees.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

CMAR Amendment 2 with Granite Construction- Phase 2

Related Items "On File" with the Clerk of the Board:

Plans and Specification for Apron C Rehab Project