



## **Solano County – Nut Tree Airport**

### **Request for Qualifications Airport Engineering Services**

This document is available at [FlyNutTree.com](http://FlyNutTree.com)

**Submittal Deadline - September 8, 2017**

**Nut Tree Airport  
301 County Airport Road, Suite 205  
Vacaville, CA 95688**

## **INTRODUCTION**

The Solano County - Nut Tree Airport is seeking a qualified consulting firm ("Firm") to perform airport engineering services further implementing the Nut Tree Airport Capital Improvement Plan (ACIP). The Nut Tree Airport is inviting all qualified Firms to submit a Statement of Qualifications (SOQ) as described below by September 8, 2017. This Request for Qualifications (RFQ) is also available at [FlyNutTree.com](http://FlyNutTree.com).

## **BACKGROUND**

The Solano County - Nut Tree Airport is a pro-growth development airport and has received \$2.3 Million in FAA Airport Improvement Program funds for runway, taxiway and other improvements since 2014. The Airport has also invested an additional \$1.4 Million in capital improvements during the same time period. The Nut Tree ACIP includes \$5.2 Million in additional Airport/FAA improvements for 2018 - 2023. The Nut Tree ACIP and Airport Layout Plan are enclosed.

The FY2017/18 operating budget for the Nut Tree Airport is \$1.8 Million, plus a capital projects budget for \$316,000. The Nut Tree Airport has a 4,700 foot long runway, 200 based aircraft, 117 aircraft hangars, and generates approximately 101,500 aircraft operations per year. All hangars and aeronautical commercial offices spaces have been at 100% occupancy since 2012 and available space on the Airport's tie-down apron is constrained. The Airport includes 11 on-airport businesses and generated an estimated \$6.8 Million in total economic value in 2016 to the local and regional economy.

The Nut Tree Airport is operated on the guiding principal of delivering excellent and responsive customer service to the flying public, on and off-airport businesses and organizations, and to the surrounding community. The Airport's Mission and Vision Statements as expressed in the Nut Tree Airport Business Plan (Economic Development Plan) are below.

Additional information on the Nut Tree Airport can be found at [FlyNutTree.com](http://FlyNutTree.com).

### **Airport Mission Statement**

To provide excellent services to all Airport customers for the advancement of aviation.

### **Airport Vision Statement**

To promote and develop the Airport as a regional economic asset by supporting complementary aeronautical and commercial enterprise and maximizing economic development opportunities.

## **GENERAL SCOPE OF TASKS**

The following types of engineering services will involve engineering design, construction management, and inspection services. For the purpose of this RFQ, construction management services also include inspection services.

- Prepare timely and high quality engineering design plans, specifications and construction bid documents including engineering cost estimates for airport capital projects.
- Provide construction management services and inspection services on Airport capital projects.
- Attend meetings/discussions with Airport staff, contractors and FAA staff as necessary.

## **SIGNIFICANT PROJECTS**

The following projects are of key short-term interest by Solano County and the Airport and represent two of the core projects that will involve engineering design and construction management services.

- County/Airport T-Hangar Development – 2018 project construction. The project will involve 26,400 square feet of hangar space including 24 T-Hangars on an approximate 2-Acre site. The project will involve two T-Hangar buildings of 15,400 and 11,000 square feet, 17,160 square feet of taxiway / apron, water and sanitary service extensions, and storm drainage improvements. The project will also involve electrical service improvements and a public restroom.
- South Tie-Down Apron Expansion – 2019 project construction. Approximate 2.3-Acre site. The project will involve pavement, storm drainage, lighting, striping and tie-down space improvements. Upon completion the project will accommodate 42 additional aircraft tie-down spaces.

## **STATEMENT OF QUALIFICATIONS**

Interested Firms must submit an SOQ that satisfies and fulfills the following requirements. It is the decision of each Firm on how best to organize and present a concise SOQ; and on the level of detail to be provided in the SOQ for screening and evaluation.

1. The SOQ should generally describe the consulting Firm's approach to designing and managing the construction of airport capital projects including a brief description of quality control measures utilized during project design and construction phases.
2. The SOQ must describe the Firm's capability, resources and commitment to perform and to meet the County's expectations of delivering excellent and responsive customer service. The SOQ should also describe the Firm's capacity and ability to respond in a timely fashion to requests for services and to meet agreed upon schedules for submittals and project design and construction.
3. The SOQ must include a minimum of five recent and completed public airport capital projects where the Firm provided both engineering design and construction management services on each project. The capital projects must have occurred within the last eight years. Two of the capital projects must involve public hangar development. Experience with a multi-unit T-Hangar project is preferred. Note: Direct hangar building design experience is not required -- building design can be by others; such as, steel hangar buildings provided by a building manufacturer / supplier and not directly designed by the Firm.

Two of the capital projects identified and described in the SOQ must have been substantially funded through FAA AIP grant funds and involved the application of FAA design specifications and standards.

The types, sizes and complexity of the capital projects identified and described in the SOQ will be factored into the evaluation and ranking of each Firm's qualifications.

4. Public agency references must be provided for project verification, one for each of the projects required by #3 above, including the agency project manager and a contact telephone number.
5. The SOQ must identify the Firm's senior / lead personnel, and associate personnel, expected to be assigned to and involved in capital projects at the Nut Tree Airport. Resumes for each

identified personnel must be provided. The SOQ is to include the location of the Firm's offices, and location of the personnel, that would be assigned to Nut Tree Airport projects.

6. Identified senior and lead personnel must have significant experience in airport capital project engineering design and construction management involving capital projects substantially funded by FAA AIP grant funds. Senior and lead personnel are to specifically have engineering design and construction management experience on hangar and tie-down apron projects comparable to the T-Hangar and Apron projects described in this RFQ under the Projects of Significance section.

### **SOQ REVIEW CRITERIA**

Each Firm's qualifications and experience will be evaluated by a review panel and rated by a point system based on the information provided in the SOQ and addressing the requirements as set forth by Items 1 – 6 above under the Statement of Qualifications section of this RFQ.

### **SOQ SUBMITTAL**

**Three copies of the SOQ must be received by the Nut Tree Airport at the address below by no later than 5:00 P.M. September 8, 2017. SOQ's received after the September 8, 2017 deadline will not be considered under any circumstance.**

Nut Tree Airport  
301 County Airport Road, Suite 205  
Vacaville, CA 95688

The Airport Office is open Monday - Friday, 8:00 A.M. - 5:00 P.M.

### **CONSULTANT SELECTION**

Solano County anticipates awarding an airport engineering services contract for a 3 -5 year term. An RFP will be issued to the best qualified Firm. Contract award will be subject to a satisfactory scope of services and negotiation of fair and reasonable fees.

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Thank you for your interest in working with the Nut Tree Airport.

Dave Daly, Airport Manager

Encl. - Nut Tree Airport ALP and ACIP

**Nut Tree Airport (KVCB)**

**Airport Capital Improvement Plan (ACIP) 2018 - 2023**

Project No.	Project	FAA Funds	Airport Fund	Airport (Financed)	Caltrans Funds	Private Funds	Total	County FY	Fed FY	Detailed Description
	Airfield Perimeter Fencing & Gates	\$ 68,400	\$ 7,600				\$ 76,000	17/18	2018	Design
		\$ 311,846	\$ 34,650				\$ 346,495	18/19	2018	Construction
	Aeronautical Development (24 T-Hangars)		\$ 125,000				\$ 125,000	17/18		Design
				\$ 1,750,000	\$ 1,750,000		\$ 1,750,000	18/19		Construction
	Remodel Airport Admin Building		\$ 110,000				\$ 110,000	17/18		Design
			\$ 400,000				\$ 400,000	18/19		Construction
	South Apron Expansion	\$ 62,100	\$ 6,900				\$ 69,000	18/19	2019	Design
		\$ 843,300	\$ 93,700				\$ 937,000	18/19	2019	Construction
	Apron Lighting Refurbishment & New Rotating Beacon	\$ 153,000	\$ 17,000				\$ 170,000	19/20	2020	Design/Construction
	Aeronautical Development (8 T-Hangars)			\$ 650,000	\$ 650,000		\$ 650,000	19/20		Design/Construction
	Aeronautical Development (Box and T-Hangars)					\$ 3,645,000	\$ 3,645,000	20/21		Design/Construction
	Runway / Taxiway Lights Replacement	\$ 58,500	\$ 6,500				\$ 65,000	20/21	2021	Design
		\$ 405,000	\$ 45,000				\$ 450,000	21/22	2021	Construction
	ASOS Relocation		\$ 75,000				\$ 75,000	21/22		Design/Construction
	Area 1 Non-Aeronautical Development (Professional Office)					\$ 1,960,000	\$ 1,960,000	21/22		Design/Construction
	Area 2 Non-Aeronautical Development (Commercial)					\$ 4,800,000	\$ 4,800,000	22/23		Design/Construction
	<b>Total</b>	<b>\$1,902,146</b>	<b>\$921,350</b>	<b>\$2,400,000</b>	<b>\$2,400,000</b>	<b>\$10,405,000</b>	<b>\$15,628,495</b>			

