



Item Number: 6

City Council / Board of Directors

Consent Calendar

Meeting of: March 04, 2025

Submitted By:

C. Eric Ray, Airport Director

Subject:

Notice of Completion for Building 756 Roof Replacement Project #CC24-087

Recommendation:

That the Southern California Logistics Airport Authority Board of Directors:

- (1) Approve the Notice of Completion for Building 756 Roof Replacement, Project #CC24-087; and
- (2) Authorize the Executive Director to execute the Notice of Completion.

Fiscal Impact:

This action will result in a fiscal impact of \$28,800. A retention of five percent was withheld from each pay estimate during construction as per the Construction Agreement. Upon Board approval of the Notice of Completion ("NOC"), the retention of \$28,800 will be released thirty-five days after the NOC is recorded. Retention funds are available as follows:

Funding Source	Budget FY 2024-2025
450-20110-95118 BLDG 756 Retention	\$28,800

Strategic Plan Goal:

Goal E. Invest in Infrastructure: The Project provided a long-term roofing solution to a revenue generating asset for the Airport.

Background:

Building 756 is an aircraft hangar that was constructed in 1945. The old roof structure atop Building 756 comprised approximately 34,000 square feet of barrel roof, a detachable tail door roof section measuring approximately 13,000 square feet, a flat roof section measuring approximately 2,100 square feet, a gently sloped shingle roof section

measuring approximately 1,600 square feet, and dormer walls measuring approximately 7,550 square feet. Since its construction, a medley of roof solutions were applied to various sections of the building. Multiple sections of roof were showing signs of aging and multiple leaks were exposed during last year's rainfall.

Building 756 is used by a tenant to facilitate aircraft painting of new Boeing aircraft, which requires the roof to be sealed from all rainwater and dust. Rainwater intrusion into the hangar has caused Boeing to reject certain aircraft paint work thereby requiring portions of the aircraft to be sanded and repainted, at the financial and reputational expense of the tenant. Given the Airport's obligation to provide the tenant with a serviceable roof, staff made numerous roof repairs that have yielded limited success given the medley of materials that were installed on the roof, the roof's age, and the complexity of the structure's shape.

Staff determined that the best option for the renewal of this roof was full-scale replacement.

Discussion:

The replacement of the hodgepodge of roof materials on Building 756 involved removing existing obsolete ventilation apparatus, weathered fascia boards, aged gutters, certain roof materials that will not bond with primers, and dilapidated roof materials. Due to the encapsulating nature of Spray Polyurethane Foam ("SPF") roof systems, a large section of the existing roof only required removal of two feet of roof along the perimeter down to the roof deck. This was a key factor in the project cost coming in under budget. Two sets of primers that adhere to the existing roof materials and roof deck were applied in preparation for the entire roof to be encapsulated with SPF. The primers are formulated to bond with the existing roof and roof decking to facilitate encapsulation by the SPF, thus vastly reducing the amount of material to be removed and disposed. SPF was then applied over the primers to fully encapsulate the roof. Following the application of the SPF, three layers of an Acrylic Elastomeric coating were applied to further seal the roof and to provide Ultraviolet radiation protection to the SPF.

The interior space of Building 756 needs to be clean and dry to facilitate aircraft painting. The comprehensive modern roof system that has been installed will ensure the building is well insulated and waterproof for decades to come.

On February 05, 2025, the Project was substantially completed and inspected to the satisfaction of staff, with final documentation submitted by the contractor, Universal Coatings, Inc., the following day. The Project was completed below budget for a total cost of \$576,000.

Therefore, staff recommends that the Southern California Logistics Airport Authority Board of Directors approve the issuance of the Notice of Completion for the Building 756 Roof Replacement Project #CC24-087 and authorize its execution by the Executive Director. Upon execution, the NOC will be filed with the San Bernardino County Recorder's office to offer an opportunity for sub-contractors to make a claim for any work

performed that remains unpaid. Thirty-five days after the NOC filing, should no claims be made, the SCLAA will release the retention currently held and owed to Universal Coatings, Inc. in the amount of \$28,800.

Staff remains available for any questions or comments you may have.

CER/see

Attachments: A. Site Map
 B. Notice of Completion
 C. Construction Photos