

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
September 14, 2006

To: Board of Supervisors

From: Sacramento County Airport System

Subject: REPORT BACK - Mather General Aviation Terminal Building Roof

Contact: Robert Leonard, 874-0960

Overview

On September 7, 2006, your Board requested information regarding County efforts to address design and/or construction flaws resulting in leaks in the General Aviation Terminal Building roof at Mather Airport.

Recommendation

Receive and file this report.

Measures/Evaluation

Not applicable.

Fiscal Impact

Not applicable.

BACKGROUND:

On September 7, 2006, your Board requested information regarding County efforts to address design and/or construction flaws resulting in leaks in the General Aviation Terminal Building roof at Mather Airport.

DISCUSSION:

The General Aviation Terminal construction project was completed in July 1997. The building has performed and functioned well except for chronic roof leaks primarily in the “V” roof design and construction. It has not been officially determined whether the problem is a design flaw or related to construction workmanship.

The County Construction Management and Inspection Division (CMID) worked diligently with the contractor and subcontractors to address the problem. Although the warranty period ended on July 15, 1998, CMID issued a letter extending the warranty period through 1998/99 rain season because the roof leak issue was not resolved. Roof leaks continued through this period, and the contractor was notified to continue roof repair activities. Several attempts were made to

correct the roof leaks, but the problem persisted. The original prime contractor went out of business.

In 2000, CMID and County Counsel started making contact with the surety company. The surety company was non-responsive, and, in March 2000, County Counsel recommended that we proceed to address the roof leak problems with County resources and seek reimbursement from the surety company when the problem was fixed.

Additional repairs were attempted in 2002, but the roof leaks persisted. Mold became an issue, and a mold abatement project was initiated in January 2003. When the interior ceiling was exposed, it was determined that all previous roof repair efforts had merely “chased” the roof leaks to various new locations. It was decided at that time to start the CIP process to install a new roof. The new roof was installed in July 2006, and a new 1-year warranty was issued in August 2006. CMID informs the County Airport System that it is committed to once again approach the surety company for reimbursement of costs on the repairs and fix.

MEASURES/EVALUATION:

Not applicable.

FINANCIAL ANALYSIS:

Not applicable.

Respectfully submitted:

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Director of Airports

APPROVED:
TERRY SCHUTTEN
County Executive

By: _____
GEOFFREY B. DAVEY
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