

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF BOARD GOVERNED COUNTY SERVICE AREAS  
AND RECORD OF ACTION**

June 18, 2025

**FROM**

**BRETT J. GODOWN, Director, Airports**

**SUBJECT**

Budget Adjustments for Additional Improvements for the Apple Valley Airport Café Remodel Project

**RECOMMENDATION(S)**

Acting as the governing body of County Service Area 60 - Apple Valley Airport:

1. Approve a budget increase in the amount of \$225,840, increasing the total budget from \$1,660,552 to \$1,886,392, for additional improvements to the Apple Valley Airport Café Remodel Project Capital Improvement Project No. 24-001.
2. Approve appropriation and revenue adjustments to fund additional improvements for the Apple Valley Airport Café Remodel Project Capital Improvement Project No. 24-001 and authorize the Auditor-Controller/Treasurer/Tax Collector to post the necessary budget adjustments, as detailed in the Financial Impact Section (Four votes required).

(Presenter: Brett J. Godown, Director, 387-8810)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**FINANCIAL IMPACT**

Approval of the recommendations will not result in the use of Discretionary General Funding (Net County Cost). The Department of Airports (Department) will fund the cost increase of \$225,840, for the additional improvements for the Apple Valley Café Remodel Project (Project) (WBSE 10.10.1474) with a transfer of funds from County Service Area 60 – Apple Valley Airport’s (CSA 60) cost center 4003004550.

<b>Cost Center</b>	<b>Commitment Item</b>	<b>Description</b>	<b>Action</b>	<b>Amount</b>	<b>WBSE</b>
7700003100	40909975	Operating Transfers In	Increase	\$225,840	10.10.1474
7700003100	54304030	Structures & Improvement to Structures	Increase	\$225,840	10.10.1474

**BACKGROUND INFORMATION**

The Project was approved in the Department’s FY2023-24 Budget. The existing café, which is located within the airport terminal building, along with the adjacent exterior café patio were originally constructed in the mid-1970s. Since then, the facility has undergone one major renovation, completed in the 1990s. The original scope of the Project was for a remodel of the

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exterior patio café to current standards and to accommodate café guests in all seasons and weather conditions. At the time, the café interior was occupied by a tenant. Given that the tenant vacated the premises in November 2024, the Department now seeks approval to expand the Project scope to include additional improvements to refresh the café interior. These additional improvements will enhance the café's appeal and ensure it is in optimal condition for future tenants and operations.

The Project and Facilities Management Division (PFMD) presented an item to the Board on September 26, 2023 (Agenda Item 46-10), seeking approval to award a Job Order Contract (JOC) to Horizons Construction Company International, Inc. The Board approved the contract #23-1029 for an amount not to exceed \$5,700,000 to provide General Building JOC services across the County for the term of September 26, 2023, through September 25, 2024.

Subsequently, on April 9, 2024, Horizons Construction was formally assigned to this project, with construction activities commencing in late 2024.

As the contract remains active and construction is ongoing, a new work order will be issued under the existing JOC to complete the remaining scope of work.

Additional café interior improvements will include environmental testing and abatement as needed, flooring replacement with matching tiles in the café and commercial-grade tiles in the kitchen, ceiling tile upgrades, washable tiles in the kitchen and acoustic tiles in the restaurant for sound control. Wall preparation and painting will involve cleaning, patching, and applying moisture-resistant paint in the kitchen and standard paint in the café. The additional work, performed by Horizon Construction, is expected to take approximately six weeks, with completion of the project around mid-September. This refresh will ensure the café is move-in ready for a new tenant, minimizing future downtime while maintaining the facility's quality and appeal. Approval of the requested budget increase will enable additional work to proceed efficiently during the current vacancy period.

**PROCUREMENT**

Not Applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Agnes Cheng, Deputy County Counsel, 387-5455) on May 13, 2025; Project and Facilities Management (Sarah Riley, Chief of Project Management, 387-5008; Devalkumar Shah, Supervising Project Manager, 387-5000 ) on May 29, 2025; Auditor-Controller/Treasurer/Tax (Vanessa Doyle, Assistant Auditor-Controller/Treasurer/Tax Collector, 382-3195) on May 28, 2025; Finance (Eduardo Mora, Administrative Analyst, 387-4376 and Yael Verduzco, Principal Administrative Analyst, 387-5285) on June 2, 2025; and Finance and Administration (Paloma Hernandez-Baker and Valerie Clay, Deputy Executive Officers, 387-3076) on June 2, 2025.

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Record of Action of the Board of Supervisors  
Board Governed County Service Areas

**APPROVED (CONSENT CALENDAR)**

Moved: Curt Hagman   Seconded: Joe Baca, Jr.  
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: June 18, 2025



cc:   File – CSA 60 Apple Valley Airport  
MBA  07/1/2025