



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 26-092

Board Meeting Date: 1/27/2026

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Ann M. Stillman, Director of Public Works

Subject: 795 Skyway Road Building Replacement Project [County Project No. AS033]

RECOMMENDATION:

Adopt a resolution:

- A) Adopting the plans and specifications, including conformance with prevailing wage scale requirements for the 795 Skyway Road Building Replacement Project at the San Carlos Airport; and
- B) Authorizing the Director of Public Works to call for sealed proposals to be received by Thursday, February 19, 2026 at 2:00 p.m. in the County Executive Office/Clerk of the Board of Supervisors; and
- C) Authorizing the Director of Public Works to extend the call for bids and bid opening up to sixty (60) calendar days beyond the time and date originally set forth by the Board of Supervisors.

BACKGROUND:

The 795 Skyway Road Building Replacement Project (Project) is located at the San Carlos Airport. The Project was originally designed in 2019 and was delayed due to the COVID-19 pandemic. The Project will demolish and replace the existing 795 Skyway Road Building which has far exceeded its useful life and presents ongoing safety and code compliance issues.

DISCUSSION:

The Department of Public Works (Department) developed the Project plans and specifications to remove and replace the 795 Skyway Road Building. The building currently houses flight schools displaced by the 2019 Skyway Center development which is located on private property adjacent to the San Carlos Airport. These long-standing airport businesses are essential to preserving small-aircraft flight training at San Carlos Airport. The Project will construct an all-electric 12,592 square foot building with five office suites, ADA-compliant restrooms, and 1,820 square feet of meeting space which will be available for use by airport users, County staff, and the local community. Upon

completion of the Project, the five office suites will be leased to aviation service providers at fair market value. Demand for aviation office space and meeting space at San Carlos Airport remains high, and this Project directly supports continued economic activity, small-aircraft flight training, workforce development, youth science, technology, engineering, aviation, and mathematics (STEAM), scholarship programs, and public engagement.

The plans and specifications for the Project have been prepared, and staff recommend that this Board authorize calling for bids for the proposed work.

The County Attorney has reviewed and approved the resolution as to form.

COMMUNITY IMPACT:

The Project will deliver long-term benefits to San Carlos Airport users and the larger community by supporting essential aviation services, expanding access to meeting space, and reinforcing the airport's role as an educational and economic resource. The Project also advances sustainability, strengthens local businesses and workforce development, and creates new opportunities for public engagement, ensuring that San Carlos Airport remains a valued community asset for years to come.

FISCAL IMPACT:

The total estimated cost (including permitting, inspections, construction management, engineering support, and construction) for the Project is \$12,500,000. The Project is planned to be financed with \$3,500,000 in Airport Enterprise Funds, \$3,500,000 Measure K Jet Fuel Tax, and \$5,500,000 in financing from the General Fund.

There is no impact to the General Fund as a result of this action. The planned financing from the General Fund will be submitted for the Board's consideration along with the request to award a construction contract to the lowest responsive bidder for the Project.