

**PUBLIC MEETING  
GRAND COUNTY AIRPORT BOARD  
REGULAR MEETING  
AGENDA**

**April 4, 2022 @ 5:00 P.M.  
Commission Chambers, 125 E. Center St  
Moab, UT 84532**

Join Zoom Meeting

<https://us02web.zoom.us/j/81010539789?pwd=bWhPL1FTYmUvWCtOdEo5d1pyQ3dFQT09>

Meeting ID: 810 1053 9789

Passcode: 462076

- A. Call to Order
- B. Closed Session
- C. General Business
  - 1. Approve minutes of 3/7/2022 Airport Board meeting
  - 2. Safety Report / Director Report
  - 3. Airport Monthly Data Report - March 2022
- D. Citizens to be Heard
- E. Discussion Items
  - 1. Bill Prather with the Airport Garage Company is seeking a location to build a 12-unit storage garage on landside.
  - 2. FAA BIL (Bipartisan Infrastructure Law)
  - 3. Agreements:
    - a. Moab Heli-X Operating
  - 4. Project Reports
    - a. SRE Building
    - b. SRE Equipment
    - c. ARC Phase II
- F. Action Items: Discussion and Consideration for County Commission with approvals subject to limitation
  - 1. Approving Armstrong letter of recommendation of bid award to TSJ Construction, to construct the snow removal equipment (SRE) building
  - 2. Discuss/Approve Amendment to Ground Lease with Ken Lord for Hangar 108
  - 3. Approve or Deny SkyWest seasonal modification
- G. Reports:
  - 1. County Commission
  - 2. City of Moab
  - 3. Travel Council
  - 4. Solar Committee

5. Hangar Development Committee
6. Tenant Updates
7. Other reports for Airport Board

H. Future Considerations

1. Pavilion / Outdoor Seating Area
2. Terminal Awnings
3. Hangar Leases
4. PFC Application
5. RR's and MS Amendments

I. Adjourn

Those with special needs requests wishing to attend Airport Board meetings are encouraged to contact the County two (2) days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. Requests, or any questions or comments can be communicated to: (435) 259-1346.

Posted by: Tammy Howland, Interim Airport Director \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ PM

**GRAND COUNTY AIRPORT BOARD  
REGULAR MEETING - MINUTES**

**March 7, 2022 @ 5:00 P.M.  
Commission Chambers, 125 E. Center St  
Moab, UT 84532**

A. Call to Order

1. Meeting called to order at 5:01 p.m. on March 7, 2022 by Chair Groff.
2. Members present: Bill Groff (Chair), Jody Patterson (Vice Chair), Bill Hawley, Norm Knapp, Jenny Gleason (MATC Rep.), Ben Byrd, Mary McGann (County Rep.), and Andy Solsvig (Airport Director).  
Jason Taylor (City of Moab Rep.) joined at 6:00 p.m.  
Members not present:
3. Others present: Tammy Howland, Eric Rivera (Armstrong Consultants), Jeff (SET Engineering), Charlie Shew (SET Engineering).

B. General Business

1. Approve minutes of 2/7/2022 Airport Board meeting  
**Motion** to approve minutes made by Gleason, seconded by Byrd. No discussion, motion passes 5-0, with Knapp abstaining.
2. Safety Report / Director Report
  - a. 1 flight cancellation due to weather.
  - b. They have issued NOTAMs that the Precision Approach Path Indicator (PAPI) is out of service, until they get a new circuit board and some edge lights.
  - c. On Feb. 22, a bush plane departed from the Skydive Landing Zone (reason: laziness). Solsvig talked to the pilot and gave him fair warning.
  - d. They did snow removal operations on Feb. 23.
  - e. Solsvig & Hawley met with a solar consultant, and Hawley presented to the County Commission.
  - f. Solsvig outlined the training in which airport staff had participated.
  - g. Flight schedule for March: they now have evening flights, so they shifted staff schedules accordingly.
3. Airport Monthly Data Report - February 2022  
AvGas was higher compared to last year, and Jet Fuel was lower. They had a record number of February enplanements (754), compared to 625 in 2020 (right before Covid hit).
4. Water Feasibility Study  
For domestic water improvements, the State approved maximum safe yield for the well is 35 gallons per minute. However the pump currently installed can only do 15 gallons per minute. They do have enough water for Phase I expansion (up to 25 new hangars and 2 additional car washes in the next 5 to 10 years), although most likely not all the new hangars will have water.

Domestic water storage capacity is 6,000 gallons. Phase II expansion will require additional water storage capacity. Solsvig would like the new car wash facilities within the next year. They are exploring a 3,000 gallon elevated water tank for fire protection, to be able to fill the fire truck faster.

Their Lagoon sewage capacity is adequate for Phase I expansion. Howland explained that State authorities don't typically allow Lagoon systems anymore. They discussed whether the new hangars will require their own septic tanks. Howland clarified that they do need a septic tank for the solids, but they have yet to determine whether that will be a communal septic tank, or individual ones; the commenters seemed in favor of a communal one.

5. UAOA Conference (Utah Airport Operators Assoc.) will start Wed. March 9 in St. George.
6. FAA BIL (Bipartisan Infrastructure Law) Information  
Solsvig reported that they met with the FAA a few weeks ago. The FAA will have \$5 billion to assist with grants each year for the next 5 years. Some money is pegged for airport terminal upgrades. Since this is double the amount of funding than the airport expected, they are working with Armstrong to re-evaluate and re-prioritize airport projects in the works. For 2022, they were planning to construct the snow removal equipment building, do the airport layout plan update, design work for taxiway Alpha-1 relocation, and design work for heavy apron and hardstand expansion piece.

For the extra \$1 million, Solsvig identified perimeter fencing needs as one project. Or they could place the 2023 projects into 2022, and then push some construction projects from 2024 to 2023. Construction of taxiways to private hangars is not eligible for this funding. The FAA determines the eligibility of each project. Solsvig had considered rehabilitation of existing asphalt as an upcoming project, but the FAA said that the relocation of taxiway A-1 should be a higher priority.

7. 2021 Annual Report  
2021 was a record year. They completed their full-scale tri-annual exercise, the first official one that the airport conducted. They did an AvSec, an aviation security drill (done once every three years). Redtail set a new record for charter & scenic enplanements. Skydive Moab did 25,000+ jumps.

Projects: They've almost completed the Blue Hills Road runway safety area. They purchased the loader for snow removal. They started the water feasibility study. Solsvig presented enplanement statistics from 2018 to the present. They added a new route to Salt Lake City, in May of 2021. They still have United to Denver, which can connect passengers internationally. (Jason Taylor arrived.)

Completing operating agreements is one objective for 2022. The new EAS (Essential Air Service) application process will begin in 2023. There will be terminal modifications for the baggage screening machine, and there will be 2

new offices in the terminal. Hangar A will receive some repairs to the roof. They will try for zero discrepancy, part 139 inspection.

2022 has a larger airport operating budget, close to \$1 million, which includes the \$81,000 in debt payments that they make each year. There are 2 new staff positions, 1 full time, 1 part time. They discussed capital purchases including a new truck.

C. Citizens to be Heard - None.

D. Discussion Items

1. Agreements:

a. Moab Heli-X Operating

The Pinnacle hangar was purchased by Michael Ortiz, operating under Aspen Helicopters. Redtail bought the Pinnacle company. Ortiz and some partners started Moab Heli-X, they want an operating agreement to provide scenic tours. Aspen Helicopters is transferring ownership to Lakeshore Charters LLC.

2. Project Reports:

a. SRE (Snow Removal Equipment) Building

Eric Rivera said they posted a Request for Bids for this. The resulting single bid was more expensive than Solsvig and Rivera were anticipating: just over \$600,000. Overall, it will probably be \$1 million. Rivera is looking at ways to decrease that cost. There was brief discussion of a temporary structure.

b. SRE Equipment

The broom should arrive at the end of April.

c. ARC (Airport Reference Code) Phase II (runway improvement)

This upgrade project is waiting on parts, a circuit board for the PAPIs, and lights that have been ordered.

E. Action Items: Discussion and Consideration for County Commission with approvals subject to limitation.

1. Armstrong Statement of Work: Architectural Design Services (Task Order P)

Solsvig said this is funded through the airport budget, though some TSA funds will apply. The scope of work includes architectural modifications to be made for the baggage screening machine. These modifications will decrease the size of the airport operations office by about 3 feet, so we will construct 2 offices across from the ticket counter. The design cost is \$18,950. He has budgeted \$50,000 for construction of modifications, and \$25,000 for terminal awning & landscaping modifications (which are all in the pre-authorized capital procurement list).

**Motion** to send this to the County Commission made by Knapp, seconded by Gleason, passes 7-0.

2. Grant Application - ALP (Airport Layout Plan) Update  
As part of the airport capital projects list, and as a requirement of the FAA, we need to update the ALP with the narrative report, which is a description of these components: coordination control, habitat technical advisory committee, inventory of existing conditions. We are updating these as part of the Master Plan that was completed in 2014 or 2015. Within 4 years of that, the airport had surpassed the Master Plan's forecasted operations. The ALP will help justify future airport projects. The cost is \$316,348, plus an admin. fee of \$3,000.

**Motion** to submit the grant application made by Gleason, seconded by Byrd, passes 7-0.

3. Grant Application - SRE Building  
Rivera explained that they should keep the process moving, go ahead and submit the application to the FAA, because of the time lapse between application and grant award.

**Motion** to approve the grant application made by Byrd, seconded by Hawley, passes 7-0.

F. Reports:

1. County Commission  
McGann reported that there has been a lot of change in the Commission Office. Gabe Woytek is no longer on the Commission, he is now Clerk/Auditor.
2. City of Moab  
Taylor reported that the City is working on workforce housing.
3. Travel Council  
Gleason said they are working on their budget, and on timed entry at Arches N.P.
4. Solar Committee  
Hawley gave a presentation to the County Commission. Solsvig found three RFQ's related to airport solar projects, to use as examples.
5. Hangar Development Committee  
Solsvig is setting up a meeting with Byrd and Eli (Robinson) to look at the design plan. Groff said there's a long list of people waiting for hangars. Solsvig said there is a ground / shale issue. He said there is a lot of interest in landside development too, which he has put on hold, since they haven't decided on wash bays, parking lots, and access roads to future hangars. The planning needs to be done appropriately. McGann responded to queries about why the County isn't building hangars, saying the amount of money the County has put into the airport and remodel is huge, and now stormwater is their priority. She did say they could now use TRT (Transient Room Tax) money for hangars, since the State now realizes that airports affect tourism. Groff said Byrd proved that someone could build a hangar cheaply if they buy it used.

6. Tenant Updates  
Gleason said that Redtail's first helicopter flight was last week.
7. Other reports for Airport Board - None.

G. Future Considerations

1. Pavilion / Outdoor Seating Area
2. Terminal Awnings
3. Hangar Leases
4. PFC Application
5. Rules & Regulations: Alcohol Policy  
Solsvig will ask some people at the upcoming conference about their alcohol policies.

H. Closed Session (if necessary) - None.

I. Adjourn

Chair adjourned the meeting at 7:04 p.m.

Submitted by: Andy Solsvig, Airport Director

**Airport Director Report**  
**Canyonlands Regional Airport (CNY)**  
**04/04/2022**

1. Safety & Security:
  - a. Fixing safety areas – Soil settling and ruts from plowing
  - b. Continue checking Ferrell Gas propane tanks for over filling.
  - c. 329 trainings and Parking passes – Spring time is always busy.
  - d. Frontier telephone outages
  - e. Assisted Skywest with manning the passenger gate
  - f. 3/12/22 disabled aircraft at A7-no mechanic available to fix. A7 closed for several hours.
  - g. 3/12/22 Dog loose on the ramp
  - h. Customer got car stuck on the handy cap parking curb, Mason assisted.
  - i. ARFF 1 safety inspection and oil change
  - j. Still waiting on parts for RWY PAPI's
  
2. Meetings and conversations with the following groups:
  - a. Hangar Development – every 2 weeks
  - b. Armstrong and Gensler Architect
  
3. Misc. Items:
  - a. ARFF/OPS position reposted – please help recruit
  - b. Installing parking lot curbs.
  - c. Coordinating with tenants for new employees, issuing new parking passes, and retraining.
  - d. Fill in sink holes along safety area near A-1 Taxiway.
  - e. Assist Moab Arts staff with art display replacements.
  - f. Fire Gear lockers installed.
  - g. 2 taxiway lights replaced.
  - h. Weed spraying has commenced.
  - i. Received many calls from Skywest passengers – luggage, flight changes
  - j. Assisted with a flat tire in parking lot
  - k. Took delivery of new lease vehicle to replace 2004 Chevy Impala
  
4. Training Completed:
  - a. ANTN Digicast
    - i. Aircraft Cargo Hazards 3-part series, Wildlife Abatement, Wildlife Strike Reporting, Wildlife Hazard Management. WHMP review and training.
  - b. Tammy completed 50-hour training to renew NREMT certification.

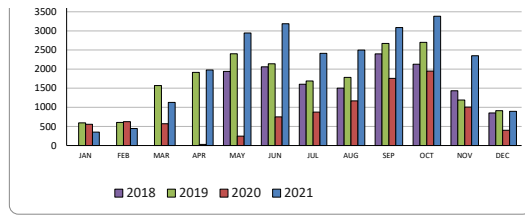
- c. Mark, Tammy and Mason completed Wildland Fire Refresher training.
- d. Required medical training for 139.319(i)(4)

5. Flight Schedule:

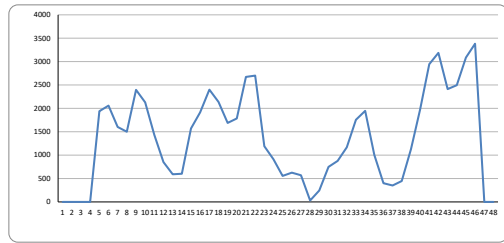
- a. April commercial schedule is as follows:
  - i. Monday, Thursday, Friday, Saturday, Sunday
    - 1. DEN:
      - a. Arrival 2:37 PM
      - b. Departure 3:15 PM
    - 2. SLC
      - a. Arrival 6:27 PM
      - b. Departure 7:05 PM
  - ii. Tuesday & Wednesday
    - 1. DEN
      - a. Arrival 2:37 PM
      - b. Departure 3:15 PM

-End of Report-





0	0	0	0	1940	2058	1604	1501	2397	2128	1434	852	592	1603	1570	1914	2400	2139	1688	1784	2672	2701	1191	911	556	625	569	30	245	750	876	1169	1757	1948	1005	400	352	446	1128	1978	2946	3188	2413	2497	3087	3382	0
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FW: Garages External Inbox x



**wkprather@comcast.net**

to me ▾

Apr 2, 2022, 9:54 AM (2 days ago)



Hello Ms. Howland,

I am reaching out to you regarding building another set of 12 garage units. I continue to get interest in the garages and believe there is a strong demand for some more units.

I've sketched out a couple of locations in the new parking lot with the idea of keeping them as far from the terminal as possible, but still be in walking distance.

They really appeal to a lot of second homeowners in Moab.

I would be happy to come over to Moab to discuss in detail if we can move forward on this.

Our current lease agreement was signed in May of 2014 for a term of 25 years with one five-year renewal option. That would take it to mid-2044. If the construction of a new set of garages was agreeable, I would ask that the lease would be for a period of 25 years. Probably commencing in early 2023.

The new lease would terminate in 2048. I would also ask that the current lease be extended to terminate at the same time. An additional term of about 4 years. That would prevent a partial termination, and if, and when, the buildings reverted to airport ownership it would be for all the garages.

I appreciate your consideration of this expansion. It's great to see Moab doing so well.

Thanks, Bill

Airport Garage Company, LLC

William Prather

20 Village Ct.

Littleton, CO 80123

303-549-4215

[www.airportgaragecompany.com](http://www.airportgaragecompany.com)

# Moab Garages

Legend

Canyonlands Field Airport

POTENTIAL LOCATIONS:

12 UNITS

12 UNITS

Google Earth



300 ft





March 29, 2022

Ms. Tammy Howland  
Canyonlands Regional Airport  
110 West Aviation Way  
Moab, UT 84532

**RE: Award Recommendation Letter- NEGOTIATED BID  
Schedule I – Construct Snow Removal Equipment Building  
Canyonlands Regional Airport – Grand County, Utah  
AIP No. 3-49-0020-043-2022**

**Project No. 216689**

Dear Ms. Howland:

Bids were received for the above referenced project on March 1, 2021. One (1) bid was received and is shown in the attached bid tabulation.

The bids were reviewed for math errors, bid bonds, and other items of responsiveness. The bid appears to be responsive. A general review of the bid is summarized below:

CONTRACTOR	5% Bid Bond Included	Req'd Proposal Sheets Included	Addenda Ack'd	Listed on Federal Disbarred Contractors List <sup>1</sup>	Proper Contractor Licensing
TSJ Construction	Yes	Yes	Yes	No	Yes

<sup>1</sup> Based on information from the Federal System for Award Management website, accessed on March 2, 2022.

A DBE goal of 2.05% was established for this project. TSJ Construction was unable to commit to utilizing DBE subcontractors to complete the contract. TSJ submitted documentation of good faith effort documenting their attempts to hire registered DBE subcontractors. The documentation is sufficient to show that they did attempt to meet the DBE goal.

A great deal of effort was put forth to attract bidders to this project. Many potential bidders were sent the Invitation for Bids. Two (2) prime contractors obtained plans and were included on the published plan holders list on the Armstrong Consultants website. The Advertisement for Bids for the project was published for four (4) consecutive weeks prior to the bid opening. A pre-bid conference was held onsite to answer questions and show the project to potential bidders. Despite the advertising efforts of Armstrong and Grand County, only one bid was received.

After review of the available budget for the project, it was determined that the construction cost as bid by TSJ Construction was over the available AIP budget for the project. As allowed by FAA and local procurement rules for single bid situations, the sponsor moved forward with negotiations with the Contractor to bring the project cost within budget.

Ms. Tammy Howland  
March 29, 2022  
Page 2

The negotiations included reducing the overall project construction cost by \$121,600.00 (12% reduction). This was completed by eliminating non-essential items, considering equivalent alternative materials and adjusting several bid prices (without changing FAA specifications). A bid tabulation showing the engineers estimate, the original bid, and the negotiated bid is attached to this letter. The cost of the design, bidding, and construction services have been funded through Federal Grant AIP 3-49-0020-038-2021.

After negotiations, the following project budget for the Construct Snow Removal Building is proposed:

<b>Construct Snow Removal Equipment (SRE) Building (Construction)</b>	3/29/2022
AIP No. 3-49-0020-043-2022	
<b>PROJECT BUDGET</b>	
Construction (TSJ Construction)	\$ 890,001.29
<b>CONSTRUCTION TOTAL</b>	<b>\$ 890,001.29</b>
Utility Fee	\$ 1,000.00
Building Permit	\$ 3,000.00
<b>ADMINISTRATION TOTAL</b>	<b>\$ 4,000.00</b>
<b>PROJECT TOTAL</b>	<b>\$ 894,001.29</b>
FAA Share (AIP-040)- 95.0%	\$ 849,301.00
Sponsor Share- 5.0%	\$ 44,700.29

Our recommendation is to award Schedule I to TSJ Construction as negotiated for a total contract amount of \$890,001.29 upon receiving concurrence from the FAA Program Manager.

If you have any questions regarding this matter, please contact our office. We look forward to getting this project completed.

Sincerely,

ARMSTRONG CONSULTANTS, INC.



Eric F. Rivera, P.E.

EFR:tt

Enclosures: Bid Tabulation

cc: Eric Trinklein, FAA - SW ADO





751 Horizon Court, Suite 255  
Grand Junction, CO 81506  
970-242-0101

Canyonlands Regional Airport	
AIP No. 3-49-0020-043-2021	
ACI No. 216689	
Construct SRE Building	
Completed By:	EFR
Date:	3/29/2022

Construct SRE Building				Engineer's Estimate		TSJ Construction (Original Bid)		TSJ Construction (Negotiated)		
Item No.	Spec No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	C-105	Mobilization	1	LS	\$ 59,361.50	\$ 59,361.50	\$ 9,018.96	\$ 9,018.96	\$ 9,018.96	\$ 9,018.96
2	P-101a	Remove <del>and Sweeps</del> Buried Water Tank	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 23,003.26	\$ 23,003.26	\$ 8,003.26	\$ 8,003.26
3	P-101b	Remove Concrete Pavement	70	SY	\$ 50.00	\$ 3,500.00	\$ 218.31	\$ 15,281.70	\$ 218.31	\$ 15,281.70
4	P-152	Excavation and Embankment	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 61,746.02	\$ 61,746.02	\$ 36,746.02	\$ 36,746.02
5	P-208	Aggregate Base Course	230	SY	\$ 30.00	\$ 6,900.00	\$ 235.70	\$ 54,211.00	\$ 235.70	\$ 54,211.00
6	P-605	Joint Sealing	330	LF	\$ 25.00	\$ 8,250.00	\$ 15.62	\$ 5,154.60	\$ 15.62	\$ 5,154.60
7	P-610	Structural Portland Cement Concrete	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental
8	S-ESBa	SRE Building Foundation and Slab	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 129,637.41	\$ 129,637.41	\$ 129,637.41	\$ 129,637.41
9	S-ESBb	SRE Building Package (pre-engineered metal building, windows, doors, insulation, gutters, etc.)	1	LS	\$ 350,000.00	\$ 350,000.00	\$ 266,432.02	\$ 266,432.02	\$ 261,532.02	\$ 261,532.02
10	S-ESBc	SRE Building Mechanical (including gas lines, heater, water, sewer, oil water separator & tank, etc.)	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 90,073.86	\$ 90,073.86	\$ 90,073.86	\$ 90,073.86
11	S-ESBd	SRE Building Electrical	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 135,138.65	\$ 135,138.65	\$ 135,138.65	\$ 135,138.65
12	S-ESBe	Mezzanine	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 42,143.81	\$ 42,143.81	\$ 42,143.81	\$ 42,143.81
13	S-ESBF	Concrete driveway, sidewalk, and valley gutter	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 76,004.78	\$ 76,004.78	\$ 76,004.78	\$ 76,004.78
14	S-ESBg	<del>Retaining Wall</del> Construct Transition slope and Cover With 4"-minus Rock on Fabric	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 103,755.22	\$ 103,755.22	\$ 27,055.22	\$ 27,055.22
					Schedule I Total :		\$ 604,011.50	\$ 1,011,601.29	\$	\$ 890,001.29



751 Horizon Court, Suite 255  
Grand Junction, CO 81506  
970-242-0101

Canyonlands Regional Airport	
AIP No. 3-49-0020-043-2021	
ACI No. 216689	
Construct SRE Building	
Completed By:	EFR
Date:	3/29/2022

Construct SRE Building												
Schedule 1												
Item No.	Spec No.	Description	Qty	Unit	Engineer's Estimate		TSJ Construction (Original Bid)		TSJ Construction (Negotiated)		Reduction	Change*
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
1	C-105	Mobilization	1	LS	\$ 59,361.50	\$ 59,361.50	\$ 9,018.96	\$ 9,018.96	\$ 9,018.96	\$ 9,018.96		
2	P-101a	Remove <del>and Salvage</del> Buried Water Tank	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 23,003.26	\$ 23,003.26	\$ 8,003.26	\$ 8,003.26	\$ 15,000.00	1
3	P-101b	Remove Concrete Pavement	70	SY	\$ 50.00	\$ 3,500.00	\$ 218.31	\$ 15,281.70	\$ 218.31	\$ 15,281.70		
4	P-152	Excavation and Embankment	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 61,746.02	\$ 61,746.02	\$ 36,746.02	\$ 36,746.02	\$ 25,000.00	2
5	P-208	Aggregate Base Course	230	SY	\$ 30.00	\$ 6,900.00	\$ 235.70	\$ 54,211.00	\$ 235.70	\$ 54,211.00		
6	P-605	Joint Sealing	330	LF	\$ 25.00	\$ 8,250.00	\$ 15.62	\$ 5,154.60	\$ 15.62	\$ 5,154.60		
7	P-610	Structural Portland Cement Concrete	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental	Incidental		
8	S-ESBa	SRE Building Foundation and Slab	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 129,637.41	\$ 129,637.41	\$ 129,637.41	\$ 129,637.41		
9	S-ESBb	SRE Building Package (pre-engineered metal building, windows, doors, insulation, gutters, etc.)	1	LS	\$ 350,000.00	\$ 350,000.00	\$ 266,432.02	\$ 266,432.02	\$ 261,532.02	\$ 261,532.02	\$ 4,900.00	3
10	S-ESBc	SRE Building Mechanical (including gas lines, heater, water, sewer, oil water separator & tank, etc.)	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 90,073.86	\$ 90,073.86	\$ 90,073.86	\$ 90,073.86		
11	S-ESBd	SRE Building Electrical	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 135,138.65	\$ 135,138.65	\$ 135,138.65	\$ 135,138.65		
12	S-ESBe	Mezzanine	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 42,143.81	\$ 42,143.81	\$ 42,143.81	\$ 42,143.81		
13	S-ESBf	Concrete driveway, sidewalk, and valley gutter	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 76,004.78	\$ 76,004.78	\$ 76,004.78	\$ 76,004.78		
14	S-ESBg	<del>Retaining Wall Construct Transition slope and Cover With 4"-minus Rock on Fabric</del>	1	LS	\$ 35,000.00	\$ 35,000.00	\$ 103,755.22	\$ 103,755.22	\$ 27,055.22	\$ 27,055.22	\$ 76,700.00	4
<b>Schedule I Total :</b>					<b>\$ 604,011.50</b>		<b>\$ 1,011,601.29</b>		<b>\$ 890,001.29</b>		<b>\$ 121,600.00</b>	

\*Change

- 1 TSJ will not be required to salvage existing tank,
- 2 TSJ to stage a 20,000 gallon water tank to be filled with airport supplied water. Tank will be used as for construction water and ARFF supply during project.
- 3 Cable struts to be used instead of solid struts
- 4 Retaining wall is eliminated and replaced with transition slope covered in 4" minus rock with landscape fabric

Sent by email to:  
thowland@grandcountyutah.net

March 31, 2022

Ms. Tammy Howland  
Airport Operations Manager  
Canyonlands Airport  
Moab, UT 84532

Re: Development of Parcel 108

Dear Tammy:

In follow up to our call yesterday, we'd like to move forward with our Development Plan for Hangar Parcel 108.

Andy had raised the issue of sideline setbacks & we have been able to confirm with Grand County Planning Staff that the Airport Minimum Standards of 10' apply. (See AMS 4.5.3.1). The distance between the two existing hangars is 90' so there is sufficient room for a 70' building envelope.

We expect to build a hangar of 65' x 65', more or less, fronting onto an apron connecting to the existing taxiway to the West. The hangar will have a single entry door, also to the West, as with the existing hangar to the South.

Attached is an Amendment to Ground Lease expanding the leased Premises to reflect the available building envelope. The Amendment includes an extension of the lease term and gives consent to assign the Ground Lease to a Utah LLC we are organizing to develop and own the hangar.

Thank you for your assistance & please call with any questions.

Sincerely,

Ken Lord, M.D.

## AMENDMENT TO GROUND LEASE

THIS AMENDMENT TO GROUND LEASE is made and entered into as of April \_\_, 2022, by and between (i) GRAND COUNTY, a municipality of the State of Utah (“County”); and (ii) KEN LORD, an individual residing in the State of Utah (“Tenant”).

### RECITALS:

- A. The parties entered into a Ground Lease Agreement at Canyonlands Field (“Ground Lease”) on December 18, 2018, whereby Tenant leased 2,000 square feet, more or less, described therein and known as 108 W. Aviation Way, Moab, UT 84532.
- B. The parties desire to amend the terms of the Ground Lease to redefine the Premises, extend the term, and consent to its assignment.

### AMENDMENT:

NOW, THEREFORE, in consideration of the mutual covenants set forth in the Ground Lease and in this Amendment, the parties hereby agree to amend the Ground Lease as follows:

1. Premises. The Premises shall be an area not to exceed 70’ x 70,’ more or less, subject to the County’s approval of Tenant’s development plan pursuant to the Airport Minimum Standards. The annual rent shall be increased accordingly, effective on the date Tenant’s development plan is approved and permitted for construction.
2. Term of Ground Lease. The Term of the Ground lease shall end on April \_\_, 2057, with one (1), five-year lease renewal available at Tenant’s option, exercisable with notice to the County prior to the end of the Lease Term.
3. Assignment. The Ground Lease shall be assigned to a Utah-organized limited liability company to be organized by Tenant and the County hereby consents to such assignment. Tenant shall either commence construction of a hangar on the Premises on or before January 1, 2024, or Tenant shall assign the Ground Lease to another Tenant approved in advance by the County.

IN WITNESS WHEREOF, the parties have signed this Assignment of Ground Lease as of the date written above.

Attest:

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Grand County Commission Chair

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County Clerk

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KEN LORD ("Tenant")

# Concept Development Plan Parcel 108

RUNWAY 321 STA 81+00.00, 926.00 RT =  
PROJECT BASELINE STA 10+00.00

10' setbacks

PROJECT BASELINE STA 14+00.00, 258.37 RT =  
TLN 2 STA 15+00.00

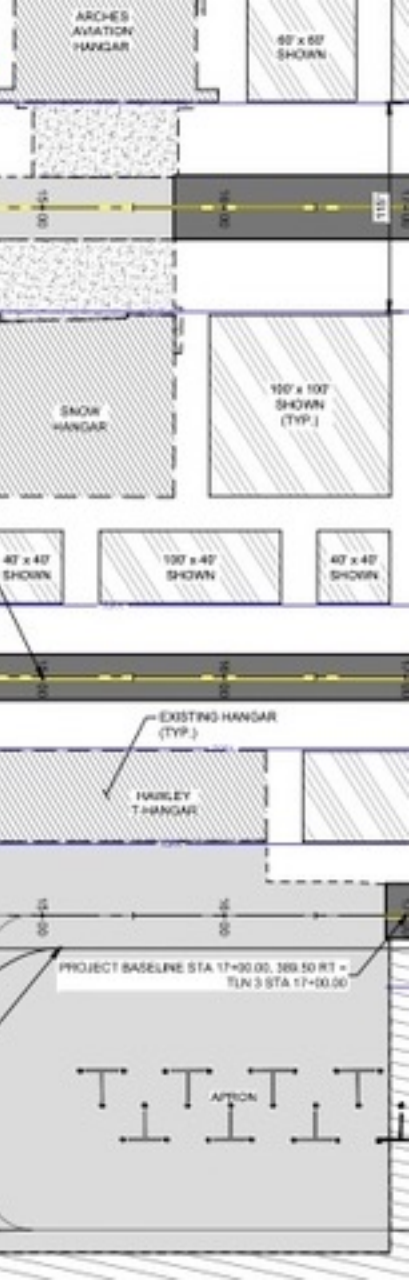
FUTURE HANGAR  
(TYP.)

APRON

FUTURE TAXILANE CENTERLINE

PROJECT BASELINE STA 17+00.00, 389.50 RT =  
TLN 3 STA 17+00.00

APRON



Here's our plan (with DEN and/or SLC service combinations for each time period)

- 03/28/22 – 05/05/22 - 12 weekly RTs
- 05/06/22 – 06/02/22 - 18 weekly RTs
- 06/03/22 – 09/6/22 - 12 weekly RTs
- 09/7/22 – 10/29/22 - 18 weekly RTs
- 10/30/22 – 11/29/22 – 12 weekly RTs
- 11/30/22 – 03/03/23 - 7 weekly RTs
- 03/04/22 – 03/27/22 – 12 weekly RTs