

**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



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 ¹	Proper Contractor Licensing
TSJ Construction	Yes	Yes	Yes	No	Yes

¹ 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:

Construct Snow Removal Equipment (SRE) Building (Construction)	3/29/2022
AIP No. 3-49-0020-043-2022	
PROJECT BUDGET	
Construction (TSJ Construction)	\$ 890,001.29
CONSTRUCTION TOTAL	\$ 890,001.29
Utility Fee	\$ 1,000.00
Building Permit	\$ 3,000.00
ADMINISTRATION TOTAL	\$ 4,000.00
PROJECT TOTAL	\$ 894,001.29
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 and Sweeps 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	Retaining Wall 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 and Salvage 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	Retaining Wall 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	\$ 76,700.00	4
Schedule I Total :					\$ 604,011.50		\$ 1,011,601.29		\$ 890,001.29		\$ 121,600.00	

*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

DRAFT

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:

Grand County Commission Chair

County Clerk

KEN LORD ("Tenant")

Concept Development Plan Parcel 108

RUNWAY 321 STA 81+00.00, 926.02 RT =
PROJECT BASELINE STA 10+00.00

10' setbacks

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

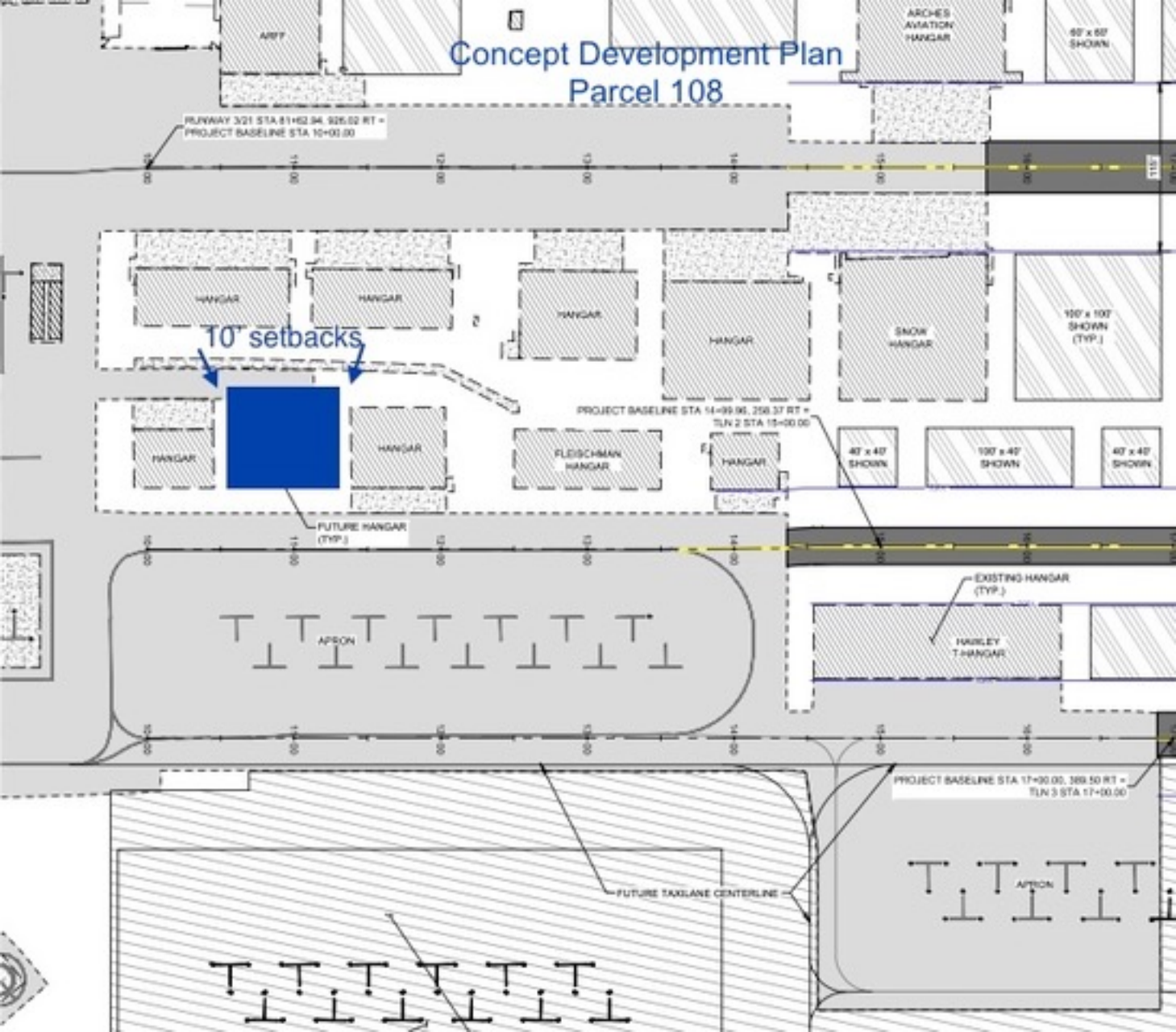
FUTURE HANGAR
(TYP.)

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