GRAND COUNTY AIRPORT BOARD
RESCHEDULED MEETING
AGENDA

September 9, 2024 @ 5:30 p.m.
Grand County Library, 257 E. Center Street
Moab, UT 84532

Join Zoom Meeting https://us02web.zoom.us/j/85919598974
To join by phone: Dial (669) 900-6833 Meeting ID: 859 1959 8974

1. Call to Order
2. General Business
    1. Approve minutes of July 1, 2024 (Regular meeting)
3. Citizens to be Heard
4. Action Items: Discussion and Consideration (some for Recommendation to County Commission with approvals subject to limitation):
    1. Letter to County Clerk Gabe Woytek, requesting a monthly or quarterly report of Airport finances (drafted by Randy).
    2. Letter of intent from Alvin Chung to build a hangar, with lot choices and dimensions.
    3. Propose moving forward with digital advertising by Lions Back Resort for a minimum of one year until we get a system in place that meets the Board's expectations.
    4. Redline revisions to insurance requirements in CNY Lease Template, proposed by the Insurance Subcommittee.
    5. If insurance revisions are approved, bring Rydman lease back to the table.
5. Discussion Items:
    1. Status of Solar Power Purchase Agreement with Neighborhood Power (was on the 8/6/2024 County Commission meeting, then C. A. Stocks had 2 more subsequent meetings.
    2. Project Reports
        a. Taxiway A1 Relocation - Grant offer signed and submitted to the FAA. The bid amount is $106,964 over the amount requested. To continue with the project Grand County can carry this amount until the end of the project and receive a full reimbursement. This item was approved at the Aug. 20 CC meeting. Phase II ramp expansion did not receive funding for 2024, potential funds in 2025.
        b. Drive through gate replacement (FEMA Grant) - ICA finalized. Passed legal review on 8/6, sent to commission. Chair signed ICA on 8/13, and gate ordered. Gate has a 10-12 week build time.
        c. Mini-split heating/cooling unit for baggage screening area - ICA done & sent to Eco HVAC of Moab.

d. FAA ATP BIL application submitted - terminal modifications.
e. Emergency repairs for the terminal roof drain and damaged fence caused by torrential rains on August 23rd.
f. Taxi-lane preliminary design see attached.

3. NTSB safety request for CNY - see attached letter.
4. Draft CNY advertising policies - rough draft and make suggestions.
5. CIP list for FAA review - 2024 attached for reference.

6. Reports:
   1. Airport Monthly Data Report – July & August 2024 & Virtower Data
   2. Any questions on Director's Report for July & August 2024
   3. County Commission
   4. City of Moab
   5. Travel Council
   6. Solar Committee
   7. (Lease) Insurance Subcommittee
   8. Other reports for Airport Board
7. Future Considerations
   1. Landgate presentation at October meeting - potential revenue/solar opportunities
   2. Energy Systems Consulting - local resident, John Early, who works for Gardner Energy, saw the newspaper article and would like to consult with us for solar project.

8. Closed Session, if necessary
9. 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: Tara Collins
at the Grand County Public Library ___________ Date ___________ Time

AIRPORT FACILITIES LIST

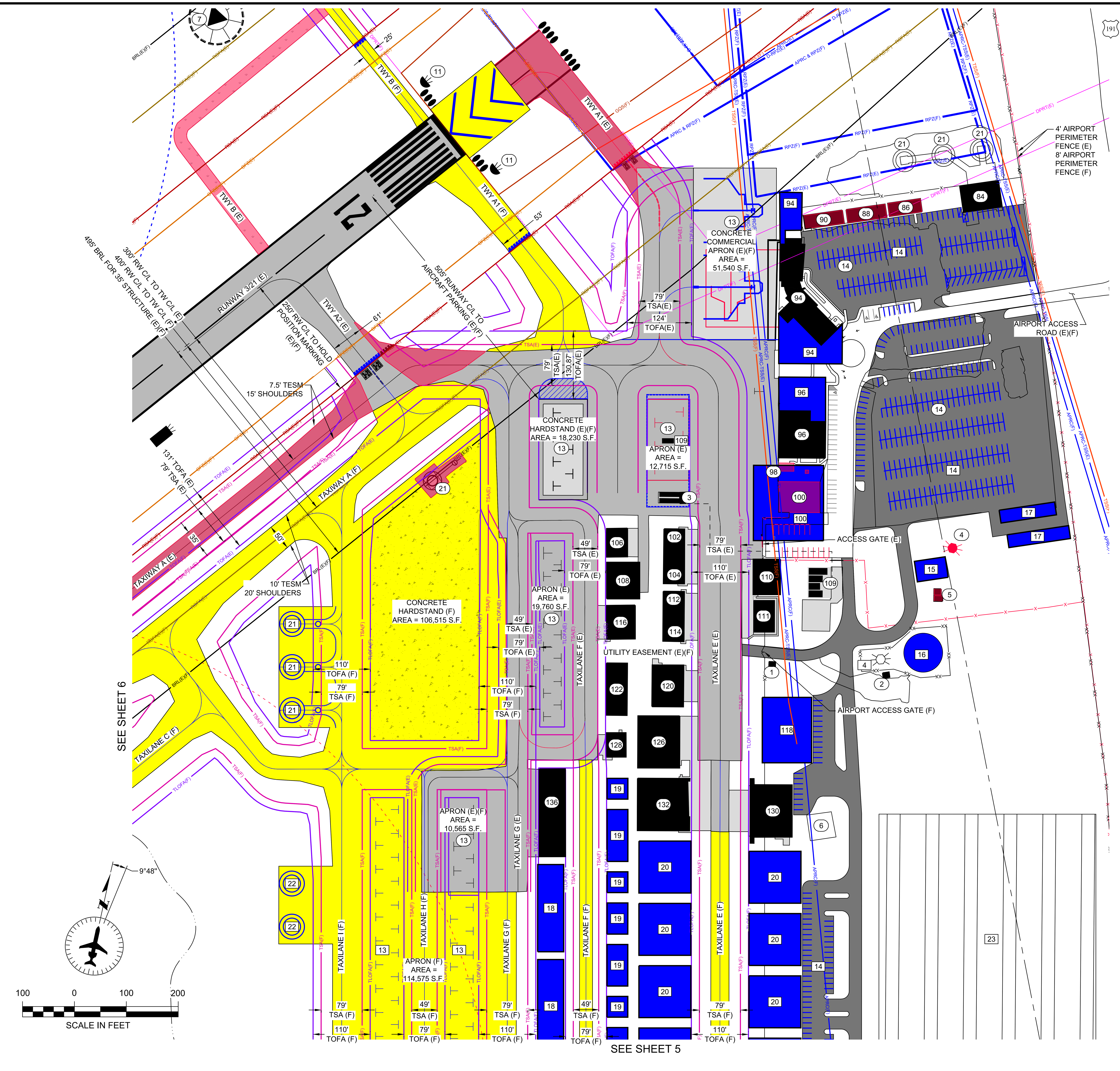
NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)	NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)
1	ELECTRICAL VAULT	-	86	*PARKING GARAGE	4571'
2	RCO BUILDING	-	88	* PARKING GARAGE	4571'
3	FUEL TANK	4578'	90	* PARKING GARAGE	4571'
4	BEACON	4619'	94	* TERMINAL / FBO	4583'
5	PUMP HOUSE	4583'	96	* BOX HANGAR	4594'
6	ELECTRICAL SUBSTATION	4568'	98	* WASH BAY	4580'
7	LIGHTED WIND CONE WITH SEGMENTED CIRCLE	4578'	100	* BOX HANGAR	4591'
8	VOR / DME	4561'	102	* BOX HANGAR	4596'
9	ASOS	4591'	104	* BOX HANGAR	4596'
10	SUPPLEMENTAL WIND CONE	4554'	106	* BOX HANGAR	4585'
11	REIL's	-	108	BOX HANGAR	4587'
12	PAPI's	-	109	FUEL FARM / FUEL PUMP	-
13	AIRCRAFT PARKING	-	110	* ARFF STATION / SRE BUILDING	4584' / 4597'
14	VEHICLE PARKING	-	112	* BOX HANGAR	4589'
15	WASH BAY	-	113	BOX HANGAR	4595'
16	WATER TANK SYSTEM	4586'	114	* BOX HANGAR	4589'
17	PARKING GARAGE	4588'	116	* BOX HANGAR	4582'
18	T-HANGAR	4578'	118	BOX HANGAR	4595'
19	BOX HANGAR	4579'	120	*BOX HANGAR	4585'
20	BOX HANGAR	4594'	122	* BOX HANGAR	4580'
21	HELICOPTER PARKING	-	126	* BOX HANGAR	4592'
22	VTOL PARKING	-	128	* BOX HANGAR	4579'
23	SOLAR FARM	-	130	* BOX HANGAR	4588'
24	CORPORATE/FBO/DEVL.	-	132	* BOX HANGAR	4591'
84	* PINNACLE HELICOPTERS HANGAR	4585'	136	* T-HANGAR	4581'

EXISTING FUTURE

* ELEVATIONS ARE FROM SURVEY
(ALL OTHERS ARE ESTIMATED)

LEGEND

EXISTING	FUTURE	DESCRIPTION
ASPHALT CONCRETE	ASPHALT CONCRETE	AIRFIELD DEVELOPMENT
	N/A	GRAVEL
		STRUCTURE/FACILITIES (BUILDING)
		AIRPORT PROPERTY LINE (APL)
RSA(E)	RSA(F)	RUNWAY SAFETY AREA (RSA)
OFZ(E)	OFZ(F)	OBSTACLE FREE ZONE (OFZ)
ROFA(E)	ROFA(F)	RUNWAY OBJECT FREE AREA (ROFA)
RPZ(E)	RPZ(F)	RUNWAY PROTECTION ZONE (RPZ)
BRL(E)	BRL(F)	BUILDING RESTRICTION LINE (BRL)
TSA(E)	TSA(F)	TAXIWAY SAFETY AREA (TSA)
TOFA(E)	TOFA(F)	TAXIWAY OBJECT FREE AREA (TOFA)
		AIRPORT REFERENCE POINT (ARP)
	N/A	PACS/SACS MONUMENT
N/A		TO BE REMOVED
		THRESHOLD LIGHTS
		REIL
		PAPI
		AIRPORT BEACON
	N/A	LIGHTED WIND CONE & SEGMENTED CIRCLE
	N/A	ASOS
	N/A	SUPPLEMENTAL WIND CONE
	N/A	SECTION CORNER
4125	N/A	CONTOURS
		ROADS
		MARKINGS
X	XX	FENCING
		HELICOPTER / VTOL PARKING



ARMSTRONG
A LOCHNER COMPANY

CANYONLANDS REGIONAL AIRPORT
GRAND COUNTY, UTAH
AIP No. 3-49-0020-042-2022
AIRPORT LAYOUT PLAN

No.	ACI No.	Date	Revision / Description	File	Drwn.	Chkd.	Apprvd.
0	226796	09/2023	ORIGINAL ISSUE	6796503	RA	JPH	JZP

THE PREPARATION OF THIS DOCUMENT MAY HAVE BEEN SUPPORTED, IN PART, THROUGH THE AIRPORT IMPROVEMENT PROGRAM FINANCIAL ASSISTANCE FROM THE FEDERAL AVIATION ADMINISTRATION AS PROVIDED UNDER TITLE 49 U.S.C., SECTION 47104. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAA. ACCEPTANCE OF THIS REPORT BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED THEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE OR WOULD HAVE JUSTIFICATION IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS.

TERMINAL AREA DRAWING

GRAND COUNTY AIRPORT BOARD
REGULAR MEETING
MINUTES

July 1, 2024 @ 4:00 p.m.
Grand County Commission Chambers, 125 E. Center Street
Moab, UT 84532

A. Call to Order

1. The meeting was called to order at 4:06 p.m.
2. Members present: Jody Patterson, Bill Hawley, Bill Winfield (County Rep.), Alex Borichevsky (Travel Council Rep.), and Randy Martin. Airport Director Tammy Howland was also present. On Zoom were Laurel Catto and Shalee Bryant.
3. Members not present: Jason Taylor (Moab City Rep.).
4. Others present: Director's Assistant Tara Collins. On Zoom were Bill Prather and Ed Prather of Airport Garage Co. Later, County Attorney Stephen Stocks joined on Zoom.

B. General Business

1. Approve minutes of June 3, 2024 (Regular meeting)
Motion by Alex to approve the minutes, seconded by Randy, approved 5-0, with Laurel abstaining.

C. Citizens to be Heard - None.

D. Action Items: Discussion and Consideration (some for Recommendation to County Commission with approvals subject to limitation):

1. Consult with County Attorney Stephen Stocks re: insurance terms for airport leases and operating agreements. (Tabled until Stocks can be present.)

2. Rydman Lease for Lot 16 - Attorney Sloan's redline edits to Section 21: Insurance. (Tabled until Stocks can be present.)

3. Revised Lease for Airport Garage Co. - redline of Section 24: Relocation.

Tammy showed the redline edits to the section on Relocation. (These edits were not discussed at the June 3 meeting. The impetus for them came a few days after that meeting, from Bill Prather's stated concerns in a phone call to Tammy.) Bill W. raised objections to the edits, saying that Prather should have to pay to relocate the garages, even if the purpose was for additional surface parking. Bill Prather joined in, and said they would be willing to relocate for any other reason, for vertical airport projects, but that they consider their garages to be part of the whole airport parking operation, so they didn't feel it was reasonable to make them pay for relocation for more parking. He also said they'd be more amenable to pay for relocation for any reason if they were allowed to orient the garages as they show on the ALP, as a north-south footprint, as they would take up much less room adjacent to the current parking lot, coming from the east boundary. Tammy reiterated that when the airport gets to the point of needing more parking, there are much bigger issues than parking that would have to be dealt with. She said normally, relocation costs are on the County, regardless of what it is for. Tammy said Prather's concerns that led to this edit were due to some comments that were made at the last board meeting, with members casually and with levity implying that it would not be a big deal to just move the garages for any reason. Prather interjected that relocating would be a mere aggravation for the airport, but it would be a catastrophe for the Prathers. Bill W. reiterated that it had been previously agreed that Prather would pay the cost of relocation for any reason, Shalee agreed. Tammy clarified that Prather requested these edits after the June meeting, due to comments made at the June meeting. Jody asked Tammy what the current parking capacity is, if the parking slots were organized more efficiently. Tammy said that she and Armstrong estimated there were currently 375 slots. Shalee pointed out that the goal of the Airport is to plan for long-term growth, so this edit might put the Airport between a rock and a hard place, in terms of deciding to grow or not. Jody posited that additional parking could develop around the garages, to the west and then south. Tammy confirmed that the beacon tower is slated to be moved in the future as well. Shalee pointed out, like the Prathers, that it still made the most sense to line up the garages in a north-south direction. Bill H. pointed out that, in addition to the visual drawback of a north-south orientation, there was also the consideration that these garages would fill up and then the Prathers would want to build even more sets of garages, so they should be east-west, so they can be stacked. Ed Prather said that he and Tammy had worked out how much space to leave open between the western edge of the garages, and the beacon tower, so there would be plenty of room for a future road heading south.

Bill H. said they had tinkered with this a long time, and he thought it important that they move forward, so he made a **Motion** to accept the redlines and move on. This was seconded by Randy, and approved 5-0. (Shalee was temporarily not present.)

Tammy said there was not really any room to add indoor space to the terminal, and Bill H. suggested that they build upwards, like a second floor.

Bill H. asked if Armstrong could update the map of the airport that's in the ALP. Tammy clarified that as we get closer to finishing the Taxiway A-1 reconstruction, Armstrong would do a revision of the map, with as-builts showing. For now, Armstrong is updating a map for in-house use. They agreed to do that back on June 25, in response to our request.

Jody moved the meeting back to Action Items 1 and 2:

1. Consult with County Attorney Stephen Stocks re: insurance terms for airport leases and operating agreements.

Tammy said that in the process of generating leases for new hangars and development, the one step that hangs us up is the insurance requirements. We get a lot of pushback on insurance. The previous County Attorney (Sloan) is the one who made our current insurance requirements.

Attorney Stocks said that it is in the County's interest to have strong insurance requirements, however, that needs to be balanced with what is obtainable in the insurance world. Also, he said it matters how each individual is utilizing their hangar.

Tammy pulled up the Lease Template, Insurance section 21. There was discussion about which tenants currently have these insurance requirements: only tenants whose lease was drafted when Sloan was County Attorney and later. Tammy said a long-term tie-down would also need these types of insurance.

Laurel weighed in, as she has been on both sides of this issue, as a tenant and hangar owner, and an attorney. She started at the top of Section 21 and made suggestions for the board to consider.

i. Commercial General Liability. Laurel said this is not obtainable in the insurance market during the construction phase. During construction, one should hold Builder's Risk Liability. As for Aviation Liability, Laurel said that it would be very difficult for most pilots to obtain this coverage for over $1 million. She recommended capping the Aviation Liability coverage to $1 million. She suggested putting these 3 items in 3 separate paragraphs, in chronological order.

Bill Hawley asked if these covered tie-downs. Laurel said she personally would like to see all based aircraft name Grand County as additional insured, including for tie-downs. It's not going to cost anything. There is an administrative cost, as someone must keep a list of whose insurance is current and check everyone off. She would like the airport to be able to make a direct claim under that policy, if someone damages the airport with their airplane. For the definition of "based aircraft", Laurel suggested that the airport draw a line in the sand, say, more than 90 days a year. Tammy interjected that the State defines based aircraft as one which is at a particular airport for more than half of the year, so 6 months.

Laurel said that for General Liability, the $1M/$2M is the standard limit. Laurel mentioned how rocky the aviation insurance industry currently is, due to fleet recalls, the grounded planes due to the war in Ukraine, and insurance companies just generally more wary of insuring pilots. Laurel said if you can't get insured, you can't fly. Well, she said, you could be self-insured, but then you can't rent a hangar from anybody. So you would have to park outside.

Laurel said Commercial General Liability (CGL) only applies to hangar owners, not tie-downs or subtenants. Those 2 groups would be covered by their Aviation Liability, if they damage something. CGL covers the hangar operation, and Aviation Liability covers the plane and the pilot, when behind the yoke of the plane.

There was discussion about particular planes that cannot be insured. The airport would need to decide whether to allow uninsurable aircraft. Laurel clarified that someone with no insurance is still liable for errors, their entire balance sheet is at risk. The insurance just ensures the damaged party can collect from the erring insured. Laurel believes that if an airport user has insurance, they must name Grand County as additional insured. One possible option is to have uninsured pilots present a person, a third party, who agrees to be responsible for that pilot and any errors or damages. Tammy said that another airport's requirement is that if a person is self-insured, they had to show a certain amount of dollar assets.

Jody wondered whether a private individual, who's not operating as an LLC or other business entity, can even get CGL. Laurel explained that the CGL is really just liability insurance, whether the operator is commercial or private. She gave the example of homeowner's insurance, which covers liability, even though it's just your private home. It might be better to just call it "General Liability". Laurel provided the distinction with Ground Hangar Keeper's Liability: that is to insure the hangar's owner is covered if an aircraft is damaged while inside the third-party hangar. Laurel was not convinced that hangar keeper's needed to be required here, since it's hard to imagine the Airport being liable for such damage, and it is expensive coverage, so the cost-benefit ratio is not there. Also it discourages hangar owners from taking an occasional subtenant, and transient visitors are good for the airport. Also, it's duplicative, since the airplane owner should have his own insurance. Laurel said she would never allow an airplane in her hangar that did not have insurance, and she would require a waiver of subrogation from their insurance company.

After more discussion, it was proposed that we require hangar keeper's insurance only for those entities that are in the business of moving, maintaining, and refueling aircraft. Laurel pointed out that the liability portion of the hangar property insurance would cover what hangar keeper's is meant to cover. To move forward, Jody suggested they form a subcommittee, as Tammy suggested at the prior meeting. He also suggested we contact the AOPA (Airport Owners and Pilots Association), and ask for their input on insurance. Bill H. suggested we pare down to the bare minimum of insurance. He also thought they should more clearly define who or what they're trying to protect, and to what extent. He questioned the property insurance requirement, how does that protect the airport, and Laurel responded that the airport does have a remainder property interest in the improvements. Stocks suggested that the insurance requirements may be different for each lease, depending on how tenants are using the property.

Jody suggested that to move forward, they form a subcommittee, and he volunteered to be on it. Randy also volunteered to be on it, saying that he deals wit this stuff all the time. And Laurel will be the third volunteer. Laurel said this conversation had been really helpful. **Motion** by Laurel to form the insurance subcommittee, seconded by Randy, approved 4-1, with Bill H. opposing. Later, Laurel said that, to the extent these requirements are changed, the subcommittee should determine how those changes apply to current tenants' contractual requirements. She said these should be applied universally, so maybe they should go into a Minimum Standard.

2. Rydman Lease for Lot 16 - Attorney Sloan's redline edits to Section 21: Insurance.

   Attorney Sloan's redline was showing on the screen. Jody clarified that it seems like there are 3 distinct categories of tenant: commercial operations like Redtail Air, tenants who hold their lease as an LLC, and third, a tenant who leases as an individual. There was discussion again about insurance requirements and the new subcommittee. Bill H. said the terminology used in the Lease Template was not common, and Laurel agreed that the wording could be streamlined. Bill H. also thought the insurance requirements should be the same for all tenants. He wants these put into the Minimum Standards too. Tammy strongly agreed, because it should be fair across the board.

   For the Rydman lease, Jody wondered if we could add the $ amounts on Aviation Liability, and then add in language that whatever updates to the Minimum Standards occur in the future, would apply to the Rydman lease, as a way to move forward with this lease. Bill W. thought that there should be multiple different lease insurance requirements, depending on the type of operation. But he wants to try and let Rydman move forward now. Randy wondered if they should table the Rydman lease until the subcommittee makes its revisions. Tammy said we couldn't ask the Rydmans to go into the lease blindly (i.e. having to comply with future Minimum Standards, but not knowing what those would be.)
   Motion by Randy to table this item, until the subcommittee decides on insurance, seconded by Alex, approved 5-0.

4. Recommend Submission of application for the Bipartisan Infrastructure Airport Terminal Projects Funding Opportunity. See supporting documents, NOFO will be published Monday July 1st. (Notice of Funding Opportunity).

   Tammy showed the flyer that was posted today: "Building Better Airports Across America". She said it was an opportunity for airport terminal building renovation projects. She's been working with the County IT department on security cameras. They are having structural issues with the terminal building, sinking, walls cracking, roof issues. Also the pretty sandstone wall on the south side of the terminal is losing some stone. That is causing some leaking into the terminal. The rooftop HVAC units are obsolete. Randy asked if any paving could be added to this list, but Tammy thought paving was better suited for CIB funding.

   Motion by Randy to go ahead and submit the application, seconded by Bill H. Tammy mentioned there was a possibility of adding solar panels to the terminal, through this BIL type of funding. Approved 5-0.

E. Discussion Items:

1. OPMA Training Certificates due once a year - Open & Public Meetings Act, per Utah State Code 52-4-104.
   Go to: https://training.auditor.utah.gov/collections
   Jody encouraged everyone to update their training.

2. Project Reports
   a. Ramp/Taxiway A1 - Bid accepted, waiting for grant offer from FAA.
   b. Drive through gate replacement - 2 bids received by June 11. The bids were evaluated on a spreadsheet by Tammy, Tara, and Rea in accordance with the weighted criteria outlined in the RFP. Custom Fence Co. was chosen, and they accepted the offer.
   c. Beacon Tower - Tammy said it will be painted tomorrow. And it would be getting some LED obstruction lights on it, basically a makeover.

F. Reports:

1. Airport Monthly Data Report - June 2024 & Virtower Data
   Tammy pointed out the enplanements. Fuel sales are still down. Redtail's flights to SLC are looking up, and that contributes to enplanements too. We will send out the updated stats when June numbers come in.

2. Any questions on Director's Report for June 2024 - They talked about the plane that sank in the asphalt, and the car that was hit twice in the parking lot.

3. County Commission - Bill W. said he looked at the CIB list, and there was nothing on it for the Airport. He thought possibly we were ranked outside of the one-to-ten ranking. He wants to help push up those Airport projects on that ranked list.

4. City of Moab - Jason not here.

5. Travel Council - Alex said Adam Whalen of Love's Communication is setting up digital advertising at the Airport. Tammy said they set up a day to meet, to decide on a system.

6. Solar Committee - Bill H. said they had a presentation from Neighborhood Power (a company), and some of the folks here were present. Jody mentioned that that presentation was recorded and is available to anyone who wants to watch it. Bill W. and Mary are bringing it to the County Commission on July 16, Bill H. will make a short presentation there. Then at the meeting in August, the Commission will decide on it. Bill H. thought the grants would be fairly easy to come by. Tammy said this company will help us get the grants, they don't leave us on our own to do that.

7. Other reports for Airport Board - None

G. Future Considerations - Randy saw in the Times-Independent an article about misuse of the TRCC funds. Randy said it's important that the Airport Board can see monthly financial reports from the Clerk's office. Bill W. said the County did just hire a County Financial Director. Randy would like to draft a letter for the Chair's signature, requesting monthly financial reports from the Clerk's office. Jody, Bill W. and Laurel were fine with that idea.

H. Closed Session, if necessary

I. Adjourn - at 6:24 p.m.

Alvin Chung
Mesha Holdings LLC
1715 Canyon Circle
Farmington UT 84129

August 1 2024

Tammy Howland
Grand County Airport Board
110 W Aviation Way
Moab UT 84532

To Whom It May Concern,

I am writing this letter in regards to leasing a plot of land at the Canyonlands Regional Airport (CNY). This plot of land will be used to erect a small aluminum hangar for a single aircraft. This would be a T-style hangar. The total amount of land needed for this hangar will be a 62’x40’ plot.

We thank the airport board in its time and consideration.

Signed

Alvin Chung
Mesha Holdings LLC

Attached below are the following:

Exhibit 1: Hangar Dimensions
Exhibit 2: Plat Map and Selected Plots

Exhibit 1

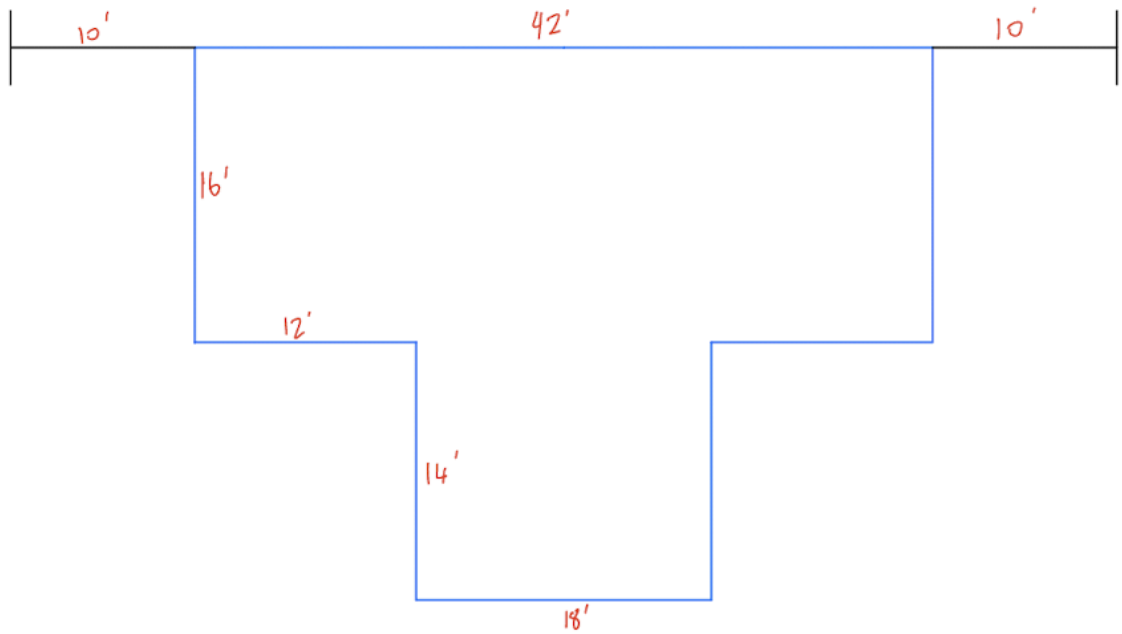
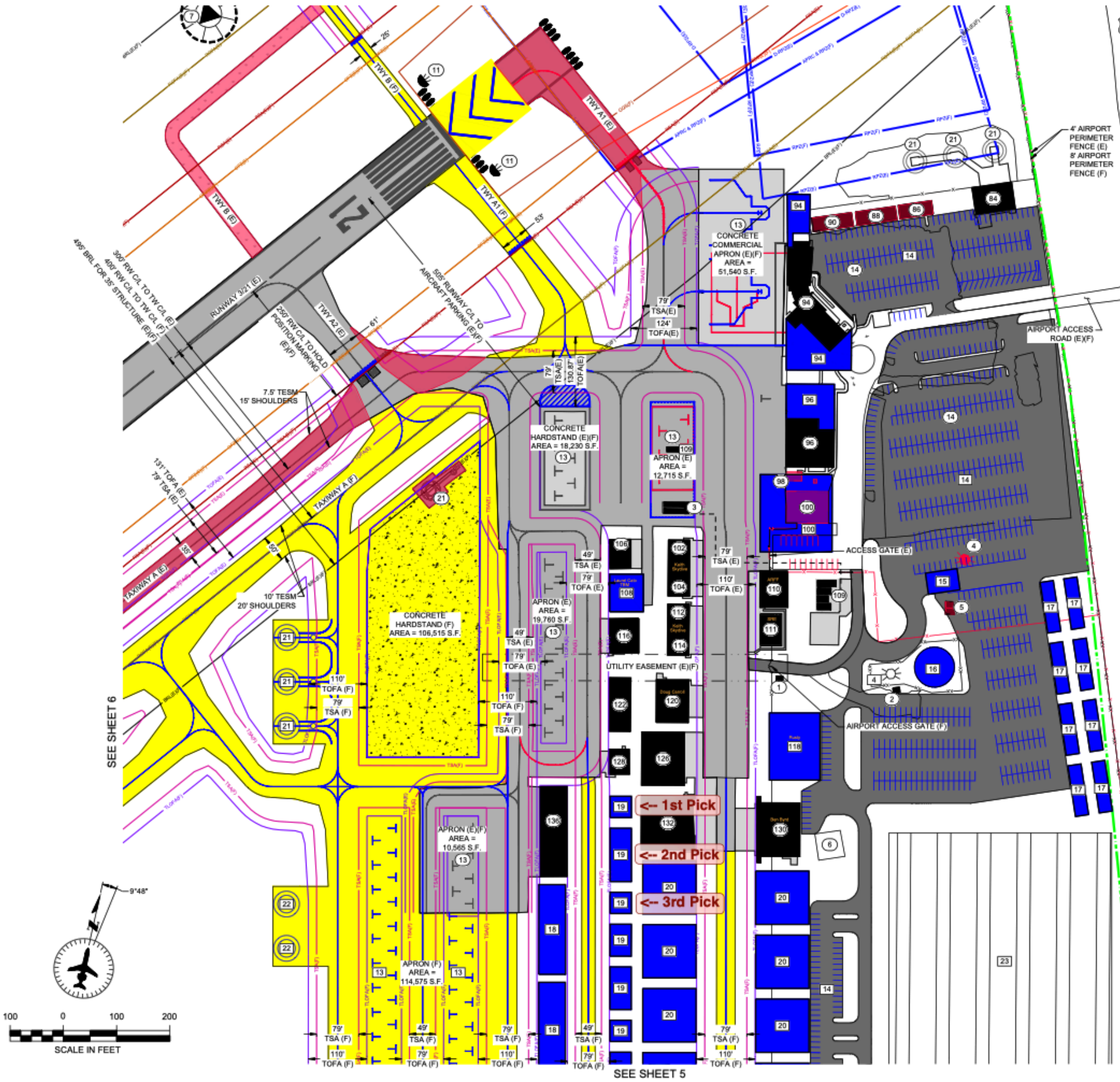


Exhibit 2



CONCRETE COMMERCIAL APRON (E)(F) AREA = 51,540 S.F.
CONCRETE HARDSTAND (E)(F) AREA = 18,230 S.F.
APRON (E) AREA = 12,715 S.F.
CONCRETE HARDSTAND (F) AREA = 106,515 S.F.
APRON (E) AREA = 19,760 S.F.
APRON (E)(F) AREA = 10,565 S.F.
APRON (F) AREA = 114,575 S.F.
RUNWAY 3/21 (E)
TAXIWAY A (F)
TAXIWAY A (E)
UTILITY EASEMENT (E)(F)
ACCESS GATE (E)
AIRPORT ACCESS GATE (F)
AIRPORT ACCESS ROAD (E)(F)
4' AIRPORT PERIMETER FENCE (E)
8' AIRPORT PERIMETER FENCE (F)
<-- 1st Pick
<-- 2nd Pick
<-- 3rd Pick
SEE SHEET 6
SEE SHEET 5
SCALE IN FEET

CNY AIRPORT LEASE TEMPLATE * Insurance Section 21.

11. IMPROVEMENTS

"Improvements" or "Tenant Improvements" as used in this Agreement shall include any buildings, structure, interior walls and ceilings, electrical and plumbing additions, built-in cabinetry, flooring, landscaping, and any other enhancement made and affixed to the Premises by the Tenant, including a hangar.

****

21. INSURANCE

a. County hereby expressly disclaims any and all liability for any and all losses, damage, and/or claims to the aircraft, vehicles, and/or personal property or possessions of the Tenant or for aircraft, vehicles, and/or personal property or possessions of another person or entity which are in the care, custody, and control of Tenant, including but not limited to the loss of use and/or diminishment of value.

b. County shall not be required to carry insurance on any of Tenant's property or to replace, in whole or in any part, Tenant's property, including Tenant Improvements.

c. Prior to the commencement of construction, and for the full period of construction ~~or any commercial activity on the Leased Premises as well as use of the Leased Premises for aeronautical activities, including aircraft storage~~, Tenant shall obtain and keep in force applicable insurance coverage as follows:

    i. **Builder's Risk Liability Insurance:**

        1. $1,000,000 per occurrence and $2,000,000 annual aggregate;

~~c.~~d. After Tenant has received a Certificate of Occupancy, and prior to the commencement of any commercial activity on the Leased Premises as well as use of the Leased Premises for aeronautical activities, including aircraft storage, Tenant shall obtain and keep in force applicable insurance coverage as follows:

    i. **~~Commercial~~ General Liability or Commercial General Liability ~~/ Aviation Liability~~:** For property damage, bodily injury and personal injury.

        1. $1,000,000 per occurrence and $2,000,000 annual aggregate;

    ii. **Aviation Liability: For all the based aircraft in the hangar.**

        1. $500,000 per occurrence;

    iii. **Automobile Liability Insurance:** For bodily injury and property damage for Tenant's owned, non-owned and hired vehicles used airside.

        1. For Commercial enterprises: $1,000,000 per occurrence with no limits;

~~1.~~2. For Non-Commercial enterprises and subleasing enterprises: $300,000 per occurrence with no limits;

iv. **In the event that Tenant subleases hangar space to other individuals or entities, Ground Hangar Keepers Liability:** For damage to or destruction of aircraft while in or on the Leased Premises, which policy shall be effective on the date Tenant receives its Certificate of Occupancy from the County.

1. $1,000,000 each aircraft and;
2. $1,000,000 for each occurrence;
3. With a maximum deductible of $10,000 each and every loss;

v. **If Tenant will have employees, Workers Compensation Insurance:** For bodily injury or death of employees in the amount of legal liability statutory amounts~~, unless Tenant obtains a written waiver from the State of Utah~~;

vi. **If applicable due to the presence of hazardous substances, Pollution Liability for Commercial Operators:**

1. $1,000,000 for each occurrence; and

vii. **Property Insurance:** against all risks of loss to any Tenant Improvements, including any hangar or other structure constructed on the Premises, at full replacement cost.

~~d.~~e. The limits of insurance shall not in any manner impair the obligations of Tenant to indemnify, protect, defend and hold harmless County as specified in this Agreement.

f. Each insurance policy must:

i. include Grand County as an additional insured. [for private hangars (Rydman): provided, however, that if Tenant cannot add County as an additional insured to its personal vehicle policy, and provides County with proof of the same, Tenant shall not be in violation of this Lease. C. Sloan insertion]

ii. have a stated waiver of subrogation clause with regard to the County. [FYI Insurance companies charge an additional fee for this.]

~~e.~~g. Tenant shall provide the County with a Certificate of Insurance evidencing Tenant's compliance with the requirements of this Section prior to commencement of construction of Tenant improvements (for Builder's Risk Liability) or prior to use of the Leased Premises for aeronautical activities (for all other types of insurance listed here), before the future expiration of any policy, and within five (5) calendar days of request by the County.

i. Any insurance policy shall be written by insurance companies authorized to do business in the State of Utah and shall be written by companies approved by the County, such approval not to be unreasonably withheld.

ii. Certificates of insurance in a form acceptable to County shall be delivered to the County at least 10 days prior to the effective date of the insurance policy for which the certificate is issued.

~~f.~~h. In County's sole discretion and as it deems necessary, it may periodically review, reevaluate, and increase these insurance requirements and policy amounts. In the event County requires the Tenant to purchase additional insurance policies or increase policy amounts, County shall provide 30 days' advance written notice to Tenant. In the event Tenant is unwilling to procure such additional insurance, Tenant may terminate this Lease by providing written notice to County, as provided in Section 27 of this Agreement. Annual Rent and other fees due hereunder shall be payable only to the date of said termination. In the event Tenant is unable to obtain such additional insurance, it shall provide County with notice and proof of the same, in which event this Section 21 shall continue in full force and effect.

~~g.~~i. [Suggested as a possible compromise at the 7/1 AB mtg]: In lieu of obtaining insurance, Tenant may show proof of personal, liquid assets worth $2,000,000, to the sole satisfaction of the Airport Director and County Attorney. If the value of these liquid assets decreases to less than $2,000,000, Tenant must immediately obtain the insurance outlined above. Or, as an alternative, in lieu of obtaining insurance, Tenant may obtain a signed and notarized promissory note from a third party individual or company promising to take responsibility for any damages and/or liability caused by Tenant at the Airport, and to compensate the Airport and the County for same, and to hold harmless and defend County against such claims.
[Tara is not in favor of this second alternative.]

~~h.~~j. To the extent allowed by the laws of the State of Utah, the Parties hereto each hereby release and relieve the other and waive their claim of recovery for loss or damage to property on the Premises arising out of, or incident to fire, lightning and other perils to the extent that said claims, actions, damages, liability and expenses are covered by insurance of either Party, whether due to negligence of either Party, their agents, or employees or otherwise so coverable by insurance. The Parties agree to cause such release and to endorse such provisions of insurance policies issued for the Premises or Parties which are the subject of this Agreement.

~~i.~~k. Except as expressly provided in this Section 21, if Tenant, for any reason, fails to maintain insurance coverage as required by this Agreement, the same shall be deemed a material breach of this Agreement. Tenant must cease operations during any vacancy in insurance coverage until coverage has been obtained and approved.

AIRPORT PROPERTY LEASE AND LICENSE AGREEMENT BY AND BETWEEN GRAND COUNTY UTAH CANYONLANDS REGIONAL AIRPORT AND ALLEN G. RYDMAN & NATHAN D. RYDMAN FOR LOT 16

Airport Property Lease and License Agreement
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AIRPORT PROPERTY LEASE AND LICENSE AGREEMENT

This Airport Lease and License Agreement ("Agreement"), is made and entered into this 20th day of June, 2023 by and between GRAND COUNTY, a Utah political subdivision ("County") at 125 East Center St., Moab, UT, 84532, and Allen G. Rydman and Nathan D. Rydman ("Tenant") collectively referred to hereinafter as the "Parties" and individually as a "Party".

RECITALS:

A. The County is the owner and operator of the Canyonlands Regional Airport ("Airport"), located in Grand County, State of Utah, and operates the Airport for the promotion, accommodation and development of air commerce and air transportation; and

B. The Parties now desire to enter into this Agreement to lease said tract of land or leasable space from County premises ("Premises"), as described and defined in Exhibit A, for such purposes and under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, their successors and assigns, the Tenant and County agree as follows:

1. PREMISES
    a. Lease of Premises. County hereby leases to Tenant and Tenant hereby leases from County the following Premises:
        i. The square footage of a 70 foot by 40 foot (70' x 40') lot or space having approximately 2,800 total square feet of space, hereinafter "Space," located on a tract of land at the Airport, which leased Space being more particularly described in Exhibit A, which is attached hereto.
    b. As-Is Condition: No Express or Implied Warranties. TENANT HAS EXAMINED, AND ACCEPTS, THE PREMISES AND ANY FIXTURES ON THE LEASED SPACE IN THEIR PRESENT "AS-IS" PHYSICAL CONDITION. NO REPRESENTATION, STATEMENT, OR WARRANTY, EXPRESS OR IMPLIED, HAS BEEN MADE OR IS MADE BY OR ON BEHALF OF COUNTY AS TO THE CONDITION OF THE PREMISES, OR AS TO THE FITNESS FOR ANY PARTICULAR USE THAT MAY BE MADE OF THE PREMISES. IN NO EVENT SHALL COUNTY BE LIABLE FOR ANY REASONABLY APPARENT DEFECT IN THE PREMISES FOR THE USE PERMITTED UNDER THIS AGREEMENT, NOT WITHIN THE COUNTY'S CONTROL.

2. INITIAL TERM
    a. The Tenant and County mutually agree to lease the Premises from the County for an initial term of 30 years commencing on the 20th day of June, 2023 (hereinafter the "Effective Date") and ending on the 19th day of June, 2053.

3. AGREEMENT RENEWAL
    a. Subject to Section 6, so long as Tenant is not in Default, the Parties may, by mutual agreement, renew this Agreement (hereinafter referred to as "Renewal Term") for up to four (4) separate five-year (5-year) intervals. This Lease may not be renewed for more than four 5-year Renewal Terms.
    b. Tenant will provide a written request to the County not less than sixty (60) days prior to the expiration of the Agreement or Renewal Term for each additional term of five (5) years.
    c. Upon Tenant's request for renewal, the County shall review the condition of the Premises and determine whether the Tenant shall be required to improve the Premises during the Renewal Term.
    d. Rent in Renewal Terms shall be recalculated to the greater of the current Rent amount or the base rate established in the current year County Fee Ordinance.
    e. Each Renewal Term is subject to County approval, which may not be unreasonably withheld; provided, however, that the County shall have no obligation to renew if the Tenant is in Default or does not agree to the conditions imposed under Section 3(c) and (d).

4. RENT
    a. <u>Rent.</u> Tenant agrees to pay County during Year 1 of the Initial Term the Base Rate of seven hundred dollars ($700.00) ("Rent") as established in the County Fee Ordinance, calculated as twenty-five cents ($0.25) per square foot (2,800 sq. ft.) per year.
        i. Rent shall be paid in advance, and may be paid annually or in monthly installments.
        ii. If paid annually, Year 1 Rent shall be paid in advance, prorated from the Effective Date through December 31, and all other Rent shall be paid annually on January 2 of each year or within 30 days of invoice by the County.
        iii. If paid monthly, Rent shall be prorated in the month this Agreement commences for any partial tenancy and shall be due on the first of each month without further invoice from the County.
    b. <u>Place of Payment.</u> All payments, which must be in the form of a check, due by Tenant to County under this Agreement, shall be remitted to:
        i. <u>**County Clerk, 125 East Center St., Moab, Utah 84532**</u>.

c. Delinquent Payments. Without waiving any other right of action available to County, if Tenant fails to pay any installment of annual rent or any other fee due hereunder within thirty (30) days of the date the said rent or other fee is due, Tenant agrees to pay County a late fee equal to ten percent (10%) of the total said delinquent installment of rent or other fee ("Late Fee"). Any payments past due more than thirty (30) days shall also have interest added thereon at the rate of ten percent (10%) per annum ("Default Interest").

d. Rental Adjustments:

   i. The annual rent payable under this Agreement shall be calculated by multiplying the Base Rate by two-percent (2%) for each year after the base year ("Rent").

   ii. On each five-year anniversary of the Lease, the Rent shall be recalculated to the greater of the current Rent amount or the base rate established in the current year County Fee Ordinance.

5. HOLDING OVER

   a. Month-to-Month. Should Tenant remain in possession of the Premises after the expiration of the Initial Term or Renewal Term, such holding over shall be subject to the terms and obligations of the Agreement, the Term of the Agreement shall convert to a month-to-month tenancy and all applicable federal, state and local laws applicable to month-to-month tenancy shall apply.

   b. Rental Increase. Rent shall automatically increase one hundred and fifty percent (150%) on all holdover periods, shall remain valid for the duration of the holdover period, and shall be collectable as Rent unless this Agreement is renewed if permissible herein.

   c. Termination. During all holdover periods, either Party may terminate the tenancy by giving at least thirty (30) days written notice.

   d. Rent Due. Rent is due and payable pursuant to Section 4, as modified by this Section 5, during all holdover periods.

   e. Additional Remedies. This provision shall not limit the County's remedies provided by Utah statute.

6. EXPIRATION / TERMINATION

   a. Prior to expiration or termination of this Agreement, and subject to Section 7, the Tenant shall have the option to: i) return the Premises to its original condition, or ii) sell any Tenant Improvements in place to an incoming third-party tenant who has signed a Lease Agreement with the County (which Lease Agreement shall be offered in the County's sole discretion).

   b. If Tenant does not remove or sell Tenant Improvements on or before the expiration or termination of this Agreement, all Tenant Improvements shall revert to the County; provided that such improvements shall be surrendered to County in the condition in which Tenant is required to maintain them under this Agreement, reasonable wear and tear excepted, and free and clear of all liens and encumbrances.

c. If Tenant fails to comply with this Section, the County shall have the right to remove or demolish any Tenant Improvements and restore the Premises to its original condition at the expense of the Tenant.
d. Upon expiration or termination, Tenant shall thereafter have no further rights to or interest in the Premises. Except as otherwise provided by this Agreement, Tenant shall not remove any improvements from the Premises, nor waste or destroy any improvements.
e. Upon or at any time after the date of the expiration or earlier termination of this Agreement, if requested by County, Tenant shall, without charge to County, promptly execute, acknowledge and deliver to County a deed and bill of sale (in form and content acceptable to County) which: conveys all of Tenant's right, title, and interest in and to the Premises and improvements; assigns all contracts designated by County, if any, relating to the operation, management or maintenance of the Premises or any part thereof; and conveys or assigns, as the case may be, all plans, records, registers, permits, and all other papers and documents which may be necessary or appropriate for the proper operation and management of the Premises.

7. COUNTY RIGHT OF FIRST REFUSAL
   a. If, at any time during the term of this Agreement, Tenant shall, in response to a bona fide offer from a third party to purchase all or part of any Tenant Improvement, desires to sell or otherwise dispose of such interest, it shall notify County in writing of the offer and provide a copy of said offer. County shall have the right to purchase the Tenant Improvements on the same terms by notifying Tenant, within 30 days of receipt of the notice, in writing whether it wishes to purchase such interest at the price and on the same terms. If County elects to purchase such interest, Tenant shall be bound to convey, assign, or otherwise transfer such interest to County promptly thereafter at such price and on such terms. If County elects not to purchase such interest or fails to give notice of its intention within the 30-day period, Tenant shall be free to convey, assign, or otherwise transfer such interest to the third party at a price not less than stated in the notice or on more favorable terms than those stated in the notice. Any conveyance by Tenant to a third party shall be subject to the terms of this Lease.
   b. Notwithstanding Section 7(a), Tenant shall provide the notice required in this Section 7 no less than sixty (60) days prior to expiration or termination of this Agreement.
   c. If Tenant shall not have so disposed of its Tenant Improvements prior to expiration or termination of this Agreement, such Tenant Improvements shall revert to the County as provided in Section 6.

8. USES AND PRIVILEGES OF TENANT
    a. Premises Use. Tenant shall use the Premises solely for the construction, operation, repair, storage and maintenance of a private aircraft hangar or other similar structure intended and used for:
        i. Storing active aircraft;
        ii. Sheltering aircraft for maintenance, repair, or refurbishment but not indefinitely storing non-operational aircraft;
        iii. Storage of aircraft for the operation of a licensed business;
        iv. Constructing amateur-built or kit-built aircraft provided that activities are conducted safely;
        v. Storing aircraft handling equipment (i.e. tow bar, tow equipment, work benches, tools, and materials);
        vi. Storing materials related to an aeronautical activity (i.e. balloon and skydiving equipment, office equipment, teaching materials and tools, items used for incidental uses);
        vii. Storing non-aeronautical items that do not interfere with the primary aeronautical purpose of the Premises;
        viii. The operation of an aviation or aeronautical related business;
        ix. Parking a vehicle on the Premises in areas where aircraft are usually stored.
    b. Premises Prohibited Uses. Tenant understands the following uses of the Premises are considered "Prohibited Uses" and are expressly prohibited by this Agreement:
        i. Use as a residence;
        ii. Operation of a non-aeronautical business (i.e. limo/taxi service, car and motorcycle storage, storage of inventory, and non-aeronautical business office space);
        iii. Activities that impede the movement of aircraft in and out of the structure or other aeronautical contents of the structure;
        iv. Activities that displace the aeronautical contents of the structure or impede access to aircraft or other aeronautical contents of the structure;
        v. Storage of household items that could be stored in commercial storage facilities;
        vi. Long-term storage of derelict aircraft and parts;
        vii. Storage of items or activities prohibited by local, state or federal laws;
        viii. Inappropriate and illegal storage of fuel and other dangerous Hazmat materials;
        ix. Storage of inventory or equipment supporting functions unrelated to the aeronautical use.

c. Prior Written Authorization. Tenant agrees and understands that the Premises shall not be used for any prohibited purpose whatsoever unless Tenant shall have first obtained prior written authorization from County.
    i. Authorization to expand Tenant's use of the Premises may be withheld completely at the discretion of the County.
    ii. Tenant agrees that if there is any discrepancy regarding whether a use is permitted or prohibited on the Premises that it shall be considered prohibited unless Tenant received written confirmation from the County the requested use is permitted.

d. Granted License. Tenant is hereby granted during the term of this Lease a revocable license to use, in common with others similarly authorized, all Public Airport Facilities and improvements which are now or may hereafter be connected with or appurtenant to the Airport, except as hereinafter provided. As used herein, the term "Public Airport Facilities" shall include, but not necessarily be limited to, approach areas, runways, taxiways, public aprons, aircraft and automobile parking areas, terminal facilities, or other public facilities appurtenant to the Airport.

e. Premises Ingress and Egress. Tenant is hereby granted during the term of this Lease the right to pedestrian and vehicular ingress to and egress from the Premises over and across public roadways serving the Airport for Tenant, its employees, representatives, agents, patrons, guests and suppliers, subject to such nondiscriminatory and lawful ordinances, rules and regulations as now or may hereafter have application at the Airport. It is understood and agreed that County hereby retains the right of ingress and egress over, through and across the Premises at any time for purposes of inspection and such other needs as County may have in connection with the operation of the Airport.

f. Prevent Hazards. County reserves for itself, its successors and assigns, the right to prevent any use of the Premises which would interfere with aircraft landing on or taking off from the Airport and the right to prevent any other use of the Premises or the Airport that would constitute an airport hazard.

g. County Right to Enter. County shall have the right to enter the Premises and any building upon airport property for the purpose of conducting any inspection it deems expedient to determine compliance with all terms and conditions of this Agreement and in accordance with:
    i. At any time if the Premises is experiencing a known emergency situation or if requested by law enforcement;
    ii. Reasonable efforts will be made to notify Tenant before entering the Premises upon reasonable suspicion for the need to inspect;
    iii. Prior arrangement for necessary inspections related to compliance.
        1. Tenant shall accompany a County representative in entering the leased premises for inspection purposes unless verbal or written approval is provided with date and time of inspection.

iv. Tenant shall inform each subtenant of the County's right to enter the premises, as outlined in i.-iii. above.

h. Locking Devices. If Tenant places any locking devices on the entrances to the Premises, Tenant must ensure the County has accurate and up-to-date contact information for an individual that can grant access to the Premises.

9. MINIMUM STANDARDS AND RULES AND REGULATIONS

a. Compliance. Tenant represents throughout the duration of this Agreement that they have read and will comply with the Airport Minimum Standards and Rules and Regulations, which can be found on the Grand County website on the Airport page, and as approved or amended by the County.

b. Conflict. In the event of conflict between this Lease and the Airport Minimum Standards or Rules and Regulations, the terms of the latter two documents shall control.

10. INSPECTION

a. Tenant Inspection. Tenant agrees to inspect all Premises and surrounding Airport property, drainage, facilities and any other aspects of the Premises and provide any information to the County pertaining to concerns or issues related to the Premises.

b. Tenant Responsibility. It shall be the sole responsibility of Tenant to develop, maintain, repair and operate the entirety of the Premises and all Improvements and facilities thereon at Tenant's sole cost and expenses.

c. Satisfactory Condition. Tenant will not do or permit anything that would deface, damage, or deteriorate the value thereof, and agrees it will leave the Premises in a condition satisfactory to the County if and when it vacates the Premises with normal wear and tear excepted.

11. IMPROVEMENTS

a. "Improvements" or "Tenant Improvements" as used in this Agreement shall include any buildings, structure, interior walls and ceilings, electrical and plumbing additions, built-in cabinetry, flooring, landscaping, and any other enhancement made and affixed to the Premises by the Tenant, including a hangar.

b. Plans and specifications for Improvements to be constructed on the Premises shall require written approval from the County prior to commencement of construction or installation of any Improvements.

c. Any modifications or alterations in such plans or concerning any Improvements to the Premises shall similarly require written approval by the County before the Improvements are installed.

d. All construction plans and specifications for any Improvements, including site work such as ramp access, shall conform in all respects to the architectural requirements of County ordinances, building codes and regulations of County and such other authority as may have jurisdiction over the Premises or Tenants operations thereon.

e. Prior to any initial construction, Tenant shall have a geo-technical engineer prepare a soil report.
    i. Tenant shall submit the soil report to the County for approval, together with plans, drawings, sketches, designs and specifications for all construction activity on the Premises, including landscaping.
    ii. Tenant shall ensure that all improvements constructed on the Premises shall be in accordance with the recommendations contained in the soil report and the plans and specifications approved by the County.
    iii. The approval given by the County shall not constitute a representation or warranty as to such conformity with zoning laws, regulations or building codes; responsibility therefore shall at all times remain with Tenant.
f. Tenant agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations, as amended from time to time, in the event any future structure or building is planned for Premises, or in the event of any modification or alteration of any future building or structure situated on the Premises.
    i. <u>Tenant agrees to complete Form FAA 7460-1Notice of Proposed Construction if there is any adjustment in height or penetration of Part 77 airspace surfaces.</u>
    ii. Nothing in this Agreement shall be construed to prevent County from taking any action it considers necessary to protect the aerial approaches to the Airport from obstructions, or to keep the County from preventing the Tenant from erecting, or permitting to be erected on the Premises, any building, structure, or obstruction which, in the opinion of the County, would limit the usefulness of the Airport or constitute any kind of hazard to aircraft.
g. Tenant shall begin construction of their Improvements within one (1) year of the Effective Date of this Lease and shall not allow their building permit to lapse for any period of time or this Lease shall be automatically void and of no further force or effect. In the event that Tenant begins but fails to complete construction of a hangar or other Improvements within a reasonable period of time after commencing construction (not to exceed 18 months from the date tenant commences construction), Tenant shall remove such partial Improvement and restore the site to its original condition at its sole cost and expense.
h. Prior to the construction of any Improvements, and as a condition to obtaining County's approval of Tenant's plans as set forth above, the County may require the Tenant to deposit a cash escrow with the County in an amount sufficient to cover the costs and expenses of removing the improvements from the Premises.

i. During the Term of this Agreement, Tenant shall own all Improvements permitted by County and constructed on the Premises.

12. FINANCING

a. Tenant shall have a right to place a mortgage, deed of trust or other security interest (a "Leasehold Mortgage") on Tenant's interest in the Improvements constructed by Tenant and Tenant's leasehold interest in the Premises.

    i. Subject to this Section, Tenant shall have a right to secure the Premises via a UCC (Uniform Commercial Code) financing statement (a "Security") on Tenant's interest in the Improvements constructed by Tenant and Tenant's leasehold interest in the Premises upon notification to the County.

b. Such Security shall not encumber County's fee interest in the Premises or County's reversionary interests in the improvements.

c. Such Security shall be subject to the terms and conditions of this Lease and shall not modify any of the provisions of this Lease.

d. In the event the holder of the Security seeks foreclosure on the financed interest, the County shall recognize the purchaser at a foreclosure sale as the Tenant hereunder so long as such purchaser cures (i) any monetary defaults of any prior Tenant within thirty (30) days of such foreclosure; (ii) all non-monetary defaults of Tenant within sixty (60) days of such foreclosure; and (iii) pledges to be bound by this Agreement in writing.

e. Nothing herein shall permit a lender, creditor, or any purchaser at a foreclosure sale to remove any improvements from the Premises.

13. TAXES AND LICENSES

a. Tenant shall pay on or before the last date on which payment therefore may be made without penalty or interest, and regardless of whether Grand County is a party thereto, all taxes, assessments, licenses and charges levied against Tenant's personal property. Tenant must maintain all licenses and permits necessary for Tenant's operations under Federal or State statutes or local ordinances, for Tenant's operations or use of the Premises at the Airport (hereinafter called "Impositions").

b. Tenant may protest by appropriate proceedings in good faith and at its expense, the existence, amount, or validity of any Imposition and the extent of Tenant's liability therefore.

c. Tenant agrees to indemnify County and hold County harmless from any and all losses, judgments, decrees, costs, reasonable attorney's fees, claims or demands for payment of any such Impositions or arising from Tenant's contest thereof.

14. REPAIR AND MAINTENANCE

a. Tenant shall not permit rubbish, debris, waste material or anything unsightly or detrimental to health, or likely to create a fire hazard, or conducive to deterioration, to remain on any part of the Premises or to be disposed of improperly.
b. Tenant agrees to maintain the Leased Premises and its Improvements adjacent to the hangar or other structure in a way that will reflect positively on the overall appearance of the Airport.
c. <u>County shall not be required to repair or maintain the Leased Premises in any way.</u> Tenant expressly waives the right to make repairs at the expense of the County provided for in any statute or law now in effect or hereafter enacted.
d. Tenant shall not store any inoperable equipment unless undergoing maintenance or reconstruction.
e. Unsightly materials, as defined by the County, not being used or creating a hazard shall be discarded or removed.
f. If Tenant fails to make any repairs or do any work required of Tenant under the Terms of this Agreement within thirty (30) days after written notice of the need for repairs, the County may cause to be performed such work for the account and at the expense of Tenant.
    i. All sums so expended by the County, together with twenty (20%) percent of cost for administration, shall be paid by Tenant to County on demand.

15. SNOW REMOVAL

a. County agrees to use reasonable efforts to maintain aircraft movement areas and emergency routes, and to keep aircraft parking areas clear of snow to within ten (10’) feet of any leased lot or structure.

16. ALTERATIONS AND ADDITIONS

a. Tenant may install, place and erect upon the Premises any equipment, fixtures or other personal property related to use of the Premises in only those areas described in Exhibit A.
b. Tenant may from time to time make such changes, alterations, and additions, structural or otherwise, to the Premises or such substitutions and replacements thereof as Tenant deems advisable; provided however, no such alterations, additions, installations, placement, erection or changes exceeding $10,000.00 in cost shall be made without the prior written approval of County.
c. All other fixtures, equipment and personal property, whether or not affixed or attached to the Premises, shall be and remain the property of Tenant and Tenant may remove the same from the Premises at any time during the term of this Lease.

        i. Tenant shall, at its own expense, repair any and all damage done to the structure by such removal.
        ii. Tenant shall be responsible for, at its own expense, repair and upkeep of such equipment, fixtures and other personal property.
    d. All alterations, additions, installations, placement, erections, or changes shall be subject to the requirements of Section 11 (Improvements).

17. SIGNS
    a. Tenant shall not, without the prior written approval of the County, erect or display any sign on the Airport, the Premises or any hangar or other structure constructed thereon.
        i. The term "sign" as used herein, shall mean advertising signs, billboards, identification signs or symbols, posters or other similar devices.
    b. Prior to erection, construction or placing of any sign on the Airport, the Premises or any hangar or other structure constructed thereon, Tenant shall submit to County for approval, drawings, sketches, and dimensions of such signs which shall be in accordance with duly adopted Airport Sign Standards or any applicable standards in County's Land Use Code.
    c. Any conditions, restrictions, or limitations with respect to the use of such signs as are stated by the County in writing shall become conditions of this Lease.

18. FIRE EXTINGUISHERS
    a. It is understood and agreed that Tenant will, at its own expense, install and maintain fire extinguishers or other fire suppression systems or equipment as is required by federal, state, and local laws.
    b. Fire extinguishers and other equipment shall meet all applicable requirements and shall be of such number and capacity as to adequately safeguard the Premises against fire hazards.

19. UTILITIES
    a. Tenant agrees to pay all charges for electricity, water, sewer, trash removal and other utilities used by Tenant on the Airport at such rates as may be from time to time established by the County or applicable service provider.
    b. County assumes no responsibility for such utilities.
    c. County will provide a utility easement for service lines to the Premises in a location acceptable to the County.
    d. Tenant shall be solely responsible for bringing all utility lines to Premises and shall provide separate meters for each of Tenant's utilities. County or future Airport tenants of Lot 16 shall be able to connect to the utility lines that are installed by the Tenant without compensation.

20. INDEMNIFICATION

a. County, its officers, representatives, agents and employees shall not be responsible or liable for, and Tenant agrees to indemnify, release and defend County, its officers, representatives, agents and employees from and against all claims, damages, expenses, liabilities and judgments: (a) for injury to persons, loss of life or damage to property occurring on the Premises or arising from Tenant's operations (including property and officers, employees and agents of County); (b) all other losses arising from Tenant's operations and other use of the Premises or the Airport pursuant to this Agreement; (c) for workers compensation claims; and (d) for acts and omissions of Tenant's officers, employees, representatives, agents, servants, invitees, patrons, customers, subtenants, contractors, subcontractors, successors, assigns, suppliers, and all other persons doing business with Tenant (excluding County, its officers, employees, representatives, and agents).
b. Tenant shall not be liable for damage or injury occasioned by the negligence of the County, its designated agents, contractors or employees.
c. Tenant's liability under this paragraph shall be reduced by the proceeds from any insurance carried by Tenant to the extent that such proceeds are applied toward payment of such claims, damages, expenses, liabilities and judgments.

21. INSURANCE

a. County hereby expressly disclaims any and all liability for any and all losses, damage, and/or claims to the aircraft, vehicles, and/or personal property or possessions of the Tenant or for aircraft, vehicles, and/or personal property or possessions of another person or entity which are in the care, custody, and control of Tenant, including but not limited to the loss of use and/or diminishment of value. County strongly encourages Tenant to insure its aircraft and other personal property at Tenant's sole cost.
b. County shall not be required to carry insurance on any of Tenant's property or to replace, in whole or in any part, Tenant's property, including Tenant Improvements.
c. Prior to the commencement of construction as well as use of the Leased Premises for aeronautical activities, including aircraft storage, Tenant shall obtain and keep in force insurance coverage of each policy or policies, as follows:
    i. **General Liability / Aviation Liability:** For property damage, bodily injury and personal injury inflicted by or in the operation of the aircraft.
        1. $1,000,000 per occurrence and $2,000,000 annual aggregate;

ii. **Automobile Liability Insurance:** For bodily injury and property damage for Tenant's vehicles used airside.
    1. $1,000,000 per occurrence, if reasonably available. To the extent that Tenant cannot obtain such insurance, and provides County with proof of the same, Tenant shall not be in violation of this Lease if Tenant maintains the minimum statutory amounts required by the State of Utah.

iii. **Property Insurance:** against all risks of loss to any Tenant Improvements, including any hangar or other structure constructed on the Premises, at full replacement cost.

d. The limits of insurance shall not in any manner impair the obligations of Tenant to indemnify, protect, defend and hold harmless County as specified in this Agreement.

e. <u>Each insurance policy must include Grand County as an additional insured</u>, provided, however, that if Tenant cannot add County to its personal vehicle policy, and provides County wit proof of the same, Tenant shall not be in violation of this Lease.

f. <u>Tenant shall provide the County with a Certificate of Insurance evidencing Tenant's compliance with the requirements of this Section prior to commencement of construction of Tenant improvements or use of the Leased Premises for aeronautical activities, annually in January of each year, and within 5 days of request by the County.</u>

   i. Any insurance policy shall be written by insurance companies authorized to do business in the State of Utah and shall be written by companies approved by the County, such approval not to be unreasonably withheld.

   ii. Certificates of insurance in a form acceptable to County shall be delivered to the County at least ten (10) days prior to the effective date of the insurance policy for which the certificate is issued.

g. In County's sole discretion and as it deems necessary, it may periodically review, reevaluate, and increase these insurance requirements and policy amounts. In the event County requires the Tenant to purchase additional insurance policies or increase policy amounts, County shall provide 30 days' advance written notice to Tenant. In the event Tenant is unwilling to procure such additional insurance, subject to the requirements of Section 6, the Tenant may terminate this Lease by providing written notice to County. Annual rent and other fees due hereunder shall be payable only to the date of said termination.

h. To the extent allowed by the State of Utah law, the Parties hereto each hereby release and relieve the other and waive their claim of recovery for loss or damage to property on the Premises arising out of, or incident to fire, lightning and other perils to the extent that said claims, actions, damages, liability and expenses are covered by insurance of either Party, whether due to negligence of either Party, their agents, or employees or otherwise so coverable by insurance. The Parties agree to cause such release and to endorse such provisions of insurance policies issued for the Premises or Parties which are the subject of this Agreement.

i. Except as expressly provided in this Section 21, if Tenant, for any reason, fails to maintain insurance coverage as required by this Agreement, the same shall be deemed a material breach of this Agreement. Tenant must cease operations during any vacancy in insurance coverage until coverage has been approved.

22. DAMAGE OR DESTRUCTION

a. If any portion of the structure on the Premises or the appurtenances thereto shall be damaged or destroyed by a fire or any other cause or natural disaster, and this Agreement is not terminated as hereinafter provided, Tenant shall at its expense, remove the debris within sixty (60) days and restore the structure to a complete architectural unit within one (1) year.
b. Should such damage or destruction (a) exceed $10,000.00 or (b) result from a cause not covered under standard extended coverage insurance, Tenant may, not later than sixty (60) days after the date of such damage or destruction, elect to terminate this Lease by giving notice to County, such termination to be effective not later than one hundred and twenty (120) days after the date of such damage or destruction.
c. Tenant shall have the option to repair such damage or destruction and if Tenant elects to repair such damage or destruction, Tenant shall pay the excess over the insurance proceeds to complete such repair.
d. In the event of such damage or destruction, Tenant shall be entitled to all property salvaged from the Premises prior to the expiration of this Lease and if terminated, Tenant shall not be required to restore any structures on the Premises, but upon request from County, Tenant shall raze and remove all structures on the Premises and safely cap all utilities on the Premises within thirty (30) days of request.
e. If this Lease is not so terminated, it shall continue and Tenant shall not be entitled to any reduction of abatement of rent.

23. OBLIGATIONS OF COUNTY

a. Clear Title.
    i. County covenants and agrees that at the granting and delivery of this Agreement it is well seized of the Premises and has good title thereto and that County has full right and authority to lease the same.
b. Operation as Public Airport.
    i. County or its successor covenants that it will operate and maintain the Airport as a public airport consistent with and pursuant to the Sponsor's Assurances Agreement given by County to the United

States Government under the Federal Airport and Airway Development Act.

c. Approval of Plans.
    i. In the review and approval of Tenant's plans for construction, installation or modification of improvements or of subsequent alterations, as herein set forth, County agrees to act promptly and reasonably upon requests of approval for any plans, changes or alterations thereto.

d. Maintenance of Airport.
    i. County reserves the right to develop, improve, and maintain all Public Airport Facilities as the County shall see fit.
    ii. County shall, throughout the term hereof, maintain all public areas and facilities, such as access roads on the Airport, in good and adequate condition for use by cars and trucks, and shall maintain clear and uninterrupted access to the parking area over said access areas and roads; provided, however, County may, at any time, temporarily or permanently, close any roadway or right of way for such access, ingress or egress whether inside or outside the terminal building, or any other area at Airport, in its environs presently or hereafter used as such, so long as a means of access, ingress and egress reasonably equivalent to that formerly provided, and not adverse to Tenant's continued use and enjoyment of the Premises is substituted therefore and is concurrently made available therefore.
    iii. Tenant understands and agrees that there may be inconveniences caused by inclement weather and construction or renovations of buildings and roadways, and Tenant hereby releases and discharges County from any and all claims, demands or causes of action which Tenant now or any time hereinafter may have against County arising or alleged to arise out of the closing of any right of way or other area used as such, whether within or without the Airport.
    iv. If Tenant shall damage any facility of the Airport, including but not limited to hangars, buildings, runways, taxiways, roads, utility extensions, lighting, signs, towers, signs or any other similar facility, Tenant shall be obligated to pay the necessary and reasonable cost of repairs to County without regard to whether or not said damage is caused by negligence on the part of Tenant.

24. RELOCATION OF PREMISES

a. County may, to conform to the Master Plan for the Airport, at its option, relocate the Premises covered by this Lease to another part of the Airport upon ninety (90) days prior written notice to Tenant, at any time during the term of this Agreement.

b. At the time of such relocation, and in the County's sole discretion, the County shall either:
    i. purchase from Tenant at fair market value as determined by appraisal performed by a local appraiser acceptable to both Tenant and County, all fixed improvements on the Premises; or
    ii. provide Tenant with a similarly sized leased space, in a location generally comparable with adequate access to the terminal, airplanes, motor vehicles and pedestrians to and from structures, runways, taxiways, and from adjacent streets and sidewalks.
c. County shall also have the right upon ninety (90) days prior written notice to Tenant, at any time during the term of this Lease or as the same may be extended, to make such minor alterations of the parking area as are reasonable, provided that (a) County shall not treat Tenant less favorably than other tenants of County similarly situated, (b) such alterations shall be at no cost to Tenant, (c) no such alterations shall deprive Tenant of any portion of the Premises or any rights of use thereof as granted by this Lease.
    i. Upon such alterations, County agrees to furnish Tenant with a new plot plan and legal description and the rent under this Lease shall be reduced to the extent Tenant is deprived of the use or benefit of any portion of the Premises or of any rights under this Lease.

25. DEFAULT

a. The following shall constitute a material default and breach of this Agreement by the Tenant:
    i. Failure to Pay Rent / Amounts Due.
        1. The failure of Tenant to pay any amounts due under this Agreement after fees are due, or any failure to perform any other of the term, condition or other obligations of this Agreement to be observed or performed by Tenant for more than sixty (60) days after written notice of such failure is given to Tenant, shall be considered a material default and breach of this Agreement.
    ii. Abandonment of Premises.
        1. If Tenant should abandon the Premises for a period of sixty (60) days or longer, the abandonment shall be considered a material default and breach of this Agreement.
    iii. Provides Materially False Information.
        1. If Tenant, or an agent of Tenant, falsifies any report furnished to County pursuant to the terms of this Agreement, the false reporting shall be considered a material default and breach of this Agreement.
    iv. Bankruptcy or Insolvency.

1. If Tenant or any guarantor of this Agreement shall become bankrupt or insolvent, or file any debtor proceedings concerning the Premises in any court, or cause this Agreement to be taken under any writ of execution, or a petition seeking a reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same shall be considered a material default and breach of this Agreement.
    a. Additionally, the filing or execution of attachment, encumbrance, lien or stop notice either against the Premises, County, or Tenant related to the use or possession of the Premises shall be considered a material default and breach of this Agreement.
    b. Tenant shall not properly commence and expeditiously pursue action to dismiss any such involuntary petition or answer or to vacate such receivership, or, if after diligently exhausting Tenant's remedies, such petition shall not be dismissed or the receivership vacated within ninety (90) days.

v. Unapproved or Unauthorized Transfer of Interest.
1. If Tenant should make an unapproved or unauthorized transfer of any interest acquired under this Agreement, or assign this Agreement for the benefit of creditors, the same shall be considered a material default and breach of this Agreement.

vi. Failure to Comply with Insurance Requirements.
1. Failure to comply with insurance requirements as needed for the type of operation in relation to this Agreement shall be considered a material default and breach of this Agreement.

vii. Other Agreement Provisions.
1. Failure to comply with provisions of this Agreement within fourteen (14) days after written notice of such failure to comply shall be considered a material default and breach of this Agreement.

b. In addition to any other rights and remedies prescribed in State of Utah law, upon Tenant's material default and breach of this Agreement, Tenant and County may avail itself of the following remedies which are cumulative and not exclusive:

i. Right of Surrender.
1. Tenant may surrender possession of the Premises at any given time by giving the County notice of its intent to surrender the Premises. Upon receiving notice of intent to

surrender, County may agree not to evict Tenant on the condition that the Tenant surrenders possession of the Premises in a timely manner.

2. Upon surrender of the Premises to County, this Agreement shall terminate and Tenant will be obligated to pay County any and all outstanding unpaid rental amounts, fees, or late charges as outlined in this Agreement as applicable and subject to County's duty to mitigate any damages.

ii. Right to Re-Enter.

1. County may seek to reenter and recover possession of the Premises by any lawful means available under State of Utah law, in which case this Agreement shall immediately terminate, and Tenant must immediately remove all personal property, including aircraft, from the Premises.

iii. Right to Relet Premises.

1. Should County elect to re-enter the Premises, as herein provided, or take possession of the Premises pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Agreement or it may from time to time, without terminating this Agreement, make such alterations and repairs as may be necessary in order to relet the Premises at such rental or rentals and upon such other terms and conditions as County in its sole discretion may deem advisable.

2. Upon each reletting, all rentals received by the County from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to County; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and of costs of such alterations and repairs; third, to the payment of residue and unpaid rent hereunder, and the rent due, if any, shall be held by County and applied in payment of future rent as the same may become due and payable hereunder.

3. If such rentals received from such reletting during any month are less than that to be paid that month by Tenant hereunder, Tenant, upon demand shall pay any such deficiency to the County.

c. Damages.

i. Should County terminate this Agreement at any time for any such breach, County may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Premises, reasonable attorney's fees, and including the worth at the time of such termination the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Agreement for the remainder of the stated Term over the then reasonable rental value of the Premises for the remainder of the Term, subject, however, the County's duty to mitigate damages, all of which amounts shall be immediately due and payable from the Tenant to County.

1. In the event a lawsuit is brought for recovery of possession of the Premises, for the recovery of rent or any other amount due under the provisions of this Agreement, or because of breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach is established, Tenant shall pay to County all expenses incurred therefore, including reasonable attorney's fees.
2. No remedy herein or elsewhere in this Agreement or otherwise by law, statute or equity, conferred upon or reserved to County or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise. Nothing herein or elsewhere in this Agreement shall be construed to relieve a Party of its duty to mitigate its damages.
3. All monies due under this Agreement from Tenant to County shall be due on demand, unless otherwise specified, and if not paid when due, shall bear interest at the rate of 1.75% per month.

26. COSTS AND ATTORNEY'S FEES, VENUE

a. The Parties agree that in the event of default, the defaulting Party agrees to pay all reasonable costs and attorney's fees and expenses to enforce this Lease. In any action commenced hereunder concerning the provisions of this Lease, venue shall be in the Moab District Court.

27. CANCELLATION BY TENANT

a. This Agreement shall be subject to cancellation by Tenant after the happening of one or more of the following events:
    i. The permanent abandonment of the Airport for general aviation;
    ii. The lawful assumption by the United States Government, or any authorized agency thereof, of the operation, control or use of the Airport, or any substantial part or parts thereof, in such a manner as to substantially restrict Tenant for a period of at least ninety (90) days from operating thereon;
    iii. Issuance by any court of competent jurisdiction of a permanent injunction in any way preventing or restraining the use of the Airport.

b. Tenant may exercise such right of cancellation by written notice to the County at any time after the lapse of the applicable periods of time and this Agreement shall terminate as of that date. Annual rent and other fees due hereunder shall be payable only to the date of said termination.

28. QUIET ENJOYMENT

a. County covenants with Tenant that upon performing the obligations herein provided on its part to be performed, Tenant shall have quiet enjoyment and peaceful possession of the Premises during the Term of this Agreement subject to the Airport Minimum Standards and Rules and Regulations.

29. PUBLIC RECORDS

a. It is specifically understood by Tenant that the County is a public body under State of Utah law and must comply with open records and meeting laws.

30. NON-DISCRIMINATION

a. Tenant does also hereby agree to comply with the following provisions as required and amended from time to time by the FAA:
    i. The Tenant, as part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the construction of any improvements on, over or under the Premises.
    ii. Tenant shall use the Premises in compliance with all other requirements imposed by, or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-Discrimination in Federally Assisted Programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and such provisions of said regulations as may in the future be amended.
    iii. That in the event of failure to correct any breach of any of the non-Discrimination covenants pursuant to Part 21 of the Regulations of the Office of the Secretary of Transportation, County shall have the right to terminate this Lease and to re-enter and repossess said land and the facilities thereon and hold the same as if said Lease had never been made or issued.

b. Nondiscrimination Regarding USDOT Programs.
    i. Tenant, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Premises for a purpose for which a U.S. Department of

Transportation program or activity is extended, or for another purpose involving the provisions of similar services or benefits, Tenant shall maintain and operate such facilities and services of Federal Regulations, Department of Transportation, Subtitle A Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations as amended.

c. Affirmative Action.
    i. Tenant assures that it, and/or sub-tenant, will undertake an affirmative action program as required by 14 Code of Federal Regulations Part 152, Subpart E – Nondiscrimination in Airport Aid Program, to ensure that no person shall on the grounds of race, creed, color, national origin, sex, age, disability or marital status be excluded from participation in any employment activities covered.
d. Human Rights Law.
    i. Tenant agrees to comply with Section 296, and all other pertinent provisions of Article 15 of the Executive Law (also known as the Human Rights Law) and all other Federal and State statutory and constitutional non-discrimination provisions and agrees to comply with all pertinent provisions of the Americans with Disabilities Act of 1990, and all pertinent regulations pursuant thereto.
e. Enforcement.
    i. In this connection, the County reserves the right to take whatever action it might be entitled by law to take in order to enforce these regulations.
f. Agreement Preserves Compliance.
    i. This Agreement shall be interpreted to preserve Tenant's rights and powers to comply with Federal and other governmental obligations.

31. SUBORDINATION TO AUTHORITY GOVERNMENT COMMITMENTS
    a. This Agreement is subordinate to the provisions of any existing or future Agreements between County and the United States Government or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of the County entering any agreement or participating in any program applicable to the Airport, Tenant agrees to consent to any such regulated modification.

32. RIGHT OF FLIGHT
    a. Tenant understands and agrees that County reserves the right of flight for the passage of aircraft above the surface of the Premises in accordance with Federal Aviation Administration criteria, and such right of flight shall include the right to cause in such airspace such noises as may be inherent

to the operation of aircraft now known or hereinafter used for navigation of or flight in the air; and that County reserves the right to use such airspace for landing at, taking off from, or operating aircraft on or over said Airport.

33. NOTICE AND PLACE FOR PAYMENT OF FEES

a. Any notice or demand of any kind which County may be required to serve on Tenant under terms of this Agreement, may be served upon Tenant (as an alternative to personal service upon Tenant) by mailing a copy thereof by certified or registered mail, return receipt requested, addressed to:

   Allen G. Rydman
   P.O. Box 4
   Duchesne, UT 84021
   Phone: 801-391-4416
   E-mail: agrydman@gmail.com

   Nathan D. Rydman
   160 S. 200 E.
   Moab, UT 84532
   Phone:
   Email: naterydman@gmail.com

   i. Or at any other such place as Tenant may designate to the County in writing.

b. Any notice or demand of any kind which Tenant may be required or desire to serve upon County under terms of this Agreement, may be served upon County (as an alternative to personal service upon County) by mailing a copy thereof by certified or registered mail, return receipt requested, addressed to:

   Grand County Clerk/Auditor
   125 East Center St.
   Moab, Utah 84532

   With a Copy To:
   Airport Director
   P.O. Box 404
   Moab, Utah 84532

   County Attorney
   125 East Center St.
   Moab, Utah 84532

        i. Or at any other such place as County may designate to Tenant in writing.

c. Fees shall be paid to the County at the address set forth in this Agreement.
d. No successor to County's interest shall be entitled to receive Fee payments until Tenant shall have been furnished with:
    i. a letter signed by the grantor of such interest setting forth the name and address of the person entitled to receive such rent; and
    ii. a photo static copy of the deed or other instrument by which such interest passed.

34. COMPLIANCE WITH LAWS

a. Tenant agrees to abide by and conform to all of the Airport Rules and Regulations, Airport Minimum Standards, Airport Security Program, County policies, County ordinances, and actions by the Grand County Commission, County and State and Federal Laws and regulations pertaining to operations and activities of Tenant at or upon the Airport, whether now in effect or hereinafter enacted.
b. County agrees that such rules, regulations, ordinances and actions will not treat Tenant less favorably than those similarly situated as Tenant at the Airport.
c. Tenant agrees that if it fails to correct violations of any such Airport Rules and Regulations, Airport Minimum Standards, County policies, County Ordinances, actions by the County Commission, State or Federal laws pertaining to Airport fire, health and safety within a reasonable time after actual notice of violation thereof from County, County may, in addition to any other remedies provided by law, statute or in equity, after reasonable time and notice, cause such violations to be cured for the account and at the expense of Tenant, and all sums so expended by County together with twenty (20%) percent for cost of administration shall be paid by Tenant on demand or cause this Lease to be cancelled.
d. Tenant shall further conduct all of its activities in an orderly manner and so as not to annoy or be offensive to others at the Airport. The County shall have the right to advise Tenant as to the demeanor, conduct, and appearance of Tenant's personnel and invitees, whereupon Tenant will ensure removal or remedy the complaint. It is further expressly understood that the willful failure on the part of the Tenant to remove the cause of the complaint shall require a formal complaint and review in consideration of material breach of this Agreement.

35. EVENT OF WAR OR NATIONAL EMERGENCY

a. During time of war or national emergency County shall have the right to establish an Agreement of the landing area or any part thereof to the

United States Government for military or naval use and, if any such Agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provisions of the Agreement to the United States Government, shall be suspended.

36. ASSIGNMENT / TRANSFER

a. The Tenant shall not assign, transfer, pledge, hypothecate, surrender or otherwise encumber or dispose of this Agreement or any estate created by this Agreement or any interest in any portion of the same, or permit any other person, or persons, company or corporation to occupy the Premises without the prior written consent of County being first obtained and such must be made subject to the terms and conditions of this Lease. Such written consent shall not be unreasonably withheld if the assignee/transferee demonstrates financial credibility and the proposed use is consistent with the Airport Minimum Standards and Rules and Regulations.

37. AMENDMENTS

a. This Agreement may be changed, amended, or modified only upon the written consent of both Parties.

38. SEVERABILITY

a. If any paragraph of this Agreement is for any reason found invalid or unenforceable, the invalid or unenforceable provision shall be deemed severed from the remainder of this Agreement and the remaining paragraphs shall remain in full force and effect to the fullest extent of the law.

39. MISCELLANEOUS PROVISIONS

a. The various rights and remedies herein contained and reserved to each of the Parties shall not be considered as exclusive of any other right or remedy of such party but shall be construed as cumulative and shall be in addition to every other remedy now or hereinafter existing at law, in equity or by statute. No delay or omission of the right to exercise any power or remedy shall be construed as a waiver of any default or nonperformance or as acquiescence therein.
b. Nothing herein contained nor any acts of the Parties hereto shall be deemed or construed by the Parties hereto or by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the Parties hereto, it being understood and agreed that the relationship between the Parties hereto is that of landlord and tenant.
c. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the

meaning of Section 308(a) of the Federal Aviation Act of 1958, as amended.

d. The headings of the several articles and sections contained herein are for convenience only and do not define, limit or construe the contents of such articles and sections. When required by the context, the singular shall include the plural and the neuter gender shall include the feminine and masculine genders and shall include a corporation, firm or association.
e. All negotiations and oral agreements acceptable to both parties have been incorporated herein. This Agreement may not be amended or modified by any act or conduct of any of the Parties or by any oral agreement which is not reduced to writing.
f. The Airport reserves all rights to itself which are not expressly granted herein to Tenant.
g. This Agreement shall be construed under Utah law and shall be interpreted in the Moab District Court.
h. "Tenant" as used herein shall include its successors, assignees, guests, invitees, licensees, personnel, contractors, directors, officers, agents, members, and shareholders, and Tenant shall assume responsibility for these listed individuals while they are on the Premises and on Airport property.

IN WITNESS WHEREOF, the hands of the Parties:

SIGNED: ____

Allen G. Rydman DATE

SIGNED: ____

Nathan D. Rydman DATE

SIGNED: ____

Jacques Hadler, Grand County Commission Chair DATE

ATTEST: ____

Gabriel Woytek, County Clerk DATE

EXHIBIT A
PREMISES

Description:

LOT #16 as depicted in the attached diagram, consisting of 70' x 40', equaling 2,800 sq. ft.


Redrock Ballooning
Canyonlands Field Airport
Skydive Moab
Lot 16
191

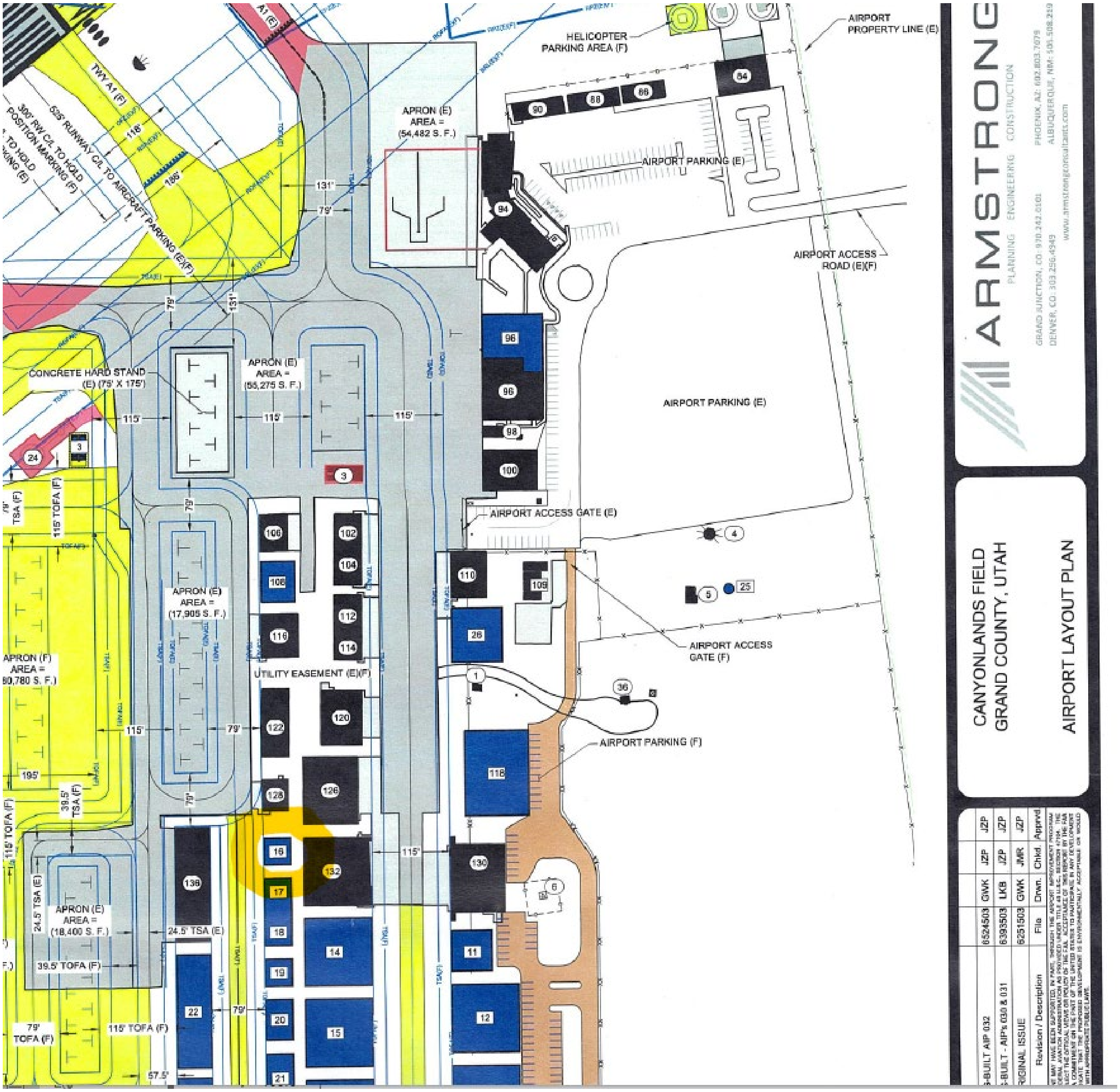

ARMSTRONG
PLANNING ENGINEERING CONSTRUCTION
CANYONLANDS FIELD
GRAND COUNTY, UTAH
AIRPORT LAYOUT PLAN
AIRPORT PROPERTY LINE (E)
HELICOPTER PARKING AREA (F)
APRON (E) AREA = (54,482 S. F.)
AIRPORT PARKING (E)
AIRPORT ACCESS ROAD (E)(F)
CONCRETE HARD STAND (E) (75' X 175')
APRON (E) AREA = (55,275 S. F.)
APRON (E) AREA = (17,905 S. F.)
APRON (F) AREA = 80,780 S. F.)
APRON (E) AREA = (18,400 S. F.)
AIRPORT ACCESS GATE (E)
AIRPORT ACCESS GATE (F)
UTILITY EASEMENT (E)(F)
AIRPORT PARKING (F)
TWY A1 (F)
525' RUNWAY C/L TO AIRCRAFT PARKING (E)(F)
300' RW C/L TO HOLD POSITION MARKING (F)
115' TOFA (F)
39.5' TOFA (F)
24.5' TSA (E)
39.5' TSA (F)
79' TOFA (F)
Revision / Description
File
Drwn.
Chkd.
Apprvd
ORIGINAL ISSUE

EXHIBIT B
APPROVED AIRCRAFT

(Additional forms as necessary for number of aircraft)

Tenant hereby certifies that the Aircraft hereon will be stored on the Premises and the Tenant will notify the County of any change in the status of Aircraft storage.

TENANT

____
Signature

___Nathan Rydman________________
Name

___160 South 200 East______________
Address

___Moab, UT 84532________________
City / State / Zip

___435-259-7691_________________
Telephone

AIRCRAFT

AC NO: N58653____________

MAKE: __Cessna___________

MODEL: ___182 P__________

YEAR: ____1973___________

(Attach Copy of A/C Registration)

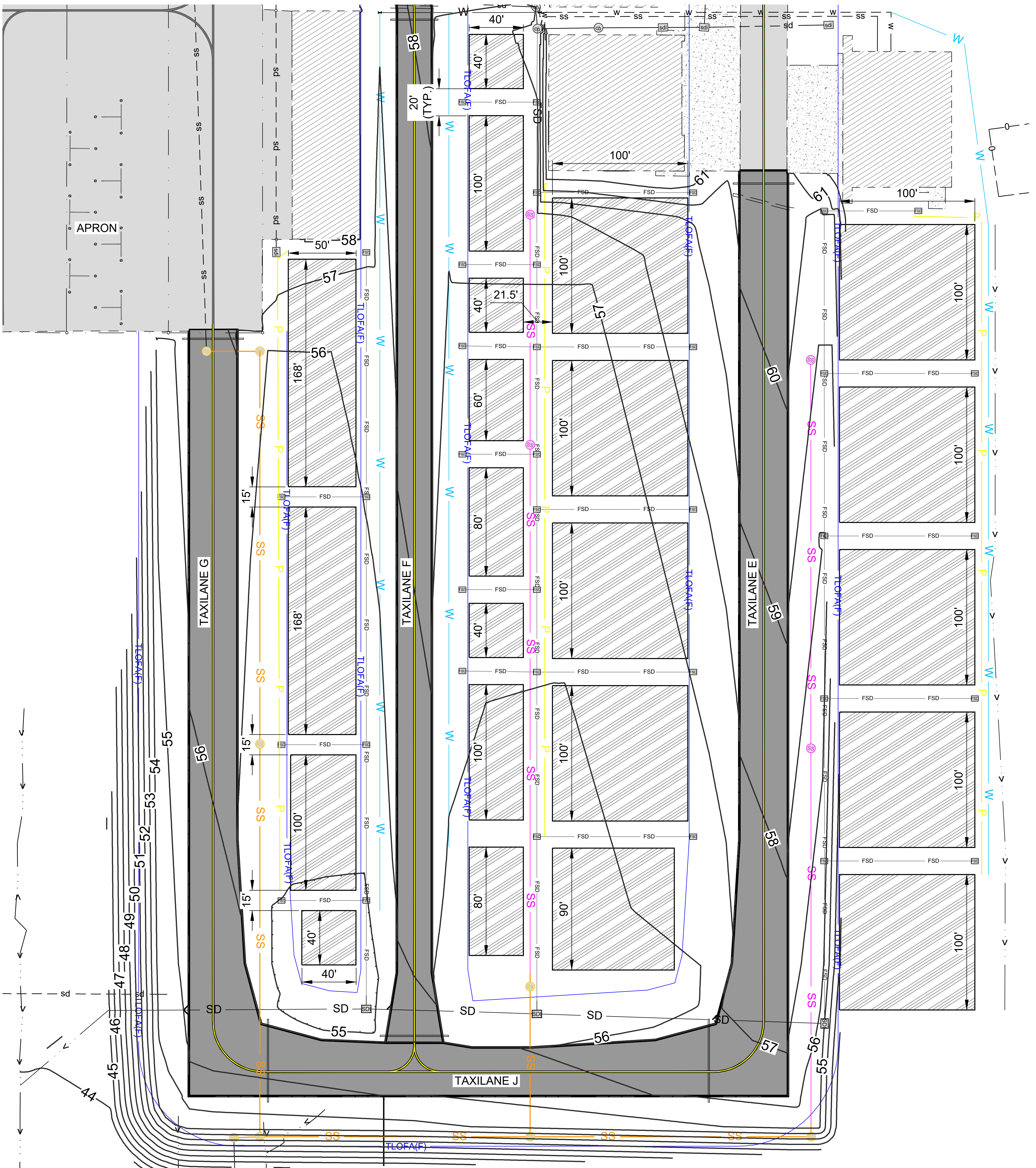
EXHIBIT B, CONT.
APPROVED AIRCRAFT

(Additional forms as necessary for number of aircraft)

Tenant hereby certifies that the Aircraft hereon will be stored on the Premises and the Tenant will notify the County of any change in the status of Aircraft storage.

TENANT	**AIRCRAFT**
___________________________________ Signature	AC NO: N164AR____________
___Allen Rydman_________________ Name	MAKE: __Rydman – Van's___
___P.O. Box 4____________________ Address	MODEL: _____RV-6________
___Duchesne, UT 84021__________ City / State / Zip	YEAR: ______2007_________
	(Attach Copy of A/C Registration)
___801-391-4416_________________ Telephone	

EXHIBIT C
CERTIFICATE OF INSURANCE (COI)



LEGEND

sd	EXISTING MANHOLE / CLEAN-OUT		PROPOSED SWALE DIRECTION
sdi cb	EXISTING AREA INLET / CATCH BASIN	W	PROPOSED WATER LINE
	EXISTING SWALE DIRECTION	SS	PROPOSED SANITARY SEWER LINE / MANHOLE
sd	EXISTING STORM DRAIN LINE		PROPOSED BUILDING
	EXISTING UNDERDRAIN W/ CLEAN-OUT	TLOFA(F)	PROPOSED / FUTURE TAXILANE OBJECT FREE AREA
w	EXISTING WATER LINE	FSD	FUTURE STORM DRAIN LINE
ss	EXISTING SANITARY SEWER LINE	FSD	FUTURE STORM DRAIN INLET
ugp	EXISTING UNDERGROUND POWER	W	FUTURE WATER LINE
	EXISTING BUILDING	SS	FUTURE SANITARY SEWER LINE / MANHOLE
10	PROPOSED GROUND CONTOUR	P	FUTURE UNDERGROUND POWER
SDI	PROPOSED STORM DRAIN INLET		
SD	PROPOSED STORM DRAIN LINE		
	PROPOSED PERFORATED UNDERDRAIN W/ CLEAN-OUT		
	PROPOSED NON-PERFORATED UNDERDRAIN		

N W E S

0 37.5 75
SCALE IN FEET

CANYONLANDS REGIONAL AIRPORT
MOAB, GRAND COUNTY, UTAH

HANGAR & UTILITY EXHIBIT

ARMSTRONG
A LOCHNER COMPANY

S:_Utah\Moab\Project Files\Active Projects\237004 MOAB-TW A1_HVY APRN_TL-APRN\CAD\dwg-Tlns-Aprons\237004200T.dwg 8/12/2024 1:39:19 PM JFRANKLIN

Tammy Howland <thowland@grandcountyutah.net>

WPR24LA002, Accident, Safety Suggestion for Canyonlands Regional Airport

Fabian Salazar <Fabian.Salazar@ntsb.gov> Thu, Sep 5, 2024 at 2:42 PM
To: "thowland@grandcountyutah.net" <thowland@grandcountyutah.net>

Ms. Howland,

As you know, the National Transportation Safety Board (NTSB) is investigating the Piper PA-28-140, N7153R, (investigation number WPR24FA002) accident that occurred near Moab, Utah, on October 1, 2023.

As we have previously discussed, I wanted to relay a safety suggestion that was developed as part of the investigation and continued discussions as it relates to the nighttime flight operations at CNY. Additionally, I would like to emphasize that the below items are suggestions on the possible ways to improve aviation safety within your organization and should not be construed as formal Safety Recommendations from the Board Members of the NTSB. The purpose of these suggestions is to assist in preventing future accidents and increasing safety for pilots and passengers.

Safety Suggestion:

• Post for the public an advisory, caution, or notice, about the dark conditions that are sometimes present when departing on runway 21. As part of the information please include the following information.

- There are few ambient light sources when taking off to the southwest, which may lead to spatial disorientation; conditions permitting, consideration should be given to taking off to the northeast, to take advantage of the light sources along the highway 91. The traffic lights along highway 91 may be useful in maintaining spatial orientation.
- Th FAA Airplane Flying Handbook recommends, “The procedure for night takeoffs is the same as for normal daytime takeoffs except that many of the runway visual cues are not available. The pilot should check the flight instruments frequently during the takeoff to ensure proper airspeed, attitude, and heading. As the airspeed reaches the normal lift-off speed, the pilot adjusts the pitch attitude to establish a normal climb by referring to both outside visual references, such as lights, and to the flight instruments. After becoming airborne, the darkness of night often makes it difficult to note whether the airplane is getting closer to or farther from the surface. The attitude indicator, vertical speed indicator (VSI), and altimeter should all indicate a positive climb. It is also important to ensure the airspeed is at best climb speed.”

“The pilot makes necessary pitch and bank adjustments by referencing the attitude and heading indicators. **It is recommended that turns not be made until reaching a safe maneuvering**

altitude. Although the use of the landing lights is helpful during the takeoff, they become ineffective after the airplane has climbed to an altitude where the light beam no longer extends to

the surface. The light can cause distortion when it is reflected by haze, smoke, or clouds that might exist in the climb. Therefore, when the landing light is used for the takeoff, it should be

turned off after the climb is well established provided it is not being used for collision avoidance.”

- The airport manager is welcome to adjust this safety suggestion in any way so that it is welcomed by the users at CNY and not presented as a directive. The intent is to make transient aircraft operators aware of the potential for very dark conditions when departing to the southwest.

I would appreciate it if you would advise me of a response to this suggestion along with possible estimated completion dates if your organization intends to institute it. Also, as always, if you have any questions, or want to discuss these suggestions, please feel free to contact me anytime.

Respectfully

Fabian Salazar

32125 32nd Ave South

Suite 140

Federal Way, Washington 98001

Office: 253-835-5380

Cell: 310-739-4564

Fax: 571-366-9638

Canyonlands Regional Airport
Airport Advertising Policy

This policy provides advertising and signage criteria for the Canyonlands Regional Airport ("Airport"). This policy does not apply to activities of the Airport and its Airport Director, or designee, to inform the public, promote Airport facilities, services, or otherwise market the Airport and Airport Business Park.

Advertising is as an essential part of airport concessions, information, and identity programs; however, any advertisement must also be aesthetically consistent with the Airport's design and architectural standards and not interfere with operational efficiencies and safety. A balance between Airport advertising and other informational systems must be maintained to preserve visual continuity, avoid clutter, and message overload. Advertising, for the purpose of this policy, is defined as the display of paid announcements in any form to promote businesses other than the Airport or the business of Airport tenants on their respective leaseholds.

All signs and other types of advertising on Airport property must be consistent with these guidelines and approved by the Airport Director in writing before installation. Existing signs that do not meet the guidelines in this policy will be removed; however, a sign that has been previously approved by the Airport shall be allowed to remain as is until changed, replaced, or relocated at which time the sign must be modified to conform to this policy.

Airport Management will periodically review the Terminal area and tenant leaseholds for compliance with this policy.

1. <u>General Rules</u>

Signs and other advertisements on Airport property must meet the following general rules:

1.1 Advertisements in the terminal public areas are the responsibility of the Airport. Advertisements in leased areas are the responsibility of the tenant but those advertisements must comply with this policy.

1.2 No advertisements may be placed on exterior doors or windows except those approved by the Airport Manager.

1.3 No advertisements may be placed on the roof of any building or on any structure atop a building.

1.4 All advertisements must meet comply with any applicable safety standards.

1.5 Advertisements shall not contain obscene, pornographic or violent material; market tobacco products, hard liquors, or illegal/prohibited substances; contain commentary, advocacy, or promotion of or on social, political, religious, or rhetorical issues; advocate for or against political candidates, political campaigns, ballot measures, or political parties or organizations; or advocate a position (directly or indirectly) on any public policy or social issue.

1.6 Advertisements shall not advertise services in direct competition with the Airport's business objectives and services.

1.7 Advertisements shall not be false, misleading, or deceptive.

1.8 Advertisements shall not contain objectionable or controversial material such that the advertisement would be contrary to community standards or would detract from the mission of the Airport to provide a comfortable, pleasant passenger experience.

1.9 Except as noted above, no advertising of any nature is allowed along roadways, walkways, landscaped areas, or other grounds of the Airport without permission from the Airport Manager.

1.10 Advertisements may not contain flashing messages or be illuminated by strobe or laser lighting.

1.11 Advertising on the exterior of the terminal building or any permanent structure on the Airport property is prohibited.

1.12 The Airport will not provide email/telephone support (e.g., answer questions about products, services, companies, etc.), email/telephone endorsements (e.g., provide a positive review of a product or service or recommend any product or service) or take orders for products or services advertised at the Airport.

1.13 All advertisements must be approved by the Airport Board in writing prior to display.

2. Terminal Building

Within the Airport's terminal building, all advertising in public and common use spaces shall be allowed entirely at the discretion of and subject to the judgment of the Airport Director, in accordance with the general rules set forth above. Advertising in spaces exclusively or preferentially leased by tenants shall be restricted to only goods and services offered by the tenant.

All advertisements proposed in the terminal building, no matter where or how placed, are subject to the written consent and approval of the Airport Director prior to installation.

The Airport Director shall have the right to remove and dispose of any sign, brochure, flyer, advertisement, circular, picture, sketch, drawing or other commercial message that violates any of these policies. The Airport Director shall have the right to post or cause to be posted signs, brochures, flyers, advertisements, circulars, pictures, sketches, drawings, or other commercial messages that promote the use of Airport-provided services.

3. **Other Airport Buildings and Structures**

Advertising is not permitted on the exterior of or on the grounds of any other building or structure on Airport property. This policy does not apply to activities of tenant/leaseholders to identify, inform the public, or promote its services or business, or otherwise market their business in accordance with the terms and conditions of their specific lease. Any promotion or identification of a business or tenant of the Airport must comply with any applicable signage ordinance that is in effect or enacted by Grand County.

4. **Digital Advertising**

5. **Indemnity**

Advertisers and their agencies will indemnify and hold harmless Canyonlands Regional Airport and Grand County, its officers and agents, against all expenses and losses resulting from the publication of the contents of the advertisement, including claims for libel, violation of privacy, copyright infringement, or plagiarism.

The Airport's name, logo, and designations, nor testimonials by current Airport employees, may be used in advertisements to endorse non-Airport products or services, unless the Airport has specifically contracted with a particular advertiser to promote or endorse a product or service apart from the purposes of the advertising program.

Attachment A
Airport Terminal
Layout

Attachment B

Canyonlands Regional
Airport Advertising Agreement

Dated: ______________ **Airport Agreement No.** _____________________

Lessor: Grand County, Utah

Lessee: ____

Street Address: ____

Phone: ______________ **Email:**

Monthly Rent: ___________ Payable in advance on the first day of each month.

Agreement Term Begins: _____ **Term:** Minimum one (1) year

<u>LESSEE COVENANTS AND AGREES AS FOLLOWS:</u>

1. Lessee agrees to pay the monthly rent in advance to the Lessor, payments being due on the 1st day of each month.
2. Lessee agrees to produce, at its own cost, and periodically change the display with the approval of the Lessor in order to maintain a clean and current display and, further, agrees that no obscene or objectionable literature or display materials shall be contained therein in accordance with this Airport Advertising Policy.
3. Lessee further agrees to hold Lessor harmless against loss due to theft or vandalism associated with said display.
4. If the Lessee fails to make the payment before the set date, then the Lessor shall have the right to remove said display and lease the said display area to another Lessee.
5. The Lessee has the option of renewing said lease on an annual basis by either giving written notice of intent within thirty (30) days of termination date, or by making an annual or monthly payment for the next lease period.

EXECUTED IN THE PRESENCE OF: **LESSOR: Grand County**

______________________________ ______________________________

By:

Airport Director

EXECUTED IN THE PRESENCE OF: **LESSEE:**

______________________________ **By:** ______________________________

A. PRE-PRE-CONSTRUCTION MEETING NOTES

CIP Summary

FY 2024 Canyonlands Regional Airport – Moab, UT

UPDATE and Distribution:
This meeting is held for the update to the Airport CIP which is required to be Submitted by Thursday November 30, 2023.

- Sponsor Representative(s): Tammy Howland
- FAA Representative(s): Christy Yaffa, Eric Trinklein, John Michener
- UDOT Representative(s): Nick Holt, Craig Ide, Matt Mass

- Armstrong Representative(s): Eric Rivera, Judd Hill
- Subject: 2024 CIP Meeting
- Notes by: Armstrong Consultants

CIP SPECIFIC CONVERSATION

-Introductions and outline with FAA.

-Noted that discretionary funding availability is limited at the ADO level. There will no discretionary funding for apron projects, and funding limitations may trickle down to state apportionment-funded projects as well. There is an $80M shortfall in discretionary budget.

> -Apron work is the lowest priority. It should be anticipated to deal with any apron work utilizing either entitlement or AIG/BIL funding.

-Recap of 2023 projects; Design of TW A1, Heavy Apron Expansion, Apron Reconstruction, Taxilane Expansion are in process. Wildlife Fence project is under construction. 2022 SRE Building is in process of closeout.

-The highest priority for the FAA is the removal of the displaced threshold at A1 connector.

-TW A1 and Heavy Apron should be ready to bid in January 2024.

- The VOR critical area is impacted portion of the proposed GA apron in 2025. This section of apron cannot be constructed until the VOR is dealt with. May consider options to change status of VOR with FAA to qualify for funding. Options include cancel VOR, relocate VOR, complete study to determine impact of apron, or eliminate development from project in VOR critical area.

-There are water system improvements listed in on CIP but are likely ineligible. Will remove from CIP. Will add access road in place of project.

-ARFF truck is listed in 2026.

> -The truck will be eligible for replacement after 15 years (2026).

ACTION ITEMS

1) Send revised 10-year CIP to FAA, UDOT, Sponsor.
2) Develop in-depth details of projects for years 2024-2028 utilizing FAA-provided forms.
3) Submit final CIP project list to FAA & UDOT by Thursday November 30, 2023; the final information must be submitted electronically, and within the BlackCat system.
4) The Sponsor must approve the submittal in BlackCat.

ARMSTRONG

PLANNING ENGINEERING CONSTRUCTION

FY 2024-2028 ACIP Project List

CNY, MOAB

5-year ACIP is for planning purposes only.

Projects are not assured until actual grants are issued.

Revised: **11/30/2023** **EFR** **FINAL**

				90.630%				0%	9.37%	
				Federal (90.63%)						
Year	**Airport**	**Description**	**Funding Source**	**Discretionary**	**State Apportionment**	**Entitlement**	**BIL**	**State**	**Sponsor (9.37%)**	**Total**
2024	CNY	Relocate Taxiway A1/Heavy Apron Expansion (Construction)	**Federal AIP**	**$ 4,239,687**		**$ 2,000,000**	**$ 1,010,713**		**$ 749,600**	**$ 8,000,000**
2025	CNY	Reconstruction Apron and Apron/Taxilane Expansion (Construction)	**Federal AIP**	**$ 1,771,113**		**$ 1,000,000**	**$ 1,760,387**		**$ 468,500**	**$ 5,000,000**
2026	CNY	RW/TW/Apron Pavement Maintenance (Design and Construction)	**Federal AIP**				**$ 725,040**		**$ 74,960**	**$ 800,000**
2026	CNY	Rehabilitate Access Road (Design and Construction)	**Federal AIP**				**$ 285,673**		**$ 29,535**	**$ 315,208**
2026	CNY	Acquire ARFF Vehicle	**Federal AIP**			**$ 1,000,000**			**$ 103,387**	**$ 1,103,387**
2027	CNY	Reconstruct Apron (Design)	**Federal AIP**			**$ 181,260**			**$ 18,740**	**$ 200,000**
2027	CNY	Construct Perimeter/Wildlife Fence (10,000 LF)	**Federal AIP**			**$ 453,150**			**$ 46,850**	**$ 500,000**
2028	CNY	Reconstruct Apron (Construction)	**Federal AIP**			**$ 1,365,590**			**$ 141,185**	**$ 1,506,775**
2029	CNY	Snow Removal Equipment	**Federal AIP**			**$ 226,575**			**$ 23,425**	**$ 250,000**
2029	CNY	Construct Perimeter/Wildlife Fence (12,000 LF-to complete)	**Federal AIP**			**$ 773,425**			**$ 79,962**	**$ 853,387**
2030	CNY	Rehabilitate Runway 3/21 (Design)	**Federal AIP**			**$ 589,095**			**$ 60,905**	**$ 650,000**
2031	CNY	Rehabilitate Runway 3/21 (Construction)	**Federal AIP**	**$ 4,026,895**		**$ 1,410,905**			**$ 562,200**	**$ 6,000,000**
2032	CNY	Relocate Taxiway A: ARC Upgrade C-III (Design)	**Federal AIP**			**$ 1,000,000**			**$ 103,387**	**$ 1,103,387**
2033	CNY	Relocate Taxiway A: ARC Upgrade C-III (Construction- Phase 1)	**Federal AIP**	**$ 12,594,500**		**$ 1,000,000**			**$ 1,405,500**	**$ 15,000,000**
2034	CNY	Relocate Taxiway A: ARC Upgrade C-III (Construction- Phase 2)	**Federal AIP**	**$ 12,594,500**		**$ 1,000,000**			**$ 1,405,500**	**$ 15,000,000**


CANYONLANDS (CNY)
Predicted PCI 11/2023
Last inspection 5/2017
CNY-TWA1-1 (96)
Construct Date 7/2021
CNY-AP3-1 (95)
Construct Date 7/2021
CNY-TWA2-1 (90)
Construct Date 8/2018
CNY-AP1-1 (81) Construct Date 3/2012
CNY-AP1-2 (86)
Construct Date 8/2018
CNY-APHELI-1 (86) Construct Date 8/2018
CNY-AP4-2 (70)
Construct Date 3/2005
CNY-AP4-1 (59)
Construct Date 3/2005
CNY-AP5-1 (87)
Construct Date 2/2019
CNY-TWA3-1 (90)
Construct Date 8/2018
CNY-RW03-1 (89)
Construct Date 8/2018
CNY-TWA-1 (96)
Construct Date 7/2021
CNY-TWA4-1 (90)
Construct Date 8/2018
CNY-TWA5-1 (90)
Construct Date 8/2018
CNY-TWA6-1 (90)
Construct Date 8/2018
CNY-TWA7-1 (90)
Construct Date 8/2018
Legend
PCI
Preservation
Rehab
Reconstruct

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Relocate Taxiway A1/Heavy Apron Expansion (Construction)	Requested Federal Fiscal Year: 2024	Local Priority: 1
Scope of Work: The project consists of the relocation of Taxiway A1 to allow for the removal of the displaced threshold on Runway 21. Project consists of the removal of existing TW A1 and the construction of Taxiway A1 in the realigned configuration.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: Relocate TW A1: Runway 3/21 currently has a displaced threshold on Runway 21. This project will allow for the removal of the displaced threshold on Runway 21. Heavy Apron Exp: The airport has experienced a consistent increase of transient jet aircraft that visit Canyonlands Regional Airport. There currently is very limited heavy aircraft parking. This project will help relieve the congestion of the airfield parking and also reduce the risk of pavement damage to the existing pavement due to parked heavy aircraft.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$7,400,000
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Administration	$50,000
Consultant Fees (Engineering/Planning)	$550,000
Total Estimated Project Cost	**$8,000,000**

Part 4: Project Sketch (if applicable)

<u>Clearly</u> designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

CONNECTOR TAXIWAY A1 RECONSTRUCTION						10/8/2021
ITEM NO.	**FAA ITEM NO.**	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT**	**UNIT COSTS**	**TOTAL COSTS**
1	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 85,000.00	$ 85,000.00
2	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
3	C-105	Mobilization	1	LS	$ 150,000.00	$ 150,000.00
4	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
5	S-2f	Remove Concrete Encased Duct Bank	2	EA	$ 5,000.00	$ 10,000.00
6	S-2g	Remove Airfield Electrical Cable	2,000	LF	$ 1.00	$ 2,000.00
7	S-2h	Remove Splice Base/ Junction Box	6	EA	$ 200.00	$ 1,200.00
8	S-3a	Reset Edge Light	46	EA	$ 1,000.00	$ 46,000.00
9	S-4	Erosion Aggregate (4 Inches Think)	780	SY	$ 8.00	$ 6,240.00
10	P-101a	Full Depth Pavement Removal	1,500	SY	$ 5.00	$ 7,500.00
11	P-152a	Excavation/Embankment	5,000	CY	$ 15.00	$ 75,000.00
12	P-152b	Subgrade Preparation (36 Inches Deep)	7,800	SY	$ 20.00	$ 156,000.00
13	P-154a	Subbase Course (11 Inches Thick)	7,800	SY	$ 25.00	$ 195,000.00
14	P-154b	Subgrade Stabilization Geotextile	7,800	SY	$ 5.00	$ 39,000.00
15	P-209	Crushed Aggregate Base Course	7,800	SY	$ 18.00	$ 140,400.00
16	P-401c	Bituminous Base Course	2,108	TON	$ 90.00	$ 189,720.00
17	P-401d	Bituminous Material (PG 70-34) (Base Course)	148	TON	$ 800.00	$ 118,400.00
18	P-401e	Bituminous Surface Course (5 Inches Thick)	2,458	TON	$ 90.00	$ 221,220.00
19	P-401f	Bituminous Material (PG 70-34) (Surface Course)	172	TON	$ 800.00	$ 137,600.00
20	P-602	Bituminous Prime Coat	8	TON	$ 600.00	$ 4,800.00
21	P-603	Bituminous Tack Coat	14	TON	$ 600.00	$ 8,400.00
22	D-705a	6 inch Pipe Underdrain	1,000	LF	$ 30.00	$ 30,000.00
23	D-705b	6 inch Solid Drain Pipe	300	LF	$ 20.00	$ 6,000.00
24	D-751b	24 Inch Infiltration Basin	2	EA	$ 5,000.00	$ 10,000.00
25	L-108a	No. 8 AWG, L-824, Type C Cable, Installed in Duct Bank or Conduit	2,000	LF	$1.50	$ 3,000.00
26	L-108b	No. 6 AWG, Bare Counterpoise Wire, Installed in Trench, Including Ground Rods and Ground Connectors	1,000	LF	$1.50	$ 1,500.00
27	L-110a	2 Inch PVC Duct (Direct Earth Burial)	1,000	LF	$5.00	$ 5,000.00
28	L-110c	3-Way (4 Inch/4 Inch/4 Inch) PVC Duct (Concrete Encased)	100	LF	$75.00	$ 7,500.00
29	L-125a	LED Base-Mounted Medium Intensity Edge Light (L-861T(L)), with arctic option	16	EA	$1,750.00	$ 28,000.00
30	L-125g	Splice Base	6	EA	$800.00	$ 4,800.00
					TOTAL	**$ 1,689,280.00**
					RELOCATE TW A1	$ 1,689,280.00
					DESIGN	$ -
					CONST. SERVICES	$ 100,000.00
					Project Total	$ 1,789,280.00

HEAVY APRON AND HARDSTAND EXPANSION						10/7/2021
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COSTS	TOTAL COSTS
1	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 250,000.00	$ 250,000.00
2	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
3	C-105	Mobilization	1	LS	$ 530,155.20	$ 530,155.20
4	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
5	P-101a	Pavement Removal (12 Inches deep)	250	SY	$ 5.00	$ 1,250.00
6	P-152a	Unclassified Excavation/Embankment	16,150	CY	$ 15.00	$ 242,250.00
7	P-152b	Subgrade Preparation (36 inches deep)	22,500	SY	$ 15.00	$ 337,500.00
8	P-152c	Subgrade Preparation (8 inches deep)	1,722	SY	$ 10.00	$ 17,220.00
9	P-153	Controlled Low Strength Material (CLSM)	Incidental	Incidental	Incidental	Incidental
10	P-154b	Subbase Course (16 inches thick)	14,633	SY	$ 26.00	$ 380,458.00
11	P-209a	Crushed Aggregate Base Course (6 inches thick)	24,200	SY	$ 15.00	$ 363,000.00
12	P-209c	Subgrade Stabilization Geotextile	24,200	SY	$ 5.00	$ 121,000.00
13	P-401a	Asphalt Surface Course	3,662	TON	$ 120.00	$ 439,440.00
14	P-401b	Bituminous Material (PG 70-34) (Surface Course)	254	TON	$ 800.00	$ 203,200.00
15	P-401c	Asphalt Base Course	4,527	TON	$ 120.00	$ 543,240.00
16	P-401d	Bituminous Material (PG 70-34) (Base Course)	317	TON	$ 800.00	$ 253,600.00
17	P-501	Concrete Pavement (12.5 Inches Thick)	7,822	SY	$ 200.00	$ 1,564,400.00
18	P-602	Emusified Asphalt Prime Coat	19	TON	$ 900.00	$ 17,100.00
19	P-603	Emulsified Asphalt Tack Coat	29	TON	$ 700.00	$ 20,300.00
20	P-605	Joint Sealing Filler	8,817	LF	$ 12.00	$ 105,804.00
21	P-610	Concrete	Incidental	Incidental	Incidental	Incidental
22	P-620a	Marking	2,500	SF	$ 1.50	$ 3,750.00
23	P-620b	Temporary Marking	2,500	SF	$ 2.00	$ 5,000.00
24	P-620c	Marking Removal	1,000	SF	$ 1.00	$ 1,000.00
25	D-705a	6-inch Pipe Underdrain	1,750	LF	$ 30.00	$ 52,500.00
26	D-705b	6-inch Solid Drain Pipe	300	LF	$ 20.00	$ 6,000.00
27	S-2e	Remove Underdrain	350	LF	$ 8.00	$ 2,800.00
28	S-2f	Remove Reinforced Concrete	780	SY	$ 100.00	$ 78,000.00
29	S-6	Watering	Incidental	Incidental	Incidental	Incidental
30	S-20	Helicopter Concrete Pad (8.5 inches thick)	1,722	SY	$ 170.00	$ 292,740.00
					TOTAL	**$ 5,831,707.20**
					Engineering Services (Design)	$ -
					Construction Services	$ 200,000.00
					PROJECT TOTAL	$ 6,031,707.20

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Reconstruct Apron and Apron/Taxilane Expansion (Construction)	Requested Federal Fiscal Year: 2025	Local Priority: 1
Scope of Work: This project consists of the reconstruction a portion of apron that is in poor condition and is well past the intended service life. A taxilane and Apron will be expanded to provide aircraft circulation and parking.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The reconstructed section of apron is in poor condition and is showing severe signs of distress. The pavement has severe alligator cracking and signs subgrade movement due to expansive soils. The taxilane to be extended will improve aircraft circulation and create an alternative ARFF route. The apron expansion is required due to the limited parking and ramp space available and will connect to the proposed taxilane to improve airfield circulation. The taxilane will also allow for ARFF access from the ARFF station during the apron reconstruction that is part of this project.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$4,695,000
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Administration	$5,000
Consultant Fees (Engineering/Planning)	$300,000
Total Estimated Project Cost	**$5,000,000**

Part 4: Project Sketch (if applicable)

Clearly designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

SCHEDULE 1						10/8/2021
CONSTRUCT TAXILANE						
ITEM NO.	**FAA ITEM NO.**	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT**	**UNIT COSTS**	**TOTAL COSTS**
1	C-105	Mobilization	1	LS	$ 166,914.57	$ 166,914.57
2	S-2	Remove Wind Indicator	1	LS	$ 1,000.00	$ 1,000.00
3	S-6	Watering	Incidental	Incidental	Incidental	Incidental
4	S-10	Aircraft Tie Downs (set of 3)	0	EA	$ 5,000.00	$ -
5	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 47,520.20	$ 47,520.20
6	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
7	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
8	P-152a	Embankment	5,000	CY	$ 25.00	$ 125,000.00
9	P-153	Controlled Low Strength Material (CLSM)	Incidental	Incidental	Incidental	Incidental
10	P-154a	Subbase Course (14 Inches Thick)	6,500	SY	$ 25.00	$ 162,500.00
11	P-154b	Subgrade Stabilization Geotextile	6,500	SY	$ 5.00	$ 32,500.00
12	P-208a	Aggregate Base Course (12 Inches Thick)	6,500	SY	$ 25.00	$ 162,500.00
13	P-401a	Asphalt Surface Course	1,664	TON	$ 90.00	$ 149,760.00
14	P-401b	Bituminous Material (PG 70-34)	113	TON	$ 700.00	$ 79,100.00
15	P-602	Emusified Asphalt Prime Coat	8	TON	$ 700.00	$ 5,600.00
16	P-603	Emulsified Asphalt Tack Coat	4	TON	$ 700.00	$ 2,800.00
17	P-610	Structural Portland Cement Concrete	Incidental	Incidental	Incidental	Incidental
18	P-620a	Marking	1,500	SF	$ 2.00	$ 3,000.00
19	P-620b	Temporary Marking	1,500	SF	$ 1.50	$ 2,250.00
20	D-701a	18 inch HDPE Culvert Pipe	1,555	LF	$ 125.00	$ 194,375.00
21	D-701b	24 inch HDPE Culvert Pipe	1,880	LF	$ 150.00	$ 282,000.00
22	D-701c	36 inch HDPE Culvert Pipe	515	LF	$ 200.00	$ 103,000.00
23	D-705a	6 inch Pipe Underdrain	2,500	LF	$ 25.00	$ 62,500.00
24	D-705b	6 inch Solid Drain Pipe	100	LF	$ 20.00	$ 2,000.00
25	D-751	Inlet	8	EA	$ 7,500.00	$ 60,000.00
26	L-110	Concrete Encased Electrical Duct Bank (2-way, 4-inch)	200	LF	$ 200.00	$ 40,000.00
					TOTAL	**$ 1,684,319.77**

SCHEDULE 2						**10/8/2021**
RECONSTRUCT APRON						
ITEM NO.	**FAA ITEM NO.**	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT**	**UNIT COSTS**	**TOTAL COSTS**
1	C-105	Mobilization	1	LS	$ 96,078.61	$ 96,078.61
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 46,771.90	$ 46,771.90
4	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
5	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
6	P-101a	Pavement Removal (12 Inches deep)	6,220	SY	$ 5.00	$ 31,100.00
7	P-152a	Unclassified Excavation	3,800	CY	$ 12.00	$ 45,600.00
8	P-152b	Subgrade Preparation	6,220	SY	$ 30.00	$ 186,600.00
9	P-153	Controlled Low Strength Material (CLSM)	Incidental	Incidental	Incidental	Incidental
10	P-154b	Subbase Course (14 inches thick)	6,220	SY	$ 25.00	$ 155,500.00
11	P-154c	Subgrade Stabilization Geotextile	6,220	SY	$ 5.00	$ 31,100.00
12	P-209b	Crushed Aggregate Base Course (8 inches thick)	6,220	SY	$ 18.00	$ 111,960.00
13	P-401a	Asphalt Surface Course	1,539	TON	$ 90.00	$ 138,510.00
14	P-401b	Bituminous Material (PG 70-34) (Surface Course)	108	TON	$ 700.00	$ 75,600.00
15	P-602	Emusified Asphalt Prime Coat	8	TON	$ 700.00	$ 5,600.00
16	P-603	Emulsified Asphalt Tack Coat	12	TON	$ 700.00	$ 8,400.00
17	P-610	Concrete	Incidental	Incidental	Incidental	Incidental
18	P-620a	Marking	1,000	SF	$ 2.00	$ 2,000.00

19	P-620b	Temporary Marking	1,000	SF	$ 2.00	$ 2,000.00
20	P-620c	Marking Removal	300	SF	$ 5.00	$ 1,500.00
21	F-161b	Temporary Chain-link Fence with Privacy Screen	1	LS	$ 4,000.00	$ 4,000.00
22	D-705a	6-inch Pipe Underdrain	1,000	LF	$ 25.00	$ 25,000.00
23	D-705b	6-inch Solid Drain Pipe	110	LF	$ 20.00	$ 2,200.00
					TOTAL	**$ 969,520.51**

SCHEDULE 3					10/8/2021	
EXPAND APRON						
ITEM NO.	**FAA ITEM NO.**	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT**	**UNIT COSTS**	**TOTAL COSTS**
1	C-105	Mobilization	1	LS	$ 182,360.19	$ 182,360.19
2	S-2	Remove Wind Indicator	1	LS	$ 1,000.00	$ 1,000.00
3	S-6	Watering	Incidental	Incidental	Incidental	Incidental
	S-10	Aircraft Tie Downs (set of 3)	20	EA	$ 5,000.00	$ 100,000.00
4	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 94,049.90	$ 94,049.90
5	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
6	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
7	P-152a	Embankment	15,000	CY	$ 25.00	$ 375,000.00
8	P-153	Controlled Low Strength Material (CLSM)	Incidental	Incidental	Incidental	Incidental
9	P-154a	Subbase Course (14 Inches Thick)	11,500	SY	$ 25.00	$ 287,500.00
10	P-154b	Subgrade Stabilization Geotextile	11,500	SY	$ 5.00	$ 57,500.00
11	P-208a	Aggregate Base Course (12 Inches Thick)	11,500	SY	$ 25.00	$ 287,500.00
12	P-401a	Asphalt Surface Course	2,833	TON	$ 90.00	$ 254,970.00
13	P-401b	Bituminous Material (PG 70-34)	198	TON	$ 700.00	$ 138,600.00
14	P-602	Emusified Asphalt Prime Coat	14	TON	$ 700.00	$ 9,800.00
15	P-603	Emulsified Asphalt Tack Coat	7	TON	$ 700.00	$ 4,900.00
16	P-610	Structural Portland Cement Concrete	Incidental	Incidental	Incidental	Incidental
17	P-620a	Marking	1,000	SF	$ 2.00	$ 2,000.00
18	P-620b	Temporary Marking	1,000	SF	$ 1.50	$ 1,500.00
19	D-701a	18 inch HDPE Culvert Pipe	0	LF	$ 125.00	$ -
20	D-701b	24 inch HDPE Culvert Pipe	0	LF	$ 150.00	$ -
21	D-701c	36 inch HDPE Culvert Pipe	0	LF	$ 200.00	$ -
22	D-705a	6 inch Pipe Underdrain	1,500	LF	$ 25.00	$ 37,500.00
23	D-705b	6 inch Solid Drain Pipe	300	LF	$ 20.00	$ 6,000.00
24	D-751	Inlet	0	EA	$ 7,500.00	$ -
25	L-110	Concrete Encased Electrical Duct Bank (2-way, 4-inch)	0	LF	$ 200.00	$ -
					TOTAL	**$ 1,840,180.09**

SCHEDULE 1	$ 1,684,319.77
SCHEDULE 2	$ 969,520.51
SCHEDULE 3	$ 1,840,180.09
CONSTRUCTION TOTAL	$ 4,494,020.37
DESIGN	$ -
CONSTRUCTION SERVICES	$ 250,000.00
PROJECT TOTAL	**$ 4,744,020.37**

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: RW/TW/Apron Pavement Maintenance (Design & Construction)	Requested Federal Fiscal Year: 2026	Local Priority: 1
Scope of Work: Crack seal, fog seal, and remark airfield pavement.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: Pavement maintenance is required to help preserve the life of the airfield pavements.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$650,000
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Administration	$10,000
Consultant Fees (Engineering/Planning)	$140,000
Total Estimated Project Cost	**$800,000**

Part 4: Project Sketch (if applicable)

Clearly designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

PAVEMENT MAINTENANCE- RUNWAY 3/21						11/30/2023
SCHEDULE 1						
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COSTS	ESTIMATED TOTAL COSTS
1	C-105	Mobilization	1	LS	$50,608.25	$50,608.25
2	P-101	Crack Sealing	2	TON	$6,000.00	$12,000.00
3	P-608R	Asphalt Surface Treatment	87,500	SY	$2.00	$175,000.00
4	P-620a	Marking	99,300	SF	$1.75	$173,775.00
5	P-620b	Temporary Marking	99,300	SF	$1.00	$99,300.00
6	P-620c	Marking Removal	0	SF	$2.00	$0.00
7	P-620c	Rubber Removal	60,000	SF	$0.20	$12,000.00
						$522,683.25

TAXIWAY A WITH CONNECTORS AND APRON PAVEMENT MAINTENANCE						11/30/2023
SCHEDULE 2						
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COSTS	TOTAL COSTS
1	GP-105	Mobilization	1	LS	$ 20,000.00	$ 20,000.00
2	S-601	Crack Sealing	2	TON	$ 4,600.00	$ 9,200.00
2	P-608-Ra	Asphalt Surface Treatment (TW Connectors)	15,000	SY	$ 2.00	$ 30,000.00
3	P-608-Ra	Asphalt Surface Treatment (Apron)	37,370	SY	$ 2.00	$ 74,740.00
4	P-608-Rb	Asphalt Surface Treatment (Taxiway A)	26,086	SY	$ 2.00	$ 52,172.00
5	P-608-Rb	Asphalt Surface Treatment (back GA apron)	5,500	SY	$ 2.00	$ 11,000.00
6	P-620a	Runway and Taxiway Marking (Temporary)	9,500	SF	$ 1.00	$ 9,500.00
7	P-620b	Runway and Taxiway Marking (Permanent)	9,500	SF	$ 1.50	$ 14,250.00
8	P-620c	Marking Removal	4,000	SF	$ 1.25	$ 5,000.00
					Total	**$ 225,862.00**

SCHEDULE 1	$522,683.25
SCHEDULE 2	$ 225,862.00
CONSTRUCTION TOTAL	$748,545.25
DESIGN SERVICES	$0.00
ENGINEERING CONSTRUCITON SERVICES	$50,000.00
PROJECT TOTAL	**$798,545.25**

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Rehabilitate Access Road (Design and Construction)	Requested Federal Fiscal Year: 2026	Local Priority: 2
Scope of Work: This project consists of improvements to the existing access road from the highway to the terminal building.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The existing access road pavement is in poor condition and is in need of rehabilitation. This road is the primary (and only direct access road) from the highway to the terminal building.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$275,208
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Administration	$5,000
Consultant Fees (Engineering/Planning)	$35,000
Total Estimated Project Cost	**$315,208**

Part 4: Project Sketch (if applicable)

Clearly designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

CNY Rehabilitate Access Road					
Item	Description of Work	Qty	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	$ 20,853.24	$ 20,853.24
2	Temporary Traffic Control	1	LS	$ 10,000.00	$ 10,000.00
3	Pavement Removal	2,052	SY	$ 10.00	$ 20,524.44
4	Adjust Frames to Grade	0	LS	$ 3,000.00	$ -
5	Embankment	684	CY	$ 30.00	$ 20,524.44
6	Class 2 Aggregate Base Course (6" Thick)	381	CY	$ 60.00	$ 22,857.78
7	Hot Mix Asphalt (Type A) (3" Thick)	388	Ton	$ 125.00	$ 48,489.00
8	Asphalt Binder (PG 64-16)	27	Ton	$ 1,100.00	$ 29,869.22
9	Concrete Pavement	40	CY	$ 500.00	$ 20,000.00
10	Type 'A1-6' Curb	100	LF	$ 45.00	$ 4,500.00
11	Type 'A2-6' Curb and Gutter	0	LF	$ 50.00	$ -
12	Concrete Sidewalk	0	SF	$ 12.00	$ -
13	Valley Gutter / Concrete Fillet	0	SF	$ 20.00	$ -
14	Energy Dissipation Outfall	0	L.S.	$ 10,000.00	$ -
15	Detectable Warning Strip	0	SF	$ 40.00	$ -
16	4" White Paint Stripe with Type 1 Beads	1,000	SF	$ 1.50	$ 1,500.00
17	4" Blue Paint Stripe with Type 1 Beads	1,000	SF	$ 1.50	$ 1,500.00
18	24" White Paint Stop Bar with Type 1 Beads	2,000	SF	$ 1.50	$ 3,000.00
19	Black Paint	1,000	SF	$ 1.50	$ 1,500.00
20	White Paint Legends and Symbols with Type 1 Beads	1,000	SF	$ 1.50	$ 1,500.00
21	Handicap Marking Symbol	5	EA	$ 50.00	$ 250.00
22	Parking Curb	6	EA	$ 500.00	$ 3,000.00
23	3' High Rope Fence	0	LF	$ 30.00	$ -
24	Sign Panels	20	SF	$ 8.00	$ 160.00
25	Sign Posts	10	EA	$ 40.00	$ 400.00
26	Class 1 Flexible Post, Type G, Mounted in Asphalt	0	EA	$ 40.00	$ -
27	Retaining Wall	0	LF	$ 450.00	$ -
				Schedule II Cost	**$ 210,428.13**
				Design	$ 75,000.00
				Const. Services	$ 25,000.00
				Project Total	**$ 310,428.13**

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Reconstruct/Rehabilitate Apron (Design)	Requested Federal Fiscal Year: 2026	Local Priority: 3
Scope of Work: This project consists of the acquisition of an Aircraft Rescue and Fire Fighting (ARFF) vehicle.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The current ARFF vehicle owned by the Airport is eligible (in 2026) and is in need of replacement.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Acquire ARFF Vehicle	$1,043,387
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Administration	$10,000
Consultant Fees (Engineering/Planning)	$50,000
Total Estimated Project Cost	**$1,103,387**

Part 4: Project Sketch (if applicable)

<u>Clearly</u> designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Reconstruct Apron (Design)	Requested Federal Fiscal Year: 2027	Local Priority: 1
Scope of Work: This project consists of the reconstruction of existing apron pavement.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The existing apron pavement is in poor condition and is in need of reconstruction.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
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Administration	
Consultant Fees (Engineering/Planning)	$200,000
Total Estimated Project Cost	**$200,000**

Part 4: Project Sketch (if applicable)

Clearly designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Construct Perimeter/Wildlife Fence (Design and Construction)	Requested Federal Fiscal Year: 2027	Local Priority: 2
Scope of Work: This project consists of improvements airport perimeter wildlife fence, approximately 10,000 LF.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The improvements to the perimeter fence will allow for better safety on the airport.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$410,000
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Administration	$10,000
Consultant Fees (Engineering/Planning)	$80,000
Total Estimated Project Cost	**$500,000**

Part 4: Project Sketch (if applicable)

Clearly designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

Schedule I: Perimeter Fence Improvements						11/30/2023
Item No.	**FAA Spec.**	**Description of Work**	**Estimated Quantity**	**Unit**	**Unit Price**	**Total Cost**
1	C-102	Temporary Air and Water Pollution, Soil Erosion, and Siltation Control	Incidental		Incidental	Incidental
2	C-105	Mobilization	1	LS	$ 39,573.60	$ 39,573.60
3	P-101	Remove Fence	3,920	LF	$ 3.00	$ 11,760.00
4	F-164a	Wildlife Fence	10,000	LF	$ 25.00	$ 250,000.00
5	F-164b	Chain Link Fence Skirt Fabric	10,000	LF	$ 7.00	$ 70,000.00
6	F-164c	Vehicle Gate	2	Each	$ 4,000.00	$ 8,000.00
7	F-163d	Concrete Gate Pad	2	Each	$ 2,500.00	$ 5,000.00
8	T-901	Seeding	5	AC	$ 2,000.00	$ 10,000.00
9	T-908	Mulching	5	AC	$ 1,000.00	$ 5,000.00
					Total Construction Cost	**$ 399,333.60**
					Design	$75,000.00
					Const Services	$25,000.00
					Project Total	$ 499,333.60

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 24-28).

Part 1: Applicant Information

Airport Name: Canyonlands Regional Airport	Date: 11/29/23

Part 2: Project Information

Project Description: Reconstruct Apron (Design)	Requested Federal Fiscal Year: 2028	Local Priority: 1
Scope of Work: This project consists of the reconstruction of existing apron pavement.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? No
Justification: The existing apron pavement is in poor condition and is in need of reconstruction.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	**Estimated Cost**
Construction	$1,400,000
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Administration	$6,775
Consultant Fees (Engineering/Planning)	$100,000
Total Estimated Project Cost	**$1,506,775**

Part 4: Project Sketch (if applicable)

<u>Clearly</u> designate specific area of work involved.

Part 5: Contact Designation

The Sponsor hereby designates the following as the contact for all questions regarding this project:	
Name: Tammy Howland	Title: Airport Director
Address: 110 W Aviation Way	City, State, Zip: Moab, UT 84532
Phone: 435-259-4849	Email: thowland@grandcountyutah.net

SCHEDULE 2						10/8/2021
RECONSTRUCT GA APRON						
ITEM NO.	**FAA ITEM NO.**	**DESCRIPTION**	**ESTIMATED QUANTITY**	**UNIT**	**UNIT COSTS**	**TOTAL COSTS**
1	C-105	Mobilization	1	LS	$ 122,794.70	$ 122,794.70
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	C-100	Contractor Quality Control Program (CQCP)	1	LS	$ 60,554.57	$ 60,554.57
4	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
5	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
6	P-101a	Pavement Removal (12 Inches deep)	8,756	SY	$ 5.00	$ 43,777.78
7	P-152a	Unclassified Excavation	4,370	CY	$ 12.00	$ 52,440.00
8	P-152b	Subgrade Preparation	8,756	SY	$ 30.00	$ 262,666.67
9	P-153	Controlled Low Strength Material (CLSM)	Incidental	Incidental	Incidental	Incidental
10	P-154b	Subbase Course (14 inches thick)	8,756	SY	$ 25.00	$ 218,888.89
11	P-154c	Subgrade Stabilization Geotextile	8,756	SY	$ 5.00	$ 43,777.78
12	P-209b	Crushed Aggregate Base Course (8 inches thick)	8,756	SY	$ 18.00	$ 157,600.00
13	P-401a	Asphalt Surface Course	1,625	TON	$ 90.00	$ 146,272.50
14	P-401b	Bituminous Material (PG 70-34) (Surface Course)	114	TON	$ 700.00	$ 79,637.25
15	P-602	Emusified Asphalt Prime Coat	8	TON	$ 700.00	$ 5,600.00
16	P-603	Emulsified Asphalt Tack Coat	12	TON	$ 700.00	$ 8,400.00
17	P-610	Concrete	Incidental	Incidental	Incidental	Incidental
18	P-620a	Marking	1,000	SF	$ 2.00	$ 2,000.00
19	P-620b	Temporary Marking	1,000	SF	$ 2.00	$ 2,000.00
20	P-620c	Marking Removal	300	SF	$ 5.00	$ 1,500.00
21	F-161b	Temporary Chain-link Fence with Privacy Screen	1	LS	$ 4,000.00	$ 4,000.00
22	D-705a	6-inch Pipe Underdrain	1,000	LF	$ 25.00	$ 25,000.00
23	D-705b	6-inch Solid Drain Pipe	110	LF	$ 20.00	$ 2,200.00
					TOTAL	**$ 1,239,110.13**
					Construction Services	250000
					Project Total	**$ 1,489,110.13**

Landings per Runway

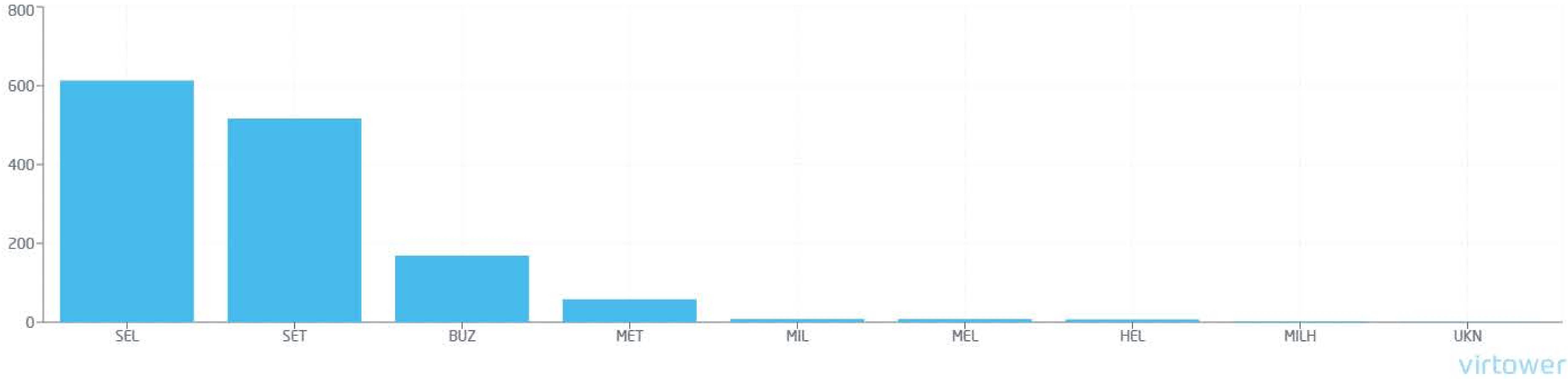
KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT

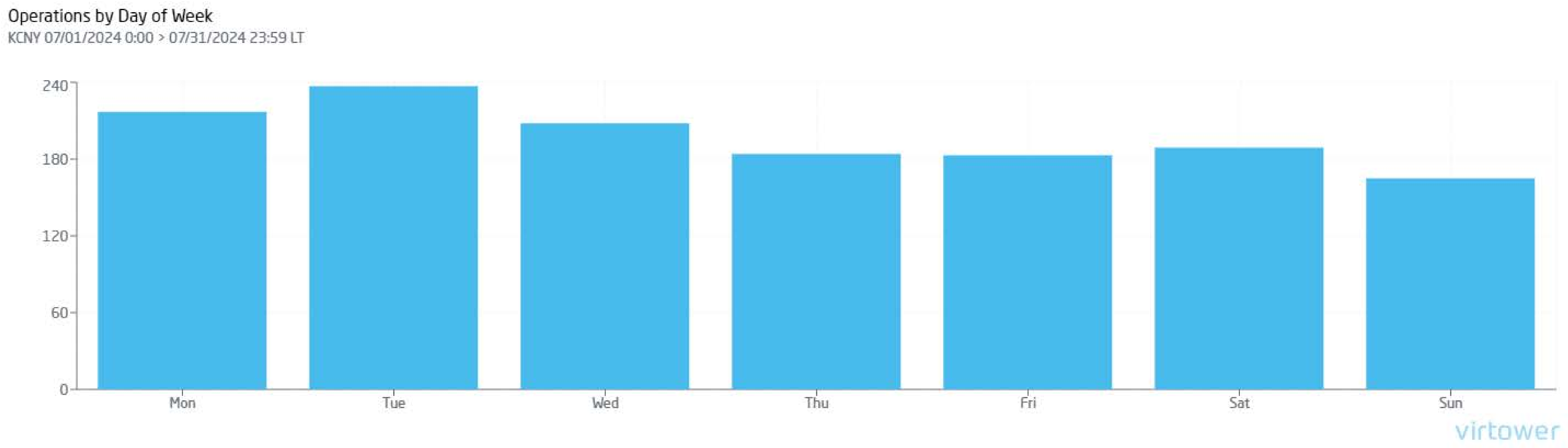
Operations Based vs Visiting

KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT

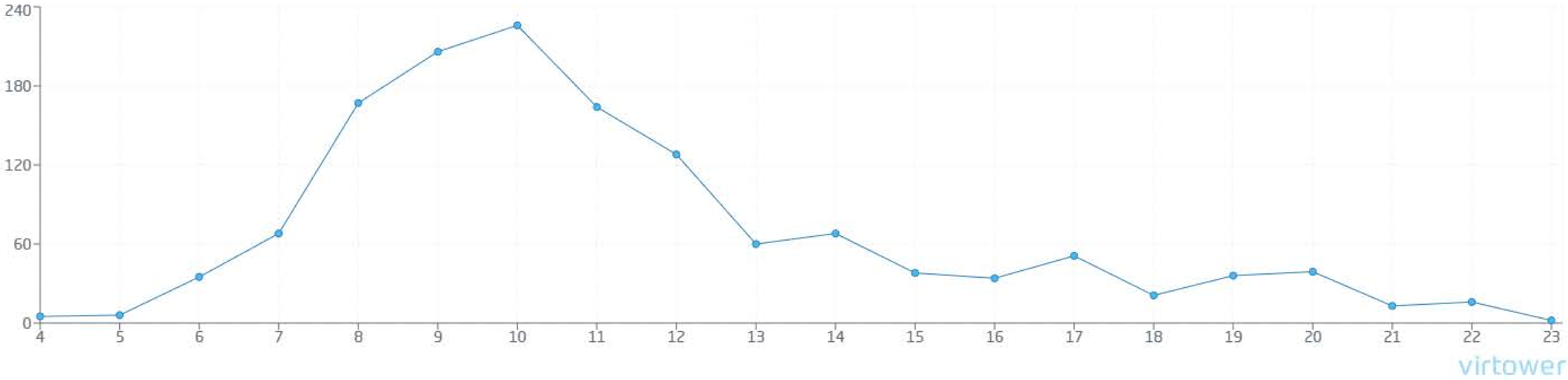
Operations by Aircraft Category

KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT




Operations by Day of Week
KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT
240
180
120
60
0
Mon
Tue
Wed
Thu
Fri
Sat
Sun
virtower

Operations per Hour (Landings & Takeoffs)
KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT



Takeoffs per Runway

KCNY 07/01/2024 0:00 > 07/31/2024 23:59 LT

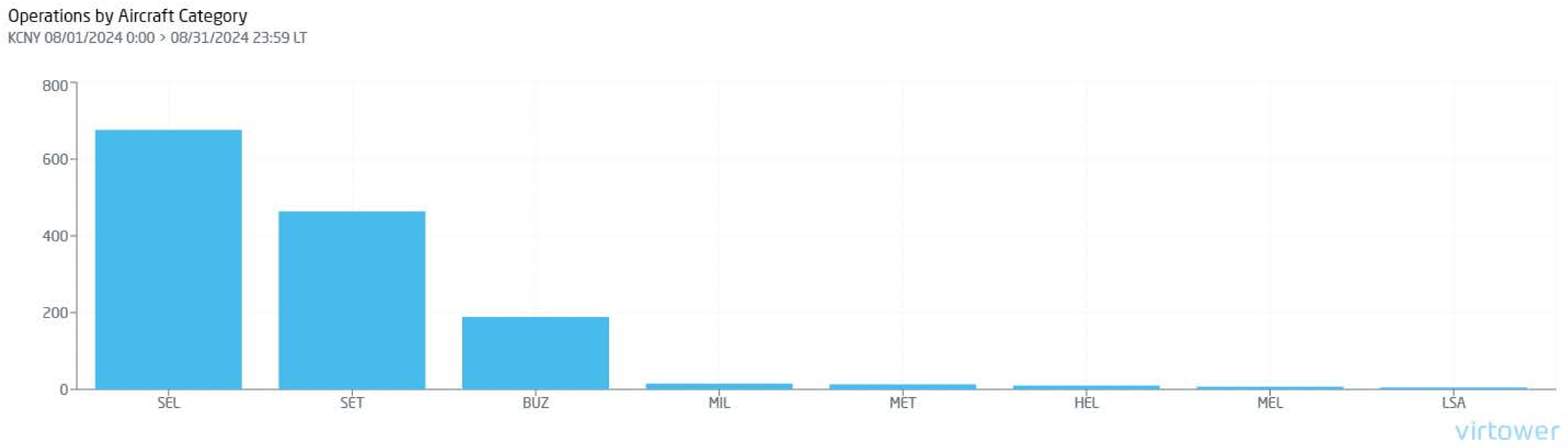
Landings per Runway

KCNY 08/01/2024 0:00 > 08/31/2024 23:59 LT

Operations Based vs Visiting

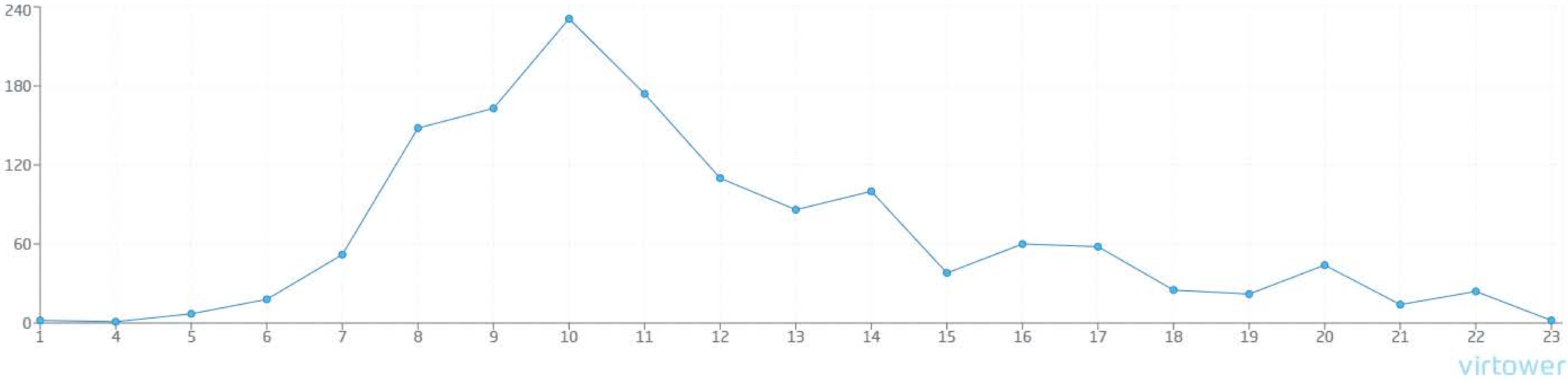
KCNY 08/01/2024 0:00 > 08/31/2024 23:59 LT

virtower


Operations by Aircraft Category
KCNY 08/01/2024 0:00 > 08/31/2024 23:59 LT
800
600
400
200
0
SEL
SET
BUZ
MIL
MET
HEL
MEL
LSA
virtower

Operations per Hour (Landings & Takeoffs)

KCNY 08/01/2024 0:00 > 08/31/2024 23:59 LT



Takeoffs per Runway

KCNY 08/01/2024 0:00 > 08/31/2024 23:59 LT

virtower

2024 Monthly Report **Canyonlands Regional Airport**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
100LL - Gallons Used/Sold													
2024 Monthly Total	1626.00	1578.00	2569.00	4809.00	4093.00	2446.00	2469.00						
2023 Monthly Total	1673.00	4312.00	3364.00	3611.00	4933.00	7077.00	3359.00	3116.00	5396.00	4843.00	3421.00	2000.00	47105.00
2022 Monthly Total	2541.95	2353.25	3223.18	4483.00	4532.00	3977.00	2909.00	6678.00	6504.00	4981.00	3135.00	1158.00	46475.38
YOY Percent Change	-3%	-173%	-31%	25%	-21%	-189%	-36%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Jet A - Gallons Used/Sold													
2024 Monthly Total	11992.00	9292	13198.00	27532.00	27444.00	27384.00	19428.00						
2023 Monthly Total	13474.00	34329	32861.00	46425.00	51497.00	42731.00	31464.00	30626.00	44837.00	44370.00	38762.00	15492.00	426868.00
2022 Monthly Total	16324.55	15082.03	26866.05	46211.00	44065.00	39332.00	36332.00	40785.00	56422.00	51108.00	34239.00	13422.00	420188.63
YOY Percent Change	-12%	-269%	-149%	-69%	-88%	-56%	-62%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Fuel Flowage Fee Report													
FBO @ .08 gal	$1,089.44	$869.60	$1,261.36	$2,587.28	$2,522.96	$2,386.40	$1,751.76	$0.00	$0.00	$0.00	$0.00	$0.00	$12,468.80
ENPLANEMENTS													
SkyWest Airlines (UA) - Rev	339												
Contour Airlines	0	226	583	1065	1094	1102	912						
SkyWest - NonRev (Total)	18												
Redtail Air*	35	41	92	190	522	581	424						
Redtail Helicopters (Part 135)	4	6	59	85	120	82	106						
2024 Enplanements	396	273	734	1340	1736	1765	1442	0	0	0	0	0	7686
2023 Enplanements	779	859	1,982	2568	3212	2529	1925	1840	3040	3,325	1622	684	24365
2022 Enplanements	595	754	1,590	2221	2646	2051	1828	1882	3007	3,680	2059	994	23307
2021 Enplanements	352	446	1128	1978	2946	3188	2413	2497	3087	3382	2349	982	24748
Skydive Moab	0	0	453	662	918	665	583				0		3281
LANDING FEES $0.75/1,000 lb													
Contour Airlines Actual	SKW	29	60	66	67	68	83	69					442
Contour Flights Scheduled	SkW	29	60	68	68	68	83	71					447
Contour Landing Fees	$1,022.25	$887.40	$1,836.00	$2,019.60	$2,050.20	$2,080.80	$2,539.80	$2,111.40	$0.00	$0.00	$0.00	$0.00	$14,547.45
Redtail Air													
C-172 @ 2550#	8	20	26	35	35	48	27						
C-207 @ 3800#	5	0	14	20	82	69	58						
Airvan @ 4000#	2	0	0	21	23	49	27						
Waco @ 2650#	0	0	0	0	0	0	0						
Kodiak @ 7255#	8	9	3	11	35	57	55						
Redtail Total	23	29	43	87	59	223	167	0	0	0	0	0	0
Redtail Landing Fees	$79.08	$87.22	$105.95	$246.79	$560.08	$745.60	$597.21	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Skydive Moab													
C-182	0	0	0	0	0	0	0	0	0	0	0	0	0
King Air 350	0	0	0	0	0	0	0	0	0	0	0	0	0
Caravan	0	0	132	181	232	162	172						
SKM Monthly Total	$0.00	$0.00	$742.50	$1,018.13	$1,305.00	$911.25	$967.50	$0.00	$0.00	$0.00	$0.00	$0.00	$4,944.38
Redtail Helicopter	3	4	21	42	59	42	48						
Monthly Total	$5.63	$7.50	$39.38	$78.75	$110.63	$78.75	$90.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410.63
Mo. Land. Fee Total	$1,106.96	$982.12	$2,723.82	$3,363.27	$4,025.91	$3,816.40	$4,194.51	$2,111.40	$0.00	$0.00			$22,324.38
REDTAIL Collections	**Landing Fees Collected**												
Acft Over 6K# @ $25	2	5	3	15	8	9	9						51
Acft Over 10k # @ $65	2	3	21	30	26	11	3						96
Acft Over 25K# @ $190	0	0	9	11	23	15	9						67
Total Flights	4	8	33	56	57								214
Total $ Collected & Paid	$180.00	$320.00	$3,150.00	$4,415.00	$6,260.00	$3,790.00	$2,130.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,245.00
Section 1 Total	$2,376.40	$2,171.72	$4,018.18	$6,006.55	$6,605.87	$6,202.80	$5,946.27	$2,111.40	$0.00	$0.00	$0.00	$0.00	$35,439.18
Concessions													
Vending Machines	$ 623.55	$ 619.70	$ 1,138.01	$ 1,454.79	$ 2,114.14	$ 1,649.26		$ 149.54					$7,748.99
Parking Revenue	$ 2,112.00	$ 1,668.00	$ 2,016.00	$ 2,478.00	$ 3,120.00	$ 2,940.00	$ 2,544.00	$ 2,382.00					$19,260.00
Enterprise Car Rental	2339.5	$ 1,703.98	$ 5,797.44	$ 10,343.15	$ 13,435.08								$33,619.15
Canyonlands Car Rental		$ 1,094.00											$1,094.00
Lyft				$ 1.50	$ 1.50								$3.00
Turo	$ 233.56	$ -	$ 232.32	$ 288.71	$ 827.31	$ 332.35	$ 627.68						$ 2,541.93
TOTAL	$ 5,308.61	$ 5,085.68	$ 9,183.77	$ 14,566.15	$ 19,498.03	$ 4,921.61	$ 3,171.68	$ 2,531.54	$ -	$ -	$ -	$ -	$64,267.07
Section 2 Total	$5,308.61	$5,085.68	$9,183.77	$14,566.15	$19,498.03	$4,921.61	$3,171.68	$2,531.54	$0.00	$0.00	$0.00	$0.00	$64,267.07
Section 1 Total	$2,376.40	$2,171.72	$4,018.18	$6,006.55	$6,605.87	$6,202.80	$5,946.27	$2,111.40	$0.00	$0.00	$0.00	$0.00	$35,439.18
Section 2 Total	$5,308.61	$5,085.68	$9,183.77	$14,566.15	$19,498.03	$4,921.61	$3,171.68	$2,531.54	$0.00	$0.00	$0.00	$0.00	$64,267.07
Total Revenue	$7,685.01	$7,257.40	$13,201.95	$20,572.70	$26,103.90	$11,124.41	$9,117.95	$4,642.94	$0.00	$0.00	$0.00	$0.00	$99,706.25

Airport Director Report for July 2024
Canyonlands Regional Airport (CNY)
08/06/2024

1. Safety & Security:
    a. Beacon Tower painted, obstruction lights replaced with LED’s.
    b. Taxiway Edge lines painted

2. Misc. Items:
    a. Repairs made to bi-fold door on Hangar B (Redtail Hangar)
    b. Compressor for Terminal roof top HVAC unit replaced
    c. Tammy Howland completed the AAAE Certified Member training and certification for airport executives.
    d. Andrea Erwin completed the AAAE Basic and Advanced Airport Safety & Operations Specialist training and certification.

August 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
			1 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	2 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100	3 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	4 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100
5 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	6 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	7 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	8 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	9 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100	10 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	11 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100
12 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	13 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	14 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	15 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	16 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100	17 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	18 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100
19 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	20 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	21 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	22 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	23 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100	24 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	25 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100
26 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	27 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	28 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	29 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	30 3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100	31 3343 Dept 1045 3344 Arr 1430 3347 Dept 1500 3348 Arr 2100	3343 Dept 0830 3344 Arr 1200 3345 Dept 1230 3346 Arr 1630 3349 Dept 1715 3348 Arr 2100

Data Solutions and Marketplace for Land Resources

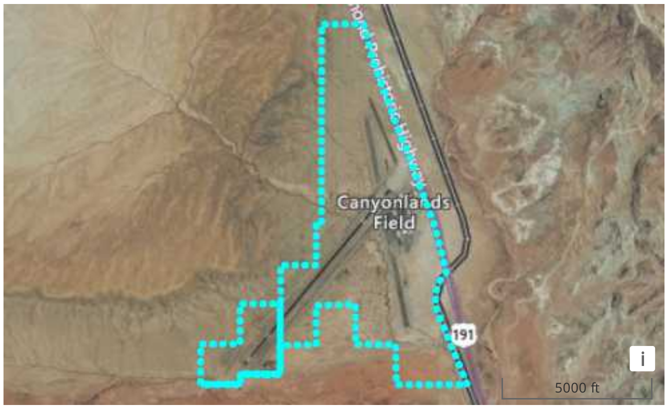
CANYONLANDS AIRPORT, GRAND COUNTY UT
GRAND COUNTY, UTAH

PROPERTY REPORT

Table Of Contents

LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal. LandGate and its partner KPMG can provide a certified appraisal.

Summary



Value Index

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Available Power	49
Energy Storage	81
Carbon Credits	10
Carbon Sequestration	10
Minerals	3
Mining	0
Water	100
Commercial & Industrial	34
Data Center	10
Green Power	18

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Industrial Contamination	0
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Electrical Connection	54
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Wildfire	12
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Induced Earthquakes	0
Hurricane	1
Tornado	3
Straight Line Wind	8
Hail	3
Flood	0

Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	$990/ac/yr
Wind Farm Lease:	$80/ac/yr
Carbon (Carbon Credits):	$0/ac/yr
Oil and Gas (Mineral Lease):	$10/ac

LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
		850.451	$69,452	$1,026/ac/yr	$86/ac/yr	81*	64*	$0	$0	$20/ac	-	-
040190019	AIRPORT DR S END	109.9	$59,394	$721/ac/yr	$35/ac/yr	78*	53*	$0	$0	$20/ac	-	-

LandGate Indexes By Parcel

			Indexes											Risk Factors									
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes
		850.5	57	10	1	64	50	81			1		100	38	22	0	11	0	52	100	10	15
040190019	AIRPORT DR S END	109.9	56	19	4	53	40	78			18		100	0	21	0	36	0	68	100	25	15

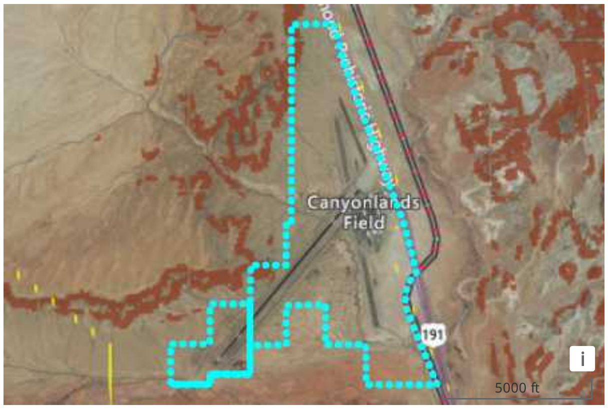
Land

Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	99.6 %
Annual Precipitation:	7.3 ″
Average Annual Wind Speed:	11.6 mph
Average 3D Solar Irradiance:	268 W/m²
Average High Temp:	69.3 ℉
Average Low Temp:	40.7 ℉
Average Slope:	1.3 °
Maximum Slope:	21.4 °

Total Land Value: $65,592,573 ($68,431/ac)

- Developed $64,917,835 (206.8 acres)
  - Developed/Open Space $19,416,683 (74.7 acres)
  - Developed/Low Intensity $13,782,997 (42.3 acres)
  - Developed/Med Intensity $25,949,217 (74.5 acres)
  - Developed/High Intensity $5,768,937 (15.3 acres)
- Woodland $382,942 (745 acres)
  - Shrubland $382,942 (745 acres)
- Barren $287,401 (4.9 acres)
  - Barren $287,401 (4.9 acres)
- Cropland $4,395 (1.8 acres)
  - Alfalfa $3,735 (1.6 acres)
  - Watermelons $661 (0.2 acres)

Property Features



Acreage Details:

Dwelling:	1 ac
Federal Wetland:	5 ac
Railroad:	8 ac
Topography 5%:	69 ac
Topography 8%:	19 ac
Topography 12%:	12 ac
Topography 15%:	9 ac
Transmission Line:	6 ac

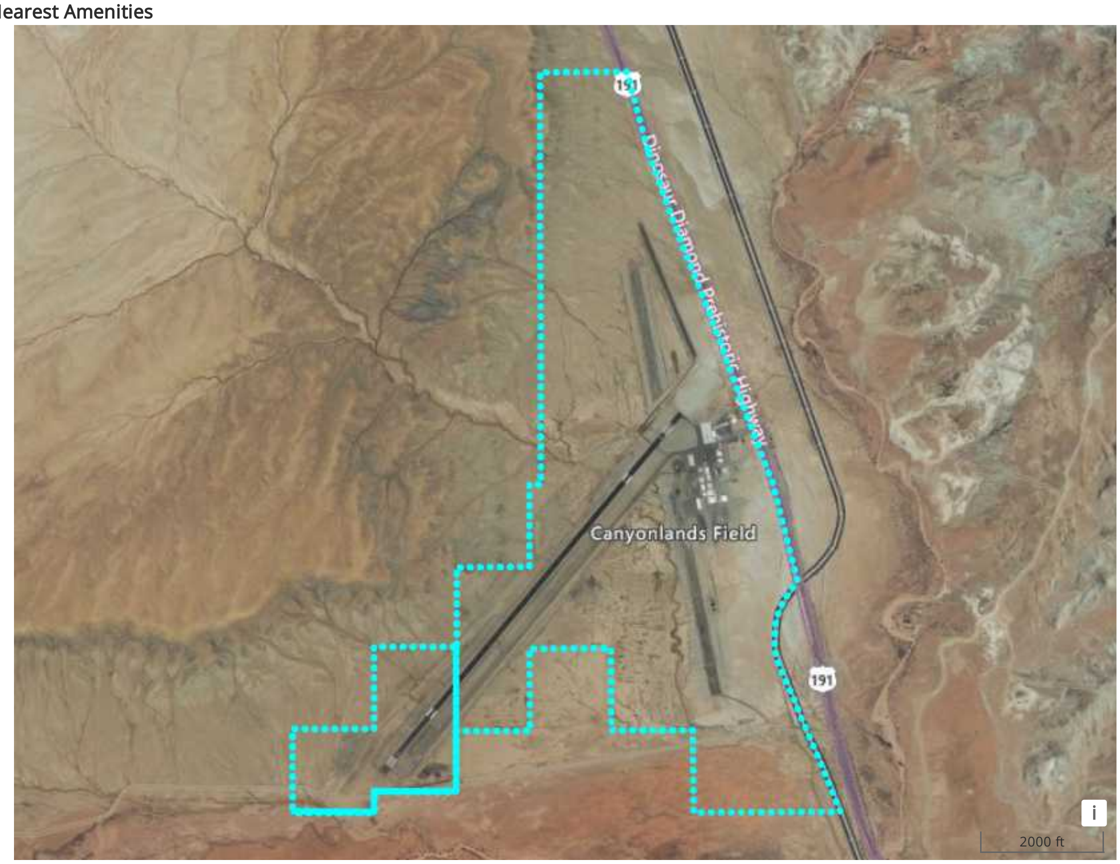
Elevation

Average Elevation:	4,584 feet
Minimum Elevation:	4,500 feet
Maximum Elevation:	4,720 feet

Slope

Average Slope:	1 °
Maximum Slope:	21 ° *(Will need grading, or may be unusable)*

Nearest Amenities



- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: **0**
Number of Coffee shops within 1.5 mi: **0**
Number of Shopping amenities within 1.5 mi: **0**
Number of Hotels within 1.5 mi: **0**
Number of Schools within 1.5 mi: **0**
Number of Gas Stations within 1.5 mi: **0**
Number of Churches within 1.5 mi: **0**
Number of Entertainment options within 1.5 mi: **0**

Distance to nearest Hospital: **No hospital within 1.5 miles**
Distance to nearest Port/Terminal: **No Port / Terminal within 1.5 miles**
Distance to nearest EV Charger: **No EV Charger within 1.5 miles**

Topo

Elevation

Average Elevation:	4,584 feet
Minimum Elevation:	4,500 feet
Maximum Elevation:	4,720 feet

Slope

Average Slope:	1 °
Maximum Slope:	21 ° *(Will need grading, or may be unusable)*

Trees

Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%) (ft):	0
Forest Age (yr):	125
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	7.89

Reforestation Potential

From Non-Tree Cover Acres (ac):	960.35
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	15.44
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	7.89
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	0.00

Details by Tree Type

Carbon Credits

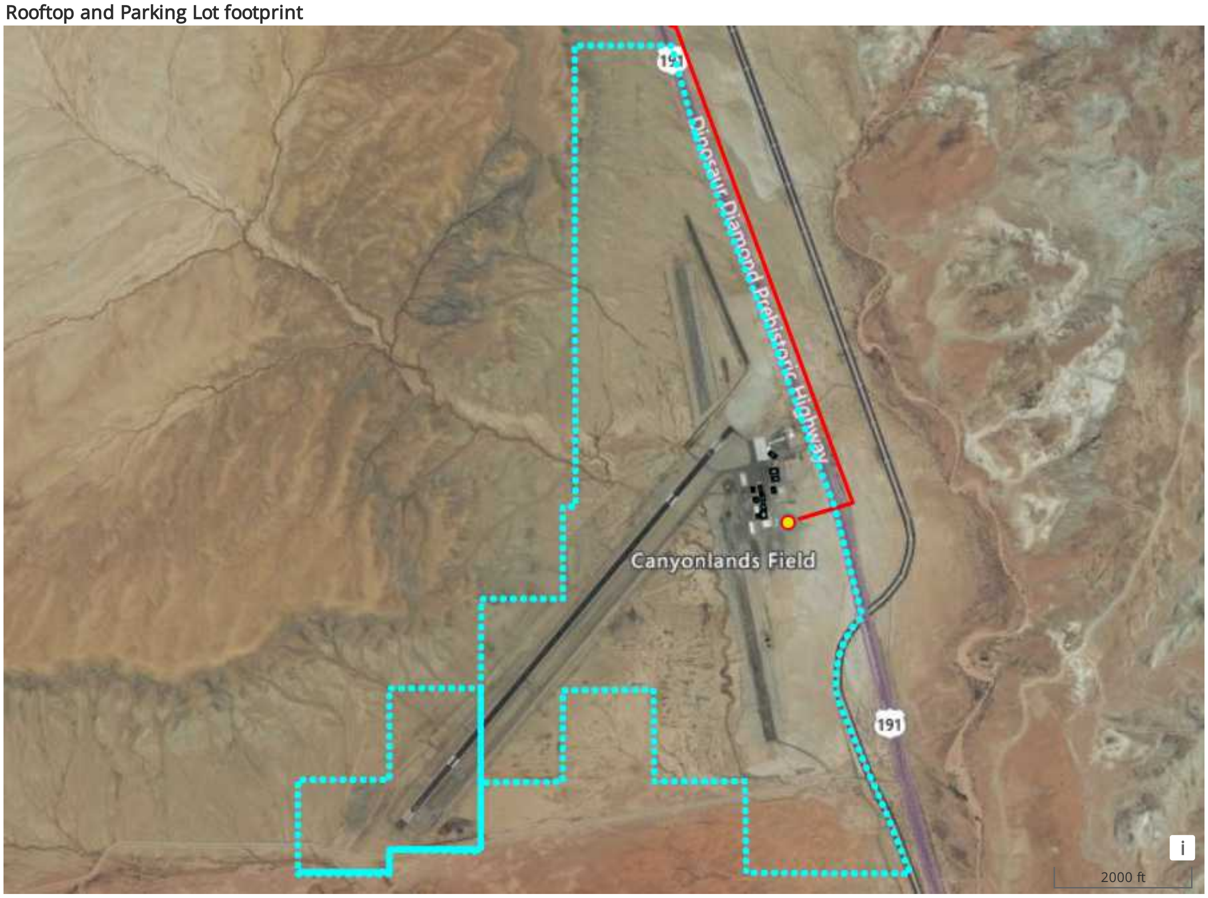
	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est Current Year ($/ac/yr)	Carbon Credits Est Current Year ($/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30
Current Trees	0.000	0.000	$0.00	$0.00	0.000	0.000	$0.00
Reforestation Potential	0.000	0.000	$0.00	$0.00	0	0.000	$0.00

Soil

Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
11	7	D	487.8	Chipeta complex	Not Prime Farmland
56	2	C	289.6	Sagers silt loam	Not Prime Farmland
75	6	C	125	Toddler-Ravola-Glenton families association	Not Prime Farmland
66	7	A	48.2	Sheppard fine sand, 2 to 10 percent slopes	Not Prime Farmland
10	7	D	9.6	Chipeta silty clay loam, 10 to 25 percent slopes	Not Prime Farmland
12	Unspecified		0.2	Chipeta-Badland complex	Not Prime Farmland

Rooftop Solar

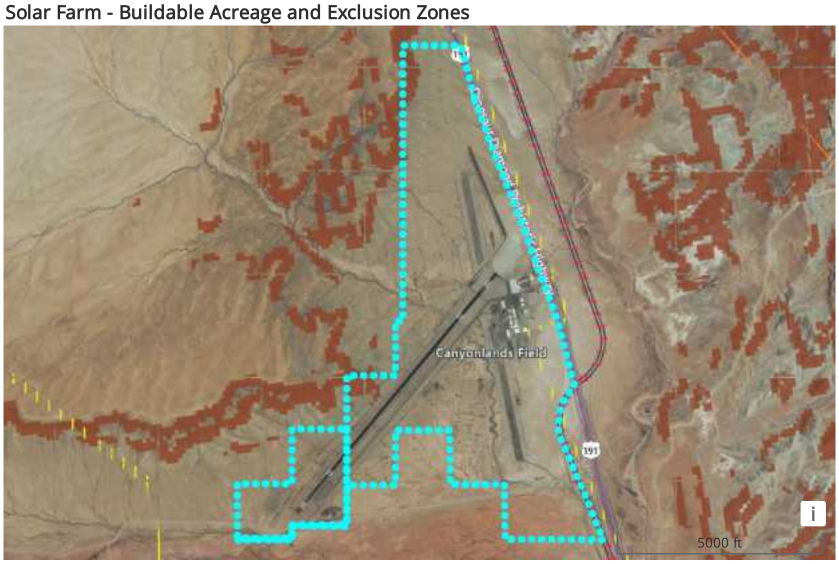
Rooftop and Parking Lot footprint



Site Details		Production Details	
Building Square Feet:	52,989	Total Site Capacity:	1.73 MW
Parking Lot Square Feet:	126,084	MWh generated per year:	3,590 MWh
		Avoided CO2 emissions:	2.5 tons CO2e/year
Number of Rooftop Solar Panels:	1,451	Estimated Yearly Revenue:	301,623 $/yr
Number Parking Lot Solar Panels:	2,878	Estimated Yearly Value:	1.684 $/sqft/yr

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

Dwelling:	1 ac
Federal Wetland:	5 ac
Railroad:	8 ac
Topography 5%:	69 ac
Topography 8%:	19 ac
Topography 12%:	12 ac
Topography 15%:	9 ac
Transmission Line:	6 ac

Est. Solar Rent: $990 / ac / yr

Buildable Acreage For Solar

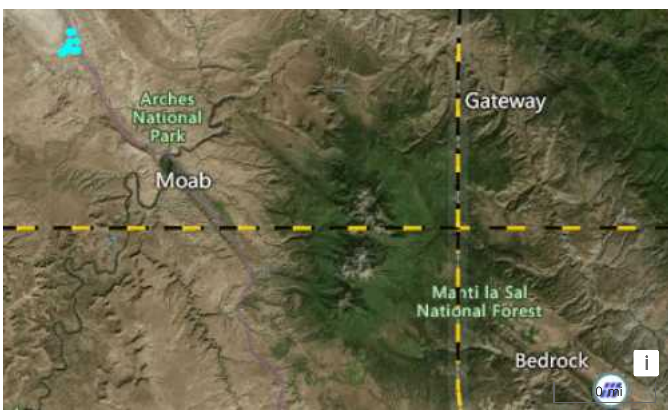
Gross Parcel Acreage:	960 ac
Total Buildable Acreage:	921 ac

** Solar rent is based off of buildable acreage.*
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	236 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected:	268 W/m²
Possible Number of Solar Panels:	603,440
Parcel Max Capacity:	272 MW
Max Annual Output:	440,365 MWh

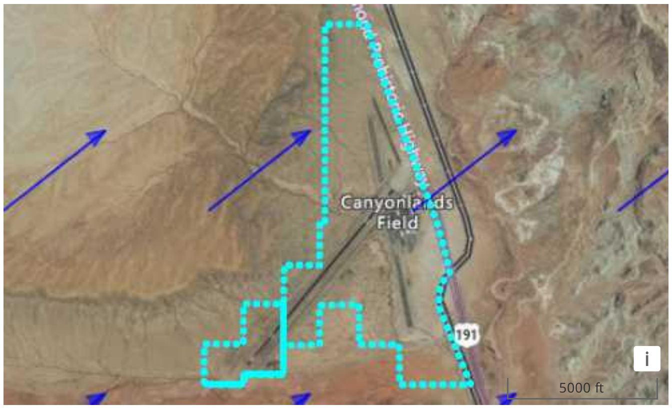
Nearest Solar Farm



Nearest Solar Farm

Operator	SAN MIGUEL POWER ASSN, INC
Distance	60.835 miles
Operating Capacity	1

Wind



Est. Wind Rent: $80/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel:	11.37
Parcel Max. Capacity:	37.518 MW
Parcel Max. Annual Output:	55,936.389 MWh

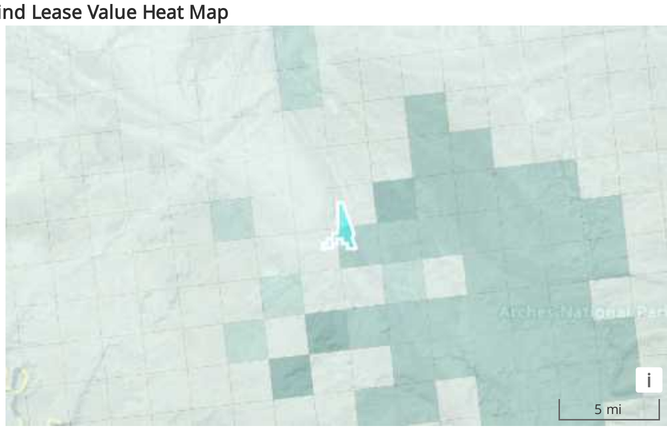
Buildable Acreage For Wind

Gross Parcel Acreage:	960 ac
Total Buildable Acreage:	921 ac

Acreage Details

Dwelling	1 ac
Federal Wetland	5 ac
Railroad	8 ac
Topography 5%	69 ac
Topography 8%	19 ac
Topography 12%	12 ac
Topography 15%	9 ac
Transmission Line	6 ac

Wind Lease Value Heat Map



LandEstimate - Lease Value in $/ac/yr

- < $100
- $100 < x < $150
- $150 < x < $225
- $225 < x < $300
- $300 < x < $375
- $375 < x < $450
- $450 < x < $550
- $550 < x < $650
- $650 < x < $700
- > $700

Electrical Infrastructure

Nearest Substation

Substation Name:	CANYONLANDS
Distance:	0 miles
Substation Hosting Capacity:	-

Nearest Transmission Line

Owner:	PACIFICORP
Distance:	0 miles
Max Capacity:	150 MW
Available Capacity:	-

Nearest Solar Farm

Nearest Wind Farm

Nearest Solar Farm

Operator	SAN MIGUEL POWER ASSN, INC
Distance	60.835 miles
Operating Capacity	1

Commodity Pricing

Wholesale Market:	NW-index
Avg. Energy Price:	-
State/Local Incentives:	-
Total Value of Solar Energy:	-

Nearest Wind Farm

Name:	Blue Mountain Wind Farm
Distance:	54.901 miles
Operating Capacity:	-

Commodity Pricing

Wholesale Market:	NW-index
Avg. Energy Price:	-
State/Local Incentives:	-
Total Value of Wind Energy:	-

Direct Solar Irradiance:	236 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected:	268 W/m²

EV Charging

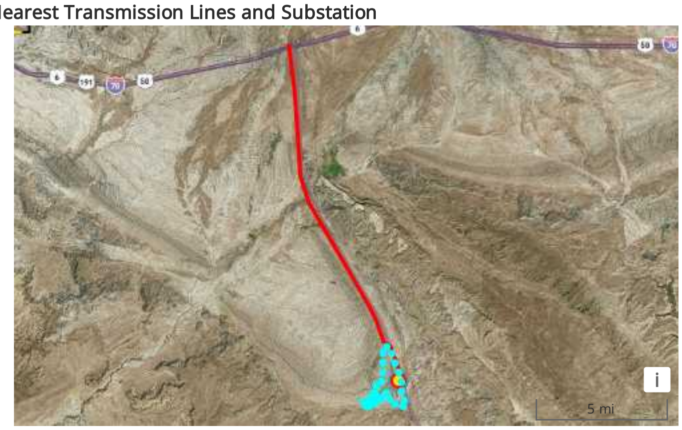
Nearest Major Road and Site Score

Nearest Major Road

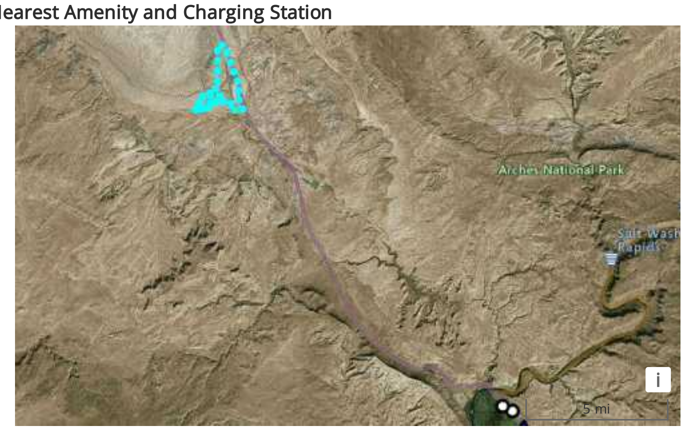
Name	U191
Distance	0 miles

EV Site Score:	64
EV Corridor Site Score:	100
EV Exit Ramp Score:	0
Substation Index Score:	47.5
Transmission Line Index Score:	100
EV Charging Station Score:	85
Tribal and DAC Index Score:	0

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	PACIFICORP
Distance:	0 miles
Max Capacity:	150 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	-
Nearest Amenity Type:	-
Nearest Amenity Distance:	- miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	926.819195 sq ft
Avgerage Annual Energy Price:	98.83 $/MWh
Average 30 Day Energy Price:	0 $/MWh

Nearest Substation

Substation Name:	CANYONLANDS
Distance:	0 miles
Substation Max kV:	115 kV
Substation Min kV:	69 kV

Nearest EV Charging Station

EV Network/Owner:	SemaCharge Network
Distance:	13.8 mi
EV Level:	Level 2
EV Connectors:	J1772
EV Pricing:	$0.00-$7.50/Hr Variable Parking Fee, $0.75/kWh Energy Fee

Carbon

Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	960.35
Tree Cover Acres (ac):	0
Non-Tree Cover Acres (ac):	960.35
Carbon Credits Offset Est. Current Year (ton/ac/yr):	0.000
Carbon Credits Offset Est. Current Year (ton/yr):	0.000
Carbon Credits Est. Current Year ($/ac/yr):	$0
Carbon Credits Est. Current Year ($/yr):	$0.00

Tree Carbon Credits

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	125
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	7.89
Tree Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Tree Carbon Offset Est. Current Year (ton/yr):	0.000
Tree Carbon Credits Est. Current Year ($/ac/yr):	$0.00
Tree Carbon Credits Est. Current Year ($/yr):	$0.00

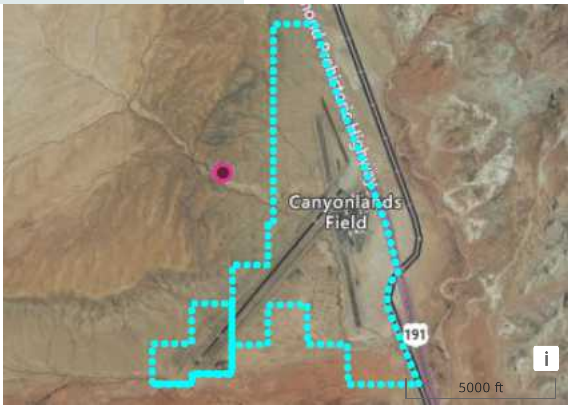
Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	960.35
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	15.44
Potential Area for Reforestation Acres (ac):	0
Water Precipitation (in/yr):	7.89
Maximum Tree Canopy Density (%)	0.00
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year ($/ac/yr):	$0.000
Reforestation Carbon Credits Est. Current Year ($/yr):	$0.00

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	7.955
Organic Carbon Density (kg/m³):	108.428
Soil Carbon Offset Est. Current Year (ton/ac/yr):	0.131
Soil Carbon Offset Est. Current Year (ton/yr):	126.215
Soil Carbon Credits Est. Current Year ($/ac/yr):	$0.20
Soil Carbon Credits Est. Current Year ($/yr):	$189.32

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- Surface Hole

- Hydrocarbon Gas Liquid
- Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) $10/acre

Nearby Wells Valuation of 1% Royalty ($70/bbl; $3.8/mcf)

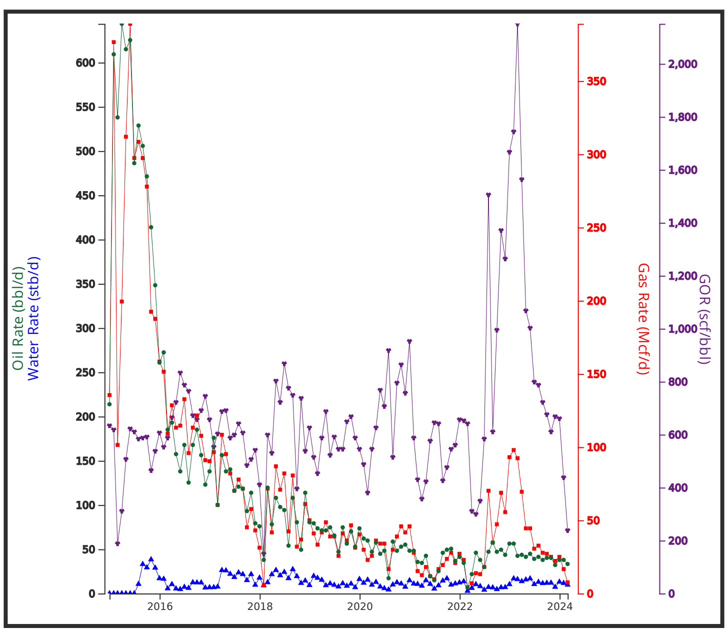
NET VALUE

$27,147

FROM OIL PRODUCTION	FROM GAS PRODUCTION	FROM NGL PRODUCTION
$25,990	$683	$474

Production (Nearby Wells)

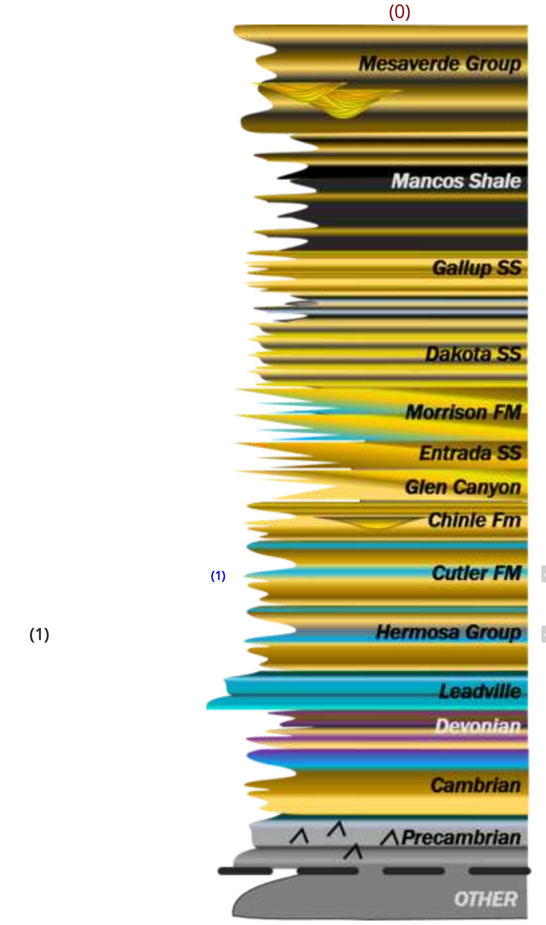
First Production Date	12/31/2014
Last Production Date	02/29/2024
Oil (cumulative)	408,677 bbl
Gas (cumulative)	41,041 boe (246,243 Mcf)
Water (cumulative)	40,833 bbl



Geology (Nearby Wells)

Paradox Basin

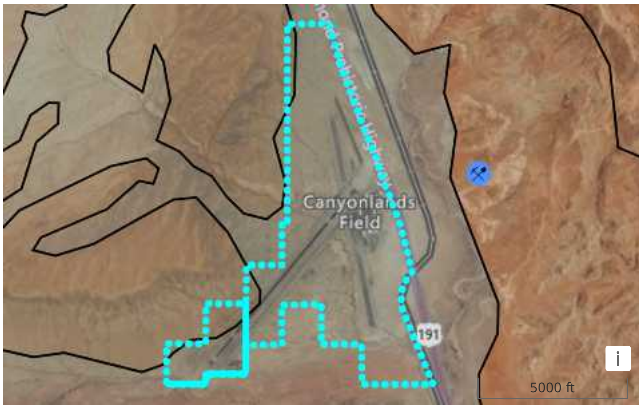
Horizontal	Vertical Non Commingled	Vertical Commingled
(1)	(1)	(0)



Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Producing	No (9.587 mi)	Cane Creek Unit 28-3	Wesco Operating, Inc	4301950045	1 mile HZ	Hermosa Group	2014-12-31					408,677	246,243
Abandoned	No (0.318 mi)	Strat St 1	TriBar Resources, LLC	4301910361	Vertical	Cutler Fm	1954-06-30				1954-06-04		

Mining



Nearest Mining Location

Associated Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	0.567 mi
Location Name	Klondike Limestone Deposit
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Crushed/Broken,Stone
Additional Commodity	
Operation Type	Unknown
County	Grand
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Prospect
Year First Produced	
Year Last Produced	

Igneous Intrusive
- Pegmatite
- Granitic/Granite
- Diorite
- Mafic
- Alkalic

Igneous Extrusive
- Mafic Volcanic
- Felsic Volcanic
- Alkalic
- Andesite
- Rhyolite
- Tuff
- Undifferentiated

Sedimentary
- Sandstone
- Shale
- Banded Iron
- Carbonate
- Clastic
- Chert
- Conglomerate
- Undifferentiated

Metamorphic
- Greenstone
- Amphibolite
- Granofels
- Gneiss
- Schist
- Conglomerate
- Undifferentiated

Evaporite
- Gypsum
- Salt
- Anhydrite
- Undifferentiated

Unconsolidated
- Alluvium

Water/Ice
- Water
- Ice

Mines
- Rare Earth Elements
- Precious Metals
- Construction Materials
- Energy
- Industrial
- Critical Minerals
- Unknown

	Rock Description	Rock Classification	Acres	Percent of Parcels
	Eolian deposits	Unconsolidated Alluvium	906	94.4
	Mancos Shale	Sedimentary Shale	54	5.6

Industrial Contamination

Nearby EPA Superfund Site

Site Name:	Monticello Mill Tailings (USDOE)
Distance:	64.38 miles
Contaminant:	ARSENIC,SELENIUM,URANIUM,,VANADIUM
Category:	Soils, Aquifer, Groundwater
Status:	NPL Site
LG Risk Score:	*44.5 / 100* *(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)*
EPA Region:	8
City:	Monticello
County:	San Juan
State:	Utah
Latitude:	37.863331
Longitude:	-109.3483
Date Proposed:	1989-07-14
Date Listed:	1989-11-21
Date Remediated:	2004-09-29
Link:	Monticello Mill Tailings (USDOE)

Near by Abondoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Abandoned	0.32	Strat St 1	TriBar Resources, LLC	4301910361	V	Cutler Fm	1954-06-30				1954-06-04	0	0

Gardner Energy | Experienced

Alternative Energy Services
Gardner Energy
Solar Solutions+

Gardner Energy is now part of the Campbell Companies legacy. Our family of industry leading service, equipment, and solutions providers include Wheeler Machinery, Monsen Engineering, SITECH, ICM Solutions, Heritage Industries, Diamond Rental, Solutions Financial Services, and now Gardner Energy.

The Utah based Gardner Energy team are masters of the renewable energy industry. As an NABCEP Certified Solar Contractor since 2005 with over three decades in the engineering services space, Gardner Energy sets themselves apart from the competition with unmatched expertise and experience in developing full turn-key renewable energy solutions. This deep expertise comes from specializing in the design, construction, and maintenance of grid-tied and off-grid solar, battery storage, and hydro systems for more than 15 years.

Gardner Energy's satisfied clients range from small residential solar customers to local municipalities, school districts, universities, and government including successful implementation of state, federal, and military projects nationwide. These projects include over 1,000 solar installations totaling 10+ megawatts of solar in Utah alone.

Our full range of renewable energy services help you create and maintain affordable, reliable, and sustainable energy projects wherever you need them:

- Feasibility and Concept Studies
- Project Development
- Full Project Design
- Final site design
- Construction and Project Management
- Commissioning
- Operations & Maintenance
- Service for existing renewable energy systems

NABCEP CERTIFIED PV Installation Professional

In-depth knowledge of products and technology applications for all hardware brands:

- Mounting solutions
- Inverters
- Grounding
- Monitoring
- PV modules
- Batteries
- Hydro

Completed Projects include:

- DFCM Cal Rampton Complex
- VA Health Systems in Salt Lake City, UT & Montrose, NY
- Hill Air Force Base
- Utah Department of Transportation
- Davis School District
- Cities of Park City, Washington Terrace, Hyrum City, Bluffdale
- Hogle Zoo
- UVU, USU
- San Juan County, Cal Black Airport

Utah's Leading Design-Build Renewable Energy Company

Solar Contractor License: 6399860-5501
Elec. License: 154270-5502

2047 South Painter Lane, Suite A | West Haven, UT 84401 | 801-689-2618 | gardner-energy.com

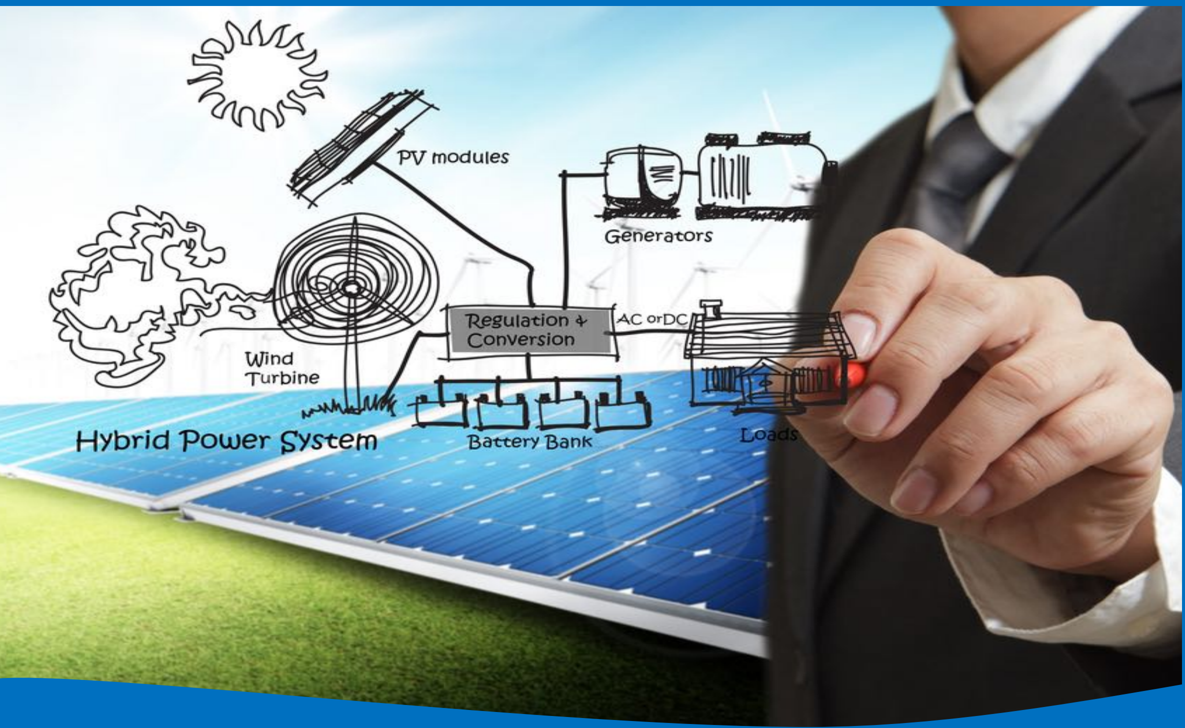
Project Portfolio

Gardner Energy | Experienced

Past Performance

Utah's Most Experienced Solar Contractor - Est. 2005

Utah Solar Contractor - Est. 2005



PV Concept Studies

Full Project Design

Construction

Operations & Maintenance

Service

Alternative Energy Services Gardner Energy Solar Solutions+

Ph. 801-689-2618

Solar Contractor License: 6399860-5501 Elec. License: 154270-5502

2047 Painter Ln.
West Haven, UT 84401

gardner-energy.com

Experience Company Profile – Gardner Energy

Gardner Energy | Experienced

A Master of the solar industry. Full Turn-key solar solutions contractor having a wide depth of experience, specializing in the design, construction and maintenance of grid-tied and off grid solar electric power systems.

Over 15 years of design-build projects behind us, Gardner offers high quality and affordable solar solutions for residential, commercial, and government consumers.

- ✓ **Over 10+ Megawatts of solar Installations in Utah**
- ✓ **Solar Contractor since 2005 – NABCEP Certified installers**
- ✓ **Over 1,000 Commercial and Residential installations**

NABCEP CERTIFIED
PV Installation Professional

Gardner Energy utilizes our in-house engineering and construction team in providing full turnkey solar solutions. We are proud to offer comprehensive, end-to-end solar electric solutions that include the latest most advanced equipment, expert engineering design, top-quality construction, and support.

We have completed system designs for all types of PV projects including rooftop arrays, solar carports, ground mounts and building intergrade solar, on all types of structures and environmental conditions. We have worked with all types of clients from small residential, local municipal, Schools, State, Federal, and military projects. We have the expertise and experience to implement proper design for the proposed project sites.

Founded in 2005, Gardner Energy is one of the most experienced solar electric providers in Utah and has installed many megawatts of solar photovoltaic systems. Our commitment and passion for high quality solar solutions has earned us an industry leading reputation of one Utah's most trusted design-build contractors. We hope a review of some of our past projects included in this response will assure you of our outstanding design and experience.

Our Core Values

Integrity is at our foundation. We will always honor our commitments and keep our word. We work with honesty, fairness and will be accountable for our actions.

Quality work will support continued success. We recognize the high standards of our clients and so do our employees. We demand that our projects match the high expectations of our clients. Our quality of work will set us apart in the construction industry.

Value is achieved through our proven ability to complete high quality projects on time and on budget.

Collaboration through listening and communicating as synergetic partner.

Success will be achieved by practicing our values and working as a team with our clients.

Gardner Energy | Design Services

Gardner Energy has an in-house solar design team with over 30 years of professional experience, in Utah working with many of the local jurisdictions.

- ✓ Utah licensed Professional engineers
- ✓ 30 -years of engineering experience
- ✓ 15 -years of solar specific design experience
- ✓ Carports | Rooftop | Ground mount

Feasibility studies | Project Development | Final site design

Gardner is experienced in system designs for all types of PV projects including rooftop arrays, solar carports, ground mounts and building intergrade solar, on all types of structures and environmental conditions.

We have worked with all types of clients from Small Residential, Local Municipal, Schools, State, Federal, and Military projects. We have the expertise and experience to implement proper design for the proposed project site.

Concept Design

Permitting | Net Meter Construction

Commissioning Operations & Maintenance Service

Gardner Energy | Construction

Experience is key to making any construction project successful. Gardner Energy has past performance of over 1,000 solar installations.

- ✓ Responsive & Experienced project manager and superintendent
- ✓ Highly Experienced workforce (NABCEP)
- ✓ Solar Trade Specific workforce (specialized)
- ✓ Working knowledge of specific solar products
  - Mounting solutions
  - Inverters
  - Grounding
  - Monitoring

Safety – Protection to individuals on and around the jobsite is of utmost importance. Proper safety measures will be taken during construction and managed by our OSHA 30 hour safety manager.

Past Performance

Kay's Creek Elementary | KAYSVILLE, UT

Project Size: 275 kW

Project Description:
Scope of Work: Complete design-build
Ballast Roof mount -AET Rayport-B
REC 315W XL – SMA Tripower
Shade Canopy- Solarworld 280W

Davis School District
LEARNING FIRST !

Past Performance

Environmental Facts

Annual Power Production 431,662 kWh

Estimated CO_2 Equivalent Savings 303 ton

Utah Division of Facilities Constriction & Management (DFCM) | KAYSVILLE, UT
CALVIN RAMPTON COMPLEX (UDOT)

Project Size: 273 kW

Project Description:
Scope of Work: Complete design-build
Metal Roof Mounted - Carport
Panels: SolarWorld 350 – SMA TL

UDOT
Keeping Utah Moving

Past Performance

Bluffdale City Hall | BLUFFDALE, UT

Project Size: 64.86 kW

Project Description:
Scope of Work: Complete design-build
Sloped Roof mount -Ballasted Roof Mount RM10
Panel: REC 345 W – Inverter: SolarEdge

Environmental Facts

Annual Power Production 377,111 kWh

BLUFFDALE
EST. 1848

Concept

Completion

Past Performance

Bluffdale Fire Station 91 | BLUFFDALE, UT

Project Size: 66.24 kW

Project Description:
Scope of Work: Complete design-build
Sloped Roof mount -Flush Roof Mount SNR
Panel: REC 345 W – Inverter: SolarEdge

Environmental Facts

Annual Power Production 197,100 kWh - 45% off set

Past Performance

Wadman Corporation | OGDEN, UT

Project Size: 172 kW

Project Description:
Scope of Work: Complete design-build
Sloped Roof mount -SnapNrack metal flush mount
Panel: REC 345 W – Inverter: SolarEdge

Environmental Facts

Annual Power Production 91,720 kWh - 87% off set

Past Performance

Ogden Rescue Mission | OGDEN, UT

Project Size: 45.85 kW

Project Description:
Scope of Work: Complete design-build
Metal Roof Mounted – Rooftop Solar
Panels: (131) REC TP 350 – SolarEdge

Environmental Facts

Annual Power Production 239,999 kWh

OGDEN RESCUE MISSION

Past Performance

Telos U | KAYSVILLE, UT

Project Size: 80 kW

Project Description:
Scope of Work: Complete design-build
Ballast Roof mount -AET Rayport-B
REC 315W – SMA TL

Environmental Facts

Annual Power Production 67,950 kWh

Past Performance

VA Medical Center | SALT LAKE CITY, UT

Project Size: 900 kW

Project Description:
Scope of Work: Design-Build
Ground Mount PV
Self ballast- *Solyndra*
Carport Canopy Structure
Suniva – SMA - Solyndra
(Davis-Bacon Act, Buy American provisions applied)

Environmental Facts

Annual Power Production 115,493 kWh
Estimated CO_2 Equivalent Savings 82 ton

Department of Veterans Affairs

Past Performance

VA Medical Center | MONTROSE, NY

Project Size: 400 kW

Project Description:
Scope of Work: Design & Project Management
Roof Mounted
Carport Canopy Structures
(Davis-Bacon Act, Buy American provisions applied)

Environmental Facts

Annual Power Production 1,207,125 kWh

Estimated CO_2 Equivalent Savings 918 ton

Past Performance

Environmental Facts

Annual Power Production 446,700 kWh

Estimated CO_2 Equivalent Savings 314 ton

Summit County Health Department | PARK CITY, UT

Project Size: 71 KW

Project Description:
Scope of Work: Complete design-build
Ballast Roof mount -AET Rayport -B
Suniva 270W – Aurora Power One Micro

Past Performance

Environmental Facts

Annual Power Production 100,480 kWh

Estimated CO_2 Equivalent Savings 70 ton

Moab City Hall | MOAB, UT

Project Size: 25 kW

Project Description:
Scope of Work: Complete design-build
Sloped Roof mount -SnapNrack flush mount
Panel: SolarWorld 345W – Inverter: SMA TL

Past Performance

Utah State University – Hillyard Center

Project Size: 20.5 KW

Project Description:
Scope of Work: Complete design-build
Ground mount -AET -Rayport-G
SolarWorld 250W – SMA TL

Environmental Facts

Annual Power Production 40,929 kWh

Estimated CO_2 Equivalent Savings 31 ton

Past Performance

Hill Air Force Base | LAYTON, UT

Project Size: 211 KW

Project Description:
Scope of Work: Complete design-build
Ground mount -UniRac Ground Mount
BP Solar 200w – SMA central

Environmental Facts

Annual Power Production 33,600 kWh

Estimated CO_2 Equivalent Savings 24 ton

Past Performance

Weber State University | OGDEN, UT

Project Size: 35.5 kW

Project Description:
Scope of Work: Complete design-build
Roof Mounted - Raised System
Panel: Sharp 250W – Inverter: Enphase M215

Environmental Facts

Annual Power Production 320,907 kWh
Estimated CO_2 Equivalent Savings 226 ton

Past Performance

Weber State University | OGDEN, UT

Project Size: 20.5 kW

Project Description:
Scope of Work: Complete design-build
Roof Mounted - Raised System
Panel: SolarWorld 245W – Inverter: SMA SB

Environmental Facts

Annual Power Production 53,565 kWh

Estimated CO_2 Equivalent Savings 37 ton

Park City Hall | PARK CITY, UT

Project Size: 18.8 kW

Project Description:
Scope of Work: Complete design-build
Custom ballast mounted
Panel: SolarWorld 235W – Inverter: Enphase M190

PARK CITY
1884

Past Performance

Annual Power Production 29,400 kWh

Utah's HOGLE ZOO

Hogle Zoo | SALT LAKE CITY, UT

Project Size: 54 kW

Project Description:
Scope of Work: Complete design-build
Multiple Project Phases Custom ballast mounted
Panel: SolarWorld & Evergreen – Inverter: SMA

Past Performance

Environmental Facts

Annual Power Production 82,500 kWh

Hyrum City | HYRUM, UT

Project Size: 42.3 kW

Project Description:
Scope of Work: Complete design-build
Multiple Project Phases Custom ballast mounted
Panel: SolarWorld 235 – Inverter: SMA Sunny Tower

Past Performance

Environmental Facts

Annual Power Production 63,500 kWh

Utah Valley University UVU Capitol Reef NP | CAPITAL REEF, UT

Project Size: 14.4 KW | Off-Grid

Project Description:
Scope of Work: Complete design-build
Off- Grid School Campus
Carport Mount – Roof array
Envergreen 200W – Outback Power Flex500

Utah Valley University Capitol Reef Research Facility is located in south-central Utah in the heart of red rock country in the remote Capitol Reef National Park. Miles away from the central power grid, the only option for this place-based learning center and scholarly research facility was to go off the grid.

al Fac

Annual Power Production 17,730 kWh

San Juan County | CAL BLACK MEMORIAL AIRPORT

Project Size: 13.2 kW

Project Description:
Scope of Work: Complete design-build
Ground Mount / Off-Grid Power System
140-Kyocerea 140 watt off-grid panels
Outback Radian Inverter System
Commercial Grade GNB Battery Bank

San Juan County Cal Black Airport located in south Utah near Lake Powell, is miles away from the central power grid, the airport relies on the solar-battery based power system for all airprot power needs.

Find out more
About us:

gardner-energy.com

Alternative Energy Services
Gardner Energy
Solar Solutions+