



GRAND COUNTY MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING

Grand County Council Chambers
125 East Center Street, Moab, Utah

AGENDA Tuesday, May 17, 2016

6:00 p.m. **or later**

- Call to Order**
- Approval of Minutes** (Diana Carroll, Secretary)
 - A. March 15, 2016 (Municipal Building Authority Special Meeting)
- Presentations** (none)
- Discussion Items** (none)
- Action Items** – (none)
- Public Hearings – Possible Action Items:**
 - B. Public Hearing to hear public input on an application to the Utah State Community Impact Board for funding the remodeling of the existing Grand County Airport Terminal Building at Canyonlands Field Airport (Judd Hill, Airport Manager)
- Closed Session(s)** (if necessary)
- Adjourn**

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Council meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Council may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Council meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Council Meeting and forty-eight (48) hours prior to any Special Council Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Council's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.

A Council agenda packet is available at the local Library, 257 East Center St., Moab, Utah, (435) 259-1111 at least 24 hours in advance of the meeting.

AGENDA SUMMARY
GRAND COUNTY COUNCIL MEETING

MAY 17, 2016

Agenda Item: B

TITLE:	Public Hearing to hear public input on an application to the Utah State Community Impact Board for funding the remodeling of the existing Grand County Airport Terminal Building at Canyonlands Field Airport
FISCAL IMPACT:	\$990,000 in Loan/Grant, plus \$500,000 matching funds budgeted
PRESENTER(S):	Judd Hill, Canyonlands Field Airport Manager

Prepared By:

Judd Hill
 Airport Manager
 Canyonlands Field Airport
jhill@grandcountyutah.net
 435-259-4849

FOR OFFICE USE ONLY:

Attorney Review:

N/A

BACKGROUND:

Grand County is preparing an application to the State of Utah Permanent Impact Board for providing funding for remodeling the current airport terminal. The scope of this remodeling is to include adding approximately 2700 additional square feet including mechanical, plumbing, heating and cooling, plumbing, communications, locks, sprinkler system and other items to facilitate increased passengers associated with security screening demands.

The County hired the architect firm, Chamberlin Architects, which developed a terminal layout that met all of the needs as determined by a committee of the Airport Board. This design for a terminal building came to approximately \$7.4 million. Grand County does not have the ability to take on the financial obligations associated with a project of that cost. Given the cost estimates, the Airport Board committee re-evaluated the existing terminal and extrapolated the costs of a 2700 sq ft addition to arrive at an estimated project cost of \$1.49 million.

Construction is anticipated to be completed prior to the end of the current Essential Air Service contract, scheduled to end in March 2018. At that time, the County is anticipating the completion of a \$13 million upgrade of the runway to support jet traffic.

ATTACHMENT(S):

1. Public Notice
2. Project Description
3. Schematic Floor Plan
4. Cost summary from Chamberlin Architects
5. Cost estimates for expansion

NOTICE OF PUBLIC HEARING

The Grand County Council acting in their role as the Grand County Municipal Building Authority (MBA) will hold a public hearing on Tuesday, May 17, 2016 at the hour of 6:00 P.M. to receive public comments in regards to an application to the Utah State Community Impact Board for funding the remodeling of the existing Grand County Airport Terminal Building at Canyonlands Field Airport. The application will request grant and/or loan funding for this project. The public hearing will be located in the Council Chambers of the Courthouse located at 125 E. Center Street in Moab, Utah. More information regarding the proposed application can be obtained by contacting Judd Hill, Airport Manager, during normal business hours at (435) 259-4849. The public is invited to attend and make public comments.

Witness my hand and seal this 2nd day of May, 2016.

/s/Diana Carroll, County Clerk/Auditor

Published in the Times Independent, Moab, Utah May 5th and 12th, 2016.

PROJECT DESCRIPTION

GRAND COUNTY AIRPORT TERMINAL REMODEL PROJECT

Grand County is the owner and operator of Canyonlands Field Airport which is located approximately 18 miles north of Moab. The Airport serves all of the aviation needs of Grand County, and is also the only commercial aviation airport for all of Southeastern Utah. Without the commercial services provided at Canyonlands Field for this region of the State of Utah, the local citizens from Grand and the surrounding counties are forced to either travel to the other side of the state, or more commonly, to Colorado for access to commercial air service travel. Grand County is seeking financial assistance from the Permanent Community Impact Board for the expansion of the terminal building in coordination with an overall upgrade of the Airport's runway to support the local demand for increased commercial service.

The catalyst for this project was the announcement by Utah-based SkyWest Airlines in the fall of 2014 that they would terminate services to Grand County's Airport in the spring of 2015. This airline, along with most of the air carriers in the country, are transitioning to fleets of commercial jets. SkyWest was not able to continue service to Grand County because of the lack of the runway infrastructure to support the airline's transition away from turbo-prop aircraft (30-seat Embraer-120 Brasilias) to only commuter jets. At other airports in Utah which had the appropriate size runways, SkyWest transitioned to the 50-seat CRJ-200 commuter jets in the spring of 2015 and maintained air service.

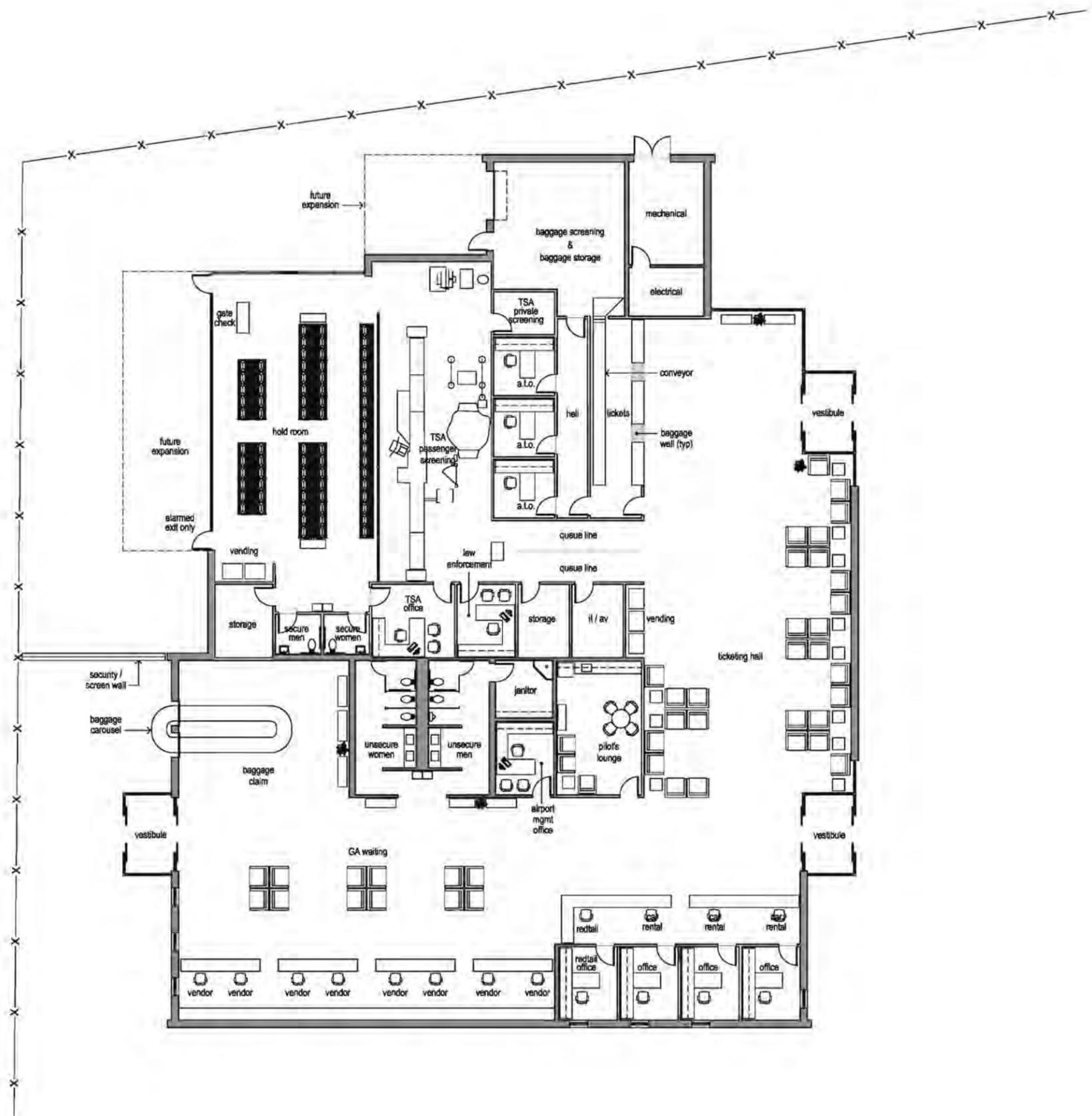
Almost all airports in the United States rely on large Federal financial assistance for the operation and development of their infrastructure. These upgrades are planned by looking at the needs years and decades in advance. Generally, on projects such as runway upgrades, Federal funding covers 90-95% of a project's cost (depending on the financial standing of a community) and the State and local community split the remaining 5-10%; the Federal government classifies Grand County as an Economically Disadvantaged Area and is paying 95% of our funding needs.

Grand County had been planning to expand its Airport's infrastructure in the coming decade utilizing Federal money, but drastically changed and accelerated its financial commitment immediately upon receiving the announcement of the loss of air service. Within two weeks of SkyWest's announcement, Grand County self-funded a \$270,000 Airport Master Plan (it would have only cost the County \$6,750 to wait several years for Federal funding of the Airport Master Plan). This Airport Master Plan was the first step to upgrade the runway to facilitate jet service. The next step towards the development of an expanded runway is an Environmental Assessment (approximately \$600,000 assessment), and that is currently nearing completion. The final stage of development will be the actual construction of the runway. The construction portion of the project will be over \$12,000,000, and is slated for Federal/State/Local funding within the next year. By the time runway is constructed, Grand County will have invested almost \$600,000 over less than two years in support of the airport improvements.

In conjunction with the upgrade of the infrastructure for the aircraft, the County also needs to increase the infrastructure needs for the local citizens using the commercial aircraft, specifically the terminal building. The existing terminal building is used by both the commercial air carrier and the general aviation users in Southeastern Utah. The current 4,700 square foot facility was remodeled at the County's expense in 2013-2014 to facilitate the security screening of SkyWest's 30-seat aircraft. Unfortunately, the area cannot support 50 passengers. To further exacerbate the issue, we need to plan on the future transition from 50-seat jets to 70-seat jets; an airline industry transition expected to occur in the coming decade.

To address the terminal space requirements, the county selected Chamberlin Architects in the fall of 2015 to design a facility based on the needs outlined by a committee of the Grand County Airport Board. The final design that would meet the needs for the next 30-50 years was a new 13,930 square foot building at the cost of \$7,412,241. This cost is too large given current resources. Due to the final design costs, the Airport Board has taken the design from Chamberlin and scaled it down to a small expansion and remodel of the existing terminal building. Utilizing the specific cost breakdown outlined in the Chamberlin design, the county has developed a plan to expand the current building by approximately 2,700 square feet at a cost of \$1,490,000. This expansion will meet the requirements for safe and secure air travel for decades into the future. It will be able to handle 50-seat aircraft, the expected short-term shift to 70-passenger planes expected in the coming decade, as well as incorporating a contingency to adapt to any unexpected future shift in the airline industry, which could replace those 70-seat air carriers with a similar size increase in aircraft size.

In addition to the almost \$600,000 the County is spending on the Airport's expansion between 2014-2016 to facilitate the airline service needs for its citizens and all of Southeastern Utah, Grand County has also set aside an additional \$500,000 for the expansion of the terminal building. Given the \$1,100,000 that the County has, and will be, investing in the upgrade of the airport infrastructure, the County is seeking financial assistance from the Permanent Community Impact Board to offset the additional estimated \$990,000 for the remodel and expansion of the terminal building at Canyonlands Field Airport.



OVERALL GSF: ± 13,930



C H A M B E R L I N
A R C H I T E C T S

CANYONLANDS FIELD TERMINAL
SCHEMATIC DESIGN OPINION of PROBABLE COST - SUMMARY
January 18, 2016

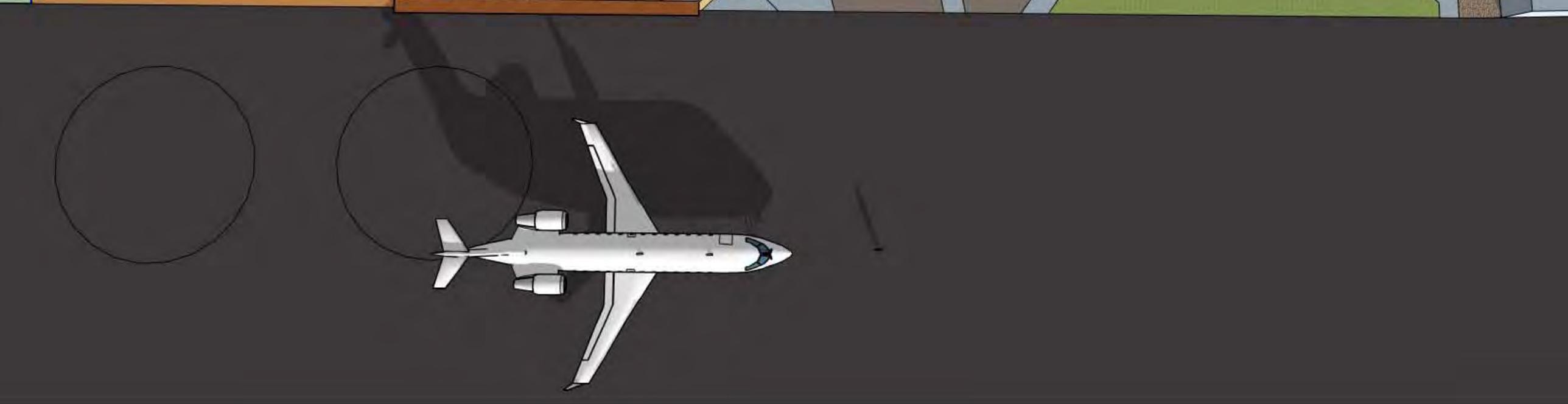
	Construction Cost	SQFT Cost	SQFT
Site Work	\$ 1,965,000	\$15	131,000
New Terminal	\$ 2,904,254	\$208	13,930
Building Demolition (Existing Terminal)	\$ 47,000	\$10	4,700
Sub-Total Net Construction Cost	\$ 4,916,254		
Schematic Design Contingency - 15%	\$ 737,438		
Total Direct Construction Cost	\$ 5,653,692		
Standard General Conditions - 3.6%	\$ 203,533		
Sub-Total Net Construction Cost	\$ 5,857,225		
Contractor Overhead & Profit - 5%	\$ 292,861		
Bond - 0.6%	\$ 35,143		
Estimated Net Construction Cost	\$ 6,185,230		
Owner's Contingency - 5%	\$ 309,261		
Total Estimated Construction Cost	\$ 6,494,491		

Soft Costs

A/E Design Fees ($\pm 7\%$)	\$ 455,000
A/E Reimbursables	\$ 20,000
FF&E Design Fee ($\pm 5\%$)	\$ 13,750
FF&E (Fixtures, Furnishings & Equipment)	\$ 275,000
Geotechnical Investigation	\$ 8,000
IT/AV	\$ 100,000
Materials Testing	\$ 16,000
Relocate Existing Metal Storage Buildings	\$ 30,000
TSA Equipment	\$ -
Total Estimated Soft Costs	\$ 917,750
Total Estimated Project Cost	\$ 7,412,241

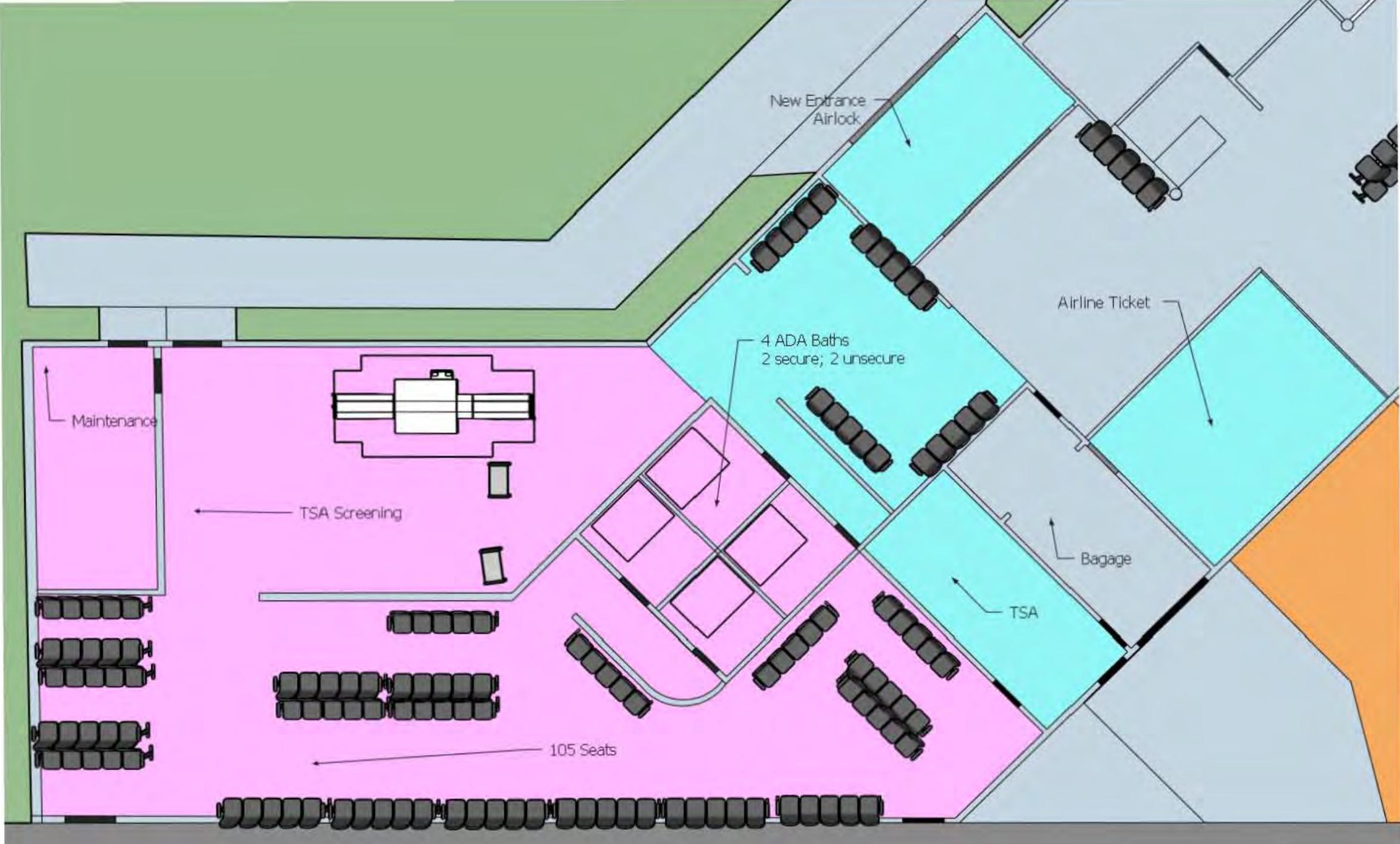
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www.chamberlinarchitects.com









Chamberlin Architects - New Building Cost Breakdown

	Unit Cost	sq ft	Total Cost
Site Work	15	131000	\$ 1,965,000.00
New Terminal	208.5	13930	\$ 2,904,405.00
Destruction	10	4700	\$ 47,000.00
Subtotal Construction			\$ 4,916,405.00
Schematic Design	15%		\$ 737,460.75
Total direct construction			\$ 5,653,865.75
Std General Direction	3.60%		\$ 203,539.17
Subtotal net construction cost			\$ 5,857,404.92
contractor overhead/profit	5%		\$ 292,870.25
Bond	0.60%		\$ 35,144.43
Estimated net construction			\$ 6,185,419.59
Owners contingency	5%		\$ 309,270.98
Total Est. Construction Cost			\$ 6,494,690.57
Soft Cost			
A/E Design	7%		\$ 454,628.34
A/E Reimbursable	20,000		\$ 20,000.00
Fixtures/Furniture/Equipment	19.75	13930	\$ 275,117.50
FFE Design	5%		\$ 13,755.88
Geotech	8000		\$ 8,000.00
IT/AV	7	13930	\$ 100,435.30
Materials Testing	16000		\$ 16,000.00
Relocate garages	30000		\$ 30,000.00
Soft Cost sum			\$ 917,937.02
TOTAL			\$ 7,412,627.59

Grand County Airport Board - Scaled Costs Breakdown

	Unit Cost	sq ft	Total Cost
Site Work	15	25407	\$ 381,105.00
New Terminal	208.5	2700	\$ 562,950.00
Destruction	10	200	\$ 2,000.00
Subtotal Construction			\$ 946,055.00
Schematic Design	15%		\$ 141,908.25
Total direct construction			\$ 1,087,963.25
Std General Direction	3.60%		\$ 39,166.68
Subtotal net construction cost			\$ 1,127,129.93
contractor overhead/profit	5%		\$ 56,356.50
Bond	0.60%		\$ 6,762.78
Estimated net construction			\$ 1,190,249.20
Owners contingency	5%		\$ 59,512.46
Total Est. Construction Cost			\$ 1,249,761.66
Soft Cost			
A/E Design	7%		\$ 87,483.32
A/E Reimbursable	20,000		\$ 20,000.00
Fixtures/Furniture/Equipment	19.75	2700	\$ 53,325.00
FFE Design	5%		\$ 2,666.25
Geotech	8000		\$ 8,000.00
IT/AV	7	2700	\$ 19,467.00
Materials Testing	16000		\$ 16,000.00
Relocate garages	30000		\$ 30,000.00
Soft Cost sum			\$ 236,941.57
TOTAL			\$ 1,486,703.23