



**GRAND COUNTY
MUNICIPAL BUILDING AUTHORITY
SPECIAL MEETING**

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

**AGENDA
Tuesday, June 7, 2016**

4:00 pm

- Call to Order**
- Approval of Minutes** (Diana Carroll, Secretary)
 - A. March 15, 2016 (Municipal Building Authority Special Meeting), Postponed from May 17, 2016
 - B. May 17, 2016 (Municipal Building Authority Special Meeting)
- Presentations** (none)
- Discussion Items** (none)
- Action Items –**
 - C. Ratifying the Chair's signature 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)
- Public Hearings – Possible Action Items:**
- 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.

*Department of Workforce Services
Housing & Community Development Division*



PERMANENT COMMUNITY IMPACT FUND BOARD

**PROGRAM DESCRIPTION
&
APPLICATION FORM
(Revised May 2016)**

***Permanent Community Impact Fund Board
1385 South State ~ 4th Floor
Salt Lake City, Utah 84115
Office: 801-468-0043
Fax: 801-468-0211***

**PERMANENT COMMUNITY IMPACT FUND BOARD
APPLICATION FORM**

(Revised May 2016)

PART A. GENERAL INFORMATION

Project Title Canyonlands Field Airport Expansion - Terminal Building

Project Location Canyonlands Field Airport – Grand County *Population* 9515

Project is on the entity's adopted general plan yes X no *Date* 10/2015

Applicant has attended a CIB Tutorial: yes X no

1. Applicant Agency

Name: Grand County Municipal Building Authority

Mailing Address: 125 E. Center St.

City: Moab County: Grand . Utah Zip: 84532

Contact Person (Must be with the applicant agency and registered in WebGrants, see page 6)

Name: Judd Hill

Phone: 435-259-4849 Fax: 435-259-4860

Email: jhill@grandcountyutah.net

Federal Tax Identification Number: 876000304

2. Presiding Official (this person must sign the application; page 6)

Name and Title: Elizabeth Tubbs, Grand County Municipal Building Authority President

Email: etubbs@grandcountyutah.net

3. Clerk/Recorder

Name and Title: Diana Carroll, Grand County Clerk/Auditor

Email: dcarroll@grandcountyutah.net

4. Engineer/Architect

Name: Chamberlin Architects

Mailing Address: 437 Main St

City: Grand Junction, CO Zip: 81501 Phone: 970-242-6804 Fax: 970-242-7422

Email: etscherter@chamberlinarchitects.com

5. Bond Counsel

Name: Ballard Spahr

Mailing Address: One Utah Center, Suite 800; 201 S. Main St.

City: Salt Lake City Zip: 84111 Phone: 801-531-3000 Fax: 801-531-3001

Email: _____

6. Financial Consultant – (optional)

Name: Zions Bank

Mailing Address: 1 South Main St, 18th Floor

City: Salt Lake City Zip: 84113 Phone: 801-844-7373 Fax: _____

Email: _____

PART B. PROPOSED FUNDING – Project Title: Canyonlands Field Airport Expansion – Terminal Building

1. Cost Sharing

<u>Funding Source</u>	<u>Cost Share</u>
a. <u>Applicant Cash (For Terminal Building)</u>	<u>\$500,000</u>
b. <u>Applicant In-kind (specify)** (Land for Construction)</u>	_____
c. <u>Other Local Cash (specify) (Airport Master Plan; Runway Environment Assessment and construction)</u>	_____
d. <u>Other Local In-kind (specify)**</u>	_____
e. <u>Federal Grant (specify) (Runway environmental assessment and construction)</u>	_____
f. <u>Federal Loan (specify)</u>	_____
g. <u>State Grant (specify) (UDOT-Aeronautics; Runway environmental assessment and construction)</u>	_____
h. <u>State Loan (specify)</u>	_____
I. <u>Total CIB Funds (total of lines 2a & 2b below)</u>	<u>\$990,000</u>
Total Project Cost	<u>\$1,490,000</u>

Note: The CIB may limit its total participation in any given project to a maximum of \$5,000,000 regardless of grant/loan mix.

2. Type of CIB Funds Requested - (Loans should be rounded to the nearest \$1000)

a. **Loan Amount:** \$ 490,000 Rate: 2.5% Years: 20 1st Payment Due: 2017

Security for Loan: (circle one)

1. General Obligation Bond

2. Revenue Bond (specify revenue source): Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax (TRCC)

3. Building Authority Lease Revenue Bond (specify lessee): _____

4. Class B & C Road Fund Revenue Bond: _____

5. Other (specify): _____

b. **Grant Amount:** \$ \$500,000

3. Cost Over-runs

All applicants must indicate how they propose to finance cost over-runs for the proposed project.

Grand County will finance cost over-runs with local funds

****In-kind funds cannot be included as part of the local contribution, unless the in-kind has a demonstrable value, such as real property. Donated labor or staff time cannot be counted as either cash or in-kind contribution.**

PART C. PROJECT BUDGET – Project Title: Airport Terminal Expansion

DATE COST ESTIMATES FOR PROJECT WERE PREPARED Jan 2016

INDIVIDUAL OR FIRM RESPONSIBLE FOR COST ESTIMATES Chamberlin Architects** (modifications by Grand County Airport Board)

1. Construction – (This refers to the prepared estimate included with application)

(specify quantity & unit price below or refer to an attached estimate)

1. Please Refer to Cost Estimate Breakdown (Attachment #2c for details)	\$ _____	
2. Subtotal Construction Cost (Site Work, Construction, Demolition; Garage Relocation)	\$976,055	
3. Construction Soft Costs (FFE; IT/AV; Administrative)	\$72,792	
4. _____	\$ _____	
5. _____	\$ _____	
6. Construction Contingency 5%	\$60,789	
Construction Sub-Total		\$1,109,636

2. Engineering Services

Pre-Construction Engineering:

(Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents)

\$ 255,077

Special Engineering Services:

(soil investigations , geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations)

\$ 8,000

Construction Engineering Services:

(Representation during construction, special inspections, materials testing and construction phase services)

\$ 117,287

Engineering Services Sub-total:

\$ 380,364

ALTERNATE ENGINEERING OPINION _____

3. Planning or Feasibility Studies

Planning or Feasibility Studies Sub-total

\$ N/A

4. Land/Easements/Water Rights

Land/Easements/Water Rights Sub-total

\$ N/A

5. Equipment & Facilities

Equipment & Facilities Sub-total

\$ N/A

6. Administration

Legal: (Within Construction Soft Cost)

\$ N/A

Financial Consultant: : (Within Construction Soft Cost)

\$ N/A

Administration Sub-total

\$ N/A

TOTAL PROJECT COST

\$ 1,490,000

Bonded Debt Summary (attach additional sheets as necessary)

<u>BOND ISSUE</u>		<u>BOND ISSUE</u>		<u>BOND ISSUE</u>	
PURPOSE:	<u>Courthouse GO</u>	PURPOSE:	<u>Airport Improvements</u>	PURPOSE:	<u>MVFPD (Fire Truck)</u>
\$ Issued:	<u>\$1,461,000</u>	\$ Issued:	<u>\$400,000</u>	\$ Issued:	<u>\$150,000</u>
Interest Rate:	<u>1.90%</u>	Interest Rate:	<u>2.5%</u>	Interest Rate:	<u>0%</u>
Date Issued:	<u>2014</u>	Date Issued:	<u>1998</u>	Date Issued:	<u>2002</u>
Due Date:	<u>2022</u>	Due Date:	<u>2019</u>	Due Date:	<u>2023</u>
Bond Holder:	<u>JP Morgan Chase</u>	Bond Holder:	<u>Zions Bank</u>	Bond Holder:	<u>CIB</u>

<u>Annual Debt Service (P+I)</u>		<u>Annual Debt Service (P+I)</u>		<u>Annual Debt Service (P+I)</u>	
<u>Year</u>	<u>\$ Amount</u>	<u>Year</u>	<u>\$ Amount</u>	<u>Year</u>	<u>\$ Amount</u>
current	2016 \$199,069	current	2016 \$25,400	current	2016 \$8,000
+1	2017 \$198,688	+1	2017 \$25,825	+1	2017 \$8,000
+2	2018 \$198,249	+2	2018 \$25,225	+2	2018 \$8,000
+3	2019 \$197,753	+3	2019 \$25,625	+3	2019 \$8,000
+4	2020 \$198,191	+4		+4	2020 \$8,000
+5	2021 \$197,562	+5		+5	2021 \$8,000
+6	2022 \$197,866	+6		+6	2022 \$8,000
+7		+7		+7	2023 \$8,000
+8		+8		+8	
+9		+9		+9	
+10		+10		+10	
+11		+11		+11	
+12		+12		+12	
+13		+13		+13	
+14		+14		+14	
+15		+15		+15	
+16		+16		+16	
+17		+17		+17	
+18		+18		+18	
+19		+19		+19	
+20		+20		+20	

Bonded Debt Summary (attach additional sheets as necessary)

<u>BOND ISSUE</u>		<u>BOND ISSUE</u>		<u>BOND ISSUE</u>	
PURPOSE:	<u>MVFPD (Fire Station)</u>	PURPOSE:	<u>EOC/School Property</u>	PURPOSE:	<u>Grand Center (MAPS)</u>
\$ Issued:	<u>\$500,000</u>	\$ Issued:	<u>\$720,993</u>	\$ Issued:	<u>\$900,000</u>
Interest Rate:	<u>0%</u>	Interest Rate:	<u>2.25%</u>	Interest Rate:	<u>0%</u>
Date Issued:	<u>2008</u>	Date Issued:	<u>2004</u>	Date Issued:	<u>2004</u>
Due Date:	<u>2028</u>	Due Date:	<u>2016</u>	Due Date:	<u>2035</u>
Bond Holder:	<u>CIB</u>	Bond Holder:	<u>CIB</u>	Bond Holder:	<u>CIB</u>

<u>Annual Debt Service (P+I)</u>			<u>Annual Debt Service (P+I)</u>			<u>Annual Debt Service (P+I)</u>		
<u>Year</u>	<u>\$ Amount</u>		<u>Year</u>	<u>\$ Amount</u>		<u>Year</u>	<u>\$ Amount</u>	
current	2016	<u>\$25,000</u>	current	2016	<u>\$69,700</u>	current	2016	<u>\$30,000</u>
+1	2017	<u>\$25,000</u>	+1			+1	2017	<u>\$30,000</u>
+2	2018	<u>\$25,000</u>	+2			+2	2018	<u>\$30,000</u>
+3	2019	<u>\$25,000</u>	+3			+3	2019	<u>\$30,000</u>
+4	2020	<u>\$25,000</u>	+4			+4	2020	<u>\$30,000</u>
+5	2021	<u>\$25,000</u>	+5			+5	2021	<u>\$30,000</u>
+6	2022	<u>\$25,000</u>	+6			+6	2022	<u>\$30,000</u>
+7	2023	<u>\$25,000</u>	+7			+7	2023	<u>\$30,000</u>
+8	2024	<u>\$25,000</u>	+8			+8	2024	<u>\$30,000</u>
+9	2025	<u>\$25,000</u>	+9			+9	2025	<u>\$30,000</u>
+10	2026	<u>\$25,000</u>	+10			+10	2026	<u>\$30,000</u>
+11	2027	<u>\$25,000</u>	+11			+11	2027	<u>\$30,000</u>
+12	2028	<u>\$25,000</u>	+12			+12	2028	<u>\$30,000</u>
+13			+13			+13	2029	<u>\$30,000</u>
+14			+14			+14	2030	<u>\$30,000</u>
+15			+15			+15	2031	<u>\$30,000</u>
+16			+16			+16	2032	<u>\$30,000</u>
+17			+17			+17	2033	<u>\$30,000</u>
+18			+18			+18	2034	<u>\$30,000</u>
+19			+19			+19	2035	<u>\$30,000</u>
+20			+20			+20		

Bonded Debt Summary (attach additional sheets as necessary)

BOND ISSUE
 PURPOSE: Grand Center (MAPS)
 \$ Issued: \$1,162,300
 Interest Rate: 2.5%
 Date Issued: 2004
 Due Date: 2035
 Bond Holder: CIB

BOND ISSUE
 PURPOSE: Library GO
 \$ Issued: \$2,500,000
 Interest Rate: 2.5%
 Date Issued: 2004
 Due Date: 2025
 Bond Holder: CIB

BOND ISSUE
 PURPOSE: SEUHD Building
 \$ Issued: \$575,000
 Interest Rate: 0%
 Date Issued: 2010
 Due Date: 2041
 Bond Holder: CIB

Annual Debt Service (P+I)		Annual Debt Service (P+I)		Annual Debt Service (P+I)	
Year	\$ Amount	Year	\$ Amount	Year	\$ Amount
current	2016 \$55,725	current	2016 \$160,545	current	2016 \$19,000
+1	2017 \$55,725	+1	2017 \$160,545	+1	↓
+2	2018 \$55,725	+2	2018 \$160,545	+2	2036 \$19,000
+3	2019 \$55,725	+3	2019 \$160,545	+3	2037 \$20,000
+4	2020 \$55,725	+4	2020 \$160,545	+4	↓
+5	2021 \$55,725	+5	2021 \$160,545	+5	2041 \$20,000
+6	2022 \$55,725	+6	2022 \$160,545	+6	
+7	2023 \$55,725	+7	2023 \$160,545	+7	
+8	2024 \$55,725	+8	2024 \$160,545	+8	
+9	2025 \$55,725	+9	2025 \$160,545	+9	
+10	2026 \$55,725	+10		+10	
+11	2027 \$55,725	+11		+11	
+12	2028 \$55,725	+12		+12	
+13	2029 \$55,725	+13		+13	
+14	2030 \$55,725	+14		+14	
+15	2031 \$55,725	+15		+15	
+16	2032 \$55,725	+16		+16	
+17	2033 \$55,725	+17		+17	
+18	2034 \$55,725	+18		+18	
+19	2035 \$55,725	+19		+19	
+20		+20		+20	

Bonded Debt Summary (attach additional sheets as necessary)

BOND ISSUE
 PURPOSE: Grand Co. Jail Remodel
 \$ Issued: \$2,328,000*
 Interest Rate: 2.5%
 Date Issued: 2016
 Due Date: 2036
 Bond Holder: Zions Bank

BOND ISSUE
 PURPOSE: _____
 \$ Issued: _____
 Interest Rate: _____
 Date Issued: _____
 Due Date: _____
 Bond Holder: _____

BOND ISSUE
 PURPOSE: _____
 \$ Issued: _____
 Interest Rate: _____
 Date Issued: _____
 Due Date: _____
 Bond Holder: _____

Annual Debt Service (P+I)		Annual Debt Service (P+I)		Annual Debt Service (P+I)	
Year	\$ Amount	Year	\$ Amount	Year	\$ Amount
current	2017 \$135,000	current	_____	current	_____
+1	2018 \$135,000	+1	_____	+1	_____
+2	2019 \$135,000	+2	_____	+2	_____
+3	2020 \$135,000	+3	_____	+3	_____
+4	2021 \$135,000	+4	_____	+4	_____
+5	2022 \$135,000	+5	_____	+5	_____
+6	2023 \$135,000	+6	_____	+6	_____
+7	2024 \$135,000	+7	_____	+7	_____
+8	2025 \$135,000	+8	_____	+8	_____
+9	2026 \$135,000	+9	_____	+9	_____
+10	2027 \$135,000	+10	_____	+10	_____
+11	2028 \$135,000	+11	_____	+11	_____
+12	2029 \$135,000	+12	_____	+12	_____
+13	2030 \$135,000	+13	_____	+13	_____
+14	2031 \$135,000	+14	_____	+14	_____
+15	2032 \$135,000	+15	_____	+15	_____
+16	2033 \$135,000	+16	_____	+16	_____
+17	2034 \$135,000	+17	_____	+17	_____
+18	2035 \$135,000	+18	_____	+18	_____
+19	2036 \$135,000	+19	_____	+19	_____
+20	2037 \$135,000	+20	_____	+20	_____

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY. Applicants must meet ALL of the requirements listed below. Incomplete applications will be held pending completion of the PART E. requirements.

1. Registration (*one time registration only.)

To be eligible for funding, the applicant **must** be registered in WebGrants (<http://webgrants.community.utah.gov>) For new registration, the applicant will receive an email with their login ID and password. *Note: Please register one time only. If applicant has submitted an application previously they may already have a login and password. Do NOT register again.

2. Project Description – (Note: Is the project on the entity's adopted general plan)

Attach as Attachment #1. This description should cover the following areas:

WHO – A description of the applicant agency including the problem, situation, condition or need to be addressed by the proposed project. The description should cover the number of persons, land area, governmental facilities, services or operations impacted by the problem.

WHAT – A description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits and alternatives considered. Attach 8½ X 11 maps, floor plans, site plans and prepared estimate etc. as Attachment #2

WHY – Has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB.

3. Consolidated Local Capital Improvement List – Permanent Community Impact Fund Board

Attach the current consolidated capital improvement list as Attachment #3. Projects not identified on the CIB Capital Improvement List of the Housing & Community Development Division, will NOT be funded by the CIB, unless they address a bona fide public safety or health emergency, or for other compelling reasons.

4. Public Hearing – (Per CIB Program Summary: Discuss size, scope and nature of any funding request to be submitted to the CIB.) Attach a copy of the public notice and a copy of public hearing minutes as Attachment #4.

5. Association of Governments Notification

Provide a copy of the application to the AOG & attach required AOG review & comments as Attachment #5.

6. Affordable Housing Plan – (do not submit the entire housing plan)

Attach a brief summary of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties) as Attachment #6.

7. Water & Sewer Applications require a Department of Environmental Quality Review

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water project funding **MUST COMPLETE AND SUBMIT** the Drinking Water & Waste Water Project Supplement to DEQ. (DEQ Supplemental form is located on CIB website: <http://jobs.utah.gov/housing/cib/cib.html>)

8. Street & Road Applications – must complete Street & Road Addendum with all road/street applications. (Street and Road Addendum is located on CIB website: <http://jobs.utah.gov/housing/cib/cib.html>)

9. Construction & Excavation Applications & SHPO

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation shall include photograph, address and map of the proposed project.

PART F. PRESIDING OFFICIAL SIGNATURE

I, Elizabeth Tubbs, the President
(typed name) (typed title)

Of Grand County Municipal Building Authority

(typed name of applicant agency) do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency

Elizabeth Tubbs
(signature)

5-31-2014
(date)

ATTACHMENT #1 – 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, all of the local citizens from Grand and the surrounding counties and their visitors 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 Brasilia) 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. Grand County will have invested almost \$600,000 over less than two years for the runway construction, and the State of Utah Department of Transportation – Aeronautics and the FAA will have invested over \$13,000,000 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. Grand 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. Due to the large financial cost of the airport's runway upgrade being funded by the FAA and UDOT-Aeronautics, Grand County needs to request assistance from the CIB for a \$500,000 matching grant, and \$490,000 loan.

ATTACHMENT #2 – PROJECT SCHEMATICS AND COST ESTIMATES

A – Schematics of Terminal Expansion

B – Schematics developed by Chamberlin Architects for a new terminal building at Canyonlands Field, and cost breakdown of the building

C – Cost extrapolation of terminal expansion from new building design

ATTACHMENT #2 – PROJECT SCHEMATICS AND COST ESTIMATES

A – Schematics of Terminal Expansion









New Entrance
Airlock

Airline Ticket

4 ADA Baths
2 secure; 2 unsecure

Maintenance

TSA Screening

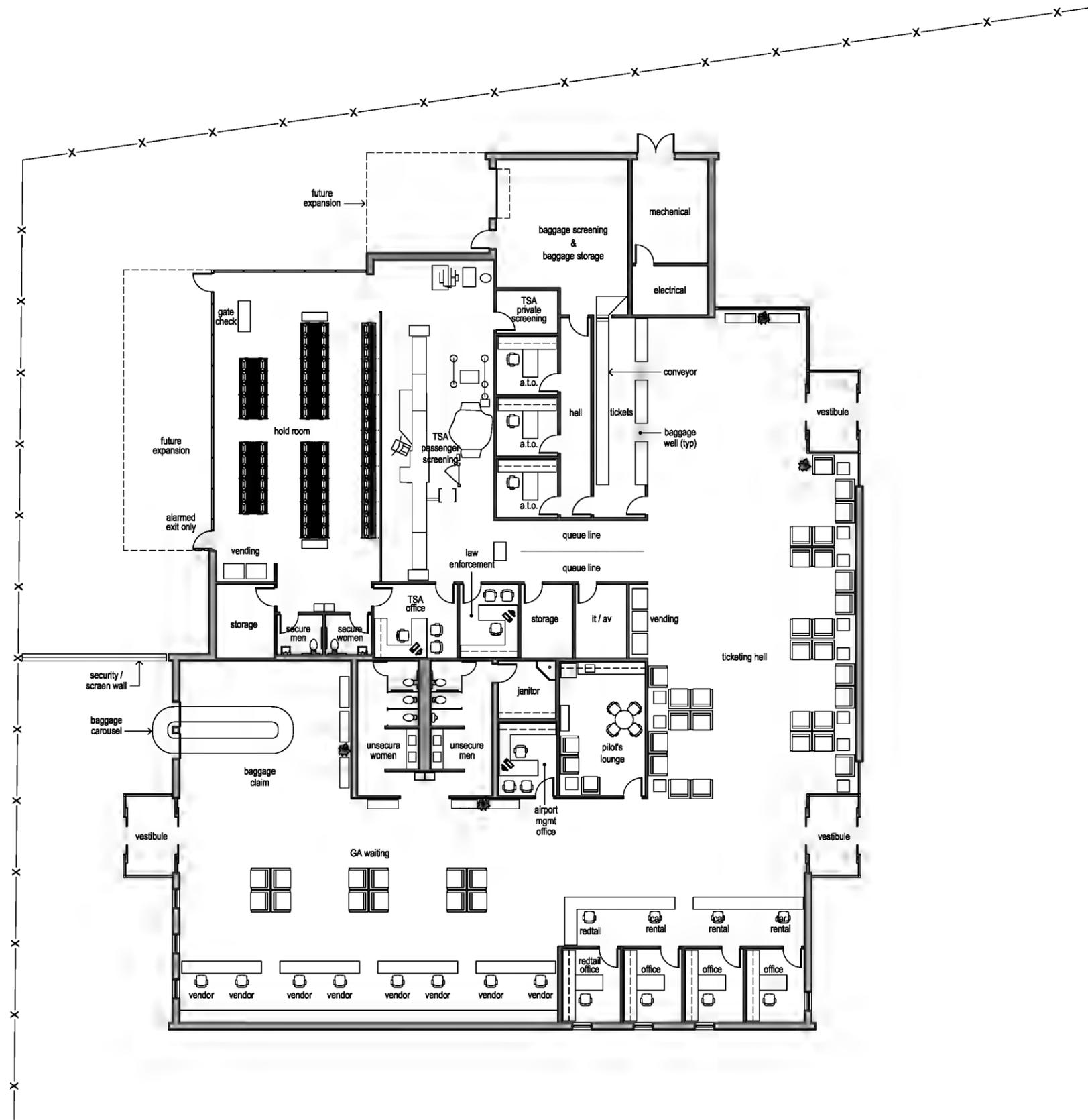
Baggage

TSA

105 Seats

ATTACHMENT #2 – PROJECT SCHEMATICS AND COST ESTIMATES

B – Schematics developed by Chamberlin Architects for a new terminal building at Canyonlands Field, and cost breakdown of the building



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

· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
PHONE (970)242-6804 | FAX (970)422-7422
www.chamberlinarchitects.com

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

	<u>Item</u>	<u># of Units</u>	<u>Units</u>	<u>Unit Price</u>	<u>Base Cost</u>
Division 2	Existing Conditions				
	Demolition - Existing Terminal	1	ls	\$47,000.00	\$ 47,000
Division 3	Concrete				
	Column Footings	27	cy	\$335.00	\$ 9,045
	Column Piers	5	cy	\$335.00	\$ 1,675
	Wall Footings	41	cy	\$360.00	\$ 14,760
	Stem Walls	41	cy	\$555.00	\$ 22,755
	Concrete Slab - 5" Thick	13,475	sf	\$5.20	\$ 70,070
	Polished Concrete Floor Finishing	11,800	sf	\$4.21	\$ 49,678
Division 4	Masonry				
	4" Sandstone Veneer	4,000	sf	\$21.85	\$ 87,400
Division 5	Metals				
	Structural Steel Framing	55	TN	\$6,325.00	\$ 347,875
	Steel Joist Framing	15	TN	\$2,575.00	\$ 38,625
	Steel Decking - Roof	16,600	sf	\$4.25	\$ 70,550
	Miscellaneous Metals	1	ls	\$25,000.00	\$ 25,000
Division 6	Wood, Plastic, and Composites				
	Rough Carpentry	1	ls	\$2,500.00	\$ 2,500
	1/2" PWD Sheathing (exterior walls)	7,600	sf	\$1.46	\$ 11,096
	Full Height Cabinets - Vendors	62	lf	\$790.00	\$ 48,980
	Base Cabinets - Pilot's Lounge	11	lf	\$275.00	\$ 3,025
	Base Cabinets - Vendors	96	lf	\$275.00	\$ 26,400
	Base Cabinets - CA Ticketing	27	lf	\$275.00	\$ 7,425
	Wall Cabinets - Pilot's Lounge	11	lf	\$250.00	\$ 2,750
	Countertops - Solid Surface - Pilot's Lounge	11	lf	\$165.00	\$ 1,815
	Countertops - Solid Surface - Vendors	96	lf	\$165.00	\$ 15,840
	Countertops - Solid Surface - CA Ticketing	27	lf	\$165.00	\$ 4,455
Division 7	Thermal and Moisture Protection				

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

<u>Item</u>	<u># of Units</u>	<u>Units</u>	<u>Unit Price</u>	<u>Base Cost</u>
Dampproofing	1,325	sf	\$0.89	\$ 1,179
2" Rigid Foundation Insulation	1,325	sf	\$2.35	\$ 3,114
2" Exterior Rigid Wall Insulation	4,000	sf	\$2.35	\$ 9,400
6" Batt Wall Insulation	7,600	sf	\$0.90	\$ 6,840
Exterior Rigid Roof Insulation - R-30	16,600	sf	\$3.90	\$ 64,740
Under-Slab Vapor Barrier	13,475	sf	\$1.95	\$ 26,276
Fluid Applied Air & Moisture Barrier	7,600	sf	\$0.84	\$ 6,384
Exterior Insulation and Finish Systems	3,400	sf	\$9.25	\$ 31,450
Metal Wall Panels (Flat Metal Panel)	200	sf	\$12.00	\$ 2,400
TPO Roofing	166	sq	\$205.00	\$ 34,030
Sheet Metal Fascia	400	lf	\$8.00	\$ 3,200
Sheet Metal Flashings & Trim	400	lf	\$4.00	\$ 1,600
Roof Hatch	1	ea	\$1,900.00	\$ 1,900
Joint Sealants	13,475	sf	\$0.55	\$ 7,411
<hr/>				
Division 8	Openings			
HM Doors, Frames and Hardware (exterior)	2	ea	\$2,511.50	\$ 5,023
Interior HM Frames - Single Door	23	ea	\$230.00	\$ 5,290
Flush Wood Doors	23	ea	\$515.00	\$ 11,845
Access Doors & Frames	2	ea	\$180.00	\$ 360
Overhead Sectional Door - Baggage Screening & Storage	1	ea	\$2,675.00	\$ 2,675
Overhead Coiling Door - Baggage Claim	2	ea	\$1,200.00	\$ 2,400
Aluminum-Framed Entrances & Storefront	4,500	sf	\$40.00	\$ 180,000
Aluminum Doors and Hardware	8	ea	\$3,500.00	\$ 28,000
Automatic Door Operators	3	ea	\$2,200.00	\$ 6,600
Hardware	23	ea	\$560.00	\$ 12,880
Knox Box	1	ea	\$700.00	\$ 700
<hr/>				
Division 9	Finishes			
Non-structural Metal Framing (6" stud 10 feet high)	560	lf	\$15.40	\$ 8,624
Non-structural Metal Framing (3-5/8" stud 10 feet high)	525	lf	\$13.60	\$ 7,140
Non-structural Metal Framing (2-1/2" stud 10 feet high)	40	lf	\$12.70	\$ 508
Gypsum Board (2 sides 10 feet high)	1,125	lf	\$31.60	\$ 35,550

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

<u>Item</u>	<u># of Units</u>	<u>Units</u>	<u>Unit Price</u>	<u>Base Cost</u>
Gypsum Board Ceilings w/ suspension system (finished)	750	sf	\$3.96	\$ 2,970
Ceramic Tile Floors (w/ epoxy grout & anti-fracture membrane)	670	sf	\$18.50	\$ 12,395
Ceramic Tile Walls	1,066	sf	\$10.50	\$ 11,193
Acoustic Panel Ceilings	3,625	sf	\$5.70	\$ 20,663
Acoustic Panel Ceilings - Wood	11,400	sf	\$12.50	\$ 142,500
Base - Rubber 4" High Covered	2,000	lf	\$2.35	\$ 4,700
Carpet Floor finishes (offices)	115	sy	\$42.00	\$ 4,830
Painting - Ceiling	750	sf	\$0.95	\$ 713
Finishing/Painting - Walls	11,250	sf	\$0.76	\$ 8,550
<hr/>				
Division 10	Specialties			
Interior Signage	22	ea	\$65.00	\$ 1,430
Cast Aluminum Letters - 10" High	24	ea	\$100.00	\$ 2,400
Toilet Partitions	5	ea	\$1,000.00	\$ 5,000
Wall & Corner Protection	15	ea	\$55.00	\$ 825
Toilet Accessories	1	ls	\$6,000.00	\$ 6,000
Fire Extinguishers	2	ea	\$85.00	\$ 170
Fire Extinguisher Cabinets	2	ea	\$175.00	\$ 350
<hr/>				
Division 11	Equipment			
Refrigerator w/ Ice Maker	1	ea	\$1,500.00	\$ 1,500
Microwave Oven	1	ea	\$275.00	\$ 275
Dishwasher	1	ea	\$900.00	\$ 900
<hr/>				
Division 12	Furnishings			
Roller Window Shades	4,500	sf	\$20.00	\$ 90,000
Entrance Floor Mats & Frames	200	sf	\$24.00	\$ 4,800
<hr/>				
Division 13	Special Construction			
<hr/>				
Division 14	Conveying Equipment			
Conveyor - CA Ticketing	27	lf	\$1,250.00	\$ 33,750
Baggage Carousel	50	lf	\$1,750.00	\$ 87,500

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

	<u>Item</u>	<u># of Units</u>	<u>Units</u>	<u>Unit Price</u>	<u>Base Cost</u>
Division 21	Fire Suppression				
	Fire Sprinkler System (building)	13,930	sf	\$3.45	\$ 48,059
	Fire Sprinkler System (site)	1	ls	\$50,000.00	\$ 50,000
Division 22	Plumbing				
	Plumbing	13,930	sf	\$14.70	\$ 204,771
Division 23	Heating, Ventilation and Air Conditioning				
	Heating, Ventilation and Air Conditioning	13,930	sf	\$18.00	\$ 250,740
Division 26	Electrical				
	Electrical	13,930	sf	\$30.00	\$ 417,900
Division 27	Communications				
Division 28	Electronic Safety and Security				
Division 31	Earthwork				
	Earthwork (building only)	13,930	sf	\$5.25	\$ 73,133
Division 32	Exterior Improvements				
Division 33	Utilities				
	Sub Total				\$ 2,904,254

ATTACHMENT #2 – PROJECT SCHEMATICS AND COST ESTIMATES

C – Cost extrapolation of terminal expansion from new building design

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%		\$ 455,000.00
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			\$ 918,308.68
TOTAL			\$ 7,412,999.25

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%		\$ 141,910.00
Total direct construction			\$ 1,087,965.00
Std General Direction	3.60%		\$ 39,167.00
Subtotal net construction cost			\$ 1,127,132.00
contractor overhead/profit	5%		\$ 55,357.00
Bond	0.60%		\$ 6,763.00
Estimated net construction			\$ 1,189,252.00
Owners contingency	+/-5%		\$ 60,789.00
Total Est. Construction Cost			\$ 1,250,041.00
Soft Cost			
A/E Design	+/-7%		\$ 90,500.00
A/E Reimbursable	20,000		\$ 20,000.00
Fixtures/Furniture/Equipment	19.75	2700	\$ 53,325.00
FFE Design	5%		\$ 2,667.00
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			\$ 239,959.00
TOTAL			\$ 1,490,000.00

ATTACHMENT #3

**CONSOLIDATED LOCAL CAPITAL IMPROVEMENT LIST – PERMANENT
COMMUNITY IMPACT FUND BOARD**

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Moab Valley Fire Protection District	New Fire Rescue Truck	\$350,000	Local	\$10,000	\$340,000		2017	
					CIB	\$340,000				
A	A	Grand County Municipal Building Authority for Canyonlands Field Airport	Expansion of Footprint of Main Terminal Secured Area (boarding & restroom)	\$1,900,000 \$1,490,000	Local	\$500,000	\$1,400,000 \$500,000	\$490,000	6/2016	
					CIB	\$1,400,000 \$990,000				
A	C	Grand County Municipal Building Authority for Old Spanish Trail Arena or Grand County Recreation SSD	Replace Existing Well with Larger One for New Ballfields	\$200,000	CIB	TBD	\$200,000		10/2016	

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Grand County Municipal Building Authority for EMS	New Metal Ambulance Bay on Old Senior Center Property (includes small storm water retention basin)	\$450,000	Local	\$150,000	\$150,000	\$150,000	6/2016	EMS Fund Balance
					CIB	\$300,000				
A	B	Grand County Municipal Building Authority for the Grand Center	Pavilion at the Grand Center 30'x60'	\$150,000	Local Donation	\$100,000	\$50,000		10/2016	
					CIB	\$50,000				
A	A	Grand County or City of Moab	Road and Utility Corridor for Workforce Housing, Commercial Development, and Higher Education Development	\$5,000,000	USU/EDA	\$1,600,000	\$1,000,000	\$600,000	6/2016	Cost recovery fee
					Moab City	\$375,000				
					Grand County	\$225,000				
					State Small Urban Road Fund	\$1,200,000 (\$1mm funded, includes commitments of \$100,000 each from Grand County & Moab City)				
					CIB	\$1,600,000				
					UDOT	\$550,000				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	A	Grand County for Road Dept.	Jackson Street Drainage Mitigation Project Phase I – Design & Construction of Detention Basin	\$400,000 (assumes State designation of "High Hazard," yet to be determined)	Local	\$100,000	\$300,000		2/2017	
					CIB	\$300,000				
A	A	City of Moab	Waste Water Treatment Plant Facilities Upgrade	\$10,000,000	City	\$2,000,000		\$5,000,000	2016	
					GWSSA	TBD				
					DWQ	TBD				
					USDA	TBD				
					CIB	\$5,000,000				
A	A	Grand County Transportation SSD IN PROCESS	Federal Lands Access Program (2yr funding program): Fed Hwy 46 La Sal Mountain Loop Rd. (Phase I)	\$7,900,000	Federal Lands Access Program	\$7,365,200 (appropriated)			2/2016	
					GCTSSD	\$267,400				
					CIB	\$267,400				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	B	Spanish Valley Water & Sewer Improvement District	Fire Flow Pump for Navajo Ridge Area	\$150,000	Local	TBD	\$75,000	\$75,000	2016	
					CIB	\$150,000				
B	B	Castle Valley Town	Update 1988 Drainage Study & Recommendations	\$35,000	Local		\$35,000		TBD	
					CIB	\$35,000				
A	C	Grand County for Community Development	Spanish Valley Bike Path	TBD	CIB	TBD	TBD		2017	
C	B	Grand County for Canyonlands Field Airport	Installation of CCTV Security System	\$75,000	CIB		\$75,000		2017	
A	A	City of Moab	Highway 191 Gateway Plan/Storm Water Drainage Improvements along Hwy	\$1,200,000	City	TBD	\$250,000 (grant/loan)		2016	
					State Parks Scenic Byway					
					Federal					
					UDOT					
					CIB	\$250,000				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
A	B	Grand County for Road Dept.	Re-Alignment Improvements to Spanish Valley Drive and Millcreek Drive Intersection (including Storm Drainage)	\$1,500,000	Local Impact Fees	TBD	TBD		2017	
					CIB	TBD				
A		City of Moab	Water Tank	\$1,500,000	Division of Drinking Water	\$1,000,000	\$500,000 (grant/loan)		2016	
					City Impact Fees	\$500,000				
					CIB	\$500,000				
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase A, paved path & high retaining wall)	\$2,510,000	Local	TBD	TBD		2016	
					CIB	TBD				
A	B	Grand County	Half-Mile Gap of Colorado River Pathway (Phase B, elevated paved path/bridge)	\$4,334,000	CIB	TBD	TBD		TBD	

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
B		Town of Castle Valley	Culinary Well/Fill Station	\$50,000	CIB	\$50,000		\$50,000	2017	
B	B	Grand County for Canyonlands Field Airport	Expansion and Paving of Car Parking Lot at Airport	\$750,000	CIB	\$750,000	\$750,000		2017	
A	A	Grand County for Road Dept.	Rim Village Drainage Mitigation Project	\$3,000,000	Local Impact Fees	TBD			TBD	
					CIB	\$2,875,000				
A		Castle Valley Fire District	Fire Protection Water	\$175,000	CIB		\$175,000		2016	
A		Castle Valley Fire District	Castle Valley Fire Station and Interagency Regional Center	\$750,000	CIB		\$750,000		2017	

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
B	B	City of Moab	Storm Drainage, Detention Basins, Out Fall	\$6,000,000	City		TBD	\$3,000,000	2016	
					DWQ	\$3,000,000				
					CIB	\$3,000,000				
B	B	USU Moab & Grand County School District	Votech Center for Adults and College, Combined with the High School's New Facility (Technical, Science and Art Center)	\$5,000,000	GCS D Land	TBD		\$5,000,000	2018	
					CIB	\$5,000,000				
A		Town of Castle Valley	Ingress/Egress Improvement Project	\$230,000	Local	\$30-50,000	\$130,000		2018	
					USDA	\$50,000				
					CIB	TBD				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017

Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
B	C	City of Moab, Grand Co., San Juan Co., & Grand Water & Sewer Service Agency	Ground Water Study – Mathematical Modeling	\$300,000	City of Moab	TBD	TBD		2018	
					Grand County	TBD				
					San Juan	TBD				
					GWSSA	TBD				
					CIB	TBD				
B	C	Grand County Municipal Building Authority for Canyonlands Field Airport	New Airport Terminal	\$7,500,000	TBD	TBD	TBD		2022	
					TBD	TBD				
					TBD	TBD				
					TBD	TBD				
B		Grand County	Jackson Street Drainage Mitigation Project Phase II – Conveyance System to Pack Creek	\$950,000	Local	TBD	TBD		2018	
					CIB	TBD				

PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) – GRAND COUNTY CAPITAL IMPROVEMENT PROJECT LIST FOR STATE FY2017
 Prioritized and Approved by Grand County Council 2-2-2016

GRAND COUNTY: SHORT TERM – 2016-2017 / MEDIUM TERM 2018-2022										
Applicant Priority	County Priority	Entity	Project Description	Estimated Total Cost	Revenue		Request		Application Submission Date	Revenue Source for Loan Payoff
					Sources	Shares	Grant	Loan		
C	C	Canyonlands Health Care SSD	Parking and Landscaping for Extension of the Long Term Care Center	\$1,500,000	SSD	\$250,000	\$1,250,000		6/2019	
					CIB	\$1,250,000				
C	C	Spanish Valley Water & Sewer	Sewer Main Line Upgrade for USU Development Property	\$5,000,000	Local	\$1,000,000		\$4,000,000	2018	
					CIB	\$4,000,000				

ATTACHMENT #4a – PUBLIC HEARING NOTICE

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.

ATTACHMENT #4b – PUBLIC HEARING NOTICE MINUTES

Approved Grand County Municipal Building Authority Public Hearing Minutes will be provided after June 7, 2016 meeting.

ATTACHMENT #5

SEUALG NOTIFICATION AND REVIEW

ATTACHMENT #6

AFFORDABLE HOUSING PLAN SUMMARY

**Grand County and City of Moab
HOUSING STUDY and AFFORDABLE HOUSING
PLAN**

Excerpts

May 2009

Prepared for:
The Housing Authority of Southeastern Utah
Grand County
The City of Moab

By:
The Interlocal Housing Task Force

Chris Baird
Sarah Bauman
Lance Christie
Ken Davey
Karena Gholson
Audrey Graham
Craig Hibberd
Sommar Johnson
Krissie Killoy
Donna Metzler
Jeff Reinhart

And:
Rural Community Assistance Corporation
Grand Junction, Colorado Office
970 243-1838



Grand County and City of Moab HOUSING STUDY and AFFORDABLE HOUSING PLAN Summary

The Affordable Housing Plan, adopted in May 2009, includes goals, objectives, and an action plan to Section 4.2.12 of the Grand County General Plan. In addition, the Housing Study and other components of the Affordable Housing Plan were adopted by reference.

The Plan contains several elements important in understanding the magnitude of the housing problem in Moab City and Grand County. The first is a history of the process by which the Plan was created. This history outlines the efforts of Grand County, the City of Moab, the Housing Authority of Southeastern Utah, and Rural Community Assistance Corporation (RCAC) to identify critical issues, collect data, define the extent of the problem, form a working group, and create an action plan.

The Plan includes a comprehensive glossary to provide clarity and an understanding of terms used throughout the document. This section provides clarity about many of the terms used in the development and funding of housing projects.

The housing overview utilizes local demographics, employment data, population, housing types and costs information to demonstrate local community trends.

The Needs Analysis is a critical component of the Plan and justifies the effort the County will need to continue to put forth in order to make affordable housing available for Moab area residents. This assessment uses income, market demand, condition of the available housing inventory, rental and ownership housing needs/deficit and current housing availability and trends.

Barriers and impediments to affordable housing are briefly discussed in general terms. This identification will prompt a series of Land Use Code amendments to allow affordable housing development.

The recommendations made by RCAC are included as a springboard for a more in-depth review and discussion about a commitment to the implementation of the Plan from the legislative bodies, improved land use, increasing available housing resources, developing new housing, and maintaining existing affordable housing.

The action plan provides the possible tools for the generation of housing. It contains a wide variety of potential funding mechanisms, as well as possible public/private partnerships and a lead agency that would be responsible for completing the indicated action. It is not anticipated that all of the tools will be used but they are presented as a menu from which specific actions may be chosen. This will lead to a tailored set of processes best suited for our community.

I. TABLE OF CONTENTS

Section	Content	Page #
I	Table of Contents	2
II	How Did We Get Here?	3
III	Key Findings	6
IV	Data Sources	8
V	Housing Terminology	9
VI	Demographic and Housing Overview	13
VII	Affordable Housing Efforts to Date	18
VIII	Housing Needs Analysis	19
IX	Barriers / Impediments to Affordable Housing	29
X	Housing Cost Reduction through Improved Land Use and Design	30
XI	Brief Housing Development Summary	32
XII	RCAC Recommendations	34
XIII	Affordable Housing Goals and Objectives	37
XIV	Affordable Housing Action Plan	38

AFFORDABLE HOUSING GOALS AND OBJECTIVES

Goals:

1. To achieve and protect secure, affordable, decent housing opportunities for Moab/Grand County residents.
2. To achieve adequate owned and rental housing opportunities to allow the community to recruit and retain a workforce with the skills and credentials needed by community employers.
3. To achieve creation and retention of housing stock affordable to very low, low, moderate, and moderate to 120 percent of Area Median Income (AMI) households.
4. To assess on a continuing basis the gaps among housing stock, housing needs, and what households can afford in order to revise the objectives of the Affordable Housing Plan.
5. To establish and participate in programs and efforts to reduce household operating, rehabilitation and construction costs across the economic spectrum.

Objectives:

1. Through public and private partnerships, provide **8** units of transitional housing for Moab area homeless, within the next five years, of the total **16** needed within the next 10 years.
2. Through public and private partnerships, provide **55** units of new or rehabilitated rental housing affordable to very low income households, within the next five years, of the total **139** currently needed.
3. Through public and private partnerships, provide **22** units of new or rehabilitated housing affordable to low income households; **10** for purchase and **12** for rental, within the next five years, of the total **55** currently needed.
4. Through public and private partnerships, provide **124** units of new or rehabilitated housing affordable to moderate income households; **114** for purchase and **10** for rental, within the next five years, of the total **313** units currently needed.
5. Promote and establish energy efficiency and other programs, policies and regulations to lower the cost of constructing, rehabilitating and maintaining homes affordable to all households earning 120 percent of AMI or less.
6. Analyze the housing needs of moderate to 120 percent income households and develop an objective to address the needs of this income group.
7. Coordinate with and involve multiple community and outside agencies in developing affordable housing solutions.

AFFORDABLE HOUSING ACTION PLAN OVERVIEW

1. Create 501c(3) Community Land Trust
2. Finalize 501c(3) Community Housing Development Organization
3. Create Deed Restriction Guidelines
4. Assess and Preserve Affordable Housing Stock
5. Amend Land Use Code to Encourage Affordable Housing
6. Implement Best Practices for Building Construction and Design
7. Require Affordable Housing Component in New Development
8. Reduce Development Costs
9. Establish Employee-Assisted Housing Program
10. Utilize Local Affordable Housing Resources
11. Identify and Utilize Land Resources
12. Streamline Development Process for Affordable Housing
13. Expand Housing Task Force
14. Promote and Facilitate Housing Counseling
15. Sponsor Public Education Campaigns
16. Identify and Utilize Public / Private Partnerships
17. Understand Household Maintenance Costs
18. Consider Needs of the Homeless

ATTACHMENT #7

CONSTRUCTION/NEW SITE EXCAVATION

This project is the remodeling and expansion of the existing terminal building at Canyonlands Field Airport, which is located 18 miles North of Moab, UT (Figure 1). The terminal building's physical address is 94 W. Aviation Way (Figure 2), which was built 18 years ago in 1998. This terminal building expansion will add an estimated 2,700 ft² off of the northern side of the building (Figure 3). The expansion will also relocate a storage garage that is less than 10 years old (Figures 3 & 4). This project is needed because the current security screening area (Figure 5) and secured passenger waiting area (Figure 6) cannot accommodate travelers on a 50-passenger aircraft.



Figure 1. Location of Canyonlands Field (KCNY) 18 mi north of Moab.



Figure 2. Terminal building at 94 W. Aviation Way.



Figure 3. Expansion of the terminal will be new construction that will add 2,700 ft², and displace a storage garage.



Figure 4. Storage garage that will be relocated by expansion of the terminal building.



Figure 5. Security screening area at Canyonlands Field.



Figure 6. Secured passenger seating designed for 30-passenger aircraft. Picture represents a flight with 27 passengers.