

Grand Junction Regional Airport Authority



Date: July 29, 2025

Location:

Electronic Meeting

Link: <https://us02web.zoom.us/j/84059273746?pwd=ST0hLZ5JuLLORMSImdNDUNOYzbKJh6.1>

Time: 12:00 PM

SPECIAL MEETING AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Agenda**
- IV. Commissioner Comments**
- V. Citizens Comments**

The Grand Junction Regional Airport Authority welcomes respectful public comments at its meetings. The Citizens Comment section is open to all individuals that would like to comment. If you wish to speak under the Citizens Comment portion of the agenda, please e-mail your comment to the Board Clerk (boardclerk@gjairport.com) 15 minutes prior to the meeting. Comments not related to specific agenda items will be addressed during the citizen comment section of the agenda. Citizen comments related to a specific action item will be addressed during the discussion of that action item. The Board Chair will indicate when you may come forward and comment. Please state your name for the record. Presentations are limited to **three minutes** and yielding time to others is not permitted. Speakers are to address the Chair, not each other or the audience, and are expected to conduct themselves in an appropriate manner. The use of abusive or profane language shall not be allowed. No debate or argument between speakers and/or members of the audience shall be permitted.

VI. Action

- A. [Notice of Award and Construction Contract Approval – Terminal Public Parking Lot Expansion Construction](#) 1
 - Approve the Notice of Award to Mountain Valley Contracting, Inc and the related Construction Contract agreement totaling \$2,401,137.65 for the construction of additional public parking for the terminal and authorize the Chief Executive Officer to sign the notice of award, contract documents, and any applicable notices to proceed. Additionally, approve an owner contingency in the amount

July 29, 2025

of \$368,862.35 (~15% of the Contract amount) and authorize the CEO to approve change orders within this amount related to the project..

B. [Approve the Construction Administration Work order to oversee the Terminal Public Parking Lot Construction Project](#) 2

- Approve Garver Work Order No. 5 totaling \$291,100 for Construction Administration Services related to the Terminal Public Parking Lot Expansion Construction project and authorize the Chief Executive Officer to sign the Work Order.

C. [Airport Wayfinding Signage and Roundabout Monument Sign Purchase](#) 3

- Authorize the Chief Executive Officer to negotiate and sign a purchase contract with Ad+Light Group for Airport Wayfinding Signage and a new roundabout monument sign for a total purchase price of \$148,039.30.

D. [Air Traffic Control Tower Improvement Construction Contract](#) 4

- Authorize the Chief Executive Officer to execute a task order with FCI under the on-call General Contractor contract for Air Traffic Control Tower improvements, for an estimated project cost of \$1,503,563.60, including a 10% owner's contingency.

VII. Any other business which may come before the Board

VIII. Adjournment

Grand Junction Regional Airport Authority

Agenda Item Summary

TOPIC:	Notice of Award and Construction Contract Approval – Terminal Public Parking Lot Expansion Construction		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Approve the Notice of Award to Mountain Valley Contracting, Inc and the related Construction Contract agreement totaling \$2,401,137.65 for the construction of additional public parking for the terminal and authorize the Chief Executive Officer to sign the notice of award, contract documents, and any applicable notices to proceed. Additionally, approve an owner contingency in the amount of \$368,862.35 (~15% of the Contract amount) and authorize the CEO to approve change orders within this amount related to the project.		
SUMMARY:	<p>More public parking is needed near the Terminal to meet guest demand during peak periods. Building an additional lot will also provide the opportunity for the Airport to complete maintenance in the existing lot with minimal disruption. Staff worked with Garver, the Airport's on-call Engineer and Capital Improvement Program Manager, and InterVISTAS, the Airport's on-call Planner, to identify the best location for the expansion and design the project. This project includes storm water improvements that support this expansion as well as future adjacent parking lot expansion along H Road, as defined in the Airport Development Plan. Garver oversaw the procurement and invitation for bid for the construction contract.</p> <p>GJRAA received 3 bids for the project. Based on review of the bids, Garver determined Mountain Valley Contracting to be the lowest responsible and responsive bidder. Garver recommends issuing a notice of award to Mountain Valley Contracting and accepting a construction contract with them for this work in the amount of \$2,401,137.65.</p> <p>In addition to the contract bid price, staff requests the approval of an owner contingency in the amount of \$368,862.35 (~15% of the Contract amount) which the CEO is authorized to approve for change orders on the project. Garver is still in the process of completing City permitting and review of the drainage design and some modifications to the contract may be needed to accommodate the final design.</p>		
REVIEWED BY:	CIP Manager (Colin Bible) and CEO		
FISCAL IMPACT:	Total Approved Project cost including Owner Contingency - \$2,770,000.00		
	To be funded with SIB Loan Proceeds and repaid with Airport revenues, including parking revenues		
ATTACHMENTS:	<ol style="list-style-type: none">1. Recommendation of Award2. Notice of Award3. Contract		
STAFF CONTACT:	Sarah Menge smenge@gjairport.com Office: 970-248-8584		



188 Inverness Drive W
Suite 500
Englewood, CO 80112
TEL 303.721.6932
www.GarverUSA.com

July 24, 2025

Angela Padalecki, Chief Executive Officer
Grand Junction Regional Airport Authority
2828 Walker Field Drive
Grand Junction, CO 81506

Re: Grand Junction Regional Airport Authority
Terminal Parking Lot Expansion
Recommendation of Award

Mrs. Padalecki,

Bids were received for the Terminal Parking Lot Expansion project virtually at 2:00 PM on Tuesday, July 22, 2025. An optional pre-bid conference was held at the Grand Junction Regional airport on July 9 at 2:00 PM. One addendum was issued during the bid period.

A total of three bids were received on the project. The bids have been checked for accuracy and for compliance with the contract documents and a tabulation of the bids received is enclosed with this letter. Any corrections to bids are indicated in the tabulation. Refer to the table below for a summary of bids and the Engineer's Opinion of Probable Cost. The project includes only one schedule with no bid alternatives.

Description	Terminal Parking Lot Expansion
Mountain Valley Contracting, Inc.	\$2,401,137.65
Old Castle SW Group dba United Companies	\$2,982,099.00
Sunroc Corporation	\$3,188,907.25
Engineer's Estimate	\$3,563,345.00

Mountain Valley Contracting, Inc. submitted the low bid for the project in the amount of \$2,401,137.65. We believe that the bid submitted by Mountain Valley represents a good value for the Grand Junction Regional Airport Authority and we find Mountain Valley to be a responsive and responsible bidder. We recommend that the construction contract for the Terminal Parking Lot Expansion be awarded to Mountain Valley Contracting, Inc.

Please call me if you have any questions.

Grand Junction Regional Airport Authority

7/24/2025

Page 2 of 2

Sincerely,

GARVER

A handwritten signature in blue ink that reads "Colin Bible". The signature is written in a cursive, flowing style.

Colin Bible, PE
Project Manager
720-744-4757

Attachments: Bid Tabulation

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
TERMINAL PARKING LOT EXPANSION
BID TABULATION - - PARKING LOT EXPANSION
BID OPENING: 7/22/2025; 02:00 PM

Schedule Number 1

					ENGINEER'S ESTIMATE		Mountain Valley Contracting, Inc.		OldCastle SW Group dba United Companies		Sunroc Corporation	
ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	GP 50-07	Construction Staking	LS	100%	\$20,000.00	\$20,000.00	\$46,580.00	\$46,580.00	\$35,000.00	\$35,000.00	\$33,900.00	\$33,900.00
2	C-100-14.1	Contractor Quality Control Program (CQCP)	LS	100%	\$45,000.00	\$45,000.00	\$65,000.00	\$65,000.00	\$45,000.00	\$45,000.00	\$86,220.00	\$86,220.00
3	C-105-6.1	Mobilization (Maximum 10% of Total Bid)	LS	100%	\$354,000.00	\$354,000.00	\$91,155.00	\$91,155.00	\$220,000.00	\$220,000.00	\$132,050.00	\$132,050.00
4	C-102-5.1	Temporary Erosion Control	LS	100%	\$25,000.00	\$25,000.00	\$25,572.00	\$25,572.00	\$55,000.00	\$55,000.00	\$15,450.00	\$15,450.00
5	SS-120-3.1	Construction Safety and Security	LS	100%	\$15,000.00	\$15,000.00	\$6,860.00	\$6,860.00	\$28,500.00	\$28,500.00	\$14,500.00	\$14,500.00
6	SS-120-3.2	Type III Barricade (To Become Property Of	EA	1	\$500.00	\$500.00	\$850.00	\$850.00	\$900.00	\$900.00	\$1,050.00	\$1,050.00
7	SS-140-5.1	Remove Pavement	SY	385	\$50.00	\$19,250.00	\$8.35	\$3,214.75	\$32.00	\$12,320.00	\$8.60	\$3,311.00
8	SS-140-5.2	Remove Area Inlet	EA	1	\$500.00	\$500.00	\$375.00	\$375.00	\$1,500.00	\$1,500.00	\$945.00	\$945.00
9	SS-140-5.3	Remove Irrigation Pipe	LF	100	\$2.50	\$250.00	\$10.15	\$1,015.00	\$9.00	\$900.00	\$4.70	\$470.00
10	SS-140-5.4	Remove Pipe (15" RCP)	LF	265	\$25.00	\$6,625.00	\$26.70	\$7,075.50	\$45.00	\$11,925.00	\$19.50	\$5,167.50
11	SS-140-5.5	Remove Pipe (18" RCP)	LF	115	\$30.00	\$3,450.00	\$29.10	\$3,346.50	\$35.00	\$4,025.00	\$19.50	\$2,242.50
12	SS-140-5.6	Remove Headwall	EA	1	\$750.00	\$750.00	\$670.00	\$670.00	\$1,500.00	\$1,500.00	\$675.00	\$675.00
13	SS-140-5.7	Remove Pilot Channel	SY	135	\$15.00	\$2,025.00	\$45.30	\$6,115.50	\$20.00	\$2,700.00	\$10.55	\$1,424.25
14	SS-140-5.8	Remove Irrigation Control Box/Valve	EA	8	\$200.00	\$1,600.00	\$88.00	\$704.00	\$100.00	\$800.00	\$215.00	\$1,720.00
15	SS-300-5.1	Non-Encased Electrical Conduit, 2-Way, 2-inch C	LF	400	\$40.00	\$16,000.00	\$27.50	\$11,000.00	\$27.50	\$11,000.00	\$45.00	\$18,000.00
16	SS-300-5.2	Non-Encased Electrical Conduit, 3-Way, 2-inch C	LF	955	\$55.00	\$52,525.00	\$34.00	\$32,470.00	\$34.00	\$32,470.00	\$53.30	\$50,901.50
17	SS-300-5.3	Non-Encased Utility Secondary Conduit, 1-Way, 3-inch C	LF	15	\$30.00	\$450.00	\$85.00	\$1,275.00	\$85.00	\$1,275.00	\$116.00	\$1,740.00
18	SS-300-5.4	Lighting Power Rack, Installed	EA	1	\$20,000.00	\$20,000.00	\$30,500.00	\$30,500.00	\$30,740.00	\$30,740.00	\$37,950.00	\$37,950.00
19	SS-300-5.5	No. 3/0 AWG Solid, 600V Rated, Type THHN/THWN-2 Cable, Installed in Duct Bank or Conduit	LF	50	\$6.00	\$300.00	\$17.00	\$850.00	\$17.00	\$850.00	\$20.95	\$1,047.50
20	SS-300-5.6	No. 10 AWG Solid, 600V Rated, Type THHN/THWN-2 Cable, Installed in Duct Bank or Conduit	LF	7,650	\$4.00	\$30,600.00	\$4.50	\$34,425.00	\$4.50	\$34,425.00	\$5.55	\$42,457.50
21	SS-300-5.7	No. 10 AWG Solid, 600V Rated, Type THHN/THWN-2, Green Insulated Equipment Ground, Installed in Duct Bank or Conduit	LF	3,400	\$4.00	\$13,600.00	\$4.50	\$15,300.00	\$4.50	\$15,300.00	\$5.55	\$18,870.00
22	SS-300-5.8	New NEMA 3R Data Enclosure, Installed	EA	1	\$5,000.00	\$5,000.00	\$2,625.00	\$2,625.00	\$2,650.00	\$2,650.00	\$3,270.00	\$3,270.00
23	SS-300-5.9	Non-Encased Electrical Conduit, 1-Way, 1-inch C	LF	110	\$15.00	\$1,650.00	\$17.00	\$1,870.00	\$17.00	\$1,870.00	\$32.35	\$3,558.50
24	SS-300-5.10	Non-Encased Conduit, 2-Way, 6-inch C	LF	70	\$50.00	\$3,500.00	\$105.00	\$7,350.00	\$106.00	\$7,420.00	\$142.25	\$9,957.50
25	SS-300-5.11	Non-Encased Conduit, 4-Way, 2-inch C	LF	70	\$60.00	\$4,200.00	\$40.00	\$2,800.00	\$40.00	\$2,800.00	\$61.15	\$4,280.50
26	SS-301-5.1	Existing Communication Pedestal, Removed	EA	2	\$500.00	\$1,000.00	\$525.00	\$1,050.00	\$530.00	\$1,060.00	\$655.00	\$1,310.00
27	SS-301-5.2	Existing Light Pole and Fixture, Removed and Stored, Foundation Demolished	EA	1	\$5,000.00	\$5,000.00	\$2,075.00	\$2,075.00	\$4,700.00	\$4,700.00	\$1,965.00	\$1,965.00
28	SS-302-3.1	Power Utility Allowance	ALLOW	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
29	SS-303-5.1	New Double Light Fixtures, Pole, Foundation, and Accessories, Installed	EA	6	\$15,000.00	\$90,000.00	\$19,255.00	\$115,530.00	\$19,500.00	\$117,000.00	\$24,000.00	\$144,000.00
30	SS-303-5.2	Stored Light Pole and Fixture, Installed on New Foundation	EA	1	\$7,000.00	\$7,000.00	\$4,725.00	\$4,725.00	\$4,770.00	\$4,770.00	\$5,890.00	\$5,890.00
31	SS-303-5.3	Electrical Handhole, Installed	EA	17	\$2,700.00	\$45,900.00	\$4,465.00	\$75,905.00	\$4,500.00	\$76,500.00	\$5,560.00	\$94,520.00
32	SS-305-5.1	Directional Boring, 2-Way 2"C Polyethylene Conduit	LF	140	\$100.00	\$14,000.00	\$42.50	\$5,950.00	\$43.00	\$6,020.00	\$74.00	\$10,360.00
33	SS-403-9.1	4" Hot Mix Asphalt (Grading SX) (PG 64-22)	TON	3,620	\$180.00	\$651,600.00	\$152.25	\$551,145.00	\$140.00	\$506,800.00	\$173.00	\$626,260.00
34	SS-403-9.2	T-Lock Joint	SY	100	\$20.00	\$2,000.00	\$18.20	\$1,820.00	\$52.00	\$5,200.00	\$48.00	\$4,800.00



OldCastle SW Group dba United Companies												
ENGINEER'S ESTIMATE Mountain Valley Contracting, Inc.												
Sunroc Corporation												
ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
35	SS-608-5.1	Concrete Sidewalk	SY	525	\$60.00	\$31,500.00	\$73.90	\$38,797.50	\$123.00	\$64,575.00	\$92.00	\$48,300.00
36	SS-608-5.2	Concrete Curb Ramp	SY	60	\$65.00	\$3,900.00	\$148.90	\$8,934.00	\$230.00	\$13,800.00	\$185.60	\$11,136.00
37	SS-608-5.3	Concrete Erosion Control Strip	LF	760	\$60.00	\$45,600.00	\$20.25	\$15,390.00	\$36.00	\$27,360.00	\$25.20	\$19,152.00
38	SS-608-5.4	Trench Repair; Concrete Pavement	SY	15	\$250.00	\$3,750.00	\$139.50	\$2,092.50	\$143.00	\$2,145.00	\$175.00	\$2,625.00
39	SS-608-5.5	Trench Repair; Colored and Stamped Concrete	SY	10	\$250.00	\$2,500.00	\$227.75	\$2,277.50	\$234.00	\$2,340.00	\$285.00	\$2,850.00
40	SS-608-5.6	Trench Repair; Concrete Sidewalk	SY	45	\$80.00	\$3,600.00	\$102.40	\$4,608.00	\$105.00	\$4,725.00	\$128.00	\$5,760.00
41	SS-609-5.1	Concrete Curb and Gutter	LF	1,105	\$50.00	\$55,250.00	\$31.15	\$34,420.75	\$41.00	\$45,305.00	\$38.80	\$42,874.00
42	SS-614-5.1	Parking Lot Identification Signs	EA	6	\$1,200.00	\$7,200.00	\$280.00	\$1,680.00	\$290.00	\$1,740.00	\$347.00	\$2,082.00
43	SS-614-5.2	Overflow Parking Sign	EA	1	\$1,500.00	\$1,500.00	\$300.00	\$300.00	\$290.00	\$290.00	\$360.00	\$360.00
44	SS-614-5.3	Exit Sign	EA	2	\$1,500.00	\$3,000.00	\$300.00	\$600.00	\$290.00	\$580.00	\$360.00	\$720.00
45	SS-614-5.4	Do Not Enter Sign	EA	2	\$300.00	\$600.00	\$580.00	\$1,160.00	\$560.00	\$1,120.00	\$685.00	\$1,370.00
46	SS-614-5.5	Stop Sign	EA	2	\$300.00	\$600.00	\$550.00	\$1,100.00	\$560.00	\$1,120.00	\$685.00	\$1,370.00
47	SS-614-5.6	ADA Parking Stall Sign	EA	5	\$250.00	\$1,250.00	\$550.00	\$2,750.00	\$450.00	\$2,250.00	\$555.00	\$2,775.00
48	SS-614-5.7	ADA Van Parking Stall Sign	EA	6	\$250.00	\$1,500.00	\$550.00	\$3,300.00	\$480.00	\$2,880.00	\$588.00	\$3,528.00
49	SS-644-5.1	Wheel Stop	EA	179	\$100.00	\$17,900.00	\$158.00	\$28,282.00	\$160.00	\$28,640.00	\$295.00	\$52,805.00
50	SS-710-5.1	Ornamental Fence	LF	1,420	\$150.00	\$213,000.00	\$124.50	\$176,790.00	\$71.00	\$100,820.00	\$83.50	\$118,570.00
51	SS-710-5.2	Ornamental Fence Maintenance Gate	EA	1	\$2,000.00	\$2,000.00	\$4,620.00	\$4,620.00	\$1,635.00	\$1,635.00	\$1,925.00	\$1,925.00
52	P-152-4.1	Embankment in Place	CY	22,600	\$20.00	\$452,000.00	\$18.00	\$406,800.00	\$34.00	\$768,400.00	\$31.75	\$717,550.00
53	P-152-4.2	Unsuitable Excavation	CY	1,000	\$40.00	\$40,000.00	\$8.80	\$8,800.00	\$66.00	\$66,000.00	\$33.00	\$33,000.00
54	P-208-5.1	8.5" Aggregate Base Course	SY	14,990	\$40.00	\$599,600.00	\$10.80	\$161,892.00	\$14.70	\$220,353.00	\$23.00	\$344,770.00
55	P-602-5.1	Emulsified Asphalt Prime Coat	SY	14,990	\$6.00	\$89,940.00	\$1.60	\$23,984.00	\$1.40	\$20,986.00	\$1.85	\$27,731.50
56	P-620-5.1	Pavement Marking Removal	SF	140	\$3.00	\$420.00	\$8.40	\$1,176.00	\$7.00	\$980.00	\$32.75	\$4,585.00
57	P-620-5.2	Pavement Markings	SF	6,630	\$2.00	\$13,260.00	\$2.90	\$19,227.00	\$2.50	\$16,575.00	\$3.30	\$21,879.00
58	P-620-5.3	Temporary Pavement Markings	SF	6,000	\$1.50	\$9,000.00	\$1.90	\$11,400.00	\$2.50	\$15,000.00	\$3.30	\$19,800.00
59	P-620-5.4	Thermoplastic Handicap Markings	EA	11	\$500.00	\$5,500.00	\$78.75	\$866.25	\$550.00	\$6,050.00	\$621.50	\$6,836.50
60	D-701-5.1a	12-inch Reinforced Concrete Pipe (Class III)	LF	46	\$150.00	\$6,900.00	\$112.00	\$5,152.00	\$140.00	\$6,440.00	\$125.00	\$5,750.00
61	D-701-5.1b	18-inch Reinforced Concrete Pipe (Class III)	LF	348	\$200.00	\$69,600.00	\$118.60	\$41,272.80	\$125.00	\$43,500.00	\$85.00	\$29,580.00
62	D-701-5.2	Modify Inlet, New Pipe Connection	EA	2	\$500.00	\$1,000.00	\$1,288.00	\$2,576.00	\$3,535.00	\$7,070.00	\$3,230.00	\$6,460.00
63	D-701-5.3	RCP 18-inch Flared End Section	EA	1	\$3,500.00	\$3,500.00	\$1,316.00	\$1,316.00	\$2,115.00	\$2,115.00	\$2,160.00	\$2,160.00
64	D-752-5.1	Detention Pond Outlet Structure	EA	1	\$20,000.00	\$20,000.00	\$16,522.00	\$16,522.00	\$18,700.00	\$18,700.00	\$17,940.00	\$17,940.00
65	D-752-5.2	Detention Pond Concrete Weir Structure	EA	1	\$25,000.00	\$25,000.00	\$11,422.00	\$11,422.00	\$5,000.00	\$5,000.00	\$13,450.00	\$13,450.00
66	D-752-5.4	Concrete Ditch Paving	LF	160	\$65.00	\$10,400.00	\$64.56	\$10,329.60	\$95.00	\$15,200.00	\$75.00	\$12,000.00
67	D-752-5.5	Riprap (6 inch)	CY	80	\$200.00	\$16,000.00	\$208.00	\$16,640.00	\$120.00	\$9,600.00	\$90.75	\$7,260.00
68	T-901-5.1	Seeding	AC	4.9	\$1,500.00	\$7,350.00	\$2,153.00	\$10,549.70	\$2,200.00	\$10,780.00	\$2,650.00	\$12,985.00
69	T-905-5.1	Topsoil (Removed from Stockpile)	SY	23,700	\$10.00	\$237,000.00	\$0.95	\$22,515.00	\$0.75	\$17,775.00	\$1.65	\$39,105.00
70	T-908-5.1	Mulching	AC	4.9	\$1,500.00	\$7,350.00	\$1,732.00	\$8,486.80	\$1,800.00	\$8,820.00	\$2,150.00	\$10,535.00
71	32 84 00-9	Irrigation System	LS	100%	\$32,500.00	\$32,500.00	\$72,318.00	\$72,318.00	\$74,500.00	\$74,500.00	\$90,125.00	\$90,125.00
72	32 93 00-1	Trees	EA	14	\$750.00	\$10,500.00	\$670.00	\$9,380.00	\$690.00	\$9,660.00	\$835.00	\$11,690.00
73	32 93 00-2	Relocated Trees	EA	6	\$600.00	\$3,600.00	\$702.00	\$4,212.00	\$725.00	\$4,350.00	\$875.00	\$5,250.00

TOTALS

\$3,563,345.00

\$2,401,137.65

\$2,982,099.00

\$3,188,907.25

Corrected Prices



00 51 00 NOTICE OF AWARD

Date of Issuance:

Owner: **GRAND JUNCTION REGIONAL
AIRPORT AUTHORITY**

Owner's Contract No.:

Engineer: **GARVER**

Engineer's Project No.: 2402522

Project: **Terminal Parking Lot Expansion**

Bidder: **Mountain Valley Contracting, Inc.**

Bidder's Address: **2756 Winters Avenue, Grand Junction, Colorado, 81501**

TO BIDDER:

You are notified that Owner has accepted your Bid dated July 22, 2025 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

TERMINAL PARKING LOT EXPANSION.

[describe Work, alternates, or sections of Work awarded]

The Contract price of the awarded Contract is: \$ 2,401,137.65

One (1) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ a set of the drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Return signed copy of Notice of Award to Owner and Engineer as acknowledgement of receipt.
2. Deliver to Owner One (1) counterparts of the Agreement, fully executed by Bidder.
3. Deliver with the executed Agreement(s) the Contract security *[e.g., Performance bond and Payment bond]* and insurance documentation as specified in the Instructions to Bidders, General Provisions and Special Provisions.
4. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

After you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with electronic copies of the Contract Documents.

Grand Junction Regional Airport
Terminal Parking Lot Expansion

Owner:

Authorized Signature

By:

Title:

Bidder:

Authorized Signature

By:

Title:

Copy: Engineer

EJCDC® C-510, Notice of Award. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

**00 52 00 CONTRACT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT**

THIS AGREEMENT is by and between **Grand Junction Regional Airport Authority** ("Owner") and
Mountain Valley Contracting, Inc. ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

ARTICLE 2 – THE PROJECT

- 2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: ***expansion of the terminal parking lot consisting of asphalt pavement construction (earthwork, base course, asphalt pavement) area lighting installations, pavement markings, storm sewer improvements and detention pond construction.***

ARTICLE 3 – ENGINEER

- 3.01 The Project has been designed by **Garver, LLC**.
- 3.02 The Owner has retained **Garver, LLC** ("Engineer") to act as Owner's representative, and to have the rights, responsibilities, duties, and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Days*

- A. The Work will be substantially completed within the following number of days after the date when the Contract Times commence to run as provided in Section 80-07 of the General Provisions, and completed and ready for final payment in accordance with Section 90-09 of the General Provisions within the following number of days after the date when the Contract Times commence to run.

Description	Substantial Completion
Total Project	85 calendar days

4.03

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of

requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner **\$1,500** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

4.04 *Special Damages*

- A. Not Used.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

- A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item):
- B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. Estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer and Owner.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Applications for Payment shall be made in accordance with Section 90-06 of the General Provisions. Applications for Payment will be processed by Engineer as provided in the General Provisions.

6.02 *Progress Payments; Retainage*

- A. Progress payments and retainage shall be in accordance with Section 90-06 of the General Provisions.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Section 50-15 of the General Provisions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in Section 90-09 of the General Provisions, minus any damages as described in Paragraphs 4.03 and 4.04.

ARTICLE 7 – INTEREST

7.01 Not Used.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:

- A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
- B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

- C. Contractor is familiar with and is satisfied as to all laws and regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Special Provisions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Special Provisions, especially with respect to Technical Data in such reports and drawings.
- E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.
- F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.
- K. The Contractor hereby represents and warrants to and for the benefit of the Owner that:
 - 1. Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Owner to recover as damages against the Contractor any loss, expense or cost (including without limitation attorney's fees) incurred by the Owner resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Owner). While the Contractor has no direct contractual privity with the State, as a lender to the Owner for the funding of its Project, the Owner and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

- A. The Contract Documents consist of the following:
 - 1. Executed Contract
 - 2. Addenda (if any)

3. Advertisement for Bids
4. Instructions to Bidders
5. Bid Form
6. List of Proposed Subcontractors
7. Qualification Statement
8. General Provisions
9. Special Provisions
10. Supplemental Specifications as listed in the Table of Contents
11. Technical Specifications as listed in the Table of Contents
12. Drawings
13. Performance Bond
14. Payment Bond
15. Certificates of Insurance
16. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid
17. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Provisions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

- A. Terms not otherwise defined herein and used in this Agreement will have the meanings stated in the General Provisions and the Special Provisions.

10.02 Assignment of Contract

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Grand Junction Regional Airport
Terminal Parking Lot Expansion

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:

CONTRACTOR:

Grand Junction Regional Airport Authority

Mountain Valley Contracting, Inc.

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

License No.: _____
(where applicable)

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Grand Junction Regional Airport Authority

Agenda Item Summary

TOPIC:	Approve the Construction Administration Work order to oversee the Terminal Public Parking Lot Construction Project		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Approve Garver Work Order No. 5 totaling \$291,100 for Construction Administration Services related to the Terminal Public Parking Lot Expansion Construction project and authorize the Chief Executive Officer to sign the Work Order.		
SUMMARY:	<p>This work order represents construction administration services to be performed by Garver as the owner's representative to the Airport in conjunction with the Construction of the additional Terminal public parking lot. The specific tasks to be completed include:</p> <ul style="list-style-type: none">• Construction Administration Services• On-Site Resident Project Representative• Materials Testing <p>Given that this project is not grant funded, an independent fee estimate (IFE) was not required or performed. Staff reviewed the estimated number of hours for the project based on the weeks in the construction schedule and the individual work order elements and compared this project to previous projects for which IFE's were performed. Based on this review, the proposed fee from Garver was deemed reasonable and we recommend the work order for approval by the Board.</p>		
REVIEWED BY:	CEO and Legal Counsel		
FISCAL IMPACT:	Total GJRAA Funded cost - \$291,100		
	To be funded with SIB loan proceeds		
ATTACHMENTS:	Work Order No. 5		
STAFF CONTACT:	Sarah Menge smenge@gairport.com Office: 970-248-8584		



WORK ORDER NO. 5
Grand Junction Regional Airport Authority
Grand Junction, Colorado
Project No. 2500707

This WORK ORDER ("Work Order") is made by and between the **Grand Junction Regional Airport Authority** (hereinafter referred to as "**Owner**") and **Garver, LLC**, (hereinafter referred to as "**Garver**" or "**Engineer**") in accordance with the provisions of the MASTER AGREEMENT FOR PROFESSIONAL SERVICES executed on January 18, 2023 (the "Agreement").

Under this Work Order, the Owner intends to provide **construction phase servies for the terminal parking lot expansion**.

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

SECTION 1 - SCOPE OF SERVICES

1.1 Garver shall provide the Services described in Appendix A.

1.2 In addition to those obligations set forth in the Agreement, Owner shall:

- 1.2.1 Give thorough consideration to all documents and other information presented by Garver and informing Garver of all decisions within a reasonable time so as not to delay the Services.
- 1.2.2 Make provision for the Personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
- 1.2.3 Obtain the necessary lands, easements and right-of-way for the construction of the work. All costs associated with securing the necessary land interests, including property acquisition and/or easement document preparation, surveys, appraisals, and abstract work, shall be borne by the Owner outside of this Agreement, except as otherwise described in the Services under Section 1.1.
- 1.2.4 Pay all plan review and advertising costs in connection with the project.
- 1.2.5 Provide legal, accounting, and insurance counseling services necessary for the project and such auditing services as Owner may require.
- 1.2.6 Furnish permits, permit fees, and approvals from all governmental authorities having jurisdiction over the project and others as may be necessary for completion of the project.



SECTION 2 – PAYMENT

For the Services set forth above, the table below presents a summary of the fee amounts and fee types for this Work Order.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Construction Administration	\$129,200	LUMP SUM
On-Site Resident Project Representative Services	\$123,500	HOURLY
Material Testing Services	\$38,400	TIME & MATERIAL
TOTAL FEE	\$291,100.00	

The lump sum amount to be paid under this Work Order is \$129,200. For informational purposes, a breakdown of Garver's estimated costs is included herein with approximate current hourly rates for each employee classification. The Owner will pay Garver for Services rendered at the rates shown in Appendix B for each classification of Garver's personnel (may include contract staff classified at Garver's discretion) plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel.

In addition, the Owner will pay Garver for On-Site Resident Project Representative Services rendered at the rates shown in Exhibit B for each classification of Garver's personnel (may include contract staff classified at Garver's discretion) during the performance of these Services, plus direct reimbursable expenses normal and necessary for the completion of the Services. Material Testing services will be provided based on time and material. Estimated cost of these Services, \$161,900. The actual total fee may exceed this estimate. For informational purposes, a breakdown of Garver's estimated costs is included herein with approximate current hourly rates for each employee classification. Notwithstanding the foregoing, Garver shall be entitled, in its sole discretion, to substitute a more qualified person (e.g., C-4) with a less qualified person (e.g., C-1); provided however, in such event Garver shall only be entitled to payment at the lesser rate.

As directed by the Owner, some billable Services may have been performed by Garver prior to execution of this Work Order. Payment for these Services will be made in accordance with the fee arrangement established herein, as approved by the Owner.

Garver shall provide Owner notice when Garver is within ten percent (10%) of the not-to-exceed amount. In which event, Owner may direct Garver to proceed with the Services up to the not-to-exceed budgetary threshold before ceasing performance of the Services or increase the not-to-exceed amount with notice to Garver. Underruns in any phase may be used to offset overruns in another phase as long as the overall Work Order amount is not exceeded. In no event shall the not-to-exceed amount be interpreted as a guarantee the Services can be performed for the not-to-exceed budgetary threshold.

SECTION 3 – APPENDICES

3.1 The following Appendices are attached to and made a part of this Work Order:

3.1.1 Appendix A - Scope of Services

3.1.2 Appendix B – Fee Spreadsheet

This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



The effective date of this Work Order shall be the last date written below.

GRAND JUNCTION REGIONAL
AIRPORT AUTHORITY

GARVER, LLC

By: _____
Signature

By: Colin Bible
Signature

Name: _____
Printed Name

Name: Colin Bible, PE
Printed Name

Title: _____

Title: Vice President

Date: _____

Date: 7/16/2025



**EXHIBIT A
TERMINAL PARKING LOT EXPANSION
CONSTRUCTION PHASE SERVICES
(SCOPE OF SERVICES)**

Generally, the Scope of Services includes the following professional services for improvements to the Terminal Parking Lot and the Employee Parking Lot at Grand Junction Regional Airport. Services will include construction phase services related to the construction of the terminal parking lot expansion.

- Construction Administration Services
- On-Site Resident Project Representative Services
- Materials Testing Services

1. PROJECT ADMINISTRATION

- 1.1. Garver will serve as the Owner's representative for the project and furnish consultation and advice to the Owner during the performance of this service. Garver will attend conferences alone or with Owner's representatives, local officials, state and federal agencies, and others regarding the scope of the proposed project, its general design, functions, and impacts.
- 1.2. Garver will assist the Owner with City and County Storm Water permitting including construction inspection and reporting as well as permit closeout.

2. CONSTRUCTION ADMINISTRATION SERVICES

- 2.1. Upon completion of bidding services, Garver shall begin the construction phase of the work and will accomplish the tasks further described below.

2.2. Issued for Construction (IFC) Documents

- 2.2.1. Garver will compile bid addendums and any other necessary plan changes due to post-bid project updates and/or funding changes into a final Issued for Construction (IFC) set of plans and specifications.

2.3. Submittals

- 2.3.1. Garver will evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.



2.4. Notice to Proceed & Preconstruction Meeting

2.4.1. Garver will issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting. Garver will provide meeting minutes for submission to all parties at the conclusion of the meeting.

2.5. Progress Meetings

2.5.1. Garver's Project Manager, Project Engineer, and/or Resident Project Representative (RPR) will attend weekly progress meetings with the Owner and Contractor. It is expected that approximately 5 meetings will be held on-site, and 5 meetings will be held via conference call. To the extent possible, progress meetings and visits to the site of the work should be scheduled when Garver's presence is desirable. Garver's project engineer or his qualified representative will be available at all times work is in progress for telephone contact by the RPR. Garver's project engineer shall direct, supervise, advise, and counsel the Resident Project Representative and construction observation personnel in the accomplishment of Garver's duties. Garver will prepare for and attend any utility pre-construction meetings as required.

2.6. Owner Coordination

2.6.1. Garver will consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop.

2.7. RFIs

2.7.1. Garver will issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.

2.8. Progress Payments

2.8.1. Garver will prepare Contractor's progress payment requests based on the actual quantities of contract items completed and accepted and will make a recommendation to the Owner regarding payment. Three (3) progress payments are estimated. Garver's recommendation for payment shall not be a representation that Garver has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.

2.9. Record Drawings

2.9.1. Garver will maintain a set of working drawings and provide information for preparation of record drawings of the completed project. This information will be incorporated into final record drawings provided to the Owner after project completion.

2.10. Change Orders

2.10.1. When authorized by the Owner, Garver will prepare change orders or supplemental agreements for changes in the work from that originally provided for in the construction



contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.

2.11. Final Inspection

2.11.1. Garver will participate in a pre-final walkthrough with the Owner. Garver will also participate in a final project inspection with the Owner and Contractor, prepare a punch list, review final project closeout documents, and submit the final pay request.

3. ON-SITE RESIDENT PROJECT REPRESENTATIVE SERVICES

3.1. Garver will provide full-time Resident Project Representative (RPR) services for the 80-calendar-day construction contract performance time. The proposed fee is based on approximately 50 hours per week during the construction contract performance time for the RPR. If the construction time extends beyond the time established in this agreement or if the Owner wishes to increase the time or frequency of the observation, the Owner will pay Garver an additional fee agreed to by the Owner and Garver. All RPR personnel shall have the appropriate experience and qualifications.

3.2. During the construction period, Garver's RPR will provide or accomplish the following:

- Consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to the Owner such periodic reports and information as may be required by the FAA
- As necessary, conduct safety meetings with the Contractor.
- Coordinate with the firm providing construction materials quality assurance testing. Coordinate with this firm to ensure that all material tests required for construction are scheduled and accomplished in a manner that will not delay the Contractor unnecessarily and will meet specification requirements as to location and frequency.
- Perform intermediate inspections in advance of the final inspection.
- Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
- Maintain a project diary which will contain information pertinent to each site visit.
- Monitor the contractor's conformance to the approved construction safety and phasing plan.
- Prepare a Construction Materials Quality Control Summary. At a minimum, the summary shall include a list of all tests performed showing the date, location, pass or fail, results of retests, and whether the test is eligible or ineligible under the A.I.P. program.
- Provide up to 40 hours of survey crew time for field checking quantities, contractor's layout, etc.

3.3. In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the work of the Contractor(s); but Garver does not guarantee the performance of the Contractor(s), nor is Garver responsible for the actual supervision of construction operations. Garver does not guarantee the performance of the contracts by the Contractors nor assume any duty to supervise safety procedures followed by any Contractor or subcontractor or their respective employees or by any other person at the job site. However, if at any time during construction Garver observes that the Contractor's work does not comply with the construction contract documents, Garver will notify the



Contractor of such non-compliance and instruct him to correct the deficiency and/or stop work, as appropriate for the situation. Garver will also record the observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, Garver will notify the Owner immediately, so that appropriate action under the Owner's contract with the Contractor can be taken.

4. MATERIALS TESTING SERVICES

4.1. Through a Subconsultant, Garver shall provide the quality assurance testing for the project as required by the Plans and Specifications and the Owner's requirements.

5. PROJECT DELIVERABLES

5.1. The following deliverables will be submitted to the parties identified below. Unless otherwise noted below, all deliverables shall be electronic.

- Issued for Construction Plans and Specifications to the Owner and Contractor.
- Reviewed submittals to the Contractor.
- Record Plans to the Owner.
- Other electronic files as requested.

6. ADDITIONAL SERVICES

6.1. The following items are not included under this agreement but will be considered as additional services to be added under Amendment if requested by the Owner.

- Redesign for the Owner's convenience or due to changed conditions after previous alternate direction. Changes conditions may include, but are not limited to major changes to pavement, building, or utility alignments.
- Deliverables beyond those listed herein.
- Engineering, architectural, or other professional services beyond those listed herein.
- Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- Permitting for environmentally sensitive areas.
- Services after construction, such as warranty follow-up, operations support, and Part 139 inspection support.

7. SCHEDULE

Garver shall begin work under this Agreement upon execution of this Agreement and shall complete the work within a mutually agreeable schedule with the Owner.

Exhibit B

Grand Junction Regional Airport Authority Terminal Parking Lot Expansion Construction Phase Services

FEE SUMMARY

Construction Phase Services	Estimated Fees	Fee Type
Construction Administration	\$ 129,200.00	Lump Sum
On-Site Resident Project	\$ 123,500.00	Hourly
Materials Testing Services	\$ 38,400.00	Time and Material
Subtotal for Construction	\$ 291,100.00	

Exhibit B

**Grand Junction Regional Airport Authority
Terminal Parking Lot Expansion Construction Phase Services**

Construction Administration

WORK TASK DESCRIPTION	E-6	E-4	E-2	E-1	AM-1
	hr	hr	hr	hr	hr
1. Civil Engineering					
Accounting Administration		4			6
Coordination with Client	4	2		2	
Subconsultant Coordination	2	4		4	
Prepare IFC Plans and Specs and submit to Contractor		2		2	
Prepare and Distribute Notice To Proceed		1			
Prepare for Preconstruction Meeting		2		2	
Attend Preconstruction Meeting (2 people, on-site)	4	12			
Prepare and Distribute Preconstruction meeting minutes		2		1	
Prepare Contractor Pay Application (3 applications)		3			9
Coordination with Inspector (4 hr/Week)		48		12	
Develop Submittal Log		1		4	4
Prepare Change Orders	1	4		20	
Response to Contractor and RPR Inquiries	2	4	4		
Prepare for and Attend Pre-Pave Meeting (2 people, on-site)	4	12		1	
Prepare for and Attend (5 On-Site/ 5 Virtual) Progress Meetings (2 people, 10 meetings)	20	60		5	
Shop Drawings/Submittal Review & Responses		8		40	8
Final Inspection and Punchlist	4	12			
Punchlist Coordination				6	
Final Walkthrough		12			
Develop and Distribute Record Documents	1	4		8	
Subtotal - Civil Engineering	42	197	4	107	27
2. Electrical Engineering					
Prepare IFC Plans and Specs and submit to Contractor		1		2	
Coordination with Inspector		2		6	
Submittal Log				2	
Change Orders		4		8	
Response to Contractor and RPR Inquiries		8		4	
Prepare for and Attend (Virtual) Progress Meetings (1 person, 5 meetings)		5			
Shop Drawings/Submittal Review & Responses		2		16	
Subtotal - Electrical Engineering	0	22	0	38	0

Hours	42	219	4	145	27
--------------	-----------	------------	----------	------------	-----------

SUBTOTAL - SALARIES: \$109,060.00

DIRECT NON-LABOR EXPENSES

Office Supplies/Equipment	\$140.00
Travel Costs	\$15,000.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$15,140.00

SUBTOTAL: \$124,200.00

SUBCONSULTANTS FEE: \$5,000.00
(STORM WATER PERMITTING, INSPECTIONS AND REPORTING)

TOTAL FEE: \$129,200.00

Exhibit B**Grand Junction Regional Airport Authority
Terminal Parking Lot Expansion Construction Phase Services****On-Site Resident Project Representative Services**

WORK TASK DESCRIPTION	C-1
	hr
1. Civil Engineering	
Review IFC Plans and Specifications	8
Attend Preconstruction Meeting (1 person, on-site)	12
Resident Project Representative Services (13 weeks @ 50 hr/Week)	650
Subtotal - Civil Engineering	670

Hours 670

SUBTOTAL - SALARIES: \$99,160.00

DIRECT NON-LABOR EXPENSES

Field Supplies/Equipment \$540.00
Travel Costs \$23,800.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$24,340.00

SUBTOTAL: \$123,500.00

TOTAL FEE: \$123,500.00

Exhibit B**Grand Junction Regional Airport Authority
Terminal Parking Lot Expansion Construction Phase Services****Materials Testing Services**

WORK TASK DESCRIPTION	E-6	E-4	E-2	E-1	AM-1
	hr	hr	hr	hr	hr
1. Civil Engineering					
Coordination with Materials testing Firm	2	8		10	
Review Test Results	1	4	8	40	8
Subtotal - Civil Engineering	3	12	8	50	8

Hours	3	12	8	50	8
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SUBTOTAL - SALARIES:	\$15,854.00
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$121.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$121.00
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SUBTOTAL:	\$15,975.00
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SUBCONSULTANTS FEE:	\$22,425.00
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TOTAL FEE:	\$38,400.00
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Grand Junction Regional Airport Authority

Agenda Item Summary

TOPIC:	Airport Wayfinding Signage and Roundabout Monument Sign Purchase		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Authorize the Chief Executive Officer to negotiate and sign a purchase contract with Ad+Light Group for Airport Wayfinding Signage and a new roundabout monument sign for a total purchase price of \$148,039.30.		
SUMMARY:	<p>One element of the interior refresh design completed by Gensler was for new interior signage and wayfinding within the terminal building. The current signage is outdated, doesn't match the updated look and feel of the terminal, and some of the signs are inaccurate. Additionally, with the adoption of a new Airport logo, Gensler helped recommend some new signage options for the roundabout and front of the terminal as well as a new entry-way sign.</p> <p>Authority staff worked with Gensler to run a competitive procurement for the new signage. As noted in the recommendation letter from Gensler, we had 12 companies participate in the bid and based on the overall evaluation, Ad+Light Group was recommended.</p>		
REVIEWED BY:	CEO		
FISCAL IMPACT:	\$148,039.30 – GJRAA Funded		
ATTACHMENTS:	Recommendation of Award		
STAFF CONTACT:	Sarah Menge smenge@gairport.com Office: 970-248-8584		



July 21, 2025

Mrs. Angela Padalecki
Chief Executive Officer
Grand Junction Regional Airport
2828 Walker Field Dr,
Grand Junction, CO 81506

Re: Grand Junction Regional Airport Signage and Wayfinding Fabricator Selection Analysis

Dear Mrs. Padalecki:

Following the completion of the public bidding process for the "New Interior Signage and Wayfinding; New Roundabout Monument Sign; and New Exterior Entry Monument Sign" project, we have conducted a comprehensive evaluation of the submitted proposals. Firms were allowed to propose on the signage packages individually or as a total package and the airport received a total of 12 bids submitted. Of these 12 bids, some firms provided pricing for all 3 signage scopes, while some only bid on a single signage scope. The bidding package included 2 options for a new exterior main entry monument sign and due to the variance in price estimates between the 2 options across the bidders, the airport has decided not to include this sign in the award. The award will include the new interior signage and wayfinding as well as the new roundabout monument sign.

As a result of Gensler's evaluation as well our review with GJT leadership, it is recommended Ad+Light Group be awarded the project. This is based on a review of the bid submittal packages for conformance to the documented scope of work and specifications as well as an evaluation of bid totals. Gensler assumes no liability for the accuracy or verification of the Contractor's qualifications as presented in their submittal.

Company Background

Ad+Light Group is a Denver-based manufacturer specializing in custom signage and specialty lighting solutions. Their comprehensive service offering includes in-house design, engineering, fabrication, permitting, installation, and maintenance services—providing a complete turnkey solution for complex signage projects.



The company's portfolio demonstrates extensive experience across multiple sectors including healthcare, commercial, retail, and education, with proven capabilities in both interior and exterior signage applications. This diversified experience base provides valuable expertise for addressing the unique wayfinding and signage challenges present in airport environments.

The proposal submitted by Ad+Light Group aligns well with the requirements and quality standards expected for this airport signage project. Ad+Light Group's combination of technical expertise, geographic proximity, and integrated service offering makes them well-suited to execute this signage project for Grand Junction Regional Airport.

The bid proposal from Ad + Light Group that the airport plans on accepting will include:

Interior Signage & Wayfinding	\$ 93,920.63
Retrofit of Roundabout Monument Sign	\$ 54,118.67
Total	\$ 148,039.30

Please contact us if you require additional information or clarification regarding this analysis. This letter shall not be considered an endorsement of the contractor nor guarantee the contractor's performance.

Sincerely,

Brent Mather
Principal
Gensler

CC: Gensler: Rebekah Wagoner, Chris Fato, Harry Spetnagel

Grand Junction Regional Airport Authority

Agenda Item Summary

TOPIC:	Air Traffic Control Tower Improvement Construction Contract		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Authorize the Chief Executive Officer to execute a task order with FCI under the on-call General Contractor contract for Air Traffic Control Tower improvements, for an estimated project cost of \$1,503,563.60, including a 10% owner's contingency.		
SUMMARY:	<p>The Airport was awarded a \$1,300,000 grant to make improvements to the Air Traffic Control Tower (ATCT) through a competitive grant application process. Staff have worked with the FAA, Gensler, Garver, and FCI to design improvements to the tower focused on the CAB area where the Air Traffic Controllers work. The current construction cost estimate is \$1,366,876 and includes a roof replacement, replacement of the existing HVAC system and mechanical improvements as well as other modifications to improve access to the tower for maintenance. In addition to the estimated construction costs, staff requests a 10% owners contingency totaling \$136,687.60 that can be authorized by the Chief Executive Officer.</p> <p>The grant has not yet been funded and the Authority continues to work with the FAA to complete all required steps in order to finalize the grant funding process, however, this project is considered "reimbursable" so the Authority can incur costs prior to receiving grant funding. The Authority recommends approving the contract prior to receiving the grant funding in order to reduce the risk of escalating prices and allow the purchase of long lead time items so the project is not further delayed while grant documents are completed.</p> <p>As part of the grant award process, a competitive price comparison was completed and determined the estimates are reasonable.</p>		
REVIEWED BY:	CIP Manager (Colin Bible) and CEO		
FISCAL IMPACT:	Total Project Cost \$1,503,563.60 Grant Funded portion \$1,300,000.00 GJRAA Funded \$203,563.60		
ATTACHMENTS:	Garver Recommendation of Award & GMP Estimate		
STAFF CONTACT:	Sarah Menge smenge@gjairport.com Office: 970-248-8584		



188 Inverness Drive W.
Suite 500
Englewood, CO 80112
TEL 303.721.6932
www.GarverUSA.com

July 9, 2025

Grand Junction Regional Airport
Attn: Ms. Angela Padalecki
2828 Walker Field Drive
Grand Junction, CO 81506

Re: Grand Junction Regional Airport
Air Traffic Control Tower – Cab Renovation
Recommendation of GMP Approval

Dear Ms. Padalecki:

I am writing to formally recommend the approval of the Guaranteed Maximum Price (GMP) proposed by FCI Constructors, Inc. for the Air Traffic Control Cab Renovation project. This recommendation follows a thorough evaluation of the proposal and the contractor's demonstrated ability to meet the project's scope, budget and timeline requirements.

The GMP, as detailed in the enclosed proposal, is \$1,366,876.00 and covers the cost of the work, general conditions costs, direct and indirect costs, and any agreed-upon contingencies. Our evaluation of this proposal included engaging with an third party consultant, RLB, to provide an independent cost estimate. Additionally, a meeting was held on June 25, 2025 between the Airport, Gensler (architect), and FCI to review the independent cost estimate and align on project scope and assumptions for the GMP proposal. The table below shows a summary comparison of the GMP and independent cost estimate with the similar alternatives of keeping the existing glazing in place, replacing all guardrails, and the work being performed as night work.

Cost Components	GMP	ICE	Difference
Cost of the Work	\$ 1,088,507	\$ 963,657	\$ 124,850
General Conditions & Requirements	\$ 151,430	\$ 145,026	\$ 6,404
Indirect Costs	\$ 126,939	\$ 107,296	\$ 19,643
Contingency	\$ -	\$ 60,958	\$ (60,958)
Escalation	\$ -	\$ 32,003	\$ (32,003)
Totals	\$ 1,366,876	\$ 1,308,940	\$ 57,936
Variance in GMP to ICE	4.2%		

We believe that the GMP submitted by FCI Constructors, Inc. meets the requirements of the contract documents, and represents a good value for the Grand Junction Regional Airport. I recommend that we proceed with formal approval to allow the project to move forward to the construction phase.

Please call me if you have any questions.

Sincerely,

GARVER, LLC

Colin Bible, P.E.

PERMIT & BID ESTIMATE - R1

GJRA AIR TRAFFIC CONTROL TOWER

Prepared For

Gensler
1225 17th Street
Suite 150
Denver, CO 80202

Submitted On

27 May 2025

Prepared By

RLB
RLB.com

Our Ref

2

Project Number

DEN10355



GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



PROJECT DETAILS

Basis of Estimate

This estimate has been prepared at the request of Gensler and is to provide a cost estimate for the Grand Junction Regional Airport - Air Traffic Control Tower Roof & MEP Improvements project, located in Grand Junction, Colorado.

The estimate is based upon measured quantities and built- up rates prepared from the following design documents:

- 20250506 GJRA ATCT Roof and MEP - Permit Bid - Calcs
- 20250506 GJRA ATCT Roof and MEP - Permit Bid - Drawing Set
- 20250506 GJRA ATCT Roof and MEP - Permit Bid - Project Manual

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors.

Unit pricing is based on Q2 2025 costs. Construction cost escalation has been carried at 2.5% in the estimate and assumes a Q3 2025 construction start. Estimating contingency has been included at 5%.

Items Specifically Excluded

- . Hazardous materials abatement
- . Work outside the site boundaries unless otherwise noted
- . Out of hours work - See Alt #03
- . Murals and works of art
- . Special testing & inspections
- . Utility tap fees and charges
- . Permits & plan review fees
- . Owner's contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and all other studies
- . Items marked as "Excl." in the estimate
- . Escalation beyond a Q3 2025 construction start

GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



PROJECT DETAILS

ALTERNATES

ALT #01 - Deduct for Retaining Glazing: (\$169,676)

ALT #02 - Replacement of Roof Guardrails: \$68,087

ALT #03 - Out of Hours Work: \$98,409

ALT #04 - Temp HVAC & Electrical: \$33,928

RLB Rider
Levett
Bucknall

Rates Current At May 2025

Permit & Bid Estimate - R1
DEN10355.2 Page 3 of 8

GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



LOCATION ELEMENTS ITEM

ALL All Locations

Rates Current At May 2025

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
B1020 Roof Construction					
60	Channel framing at roof hatch	LF	20	750.00	15,000
105	Connection plate at channel framing	EA	8	250.00	2,000
104	Misc. connections at existing guardrails	LS	1	2,500.00	2,500
87	1/4" Galv. bent plate at control cab catwalk edge	LF	255	200.00	51,000
129	Additional framing at new RTUs - Allowance	EA	2	5,000.00	10,000
B1020 - Roof Construction					80,500
B2010 Exterior Walls					
6	Repair mortar where damaged/deteriorated at brick	EA	2	2,000.00	4,000
63	Waterproofing at existing ladders to remain	EA	2	850.00	1,700
64	Waterproofing at existing scupper to remain	EA	1	750.00	750
80	Tie-into existing waterproofing	SF	1,166	2.00	2,332
88	High-performance coating at exposed steel and existing sheet metal to remain	LS	1	18,500.00	18,500
89	Continuous galv. clip to secure existing sheet metal	LF	104	12.50	1,300
90	Continuous blocking at glazing head and sill	LF	193	17.50	3,378
98	Remove and reinstall existing metal wall panels	SF	318	45.00	14,310
79	Modify / Cut base of existing metal panel	SF	159	30.00	4,770
B2010 - Exterior Walls					51,040
B2020 Exterior Windows					
19	Curtain wall, clear anodized mullion finish	SF	758	200.00	151,600
21	Modify existing interior sill finish to accommodate new glazing system.	LF	90	75.00	6,750
68	Misc. flashing and waterproofing at new curtain wall	SF	758	2.00	1,516
69	Misc. structural supports for new curtain wall	SF	758	7.50	5,685
91	Aluminum flashing over steel bent plate at glazing head	LF	104	45.00	4,680
92	Sealant and backer rod at glazing head and sill	LF	193	8.00	1,544
94	Bent plate at glazing head	LF	104	185.00	19,240
95	18 ga. galv. flashing at glazing sill	LF	90	45.00	4,050
103	Window corner mullion	LF	30	75.00	2,250
124	Test reports - Air infiltration and water penetration	EA	1	7,500.00	7,500
B2020 - Exterior Windows					204,815
B3010 Roof Coverings					
16	White, 60-mil TPO roof membrane over coverboard and continuous R-30 polyiso insulation	SF	1,166	40.00	46,640
17	Edge flashing to cover thickened roof edge	LF	251	45.00	11,295

GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



LOCATION ELEMENTS ITEM

ALL All Locations (continued)

Rates Current At May 2025

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
24	Prep equipment pad to receive new equipment and curb	SF	80	12.50	1,000
70	Reinstall existing pavers	SF	177	25.00	4,425
66	Replace damaged pavers as required	SF	45	35.00	1,575
67	Walkway pads as required	SF	117	15.00	1,755
73	Mechanical equipment curbs	LF	51	150.00	7,650
82	Roof hatch curb	LF	18	125.00	2,250
81	TPO and flashing at roof hatch and curbs	SF	150	40.00	6,000
85	Boot flashing at existing railing	EA	93	250.00	23,250
86	Fiber cant	LF	255	5.50	1,403
99	TPO clad metal flashing	LF	91	60.00	5,460
100	Stainless steel flashing - tie into existing flashing	LF	91	55.00	5,005
101	Light gauge channel / angle attached to existing structure	LF	91	30.00	2,730
102	Light gauge framing w/ mineral wool batt insulation	SF	228	35.00	7,980
96	Misc. flashing and joint sealants	SF	1,166	3.50	4,081
97	Misc. roof blocking	SF	1,166	5.00	5,830
B3010 - Roof Coverings					138,329
B3020 Roof Openings					
27	36" x 72" roof hatch, custom size personnel aluminum hatch with integral guardrails	EA	1	12,500.00	12,500
B3020 - Roof Openings					12,500
C1010 Partitions					
71	Misc. patch and repair as required	SF	516	5.00	2,580
C1010 - Partitions					2,580
C1030 Fittings					
11	Prep and paint entire railing - new white semi-gloss exterior paint	LF	251	35.00	8,785
106	Extend rail height to 42" AFF - Control cab floor	LF	150	200.00	30,000
61	Extend rail height to 42" AFF - Cab roof	LF	101	250.00	25,250
74	Folding ladder integrated into ACT ceiling	EA	1	7,500.00	7,500
75	Paint folding ladder black to match ceiling tiles	EA	1	750.00	750
78	Adjust railing mounted equipment	LS	1	1,500.00	1,500
83	Misc steel at folding ladder	LS	1	1,800.00	1,800
84	Step at new roof hatch	EA	1	1,250.00	1,250
C1030 - Fittings					76,835
C3030 Ceiling Finishes					
34	ACT Ceiling - 2x2 black ACT	SF	599	18.00	10,782

GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



LOCATION ELEMENTS ITEM

ALL All Locations (continued)

Rates Current At May 2025

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
77	APC Shadow molding	LF	98	12.50	1,225
93	Extend trim to finish inside of facade assembly	LF	104	12.00	1,248
C3030 - Ceiling Finishes					13,255
D2040 Rain Water Drainage					
18	Drain assembly and cover	EA	4	2,500.00	10,000
D2040 - Rain Water Drainage					10,000
D3040 Distribution Systems					
57	RTU - Rooftop unit - 1,600 CFM - 4 ton	EA	2	50,000.00	100,000
48	RF1 - Return fan - 1,800 CFM	EA	1	7,500.00	7,500
42	1" condensate piping	LF	30	125.00	3,750
125	HW & CW Hook ups to RTU	EA	2	3,000.00	6,000
126	HW & CW Hook ups to FCU	EA	1	3,000.00	3,000
22	Replace missing vent cap at L6 roof	EA	1	850.00	850
55	Transition supply and return ductwork to combination supply/return grille	EA	2		Incl.
118	Supply & return diffuser	EA	2	500.00	1,000
127	Connections and modifications to HVAC system	LS	1	10,000.00	10,000
D3040 - Distribution Systems					132,100
D3050 Terminal & Package Units					
47	FCU1 - Fan coil unit - 1,800 CFM	EA	1	4,000.00	4,000
D3050 - Terminal & Package Units					4,000
D3060 Controls & Instrumentations					
54	Modifications to controls & instrumentations	LS	1	6,000.00	6,000
115	Pressure sensor	EA	1		Incl.
116	Thermostat	EA	3		Incl.
D3060 - Controls & Instrumentations					6,000
D3070 Systems Testing & Balancing					
120	Testing & balancing	SF	516	14.53	7,500
50	Balancing damper	EA	1		Incl.
51	Balance existing system	SF	516		Incl.
D3070 - Systems Testing & Balancing					7,500
D3090 Other HVAC Systems & Equipment					
72	HVAC Equipment - Make safe	EA	8	550.00	4,400
128	Temp HVAC / Phasing - Excluded, See alt	LS	1		Excl.

GJRA AIR TRAFFIC CONTROL TOWER

PERMIT & BID ESTIMATE - R1



LOCATION ELEMENTS ITEM

ALL All Locations (continued)

Rates Current At May 2025

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
119	Mechanical Subcontractor - GC/GRs	Item			31,000
	D3090 - Other HVAC Systems & Equipment				35,400
D5010	Electrical Service & Distribution				
107	Disconnect - NEMA 3R	EA	2	5,000.00	10,000
108	Electrical connection - RTU	EA	2	5,000.00	10,000
109	Electrical connection - FCU	EA	1	2,500.00	2,500
110	Electrical connection - Return fan	EA	1	2,000.00	2,000
	D5010 - Electrical Service & Distribution				24,500
D5020	Lighting and Branch Wiring				
112	GFCI Maintenance receptacle and wiring	EA	2	600.00	1,200
113	Relocate existing lighting, circuitry, devices and wiring	EA	2	750.00	1,500
122	Modification to electrical & lighting controls	SF	516	5.00	2,580
	D5020 - Lighting and Branch Wiring				5,280
D5090	Other Electrical Systems				
76	Electrical - Make safe	EA	13	200.00	2,600
111	Remove devices on handrail and reconnect	EA	5	1,500.00	7,500
123	Temp power - Excluded, See alt	LS	1		Excl.
121	Electrical Subcontractor - GR/GRs	Item			7,976
	D5090 - Other Electrical Systems				18,076
E2010	Fixed Furnishings				
31	Window shades	SF	758	40.00	30,320
	E2010 - Fixed Furnishings				30,320
F2010	Building Elements Demolition				
1	Demolish existing roofing membrane and insulation down to existing structural deck or ice barrier membrane	SF	1,166	12.50	14,575
3	Demolish existing drain assembly only and prep for replacement - existing drain piping to remain, protect in place	EA	4	350.00	1,400
8	Demolish existing cab glazing and shades all sides, prep to receive new systems	SF	758	15.00	11,370
26	Demolish slab at new roof hatch location - prep to receive new 36" x 72" hatch	SF	18	200.00	3,600
4	Remove existing ladder access to cab roof and return to owner - By owner	EA	1		Excl.
15	Remove and salvage existing pavers	SF	177	5.50	974
23	Remove existing rooftop unit, equipment pad, controls and ductwork	EA	2	17,500.00	35,000
30	Salvage existing light fixtures and other ceiling devices and prepare for reuse in new ceiling	SF	599	5.00	2,995

GJRA AIR TRAFFIC CONTROL TOWER
PERMIT & BID ESTIMATE - R1



LOCATION ELEMENTS ITEM

ALL All Locations (continued)

Rates Current At May 2025

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
33	Demolish existing black ACT ceiling	SF	599	2.50	1,498
37	M1 - Disconnect and remove existing fan and associated flexible connections	EA	1	3,500.00	3,500
38	M2 - Disconnect and remove existing fan coil unit and associated connections	EA	1	7,500.00	7,500
39	M3 - Remove existing automatic balancing damper and return duct	EA	2	1,500.00	3,000
40	M4 - Remove balancing dampers	LS	1	1,750.00	1,750
41	Demolish mechanical piping	LF	30	35.00	1,050
52	Remove existing combination supply/return diffuser and ductwork	EA	2	500.00	1,000
53	Remove existing thermostat and associated wiring	EA	2	250.00	500
35	Protect in place existing finishes and materials	SF	1,819	5.00	9,095
117	Temp weather protection during construction	LS	1	15,000.00	15,000
F2010 - Building Elements Demolition					113,807
ALL LOCATIONS					966,837



PROJECT:

**GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO**

PREPARED FOR:

**GRAND JUNCTION REGIONAL AIRPORT
GRAND JUNCTION, CO**

**CONSTRUCTION DOCUMENT ESTIMATE - R2
July 2, 2025**

PREPARED BY: **FCI Constructors, Inc.**

A. Project Information

1. Project type & size: Mechanical, Safety, Roofing and Glazing renovations at the control tower cab.
 - a. Renovation square footage – 1142 sf
2. Estimated construction duration: 2 months anticipated for September and October of 2025.

B. General Clarifications

3. This estimate is based on the following documents:
 - a. Permit Bid Drawings by Gensler dated 5/6/25.
 - b. Permit Bid Project Manual by Gensler dated 5/6/25.
 - c. Addendum #01 with Pre-bid Questions Response by Gensler dated 5/23/25.
4. This estimate represents specifically identified construction costs only. Therefore, all other costs identified as “Owner’s Costs” are not included. The following items are considered Owner’s Costs:
 - d. Owner administrative costs or fees.
 - e. Project financing costs, and Owner’s Contingency.
 - f. Program Management/Owner Representative fees, or reimbursables.
 - g. Design Fees or reimbursables.
 - h. Utility connection/tap fees.
 - i. Legal fees or expenses.
 - j. Soils investigation/Geotechnical engineering.
 - k. Telephone/data equipment (telephone switching, handsets, PBX units, computers, network servers, printers, scanners, etc.).
 - l. Third-party commissioning costs.
 - m. Land costs & Development fees.
 - n. Interior Plantings.
 - o. Artwork.
 - p. Construction Safety and Phasing Plan. (by Garver)
5. This estimate does not include any costs associated with hazardous materials abatement or removal of contaminated soils. A pre-demolition asbestos survey is required to start demolition, costs for this survey are not included and are to be by owner.
6. Costs for standard payment and performance bond is included for all work per plans and specs.
7. Proposal, labor rates, fees, etc were prepared per the On Call agreement fully executed 11/20/24.
8. Sales tax is not included, as the project is tax exempt.

B. General Clarifications (Cont.)

9. Costs associated with the Davis Bacon/Prevailing Wages act and Buy American have been included in this estimate.
10. Pricing assumes construction to occur in 2025, should project be pushed into 2026 additional costs may apply.
11. Pricing is good for 30 days. Should supplier pricing changes due to tariffs occur after the 30-day timeframe, they will be submitted to the owner at an additional cost.
12. Due to the time frame between FCI's assembly of the estimate and presentation to the owner and acceptance and execution of contract, this estimate is based on FCI's ability to execute subcontracts and receive performance bonds (if applicable) from subcontractors identified within the estimate at the amounts stated in the estimate. Should an unexpected event occur that precludes subcontract execution and performance bond acquisition (if applicable), FCI will immediately notify Owner and either a revised estimate will be issued prior to amendment execution or if the amendment has been previously executed, a change order with justification will be issued and executed to update the Subcontractor(s) and Subcontract amount(s) to the extent they are higher than those included. Any issues arising from this must be identified by Contractor and communicated in writing to the Owner within 60 days of Notice to Proceed. Contractor assumes the risk for any issues not identified within the 60-day window. Owner and Contractor will work diligently together in order to resolve these items in an expedited manner.
13. The following items FCI will self-perform through the general works and will have an 8% self-perform fee in addition to the 7% CMGC fee:
 - a. Demolition
 - b. Rough carpentry
 - c. Roof access folding ladder installation
 - d. Caulking and sealants

C. Exclusions

14. Specification section 00 73 00 – Supplementary Conditions.
15. Specification section 01 81 33 – Sustainable Design Requirements – Embodied Carbon.
16. Embodied Carbon Submittals and Environmental Product Declaration Reporting.
17. Third party acoustical performance testing and requirements.
18. Building envelope energy improvements outside of Roof insulation and Glazing of the control tower. Continuous outboard insulation is not included at this time.

C. Exclusions (Cont.)

19. Air and water infiltration testing as specified in specification division 08, these requirements cannot be met without modification or improvement of entire existing building envelope.
20. Third party commissioning agent.
21. Seismic bracing for mechanical and electrical systems.
22. Maintenance during warranty of all mechanical systems.
23. Any work, repairs, cleaning, testing and upgrades to existing equipment to remain.
24. Duct pressure or leak testing on existing duct to remain, re-insulating or sealing of existing duct.
25. Any FAA equipment/antennas and aviation lighting attached to existing guardrail that is to be removed and attached to new guardrail is to be provided by others.

D. Clarifications/Assumptions

26. Pricing assumes that the control tower will be shut down for 1 month with no temporary control tower provisions to complete the glass and glazing replacement. The remaining scopes of work will be completed off hours 8 PM to 6 AM. This assumption needs approval from the project team and FAA.
27. Budgets for delegated design and engineering for noted scope items have been included in this estimate. The scope items included to be designed using these budgets are listed below:
 - a. Guard railing
 - b. Perimeter bent plate at roof edge (no sizes shown)
 - c. Folding access ladder attachment and step up
 - d. Curtain wall structural support modifications
 - e. Aluminum curtain wall glazing system
28. The alternate for full removal and replacement of the roof guardrail system has been included in the base of this estimate.
29. An allowance for structural roof reinforcement under new RTU's **along with weighing the existing RTU's** has been included per note 3 on sheet S2.01. FCI recommends the structural calculations and engineering for these new mechanical units be done before the existing units are removed due to the tight schedule and coordination needed with night work.

D. Clarifications/Assumptions (Cont.)

30. The currently specified support frame shown to be installed with the folding roof access ladder is not possible to be installed in the existing ceiling space without it protruding below the finish ceiling plane. This estimate includes an allowance to fabricate a custom tube-steel frame welded to new c-channel roof hatch support to create an attachment surface for the ladder.

~~31. An allowance has been included for the curtain wall structural steel modifications needed to support the new cab windows. Steel bent plate with continuous baring has been included at the head and the sill of the opening to accommodate for the new aluminum window system.~~ Updated estimate removes this scope of work per acceptance of Alternate #1.

32. With the project being performed at night during the fall season, the temperature requirements needed to install the specified fully adhered roofing system cannot be met. FCI has included 115 mil thick FleeceBACK RL TPO to be installed as part of the RapidLock roofing system manufactured by Carlisle. This system will be able to be installed in the cold fall temperatures and still meet the specified warranty shown in the specifications. See Carlisle product data sheets attached for more information.

33. The currently specified electronic leak detection primer and testing is not possible to be installed with the RapidLock roofing system and has not been included in this estimate.

34. Fiber cant roof perimeter edge has not been included on the lower cab level catwalk as no fiber cant is existing in this area and roof would not drain if installed. The associated bent plate will be modified to match roof thickness.

~~35. Curtain wall cab windows have been included in the base estimate to be delegated designed as 7 1/2" thick clear anodized aluminum with class 4 impact rated glazing by Oldcastle Building Envelopes, furnished and installed by Russell Glass Company. See alternates summary list for deduct alternate to remove curtain wall and other related scopes from this phase of the project.~~ Updated estimate removes this scope of work per acceptance of Alternate #1.

~~36. Window screens are shown to be removed and replaced with new to match existing, neither the existing nor new window screens have been specified in the project documents. Window screens from Solar Screen Corp. to meet FAA ANI-300-380, FAA 12 24 12, and FAA spec. 2470B requirements have been included.~~ Updated estimate removes this scope of work per acceptance of Alternate #1.

37. New vibration isolation curbs have been included for the two new mechanical rooftop units. Acoustic engineering is not included.

38. The new fan coil unit and exhaust fan come with vibration isolators.

D. Clarifications/Assumptions (Cont.)

- 39. FCI has include an allowance to remove and reinstall of lightning protection. Recertification of the existing lightning protection is not included in this pricing but can be offered at an additional expense if necessary.
- 40. Existing low voltage and line voltage systems running through the guard railing have not been specified and are not included. Given that these systems will need to be removed prior to removal of the guard railing, design must be completed to accurately price this scope of work by July 15th.
- 41. The roof insulation thickness increase will require the exterior HM door and frame to be replaced. The current location and elevation of this opening will prohibit receiving a roof warranty. Design direction for the sizing and location of new opening will be required to maintain roof access and warranty requirements. ~~Costs associated with this scope are not included in this estimate at this time.~~
Cost to provide a new door/access hatch has been included in the updated estimate.
- 42. Cost to remove the existing cab glass caulking and provide new caulking is included in the updated estimate. This includes the exterior perimeter of each lite of glass along with the exterior perimeter of each frame.

End of Clarifications & Assumptions.

FCI Constructors, Inc.

Date:

July 2, 2025

Project:

**GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION**

GRAND JUNCTION, CO

CONSTRUCTION DOCUMENT ESTIMATE - R2

CONSTRUCTION DOCUMENT ESTIMATE

NEW CONSTR.	N/A
RENOVATION	1,933
TOTAL SF	1,933

DESCRIPTION	TOTAL COST	COST/SF	NOTES
010000 GENERAL CONDITIONS	\$ 151,430	\$ 78.34	
020000 EXISTING CONDITIONS	\$ 42,469	\$ 21.97	
030000 CONCRETE	\$ -	\$ -	
040000 MASONRY	\$ -	\$ -	
050000 METALS	\$ 335,087	\$ 173.35	
060000 WOOD & PLASTICS	\$ 3,697	\$ 1.91	
070000 THERMAL & MOISTURE PROTECTION	\$ 346,792	\$ 179.41	
080000 DOORS & WINDOWS	\$ 7,796	\$ 4.03	
090000 FINISHES	\$ 52,873	\$ 27.35	
100000 SPECIALTIES	\$ -	\$ -	
110000 EQUIPMENT	\$ -	\$ -	
120000 FURNISHINGS	\$ -	\$ -	
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	
140000 CONVEYING SYSTEMS	\$ -	\$ -	
210000 FIRE PROTECTION	\$ -	\$ -	
220000 PLUMBING	\$ 3,050	\$ 1.58	
230000 HVAC	\$ 267,535	\$ 138.40	
260000 ELECTRICAL	\$ 29,208	\$ 15.11	
270000 LOW VOLTAGE & SECURITY	\$ -	\$ -	
310000 EARTHWORK	\$ -	\$ -	
310000 EARTHWORK-BLDG	\$ -	\$ -	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	
330000 UTILITIES	\$ -	\$ -	
SUBTOTAL - DIRECT COST	\$ 1,239,938	\$ 641.46	
ESCALATION - 1% PER MONTH	\$ -	\$ -	N/A - EXCLUDED
CONTINGENCY	\$ -	\$ -	BY OWNER
BUILDERS RISK INSURANCE	\$ -	\$ -	BY OWNER
GENERAL LIABILITY INSURANCE	\$ 13,670	\$ 7.07	1.0%
BUILDING PERMIT/PLAN REVIEW FEES	\$ 12,902	\$ 6.67	
CM/GC PAYMENT/PERFORMANCE BOND	\$ 8,890	\$ 4.60	1-YR WARRANTY
ADDED EXTENDED WARRANTY (2-YEAR)	\$ 2,055	\$ 1.06	
CM/GC CONSTRUCTION PHASE FEE	\$ 89,422	\$ 46.26	7.0%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 1,366,876	\$ 707.13	
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	\$ -	\$ -	BY OWNER
OWNER CONTINGENCY	\$ -	\$ -	BY OWNER

FCI Cost Worksheet

Project: GJRA CONTROL TOWER RENOVATIONS

Div. 1: GENERAL CONDITIONS

Original Design											
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	LABOR BURDEN	TOTAL
ONSITE MANAGEMENT											
PROJECT MANAGER	4	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,460.00	\$ 21,840.00	INCLUDED	\$ 21,840.00
SUPERINTENDENT	13	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,872.00	\$ 62,640.00	INCLUDED	\$ 62,640.00
PROJECT ENGINEER	13	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,864.00	\$ 49,680.00	INCLUDED	\$ 49,680.00
FOREMAN	0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMPORARY FACILITIES											
TEMP CONTROL TOWER TRAILER	0	MO	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
OFFICE TRAILER	3	MO	INSTALL	\$ -	\$ -	\$ 700.00	\$ 2,071.01	\$ 200.00	\$ 591.72	\$ 402.37	\$ 3,065.09
STORAGE VAN	3	MO	INSTALL	\$ 1,000.00	\$ -	\$ 225.00	\$ 665.68	\$ -	\$ -	\$ -	\$ 1,665.68
TEMP POWER	0	MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CELL PHONE	3	MO	\$ 200.00	\$ 591.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591.72
TRAILER PHONE/INTERNET	3	MO	\$ 250.00	\$ 739.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739.64
IT/COMPUTER	3	MO	\$ -	\$ -	\$ -	\$ 600.00	\$ 1,775.15	\$ -	\$ -	\$ -	\$ 1,775.15
COPIER	0	MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMP TOILET	3	MO	\$ -	\$ -	\$ -	\$ 250.00	\$ 739.64	\$ -	\$ -	\$ -	\$ 739.64
TEMP WATER		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMP FENCE		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DUMPSTER FEES		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT											
PICKUP RENT	3	MO	\$ 450.00	\$ 1,331.36	\$ -	\$ 1,700.00	\$ 5,029.59	\$ -	\$ -	\$ -	\$ 6,360.95
MISCELLANEOUS											
OFFICE SUPPLIES	3	MO	\$ 150.00	\$ 443.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443.79
PLANS & SPECIFICATIONS PRINTING	1	LS	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
PROJECT SIGN		LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WEEKLY CLEANING		WK	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ 565.48	\$ -	\$ -	\$ -
SAFETY	3	MO	\$ 200.00	\$ 591.72	\$ -	\$ -	\$ -	\$ 100.00	\$ 295.86	\$ 201.18	\$ 1,088.76
BADGING FEES	1	LS	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
OUT OF AREA											
HOME & OFFICE TRAVEL		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBSISTENCE		WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENT		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$	\$ 5,498.22	\$ -	\$	\$ 10,281.07	\$	\$ 135,047.57	\$ 603.55	\$ 151,430.41

GRAND JUNCTION REGIONAL AIRPORT

FCI CONSTRUCTORS, INC.

CONTROL TOWER - CAB RENOVATION

ALTERNATES

ALTERNATE LOG

ALTERNATE ITEMS						
ALT. ITEM #	DESCRIPTION	COST	ACCEPTED	PENDING	REJECTED	Notes
1	REMOVE CAB CURTAIN WALL WINDOWS FROM SCOPE OF WORK	\$ -	INCORPORATED	\$ -	\$ -	CURTAIN WALL REMOVED FROM PROJECT SCOPE
2	REMOVE ROOFING REPLACEMENT FROM SCOPE OF WORK	TBD	\$ -	\$ -	\$ -	FCI AWAITING PATCHING/FLASHING ONLY BREAKOUT
3	PERFORM SPECIFIED ROOF SYSTEM DURING DAY TIME HOURS	\$ (91,279)	\$ -	\$ (100,624)	\$ -	
			\$ -	\$ (100,624)	\$ -	

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
020000 EXISTING CONDITIONS							
020150 SELECTIVE DEMOLITION							
SELECTIVE REMOVALS							
CONTROL CAB GLASS REMOVAL	EXCLUDED - REMOVED FROM SCOPE		SF	-	\$	-	\$ -
ROOFING REMOVAL	SEE DIV. 07		SF	1,550.00	\$	-	\$ INCLUDED
CUT IN ROOF HATCH OPENING			LS	1.00	\$	2,500.00	\$ 2,500
REMOVE EXISTING GUARDRAIL	LOWER ROOF/WALKWAY		LF	165.00	\$	32.40	\$ 5,346
REMOVE EXISTING GUARDRAIL	CAB ROOF		LF	99.00	\$	32.40	\$ 3,208
REMOVE ACT CEILING			SF	530.00	\$	3.24	\$ 1,717
MISC. FINISHES DEMOLITION	MEP & ROOF HATCH		SF	1,933.00	\$	2.16	\$ 4,175
REMOVE/SALVAGE INSULATED METAL PANELS			SF	404.80	\$	5.00	\$ 2,024
WINDOW SHADES REMOVAL			SF	672.00	\$	1.08	\$ 726
TEMP WALLS/BARRICADES			LS	1.00	\$	1,000.00	\$ 1,000
OVERHEAD PEDESTRIAN PROTECTION			LS	1.00	\$	15,000.00	\$ 15,000
MISC. DEMOLITION			SF	1,933.00	\$	1.50	\$ 2,900
CLEANUP			HRS	16.00	\$	54.60	\$ 874
DUMPSTERS			EA	3.00	\$	1,000.00	\$ 3,000
SUBTOTAL- SELECTIVE DEMOLITION						\$	42,469
020000 EXISTING CONDITIONS - TOTALS						\$	42,469

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL	
050000 METALS							
055250 MISCELLANEOUS METALS							
	LTJ						
STEEL STRUCTURAL MODIFICATIONS	ROOF HATCH & PERIMETER ANGLE	LS	1.00	\$	-	LS	\$ 129,131
STEEL STRUCTURAL MODIFICATIONS	MECHANICAL UNIT ALLOWANCE	LS	1.00	\$	15,000.00	LS	\$ 15,000
ROOF LADDER STEP AND FRAME SUPPORT		LS	1.00	\$	6,500.00	LS	\$ 6,500
STEEL STRUCTURAL MODIFICATIONS - WINDOW SUPPORT	EXCLUDED - REMOVED FROM SCOPE	LS	-	\$	-	LS	\$ -
NEW GUARDRAIL	LOWER ROOF/WALKWAY	LF	165.00	\$	-	LF	INCLUDED
NEW GUARDRAIL	CAB ROOF	LF	99.00	\$	-	LF	INCLUDED
DELEGATED DESIGN - STRUCTURAL	WINDOW SUPPORT & NEW HANDRAIL	LS	1.00	\$	8,500.00	LS	\$ 8,500
MISC. METALS		LS	1.00	\$	10,000.00	LS	\$ 10,000
MATERIAL HOISTING - CRANE	GIRARDI'S CRANE	LS	1.00	\$	161,882.00	LS	\$ 161,882
LAYOUT/COORDINATION		HRS	24.00	\$	73.50	HRS	\$ 1,764
CLEANUP		HRS	24.00	\$	54.60	HRS	\$ 1,310
DUMPSTERS		PULLS	1.00	\$	1,000.00	PULLS	\$ 1,000
SUBTOTAL- STRUCTURAL STEEL						\$	335,087
050000 METALS - TOTALS						\$	335,087

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL		
060000 WOOD & PLASTICS									
061100 ROUGH CARPENTRY									
ROOF HATCH BLOCKING		SELF PERFORM	LS	1.00	\$	2,160.00	LS	\$	2,160
WOOD WINDOWSILL MODIFICATIONS		EXCLUDED - REMOVED FROM SCOPE	LF	-	\$	-	LF	\$	-
LAYOUT/COORDINATION			HRS	12.00	\$	73.50	HRS	\$	882
CLEANUP			HRS	12.00	\$	54.60	HRS	\$	655
SUBTOTAL- ROUGH CARPENTRY								\$	3,697
060000 WOOD & PLASTICS - TOTALS								\$	3,697

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
070000 THERMAL & MOISTURE PROTECTION						
074520 METAL WALL PANELS	CRW					
INSULATED METAL WALL PANELS -		LS	1.00	\$ -	LS	INCLUDED
MODIFY/REINSTALL		SF	410.00	\$ 8.00	SF \$	3,280
INSULATION REPAIR BEHIND METAL PANELS		LS	1.00	\$ 7,500.00	LS \$	7,500
WALL PANEL FLASHINGS						
SUBTOTAL- METAL WALL PANELS					\$	10,780
075010 MEMBRANE ROOFING	CRW					
LOW SLOPE ROOFING*****		SF	1,705.00			
TPO ROOF MEMBRANE- 115 MIL TH FLEECE BACKED		SF	1,705.00	\$ -	SF \$	250,279
RAPID LOCK		SF	1,790.25	\$ -	SF	INCLUDED
ROOF INSULATION-R30 POLYISO		SF	341.00	\$ -	SF	INCLUDED
ROOF INSULATION- ADD FOR TAPERED AREAS		SF	1,790.25	\$ -	SF	INCLUDED
VAPOR BARRIER						
ROOF COVER BOARD- 0.50" TH-DENSDECK/GLASS MAT		SF	1,705.00	\$ -	SF	INCLUDED
PERIMETER FLASHING- MEMBRANE MATERIAL		SF	369.00	\$ -	SF	INCLUDED
MISC FLASHING- MEMBRANE-ROOF OPENINGS		SF	200.00	\$ -	SF	INCLUDED
ROOF PAVERS		SF	200.00	\$ -	SF	INCLUDED
ROOF EXPANSION JOINTS		LF	100.00	\$ -	LF	INCLUDED
FLASH ROOF DRAINS/OVERFLOW DRAINS		EA	4.00	\$ -	EA	INCLUDED
PERIMETER FIBER CANT		LF	369.00	\$ -	LF	INCLUDED
PERIMETER TPO CLAD FASCIA		LF	369.00	\$ -	LF	INCLUDED
CONTINUOUS GUTTER- 24 GA GALV STEEL	N/A-EXCLUDED	LF	-	\$ -	LF \$	-
MISC FLASHINGS		LS	1.00	\$ 7,500.00	LS \$	7,500
MATERIAL HOISTING - CRANE	SEE DIV. 05	LS	-	\$ -	LS \$	-
TEMPORARY WEATHER PROTECTION		LS	1.00	\$ 10,000.00	LS \$	10,000
SAFETY/TEMP BARRICADES		LS	1.00	\$ 17,000.00	LS \$	17,000
LAYOUT		HRS	24.00	\$ 73.50	HRS \$	1,764
CLEANUP		HRS	24.00	\$ 54.60	HRS \$	1,310
DUMPSTERS		PULLS	2.00	\$ 1,000.00	PULLS \$	2,000
SUBTOTAL- MEMBRANE ROOFING					\$	289,853
077120 ROOF ACCESSORIES	CRW					
ROOF HATCH		EA	1.00	\$ 8,438.00	EA	INCLUDED
ROOF HATCH FOLDING LADDER - SUPPLY	SELF PERFORM	EA	1.00	\$ 5,146.20	EA \$	5,146
ROOF HATCH FOLDING LADDER - INSTALL	SELF PERFORM	EA	1.00	\$ 810.00	EA \$	810
SUBTOTAL- ROOF ACCESSORIES					\$	5,956
079100 CAULKING & SEALANTS						
CAULKING	ALLOWANCE	LS	1.00	\$ 500.00	LS \$	500
RESEAL CAB WINDOWS		LS	1.00	\$ 35,922.00	LS \$	35,922
EXTERIOR JOINT SEALANTS	SELF PERFORM	LS	1.00	\$ 3,780.00	LS \$	3,780
SUBTOTAL- CAULKING & SEALANTS					\$	40,202
070000 THERMAL & MOISTURE PROTECTION - TOTALS					\$	346,792

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL	TOTAL
080000 DOORS & WINDOWS					
081140 METAL DOORS & FRAMES					
VERTICAL ACCESS HATCH - 2'0" X 3'0"		EA	1.00	\$ 7,500.00	7,500
SUBCONTRACTOR LAYOUT		HRS	4.00	\$ 74.00	296
SUBTOTAL- METAL DOORS AND FRAMES				\$	7,796
084113 ALUMINUM ENTRANCES & STOREFRONT	EXCLUDED - REMOVED FROM SCOPE				
ALUMINUM / GLASS CURTAIN WALL SYSTEM		SF	-	\$ -	-
CURTAIN WALL ENGINEERING		LS	-	\$ -	-
MATERIAL HOISTING - CRANE	SEE DIV. 05	LS	-	\$ -	-
TEMP WINDOW ENCLOSURES-RHINO CLOTH		SF	-	\$ -	-
FINAL CLEANING OF GLASS		SF	-	\$ -	-
LAYOUT & FIELD VERIFICATION		HRS	-	\$ -	-
SUBTOTAL- ALUMINUM ENTRANCES & STOREFRONTS				\$	-
080000 DOORS & WINDOWS - TOTALS				\$	7,796

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL
090000 FINISHES								
092000 DRYWALL & METAL SUPPORT FRAMING	579 CONSTRUCTION							
EXTERIOR WALL CURB - LIGHT GAGE MTL STUD		LS	1.00	\$	-	LS	\$	26,534
MISC. DRYWALL REPAIR		SF	1,933.00	\$	4.00	SF	\$	7,732
SUBTOTAL- DRYWALL & METAL SUPPORT FRAMING							\$	34,266
095100 ACOUSTICAL CEILINGS	579 CONSTRUCTION							
ACOUSTICAL CEILING TILE & GRID - BLACK		SF	1,933.00	\$	-	SF		INCLUDED
SUBTOTAL- ACOUSTICAL CEILINGS							\$	-
099000 PAINTING & WALLCOVERING	WBS COATINGS							
METALS PAINTING	LADDER & GUARDRAIL	LS	1.00	\$	-	LS	\$	10,875
MISC. PAINTING	FINISHES REPAIR	SF	1,933.00	\$	4.00	SF	\$	7,732
SUBTOTAL- PAINTING & WALLCOVERING							\$	18,607
090000 FINISHES - TOTALS							\$	52,873

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
120000 FURNISHINGS							
124910 WINDOW TREATMENTS		EXCLUDED - REMOVED FROM SCOPE					
		PLASTIC FILM SHADES - MANUALLY OPER	SF	-	\$	-	SF \$ -
SUBTOTAL- WINDOW TREATMENTS						\$	-
120000 FURNISHINGS - TOTALS						\$	-

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
22/230000 MECHANICAL						
224100 PLUMBING	GMMI					
PLUMBING WORK		LS	1.00	\$ -	LS	INCLUDED
MECHANICAL PIPING		LS	1.00	\$ -	LS	INCLUDED
LAYOUT/COORDINATION		HRS	16.00	\$ 73.50	HRS \$	1,176
CLEANUP		HRS	16.00	\$ 54.60	HRS \$	874
DUMPSTERS		PULLS	1.00	\$ 1,000.00	PULLS \$	1,000
SUBTOTAL- PLUMBING					\$	3,050
230000 HVAC	GMMI					
HVAC WORK		LS	1.00	\$ -	LS \$	261,436
CAB RTU REPLACEMENT		LS	1.00	\$ -	LS	INCLUDED
6TH FLOOR AIR HANDLER & EXHAUST FAN		LS	1.00	\$ -	LS	INCLUDED
CONTROLS		LS	1.00	\$ -	LS	INCLUDED
MECHANICAL REMOVALS		LS	1.00	\$ -	LS	INCLUDED
TEST AND BALANCE		LS	1.00	\$ -	LS	INCLUDED
MATERIAL HOISTING - CRANE	SEE DIV. 05	LS	-	\$ -	LS \$	-
LAYOUT/COORDINATION		HRS	32.00	\$ 73.50	HRS \$	2,352
CLEANUP		HRS	32.00	\$ 54.60	HRS \$	1,747
DUMPSTERS		PULLS	2.00	\$ 1,000.00	PULLS \$	2,000
SUBTOTAL- HVAC					\$	267,535
22/230000 MECHANICAL - TOTALS					\$	270,585

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
CONTROL TOWER - CAB RENOVATION
GRAND JUNCTION, CO

July 2, 2025
CONSTRUCTION DOCUMENT ESTIMATE - R2

SF 1,933

DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL	
260000 ELECTRICAL							
261100 ELECTRICAL WORK	WHITESTAR ELECTRIC						
ELECTRICAL WORK*****		SF	1,933.00	\$	-	SF	\$ 25,109
LIGHTNING PROTECTION REINSTALL		LS	1.00	\$	-	LS	INCLUDED
TEMP LIGHTING ON CAB	FOR NIGHT WORK	LS	1.00	\$	-	LS	INCLUDED
TEMP POWER		LS	1.00	\$	-	LS	INCLUDED
LAYOUT/COORDINATION		HRS	32.00	\$	73.50	HRS	\$ 2,352
CLEANUP		HRS	32.00	\$	54.60	HRS	\$ 1,747
SUBTOTAL- ELECTRICAL						\$	29,208
260000 ELECTRICAL - TOTALS						\$	29,208