



# Board Packet

Regular Board Meeting

*September 18, 2018*



**Grand Junction Regional Airport Authority**



**Date: September 18, 2018**

**Location:**

**GRAND JUNCTION REGIONAL AIRPORT  
2828 WALKER FIELD DRIVE.  
GRAND JUNCTION, CO 81506  
AIRPORT TERMINAL - 3<sup>rd</sup> FLOOR CONFERENCE ROOM**

**Time: 5:15 PM**

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**REGULAR MEETING AGENDA**

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- 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 fill out a comment card prior to the meeting. If you have a written statement for the Board, please have 10 copies available and give them to the Executive Director who will distribute them to the Board. The Board Chairman 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 Chairman, 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. Consent Agenda**

The Consent Agenda is intended to allow the Board to spend its time on the more complex items on the agenda. These items are perceived as non-controversial and can be approved by a single motion. The public or Board Members may ask that an item be removed from the Consent Agenda and be considered individually.

- A. August 21, 2018 Meeting Minutes \_\_\_\_\_ 1
- B. Board Minutes Reporting \_\_\_\_\_ 2
- C. Employee Handbook - Intern Designation \_\_\_\_\_ 3
- D. Lyft Agreement \_\_\_\_\_ 4
- E. Quotation Landside Pavement Fog Seal \_\_\_\_\_ 5

F.	Quotation Painting Existing Passenger Loading Bridges _____	6
G.	Invoice Gate 1 Passenger Loading Bridge – FCI _____	7
H.	Invoice Third Floor Office Remodel Design – FCI _____	8
I.	Invoice Replacement Runway 12/30 Project Design – Mead & Hunt _____	9
J.	Invoice GJT Runway FY 2018 – Mead & Hunt _____	10
K.	Invoice Taxiway Alpha Rehabilitation – Garver _____	11
L.	Invoice East Terminal Air Carrier Apron – Garver _____	12
M.	Marketing Extension – Lamar _____	13

**VII. Action Items**

A.	Recommendation of Award – Terminal Projects General Contractor _____	14
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**VIII. Discussion Item**

A.	2019 Budget – Draft _____	15
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**IX. Staff Reports**

A.	Director’s report (Angela Padalecki)	
B.	Financial/Activity report (Angela Padalecki) _____	16
C.	Operations report (Mark Papko)	
D.	Facilities report (Ben Peck)	
E.	Project report (Eric Trinklein)	
F.	Contractor report (Colin Bible, Scott Cary, Geoff Mohney, Adam Shuler)	

**X. Any other business which may come before the Board**

**XI. Adjournment**



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**Grand Junction Regional Airport Authority Board**  
**Board Meeting**  
Meeting Minutes  
August 21, 2018

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**REGULAR BOARD MEETING**

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**I. Call to Order & Pledge of Allegiance.**

Mr. Tom Benton, Board Chairman, called the Meeting of the Grand Junction Regional Airport Authority Board to order at 5:15 PM on August 21, 2018 in Grand Junction, Colorado and in the County of Mesa.

<i>Commissioners Present:</i> Tom Benton, <i>Chairman</i> Chuck McDaniel, <i>Vice-Chairman</i> Erling Brabaek Clay Tufly Thaddeus Shrader Ronald Velarde  <i>Airport Staff:</i> Angela Padalecki, <i>Executive Director</i> Chance Ballegeer, <i>Deputy Clerk</i> Eric Trinklein Shelagh O’Kane Mark Papko Ben Peck Aaron Morrison	<i>Other:</i> Colin Bible, Garver Frank McIllwain, Garver Geoff Mohny, Mead & Hunt Shannon Kinslow, TOIL Adam Shuler, FCI Scott Cary, Mead & Hunt Bradley Sullivan, Tenant
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**II. Approval of Agenda**

*Commissioner Tufly moved for the Board to approve the agenda. Commissioner Shrader seconded. Voice Vote. All Ayes.*

**III. Commissioner Comments**

Chairman Velarde wanted to thank the board and Ms. Padalecki for the Flowers and well wishes while he was in the hospital.

**IV. Citizen Comments**

None.

**V. Staff Reports**



A. Director's report

Ms. Padalecki wanted to first say happy birthday to Airport Commissioner Erling Brabaek.

Ms. Padalecki mentioned that the first project related to the new runway program would commence next week. She thanked the airport team for putting together a simple ground breaking ceremony. Staff has been notifying the public and community members about the ground breaking event.

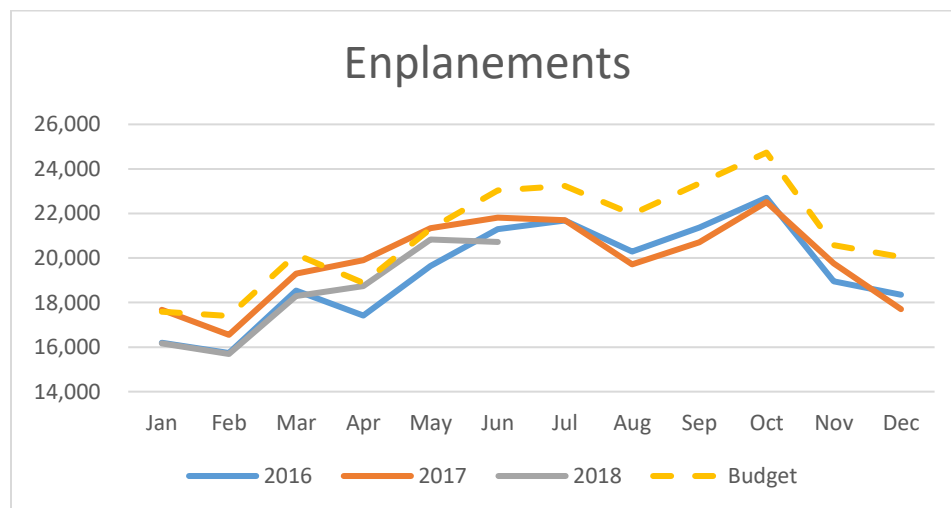
Ms. Padalecki mentioned to the board that the 2019 draft budget has been reviewed by the finance and audit committee and that it went well. Wanted to thank Ms. O'Kane for getting that ready and prepared for the committee. Ms. Padalecki also mentioned that Ms. O'Kane will be designated as the budget officer per state statute.

Finally Ms. Padalecki wanted to discuss the board workshop scheduled for the day after Labor Day and a special board meeting to discuss the 3<sup>rd</sup> floor renovation.

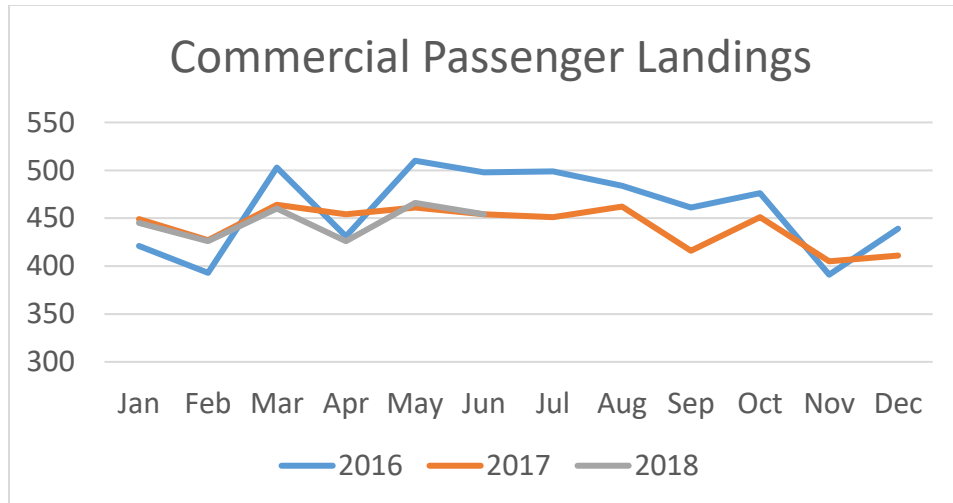
Ms. Padalecki and the board discussed the ground breaking ceremony in further detail.

B. Financial/Activity report

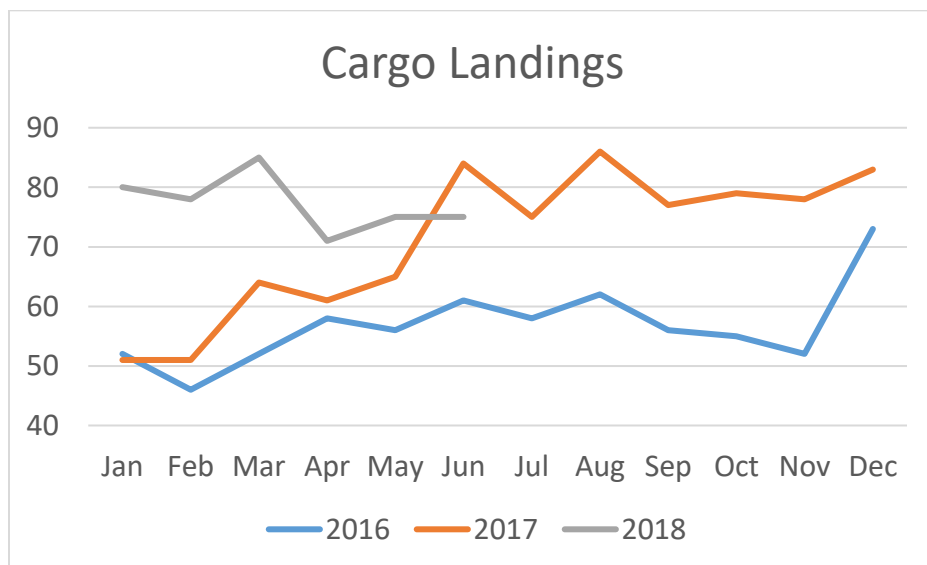
Ms. Padalecki brief update on the airport's financial and activity status. June enplanements were down year over year, mainly due to the LAX service we had last June with American Airlines. June saw twenty eight diversions as GJT continues to see increases in diversions.

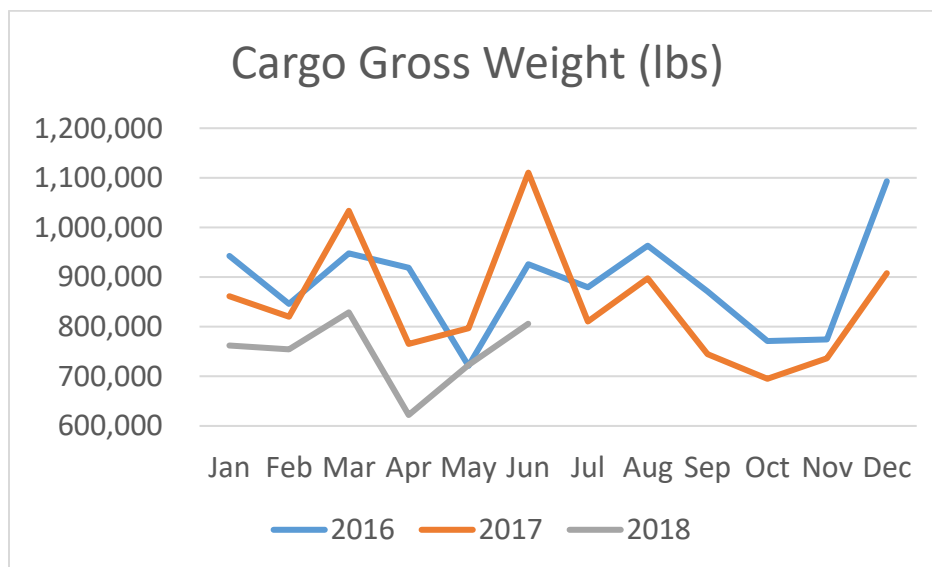
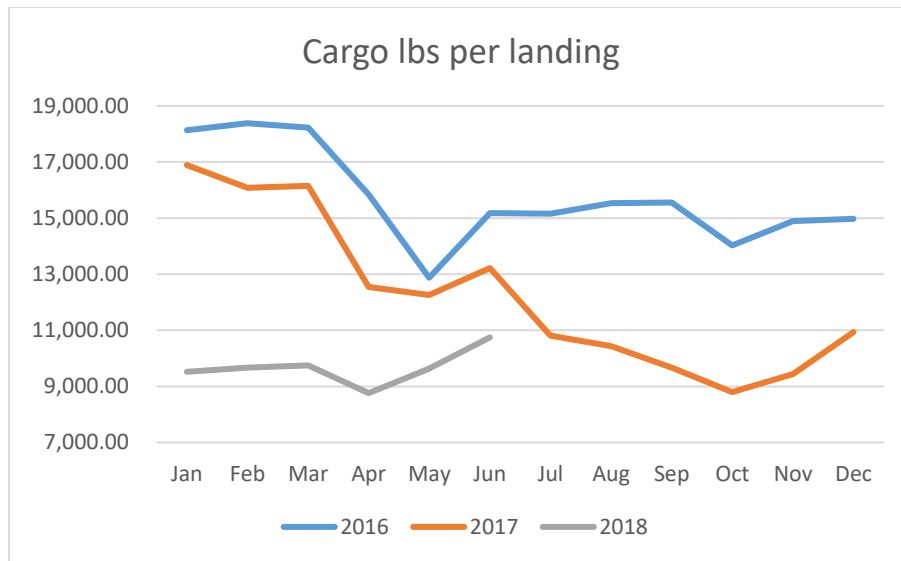


- Denver Air Connection had an increase in enplanements of 36% year-over-year with a 2% reduction in capacity
- June 2017 included AA LAX service



- 28 diversions in June 2018 vs. 3 in June 2017



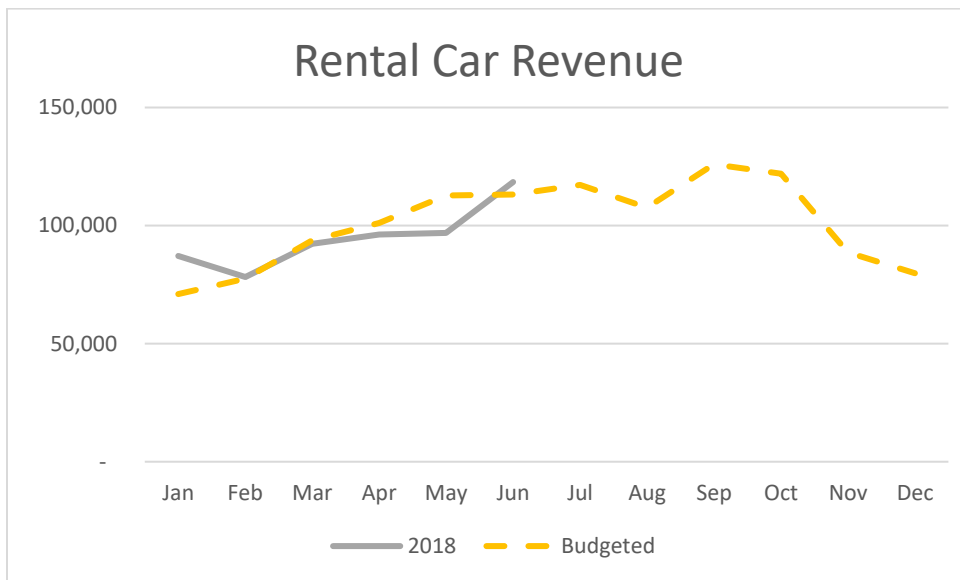
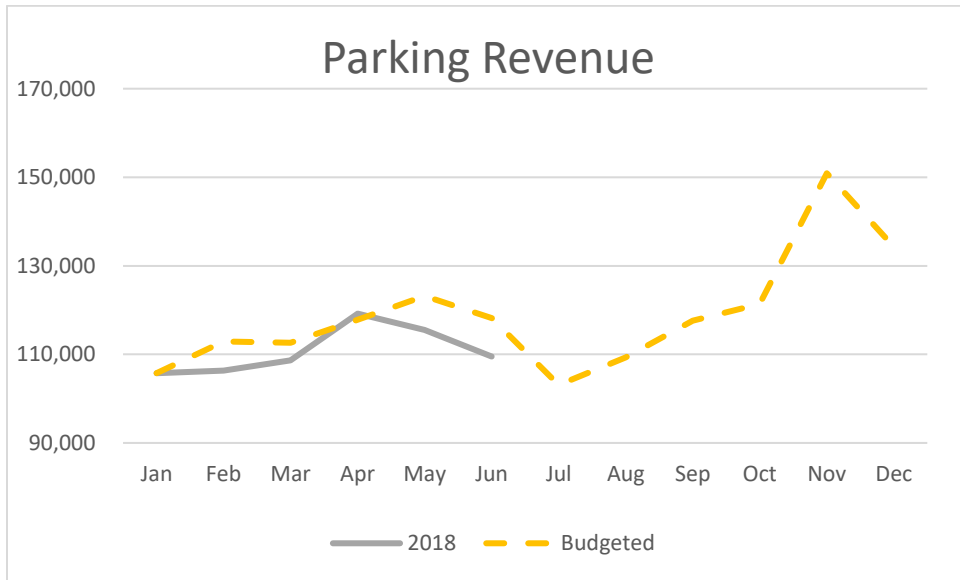


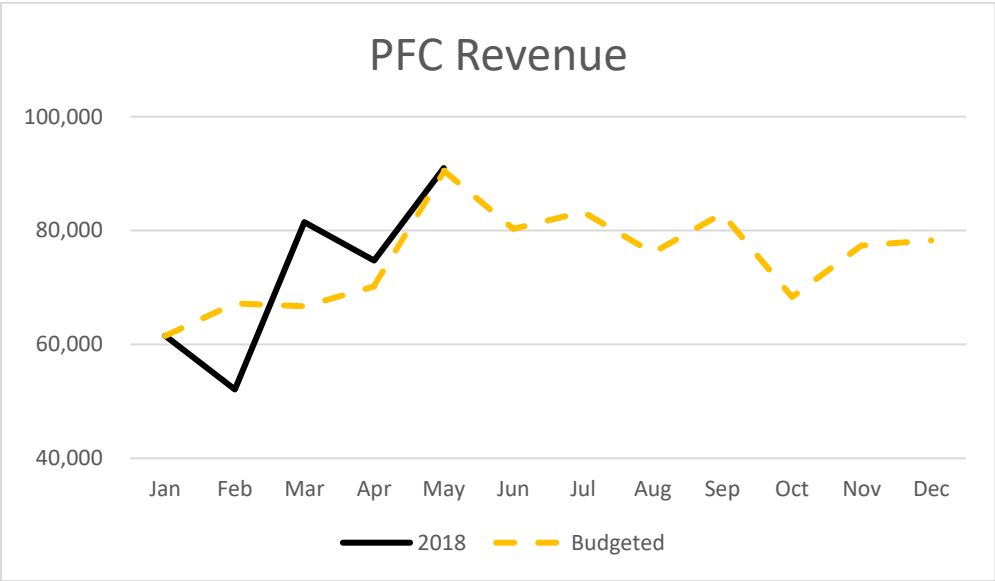
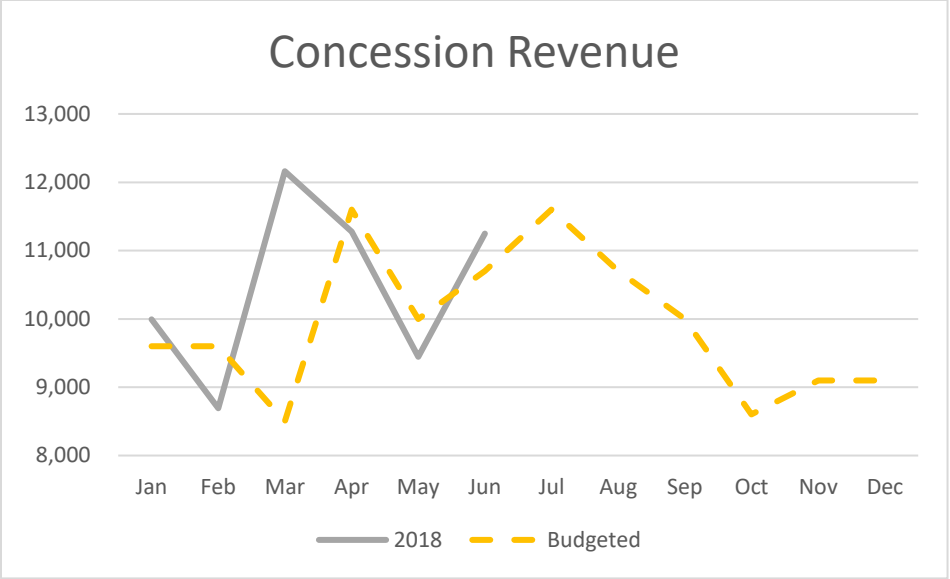
- Key Lime had 10% more cargo per landing year-over-year
- FedEx had a 19% decrease in cargo per landing year-over-year due to prior year having the extra daily landing as well as the increase in trucking freight

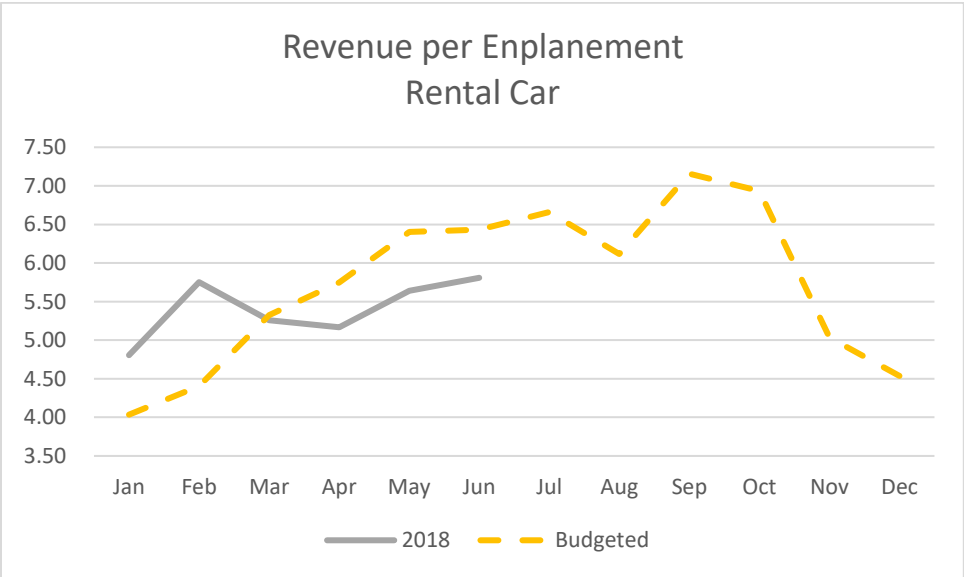
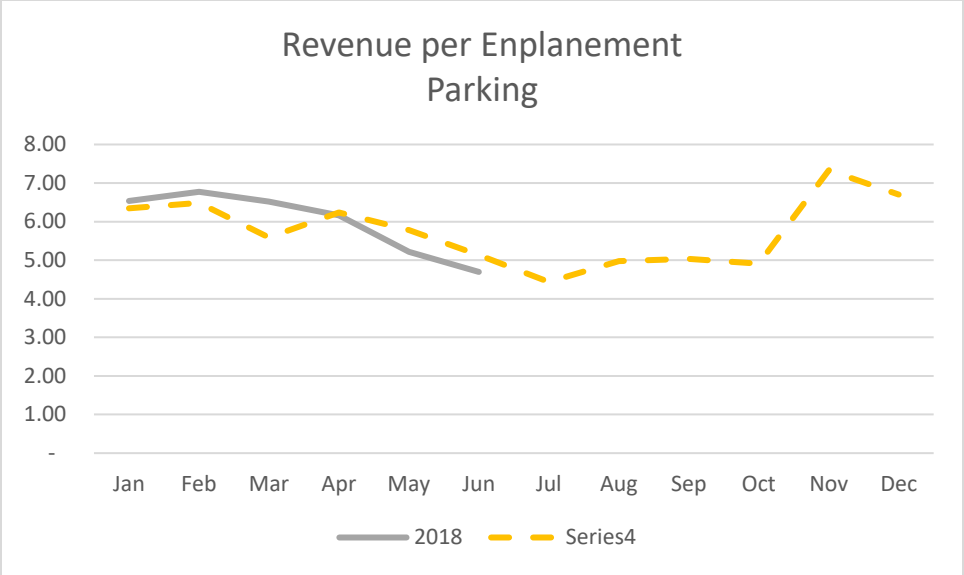
Ms. Padalecki discussed the financial report. Aeronautical revenue is down due to a 5% decrease in enplanements year-over year- and 5.3% YTD. Passenger landing fees are above budget YTD due to 198 diversions in the first half of 2018. There were 124 diversions in the first half of 2017. BLM had 152 landings in June 2018 as opposed to 229 in June 2017, this and FedEx's decreased landings caused non-passenger landing fees to be below budget for the month.

Chairman Benton asked about the BLM landings and if they were associated with the fires in the region. Ms. O'Kane stated it is directly associated. Commissioner Brabaek wanted to thank staff for handling all of the diversions that the airport as received.

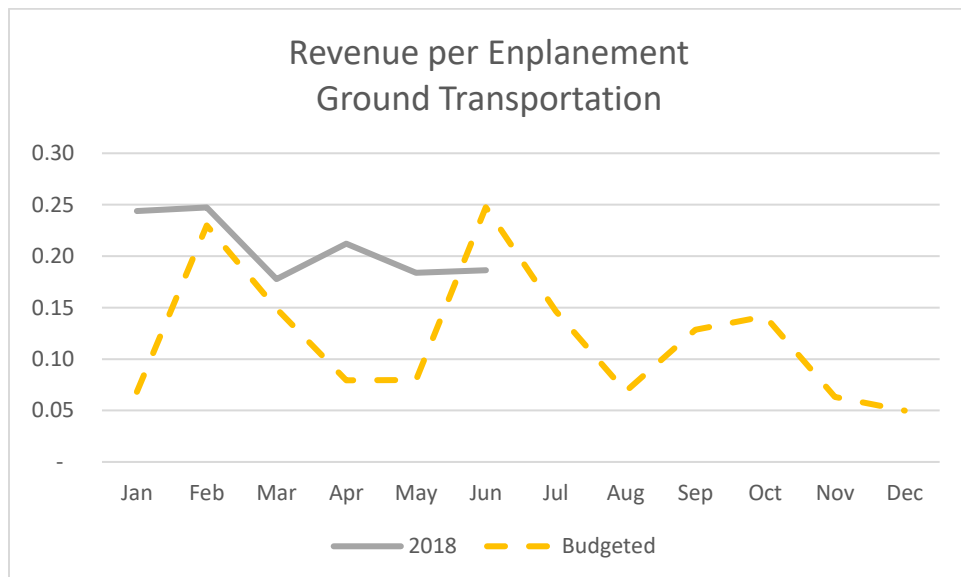
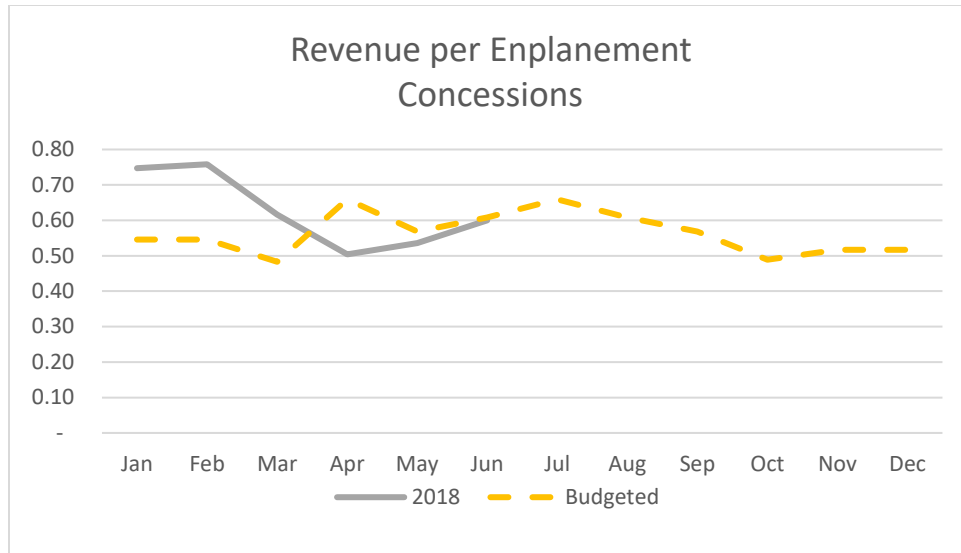










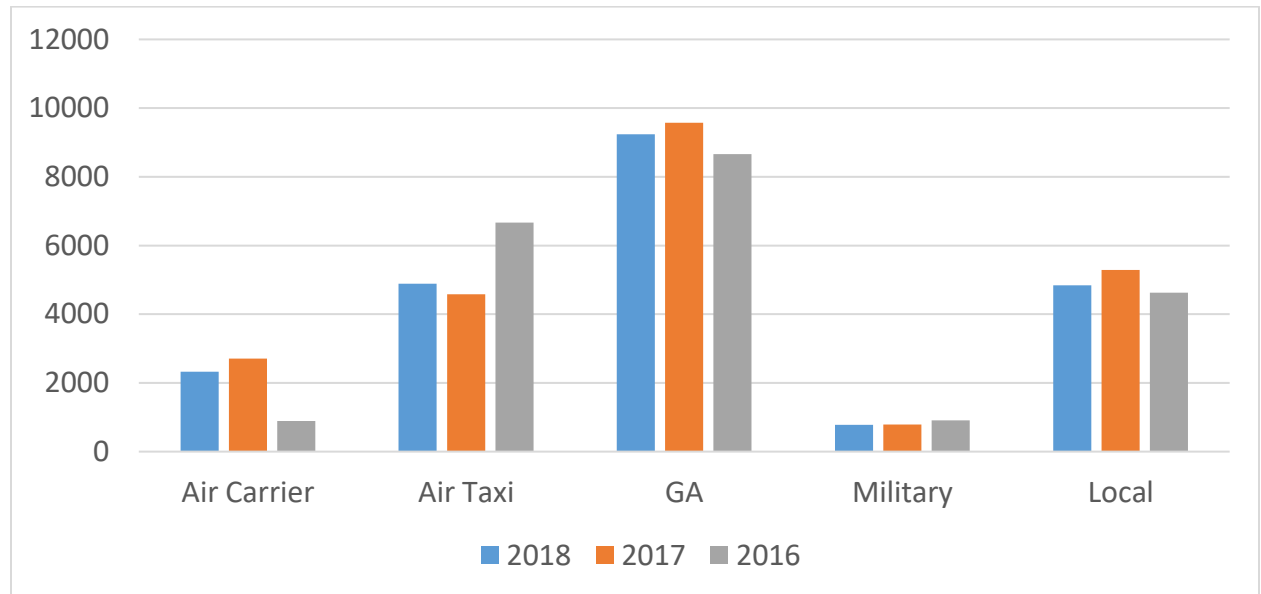


Before Mr. Papko gave his Operations report, Ms. Padalecki wanted to echo commissioner Braback statements about airport staff responses and handling diversions and that July will be even a heavier diversion report.

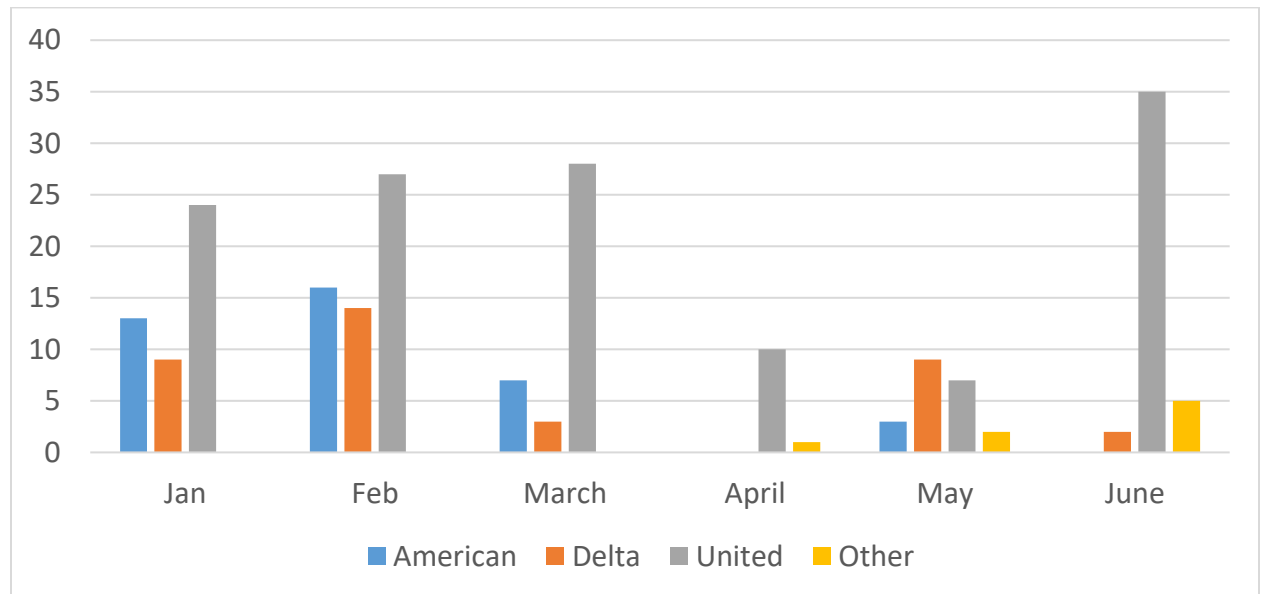
#### C. Operations report

Mr. Papko briefed the board. Mr. Papko mentioned a couple of things before getting into the numbers. Briefed the board on the airports annual TSA inspection and had zero discrepancies. Kudos to the security team. Mr. Papko also updated the board on where the airport sits with minimum standards. Public comments period closed and got some really good feedback. Staff will review those comments and make necessary changes.

Mr. Papko then briefed the board on total aircraft operations and diversion numbers.



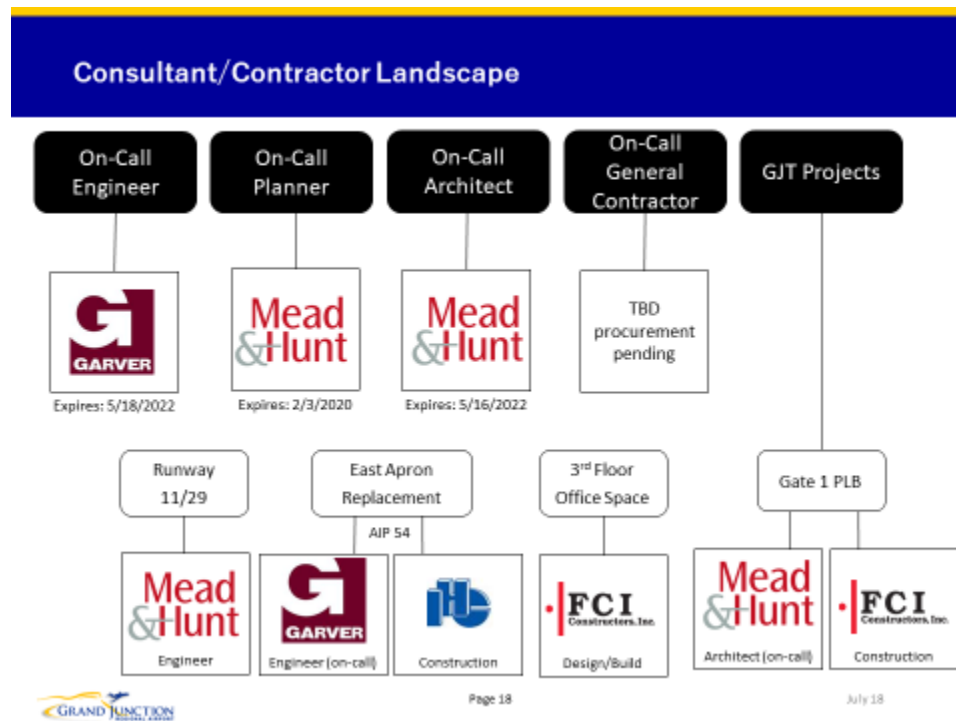
Diversions: 1/1-6/30



Commissioner Shrader asked if the airport collects landing fees for every diverted flight to Grand Junction. Mr. Papko said yes and that if those diverted planes deplane, it trickles down into rental cars, hotel bookings, etc. Chairman Benton asked if we had numbers on how many of the diverted planes deplaned. Mr. Papko had the numbers but not in front of him. Ballpark guess would be 25%.

#### D. Project report

Mr. Trinklein briefed the Board. Mr. Trinklein stated that the airport had received all of their fiscal year grant awards for all the projects going on and are wrapping up some paperwork.



#### E. Contractor report

Mr. Colin Bible from Garver gave a brief update on the Taxiway Alpha rehabilitation project. Mr. Bible stated that they received the FAA grant offer. Garver is working with United Companies to finalize contracts and paperwork. They are on track for work on the Taxiway Alpha Rehab project.

Mr. Bible gave an update on the East Terminal Air Carrier apron project. IHC began construction on August 9<sup>th</sup> and construction is scheduled to be completed before Thanksgiving. Chairman Benton asked if IHC has decided on what they intend to do with the old concrete product. Mr. Bible stated that they haven't made a decision but it's there material, so they are just storing it until they decide. A discussion occurred about the possibility of the airport using that product.

Mr. Scott Carry with Mead & Hunt gave a brief update on the runway project.



## Runway 12/30 60% Overall Design

### → Design efforts- ongoing

- Refining grading design – 80% complete
- Finalizing drainage improvements – 90% Complete
- Scheduling supplemental Geotechnical testing Drilling occurred this week
- Scheduling pavement design refinement September 2018
- Continuing construction water source evaluations 75% Complete
  
- Internal Quality Control Package set to be complete September 1
  
- Currently requesting input from airlines/operator inputs on equipment (25% Complete)
- Will follow-up with FAA Air Traffic upon finalization of user inputs
  
- Final submittal expected November 2018

## 27 ¼ Road Construction

### → Relocate/Reconstruct 27 ¼ RD 1.6 Miles of Roadway

- 27 ¼ RD access to BLM property to remain open throughout

### → Notice of Award Issued – July 17<sup>th</sup>

- United Companies
- Pre-Construction Meeting Held – August 9, 2018

### → Notice to Proceed Expected August 27

- 100 Calendar Day Construction period

### → Groundbreaking proposed for August 28, 12:00PM - 27 ¼ RD

- Location: Approximately 1 Mile North of H Road

## RTR Facility Relocation Construction

### → Relocate the Remote Transmitter Receiver Facility and Grading Phase I

- Joint project with FAA Air Traffic, Facilities and Equipment (FAA F&E)
- Airport perform majority of physical infrastructure
- FAA F&E provide certain materials, remediation, and radio equipment

### → Notice of Award Issued – July 17<sup>th</sup>

- SEMA Construction
- Pre-Construction Meeting Held – August 16, 2018
- 150 Calendar Day Construction period
- Completion Summer 2019

### → FAA Airports Grant on agenda today funds FAA F&E furnished portions of construction



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GJT/AIRPORT RUNWAY DESIGN

Mr. Geoff Mohney from Mead & Hunt briefed the board on the terminal improvements.

## Terminal Improvements

### ➤ Terminal Renovations

- GC Procurement Process has started
- RFP has been issued
- RFP responses due August 28
- Anticipate presentation of contract to Board for approval on September 18, 2018

### ➤ Passenger Loading Bridge

- Contract awarded
- Contractor schedule indicates the project could be complete by Thanksgiving
- Submittals are being reviewed
- On-site work has begun



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August 2018

## General Contractor Procurement Schedule

LOI Responses Due	July 20 - 2 PM
Issue RFP to Shortlisted Firms	July 25
RFP Responses Due to Owner	August 28, 2018
Scope Review /Work Sessions with Top Ranked Firms	September 07
Rank Firms/ Reconcile Guaranteed Maximum Price	September 10-18
Presentation for Approval to Grand Junctional Regional Airport Authority	September 18
Start Construction	As soon as Practical



Adam Shuler with FCI Construction briefed the board on the 3<sup>rd</sup> Floor renovation project. A Brief discussion about cost, schedule, and procedures occurred between Mr. Shuler, the board and airport staff.

### **VI. Consent Agenda**

- A. July 17, 2018 Meeting Minutes
- B. 2018 Audit-EKS&H
- C. Sky Adventures Sublease Renewal
- D. Temporary Construction Easement-Grand Valley Water Users
- E. FAA Grant Offers
- F. Invoice Replacement Runway 12/30 Project Design-Mead & Hunt
- G. Notice of Award Taxiway A Rehabilitation-United
- H. Annual Appointment of budget officer

A discussion brought up by vice chairman McDaniel took place about the Sky Adventures subleases which are mostly non-aeronautical and whether or not they need to be approved by the board or by the airport director. Mr. McDaniel gave a brief history as to how the current policy came about, length of the subleases, and recommends that the board allow Ms. Padalecki to approve non-aeronautical subleases instead of the board approval.

A discussion about whether or not the admin building is considered aeronautical or non-aeronautical. Chairman Benton stated that the board should vote on the consent agenda and then the board can discuss what to do with non-aeronautical subleases.



*Commissioner Shrader moved for the board to approve the Consent Agenda as presented. Commissioner Tufly seconded. Voice Vote. All Ayes.*

Ms. Padalecki stated that an idea she has is that if the non-aeronautical sublease doesn't have any problems or concerns and because they are one year terms, the airport should just sign off and just continue. If there is a change in use or terms, then the airport would bring those leases to the board. Chairman Benton asked the board if they would like to see the current policy and then the amended motion at the next board meeting and then adopted it then. The board agreed, then the issue was tabled until next board meeting or even the next workshop.

## **VII. Discussion Items**

### **A. Resolution Lodging Tax Increase**

Ms. Padalecki stated that this should have actually been an action item. Ms. Padalecki then briefed the board about the Lodging Tax Increase. The language that is in the board packet is the language that was passed by several committee's in the community including GJEP. A discussion about what will be on the ballot and what the resolution says ensued. Chairman Benton called for a roll call vote for resolution.

*Roll call vote. All Commissioners voted Aye. Commissioner Taggart is absent.*

### **B. Marketing Agreement and Marketing Strategy**

Ms. Padalecki briefed the board on the airport's market agreement/strategy and that we have a marketing agreement with Lamar Agency. A discussion about the marketing strategy and to extend the marketing agreement with Lamar, which will expire in October, for another six months that will provide an adequate window to allow the airport to procure a new marketing contract. Ms. Padalecki then discussed her vision for the marketing strategy for GJT.

### **C. Standard Ground Lease Review**

Ms. Padalecki discussed with the board the current ground lease agreement and current bench marks that need to be compared to other airport's ground lease agreement bench marks, Secondly Ms. Padalecki wanted to make sure the board was aware that when the current lease was adopted, a policy was put into place that any existing tenant could convert from their old lease to the new lease. Though Ms. Padalecki wants to keep that policy available, but doesn't limit the airport ability to grow and evolve the lease over time. Therefore suggests setting a deadline to the remaining tenants under which they need to notify the airport they want to convert to the new ground lease agreement. Finally Ms. Padalecki discussed the need for airport Rules and Regulations outside of what's in the actual ground lease agreement.

A discussion between the airport board, legal counsel, and airport staff occurred regarding the current ground lease agreement, other lease options, liability concerns, components inside the current leases, transparency with tenants, and options moving forward. Ms. Padalecki suggested that she take this topic back to the team and visit everyone's comments and decided how to move forward.

**VIII. Any other business which may come before the Board**

None.

**IX. Adjournment**

*Commissioner McDaniel/Shrader moved to adjourn the meeting. Commissioner Brabaek seconded. Voice Vote. All Ayes.*

Meeting adjourned at 7:14 PM.

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Tom Benton, Board Chairman

***ATTEST:***

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Chance Ballegeer, Deputy Clerk to the Board

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Board Minutes Reporting		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve the change of the process of how minutes are transcribed and posted on the Airport's website.		
LAST ACTION:	None		
DISCUSSION:	As discussed at the September 4 <sup>th</sup> workshop, to achieve greater efficiency and improve the simplicity of meeting minutes, staff and the Board believe it is best to change the way meetings are reflected in official airport records. Under this resolution, the meeting minutes prepared by the Clerk will only reflect Board votes and action, and the Airport will retain the audio recordings of the meetings as official meeting records. The action minutes and the audio recordings will be posted to the Airport website.		
FISCAL IMPACT:	<b>Total \$0</b>		
REVIEWED BY:	Staff – Victoria Hightower Karp Neu Hanlon – Karl Hanlon		
COMMUNICATION STRATEGY:	Note on Airport website explaining change		
ATTACHMENTS:	Resolution		
STAFFCONTACT:	Victoria Hightower vhightower@gjairport.com Office: 970-248-8580		

**RESOLUTION 2018-\_\_**

**A RESOLUTION OF THE GRAND JUNCTION REGIONAL  
AIRPORT AUTHORITY REGARDING MINUTES AND  
RECORDS OF MEETINGS.**

**WHEREAS**, the Amended and Restated Bylaws and Rules of the Grand Junction Regional Airport Authority states that “the Board shall record all minutes of meetings and passed resolutions as soon as practical in a book of minutes kept for that purpose”; and

**WHEREAS**, historically these minutes have been very detailed, and time consuming to edit and transcribe; and

**WHEREAS**, the Board wishes to be more cost effective and conserve the time that Staff and Board members spend on transcribing and editing the minutes; and

**WHEREAS**, Board meetings are electronically recorded, which provides a clear transparent record of meetings, and

**WHEREAS**, the Board wishes to have only action items included in the written minutes of the Board meetings, and the electronic recordings of the Board meetings retained in the permanent records of the Board as the official meeting minutes.

**NOW, THEREFORE, IT IS RESOLVED BY THE GRAND JUNCTION REGIONAL AIRPORT AUTHORITY BOARD OF COMMISSIONERS, THAT:**

**Section 1.** The above recitals are hereby incorporated as findings by the Grand Junction Regional Airport Authority Board of Commissioners.

**Section 2.** The Grand Junction Regional Airport Authority Board of Commissioners meetings will be recorded and kept in the permanent records of the Board as the official minutes.

**Section 3.** The written minutes of the Board meetings shall be limited to actions and resolutions of the Board including motions, seconds, and votes on such actions.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY, GRAND JUNCTION,  
COLORADO.

\_\_\_\_\_  
Victoria Hightower, Clerk

***Board Members Voting AYE***

\_\_\_\_\_  
Chairman

***Board Members Voting NAY***

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Handbook Addition - Airport Intern		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve the language to add Intern as an Employee Classification in the Employee Handbook.		
LAST ACTION:	None		
DISCUSSION:	<p>Proposed language:</p> <p><b>Interns</b> Interns are current students or recent graduates who are employed by the Grand Junction Regional Airport for a limited period of time to gain skills and work experience. Interns are not intended to be a part of continuing operations. Interns are not eligible for benefits.</p>		
FISCAL IMPACT:	<b>Total \$0</b>		
REVIEWED BY:	Staff – Angela Padalecki, Victoria Hightower Karp Neu Hanlon – Anna Itenberg		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:			
STAFFCONTACT:	Angela Padalecki apadalecki@gjairport.com Office: 970-248-8588		

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Lyft Agreement		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve the agreement permitting Lyft to operate at the Airport and pay the Board approved rates and charges for their services.		
LAST ACTION:	None		
DISCUSSION:	Lyft entered the Grand Junction area market this summer and contacted the airport requesting an agreement. The terms of the attached agreement match those of the Uber agreement.		
FISCAL IMPACT:	Unclear. Will generate new revenue, but could erode some parking revenue over time		
REVIEWED BY:	Staff – Chance Ballegeer and Angela Padalecki Karp Neu Hanlon – Karl Hanlon		
COMMUNICATION STRATEGY:	None		
ATTACHMENTS:	Agreement		
STAFFCONTACT:	Chance Ballegeer cballegeer@gjairport.com Office: 970-248-8586		

**GRAND JUNCTION REGIONAL AIRPORT  
TRANSPORTATION NETWORK COMPANY  
BUSINESS PERMIT**

THIS PERMIT AGREEMENT, made and entered into this day of \_\_\_\_\_, 2018, by and between the GRAND JUNCTION REGIONAL AIRPORT AUTHORITY hereinafter referred to as “Airport,” and \_\_\_\_\_, hereinafter referred to as the “Permittee”.

**RECITALS**

**WHEREAS**, the Airport, has the authority and power to grant permits for the use of Airport facilities by commercial ground transportation businesses; and

**WHEREAS**, Permittee is a Transportation Network Company (TNC) as defined in Article V, Rules and Regulations.

**NOW THEREFORE**, the Airport hereby issues this permit, and by signing this permit Permittee agrees to abide by all the provisions hereof.

**ARTICLE I**  
**TERM**

**1.01** This permit shall terminate on December 31, 2018. If Permittee wishes to renew this permit, notice to this effect shall be directed in writing to the Airport sixty (60) days prior to the expiration date and shall be accompanied by an updated application.

**ARTICLE II**  
**PRIVILEGES**

**2.01** Permittee is authorized to operate its vehicles on public roadways or, in the case of a TNC, is authorized to enable TNC Drivers to receive trip requests through the TNC’s digital network, on Airport property by the most direct authorized route to pick-up and drop-off its customers at designated locations at the Airport.

**2.02** Permittee agrees that it will not have an office or station at the terminal area of the Airport, or have an office or station at the Airport or other leasehold sites of the Airport without an approved rental agreement with the Airport, or unless otherwise approved by the Airport.

**2.03** Permittee shall operate at the Airport in a safe, clean, and orderly fashion.

**ARTICLE III**  
**FEE**



**3.01** Permittees providing ground transportation shall pay to the Airport on a per trip basis including both dropping off and picking up passengers the following fee:

Number of Seats	Trip Fee
1-8	\$2.50
9-15	\$3.75
16+	\$8.00

Payment of this fee will be made on a monthly basis, payments shall be due on or before the 15th day following the conclusion of the most recent month. Payment submission shall include:

- Payment
- Monthly passenger drop offs
- Monthly passenger pick ups

**3.02** In the event Permittee fails to pay such fees as required to be paid under provisions of this permit within five (5) days after the earliest date due, interest (currently set as one and one-half percent (1½ %)) per month shall accrue against the delinquent payment(s) from the date said payments becomes due until the same are paid. Implementation of this provision shall not preclude the Airport from terminating this permit for default in the payment of fees or from enforcing any other provisions contained herein.

**3.03** In the event Permittee delivers a check or draft to the Airport in payment of any obligation arising under this permit, which is returned for lack of sufficient funds in Permittee's account or draft to the Airport, Permittee shall incur a service charge of twenty-five dollars (\$25.00) or five percent (5%) of the face amount of such check, whichever is greater.

#### **ARTICLE IV INSURANCE AND INDEMNIFICATION**

**4.01** Permittee shall procure, at its own expense, and file with the Airport a personal injury and public liability insurance policy, or a certificate thereof, in the amounts required by the Colorado Public Utilities Commission or in the amounts required by the Interstate Commerce Commission, whichever agency issues the operating authority to Permittee.

Such insurance as required above shall cover all automobiles owned, leased, rented or otherwise used by or on behalf of the Permittee at the Airport as required by Colorado state law, and such insurance shall carry an endorsement naming the Grand Junction Regional Airport Authority as an additional insured.

**4.02** All insurance policies required above shall be issued by companies authorized or eligible to do business within Colorado and under the laws of the State of Colorado.

**4.03** The Permittee shall furnish certificates of insurance to the Airport, which shall clearly indicate that Permittee has obtained insurance in the type, amount and classifications as required for the strict compliance with this article prior to conducting any operations at the Airport or on Airport property. No material reduction or cancellation of the insurance shall be effective without ten (10) days prior written notice to the Airport.

**4.04** Compliance with the foregoing requirements shall not relieve the Permittee of its liability under any other portion of this permit.

**4.05** The Permittee (including its officers, members, directors, employees, agents, representatives, and subcontractors) shall protect, defend, indemnify and hold the Airport, and their respective commissioners, council members, directors, agents, representatives, and employees (collectively referred to as the "Indemnitees") harmless from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury of any nature, or death of any person or damage to any property, including any injury or loss of third parties, including all reasonable costs for investigation and defense thereof (including but not limited to attorneys' fees, court costs, and expert witness fees), arising out of or incident to this Agreement or the acts or omissions of the Permittee, its officers, members, directors, agents, employees, representatives, contractors, subcontractors, licensees, or invitees, regardless of where the injury, death, or damage may occur arising out of or incident to this Agreement. Permittee shall give the Airport reasonable notice of any such claims or actions. Notwithstanding the foregoing, nothing contained herein shall be construed as a waiver by the Airport, of their rights and immunities under the Colorado Governmental Immunity Act, as that Act may be amended from time to time.

Permittee, in respect of the risks and liabilities intended by the Parties to be assumed by Permittee hereunder, agrees that the insurance it provides will have no right of recovery or subrogation against Airport, and that Permittee's insurance shall be primarily liable for any and all losses, without regard to and without any right of contribution from any insurance maintained by Airport.

The provisions of this section shall survive the expiration or early termination of this Agreement and Permittee's obligations hereunder shall remain effective notwithstanding such termination or expiration with respect to any loss, injury or damage enumerated within this section for which Permittee has an obligation of indemnification, irrespective of whether the notice or claim is initiated prior to or subsequent to expiration of this Agreement or Permittee's termination hereunder. Nothing herein shall be construed as extending or modifying the statute of limitations pertaining to such claim under applicable law.

**4.06** Nothing contained herein shall be deemed to grant any permission to operate a vehicle at the Airport that is otherwise required to obtain permits, licensing or other approval of any local, state or federal entity with jurisdiction or to in any way waive or limit any such requirement

## **ARTICLE V RULES AND REGULATIONS**

**5.01** Permittee shall conform to and obey all applicable state and municipal laws and ordinances, and shall abide by all minimum standards, rules, regulations, and resolutions prescribed by the Airport. The Grand Junction Regional Airport Authority has established commercial ground transportation vehicle operating procedures for all companies operating at the Grand Junction Regional Airport carrying passengers for hire. These operating procedures are to ensure that ground transportation service is fair and consistent among providers. The Airport's goal is to ensure that the public has access to the safest and most convenient passenger

movement, consistent with the requirements of the Colorado Public Utilities Commission (PUC).

Commercial ground transportation vehicle operators are required to abide by the commercial ground transportation vehicle operating procedures. Commercial ground transportation vehicle operators are subject to on-site supervision and direction by any personnel designated by the Executive Director (Director). Any person who violates these operating procedures will, at the discretion of the Director or his authorized representative, be denied use of the Airport and its facilities.

The commercial ground transportation vehicle operating procedures contained herein supersede and cancel all other previous commercial ground transportation vehicle operating rules and regulations set forth by the Airport and its facilities.

**5.02** Unless specifically defined otherwise herein, or unless a different meaning is apparent from the context, the terms used in these Rules and Regulations shall have the following definitions:

Airport — shall mean the Grand Junction Regional Airport. The term shall also mean all improvements and appurtenances contained thereon.

Bus Operator — shall mean a commercial vehicle specifically for "shared ride" service, for hire, used for single or multiple passenger pickups (greater than 15 vehicle capacity) for one or more destinations, which is permitted by the PUC as a common carrier.

Commercial Ground Transportation Business — shall mean a for-hire business in which fares are charged for ground transportation from one location to another. The descriptions of Limousines, Taxis, TNC, & Van/Shuttles shall all fall into this category. Courtesy vehicles as described below shall not fall into this description.

Commercial Ground Transportation Business Permit — shall mean an authorization by the Airport to conduct commercial ground transportation activities at the Airport.

Courtesy Vehicle — shall mean commercial vehicles operated to and from the Airport terminal, specifically for the transportation and convenience of their patrons or prospective patrons, for which no compensation is rendered (ie. hotels, motels, etc.)

Limousine — shall mean any vehicle that carries persons for hire holding a Luxury Limousine Permit from the PUC

Non-Tenant Car Rental — shall mean any individual or company engaged in the business of renting or leasing passenger vehicles to the general public and does not have a concession agreement in effect with the Airport. The operation of shuttle vehicles shall be governed by these rules and regulations: however, non-tenant car rental organizations must comply with all provisions of the Agreement for Non-Tenant Rental Car Operations.

Solicitation or "to solicit" — shall mean to directly or indirectly, actively or passively, openly or subtly, as (or endeavor to obtain by asking) requests, implore, plead for, importune, seek or try to obtain.

Taxicab or "Taxi" — shall mean any vehicle that carries persons for fare, determined by a meter, and that is appropriately licensed to provide taxi service by the PUC.

Transportation Network Company or "TNC" — shall mean a TNC that connects paying passengers with drivers who provide the transportation on their own non-commercial vehicles or another vehicle authorized for use. All parties connect to the service via website, mobile apps, telephone/cellular telephone, and/or text messaging.

Transportation Network Company Driver or "TNC Driver" – shall mean an individual who uses his or her personal vehicle to provide services for riders matched through a transportation network company's digital network.

Van/Shuttle — shall mean a commercial vehicle specifically for "shared ride" service, for hire, used for single or multiple passenger pickups (up to 15 vehicle capacity) for one or more destinations, which is permitted by the PUC as a common carrier.

Walker Field Drive — shall mean the roadway circling the main public parking lot and passing in front of the terminal building.

**5.03** All commercial ground transportation vehicles and TNC vehicles serving the Airport shall be of high quality, properly maintained in an excellent state of repair and operated in a clean, safe and businesslike manner. Vehicles shall be maintained in a clean, undamaged condition and present a favorable appearance as a representative of the Airport.

Each TNC driver will maintain, on his or her smartphone, a "digital decal" while using an app at the Airport. The digital decal will allow the Airport, at any and all times, to confirm the following information for any TNC driver using an app while operating at the Airport:

- (a) The TNC Driver identity and color photo of the TNC Driver;
- (b) Vehicle make and model;
- (c) License Plate number;
- (d) Certificates of insurance in accordance with State Law;

**5.04** The Permittee shall comply with all applicable local, state and federal regulations and shall abide by the Rules and Regulations of the Airport as are now in effect, or that may be promulgated from time to time, including but not limited to the utilization of loading zones, commercial vehicle zones and other such traffic control arrangements as designated by the Airport Director and/or the Airport.

The Permittee shall pay all taxes, fees, licenses and moneys required by the Federal, state or local governments for its operations at the Airport.

The Permittee shall maintain and operate its service in compliance with all applicable requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, and Part 21 Nondiscrimination in Federally Assisted Programs of the Department of Transportation — Effectuation of Title 6 of the Civil Rights Act of 1964, as said regulations may be amended.

**5.05** Permittees who are awaiting passengers who have reserved ground transportation may await their passengers and display a hand held sign with the name of the customer. If Permittee's vehicle is unattended while a driver is awaiting passengers, said vehicle must be parked in the

main parking lot south of the terminal facility. Under no circumstances may any vehicle be left unattended.

**5.06** No signs, posters or similar devices shall be erected, displayed, or maintained by the Permittee on Airport premises without prior written approval of the Airport. Signs advertising ground transportation services may be posted if Permittee has entered into a valid contract with Airport's advertising concessionaire.

Solicitation of business in any manner whatsoever upon Airport property is strictly prohibited except by advertising signage as permitted above.

All commercial ground transportation companies engaged in transporting passengers for hire from the Airport must obtain a permit issued by the Airport.

The Airport Director and/or the Airport shall have the right to restrict drivers from operating at the Airport who do not comply with Airport Rules and Regulations or orders from responsible law enforcement officers who have jurisdiction within the boundaries of the Airport.

Any disputes between operators or grievances resulting from the enforcement of these regulations shall be filed, in writing, to the Airport Director who shall respond to the operator(s) in writing within 30 days indicating the proposed action to resolve the dispute or grievance. In the event that the dispute or grievance is not resolved to the operator's satisfaction, operator may present his/her grievance to the Board of Commissioners at a regular monthly meeting. The ruling by the Board of Commissioners shall be final.

## **ARTICLE VI** **TERMINATION**

**6.01** The Airport shall have the right, after fourteen (14) calendar days written notice sent by registered mail, return receipt requested, to Permittee informing of a default, to terminate this permit whenever the non-payment of any sum or sums due hereunder continues for a period of ten (10) calendar days after the due date for such payments; provided however, that such termination shall not be effective if Permittee makes the required payment during the fourteen (14) calendar day period following receipt of the written notice.

**6.02** The Airport shall also have the right to terminate this permit after thirty (30) days written notice sent by registered mail to Permittee of the occurrence of any one or more of the following, unless same shall have been corrected within such period:

- a. Conducting on Airport premises any business or performing any acts not specifically authorized herein.
- b. Violation of or non-performance of any other covenant of this permit, unless Permittee has demonstrated to the satisfaction of the Airport that it has and continues to make a bona fide effort to remedy such violation or non-performance.

**6.03** Prior to final termination under this article, the Airport will consider any relevant information submitted by Permittee within the time periods specified above.

**ARTICLE VII**  
**PAYMENTS AND NOTICES**

**7.01** Permittee shall pay all fees and other charges and submit all reports required by this permit to the following address:

Grand Junction Regional Airport  
Attn: accounting  
800 Eagle Drive  
Grand Junction, Colorado 81506

**7.02** All other notices required by this permit shall be sent by registered mail to the parties as follows:

**To the Grand Junction Regional Airport**

Executive Director  
Grand Junction Regional Airport  
800 Eagle Drive  
Grand Junction, Colorado 81506

**ARTICLE VIII**  
**CONFIDENTIALITY**

**8.01 Confidentiality of Records.** Any information that Permittee makes available to the Airport pursuant to this Agreement is deemed to be confidential and proprietary information ("Permittee's confidential information"), regardless of whether the records are marked as such, and shall not be disclosed to anyone without Permittee's express written permission unless required to be disclosed by applicable law or a court order; including without limitation the public records laws, provided that the Airport notifies Permittee of such requirement promptly prior to disclosure, and provided further that the Airport makes diligent efforts to limit disclosure pursuant to any available bases set forth in the Colorado Open Records Act or other applicable law. If the Airport determines that it must disclose such information, then the Airport will provide Permittee ten (10) business days prior to the proposed disclosure such that Permittee may seek court intervention concerning the potential disclosure of Permittee's confidential information. If the Airport is required to release Permittee's confidential information, it nevertheless shall use any available authorities to redact personal or business confidential information from such records to the extent consistent with applicable law and the final judgment.

The undersigned Permittee hereby agrees to and accepts the terms and requirements of this Permit:

\_\_\_\_\_  
Signature

Company Name

\_\_\_\_\_  
Printed Name and Title

Date

Permit Issued By: \_\_\_\_\_  
Airport Authority Date



## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Landside Fog Seal Project – Phase 3		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Staff recommends that the Board approve the award of the Landside Fog Seal Project to Galaxy Asphalt Preservation, and authorize the Executive Director to sign the quotation. Additionally staff recommends that the Executive Director be authorized to make payments for work completed with a not to exceed price of \$44,324.00.		
LAST ACTION:	Asphalt seal coating on the Landside streets was broken up into 4 phases. The first phase was started in 2016 and the second phase was completed in 2017.		
DISCUSSION:	<p>The majority of the Landside streets were paved in 2008. The areas included in this project have not been seal coated since installation. Airport staff has evaluated the pavement and recommends seal coat based on asphalt oxidation. It is recommended that a fog seal should be performed soon to rejuvenate the pavement using GSB-78.</p> <p>A total of five companies were contacted for quotation and only one quote was received. Galaxy Asphalt Preservation has been the low bidder on the first two phases and they delivered a quality job on both occasions.</p> <p>This project was included in the 2018 Budget with an amount of \$45,000.00.</p>		
FISCAL IMPACT:	Galaxy Asphalt Preservation Quotation: \$44,324.00		
REVIEWED BY:	Staff		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	Procurement Documentation and Phasing Map		
STAFFCONTACT:	Ben Peck Office: 970.248.8589 Email: <a href="mailto:bpeck@gjairport.com">bpeck@gjairport.com</a>		

**Price Comparison for Purchases of  
Goods, Materials, Supplies & General Services  
\$500 to \$10,000**

*EVERY PURCHASE OVER \$10,000 MUST BE APPROVED BY BOARD OF COMMISSIONERS*

**General**

To comply with the requirements of our Purchasing and Procurement Policy, you must document a basis for vendor selection and proof of reasonable price by performing a price comparison. If there is justification for not performing a price comparison, document the justification!

**Instructions**

1. This document is required to be complete and retained for all purchases of goods, services, supplies, and general services between \$500 and \$10,000.
2. This form should not be used to document a Request for Proposal process.
3. Please submit this completed form, and any other documentation to the appropriate Department Manager, prior to purchase, for pre-approval.

---

**PRICE COMPARISON DOCUMENTATION**

**NAME OF PERSON COMPLETING FORM:** Shawn Stratton

**DATE:**9-4-2018

Please attempt to obtain three or more competitive price quotes. Vendors may submit phone, fax, or email price quotes. Online quotes are accepted, but you must obtain at least one quotation in another form.

**Items/Services to be purchased:**

Items 1:2018 Fog seal project.

Items 2:\_\_\_\_\_

Items 3:\_\_\_\_\_

## PRICE COMPARISON TABLE

	Vendor Name	Vendor Name	Vendor Name	Vendor Name	Vendor Name
Vendor Contact Name, Phone, and Email	Galaxy Asphalt Perservation 640-2222 colton@tpigj.com	M&M Asphalt Mike Brown infommashalt.com	Mountain Maintenance crown350@aol.com	Paving Colorado Brenda Shuster 970-201-4617 pavingcolorado@gmail.com	Valley Pavement 260-4242 valleypavement.com
Item 1 – Price Quotation	\$44,324.00	No formal bid	No formal bid	No formal bid	No formal bid
Item 2 – Price Quotation					
Item 3 – Price Quotation					

**PURCHASE AWARDED TO (VENDOR NAME):**Galaxy Asphalt Perservation

If lowest priced vendor DID NOT receive award, please explain: Galaxy Asphalt Perservation is the only contractor that we received a formal bid from. Non AIP Capital item fog seal is budgeted for \$45,000 in 2018.

**DEPARTMENT MANAGER APPROVAL:** \_\_\_\_\_

**AIRPORT MANAGER APPROVAL (IF REQUIRED):** \_\_\_\_\_

If a price comparison WAS NOT performed, please complete the following:

Check the appropriate box, or fill out the “other section.

Purchase requires brand compatibility with existing equipment and is available only from the manufacturer or sole authorized distributor.	<input type="checkbox"/>
Purchase requires a match of currently owned product (e.g., furniture).	<input type="checkbox"/>
Product is under warranty and therefore, purchase was made through the manufacturing company, so that the warranty is not jeopardized.	<input type="checkbox"/>

Emergency Purchase (Must comply with the emergency purchase section of the purchasing and procurement policy).	<input type="checkbox"/>
--	--------------------------

# GALAXY ASPHALT PRESERVATION

848 25 Rd.  
Grand Junction, CO 81505  
Phone 970-640-2222  
colton@tpigj.com

## PRESEVATION SERVICES QUOTE FOR:

Date: September 4, 2018  
Expiration date: October 4, 2018

GRAND JUNCTION REGIONAL AIRPORT  
800 EAGLE DRIVE  
GRAND JUNCTION, CO 81506  
(970)244-9100

## PAVEMENT SURFACE TREATMENT:

We will clean and properly prep pavement for treatment. We will then apply GSB-78 at the rate of approximately .13 gallons per SY to the prepped pavement, restripe designated areas, as well as necessary traffic control.

Phase 1 labor and materials: \$21,890.00

PROJECT TOTAL:

\$21,890.00

**IMPORTANT NOTES:**

1. Due to the current volatile nature of the petroleum markets Galaxy Asphalt Preservation can only hold these prices for 30 days from the quote date.

We would be pleased to be able to perform these services for you and at the same time begin to form a lasting relationship. Thank you for the opportunity to quote these services to you.

**X**

---

Colton McCallum  
Galaxy Asphalt Preservation

---

Quote Date

**X**

---

Acceptance Date

# GALAXY ASPHALT PRESERVATION

848 25 Rd.  
Grand Junction, CO 81505  
Phone 970-640-2222  
colton@tpigj.com

## PRESEVATION SERVICES QUOTE FOR:

Date: September 4, 2018  
Expiration date: October 4, 2018

GRAND JUNCTION REGIONAL AIRPORT  
800 EAGLE DRIVE  
GRAND JUNCTION, CO 81506  
(970)244-9100

## PAVEMENT SURFACE TREATMENT:

We will clean and properly prep pavement for treatment. We will then apply GSB-78 at the rate of approximately .13 gallons per SY to the prepped pavement, restripe designated areas, as well as necessary traffic control.

Phase 2 labor and materials: \$16,337.00

PROJECT TOTAL:

**\$16,337.00**



**IMPORTANT NOTES:**

1. Due to the current volatile nature of the petroleum markets Galaxy Asphalt Preservation can only hold these prices for 30 days from the quote date.

We would be pleased to be able to perform these services for you and at the same time begin to form a lasting relationship. Thank you for the opportunity to quote these services to you.

**X**

---

Colton McCallum  
Galaxy Asphalt Preservation

---

Quote Date

**X**

---

Acceptance Date

# GALAXY ASPHALT PRESERVATION

848 25 Rd.  
Grand Junction, CO 81505  
Phone 970-640-2222  
colton@tpigj.com

## PRESEVATION SERVICES QUOTE FOR:

Date: September 4, 2018  
Expiration date: October 4, 2018

GRAND JUNCTION REGIONAL AIRPORT  
800 EAGLE DRIVE  
GRAND JUNCTION, CO 81506  
(970)244-9100

## PAVEMENT SURFACE TREATMENT:

We will clean and properly prep pavement for treatment. We will then apply GSB-78 at the rate of approximately .13 gallons per SY to the prepped pavement, restripe designated areas, as well as necessary traffic control.

Phase 3 labor and materials: \$6,097.00

PROJECT TOTAL:

\$6,097.00

**IMPORTANT NOTES:**

1. Due to the current volatile nature of the petroleum markets Galaxy Asphalt Preservation can only hold these prices for 30 days from the quote date.

We would be pleased to be able to perform these services for you and at the same time begin to form a lasting relationship. Thank you for the opportunity to quote these services to you.

**X**

---

Colton McCallum  
Galaxy Asphalt Preservation

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Quote Date

**X**

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Acceptance Date



## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Passenger Loading Bridge Painting Project		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Staff recommends that the Board approve the award of the Passenger Loading Bridge Painting Project to Binkley& Sons Painting, and authorize the Executive Director to sign the quotation. Additionally staff recommends that the Executive Director be authorized to make payments for work completed with a not to exceed price of \$27,000.00.		
LAST ACTION:	None		
DISCUSSION:	One of several painting projects that was under consideration for the 2019 budget was the painting of the two existing passenger loading bridges. Both bridges have been in operation since 2004 and are in need of being repainted. Staff believes that it would be better to complete the painting this year with a third bridge coming online this fall. Staff has forecasted Contract Services coming in under budget in the amount of nearly \$100,000 dollars, and recommends using some of these budget savings for completing the bridge painting in 2018. A total of four painting companies were contacted and two of which provided quotations as can be seen in the attached procurement documentation.		
FISCAL IMPACT:	\$27,000.00		
REVIEWED BY:	Staff		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	Procurement Documentation		
STAFFCONTACT:	Ben Peck Office: 970.248.8589 Email: <a href="mailto:bpeck@gjairport.com">bpeck@gjairport.com</a>		

**Price Comparison for Purchases of  
Goods, Materials, Supplies & General Services  
\$500 to \$10,000**

*EVERY PURCHASE OVER \$10,000 MUST BE APPROVED BY BOARD OF COMMISSIONERS*

**General**

To comply with the requirements of our Purchasing and Procurement Policy, you must document a basis for vendor selection and proof of reasonable price by performing a price comparison. If there is justification for not performing a price comparison, document the justification!

**Instructions**

1. This document is required to be complete and retained for all purchases of goods, services, supplies, and general services between \$500 and \$10,000.
2. This form should not be used to document a Request for Proposal process.
3. Please submit this completed form, and any other documentation to the appropriate Department Manager, prior to purchase, for pre-approval.

---

**PRICE COMPARISON DOCUMENTATION**

**NAME OF PERSON COMPLETING FORM:** Manuel Measter

**DATE:** 9/10/2016

Please attempt to obtain three or more competitive price quotes. Vendors may submit phone, fax, or email price quotes. Online quotes are accepted, but you must obtain at least one quotation in another form.

**Items/Services to be purchased:**

Items 1: Prep & paint East & West Loading bridges

Items 2: \_\_\_\_\_

Items 3: \_\_\_\_\_

## PRICE COMPARISON TABLE

	Vendor Name	Vendor Name	Vendor Name	Vendor Name	Vendor Name
Vendor Contact Name, Phone, and Email	Binkley & Sons	Mehares a co's LLC	Watwind Painting	Vivak Pros	
Item 1 – Price Quotation	27,000 <sup>00</sup>	34,000 <sup>00</sup>	Was not interested	Company felt the job was too big.	
Item 2 – Price Quotation					
Item 3 – Price Quotation					

**PURCHASE AWARDED TO (VENDOR NAME):** \_\_\_\_\_

If lowest priced vendor DID NOT receive award, please explain: \_\_\_\_\_

**DEPARTMENT MANAGER APPROVAL:** \_\_\_\_\_

**AIRPORT MANAGER APPROVAL (IF REQUIRED):** \_\_\_\_\_

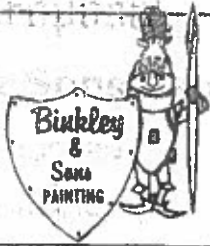
If a price comparison WAS NOT performed, please complete the following:

Check the appropriate box, or fill out the "other section."

Purchase requires brand compatibility with existing equipment and is available only from the manufacturer or sole authorized distributor.	<input type="checkbox"/>
Purchase requires a match of currently owned product (e.g., furniture).	<input type="checkbox"/>
Product is under warranty and therefore, purchase was made through the manufacturing company, so that the warranty is not jeopardized.	<input type="checkbox"/>
Emergency Purchase (Must comply with the emergency purchase section of the purchasing and procurement policy).	<input type="checkbox"/>

# Proposal

Page No. \_\_\_\_\_ of \_\_\_\_\_ Pages



## Binkley & Sons Painting

MODERN  
AS  
TOMMOROW

2894 SUNRISE R  
GRAND Jct. COLO  
81503  
970-243-3155  
210-7526-GARY  
623-1780-CLAY

PROPOSAL SUBMITTED TO <b>Manuel</b>		PHONE <b>970-261-5903</b>	DATE <b>9/4/2018</b>
STREET		JOB NAME <b>Grand Junction Regional Airport</b>	
CITY, STATE AND ZIP CODE		JOB LOCATION <b>Grand Junction Regional Airport</b>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

### Supply labor and material

1. Paint two walkway bridges: Power wash, sand and prime all paintable surfaces with Pro-industrial universal bounding primer. Paint top, bottom and both sides with two coats of D.T.M Pro-industrial semi-gloss.

Total for both bridges: \$27,000.00

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: \_\_\_\_\_ dollars (\$ 27,000.00 ).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_

Signature Clayton Binkley

Signature \_\_\_\_\_



**Melgares & Co's LLC**  
**514 31 Road, Grand Junction, CO 81504**  
**melgares1@outlook.com**  
**Cell phone 970-261-8000 (Michael Melgares) Fax 970-523-7000**  
**Office 970-434-8000**

Revised Page 1 of 2  
Date: 8/05/18  
Proposal No: 51718-9

Attn: Manuel Meastas.

Subject: PROPOSAL Grand Junction Regional Airport.  
Exterior repaint per detail below. Grand Junction, Colo.

**PROPOSAL AMOUNT:**

**TO INCLUDE THE FOLLOWING:**

- 1) Prep & paint Gas Tank, support structure per Manuel's request:  
prints. Prep & spot prime exposed metal areas, repaint tank to match  
existing color with industrial coating per specs attached.

Not to exceed: \$2,000.00

Two Thousand and No/Hundred Dollars.

- 2) Repaint stucco at passenger loading area with Sherwin Williams  
Conflex stucco coating. Prep & clean surface & coat with two coats  
of Conflex coating to match existing. Allowance of 11,000 Sq Ft.

Not to exceed: \$22,000.00

One Thousand Seven Hundred and No/100 Dollars

- 3) Exterior of expandable passenger loading ramps. Clean & prep  
Metal to receive Industrial coating Paint color SW2859.

Not to exceed: \$34,000.00

Seventeen Thousand And no/100 Dollars. *NOTE per bridge*

- 4) Rails at exterior of passenger loading areas. Prep & clean install  
industrial coating to match existing color.

Not to exceed: \$3,500.00

Two Thousand five Hundred and No/100 Dollars.

- 5) Rental man lifts: \$2,100.00

Proposal valid for 15 days from proposal date.

ITEMS EXCLUDED: Permits or fees. Weather protection & heat. Pedestrian &  
traffic control. Ventilation. Delays due to inclement weather.

**TERMS AS FOLLOWS:**

Net 30 days from invoice date.

Page 1 of 2.

**EXTRAS AS FOLLOWS:**

Rate \$47.00 per hours plus materials & mobilization. Includes repairs due to damage by other trades after final application.

We hereby propose to finish all materials and perform all labor necessary for the completion of project.

All materials are guaranteed to be as specified, and the above work to be performed in accordance with drawings and specifications for the above project and completed in a workmanlike manner. An alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent: upon strikes, accidents, weather, or delays beyond our control.

**WARRANTY:**


We are not responsible for any consequential damages arising from any failure of materials or workmanship under this warranty. This warranty does not include: intentional misuse, improper or inadequate maintenance, undetected moisture, or any other circumstances beyond our control.

By occupying or opening the area or building included in this proposal for use, the owner/agent is accepting the installation as complete and satisfactory.

Unless otherwise stipulated, the entire contract amount is due and payable per terms listed above. The owner/agent agrees to pay any and all costs incurred by Melgares & CO's LLC in the collection of any unpaid balance.

RESPECTFULLY SUBMITTED:

Melgares & CO's LLC

  
Michael J. Melgares

This proposal may be withdrawn if not accepted within 15 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted.

DATE ACCEPTED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

FINANCE CHARGE: I impose at the rate of 1.5-% per month.

ANNUAL PERCENTAGE OF 18%) On all past due amounts, plus legal fees.

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	FCI Pay App – Passenger Loading Bridge		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve payment of FCI Pay App 001		
LAST ACTION:	Board executed design contract 7/17/18.		
DISCUSSION:	<p>This invoice is the progress billing for the new passenger boarding bridge for work completed through August 31, 2018.</p> <p>Work completed this phase includes completion of permitting, excavation of footings, concrete foundations, metal framing, and beginning production of the boarding bridge.</p>		
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice.		
FISCAL IMPACT:	\$341,888.85 – Budgeted dollars		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	FCI Pay App 001		
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gairport.com">etrinklein@gairport.com</a> Office: 970-248-8597		

# AIA® Document G702™ – 1992

## Application and Certificate for Payment

**TO OWNER:**  
Grand Junction Regional Airport  
2828 Walker Field Drive

**PROJECT:**  
GJRA: Gate 1 Passenger Boarding Bridge  
2828 Walker Field Drive, Grand Junction, CO 81506

**APPLICATION NO:** 001  
**PERIOD TO:** 8/31/2018

**Distribution to:**

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

**FROM CONTRACTOR:**  
FCI Constructors, Inc. - GJ  
P. O. Box 1767  
Grand Junction, CO

**VIA ARCHITECT:**  
Mead & Hunt  
2440 Deming Way

**CONTRACT FOR:**  
**CONTRACT DATE:** 5/7/2018  
**PROJECT NOS:** 10-18-028 /

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM .....	\$	1,287,072.00
2. NET CHANGE BY CHANGE ORDERS .....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$	1,287,072.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$	359,883.00
5. RETAINAGE:		
a. _____ % of Completed Work (Columns D + E on G703)	\$	17,994.15
b. _____ % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703) .....	\$	17,994.15
6. TOTAL EARNED LESS RETAINAGE .....	\$	341,888.85
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$	0.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE .....	\$	341,888.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	945,183.15

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
<b>TOTAL</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
NET CHANGES by Change Order	\$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

By: Adam Spink

Date: 8/6/18

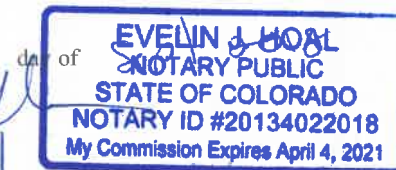
State of Colorado

County of: Mesa

Subscribed and sworn to before me this 6th

Notary Public: Evelyn J. Hohl

My commission expires: 4/4/21



### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:**

By: \_\_\_\_\_

Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**

## Continuation Sheet

1 3

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

**APPLICATION NO:**  
**APPLICATION DATE:** 001  
**PERIOD TO:** 8/28/2018  
**ARCHITECT'S PROJECT NO:** 8/31/2018

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	% <i>(G ÷ C)</i>	BALANCE TO FINISH <i>(C – G)</i>	RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD					
001	Division 1- Mobilization	4,243.00	0.00	4,243.00	0.00	4,243.00	100.00	0.00	212.15
002	Division 1 - Plan Reproduction	2,662.00	0.00	958.00	0.00	958.00	35.99	1,704.00	47.90
003	Division 1 - Permitting	8,824.00	0.00	8,824.00	0.00	8,824.00	100.00	0.00	441.20
004	Division 1 - Weekly Cleaning	3,298.00	0.00	1,187.00	0.00	1,187.00	35.99	2,111.00	59.35
005	Division 1 - Temporary Facilities	2,858.00	0.00	1,029.00	0.00	1,029.00	36.00	1,829.00	51.45
006	Division 1 - Concrete Protection	550.00	0.00	198.00	0.00	198.00	36.00	352.00	9.90
007	Division 1 - Dumpsters	1,649.00	0.00	594.00	0.00	594.00	36.02	1,055.00	29.70
008	Division 1 - Safety and Barricades	3,803.00	0.00	1,369.00	0.00	1,369.00	36.00	2,434.00	68.45
009	Division 1 - Supervision	44,660.00	0.00	16,078.00	0.00	16,078.00	36.00	28,582.00	803.90
010	Division 1 - Bond/Insurance	18,618.00	0.00	18,618.00	0.00	18,618.00	100.00	0.00	930.90
011	Division 2 - Surveying	7,376.00	0.00	3,688.00	0.00	3,688.00	50.00	3,688.00	184.40
012	Division 2 - Interior Demolition	8,296.00	0.00	6,637.00	0.00	6,637.00	80.00	1,659.00	331.85
013	Division 2 - Temporary Walls	5,070.00	0.00	3,803.00	0.00	3,803.00	75.01	1,267.00	190.15
014	Division 2 - Dumpster for Demo	2,662.00	0.00	1,331.00	0.00	1,331.00	50.00	1,331.00	66.55
015	Division 3 - Concrete Foundations	29,091.00	0.00	29,091.00	0.00	29,091.00	100.00	0.00	1,454.55
016	Division 3 - Anchor Bolts and Templat	3,808.00	0.00	3,808.00	0.00	3,808.00	100.00	0.00	190.40
017	Division 3 - Concrete Ramp	5,861.00	0.00	0.00	0.00	0.00	0.00	5,861.00	0.00
018	Division 5 - Cold Formed Metal Frami	3,044.00	0.00	3,044.00	0.00	3,044.00	100.00	0.00	152.20
019	Division 5 - Steel Railing Shops	550.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00
020	Division 5 - Steel Railing Fabrication	6,038.00	0.00	0.00	0.00	0.00	0.00	6,038.00	0.00
021	Division 5 - Steel Railing Install	791.00	0.00	0.00	0.00	0.00	0.00	791.00	0.00
022	Division 6 - Sheathing	628.00	0.00	0.00	0.00	0.00	0.00	628.00	0.00
023	Division 7 - Exterior Wall Panels	3,182.00	0.00	0.00	0.00	0.00	0.00	3,182.00	0.00
	GRAND TOTAL								

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## Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2 3  
APPLICATION DATE: 001  
PERIOD TO: 8/28/2018  
ARCHITECT'S PROJECT NO: 8/31/2018

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	% <i>(G ÷ C)</i>	BALANCE TO FINISH <i>(C – G)</i>	RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD					
024	Division 7 - Soffit Panels	3,182.00	0.00	0.00	0.00	0.00	0.00	3,182.00	0.00
025	Division 7 - Insulation	1,430.00	0.00	0.00	0.00	0.00	0.00	1,430.00	0.00
026	Division 8 - Aluminum Shops	550.00	0.00	550.00	0.00	550.00	100.00	0.00	27.50
027	Division 8 - Aluminum System, Glazin	12,572.00	0.00	0.00	0.00	0.00	0.00	12,572.00	0.00
028	Division 8 - Aluminum System, Glazin	2,803.00	0.00	0.00	0.00	0.00	0.00	2,803.00	0.00
029	Division 9 - Gypsum Board	1,015.00	0.00	0.00	0.00	0.00	0.00	1,015.00	0.00
030	Division 9 - Painting	2,375.00	0.00	0.00	0.00	0.00	0.00	2,375.00	0.00
031	Division 11 - Passenger Boarding Bric	504,916.00	0.00	126,229.00	0.00	126,229.00	25.00	378,687.00	6,311.45
032	Division 11 - Passenger Walkway	190,194.00	0.00	47,549.00	0.00	47,549.00	25.00	142,645.00	2,377.45
033	Division 11 - Baggage Valet	44,098.00	0.00	11,025.00	0.00	11,025.00	25.00	33,073.00	551.25
034	Division 11 - Water Cabinet	23,537.00	0.00	5,884.00	0.00	5,884.00	25.00	17,653.00	294.20
035	Division 11 - Ground Power Cable	66,067.00	0.00	16,517.00	0.00	16,517.00	25.00	49,550.00	825.85
036	Division 11 - Installation	72,436.00	0.00	18,109.00	0.00	18,109.00	25.00	54,327.00	905.45
037	Division 12 - Entrance Floor Mats	5,857.00	0.00	0.00	0.00	0.00	0.00	5,857.00	0.00
038	Division 12 - Floor Prep	750.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00
039	Division 21 - Fire Protection	2,627.00	0.00	0.00	0.00	0.00	0.00	2,627.00	0.00
040	Division 22 - Water Line Service to Br	12,249.00	0.00	0.00	0.00	0.00	0.00	12,249.00	0.00
041	Division 22 - Insulation	2,198.00	0.00	0.00	0.00	0.00	0.00	2,198.00	0.00
042	Division 22 - Heat Trace	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00
043	Division 26 - Electrical Gear	5,866.00	0.00	0.00	0.00	0.00	0.00	5,866.00	0.00
044	Division 26 - Demolition	2,818.00	0.00	0.00	0.00	0.00	0.00	2,818.00	0.00
045	Division 26 - Branch Circuit/Feeders	30,034.00	0.00	0.00	0.00	0.00	0.00	30,034.00	0.00
046	Division 26 - Electrical Lighting	3,735.00	0.00	0.00	0.00	0.00	0.00	3,735.00	0.00
	GRAND TOTAL								

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## Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are in US dollars.  
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3 3  
 APPLICATION DATE: 001  
 PERIOD TO: 8/28/2018  
 ARCHITECT'S PROJECT NO: 8/31/2018

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	% <i>(G ÷ C)</i>	BALANCE TO FINISH <i>(C – G)</i>	RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD					
047	Division 28 - Fire Alarm	1,888.00	0.00	0.00	0.00	0.00	0.00	1,888.00	0.00
048	Division 28 - Access Control	2,750.00	0.00	0.00	0.00	0.00	0.00	2,750.00	0.00
049	Division 31 - Sawcut	3,162.00	0.00	3,162.00	0.00	3,162.00	100.00	0.00	158.10
050	Division 31 - Demolition	11,486.00	0.00	11,486.00	0.00	11,486.00	100.00	0.00	574.30
051	Division 31 - Excavation	4,548.00	0.00	4,548.00	0.00	4,548.00	100.00	0.00	227.40
052	Division 31 - Import Fill	10,324.00	0.00	10,324.00	0.00	10,324.00	100.00	0.00	516.20
053	Division 31 - Backfill	2,825.00	0.00	0.00	0.00	0.00	0.00	2,825.00	0.00
054	Division 32 - Prep/Clean/Remove Cur	22,399.00	0.00	0.00	0.00	0.00	0.00	22,399.00	0.00
055	Division 32 - Layout Markings	6,205.00	0.00	0.00	0.00	0.00	0.00	6,205.00	0.00
056	Division 32 - Pavement Markings	53,875.00	0.00	0.00	0.00	0.00	0.00	53,875.00	0.00
057	Division 32 - Jersey Barriers	5,239.00	0.00	0.00	0.00	0.00	0.00	5,239.00	0.00
GRAND TOTAL		1,287,072.00	0.00	359,883.00	0.00	359,883.00	27.96	927,189.00	17,994.15

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# **SUBCONTRACTORS APPLICATION FOR PAYMENT**

DATE August 14, 2018 PERIOD ENDING August 25, 2018

FCI CONSTRUCTORS, INC  
PO BOX 1767  
GRAND JUNCTION, COLORADO 81502  
TELEPHONE 970-434-9093 FAX 970-434-7583

PROJECT NUMBER: 10-18-028

PROJECT DESCRIPTION: GJRA Gate 1 Passenger Boarding Bridge

APPLICATION NUMBER: 1

SUBCONTRACTOR: John Bean Technologies Corporation

FCI OFFICE USE		APPROVAL	
VIN# <u>47298</u>	INVOICE # <u>101802801501-1</u>		
INVOICE DATE <u>08/31</u>	PAYMENT DATE <u>09/25</u>		
<u>10-18-028</u>	<u>01</u>	<u>11-0001</u>	<u>S</u>
JOB #	PHASE	CODE	TYPE S

ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS THIS PERIOD (ATTACH INVOICES)	TOTAL COMPLETED & STORED TO DATE	10/3
			FROM PREVIOUS APPLICATIONS	THIS APPLICATION			
1	A3 64/131 Passenger Boarding Bridge (SN33858)	\$439,192.00		\$109,798.00		\$0.00	\$ 10,979.80
2	J-116-BB Fixed Walkway (SN33859)	\$148,113.00		\$37,028.25		\$0.00	\$ 3,702.83
3	Baggage Buddy Bag Valet System (SN92879)	\$39,450.00		\$9,862.50		\$0.00	\$ 986.25
4	Semler Model SI-2400 Cold Weather Potable Wtr Cabinet (SN92880)	\$21,412.00		\$5,353.00		\$0.00	\$ 535.30
5	90kVA/28VDC Combo 400 Hz Unit (SN46119)	\$59,095.00		\$14,773.75		\$0.00	\$ 1,477.38
6	Installation - Passenger Boarding Bridge	\$41,024.00		\$10,256.00		\$0.00	\$ 1,025.60
7	Installation - Fixed Walkway	\$22,235.00		\$5,558.75		\$0.00	\$ 555.88
8	Installation - 400 Hz Unit	\$3,506.00		\$876.50		\$0.00	\$ 87.65
9	Installation - Bag Valet System	\$4,118.00		\$1,029.50		\$0.00	\$ 102.95
10	Installation - Potable Water Cabinet	\$1,553.00		\$388.25		\$0.00	\$ 38.83
11	Installation Supervision / Training	\$24,909.00		\$6,227.25		\$0.00	\$ 622.73
12	Freight OGD/GJRA - Passenger Boarding Bridge	\$8,647.00		\$2,161.75		\$0.00	\$ 216.18
13	Freight OGD/GJRA - Fixed Walkway	\$9,265.00		\$2,316.25		\$0.00	\$ 231.63
14	Freight OGD/GJRA - Bag Valet System	\$2,224.00		\$556.00		\$0.00	\$ 55.60
15	Freight OGD/GJRA - Potable Water Cabinet (ships with PBB components)						
16	Freight OGD/GJRA - 400 Hz Unit (ships with PBB components)						
17							
18							
19							
TOTALS	<b>PL/EST/COM</b>	\$824,743.00	\$0.00	\$206,185.75	\$0.00	\$0.00	\$20,618.58

	TOTAL TO DATE	PREVIOUS APPLICATIONS	THIS APPLICATION
TOTAL COMPLETED AND STORED TO DATE	206,185.75	0.00	206,185.75
VALUE OF STORED MATERIALS	0.00	0.00	0.00
SUBTOTAL	206,185.75	0.00	206,185.75
LESS 10% RETAINAGE	20,618.58	0.00	20,618.58
TOTAL EARNED LESS RETAINAGE	185,567.17	0.00	185,567.17
LESS PREVIOUS APPLICATIONS	0.00	0.00	0.00
CURRENT PAYMENT DUE	185,567.17	0.00	185,567.17

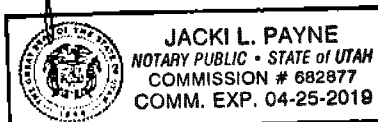
## **RELEASE**

I hereby certify that the work performed and the materials supplied to date, as shown above, represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the undersigned and FCI CONSTRUCTORS, INC relating to the referenced project.

I also certify that the payments, less applicable retention, have been made through the period covered by previous payments received from the contractor or (1) all my subcontractors, (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of the Contract. I further certify that I have complied with Federal, State, and Local tax laws including Social Security Laws, Unemployment Compensation Laws and Workmen's Compensation Laws insofar as applicable to the performance of the contract.

This release is given in order to induce payment in the amount of ONE HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED SIXTY SEVEN AND SEVENTEEN CENTS \$185,567.17 (net amount paid to date including this period) and upon receipt of said payment the Subcontractor releases FCI CONSTRUCTORS, INC from any further liability in connection with all materials, labor and services furnished by the Subcontractor through the pay period indicated

STATE OF Utah  
COUNTY OF Weber  
Subscribed and sworn to before me this 14 day of August 2018  
My Commission expires 4/15/19  
Notary Public Jacki L Payne



COMPANY NAME: JOHN BEAN TECHNOLOGIES  
ADDRESS: 1805 W 2550 S  
CITY, STATE, ZIP: OGDEN, UT 84401  
PHONE: 801-629-3193  
FAX:

By: [Signature]  
Title: Site Controller  
Date: 8/14/2018



## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	FCI Pay App – 3 <sup>rd</sup> Floor Office Remodel		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve payment of FCI Pay App 001		
LAST ACTION:	Board executed design contract on April 17, 2018.		
DISCUSSION:	<p>This invoice is the progress billing for the third floor renovation for work completed through August 31, 2018.</p> <p>Work completed this phase includes completion of design and estimates in preparation of starting construction this month.</p>		
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice. This invoice was reviewed and approved by the Executive Director.		
FISCAL IMPACT:	\$11,166.00 (project was completed under the \$12,200 project budget)		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	FCI Pay App 001		
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gjairport.com">etrinklein@gjairport.com</a> Office: 970-248-8597		

# **Document G702™ – 1992**

## **Application and Certificate for Payment**

<b>TO OWNER:</b> Grand Junction Regional Airport  2828 Walker Field Drive  <b>FROM CONTRACTOR:</b> FCI Constructors, Inc. - GJ P. O. Box 1767 Grand Junction	<b>PROJECT:</b> GJRA 3rd Floor Office Remodel  <b>VIA ARCHITECT:</b> Blythe Group Co 618 Rood Avenue	<b>APPLICATION NO:</b> 001 <b>PERIOD TO:</b> 8/31/2018  <b>CONTRACT FOR:</b>  <b>CONTRACT DATE:</b> <b>PROJECT NOS:</b> 10-18-047 /	<b>Distribution to:</b> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
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### **CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM .....	\$	11,166.00
2. NET CHANGE BY CHANGE ORDERS .....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$	11,166.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$	11,166.00
<b>5. RETAINAGE:</b>		
a. _____ % of Completed Work (Columns D + E on G703)	\$	0.00
b. _____ % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703) .....	\$	0.00
6. TOTAL EARNED LESS RETAINAGE .....	\$	11,166.00
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$	0.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE .....	\$	11,166.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$	0.00
(Line 3 minus Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 0.00
NET CHANGES by Change Order	\$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**  
 By: Adam Spink Date: 8/30/18  
 State of: CO  
 County of: MEGA  
 Subscribed and sworn to before me this 30th  
 Notary Public: Evelin J. Hoal  
 My commission expires: 4/4/21



### **ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$ .....  
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:**  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

## Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: \_\_\_\_\_  
APPLICATION DATE: 001  
PERIOD TO: 8/30/2018  
ARCHITECT'S PROJECT NO: 8/31/2018

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
001	Design & Estimating	11,166.00	0.00	11,166.00	0.00	11,166.00	100.00	0.00	0.00
	GRAND TOTAL	11,166.00	0.00	11,166.00	0.00	11,166.00	100.00	0.00	0.00

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Pay Request-Runway 11/29 Replacement Project (Design Only)		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input type="checkbox"/>
RECOMMENDATION:	Board approve payment of Mead & Hunt Invoice No. 282356.		
LAST ACTION:	Design only contract was executed June 22, 2017.		
DISCUSSION:	<p>This invoice is the progress billing for the Runway Design. Coordination for work completed through July 31, 2018.</p> <p>Work completed this phase includes completion of a portion of Program Management, Permitting and Agency Coordination, and significant progress on the Overall 60% design. Permitting and Agency Coordination has provided civic and institutional master plan support along with Stormwater permitting review. The overall 60% design efforts have focused on optimizing the 30% design with comments received and optimizations for various elements. Grant Administration continues to progress with assisting the airport with setting up grant tracking spreadsheets and a DBE consultation meeting. Land Acquisition progressed with the graphical easement completion, land coordination/strategy efforts with BLM, and review of property boundaries related to GVP substation.</p> <p>This is part of the AIP grant program and we have been approved to be reimbursed for 90% of the expenses from FAA and 5% by CDOT Aeronautics.</p>		
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice.		
FISCAL IMPACT:	<u>AIP 55</u> FAA \$ 7,860.80 CDOT \$ 436.71 GJRA \$ 436.71 budgeted dollars <b>Total \$ 8,734.22</b>	<u>AIP 56</u> FAA \$ 178,329.62 CDOT \$ 9,907.20 GJRA \$ 9,907.20 budgeted dollars <b>Total \$ 198,144.02</b>	
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	Mead & Hunt Invoice No. 282356		

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STAFFCONTACT:      Eric Trinklein  
                             [etrinklein@gairport.com](mailto:etrinklein@gairport.com)  
                             Office: 970-248-8597

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Invoice Date **8/24/2018**  
 Invoice No **282356**  
 Project # **R2331300-170312.02**

<b>GJT RUNWAY DESIGN 8/24/2018</b>				
<b>WORK SCOPE</b>		<b>CONTRACT AMOUNT</b>	<b>BILLED</b>	<b>THIS INVOICE</b>
100	Scope Development	\$74,260.00	\$74,260.00	\$0.00
101	Program Validation	\$77,491.50	\$77,491.50	\$0.00
102	Program Management	\$681,047.52	\$681,047.52	\$0.00
103	Grant Administration	\$63,980.00	\$18,895.00	\$2,792.50
105	Pre-Design Elements Runway Relocation	\$594,172.14	\$594,172.14	\$5,941.72
106	Design Overall Runway Relocation 30%	\$881,153.15	\$881,153.15	\$0.00
108	Remote Transmitter Receiver Grading Package	\$175,482.80	\$175,482.80	\$0.00
<b>TOTAL AIP 55</b>		<b>\$2,547,587.11</b>	<b>\$2,502,502.11</b>	<b>\$8,734.22</b>
<b>AIP 55</b>			FAA	\$7,860.80
			CDOT	\$436.71
			GJT	\$436.71
102	Program Management	\$186,286.78	\$168,940.30	\$34,693.38
104	Land Acquisition and Coordination	\$177,939.10	\$42,189.10	\$7,772.50
107	Permitting and Agency Coordination	\$157,353.25	\$129,254.78	\$8,389.32
109	27 1/4 Road Relocation Design	\$656,803.50	\$656,803.50	\$0.00
110	Design Overall Runway Relocation 60%	\$640,386.15	\$448,270.31	\$147,288.82
<b>TOTAL AIP 56</b>		<b>\$1,818,768.78</b>	<b>\$1,445,457.99</b>	<b>\$198,144.02</b>
<b>AIP 56</b>			FAA	\$178,329.62
			CDOT	\$9,907.20
			GJT	\$9,907.20
<b>Total DESIGN</b>		<b>\$4,366,355.89</b>	<b>\$3,947,960.10</b>	<b>\$206,878.24</b>

\* Pending CDOT Grant

Additional backup documentation available upon request.

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Pay Request-Runway 11/29 Replacement Project (Design Only)		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input type="checkbox"/>
RECOMMENDATION:	Board approve payment of Mead & Hunt Invoice No. 281848.		
LAST ACTION:	Design only contract was executed June 22, 2017.		
DISCUSSION:	<p>This invoice is the progress billing for the Runway Design. Progress this period includes FY 2018 Scope Development for work completed through July 31, 2018.</p> <p>Work completed this phase includes completion of FY 2018 Scope Development.</p> <p>This is part of the AIP grant program and we have been approved to be reimbursed for 90% of the expenses from FAA and approximately 5% by CDOT Aeronautics.</p>		
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice.		
FISCAL IMPACT:	<u>AIP 56</u> FAA \$ 34,267.50 CDOT \$ 1,903.75 GJRA \$ 1,903.75 budgeted dollars <b>Total \$ 38,075.00</b>		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	Mead & Hunt Invoice No. 281848		
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gairport.com">etrinklein@gairport.com</a> Office: 970-248-8597		



Remit payment to:  
Mead & Hunt | Accounts Receivable  
2440 Deming Way | Middleton, WI 53562-1562  
1-888-364-7272 | AccountsReceivable@meadhunt.com

## Invoice

August 14, 2018

Project No: R2331300-170312.05

Invoice No: 281848

Grand Junction Regional Airport Authority  
Grand Junction Regional Airport Authority  
800 Eagle Drive  
Grand Junction, Colorado 81506

Project R2331300- GJT Runway FY 2018  
170312.05

7/18/18 Task Order No. 4

**Professional Services from July 1, 2018 to July 31, 2018**

Phase 000000 Lump Sum

**Fee**

Phase	Fee	Percent Complete	Earned	Current
FY 2018 Scope Development	38,075.00	100.00	38,075.00	38,075.00
Design 2019 Airfield Improvement Pkg 1	730,466.10	0.00	0.00	0.00
Design 2019 Airfield Improvement Pkg 2	507,475.10	0.00	0.00	0.00
Bidding	30,168.40	0.00	0.00	0.00
Supplemental Geotechnical Investigation	29,275.00	0.00	0.00	0.00
Total Fee	1,335,459.60		38,075.00	38,075.00
	Previous Fee Billing		0.00	
	<b>Total</b>			<b>38,075.00</b>
		<b>Total this Phase</b>		<b>\$38,075.00</b>
		<b>Total this invoice</b>		<b>\$38,075.00</b>



## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Pay Request – Taxiway Alpha Rehabilitation (Construction Phase Services)		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve payment of Garver Invoice 18081930-1		
LAST ACTION:	Work Order No. 5 was executed August 9 <sup>th</sup> , 2018.		
DISCUSSION:	<p>The invoice is the progress billing for the Construction Phase Services related to the Taxiway Alpha Rehabilitation. Progress this period includes project initiation activities and a preconstruction meeting.</p> <p>This is part of the AIP grant program and we have been approved to be reimbursed for 90% of the expenses from FAA.</p>		
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice.		
FISCAL IMPACT:	<u>AIP 59</u> FAA \$10,021.05 GJRA \$1,113.45 budgeted dollars <b>Total \$11,134.50</b>		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	Garver Invoice No. 18081930-1		
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gjairport.com">etrinklein@gjairport.com</a> Office: 970-248-8597		



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# INVOICE

Eric Trinklein  
Grand Junction Regional Airport Authority  
800 Eagle Drive  
Grand Junction, CO 81506

August 31, 2018  
Project No: 18081930  
Invoice No: 18081930-1

**Project: Taxiway Alpha Rehabilitation -Construction Phase Services**

**Work Order No. 5**

Professional Engineering Services through August 24, 2018

	Percent Complete	Contract Amount	Total Billed to Date	Previous Billings	Current Billing
<b>Lump Sum Services</b>					
Construction Materials Testing	0%	\$31,300.00	\$0.00	\$0.00	\$0.00
Construction Administration Services	12%	\$96,000.00	\$11,134.50	\$0.00	\$11,134.50
Project Closeout	0%	\$9,500.00	\$0.00	\$0.00	\$0.00
<b>Hourly Services</b>					
Construction Observation Services		\$101,800.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>		<b>\$238,600.00</b>	<b>\$11,134.50</b>	<b>\$0.00</b>	<b>\$11,134.50</b>
<b>Total Amount This Invoice</b>					<b>\$11,134.50</b>

Authorized by: \_\_\_\_\_

*Colin Bible*

Colin Bible, PE  
Project Manager

**GRAND JUNCTION REGIONAL AIRPORT  
TAXIWAY ALPHA REHABILITATION - CPS**



**CONSTRUCTION ADMINISTRATION SERVICES**

Professional Services through 8/24/18

Invoice No. 18081930-1

WORK TASK DESCRIPTION	Estimated Amount	Percent Complete	Total Billed to Date	Previous Billings	Current Billing
<b>1. Civil Engineering</b>					
Coordination with Sponsor	\$2,352.00	20.00%	\$470.40		\$470.40
Project Administration	\$3,712.00	20.00%	\$742.40		\$742.40
Prepare for Preconstruction Meeting	\$426.00	100.00%	\$426.00		\$426.00
Attend and Conduct Preconstruction Meeting	\$4,296.00	0.00%	\$0.00		\$0.00
Construction Start-up Coordination	\$5,148.00	0.00%	\$0.00		\$0.00
Prepare for and Attend Phasing Pre-Activity Meetings (Phases A-B)	\$11,620.00	20.00%	\$2,324.00		\$2,324.00
On-site Construction Management (Phase A and Phase B)	\$12,780.00	0.00%	\$0.00		\$0.00
Respond to Contractor Inquiries	\$3,204.00	10.00%	\$320.40		\$320.40
Construction Observer Inquiries and Coordination	\$3,204.00	10.00%	\$320.40		\$320.40
Quantity Verification	\$1,940.00	0.00%	\$0.00		\$0.00
Monthly Pay Requests	\$750.00	0.00%	\$0.00		\$0.00
Review Contractor's Safety Plan Compliance Documents	\$426.00	0.00%	\$0.00		\$0.00
Construction Management Plan	\$942.00	100.00%	\$942.00		\$942.00
Interviews and Submit Reports	\$729.00	0.00%	\$0.00		\$0.00
Certified Statements of payment to DBE subcontractors/suppliers	\$426.00	0.00%	\$0.00		\$0.00
Shop Drawings/Material Submittal Reviews	\$3,240.00	25.00%	\$810.00		\$810.00
Record Drawings	\$3,968.00	0.00%	\$0.00		\$0.00
Attend Board Meeting	\$8,592.00	40.00%	\$3,436.80		\$3,436.80
Preparation for and Attend Pre-Pave Meeting	\$5,148.00	0.00%	\$0.00		\$0.00
Prepare Change Orders	\$3,014.00	0.00%	\$0.00		\$0.00
Prepare for and Attend Final Project Inspection and Prepare Punchlist	\$5,148.00	0.00%	\$0.00		\$0.00
Testing Summary Log	\$1,514.00	0.00%	\$0.00		\$0.00
<b>Subtotal - Civil Engineering</b>	<b>\$82,579.00</b>	<b>11.86%</b>	<b>\$9,792.40</b>	<b>\$0.00</b>	<b>\$9,792.40</b>
<b>2. Direct Non-Labor Expenses</b>					
Non-Labor Direct Expenses	\$13,421.00	10.00%	\$1,342.10		\$1,342.10
<b>Subtotal - Non-Labor Expenses</b>	<b>\$13,421.00</b>	<b>10.00%</b>	<b>\$1,342.10</b>	<b>\$0.00</b>	<b>\$1,342.10</b>
<b>Total Fee:</b>	<b>\$96,000.00</b>	<b>11.60%</b>	<b>\$11,134.50</b>	<b>\$0.00</b>	<b>\$11,134.50</b>

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Pay Request – East Terminal Apron Reconstruction (Construction Phase Services)
PURPOSE:	Information <input type="checkbox"/> Guidance <input type="checkbox"/> Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve payment of Garver Invoice 18081932-1
LAST ACTION:	Work Order No. 6 was executed August 9 <sup>th</sup> , 2018.
DISCUSSION:	<p>The invoice is the progress billing for the Construction Phase Services related to the P-501 Removal and Replacement for the East Terminal Apron Reconstruction. Progress this period includes Construction Administration, Materials Testing, and Construction Observation for work completed through August 24<sup>th</sup>.</p> <p>Payment for this work is being reimbursed by deducting costs from work completed by IHC.</p>
REVIEWED BY:	Staff has reviewed the invoice and concurs with the stated level of completion and recommends paying the invoice.
FISCAL IMPACT:	<p><u>AIP 54</u> FAA \$81,587.30 CDOT \$2,447.61 GJRA \$6,617.65 <b>Total \$90,652.56</b> * Payment for this work is being reimbursed by deducting costs from work completed by IHC.</p>
COMMUNICATION STRATEGY:	None.
ATTACHMENTS:	Garver Invoice No. 18081932-1
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gairport.com">etrinklein@gairport.com</a> Office: 970-248-8597



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# INVOICE

Eric Trinklein  
Grand Junction Regional Airport Authority  
800 Eagle Drive  
Grand Junction, CO 81506

August 31, 2018  
Project No: 18081932  
Invoice No: 18081932-1

**Project: East Terminal Air Carrier Apron - Remove & Replace P-501**

Professional Engineering Services through August 24, 2018

	Estimated Amount	Total Billed to Date	Previous Billings	Current Billing
<b>Hourly Services Work Order No. 6</b>				
Construction Materials Testing	\$79,800.00	\$7,842.23	\$0.00	\$7,842.23
On-Site P-501 Beam Testing	\$12,400.00	\$8,470.00	\$0.00	\$8,470.00
Construction Administration Services	\$121,400.00	\$31,949.67	\$0.00	\$31,949.67
Construction Observation Services	\$217,350.00	\$42,390.66	\$0.00	\$42,390.66
Project Closeout Services	\$4,800.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Work Order No. 6</b>	<b>\$435,750.00</b>	<b>\$90,652.56</b>	<b>\$0.00</b>	<b>\$90,652.56</b>
<b>Previously Billed on Project 17081932 - Work Order No. 4</b>				
Additional Construction Phase Services	\$20,000.00	\$31,600.45	\$31,600.45	\$0.00
<b>Totals</b>	<b>\$455,750.00</b>	<b>\$122,253.01</b>	<b>\$31,600.45</b>	<b>\$90,652.56</b>
			<b>Total Amount This Invoice</b>	<b>\$90,652.56</b>

Authorized by: \_\_\_\_\_

*Colin Bible*

Colin Bible, PE  
Project Manager

## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Marketing Extension - Lamar		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approve the six-month extension of the Lamar Terminal Marketing Contract.		
LAST ACTION:	None		
DISCUSSION:	As discussed at the August meeting, this is a six month extension of the terminal marketing agreement, which otherwise expires in October 2018. The purpose of this extension is to provide time for a quality RFP for the next contract.		
FISCAL IMPACT:	Maintains existing marketing revenue of approximately XYZ per month.		
REVIEWED BY:	Staff –Angela Padalecki Karp Neu Hanlon – Karl Hanlon		
COMMUNICATION STRATEGY:	None		
ATTACHMENTS:	Agreement extension		
STAFFCONTACT:	Angela Padalecki apadalecki@gairport.com Office: 970-248-8588		

**SECOND AMENDMENT  
TO AIRPORT TERMINAL ADVERTISING CONCESSION AGREEMENT**

This Second Amendment to Airport Terminal Advertising Concession Agreement (the “Amendment”) between GRAND JUNCTION REGIONAL AIRPORT AUTHORITY (“GJRAA”), and LAMAR TRANSIT, LLC (collectively, the “Parties”) will become effective \_\_\_\_\_, 2018.

**WHEREAS**, GJRAA and Elizabeth Younger Agency Ltd. d/b/a the Younger Agency (“Younger”), entered into an Airport Terminal Advertising Concession Agreement (the “Agreement”) commencing on November 1, 2008, whereby Younger agreed to operate the Airport’s advertising concession in the Airport Terminal Building, which Agreement was entered into pursuant to a competitive bid process; and

**WHEREAS**, The Agreement granted GJRAA the right to extend the term for an additional five years, subject to periodic increases in the Base Amount payable to GJRAA under Article 6 of the Agreement; and

**WHEREAS**, in 2013 the First Addendum to the Airport Terminal Advertising Concession Agreement extended the term of the Agreement for an additional five years; and

**WHEREAS**, in 2015, with the consent of GJRAA, the Agreement was assigned to LAMAR TRANSIT, LLC (the “Concessionaire”) for the remainder of its term, and

**WHEREAS**, GJRAA now desires to extend the term of the Agreement for an additional six months, and Concessionaire agrees that GJRAA is entitled to exercise such option; and

**WHEREAS**, GJRAA and Concessionaire agree that except as modified by this Amendment all other provisions of the Agreement shall remain in full force and effect.

**NOW THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the recitals set forth above are incorporated by reference and GJRAA and Concessionaire agree as follows:

1. The term of the Agreement will be extended for an additional six months commencing 12:00 midnight, November 1, 2018 and terminating at 11:59 p.m., April 31, 2019, unless sooner terminated subject to the provisions of the Agreement.

2. Except as specifically modified by this Amendment, all other terms and provisions of the Agreement, including all of the terms of the Concessionaire’s Concession Fee Proposal, as the same was modified and supplemented by the terms of the Agreement, shall continue to be in full force and effect.

In Witness Whereof, the parties hereto have signed this Amendment to be effective as of \_\_\_\_\_, 2018.

LAMAR TRANSIT, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

GRAND JUNCTION  
REGIONAL AIRPORT AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## Grand Junction Regional Airport Authority

### Agenda Item Summary

TOPIC:	Recommendation of Award – Terminal Projects General Contractor		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board accepts recommendation of award and authorizes approval of the contracts.		
LAST ACTION:	RFP bids received on August 28, 2018		
DISCUSSION:	<p>Mead and Hunt prepared a detailed Request for Qualification (RFQ) detailing requirements for selection of short listed General Contracting (GC) firms. Three firms were shortlisted and provided detailed evaluation criteria and construction documents to provide responses to a Request for Proposals (RFP). A total of three bids were received on the project. Through a detailed scoring matrix to judge each contractors proposal, and a matrix for a work session each qualified firm attended, FCI Constructors was determined to be the top ranked firm. Therefore, we recommend the work be awarded to FCI, in the amount not to exceed \$4,400,095.</p> <p>This process was moved ahead of the on-call GC selection based on priority to complete designed terminal renovations. Moving forward, a separate RFP will be released to contract with on-call GC(s) to provide contracting services for future building projects on the Airport.</p>		
REVIEWED BY:	Proposals were evaluated by the selection committee. The contract was reviewed by staff, legal counsel, and the Executive Director.		
FISCAL IMPACT:	<b>Total \$4,400,095 - Not to Exceed</b>		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:	1) Project Estimates 2) Project Schedule		
STAFFCONTACT:	Eric Trinklein <a href="mailto:etrinklein@gairport.com">etrinklein@gairport.com</a> Office: 970-248-8597		

# FCI Constructors, Inc.

Date:

September 11, 2018

Project:

## GJRA TERMINAL RENOVATIONS

### PROJECT TOTALS

GRAND JUNCTION, CO

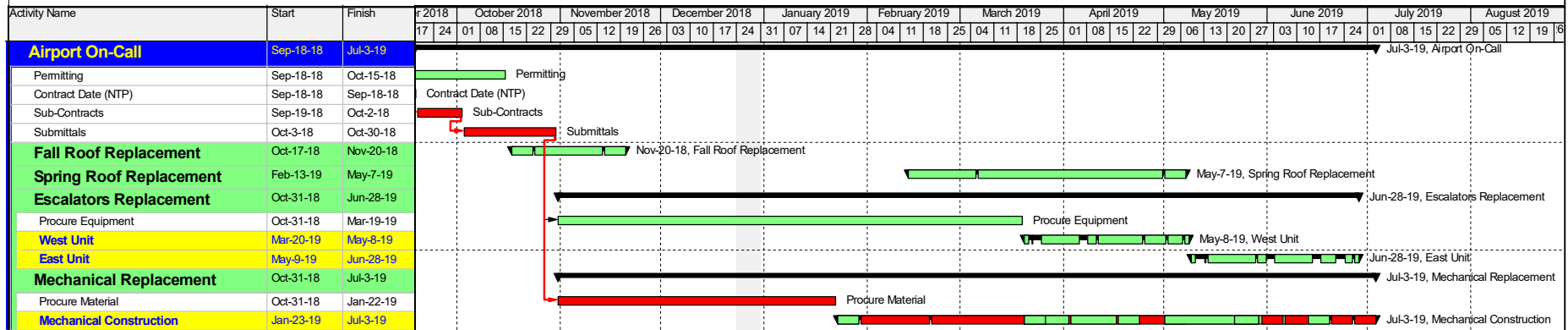
GMP ESTIMATE - R0

	NEW CONSTR. - RENOVATION 67,182 MECHANICAL RENOVATION		NEW CONSTR. - RENOVATION 16,596 PARTIAL ROOF REPLACEMENT		NEW CONSTR. - RENOVATION 522 ESCALATORS REPLACEMENT		NEW CONSTR. - RENOVATION 67,182 COMBINED TOTALS		
DESCRIPTION	TOTAL SF	67,182	TOTAL SF	16,596	TOTAL SF	522	TOTAL SF	67,182	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/SF	NOTES
010000 GENERAL CONDITIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,468	\$ 2.97	
310000 SITE WORK	\$ 53,466	\$ 0.80	\$ -	\$ -	\$ -	\$ -	\$ 53,466	\$ 0.80	
020000 SITEWORK - BUILDING	\$ 31,422	\$ 0.47	\$ 10,770	\$ 0.65	\$ 13,330	\$ 25.54	\$ 55,522	\$ 0.83	
030000 CONCRETE	\$ 9,861	\$ 0.15	\$ -	\$ -	\$ 2,427	\$ 4.65	\$ 12,288	\$ 0.18	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
050000 METALS	\$ 36,204	\$ 0.54	\$ -	\$ -	\$ 496	\$ 0.95	\$ 36,700	\$ 0.55	
060000 WOOD & PLASTICS	\$ 17,480	\$ 0.26	\$ 7,000	\$ 0.42	\$ 11,911	\$ 22.82	\$ 36,391	\$ 0.54	
070000 THERMAL & MOISTURE PROTECTION	\$ 274,743	\$ 4.09	\$ 239,013	\$ 14.40	\$ 324	\$ 0.62	\$ 514,080	\$ 7.65	
080000 DOORS & WINDOWS	\$ 48,387	\$ 0.72	\$ -	\$ -	\$ -	\$ -	\$ 48,387	\$ 0.72	
090000 FINISHES	\$ 115,838	\$ 1.72	\$ -	\$ -	\$ 6,250	\$ 11.97	\$ 122,089	\$ 1.82	
100000 SPECIALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
110000 EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
120000 FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
130000 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ 357,640	\$ 685.13	\$ 357,640	\$ 5.32	
210000 FIRE PROTECTION	\$ 46,540	\$ 0.69	\$ -	\$ -	\$ -	\$ -	\$ 46,540	\$ 0.69	
220000 PLUMBING	\$ 408,740	\$ 6.08	\$ -	\$ -	\$ -	\$ -	\$ 408,740	\$ 6.08	
230000 HVAC	\$ 1,364,970	\$ 20.32	\$ -	\$ -	\$ -	\$ -	\$ 1,364,970	\$ 20.32	
260000 ELECTRICAL	\$ 626,659	\$ 9.33	\$ -	\$ -	\$ 11,352	\$ 21.75	\$ 638,011	\$ 9.50	
270000 LOW VOLTAGE SPECIAL SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
<b>SUBTOTAL - DIRECT COST</b>	<b>\$ 3,034,310</b>	<b>\$ 45.17</b>	<b>\$ 256,783</b>	<b>\$ 15.47</b>	<b>\$ 403,730</b>	<b>\$ 773.43</b>	<b>\$ 3,894,291</b>	<b>\$ 57.97</b>	
GMP/CONSTRUCTION CONTINGENCY	\$ 91,029	\$ 1.35	\$ 7,704	\$ 0.11	\$ 12,112	\$ 0.18	\$ 110,845	\$ 1.65	3.00%
BUILDERS RISK INSURANCE	\$ 910	\$ 0.01	\$ 77	\$ 0.00	\$ 121	\$ 0.00	\$ 1,168	\$ 0.02	0.03%
GENERAL LIABILITY INSURANCE	\$ 21,240	\$ 0.32	\$ 1,797	\$ 0.03	\$ 2,826	\$ 0.04	\$ 27,260	\$ 0.41	0.70%
PROPERTY SURVEY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
MATERIALS TESTING / INSPECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
BUILDING PERMIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,674	\$ 0.44	
UTILITY TAP FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
OWNER CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
CM/GC PAYMENT/PERFORMANCE BOND	\$ 19,723	\$ 0.29	\$ 1,669	\$ 0.02	\$ 2,624	\$ 0.04	\$ 25,313	\$ 0.38	0.65%
CM/GC CONSTRUCTION PHASE FEE	\$ 242,745	\$ 3.61	\$ 20,543	\$ 0.31	\$ 32,298	\$ 0.48	\$ 311,543	\$ 4.64	8.00%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$ 3,409,958</b>	<b>\$ 50.76</b>	<b>\$ 288,573</b>	<b>\$ 15.95</b>	<b>\$ 453,711</b>	<b>\$ 774.17</b>	<b>\$ 4,400,095</b>	<b>\$ 65.50</b>	

Plot Date: Sep-11-18  
Data Date: Sep-18-18

# Airport On-Call

GJT 003



Actual Work
  Remaining Work
  Critical Remaining Work
  Milestone
  Summary

Page 1 of 1

Date	Revision	Checked	Approved

## Grand Junction Regional Airport Authority

### Agenda Item Summary


TOPIC:	2019 Budget Draft Presentation		
PURPOSE:	Information <input checked="" type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input type="checkbox"/>
RECOMMENDATION:	N/A		
LAST ACTION:	None		
DISCUSSION:	<p>The 2019 Budget draft was reviewed and discussed with the audit committee throughout the month of August. In accordance with CRS 29-1-106, the GJRRA must give notice of the annual budget by October 15<sup>th</sup>. The public distribution and discussion of the budget at the board meeting, along with publishing notice in the newspaper, meets this obligation. Budget adoption is required by December 31. The budget will be a discussion item for the October workshop, and will be an action item at the October or November board meeting.</p> <p>The budget assumes 2019 passenger traffic will be flat versus the 2018 forecast, which is 1.4 percent lower than 2017 actuals.</p> <p>Operating revenues are budgeted to be \$14K above the 2018 budget driven by the addition of a third passenger boarding bridge and the adjustment of security and parking ticket fees to historical norms.</p> <p>Operating expenses are budgeted to be \$199K above the 2018 budget driven by the addition of one full-time financial analyst, four interns, and a part-time receptionist, as well as, a seven-percent increase in health insurance budget, and an uptick in the equipment purchase budget.</p> <p>Capital contributions and expenses are budgeted to increase by \$6.4M and \$760K respectively, due to the increase of projects.</p>		
ATTACHMENTS:	2019 Draft Budget		
STAFF CONTACT:	Shelagh O’Kane 970-248-8590 <a href="mailto:sokane@gjairport.com">sokane@gjairport.com</a>		



# 2019 Budget

## Grand Junction Regional Airport Authority

### Packet Contents:

1. Budget Assumptions
  2. Organizational Chart
  3. 2019 Budgeted Operating Revenue
  4. 2019 Budgeted Operating Expenses
  5. 2019 Budgeted Non-Operating Revenues & Expenses
  6. 2019 Budget Line Item Notes
  7. 2019 Budgeted Risk List
  8. 2019 Budgeted Non-AIP Capital Expenses
  9. 2019 Budgeted AIP Capital Expenses
  10. 2018-2019 Project Funding Sources
  11. 2018-2031 AIP Funding Breakdown
- 

## 2019 Budget Assumptions

2019 enplanements = 2018 enplanement forecast = 1.4% reduction vs. 2017 actuals (232,079 enplanements)  
2018 Forecast contains actuals through June 2018

### Revenues

- 1 2019 enplanements due to diversions will = YE June 2018 enplanements due to diversions
- 2 Revenues will be reflected versus activity due to timing of revenue receipts  

<u>Revenues recorded in month earned:</u>	<u>Revenues recorded in month after earned:</u>
- Rent	- Rental Car MAG
- Airline fees: Bridge usage, Landing fees, Disposals	- Concession MAG
- Fuel	- Ground Transportation
- Badge Fees	- Parking MAG
- Fuel Flowage Fees	
- 3 Revenues recorded with a one month lag will reflect revenues earned December – November (e.g. 2018 concession revenues reflect December 2017 – November 2018 earnings)
- 4 Revenues below are based off of average revenue per enplanement by month for YE June 2018
  - Concession MAG
  - Parking MAG
  - Ground Transportation
  - PFCs- The average revenue per enplanement used for PFCs is the average of 2016 and 2017 actuals of \$3.92 (2018 numbers were not used due to irregularities caused by diversion traffic)
- 5 Ground transportation – assume avg. revenue per enplanement by month for 2018 = avg revenue per enplanement by month for 2019, and uses the June YTD average for July – December 2019. This assumption allows for TNC changes.
- 6 Leases- 12 mo leases have a 1.5% CPI adjustment
- 7 No change to Airline leases or existing fixed rates
- 8 Fuel revenues assume 2019=YE June 2018
- 9 Non-Passenger (FedEx) landing fees assume 2019=YE May 2017
- 10 Estimating a 2-4 month lag on reimbursement of AIP funds
- 11 Fuel Sales: The authority may add a surcharge to fuel for resale of any amount up to \$1.00 per gallon. The authority currently charges \$.25 per gallon to rental cars and \$1.00 per gallon to airlines.
- 12 Rental Car MAG is recalculated every April based off of prior years actual numbers.
- 13 Advertising revenue is held flat from prior year.

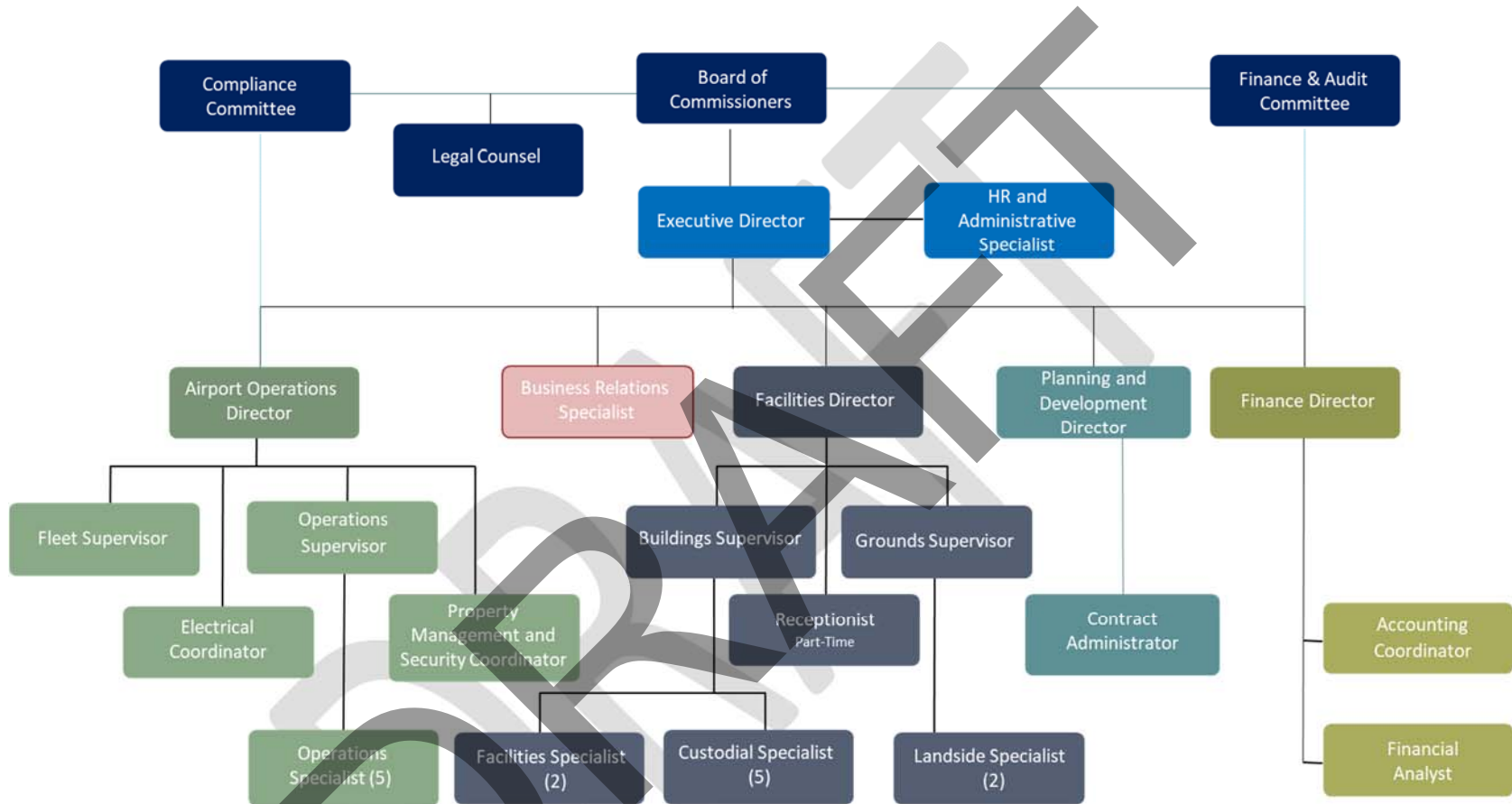
### Expenses

- 1 100% Staffing levels.
- 2 Fleet maintenance and repair expenses will increase slightly due to staffing changes (no 100% dedicated fleet mechanic).
- 3 Assumed an increase in Security guard hours by 3 hours a day.
- 4 Fuel expenses assume 2019 gallons=YE June 2018 with an increase in price to \$2.70 per gallon of diesel and \$2.50 per gallon of unleaded.
- 5 Fuel Expenses moved from operations & fleet to building/land department to better reflect where the work is.
- 6 Utilities will remain consistent with current year.
- 7 Additional 3 interns, finance analyst, contract administrator, part-time receptionist, and business relations Manager
- 8 Additional 5 interns, finance analyst, and part-time receptionist verses 2018 budget.

### Capital

- 1 Projects started in 2018 continuing or finishing in 2019 include 1-2 months of 2018 forecasted payments to ensure that amounts to be paid are approved for 2019 in case of delays in project or billing. This total amount that is duplicated from 2018 in the 2019 budget totals \$3.7M.
- 2 Contingency for future unidentified projects acts as a place holder for Non-AIP projects.
- 3 No changes made for potential FTZ or administration building (\$1M contingency kept)

## Organizational Chart



Note: Airport Rescue Fire Fighting (ARFF) is comprised of 14 members of the 31 member Authority staff  
There are an additional four (4) interns dispersed throughout the departments

Grand Junction Regional Airport Authority  
Statements of Changes in Net Position

	2017 Actual	2018 Budget	2018 Forecast	2019 Budget	Budget Variance		Forecast Variance	
Operating revenue								
Aeronautical revenue								
Passenger airline revenue								
1 Passenger airline landing fees	528,794	519,400	530,011	528,800	9,400	2%	(1,211)	0%
2 Terminal rent	1,185,355	1,182,000	1,181,844	1,181,900	(100)	0%	56	0%
3 Other (boarding bridge; deicing)	102,575	100,000	102,952	112,900	12,900	13%	9,948	10%
4 Total passenger airline revenue	1,816,724	1,801,400	1,814,807	1,823,600	22,200	1%	8,793	0%
Non-passenger airline revenue								
5 Landing fees from cargo	143,955	127,700	151,734	91,900	(35,800)	-28%	(59,834)	-39%
6 Cargo and hangar rentals	51,173	51,600	51,777	53,100	1,500	3%	1,323	3%
7 Aviation fuel tax	179,453	209,700	175,000	175,000	(34,700)	-17%	0	0%
8 Fuel flowage fees	449,834	453,800	467,000	467,000	13,200	3%	0	0%
9 Other (rapid refuel; plane parking)	3,030	1,200	4,320	4,400	3,200	267%	80	2%
10 Total non-passenger airline revenue	827,445	844,000	849,831	791,400	(52,600)	-6%	(58,431)	-7%
11 Total aeronautical revenue	2,644,169	2,645,400	2,664,638	2,615,000	(30,400)	-1%	(49,638)	-2%
Non-aeronautical revenue								
12 Land and building leases	573,411	591,600	594,801	599,600	8,000	1%	4,799	1%
13 Terminal - restaurant & retail	125,229	119,100	128,000	126,000	6,900	6%	(2,000)	-2%
14 Terminal - other	255,550	190,800	204,411	190,300	(500)	0%	(14,111)	-7%
15 Rental cars	995,223	1,003,151	1,016,675	1,018,200	15,049	2%	1,525	0%
16 Parking and ground transportation	1,476,492	1,463,700	1,459,568	1,459,600	(4,100)	0%	32	0%
17 Other (badging; advertising; vending)	68,220	50,400	69,734	69,700	19,300	38%	(34)	0%
18 Total non-aeronautical revenue	3,494,126	3,418,751	3,473,187	3,463,400	44,649	1%	(9,787)	0%
19 Total operating revenue	6,138,295	6,064,151	6,137,825	6,078,400	14,249	0%	(59,425)	-1%



Grand Junction Regional Airport Authority  
Statements of Changes in Net Position

Operating expense	2017 Actual	2018 Budget	2018 Forecast	2019 Budget	Budget Variance		Forecast Variance	
<b>20 Salaries</b>	1,474,279	1,625,398	1,589,738	1,849,300	223,902	14%	259,562	16%
<b>21 Payroll Taxes</b>	517,809	241,934	235,119	264,800	22,866	9%	29,681	13%
<b>22 401(k)</b>	27,018	31,821	33,356	50,200	18,379	58%	16,844	50%
<b>23 Health &amp; Wellness</b>	2,284	4,297	3,870	6,300	2,003	47%	2,430	63%
<b>24 Health Insurance</b>	208,858	287,464	299,228	306,400	18,936	7%	7,172	2%
<b>25 Life Insurance</b>	4,661	5,544	5,265	6,100	556	10%	835	16%
<b>26 Worker Compensation</b>	60,862	64,269	42,193	70,200	5,931	9%	28,007	66%
<b>27 Personnel compensation and benefits</b>	2,295,770	2,260,727	2,208,769	2,554,050	293,323	13%	345,281	16%
<b>28 Phone service</b>	28,320	31,000	32,480	36,200	5,200	17%	3,720	11%
<b>29 Utilities - Electric</b>	202,285	230,980	218,391	230,900	(80)	0%	12,509	6%
<b>30 Utilities - Gas</b>	20,035	35,200	31,882	35,200	0	0%	3,318	10%
<b>31 Utilities - Sewer</b>	5,935	6,876	7,754	7,600	724	11%	(154)	-2%
<b>32 Utilities - Trash</b>	11,539	13,368	14,805	13,800	432	3%	(1,005)	-7%
<b>33 Utilities - Water</b>	24,406	26,652	23,328	25,400	(1,252)	-5%	2,072	9%
<b>34 Communications and utilities</b>	292,520	344,076	328,640	349,100	5,024	1%	20,460	6%
<b>35 Board Meetings</b>	4,477	1,800	2,019	3,600	1,800	100%	1,581	78%
<b>36 Firefighting Supplies</b>	2,960	5,333	2,636	4,500	(833)	-16%	1,864	71%
<b>37 Fuel &amp; Oil</b>	34,062	45,891	44,006	49,600	3,709	8%	5,594	13%
<b>38 Glycol Disposal</b>	8,000	15,000	17,240	21,000	6,000	40%	3,760	22%
<b>39 Materials &amp; Supplies</b>	80,858	101,710	95,787	108,100	6,390	6%	12,313	13%
<b>40 Office Supplies</b>	8,102	1,925	3,846	3,800	1,875	97%	(46)	-1%
<b>41 Postage &amp; Shipping</b>	1,272	2,400	1,675	2,400	0	0%	725	43%
<b>42 Airfield Lighting</b>	8,646	12,590	14,446	11,000	(1,590)	-13%	(3,446)	-24%
<b>43 Snow Removal</b>	16,690	7,550	5,108	5,800	(1,750)	-23%	692	14%
<b>44 Tools &amp; Equipment</b>	21,458	37,350	27,103	56,600	19,250	52%	29,497	109%
<b>45 Uniforms</b>	22,334	20,300	21,840	21,800	1,500	7%	(40)	0%
<b>46 Wildlife Control</b>	397	3,100	2,164	4,100	1,000	32%	1,936	89%
<b>47 Supplies and materials</b>	209,254	254,949	237,870	292,300	37,351	15%	54,430	23%
<b>48 ARFF Physicals</b>	6,326	8,000	8,009	8,000	0	0%	(9)	0%
<b>49 Copier Service</b>	3,696	6,600	6,399	6,600	0	0%	201	3%
<b>50 Personnel Services</b>	55,740	12,795	10,321	10,300	(2,495)	-19%	(21)	0%
<b>51 Professional Services - Audit</b>	39,496	41,000	42,440	50,000	9,000	22%	7,560	18%
<b>52 Professional Services - IT</b>	137,987	147,299	132,492	123,100	(24,199)	-16%	(9,392)	-7%
<b>53 Professional Services - Legal</b>	101,725	156,000	83,041	120,000	(36,000)	-23%	36,959	45%
<b>54 Professional Services - Other</b>	55,773	131,860	139,006	63,100	(68,760)	-52%	(75,906)	-55%
<b>55 Professional Services - Eng &amp; Plan</b>	29,617	40,000	30,000	60,000	20,000	50%	30,000	100%
<b>56 Purchased Services</b>	4,032	6,970	5,784	7,100	130	2%	1,316	23%
<b>57 Marketing</b>	53,165	83,100	78,643	50,000	(33,100)	-40%	(28,643)	-36%
<b>58 Air Service Development</b>	53,512	100,850	94,817	71,500	(29,350)	-29%	(23,317)	-25%
<b>59 Security Guard</b>	157,805	168,000	163,497	180,000	12,000	7%	16,503	10%
<b>60 Contract services</b>	698,874	902,474	794,449	749,700	(152,774)	-17%	(44,749)	-6%
<b>61 Boarding Bridge Maintenance</b>	15,295	35,500	33,007	17,300	(18,200)	-51%	(15,707)	-48%
<b>62 Elevators &amp; Escalators</b>	29,283	31,000	28,058	34,000	3,000	10%	5,942	21%
<b>63 Landscaping</b>	2,832	6,900	6,359	6,900	0	0%	541	9%
<b>64 Pavement Maintenance</b>	73,530	64,400	55,688	45,300	(19,100)	-30%	(10,388)	-19%
<b>65 Repairs &amp; Maintenance</b>	170,510	206,905	202,956	185,800	(21,105)	-10%	(17,156)	-8%
<b>66 Scheduled Replacements</b>	7,178	59,000	59,000	3,600	(55,400)	-94%	(55,400)	-94%
<b>67 Airfield Building Maintenance</b>	54,732	46,160	40,656	37,300	(8,860)	-19%	(3,356)	-8%
<b>68 Repairs &amp; maintenance</b>	353,361	449,865	425,724	330,200	(119,665)	-27%	(95,524)	-22%
<b>Insurance</b>	93,944	92,850	92,871	92,700	(150)	0%	(171)	0%
<b>69 Insurance</b>	93,944	92,850	92,871	92,700	(150)	0%	(171)	0%
<b>70 Contingency</b>	0	38,500	21,500	154,000	115,500	300%	132,500	616%
<b>71 Education &amp; Training</b>	55,549	89,150	96,994	129,600	40,450	45%	32,606	34%
<b>72 Professional Dues</b>	20,543	19,015	21,082	20,700	1,685	9%	(382)	-2%
<b>73 Travel &amp; Meetings</b>	15,499	18,800	19,108	25,000	6,200	33%	5,892	31%
<b>74 Other</b>	28,576	56,500	49,563	28,500	(28,000)	-50%	(21,063)	-42%
<b>75 Other</b>	120,168	221,965	208,247	357,800	135,835	61%	149,553	72%
<b>76 Total operating expense</b>	<b>4,063,890</b>	<b>4,526,906</b>	<b>4,296,570</b>	<b>4,725,850</b>	<b>198,944</b>	<b>4%</b>	<b>429,280</b>	<b>10%</b>
<b>77 Operating gain</b>	<b>2,074,405</b>	<b>1,537,245</b>	<b>1,841,255</b>	<b>1,352,550</b>	<b>(184,695)</b>	<b>-12%</b>	<b>(488,705)</b>	<b>-27%</b>

Grand Junction Regional Airport Authority  
Statements of Changes in Net Position

	2017 Actual	2018 Budget	2018 Forecast	2019 Budget	Budget Variance		Forecast Variance	
<b>Non-operating revenue (expense)</b>								
<b>78</b> Passenger facility charges	901,543	900,100	894,200	894,200	(5,900)	-1%	0	0%
<b>79</b> Interest income	187,301	39,000	90,419	62,400	23,400	60%	(28,019)	-31%
<b>80</b> Interest expense	(1,318,486)	(841,744)	(841,723)	(812,200)	29,544	-4%	29,523	-4%
<b>81</b> Customer facility charges	719,971	722,300	716,200	716,200	(6,100)	-1%	0	0%
<b>82</b> Capital contributions	5,201,808	12,019,132	8,063,499	18,463,800	6,444,668	54%	10,400,301	129%
<b>83</b> Capital expenditure	(2,996,143)	(23,810,421)	(20,274,609)	(24,571,200)	(760,779)	3%	(4,296,591)	21%
<b>84</b> Debt principal payments	(1,298,096)	(1,129,158)	(1,129,158)	(924,700)	204,458	-18%	204,458	-18%
<b>85</b> Other	(150,410)	0	0	0				
<b>Total non-operating revenue (expense)</b>	<b>1,247,488</b>	<b>(12,100,791)</b>	<b>(12,483,870)</b>	<b>(6,171,500)</b>	<b>5,929,291</b>	<b>-49%</b>	<b>6,312,370</b>	<b>-51%</b>
<b>Excess of revenue over (under) expense</b>	<b>3,321,893</b>	<b>(10,563,546)</b>	<b>(10,642,615)</b>	<b>(4,818,950)</b>	<b>5,744,596</b>	<b>-54%</b>	<b>5,823,665</b>	<b>-55%</b>

DRAFT

## 2019 Budget Line Item Commentary

### Ln # Notes

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- 1 Landing fees are adjusted for fewer diversions than 2018, aligning more with 2017
- 3 Increase in boarding bridge revenue is due to expected increase of 81 uses with a third loading bridge
- 5 FedEx landings align with YE May 2017, it was after this they started having a second daily landing they have indicated they do not expect to resume
- 6 Increase for CPI adjustment
- 7 Fuel Tax receipts are based off of 2017 actuals and June 2018 YTD receipts. Note, no fuel tax is collected for military refueling
- 8 There has been an increase in military traffic causing an increase in flowage fee revenue- expected to continue- numbers calculated off of 12 month traffic levels YE June 2018
- 9 Increase is due to West Star doing Hot Fuels, this is contributing to the increased military traffic
- 12 Increase for CPI adjustment
- 13 Concession revenue is based off of revenue per enplanement for 12 months ended June 2018, adjusted for more than normal diversion revenue
- 14 TSA vacated the west portion of the third floor office space in Q2 2018, 2018 budget assumed they would be out by January accounting for the 2018 budget vs forecast variance.
- 15 Increase for CPI adjustment. Rental car fuel expense is included here to offset the revenue earned from rental car fuel sales. This policy will be re-evaluated for the 2020 budget.
- 16 Per enplanement parking revenue was decreasing in recent years due to decrease in length of stay. 2019 budget was conservatively determined using most current per enplanement averages.
- 20 Additional staffing from 2018 budget includes: four interns, a financial analyst, and a part-time receptionist totaling \$121K. Positions budgeted but unfilled in 2018 that are expected to be filled in 2019 include a project/contract coordinator and a business relations specialist to be hired in Q2 (which nets -\$15K). In 2018, two interns were hired that were not included in the 2018 budget; they are included in the four interns budgeted for 2019. \$103K of budget variance is due to difference in actual 2018 salaries vs. budget. Raises of 4% were included for all employees based on anniversary date accounting for about \$15K.
- 21 PERA is included in the payroll taxes line item. The large increase in 2017 was due to the pension liability requirements set forth by GASB 68. This liability varies drastically by year therefore the amount has not been predicted for the 2018 forecast nor the 2019 budget. The implementation of GASB 75 for fiscal year 2018 will create an additional liability item as well. These are all non-cash items.
- 22 Additional \$16.8K budgeted from 2018 for newly vested employees and new elections by previously vested employees
- 24 Health insurance is budgeted based off of employee elections; vacant positions are budgeted as a family election. There is an assumption of a 17% increase in cost for Sep-Dec 2019 as that is when the plan starts over.
- 26 GJRAA received a dividend of \$5,155 in addition to a credit from the annual audit. 2019 budget is based on historical average plus extra for new staff.
- 29 Electricity costs are held flat with 2018 budget due to increased construction, this will be slightly offset by the solar subscription.
- 32 2018 forecasted Trash utilities includes an extra payment in January that is not expected in 2019
- 35 Board meeting expense increased for the additional monthly workshop
- 37 Budgeted increase in fuel costs
- 38 Glycol disposal is highly dependent upon airline employee use and snow/weather. Budget reflects average of 2 disposals.
- 42 Contingency items were moved to the airport-wide risk list, budgeted for in airport-wide contingency
- 43 Contingency items were moved to the airport-wide risk list, budgeted for in airport-wide contingency
- 44 Includes the purchase/upgrade of 4 computers-\$11K, about 8 security cameras-\$8K, Ops Toughbook and truck lights-\$10K, ARFF 2 truck tools-\$5K

## 2019 Budget Line Item Commentary

### Ln # Notes

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- 46 Includes a new rifle for wildlife mitigation
- 51 Audit fees increased slightly so that field work could be pushed back from January to March
- 52 2018 included accounting software implementation fees
- 54 2018 included consultants for minimum standards and airline leases
- 55 Engineering & Planning increased to support the increase in capital projects and planning in 2019
- 57 Marketing budget was adjusted based on airport affordability & strategy
- 58 Air service development reflects reduction in use of air service development consultant
- 59 There is a 3% escalation clause in the security agreement, and an additional 3 hours a day are budgeted due to flight schedules. These costs are fully recovered from the airlines
- 61 Fewer parts are expected to need replaced in 2019, however maintenance of an additional bridge has been added as a slight offset
- 62 Budgeted according to the needs of the equipment we currently have as there is no expected time of replacement, this is expected to decrease if escalator replacement occurs
- 64 2018 contained a large rental car maintenance project
- 65 \$10K in contingency here was moved to airport-wide risk list, 2018 contained LED light replacement as well as painting of boarding bridges
- 66 TSA carpet was replaced in 2018 per their contract, 2019 has 4 vacuum replacements- \$3,600
- 69 Insurance assumes 5% increase at its renewal in June
- 70 Contingency is budgeted at 50% of the airport-wide risk list-See attachment
- 71 Additional ARFF Training as well as \$10K for board member training
- 73 Additional Denver trips due to projects and board member/director meetings
- 74 \$30K of contingency was moved to the airport-wide risk list
- 79 Bond interested earned \$10K a month. \$4K a month has been budgeted for 2019 in the expectation of bond money being spent in Q4 2018 and in 2019.
- 82 AIP projects are reimbursed by the FAA at 90% and by CDOT up to \$250K for 2019. Capital contributions are budgeted to be received at a 3 month lag on AIP projects
- 83 Capital expenditures includes \$17M of AIP and \$7.6M of Non-AIP projects.
- 84 Debt principal payments include the pay off of the SIB loan June 1, 2019. It also includes the \$695K bond payment in December

## Entity-Wide Risk List

Risk Item	Amount
Elevator compliance repair	4,000
Door/component failures	1,000
Control board replacements	2,000
HVAC contingency	20,000
Switch replacement	3,000
Administration Contingency	35,000
Business development contingency	10,000
Runway Rubber removal	20,000
Runway Painting	20,000
Electrical( Sign (TWY/RWY) circuit boards	100,000
Additional security hours	10,000
Security Access System Failures	10,000
Operations contingency	10,000
Fleet/SRE/ARFF breakdown	50,000
Tools and Equipment	3,000
Snow Contingency	10,000
	<hr/>
	308,000
	<hr/>
	50%
	<hr/>
	<b>154,000</b>

	Total Project Cost	2019	2020	2021	2022	2023-2031	Total
<b>NON-AIP Projects</b>							
<b>Administration</b>							
Office Renovation	533,000	266,410					266,410 <sup>1</sup>
Replace Wireless Controller		6,500					6,500 <sup>2</sup>
Add Additional WiFi Access Points		5,000					5,000 <sup>3</sup>
<b>Terminal</b>							
Tunnel & jet bridge	1,560,000	390,000					390,000 <sup>4</sup>
Terminal building rehabilitation	5,450,000	5,450,000					5,450,000 <sup>5</sup>
Administration building		1,000,000					1,000,000
Baggage System Improvements		80,000					80,000 <sup>6</sup>
Ride on Floor Care Machine		25,000					25,000
Paint Terminal Stucco		20,000					20,000
Replace Rear Checkpoint Gate		15,000					15,000
Upgrade PLC's In 2 Dew Passenger Loading Bridges		24,000					24,000 <sup>7</sup>
Install Walk-Off Carpet In EE1 Hallway		6,000					6,000
<b>Grounds &amp; Roads</b>							
Sidewalk & Crosswalk From Parking Lot To WF Dr.		3,500					3,500
Sidewalk & Crosswalk on Falcon Way		4,700					4,700
Fog seal phase 4		45,000					45,000
Landscape/erosion control Part of Employee Parking Lot		7,500					7,500
Phase 1 Wayfinding		20,000					20,000
<b>Other Facilities</b>							
Replace roof membrane - original ARFF building		60,000					60,000
ATCT fire notification system		50,000					50,000 <sup>8</sup>
SRE / ARFF LED Upgrade		5,000					5,000
ATCT Window Replacement (3 Cab Windows)		20,000					20,000
Pavement-Airfield		22,000					22,000
Radio Replacement Phase I		30,000					30,000
<b>Fleet</b>							
Surplus equipment auction		50,000					50,000 <sup>9</sup>
New Vehicles		30,000					30,000
<b>Operations</b>							
Rehabilitate runway 4/22				2,000,000			2,000,000 <sup>10</sup>
<b>Contingency for future unidentified projects</b>							
			400,000	400,000	400,000	3,600,000	4,800,000
<b>Subtotal Non-AIP Projects</b>		<b>7,635,610</b>	<b>400,000</b>	<b>2,400,000</b>	<b>400,000</b>	<b>3,600,000</b>	<b>14,435,610<sup>11</sup></b>

**Footnotes:**

<sup>1</sup> Half of full cost to mitigate risk of last invoices or construction delays

<sup>2</sup> Recommended by Sequent due to aging equipment

<sup>3</sup> Upgraded what we had and added two in 2018, this will add eight more and improve WiFi coverage

<sup>4</sup> 1/5 of PLB budget of 1.3M- Extra month from cash flow budgeted for

<sup>5</sup> \$6.2M total costs = \$5.1M base budget, 6% owner contingency, 8% design fees, plus \$400K design and procurement fees already paid. Base includes escalator replacement, life safety, roof replacement, HVAC and system upgrades, lighting, and generator. PA upgrade (Sequent design and GC), Terminal flooring and furniture- Extra month from cash flow budgeted for

<sup>6</sup> 40K for baggage claim induction

<sup>7</sup> PLC- programmable logic controllers

<sup>8</sup> This is scheduled to be completed in 2018 but could be delayed, thus, to mitigate risk it is included in 2019

<sup>9</sup> The 2018 surplus auction yielded no equipment of use to the Airport, as such, approximately \$25K of the 2018 budget will be used to purchase a truck. \$50K has been budgeted for snow equipment and an additional vehicle in the 2019 budget.

<sup>10</sup> Runway 4/22 rehabilitation will need to be done in the future but timing will be driven by need and financial feasibility

<sup>11</sup> 2020 and forward reflects the 2017 Horton model assumptions

			Total Project Cost	2019	2020	2021	2022	2023-2031	Total
<b>AIP Projects</b>			<b>Grant Year</b>						
Runway Design (Phase 1) - AIP 55	2016	492,604		75,000					75,000
Runway Design (Phase 2) - AIP 56	2017	2,105,444		500,000					500,000
East Terminal Apron - AIP 54	2016	2,348,208		2,000,000					2,000,000
RTR Site Work - AIP 57	2018	3,676,000		3,257,575					3,257,575
Realign 27 1/4 Road - AIP 58	2018	2,256,000		1,128,000					1,128,000
Rehab Taxiway A (East and West Ends)- AIP 59	2018	1,700,000		425,000					425,000
New Runway 11/29 - Construction Phase 1		10,000,000		8,750,000	27,777				8,777,777
New Runway 11/29 - Construction Design Only- AIP 61	2018	1,000,000		800,000					800,000
Rehab West Commercial Apron					8,777,778				8,777,778
Current Runway 11/29 - Rehabilitate/Overlay Failed Portions/Seal Coat/Restripe						4,333,333			4,333,333
Rehab Taxiway A (Commercial Apron Section)						2,777,778			2,777,778
Rehab Taxiway A (BLM to Twin Otter)						2,300,000			2,300,000
New Runway 11/29 - Earthwork for Runway 11/29 & all Taxiways (Phase 2)							8,300,000		8,300,000
New Runway 11/29 - Earthwork for Runway 11/29 & all Taxiways (Phase 3)								4,150,000	4,150,000
New Runway 11/29 - Storm Infrastructure & Taxiway's Subgrade, Base, & Underdrains								9,600,000	9,600,000
New Runway 11/29 - Runway Subgrade, Base, Underdrain & Electrical Duct								11,500,000	11,500,000
Rehab Taxiway C (TW A to TW C1A)								1,900,000	1,900,000
New Runway 11/29 - Asphalt Pavements at Taxiways (Bottom Lifts)								7,250,000	7,250,000
New Runway 11/29 - Asphalt Pavements on Runway (Bottom Lifts)								9,800,000	9,800,000
New Runway 11/29 - Asphalt Pavements on Runway & Taxiways (Top Lifts)								10,400,000	10,400,000
New Runway 11/29 - Grooving, Pavement Markings, Electrical								3,000,000	3,000,000
NAVAID's for New Runway - Design & Construction (Reimbursable Agreement)								2,250,000	2,250,000
Rehab Taxiway A (Remaining Sections)								5,100,000	5,100,000
Runway 11/29 to TW "A" Conversion & Reconstruction								29,000,000	29,000,000
<b>Subtotal AIP Projects</b>				<b>16,935,575</b>	<b>8,805,555</b>	<b>9,411,111</b>	<b>8,300,000</b>	<b>93,950,000</b>	<b>137,402,241</b>
<b>Funding Source</b>									
Federal portion				15,242,018	7,925,000	8,470,000	7,470,000	84,555,000	123,662,017
State portion				250,000	250,000	250,000	250,000	2,250,000	3,250,000
GJ Airport portion				1,443,558	630,556	691,111	580,000	7,145,000	10,490,224
<b>TOTAL PROJECT COST</b>				<b>24,571,185</b>	<b>9,205,555</b>	<b>11,811,111</b>	<b>8,700,000</b>	<b>97,550,000</b>	<b>151,837,851</b>

Grand Junction Regional Airport - Grand Junction, Colorado  
**Capital Project Funding Breakdown**  
2018 - 2019

Project	GJRA	State	Federal		Total Costs	GJRA Funding Source		
			Discretionary	Entitlement		Cash	PFC	Bonds
Runway Design (Phase 1) - AIP 55	24,630	24,630	-	443,343	492,604			24,630
Runway Design (Phase 2) - AIP 56	105,272	105,272	-	1,894,900	2,105,444			105,272
East Terminal Apron - AIP 54	172,321	62,500	-	2,113,387	2,348,208	172,321		
RTR Site Work - AIP 57	376,000	75,000	3,225,000		3,676,000			376,000
RTR Reimbursable - AIP 60	67,000	-		603,000	670,000			67,000
Realign 27 1/4 Road - AIP 58	150,600	75,000	130,400	1,900,000	2,256,000			150,600
Rehab Taxiway A (East and West Ends) - AIP 59	170,000		1,530,000	-	1,700,000	170,000		
Office Renovation	533,000							533,000
Tunnel & jet bridge	1,560,000						1,560,000	
Terminal building rehabilitation	5,450,000							5,450,000
<b>2018 total</b>	<b>8,608,823</b>	<b>342,402</b>	<b>4,885,400</b>	<b>6,954,630</b>	<b>13,248,255</b>	<b>342,321</b>	<b>1,560,000</b>	<b>6,706,502</b>
New Runway 11/29 - Construction Phase 1	752,778	125,000	5,999,999	1,900,000	8,777,777			752,778
Construct New Rwy 11/9 Design only - AIP 61	100,000		900,000	-	1,000,000			100,000
Administration building	1,000,000					1,000,000		
Baggage System Improvements	80,000							80,000
Other Non-AIP Projects	1,449,200					1,449,200		
<b>2019 total</b>	<b>3,381,978</b>	<b>125,000</b>	<b>6,899,999</b>	<b>1,900,000</b>	<b>9,777,777</b>	<b>2,449,200</b>	<b>-</b>	<b>932,778</b>
						2,791,521	1,560,000	7,639,280

**Projected Cash Balances**

	<u>12/31/2018</u>	<u>12/31/2019</u>
Unrestricted	2,010,002	525,052
PFC	1,177,150	2,071,350
CFC	774,435	1,207,635
Bonds	7,320,091	875,398
Total	11,281,678	4,679,435



Grand Junction Regional Airport - Grand Junction, Colorado  
AIP Funding Breakdown  
2018 - 2031

Project	Grant Year	GJRA	State	Federal		Total Costs
				Discretionary	Entitlement	
Runway Design (Phase 1) - AIP 55 <sup>1</sup>	2016	24,630	24,630	-	443,343	492,604
Runway Design (Phase 2) - AIP 56 <sup>2</sup>	2017	105,272	105,272	-	1,894,900	2,105,444
East Terminal Apron - AIP 54 <sup>3</sup>	2016	172,321	62,500	-	2,113,387	2,348,208
RTR Site Work - AIP 57 <sup>4</sup>	2018	376,000	75,000	3,225,000		3,676,000
RTR Reimbursable - AIP 60	2018	67,000	-		603,000	670,000
Realign 27 1/4 Road - AIP 58	2018	150,600	75,000	130,400	1,900,000	2,256,000
Rehab Taxiway A (East and West Ends) - AIP 59	2018	170,000		1,530,000	-	1,700,000
2018 total		1,065,823	342,402	4,885,400	6,954,630	13,248,255
New Runway 11/29 - Construction Phase 1		752,778	125,000	5,999,999	1,900,000	8,777,777
Construct New Rwy 11/9 Design only - AIP 61 <sup>5</sup>	2018	100,000		900,000	-	1,000,000
2019 total		852,778	125,000	6,899,999	1,900,000	9,777,777
Rehab West Commercial Apron		627,778	250,000	6,000,000	1,900,000	8,777,778
2020 total		627,778	250,000	6,000,000	1,900,000	8,777,778
Current Runway 11/29 - Rehabilitate/Overlay Failed Portions/Seal Coat/Restripe		370,833	62,500	2,000,000	1,900,000	4,333,333
Rehab Taxiway A (Commercial Apron Section)		215,278	62,500	2,500,000	-	2,777,778
Rehab Taxiway A (BLM to Twin Otter)		167,500	62,500	2,070,000		2,300,000
2021 total		753,611	187,500	6,570,000	1,900,000	9,411,111
New Runway 11/29 - Earthwork for Runway 11/29 & all Taxiways (Phase 2)		580,000	250,000	5,570,000	1,900,000	8,300,000
2022 total		580,000	250,000	5,570,000	1,900,000	8,300,000
New Runway 11/29 - Earthwork for Runway 11/29 & all Taxiways (Phase 3)		207,500	207,500	1,835,000	1,900,000	4,150,000
New Runway 11/29 - Storm Infrastructure & Taxiway's Subgrade, Base, & Underdrains		917,500	42,500	8,640,000		9,600,000
2023 total		1,125,000	250,000	10,475,000	1,900,000	13,750,000
New Runway 11/29 - Runway Subgrade, Base, Underdrain & Electrical Duct		900,000	250,000	8,450,000	1,900,000	11,500,000
Rehab Taxiway C (TW A to TW C1A)		190,000	-	1,710,000	-	1,900,000
2024 total		1,090,000	250,000	10,160,000	1,900,000	13,400,000
New Runway 11/29 - Asphalt Pavements at Taxiways (Bottom Lifts)		475,000	250,000	4,625,000	1,900,000	7,250,000
2025 total		475,000	250,000	4,625,000	1,900,000	7,250,000
New Runway 11/29 - Asphalt Pavements on Runway (Bottom Lifts)		730,000	250,000	6,920,000	1,900,000	9,800,000
2026 total		730,000	250,000	6,920,000	1,900,000	9,800,000
New Runway 11/29 - Asphalt Pavements on Runway & Taxiways (Top Lifts)		790,000	250,000	7,460,000	1,900,000	10,400,000
2027 total		790,000	250,000	7,460,000	1,900,000	10,400,000
New Runway 11/29 - Grooving, Pavement Markings, Electrical		150,000	150,000	800,000	1,900,000	3,000,000
NAVAID's for New Runway - Design & Construction (Reimbursable Agreement)		125,000	100,000	2,025,000		2,250,000
Rehab Taxiway A (Remaining Sections)		510,000		4,590,000	-	5,100,000
2028 total		785,000	250,000	7,415,000	1,900,000	10,350,000
Runway 11/29 to TW "A" Conversion & Reconstruction (Phase 1 of 3)		720,000	250,000	6,830,000	1,900,000	9,700,000
2029 total		720,000	250,000	6,830,000	1,900,000	9,700,000
Runway 11/29 to TW "A" Conversion & Reconstruction (Phase 2 of 3)		720,000	250,000	6,830,000	1,900,000	9,700,000
2030 total		720,000	250,000	6,830,000	1,900,000	9,700,000
Runway 11/29 to TW "A" Conversion & Reconstruction (Phase 3 of 3)		710,000	250,000	6,740,000	1,900,000	9,600,000
2031 total		710,000	250,000	6,740,000	1,900,000	9,600,000
Total		11,024,990	3,404,902	97,380,399	31,654,630	143,464,921

Footnotes:

- 1
- 80% complete in 2017, 20% rolled in 2018
- 2
- Grant approved in 2017, no work until 2018-100% rolled into 2018
- 3
- 50% complete in 2017, 50% rolled into 2018
- 4
- Over Original budget of 3.58M
- 5
- Grant was approved in 2018

# Grand Junction Regional Airport Authority

## Statements of Changes in Net Position

Unaudited - subject to change

As of Date: 07/31/2018

	Year to Date					Month Ending				
	07/31/2018	07/31/2018	07/31/2017	07/31/2018	07/31/2018	07/31/2018	07/31/2018	07/31/2017	07/31/2018	07/31/2018
	Budget	Actual	actual	Budget Diff	Budget % Var	Budget	Actual	actual	Budget Diff	Budget % Var
<b>Operating revenue</b>										
Aeronautical revenue										
Passenger airline revenue										
Passenger airline landing fees	291,500	322,904	314,771	31,404	10.77 %	47,800	51,876	44,960	4,076	8.52 %
Terminal rent	689,500	689,409	696,388	(91)	(0.01) %	98,500	98,487	98,487	(13)	(0.01) %
Other (boarding bridge)	59,700	72,978	62,684	13,278	22.24 %	5,600	8,804	5,554	3,204	57.20 %
Total Passenger airline revenue	1,040,700	1,085,291	1,073,843	44,591	4.28 %	151,900	159,167	149,001	7,267	4.78 %
Non-passenger airline revenue										
Non-passenger landing fees	81,000	113,007	81,065	32,007	39.51 %	19,900	35,247	19,938	15,347	77.11 %
Cargo and hangar rentals	30,100	30,350	29,737	250	0.83 %	4,300	4,372	4,287	72	1.68 %
Fuel tax & flowage fees	378,800	405,068	377,138	26,268	6.93 %	56,100	89,526	55,764	33,426	59.58 %
Other (ramp parking, rapid refuel)	700	2,550	840	1,850	264.28 %	100	330	120	230	230.00 %
Total Non-passenger airline revenue	490,600	550,975	488,780	60,375	12.30 %	80,400	129,475	80,109	49,075	61.03 %
Total Aeronautical revenue	1,531,300	1,636,266	1,562,623	104,966	6.85 %	232,300	288,642	229,110	56,342	24.25 %
Non-aeronautical revenue										
Land and building leases	333,781	348,000	338,846	14,219	4.26 %	47,400	50,991	48,236	3,591	7.57 %
Terminal - restaurant & retail	71,600	75,843	71,549	4,243	5.92 %	11,600	12,419	11,401	819	7.06 %
Terminal - other	111,300	124,053	149,071	12,753	11.45 %	15,900	15,041	21,296	(859)	(5.40) %
Rental cars	709,200	685,972	658,411	(23,228)	(3.27) %	104,400	120,276	118,116	15,876	15.20 %
Parking and ground transportation	819,900	789,942	824,415	(29,958)	(3.65) %	106,500	101,173	106,435	(5,327)	(5.00) %
Other (security fee, overtime fee, etc)	29,400	32,628	39,376	3,228	10.97 %	4,200	4,068	8,276	(132)	(3.13) %
Total Non-aeronautical revenue	2,075,181	2,056,438	2,081,668	(18,743)	(0.90) %	290,000	303,968	313,760	13,968	4.81 %
Total Operating revenues	3,606,481	3,692,704	3,644,291	86,223	2.39 %	522,300	592,610	542,870	70,310	13.46 %

# Grand Junction Regional Airport Authority

## Statements of Changes in Net Position

Unaudited - subject to change

As of Date: 07/31/2018

	Year to Date					Month Ending				
	07/31/2018	07/31/2018	07/31/2017	07/31/2018	07/31/2018	07/31/2018	07/31/2018	07/31/2017	07/31/2018	07/31/2018
	Budget	Actual	actual	Budget Diff	Budget % Var	Budget	Actual	actual	Budget Diff	Budget % Var
<b>Operating expenses</b>										
Personnel compensation and benefits	1,299,381	1,226,446	1,175,420	(72,935)	(5.61) %	176,291	162,373	214,464	(13,918)	(7.89) %
Communications and utilities	190,776	174,487	174,254	(16,289)	(8.53) %	28,108	26,956	27,591	(1,152)	(4.09) %
Supplies and materials	357,158	251,843	247,615	(105,315)	(29.48) %	42,702	37,790	25,706	(4,912)	(11.50) %
Contract services	508,229	355,281	326,813	(152,947)	(30.09) %	41,487	67,036	29,445	25,549	61.58 %
Repairs & maintenance	267,405	140,039	135,205	(127,367)	(47.63) %	40,265	26,305	32,699	(13,960)	(34.66) %
Insurance	55,075	55,095	53,977	20	0.03 %	7,555	7,553	7,993	(2)	(0.03) %
Other (travel, marketing, air service, etc)	216,170	145,876	144,602	(70,294)	(32.51) %	20,950	7,529	12,738	(13,421)	(64.05) %
Total Operating expenses	2,894,194	2,349,067	2,257,886	(545,127)	(18.83) %	357,358	335,542	350,636	(21,816)	(6.10) %
Operating gain (loss)	712,287	1,343,637	1,386,405	631,350	88.63 %	164,942	257,068	192,234	92,126	55.85 %
<b>Non-operating revenue (expenses)</b>										
Passenger facility charges	517,000	523,506	506,911	6,506	1.25 %	83,300	81,527	81,704	(1,773)	(2.12) %
Interest income	34,000	100,520	94,599	66,520	195.64 %	2,000	17,100	8,776	15,100	755.01 %
Interest expense	(492,661)	(492,640)	(832,766)	21	0.00 %	(70,109)	(70,109)	(74,216)	0	0.00 %
Customer facility charges	374,100	371,437	374,043	(2,663)	(0.71) %	69,300	68,428	69,261	(872)	(1.25) %
Capital contributions	8,865,373	1,107,422	930,697	(7,757,951)	(87.50) %	1,450,020	0	769,483	(1,450,020)	(100.00) %
Capital expenditures	(19,608,914)	(1,880,625)	(1,022,072)	17,728,289	(90.40) %	(2,386,133)	(46,596)	(790,787)	2,339,537	(98.04) %
Debt principal payments	(222,928)	(222,929)	(216,384)	(1)	0.00 %	0	0	0	0	0.00 %
Other (Legal Settlement)	0	0	(43,293)	0	0.00 %	0	0	0	0	0.00 %
Total Non-operating revenue (expenses)	(10,534,030)	(493,309)	(208,265)	10,040,721	(95.31) %	(851,622)	50,350	64,221	901,972	(105.91) %
<b>Excess of revenue over (under) expense</b>	<b>(9,821,743)</b>	<b>850,328</b>	<b>1,178,140</b>	<b>10,672,071</b>	<b>(108.65) %</b>	<b>(686,680)</b>	<b>307,418</b>	<b>256,455</b>	<b>994,098</b>	<b>(144.76) %</b>

## Variance Explanations

The financial report discussion will explore variances of current year versus budget greater than \$10,000 and 10%.

### ***Revenues:***

**Other (boarding bridge)** – Higher than average boarding bridge usage and overtime fees are the drivers behind the YTD variance. The boarding bridge increase is driven by increased deplaning diversion traffic. Overtime fees have increased largely due to a later flight schedule. Any flights that cause the terminal to stay open past midnight are charged overtime. A schedule change had a flight coming in after midnight several times a week.

**Non-passenger landing fees** – BLM had 513 landings in July 2018 as opposed to 108 in July 2017 accounting for an additional \$19K. This was offset by FedEx returning to one flight a day in 2018 as opposed to two a day in 2017.

**Fuel Tax & Flowage fees** – Fuel flowage increase is due to a 75% increase in gallons of fuel sold from 2017 to 2018. 59% of this increase was due to Military & Government.

**Terminal Other** – Third floor TSA space was budgeted to be returned to the Authority at the beginning of January, it was returned on April 1. This is a \$6.3K variance per month for Q1 2018.

**Rental Cars** – Due to standard report timing, July revenue reflects June activity. Rental days were relatively flat compared to 2017, however average revenue per rental day was up by \$3.95.

**Interest income** – Interest income remains over budget, because the budget anticipated \$9M would be spent on the terminal projects this year, beginning in the second quarter. Project schedules and payments have shifted to later in the year. Additionally, the scope changes for the terminal projects are expected to reduce the cost by about \$4M. As a result, interest income is anticipated to remain well above budget for the remainder of the year.

**Capital contributions** – In July 2018, \$1.6M of AIP work, detailed in the capital expenditure variance explanation, was budgeted to have been done/paid. This variance due to the timing of the work being completed and reimbursement from the FAA. 90% (\$1.4M) of this work is FAA reimbursable.

### ***Expenses:***

**Supplies and Materials** – Per their lease, \$59K was budgeted to replace TSA's carpet. This replacement has been pushed back to Q4 2018. Additionally, all \$25K of fleet tools and supplies were budgeted in January; \$5.5K has been spent year-to-date.

**Contract services** – Contract services continues to come in under budget, and our forecast indicates that will continue for the year. The main driver for the YTD variance is the amortization of two of our more expensive software subscriptions that were budgeted to be fully expensed in January. The main drivers for the lower forecast for the year are lower legal fees and \$18K budgeted for the Dynetics ground radar systems that is no longer planned to be spent.

**Repairs & Maintenance** – This account is under budget YTD primarily due to expenses budgeted in the first half of the year but expected to be spent in the second half. July YTD budget includes \$20K in rental car pavement maintenance and \$4K in grounds and roadway repairs that have been pushed to later in the year. The YTD budget includes \$14K contingency in various departments and \$20K in boarding bridge parts that is going through the bidding process. July budget includes \$6K in HVAC contingency for the tower, none of this has been spent.

**Other expenses** – Marketing expenses that were budgeted for the first portion of the year are planned to be spent in Q4. This is also where additional budget contingency (\$34K) is held. This account is forecasted to come in at least \$50K under budget.

**Capital expenditures** – July's AIP projects were originally budgeted as follows: \$1M on 27 1/4 Rd realignment, \$343K on taxiway A, and \$268K on the RTR Site. Non-AIP monies budgeted for June consist of \$775K on terminal renovations. The majority of these projects were re-forecasted for later in the year, all are still expected to be done this year.