

MOJAVE AIR AND SPACE PORT AT RUTAN FIELD

NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: February 21, 2023
Location: Board Room
1434 Flightline, Mojave, California
Time: 2:00 p.m.

Zoom Video Conference

<https://us02web.zoom.us/j/81169957579?pwd=S24vNStCMm8yQkZ0UFZBeEgzQ2UxZz09>

Phone: 669 900 9128
Meeting ID: 811 6995 7579
Passcode: 146447

AGENDA

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Agenda

2. Community Announcements and Public Comments on Items not on the Agenda

3. Consent Agenda (*Staff recommends approval of consent items by one motion.*)

- A. Minutes of the Regular Board Meeting of January 17, 2023
- B. Check register dated February 15, 2023; \$14,162.99.

4. Action Items

- A. Stinemetze- Hangar 968 Sublet Agreement (Counsel)
- B. Impulse Space, Inc. Land Lease for Test Site 1 (CEO)
- C. Edison Easement for Test Sites (DOF)
- D. Resolution Approving an Amended Budget for the Fiscal Year Commencing July 1, 2022 (DOA)
- E. Taxiway A Lighting Rehabilitation Project (CEO)

5. Reports

- A. Director of Administration
- B. Director of Facilities
- C. Chief Executive Officer
- D. Runway 12/30 Update (CEO)
- E. Inland Port Update (CEO)

- F. Director of Operations Hiring Update (CEO)
- G. Water System Update (CEO)
- H. Hangar Development Update (CEO)
- I. Hypersonic Corridor Update (CEO)
- J. Board Committees

6. Director Comments on Items Not on the Agenda

7. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy
- B. Existing Litigation (Govt Code 54956.9): Welton v. MASP

8. Closed Session Report

Adjournment

This Agenda was posted on, February 17, 2023, by Jason Buck.

This meeting will be conducted in person and via zoom video conference. If you participate via zoom, please:

- **KEEP YOUR MIC MUTED** at all times that you are not making a comment in order to minimize noise during the meeting. Unmute only to make a comment on an agenda item.
- The general rules regarding public comment apply to those using zoom.
- Comments may also be made in the zoom chat function or via email to the Board Clerk at Lynn@mojaveairport.com prior to the start of the meeting.

ADA Notice: Persons desiring disability-related accommodations should contact the District no later than forty-eight hours prior to the meeting. Persons needing an alternative format of the agenda because of a disability should notify the District no later than seventy-two hours prior to the meeting. All inquiries/requests can be made by phone at (661) 824-2433, in person at 1434 Flightline, Mojave, CA, or via email to Lynn@mojaveairport.com

Copy of Records: Copies of public records related to open session items are available at the administrative office of the District at 1434 Flightline, Mojave, CA.

Public Comments: Members of the public may comment on items on the agenda before the Board takes action on that item, or for closed session items, before the Board goes into closed session. Comments on items not on the agenda, and over which the Board has jurisdiction, may be made under “Public Comments on Items not on the Agenda,” but the Board may not take action on any issues raised during this time. All comments by members of the public are limited to three minutes.

MISSION STATEMENT

**FOSTER AND MAINTAIN OUR RECOGNIZED AEROSPACE PRESENCE WITH A
PRINCIPLE FOCUS AS THE WORLD’S PREMIER CIVILIAN AEROSPACE TEST CENTER
WHILE SEEKING COMPATIBLY DIVERSE BUSINESS AND INDUSTRY**

EAST KERN CAREER EXPO

Why should I be a Vendor?

There is no time like the present to build awareness for your organization!

- Encourage East Kern youth while they think of their future.
- Help build community.
- Make an impact by educating the youth of your industry.

The possibilities are endless! We hope to see you there!



AUDIENCE

Middle School
&
High School Students



SCHEDULE

March 3, 2023
9:00am - 12:00pm
Mojave Air & Space
Port



CONTACT

Abby Smith
absmith@kern.org
(661) 636 - 4232



**Use QR code or the link
to register**

<https://bit.ly/EastKernCareerExpo>

Kern County
**Superintendent
of Schools**
*Office of Mary C. Barlow
...advocates for children*

BOARD OF DIRECTORS

MINUTES OF THE REGULAR MEETING ON JANUARY 17, 2023.

1. CALL TO ORDER

The meeting was called to order on Tuesday January 17, 2023, at 2:00 p.m. by Director Barney.

A. Pledge of Allegiance: Director Balentine led those assembled in the Pledge of Allegiance.

B. Roll Call:

Directors present: Allred, Balentine, Barney, Coleman, and Morgan

Directors absent:

Staff: CEO Reid, DOA Rawlings, DO Fuels Smith, DOT Buck, Contracts Manager Johansen, Counsel Navé.

Others present via Zoom: David Brenner, Brandon Borne, Danny Millman and other unidentified participants.

C. Approval of Agenda: Upon motion by Director Allred, seconded by Director Balentine, the Board unanimously approved the agenda.

2. Community Announcements/ Public Comments not on the Agenda

No Comments were made.

3. Consent Agenda

Upon Motion by Director Allred, seconded by Director Morgan, the Board unanimously approved the Consent Agenda.

A. Minutes of the Regular Board Meeting of January 3, 2023

B. Check Register Dated January 11, 2023, \$ 28,980.00

4. Action Items

A. Award of Construction Contract for Rehab 12/30 Project

CEO Reid discussed the award of the construction contract for the Rehab 12/30 Project. After Discussion, upon motion by Director Balentine, seconded by Director Morgan, the Board unanimously approved award of the contract to Granite Construction and authorized the CEO to sign the contract upon receipt of performance bonds.

5. Reports

A. Chief Executive Officer

CEO Reid presented his report to the board of Directors.

B. AMCG Rent Study (CEO)

CEO Reid updated the Board on the AMCG Rent Study and discussed the feedback given to Staff. David Brenner and Brandon Borne discussed the parameters of the study and answered questions from the Board.

C. Runway 12/30 Update (CEO)

D. Inland Port Update (CEO)

CEO Reid updated the Board on the Inland Port

E. Director of Operations Hiring Update (CEO)

- CEO Reid updated the Board on the hiring of a Director of Operations.
- F. Water System Update (CEO)
CEO Reid updated the board on the Water System project.
 - G. Hangar Development Update (CEO)
CEO Reid updated the Board on the Hangar Development, and Rafael with Mead and Hunt answered questions from the Board Members.
 - H. Hypersonic Corridor Update (CEO)
CEO Reid updated and provided information the Board on Hypersonic Corridor. Danny Millman from Stratolaunch called in to provide customer feedback on the Hypersonic Corridor.
 - I. Board Committees
No Board Committees

6. Director Comments on Items not on the Agenda

Director Balentine asked about the drainage on the airfield after the rainstorm, CEO Reid assured the board the airfield drainage was great, whereas the drainage on Belshaw was not.

7. Closed Session

- A. Real Property Negotiations (Govt Code 54956.8):
Property: Hangar 78
Parties: MASP, Scaled Composites
Negotiators: CEO, legal counsel
Terms: term, rent
- B. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy
- C. Existing Litigation (Govt Code 54956.9): Welton vs. MASP

8. Closed Session Report

In closed session, Counsel and the Board discussed Real Property Negotiations with Scaled Composites, the existing litigation with the Masten Bankruptcy, and Welton vs. MASP. No action was taken, and no other items were discussed.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 3:19 p.m.

Diane Barney, President

ATTEST

Jimmy R. Balentine, Secretary

Date: Wednesday, February 15, 2023
 Time: 02:52PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 08-23 As of: 2/15/2023

Page: 1 of 1
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063284	CK	2/21/2023	1314 Mead & Hunt	08-23	052692	VO	342786	1/16/2023	0.00	2,011.81
063285	CK	2/21/2023	1314 Mead & Hunt	08-23	052711	VO	343084/ENG	1/18/2023	0.00	8,441.00
063286	CK	2/21/2023	1314 Mead & Hunt	08-23	052715	VO	343057/1222	1/18/2023	0.00	378.50
063287	CK	2/21/2023	1314 Mead & Hunt	08-23	052716	VO	343033/1222	1/18/2023	0.00	3,331.68

Check Count: 4

Acct Sub Total: 14,162.99

Check Type	Count	Amount Paid
Regular	4	14,162.99
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	4	14,162.99

Company Disc Total 0.00 Company Total 14,162.99



STAFF MEMORANDUM

TO: Board of Directors

FROM: Scott Nave

SUBJECT: Justin Stinemetze – Hangar 968 Consent to Sublease

MEETING DATE: February 21, 2023

Background:

Justin Stinemetze, owner of Hangar 950 is under a 20-year contract effective February 1, 2012 with (1) 5 year option. Mr. Stinemetze is requesting consent to Sublease his hangar to Sam Henney.

Impacts:

Fiscal: None
Environmental: None
Legal: None

Recommended Action:

Staff recommends approval of the Consent to Sublease.

CONSENT TO SUBLEASE

This Consent to Sublease is made as of February 21, 2023 by master landlord Mojave Air and Space Port ("District"), a public entity, Justin Stinemetze, Owner, as Sublandlord, and Sam Henney, as Subtenant, for the premises commonly known as Land under Hangar 968 located at 17337 Roper St., Mojave, California ("Sublease Premises"), that Sublandlord leases from Mojave Air and Space Port ("District"), under that lease dated February 1, 2012, as may be amended (collectively, "Master Lease").

District consents to the subletting of the Sublease Premises by Sublandlord to Subtenant as set forth in the Sublease, attached hereto as Attachment 1, subject to the following mutual agreements between District, Sublandlord, and Subtenant:

1. Character of Consent

This Consent is not, and will not be, deemed or construed as, a consent to any future sublease, a consent to any other assignment, subletting, or other transfer, a consent to a sublease term beyond the term of the Master Lease, or a renewal or extension of the Sublease. This Consent is not, and will not be deemed or construed to modify, waive, or affect any of the provisions, covenants, or conditions of the Master Lease, waive any breach of the Master Lease or any of the rights of District, or enlarge or increase District's obligations under the Master Lease.

2. Scope and Conditions of Consent

In granting this Consent, it is understood and agreed that (a) District does not consent to or approve of any term, provision, covenant, or condition in the Sublease, and District will not be bound by the Sublease, (b) no rights will be granted to Subtenant under the Sublease that are greater than those granted to Sublandlord under the Master Lease, and (c) the Sublease will be subordinate to the Master Lease and this District's Consent; in the event of any conflict between the terms and provisions of the Master Lease or this District's Consent and the terms and provisions of the Sublease, the terms and provisions of the Master Lease or the District's Consent, as applicable, will prevail.

3. Assumption of Sublandlord's Obligations

For the benefit of District and Sublandlord, Subtenant expressly assumes and agrees to perform and comply with every obligation of Sublandlord under the Master Lease applicable to the Sublease Premises, including, without limitation, Sublandlord's obligation to indemnify District pursuant to Section 9.4 of the Master Lease. Neither this assumption by Subtenant, the Sublease, nor this District's Consent will release or discharge Sublandlord from any liability under the Master Lease, including, without limitation, the payment of rent and other amounts when due under the Master Lease, and Sublandlord will remain liable and responsible for the full performance and observance of all the provisions, covenants, and conditions in the Master Lease to be performed and observed by Sublandlord. Sublandlord will not be released from any liability under the Master Lease because of District's failure to give notice of default under or in

respect of any of the terms, covenants, conditions, provisions, or agreements by the Master Lease. Any breach or violation of any provision of the Master Lease by Sublandlord or Subtenant, or both, constitutes a default by Sublandlord under the Master Lease. District may proceed directly against Sublandlord without first exhausting District's remedies against Subtenant, or District may proceed directly against Subtenant without exhausting District's remedies against Sublandlord.

4. Obligations of District

District will not be liable for any cost or obligation of any kind arising in connection with the Sublease, including, without limitation, brokerage commissions, improvements to the Sublease Premises, or the security deposit required to be made by Subtenant under the Sublease. Sublandlord and Subtenant jointly and severally agree to indemnify, protect, defend, and hold District harmless from all claims, losses, liabilities, costs, and expenses, including attorney's fees, that District may incur as a result of any claim to pay any person or entity any commission, finder's fee, or other charge in connection with the Sublease. Further, Subtenant warrants that Subtenant has dealt with no brokers in this transaction..

5. Termination of Sublease

On the effective date of the expiration of the term of the Master Lease, or Sublandlord's surrender of the premises under the Master Lease to District, the Sublease and its term will immediately terminate, and Subtenant must vacate the Sublease Premises on or before the effective date of the termination. If Subtenant fails to vacate the Sublease Premises, District will be entitled to all the rights and remedies available to a landlord against a tenant wrongfully holding over after expiration of the term of a lease without consent, including, without limitation, the rights and remedies available to District under the Master Lease. District will not be liable to Sublandlord or Subtenant for any claim or damage because of the termination.

6. Continuation of Sublease

Regardless of anything stated in Section 5 above, if the Master Lease expires or terminates for any reason during the term of the Sublease, or if the Sublandlord surrenders the Master Lease to District during the term of the Sublease, District has the option, on written notice delivered to Subtenant not more than thirty (30) days after the effective date of the expiration, termination, or surrender, and without any additional or further agreement of any kind by Subtenant, to elect to continue the Sublease with the same effect as if District and Subtenant had entered into a lease for that date and for a term equal to the then unexpired term of the Sublease, and on the same terms and conditions in the Sublease. In that event, Subtenant will attorn to District, and District and Subtenant will have the same rights, obligations, and remedies under the Sublease as were had by Sublandlord and Subtenant. However, in no event will District (a) be liable for any act or omission of Sublandlord, (b) be subject to any offsets or defenses that Subtenant had or might have against Sublandlord, (c) be obligated to cure any default of Sublandlord that occurred prior to the time that District succeeded to the interest of Sublandlord under the Sublease, (d) be bound by any payment of rent or other payment paid by

Subtenant to Sublandlord in advance of any periods reserved for that in the Sublease, (e) be bound by any modification or amendment of the Sublease made without the written consent of District, or (f) be liable for the return of any security deposit not actually received by District. Neither District's election under this section nor its acceptance of any rent from Subtenant will be deemed a waiver by District of any provisions of the Master Lease and this District's Consent.

7. Compliance with Sublease

If District elects to continue the Sublease pursuant to Section 6, Subtenant will observe and perform (a) each of the terms, covenants, and conditions of the Sublease that District designates to be observed and performed, and (b) any other terms, covenants, and conditions to which the parties may agree.

8. Insurance

Subtenant will carry the insurance policies required to be carried by Sublandlord pursuant to Article 9. Insurance of the Master Lease and will deliver evidence of that to District prior to occupancy. The insurance will (a) name District and Sublandlord as additional insured; and (b) provide that the policy will not be subject to cancellation or change except after thirty (30) days' prior written notice to District and Sublandlord.

9. Absolute Assignment of Rents

Sublandlord unconditionally assigns to District all rents now due, or which may later become due, under the Sublease (collectively, "Rents"). Sublandlord acknowledges that the assignment is present, absolute, and unconditional. Accordingly, District will have the right to collect the Rents and to apply them in payment of any sums payable by Sublandlord under the Master Lease. However, Sublandlord will have a license to collect the Rents until the occurrence of an act of default by Sublandlord under the Master Lease. If the act of default occurs, Sublandlord's right to collect the Rent will be suspended until the default is cured. During the period in which Sublandlord's right to collect the Rents is suspended, District, as assignee and attorney-in-fact for Sublandlord under the Master Lease, or a receiver for Sublandlord appointed pursuant to District's application, will have the right to collect the Rents and apply them toward Sublandlord's obligations under the Master Lease. District's acceptance of any payment on account of Rent from Subtenant as a result of any act of default does not release Sublandlord from any liability under the terms, covenants, conditions, provisions, or agreement under the Master Lease.

10. Excess Rents

Sublandlord will pay to District fifty percent (50%) of the difference between (a) the rent payable by Subtenant to Sublandlord under the Sublease and (b) the base monthly rent payable by Sublandlord to District with respect to the Sublease Premises under the Master Lease. The Sublease "rent" shall include all payments made by Subtenant to Sublandlord for subleasing of the Sublease Premises. Sublandlord will submit such payment to District on the first day of each

month with Sublandlord's rent payment to District. Sublandlord shall immediately notify District of any change in the rental amount of the Sublease.

11. No Consent to Alterations

Sublandlord and Subtenant acknowledge: (a) that District's Consent is not a consent to any improvement or alteration work being performed in the Sublease Premises; (b) that District's Consent must be separately sought and will not necessarily be given with regard to alteration work being performed in the Sublease Premises; and (c) and that if consent is given it will be subject to Sublandlord's signing District's standard form of Agreement with respect to work being performed by persons other than District, unless otherwise agreed to in writing by District.

12. Legal

This Consent is made and to be performed in Kern County, California, and the parties irrevocably consent to the jurisdiction of the appropriate federal or state court located in that County. In any legal action or proceeding arising from this Consent, the prevailing party shall be awarded its cost, expenses, and fees, including reasonable attorney fees, incurred in the action or proceeding, on appeal, and/or in the enforcement of a judgment.

13. Notices

Any notices to be given under this Consent shall be delivered via US Mail or personal delivery to the following:

District:

Mojave Air and Space Port
Attn: Contracts Manager
1434 Flightline
Mojave, CA 93505

Sublandlord:

Justin Stinemetze
15972 Rexroth
Mojave, CA 93501

Subtenant:

Sam Henney
5323 West Ave. L8
Quartz Hill, 93536

This Consent is effective as of the date first written above:

Mojave Air and Space Port

Justin Stinemetze

By _____
Tim Reid
CEO

By _____
Justin Stinemetze
Hangar Owner

Sam Henney

By _____
Sam Henney
Subtenant



STAFF MEMORANDUM

TO: Board of Directors

FROM: Tim Reid, CEO

SUBJECT: Impulse Space Inc. – Land Lease/Test Site 1

MEETING DATE: February 21, 2023

Background:

Impulse Space has been renting and conducting Propulsion Tests at Test Site 12 (1 Acre) under several Access Licenses since February 2022. During this time Impulse and MASP have met and discussed their expansion and permanent footprint at MASP along with the future development of Test Site 1. Impulse is requesting a Five (5) year lease, with Five (5) One (1) yr. options on a 5.17 Acre parcel of land. Impulse intends to build on Site A-a Control Room for the entire TS 1 and an enclosed test cell for small engines in vacuum conditions, Site B-a component and engine test stand for static fire testing, Site C-test stand for static fire testing of flight stages and or low altitude test flight along with equipment storage for all sites and develop connecting roads.

Impacts:

Fiscal: \$5,630.13 increased revenue per month, Annual \$67,561.56

Environmental: CEQA review to be done prior to CEO finalizing lease.

Legal: N/A

Recommended Action:

Staff recommends approval of the Lease, and authorization for CEO to finalize negotiations and execute the lease, subject to District Legal Counsel approval.

Lease for Unimproved Land

THIS LEASE ("Lease") is entered into as of October 5, 2022 ("Effective Date") by Mojave Air and Space Port, a California Airport District ("Landlord") and Impulse Space, Inc. ("Tenant").

ARTICLE 1. BASIC LEASE PROVISIONS

1.1 Landlord: Mojave Air and Space Port

1.2 Tenant: Impulse Space, Inc.

1.3 Rental Commencement Date: February 20, 2023

1.4 Premises: Test Site 1, as more specifically described on Exhibit A and shown on Exhibit B attached hereto.

1.5 Rentable area: Approximately 5.17 Acres (225,205.2 sf.) of land.

1.6 Lease term:

Basic Term: Five (5) years, computed from the first day of the first calendar month on or after the Rental Commencement Date.

Renewal Term: Five (5) One (1) year options, exercisable pursuant to Section 22.17.

1.7 Annual Rental:

<u>Year(s)</u>	<u>Monthly Rental</u>	<u>Annual Rental</u>
2023	\$5,630.13	\$67,561.56

On February 1, 2024, and each year thereafter, including during the Renewal Term, if any, Annual Rental shall be adjusted in accordance with Section 4.2.

1.8 Use of Premises: The Premises shall be occupied and used by Tenant for the sole purpose of Rocket Engine and Stage Development Testing and any related or ancillary activities and for no other use or purpose.

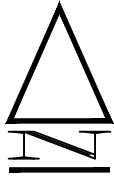
1.9 Security Fee: Tenant shall pay a charge for security patrol and monitoring in the amount of 5% of the amount of such monthly rent payment.

1.10 Late charge: If Rent is not paid by the first day of the month, Landlord shall also be paid by Tenant interest at the rate of 1.5% per month on the unpaid balance of such Rent until paid in full.

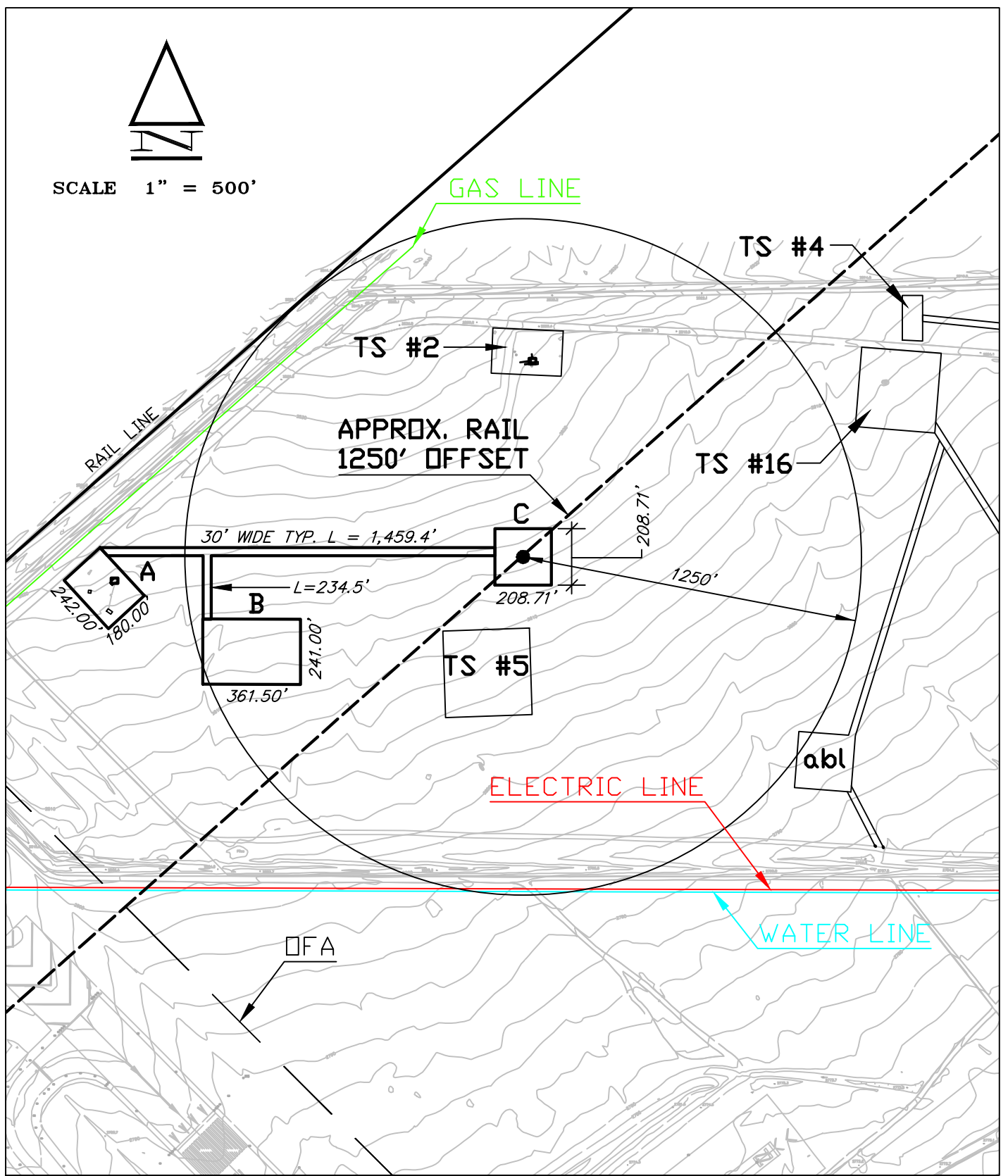
1.11 Addresses for notices and rent payment:

Landlord:
Mojave Air and Space Port
Attn: Contracts Manager
1434 Flightline Mojave, CA 93501
P:661-824-2433
www.mojaveairport.com

Tenant:
Impulse Space, Inc.
101 Penn Street
El Segundo, CA 90245
P: 310-987-5007
kevin@impulsespace.com



SCALE 1" = 500'



MOJAVE AIR & SPACE PORT
 A CALIFORNIA SPECIAL DISTRICT
 1434 FLIGHT LINE (661) 824-2433 TEL.
 MOJAVE, CA 93501 (661) 824-2914 FAX



LEASE AREA A = 1.00 AC + B = 2.00 AC + C = 1.00 AC = 4.00 AC
 LEASE AREA ACCESS RD = 1.17 ACRES
LEASE for TEST SITE 1
 REVISED EXHIBIT "A" - FEBRUARY 2023



STAFF MEMORANDUM

TO: Board of Directors

FROM: Floyd VanWey, Director of Facilities

SUBJECT: Southern California Edison (SCE) Easement

MEETING DATE: February 21, 2023

Background:

In 2013 MASP completed a project to establish water and power to Sector E, Southern California Edison were then granted an easement to enable them to provide power within the northeast propulsion area. Virgin Galactic have now requested SCE provide power to Test Site 14. The easement being proposed will now extend power to Test Site 14 and follows a path adjacent to established driving lanes. The proposed easement is approximately 10 feet wide and 1,615 feet in length and is located in Parcel 428-010-05

Impacts:

Fiscal: No Cost to District

Environmental: N/A

Legal: Underground easement to provide power to Site 14

Recommended Action:

Staff recommend the board approve the CEO to finalize the attached easement with Southern California Edison.

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY

2 INNOVATION WAY, 2nd FLOOR
POMONA, CA 91768

Attn: Title and Real Estate Services

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SCE Doc. No.

**GRANT OF
EASEMENT**

DOCUMENTARY TRANSFER TAX \$ NONE VALUE AND CONSIDERATION LESS THAN \$100.00.		DISTRICT Tehachapi	SERVICE ORDER TD1995180	SERIAL NO.	MAP SIZE
SCE Company		GVM LU-9581-F4	APPROVED: VEGETATION & LAND MANAGEMENT	BY SLS/BT	DATE 01/08/2023
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN 428-010-05			

MOJAVE AIR AND SPACE PORT, a special district duly organized and existing under the laws of the State of California, formerly known as East Kern Airport District, (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications (eg. through fiber optic cable), in, on, over, under, across and along that certain real property in the County of Kern, State of California, described as follows:

VARIOUS STRIPS OF LAND LYING WITHIN SECTION 10, TOWNSHIP 11 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (10.00 FEET WIDE)

COMMENCING AT THE NORTHEAST CORNER OF TRACT NO. 1069, AS PER MAP FILED IN BOOK 4, PAGES 119 AND 120 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 59°01'23" EAST 8296.26 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 47°28'55" EAST 20.10 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE WESTERLY AND NORTHERLY LINES OF STRIP #2 DESCRIBED HEREINBELOW.

STRIP #2 (13.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE SOUTH 88°26'23" EAST 16.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP #3 (10.00 FEET WIDE)

BEGINNING AT SAID POINT "B"; THENCE SOUTH 88°26'23" EAST 899.44 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING SOUTH 88°26'23" EAST 7.91 FEET; THENCE SOUTH 37°09'50" EAST 503.27 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE WESTERLY LINE OF STRIP #4 DESCRIBED HEREINBELOW AND TO JOIN AT THE ANGLE POINT.

STRIP #4 (16.00 FEET WIDE)

BEGINNING AT SAID POINT "D"; THENCE SOUTH 87°49'51" EAST 149.09 FEET; THENCE SOUTH 00°20'14" WEST 10.56 FEET TO A POINT OF ENDING.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

STRIP #5 (16.50 FEET WIDE)

BEGINNING AT SAID POINT "C"; THENCE NORTH 01°33'37" EAST 8.00 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #3 DESCRIBED HEREINABOVE.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

It is understood and agreed that the above description is approximate only, it being the intention of the Grantor(s) to grant an easement for said systems as constructed. The centerline of the easement shall be coincidental with the centerline of said systems as constructed in, on, over, under, across, and along the Grantor(s) property.

This legal description was prepared pursuant to Sec. 8730(c) of the Business & Professions Code.

Grantor further grants, bargains, sells and conveys unto the Grantee the right of assignment, in whole or in part, to others, without limitation, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement.

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this ____ day of _____, 20 ____.

GRANTOR

MOJAVE AIR AND SPACE PORT, a special district
duly organized and existing under the laws of the State
of California, formerly known as East Kern Airport
District

Signature

Print Name

Title

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally

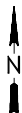
appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"



SCALE: 1"=2000'

5

4

3

2

SEE DETAIL SHEET 2

SEE DETAIL SHEET 3

8

9

10

11

N59°01'23"E
8296.26'

**POR. SEC. 10
T11N, R12W, S.B.M.
KERN COUNTY**

NE COR.
TRACT NO. 1069/
POC

17

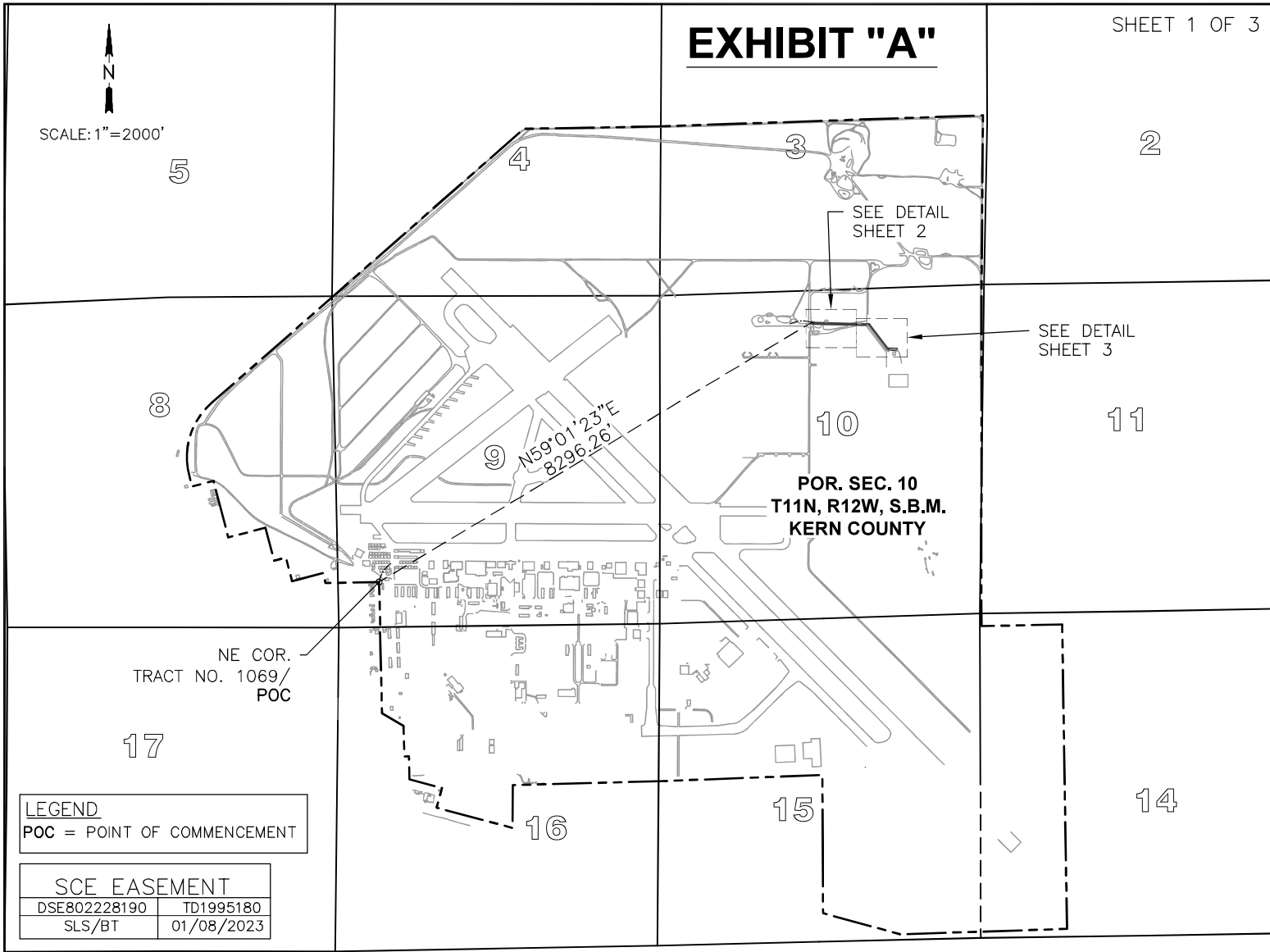
LEGEND
POC = POINT OF COMMENCEMENT

SCE EASEMENT	
DSE802228190	TD1995180
SLS/BT	01/08/2023

16

15

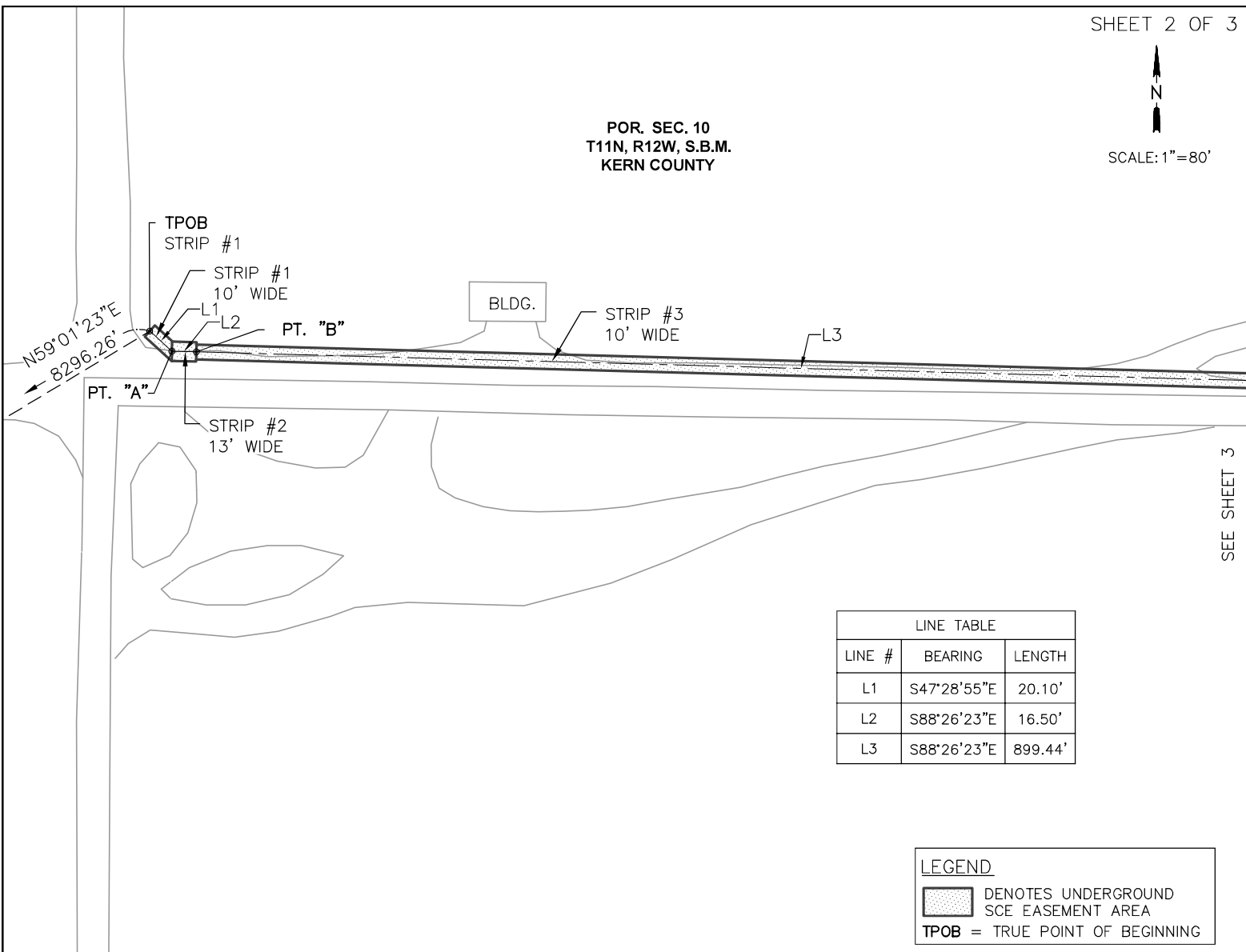
14






SCALE: 1"=80'

POR. SEC. 10
T11N, R12W, S.B.M.
KERN COUNTY



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S47°28'55"E	20.10'
L2	S88°26'23"E	16.50'
L3	S88°26'23"E	899.44'

LEGEND

 DENOTES UNDERGROUND SCE EASEMENT AREA

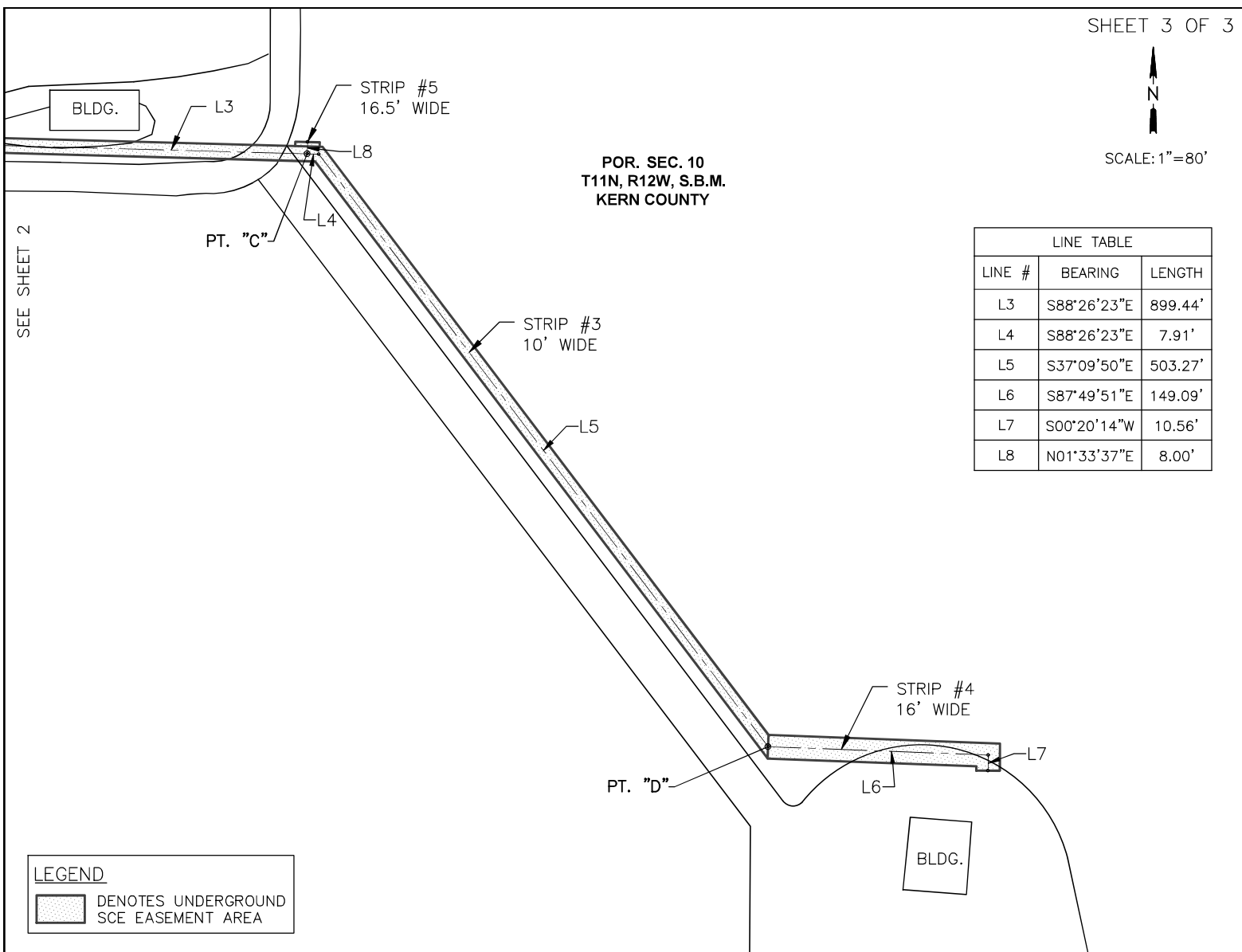
TPOB = TRUE POINT OF BEGINNING




SCALE: 1"=80'

POR. SEC. 10
T11N, R12W, S.B.M.
KERN COUNTY

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S88°26'23"E	899.44'
L4	S88°26'23"E	7.91'
L5	S37°09'50"E	503.27'
L6	S87°49'51"E	149.09'
L7	S00°20'14"W	10.56'
L8	N01°33'37"E	8.00'



SEE SHEET 2

LEGEND
 DENOTES UNDERGROUND SCE EASEMENT AREA

MOJAVE
AIR AND SPACE PORT
STAFF MEMORANDUM

TO: Board of Directors
FROM: Carrie Rawlings
SUBJECT: FY 22-23 Mid-Year Budget Update
MEETING DATE: February 21, 2023

Background:

The board adopted the FY 22-23 budget in June 2022. Based on our budget to actuals as of December 31, 2022 our operating revenue is at 53% and operating expenses are at 45%. We anticipate some necessary changes to the budget to close out the year, although the total revenue, expense and reserves are very close to the original budget. The changes to the budget include:

- \$100,000 increase to operating revenue due to higher than anticipated other revenue that includes access licenses
- \$50,000 increase to operating expenses due to the movement of a few accounts to adjust to our actuals
- \$254,000 increase to non-operating revenue due to interest rates and payments received from insurance claim for lightning strike and donation
- \$36,000 overall increase in reserve designations to allocate funds to projects that were not anticipated at beginning of the year such as engineering for taxiway A project, roof repairs on 71, 77 and GA Hangars and Building 1 HVAC unit. To allow the funds for these projects we have placed a few projects on hold such as digital entry signboards, drone detection, GPS equipment and vehicle.

Recommended Action:

Approve the resolution and FY 22-23 budget revision as presented.

RESOLUTION NO.

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
MOJAVE AIR AND SPACE PORT
APPROVING AN AMENDED BUDGET
FOR THE FISCAL YEAR COMMENCING JULY 1, 2022**

BE IT RESOLVED by the Board of Directors (“Board”) of the Mojave Air and Space Port (“District”) as follows:

WHEREAS, the Board adopted the District’s Annual 2022-2023 Budget on June 27, 2022;
and

WHEREAS, the Board has conducted a mid-year review of the budget and desires to make certain revisions;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Mojave Air and Space Port that the Amended Annual 2022-2023 Budget attached hereto as Exhibit 1, and incorporated herein, is hereby adopted and approved.

PASSED, APPROVED AND ADOPTED on February 21, 2023

Aye:
No:
Abstain:
Absent:

Diane Barney, President

ATTEST

Jimmy R. Balentine, Secretary

MOJAVE AIR & SPACE PORT
Revenue and Expense by Function
For the Six Months Ending Saturday, December 31, 2022

Description	Rents & Leases Aviation	Rents & Leases Non-aviation	Flight Related Activities	Non-flight Related Activities	Actual Total	TOTAL 2022-2023 Budget	Proposed Budget
Operating Revenue							
Fuel Sales & Services	1,053	-	1,983,970	-	1,985,023	5,000,000	5,000,000
Cost of Fuel & Lubricants Sold	-	-	1,559,277	-	1,559,277	4,000,000	4,000,000
Gross Profit on Fuel Sales & Services	1,053	-	424,693	-	425,745	1,000,000	1,000,000
Rents & Leases	2,876,135	1,036,301	5,806	24,143	3,942,385	7,380,000	7,380,000
Other Revenue	-	-	30,558	156,063	186,621	150,000	250,000
Total Operating Revenue	2,877,188	1,036,301	461,056	180,206	4,554,751	8,530,000	8,630,000
Operating Expense							
Salaries & Benefits	558,695	370,044	515,184	204,541	1,648,464	4,556,620	4,556,620
Noncapitalized Equipment	20,548	5,003	3,261	19,290	48,102	140,000	110,000
Supplies	32,490	15,902	47,434	10,323	106,149	140,000	180,000
Licensing & Software	11,516	8,361	3,474	7,552	30,903	125,000	125,000
Communications	13,503	5,357	6,418	6,799	32,077	120,000	70,000
Training & Travel	712	442	262	36,712	38,128	60,000	90,000
Permits & Fees	1,940	193	3,382	-	5,515	40,000	40,000
Repairs & Maintenance	214,959	137,491	111,043	6,834	470,327	750,000	790,000
Engineering Services	54,519	30,864	18,741	66,821	170,946	350,000	350,000
Legal & Accounting Services	62,309	-	-	66,987	129,295	250,000	250,000
Operating Services	68,833	30,209	202,261	5,730	307,033	740,000	740,000
Bad Debts	-	-	-	-	-	30,000	30,000
Dues & Subscriptions	6,350	1,091	3,558	22,505	33,504	55,000	55,000
Insurance	103,852	65,998	103,852	65,998	339,699	350,000	386,342
Marketing	5,243	4,651	5,140	56,892	71,926	150,000	150,000
Rent Expense	7,645	3,822	42,616	2,192	56,274	100,000	100,000
Utilities	67,903	106,552	29,407	26,990	230,852	400,000	425,000
Tenant Retention	7,569	7,569	-	-	15,137	100,000	70,000
Miscellaneous	934	828	18,405	20,535	40,702	90,000	80,000
Depreciation	435,325	2,597	789,329	12,922	1,240,173	2,700,000	2,700,000
Expense Reimbursements	5,705	-	(14,731)	(34,569)	(43,595)	-120,000	-120,000
Total Operating Expense	1,680,547	796,974	1,889,036	605,055	4,971,612	11,126,620	11,177,962
Excess (Deficit) of Operating Revenue over Operating Expense	1,196,641	239,327	(1,427,980)	(424,849)	(416,861)	(2,596,620)	(2,547,962)
Nonoperating Revenue							
Property Taxes	328,233	109,411	-	-	437,645	725,000	725,000
Interest Income	-	-	-	24,227	24,227	30,000	50,000
Other Nonoperating Revenue	-	-	-	227,721	227,721	0	234,721
Total Nonoperating Revenue	328,233	109,411	-	251,948	689,592	755,000	1,009,721
Excess (Deficit) of Revenue over Expense	1,524,874	348,738	-	(172,901)	272,732	(1,841,620)	(1,538,241)
FAA Projects							
Grants In Aid-Federal/State	-	-	10,000	-	10,000	12,531,589	12,531,589
FAA Projects Expense	-	-	-	441,157	441,157	(12,921,667)	(12,921,667)
Excess (Deficit) of FAA Projects Revenue over FAA Projects Expense	-	-	10,000	(441,157)	(431,157)	(390,078)	(390,078)
Reserve Designations							
Working Capital	-	-	-	-	-	5,566,851	5,588,981
Infrastructure Projects	-	-	-	188,861	188,861	1,875,000	2,158,567
Property Investments	-	-	-	70,000	70,000	290,000	180,000
Building Improvements	-	-	-	365,612	365,612	925,000	1,215,000
Equipment	-	-	-	169,956	169,956	554,117	354,900
Employee Benefits	-	-	-	250,000	250,000	250,000	250,000
Total Reserve Designations	-	-	-	1,044,430	1,044,430	9,710,968	9,747,448



AIR & SPACE PORT
AT RUTAN FIELD

STAFF MEMORANDUM

TO: Board of Directors

FROM: Tim Reid

SUBJECT: Taxiway A Electrical and Lighting Rehabilitation Project –
Engineering Design

MEETING DATE: February 21, 2023

Background:

Mead & Hunt has submitted a Scope of Services and fee for the design of Taxiway A Electrical and Lighting, in anticipation for award of FAA AIP Discretionary Grant funding for the project. This project will include rehabilitation of the electrical and lighting systems for Taxiway A, including replacement of the taxiway’s electrical cable, light fixtures, and airfield guidance signs.

Based on the electrical assessment performed back in 2018, the existing electrical system has exceeded its useful life, and the current for the circuit is extremely weak, resulting in frequent failures from weather events such as rain.

Mead & Hunt will provide the design and engineering services to get the project “shovel ready” for the anticipated award of AIP funding for this fiscal year. Because this was a “last minute” notice of availability of funds for this project, the Airport will need to pay for these services up-front, and will be reimbursed after award of the AIP Grant.

Impacts:

Fiscal: Up to \$168,727, fully refundable with award of AIP Grant.

Environmental: None.

Legal: None

Recommended Action:

Award the design engineering contract to Mead & Hunt.

MOJAVE AIR AND SPACE PORT
Taxiway 'A' Electrical and Lighting Rehabilitation Project
Engineering Design Scope of Services

February 13, 2023

PROJECT DESCRIPTION

This Scope of Services details the preliminary design, final design and bid administration services to be provided by Mead & Hunt, Inc. (Consultant) for the Taxiway 'A' Electrical and Lighting Rehabilitation (Project) at the Mojave Air and Space Port (Airport) for the Mojave Air and Space Port District (Sponsor) in the City of Mojave, County of Kern.

BACKGROUND

This Project is the rehabilitation of the electrical and lighting systems for Taxiway 'A.' This includes the replacement of the Taxiway's electrical cable, light fixtures, and airfield guidance signs. This Project is programmed as a fixture / sign and cabling replacement project; the intent is for the existing cans, counterpoise, conduits, and sign bases to be reused, and for lights and signs to be reconstructed in the same location.

Based on the electrical assessment performed in 2018, it was determined that the existing electrical system is over 20 years old, exceeding its life expectancy requirements and left as is, poses a high risk of shutting down during storm events due to flooding of conduits, light cans and pull boxes. Taxiway 'A' is approximately 12,500 feet long and 75 feet wide and is the parallel taxiway to the main Runway 12-30.

The Consultant will develop a set of bid documents, which will include up to one (1) bid alternate, to allow for flexibility in award and to track Project costs for separate potential FAA funding sources. The base bid will include the removal and replacement of the light fixtures, and removal and replacement of the cabling, while the bid alternate will include the improvements related to the airfield guidance signs.

The required topographic survey necessary to complete the design will be performed under a different contract and therefore is not part of this scope of work. Processing of the survey data obtained from surveyor will be part of this scope of work.

This scope of work and design schedule takes into consideration the expedited nature of this Project in order to meet FAA funding deadlines.

Anticipated Project limits are shown in *Attachment 1*. Total construction cost is estimated at \$1.3 million dollars.

PROJECT ELEMENTS

The Project is anticipated to consist of the following elements:

- 1) Taxiway 'A' Electrical Rehabilitation: The electrical systems and lighting to be updated include those along Taxiway 'A' and the Taxiway Connectors serving Runway 12-30. The proposed work will include the following items:
 - a. Removal and replacement of the existing lighting systems and making Taxiway 'A' an isolated, stand-alone circuit.

- b. Re-using of existing light cans, counterpoise, and conduits (wherever possible).
- c. Installation of new light fixtures.
- d. Installation of new taxiway guidance signs.
- e. Installation of new CCR regulator for the new dedicated Taxiway 'A' circuit.

PROJECT TEAM

The Consultant Team will consist of civil engineers, electrical engineers, drainage engineers, geotechnical engineers, CAD designers, land surveyors, and administrative staff as needed to perform the tasks in this scope.

This Scope of Services will be completed with the following staff member roles and responsibilities:

- Senior Associate – Contracting, and general Project coordination.
- Senior Project Engineer – General Project coordination, invoice review, quality control.
- Project Engineer (Project Manager 'PM') – Project Management and Administration, design team coordination, attend and lead design team meetings, manage scope, schedule, and budget. Plan review, detail development, specifications, Engineer's Design Report writing.
- Senior Engineer (Deputy Project Manager 'DPM') – Design team coordination, lead design team production efforts, coordination meetings, specifications, cost estimates, and perform and review quantity calculations.
- Senior Engineer (Construction Manager 'CM') – Construction safety, phasing planning and scheduling, constructability review, plan detail development, quality control, and cost estimating.
- Senior Engineer (Electrical Engineer of Record 'EER') – Airfield electrical design (signs and lighting), circuit and equipment load calculations, specifications, plan detail development, quality control, and cost estimating.
- Engineer II – Assist with AutoCAD Civil 3D design, specification writing, assist lighting design, plan and detail review and development, quantity tracking and monitoring, and specifications review.
- Engineer I – Project design assistance, plan and detail development, quantity tracking and monitoring.
- Administrative Assistant – Project invoicing, documentation production, filing, document editing, proofing, formatting, and printing.

Subconsultant PSOMAS will provide the topographical survey for the Project; however, to expedite the survey, Consultant has subcontracted with PSOMAS under a separate contract.

SCOPE OF SERVICES

The Consultant's scope of work for the Project design will be phased as follows:

- Phase 1: Preliminary Design
- Phase 2: Final Design
- Phase 3: Bid Administration

Consultant will provide the services as described in the following Phases and tasks.

PHASE 1 PRELIMINARY DESIGN

Phase 1 work will include the work as described under this section.

1.1 PHASE 1 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Phase 1 scope work will consist of the following:

1.1.1 Prepare Contract and Project Setup

The PM and administrative staff will prepare the contract between the Consultant and the Sponsor. Administrative staff will setup the internal Project database for finance tracking and internal Project directory for saving design files.

1.1.2 Prepare Project Management Plan (PMP)

The PM will prepare a Project Management Plan (PMP) that will address the following Project elements: Vision and Objectives, Project Team Roles and Responsibilities, Document Distribution Plan, Communications Plan, Quality Control Program, and Change Management Plan. The PM will use the PMP as a tracking tool for the various Project elements throughout the Project. This will benefit the Sponsor by keeping the Project on track and providing transparency with the Consultant's internal process.

1.1.3 Prepare Schedule

The PM will prepare a design and bidding schedule upon receiving the Notice to Proceed (NTP) from the Sponsor. This schedule will be updated throughout the design, as necessary, based on review times by the Sponsor and FAA.

1.1.4 Coordinate Internal Design Team

The PM will assign a design team to the Project. Once a design team is established, the PM will implement a task coordination program to assign specific responsibilities to team members. Throughout design, the PM will coordinate and monitor internal work progress.

1.1.5 Coordinate Subconsultants – NIC

Coordination with subconsultant will be done under a separate task order under the On-call Services contract with the Sponsor.

1.1.6 Quality Control Program

The PM will implement a quality control (QC) program. As part of this program, the PM will assign both QC and quality assurance (QA) team members to the Project. The PM will prepare a detailed QC checklist that will be shared with the internal design team and reviewed by the PM at each design phase. The design team will also maintain a design log to track design decisions throughout the Project that can be reviewed internally.

The PM and assigned QC team members will review work performed by the design team regularly. Prior to finalizing the preliminary design submittal, the assigned QA team members will review draft versions of the documents to be submitted.

1.1.7 Prepare Invoices

The PM will maintain a Project budget table to track costs on a monthly basis. At the beginning of each month, the PM will review accrued costs from the previous month and work with accounting staff to prepare invoices for the Sponsor. The invoices will be submitted in accordance with the Sponsor's standard invoice requirements. The invoices will include detailed cost breakdowns referencing the items in this scope of work and

indicate percent complete for each item. The PM will also review subconsultant invoices. It is anticipated that two (2) invoices will be prepared during Phase 1.

1.2 PHASE 1 PROJECT MEETINGS AND COMMUNICATION

The Consultant will participate in various meetings and phone calls during Phase 1. Meetings and communication items will be as follows:

1.2.1 Internal Project Kickoff Meeting

The PM will prepare for and conduct a meeting with the internal design team to present the Project, including but not limited to, team member assignments, Project budget, design schedule, major Project elements, and internal protocol. Up to six (6) members from the Consultant Team will attend.

1.2.2 Project Kickoff Meeting with Sponsor

The Consultant will prepare for and conduct a meeting with the Sponsor to present the Project, including but not limited to, introductions, PMP, design schedule, and major Project elements. Up to two (2) members from the Consultant Team will attend this meeting (anticipated to consist of PM and Senior Engineer). The meeting is anticipated to be held at the Airport and the Senior Engineer will attend virtually. The Consultant will prepare an agenda to support the meeting, as well as exhibits, as necessary. Consultant Team will collaborate to create meeting minutes and distribute via email to all that attended the meeting.

1.2.3 Pavement Condition Investigation – NIC

The pavement condition investigation is excluded from this scope of work.

1.2.4 Existing Electrical Investigation

The Consultant will conduct an investigation of existing electrical infrastructure. This investigation will include the following tasks:

- a. Review existing record drawings of the Taxiway 'A' lighting system and regulator room to gain a detailed understanding of expected site conditions.
- b. Generate a map of the Airport and interior of the regulator room to use in documenting the existing conditions.
- c. One (1) member from the Consultant Team (Senior Engineer - EER) will travel to the Airport and meet with staff to discuss performance issues of the existing electrical system.

1.2.5 Monthly Internal Progress Meetings

The PM will conduct monthly meetings with the internal design team to discuss the Project schedule and work progress. Up to six (6) members from the Consultant Team will attend each meeting. Up to two (2) meetings are anticipated during Phase 1.

1.2.6 Monthly Progress Meetings with Sponsor

The Consultant will conduct monthly meetings with the Sponsor to discuss the Project schedule, work progress, and coordination items. Up to two (2) members from the Consultant Team will attend each meeting (anticipated to consist of PM and DPM). Up to two (2) meetings are anticipated during Phase 1. The meetings are anticipated to be held virtually.

1.2.7 Present Preliminary Submittal to Sponsor

The Consultant will prepare for and conduct a meeting with the Sponsor to present the preliminary design submittal. Up to three (3) members from Consultant Team will attend (anticipated to consist of PM, DPM, and EER). The meeting is anticipated to be held virtually. The Consultant will prepare an agenda and minutes to support the meeting, as well as exhibits, as necessary.

1.2.8 General Communication with Sponsor

The Consultant will communicate with the Sponsor throughout Phase 1, as needed, via phone calls or email in addition to the meetings listed herein.

1.3 TOPOGRAPHIC SURVEYING

Under a separate contract with Sponsor (On-call Services) Consultant will subcontract with PSOMAS to conduct a topographic survey of the potential Project limits. (See *Attachment 1.*)

1.3.1 Coordination and File Preparation– NIC

The coordination and file preparation portion of the work will be done under separate contract (On-call services) with the Sponsor; therefore, it is not included under this scope of work.

1.3.2 Field Work and Drawing Preparation – NIC

The topographical field work and drawing preparation will be done under separate contract (On-call services).

1.3.3 Convert Survey Data for CAD Software (Consultant)

The Consultant will analyze the topographical surveying data provided by PSOMAS and prepare the data for use with computer modeling. Included are the following sub-tasks:

- a. The Consultant will review the survey drawing provided by PSOMAS and compare it with prior survey drawings, the master base map, satellite imagery, and available site photos for QC. The Consultant will check that the drawing includes the specific surveyed features identified herein.
- b. The Consultant will update the master base map drawing to replace existing line work with surveyed features. The master base map will then be converted into the Project base map to be depicted as existing features in the plans.
- c. Upon review, the Consultant will create a data reference for the existing ground surface to be used for elevation analysis of new lighting infrastructure along Taxiway 'A.'
- d. The Consultant will establish a Project alignment based on the surveyed Taxiway 'A' centerline. This alignment will be depicted in the plans and used for contractor layout.

1.4 GEOTECHNICAL INVESTIGATION – NIC

The geotechnical investigation is excluded from this scope of work.

1.5 PRELIMINARY PAVEMENT DESIGN – NIC

The pavement design is excluded from this scope of work.

1.6 PRELIMINARY PAVEMENT REHABILITATION DESIGN – NIC

Pavement rehabilitation design is excluded from this scope of work.

1.7 PRELIMINARY PAVEMENT MARKING DESIGN – NIC

The preliminary pavement marking design is excluded from this scope of work.

1.8 PRELIMINARY ELECTRICAL DESIGN

1.8.1 Taxiway 'A' Lighting Improvements

The Consultant will design a preliminary layout of the proposed Taxiway 'A' lighting system in accordance with FAA AC 150/5340-30J, *Design and Installation Details for Airport Visual Aids*. Included are the following sub-tasks:

- a. The Consultant will make a recommendation of the proposed electrical improvements based on the previously completed 2018 electrical investigation report. Based on the age of the existing infrastructure, it is anticipated that the wires and fixtures and signs will be replaced.
- b. The Consultant will evaluate the existing light spacing and determine if it is in compliance with FAA AC 150/5340-30J. This will be addressed in the Engineer's Design Report (EDR); however, light spacing work is not included in this scope, as all previous programming has operated under the assumption that this is / will be a fixture and wire replacement project. If the FAA requires the light spacing to be revised, a separate scope of services will be required, as there are insufficient funds to complete the work under this scope and environmental clearance has yet to be obtained.
- c. The Consultant will evaluate the existing airfield guidance signs and determine if the locations, legends, and / or equipment need to be corrected or upgraded in accordance with FAA AC 150/5340-18G, *Standards for Airport Sign Systems*. The Consultant will also coordinate with the Sponsor to update airfield guidance signs with new taxiway designations as established in the latest ALP. If new signs pads are needed as a result of existing pads being insufficient in length for revised messaging, Consultant will provide specific details to construct or extend said sign pads.
- d. The Consultant will design a preliminary conduit and circuit layout, with junction structure locations, for the purpose of illustrating the extent of the proposed improvements and preparing a preliminary cost estimate. Details of the layout will be refined in subsequent design phases.
- e. The Consultant will perform a preliminary evaluation of proposed electrical loads to determine if the existing regulator is sufficient.
- f. This scope does not include the submittal to the FAA Airport Mapping Teams Airport Program Specialist to finalize the mapping and naming procedure updates of the taxiways. This will be included under a separate contract.

1.9 PREPARE PRELIMINARY PLANS

The Consultant will prepare preliminary plan sheets depicting the proposed improvements. The following is a general list of drawings that will be used as a guideline. Actual number and title of drawings may be modified during the design phase, as required.

Sheet Number	Sheet Description	No. of Sheets	Scale
GENERAL			
G-001	Cover Sheet	1	N/A
G-002	Sheet Index	1	N/A
G-003	Legend, and Abbreviations	1	N/A
G-021	Project Layout Plan	1	1" = 500'
G-041	Survey Control Plan	1	1" = 500'
G-081	Construction Safety and Phasing Plans	6	1" = 100'
G-086	Construction Safety and Phasing Details	3	N/A
ELECTRICAL			
E-101	Electrical Demolition Plans	13	1" = 50'
E-201	Electrical Improvement Plans	13	1" = 50'
E-401	Vault Inventory Plan	1	N/A
E-601	Electrical Details	3	N/A
Total Number of Sheets		44	

1.10 PREPARE PRELIMINARY SPECIFICATIONS

The Consultant will assemble the specifications as stated below for the Sponsor to use in obtaining competitive bids for the work. The documents will meet current FAA Standards for AIP funded projects and incorporate Sponsor specifications / provisions as necessary to support FAA specifications

1.10.1 Bidding and Contract Documents

The Consultant will review the latest standard Bidding and Contract Documents provided by the Sponsor and tailor them to the Project. For documents that have no Sponsor standard, the Consultant will prepare the documents based on FAA standards. The documents will include but not be limited to the following:

- a. Notice to Bidders
- b. Instructions to Bidders
- c. Proposal Forms
- d. Bid Schedule
- e. Sample Agreement
- f. Insurance Requirements
- g. Bonds and Guarantees

1.10.2 Sponsor Special Provisions

The Consultant will coordinate with the Sponsor to include the Sponsor Special Provisions in the specifications package. The Consultant will conduct quality control review to identify areas in the Sponsor Special Provisions that may conflict with Federal Contract Provisions and the FAA General Contract Provisions and provide comments to the Sponsor for their consideration and action, if applicable.

1.10.3 Required Federal Contract Provisions

Federal laws and regulations require that specific contract provisions be included in federally funded contracts as established within the grant assurances. The Consultant will prepare the Required Federal Contract Provisions. These requirements cover items such as:

- a. Affirmative Action Requirement
- b. Buy American Preference
- c. Civil Rights
- d. Davis-Bacon Act Requirements
- e. Debarment and Suspension
- f. Disadvantaged Business Enterprise
- g. Equal Employment Opportunity
- h. Federal Fair Labor Standards Act (Minimum Wage)
- i. Foreign Trade Restrictions
- j. Lobbying and Influencing Federal Employees
- k. Procurement of Recovered Materials
- l. Prohibition of Segregated Facilities
- m. Occupational Safety and Health Act

1.10.4 Project-Specific Special Provisions for Airport Construction

The Consultant will prepare Special Provisions to address or expand on conditions specific to construction on the Airport, which require additional clarification. They will include, as applicable but are not limited to, the following items:

- a. General Safety Requirements, Airfield Safety and Traffic Control
- b. Construction Schedule Requirements
- c. Time Limitations
- d. Work Hour Limitations
- e. Liquidated Damages
- f. Project Sequencing and Potential Delays
- g. Barricades and Runway Closure Markers
- h. Radio Communication
- i. Access and Security
- j. Required Training
- k. General Site Information and Requirements
- l. Construction Staking and Survey Layout

- m. Submittal Procedures
- n. Schedule of Values
- o. Miscellaneous Material Specifications
- p. Record Drawings
- q. Certified Payroll Requirements
- r. Project Pay Request Requirements

1.10.5 FAA Standard Specifications for Construction of Airports

The Consultant will prepare General Contract Provisions, General Construction Items, and Technical Specifications in accordance with FAA AC 150/5370-10H, *Standard Specifications for Construction of Airports*. FAA Standard Technical Specifications shall include but are not limited to the following items:

- P-152 Excavation, Subgrade, and Embankment
- P-153 Controlled Low-Strength Material (CLSM)
- P-606 Adhesive Compounds, Two-Component for Sealing Wire and Lights in Pavement
- P-610 Concrete for Miscellaneous Structures
- L-108 Underground Power Cable for Airports
- L-109 Airport Transformer Vault and Vault Equipment
- L-110 Airport Underground Electrical Duct Banks and Conduits
- L-115 Electrical Manholes and Junction Structures
- L-125 Installation of Airport Lighting Systems

1.10.6 Contractor's Materials and Equipment Submittal Checklist

The Consultant will prepare a checklist to attach to the specification book, which lists the material and equipment submittals that will be expected from the contractor prior to construction. The submittals will reference sections from the specifications.

1.11 PREPARE PRELIMINARY ENGINEER'S DESIGN REPORT

The Consultant will prepare a Preliminary Engineer's Design Report (EDR) to document the basis and findings of the preliminary design. The EDR will be updated during the design and the final report will be prepared and submitted with final deliverables. Elements of the EDR will include but are not limited to the following:

- a. Introduction / Scope
- b. History of the Existing System
- c. Existing Electrical Investigation (Including Photographs)
- d. Topographic Survey
- e. Design Standards
- f. Electrical Design
 - Taxiway 'A' Lighting Improvements (Including Load Calculations as Appendix)
- g. NAVAID Impacts

- h. Environmental Considerations
- i. Utility Information
- j. Modifications to AIP Standards (If Applicable)
- k. Delineation of AIP Eligible and Ineligible Work Items
- l. DBE Participation
- m. Considerations for Airport Operational Safety
- n. Project Schedule
- o. Estimated Project Cost (including Detailed Cost Breakdown as Appendix)
- p. Design Review Meeting Minutes (included as Appendix)

1.12 PREPARE PRELIMINARY Cost Estimate

1.12.1 Calculate Estimated Preliminary Quantities

The Consultant will calculate necessary quantities for the various work items. Quantities will be consistent with the specifications and acceptable quantity calculation practices. Key work items to be quantified include, but are not limited to, removal and installation of lights, signs, and junction structures, which includes any supporting cable.

1.12.2 Prepare Preliminary Cost Estimate

The Consultant will provide a construction cost estimate based on record cost data and similar work. The cost estimate will include several bid items that in subsequent design submittals will correlate with items in the specifications. In addition to construction cost, the Consultant will also estimate total Project costs including but not limited to Sponsor administration, design, and construction administration. These additional costs will be provided to support the Sponsor in the grant planning process.

1.13 PREPARE PRELIMINARY CONSTRUCTION SAFETY AND PHASING PLAN

The Consultant will prepare a Construction Safety and Phasing Plan (CSPP) in conformance with FAA Standards and FAA AC 150/5370-2G, *Operational Safety on Airports During Construction*. After Sponsor review and approval, the CSPP will be uploaded to the FAA online portal for review and approval. The final CSPP will be included in the Bid Documents package and generally includes the following information:

- a. Overview and Purpose
- b. Construction Safety Responsibility of Each Party
- c. Construction Phasing, including but not limited to:
 - Phasing and time limitations: To establish a fair construction duration, the Consultant will prepare an estimated critical-path construction schedule for each phase or work area. The schedule will be based on productivity rates observed in similar projects. This schedule is an estimate only and will not relieve the contractor of their responsibility to prepare a detailed schedule of work.
 - Areas and operations affected by construction
 - Wildlife management
 - Hazardous materials management
 - Inspection requirements

- Marking and signs for access routes
 - Protection of runway and taxiway critical areas
 - Safety plan compliance document
- d. Construction Safety and Phasing Plan Sheets
- 1.14 PREPARE FAA FORM 7460-1
- The Consultant will complete a notice of proposed construction or alteration (Form 7460) as per FAA guidelines and will submit the form to the FAA via the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) portal. One (1) 7460 is anticipated for the Project. The 7460 will include detailed graphics containing latitude and longitude coordinates, existing ground surface, height of equipment, and distance from runway.
- 1.15 PREPARE PRELIMINARY SUBMITTAL
- 1.15.1 Internal QA Review
- The QA staff assigned by the PM as part of the quality control program will perform an internal review of the preliminary deliverables listed below. The review will be performed using Bluebeam software, and the QA staff will provide markups if modifications to the deliverables are required. The PM will then review the completed markups and coordinate the design team to modify the deliverables, as necessary.
- 1.15.2 Submit Preliminary Deliverables to Sponsor
- The Consultant will finalize assembly of the preliminary deliverables listed below and submit to the Sponsor for review. The deliverables will be submitted electronically using Newforma file transfer software. The Consultant will also print, assemble, and ship hard copies of the deliverables if requested by the Sponsor.

PHASE 1 DELIVERABLES

- 1) Project Management Plan (PMP) – Electronic submittal
- 2) Kickoff Meeting Agenda and Minutes – Electronic submittal
- 3) Design Review Meeting Agenda and Minutes – Electronic submittal
- 4) Preliminary Plans (11x17) – Electronic submittal and two (2) hard copies
- 5) EDR (Preliminary) – Electronic submittal and two (2) hard copies

PHASE 2 FINAL DESIGN

2.1 PHASE 2 PROJECT MANAGEMENT AND COORDINATION

Project management tasks during Phase 2 scope of work will consist of the following:

- 2.1.1 Update Schedule
- The schedule created during Phase 1 will be updated throughout design as necessary based on review times by the Sponsor and FAA.
- 2.1.2 Coordinate PMP Updates
- The PM will continue to coordinate and monitor PMP during Phase 2.

2.1.3 Coordinate Internal Design Team

The PM will continue to coordinate and monitor internal work progress during Phase 2.

2.1.4 Quality Control Program

The PM will complete review of the QC checklist, and the design team will finalize the design log during Phase 2.

The PM and assigned QC team members will review the final deliverables prior to completion.

2.1.5 Prepare Invoices

The PM will continue to maintain the Project budget table and prepare invoices as defined in Phase 1. It is anticipated that two (2) invoices will be prepared during Phase 2.

2.2 PHASE 2 PROJECT MEETINGS AND COMMUNICATION

The Consultant will participate in meetings and calls during Phase 2. Meetings and communication items will be as follows:

2.2.1 Internal Progress Meetings

The PM will conduct two (2) meetings with the internal design team to discuss the Project schedule and work progress. Up to six (6) members from Consultant Team will attend the meeting.

2.2.2 General Communication with Sponsor

The Consultant will communicate with the Sponsor throughout Phase 4 as needed via phone calls or email in addition to the meetings listed herein.

2.3 PREPARE FINAL PLANS

Based on Sponsor review of the preliminary submittal, the Consultant will update the plans.

2.4 PREPARE FINAL SPECIFICATIONS

Based on Sponsor review of the preliminary submittal, the Consultant will update the specifications.

2.5 PREPARE FINAL ENGINEER'S DESIGN REPORT

Based on Sponsor review of the preliminary submittal, the Consultant will update the EDR. The Consultant will also complete the required FAA Sponsor Certifications as an appendix to the EDR, verifying that the plans and specifications were developed in accordance with FAA requirements and the Equipment / Construction Contract Certification. These will be submitted to Sponsor for review and signature.

2.6 PREPARE FINAL Cost Estimate

2.6.1 Calculate Estimated Final Quantities

The Consultant will update the quantities based on the final design.

2.6.2 Prepare Final Cost Estimate

The Consultant will update the cost estimate based on the final design.

2.7 PREPARE FINAL CONSTRUCTION SAFETY AND PHASING PLAN

Based on Sponsor review of the preliminary submittal, the Consultant will update the CSPP.

2.8 PREPARE FINAL SUBMITTAL

2.8.1 Internal QC Review

The PM and QC staff, assigned by the PM as part of the quality control program, will perform an internal review of the final deliverables listed below. The review will be performed using Bluebeam software, and the PM and QC staff will provide markups if modifications to the deliverables are required. The PM will then review the completed markups and coordinate the design team to modify the deliverables, as necessary.

2.8.2 Submit Final Deliverables to Sponsor

The Consultant will complete assembly of the final deliverables listed below and submit to the Sponsor for bid distribution. The deliverables will be submitted electronically using Newforma file transfer software.

PHASE 2 DELIVERABLES

- 1) Final Plans (11x17 and full size) – Electronic submittal
- 2) Final Specifications – Electronic submittal
- 3) Final EDR – Electronic submittal
- 4) Final CSPP – Electronic submittal

PHASE 3 BID ADMINISTRATION

3.1 PHASE 3 PROJECT MANAGEMENT

Project management tasks during Phase 3 will consist of the following:

3.1.1 Update Schedule

The schedule created during Phase 1 will be updated to show bid administration milestones.

3.1.2 Prepare Invoices

The PM will continue to maintain the Project budget table and prepare invoices as defined in Phase 1. It is anticipated that two (2) invoices will be prepared during Phase 3.

3.2 PHASE 3 PROJECT MEETINGS AND COMMUNICATION

The Consultant will participate in meetings and calls during Phase 3. Meetings and communication items will be as follows:

3.2.1 Pre-Bid Conference

The Consultant will arrange for and conduct a Pre-Bid Conference with potential contractors and the Sponsor to review the Project and answer questions. Up to two (2) members from Consultant Team will attend in-person (anticipated to consist of Project Engineer and Engineer II). The Pre-Bid Conference is anticipated to be held at the Airport and include a site visit. A meeting agenda and minutes will be prepared and distributed.

The Consultant will also prepare full-size graphics to illustrate the Project to potential contractors.

3.2.2 General Communication with Sponsor

The Consultant will communicate with the Sponsor throughout Phase 3, as needed, via phone calls or email in addition to the meetings listed herein.

3.3 PREPARE ADVERTISEMENT FOR BIDS

Required advertisement dates and bidding dates will be established. Consultant will prepare the Advertisement in conformance with FAA and local standards and submit a copy of the advertisement to the Sponsor. The Sponsor will be responsible for preparing advertisement for bids for local newspaper(s).

3.4 BID DOCUMENTS DISTRIBUTION

Consultant will prepare and upload Bid Documents to Quest Construction Data Network (QuestCDN.com). Contractors interested in bidding on the Project can register and pay a fee of \$22.00 to access and download the Bid Documents. Bidders will be responsible for submitting their physical bids to the Sponsor; online bidding will not be used.

3.5 RESPOND TO BIDDERS' QUESTIONS

During the bidding process, the Consultant will be available to clarify bidding issues with contractor and suppliers, and for consultation with the various entities associated with the Project.

3.6 BID ADDENDA

The Consultant will assist the Sponsor, as necessary, to prepare bid addenda as appropriate to interpret, clarify, or change the bidding documents as required by the Sponsor or FAA. Addenda will be made available to the plan holders electronically via the QuestCDN site. Up to two (2) addenda are anticipated.

3.7 BID OPENING

The Consultant will attend the bid opening at the site, as identified in the Bid Advertisement.

3.8 BID REVIEW AND BID TABULATION

The Consultant will advise the Sponsor as to the completeness of the apparent low-bid and to the acceptability of substitute materials, equipment, or methodology proposed by bidders. The Consultant will prepare a spreadsheet that includes all bid items for the purpose of evaluating the lowest bidder. The Consultant will input the as-bid unit prices into the spreadsheet and verify mathematical computations of the bids. The Consultant will then provide the name of the Apparent Low Bidder.

3.9 PREPARE RECOMMENDATION FOR AWARD

The Consultant will prepare a Recommendation of Award for the Sponsor to accept or reject the submitted bids. If rejection is recommended, the Consultant will supply an explanation for their recommendation and possible alternative actions that the Sponsor can pursue to complete the

Project. The Consultant will also prepare a draft letter on Sponsor letterhead for Sponsor to send to FAA requesting FAA concurrence with award.

3.10 PREPARE CONFORMED PLANS AND SPECIFICATIONS

The Consultant will prepare a conformed Plans and Specifications set that will be labeled "Issued for Construction." The conformed set will include all addenda and any changes made to the construction drawings during the bidding phase. If a Bid Alternate is not awarded, plans will be modified to show what work is not in Contract.

PHASE 3 DELIVERABLES

- 1) Pre-Bid Conference Minutes – Electronic submittal
- 2) Recommendation of Award – Electronic submittal
- 3) Conformed set of plans and specifications – Two (2) printed copies and electronic submittal

SCHEDULE OF COMPLETION

A tentative design and bidding schedule is included as *Attachment 2*. The schedule assumes that the Sponsor will issue a Notice to Proceed (NTP) in February 2023. Based on the current FAA grant schedule, the construction of this Project is programmed for a FY 2023 AIP grant. The bid opening is not anticipated to occur until the middle of June 2023, to align with the grant application timeline. Bid opening date will ultimately be coordinated with the FAA based on their 2023 grant requirements. The tentative schedule includes extended design and review periods based on the assumed amount of time available between NTP and bid opening. Actual durations may be reduced based on work progress or a change in milestones. Estimated durations for each applicable phase are shown below:

PHASE 1

- 1) Based on the assumed NTP and bid opening, the estimated duration to complete the preliminary submittal is within twenty-five (25) working days after receipt of NTP from the Sponsor.

PHASE 2

- 1) Based on the assumed NTP and bid opening, the estimated duration to complete the final submittal is within seventeen (17) working days after receipt of Sponsor and FAA comments on the preliminary submittal.

PHASE 3

The estimated duration to complete the bid administration phase is twenty (20) working days after Phase 2 has been completed

- 1) The Consultant will coordinate bid administration milestones with the Sponsor and FAA based on Sponsor standard processes and FAA grant timelines.
- 2) The Consultant will submit the Recommendation of Award within five (5) working days after receipt of the bid proposal documents from the Sponsor.

Design durations do not include Sponsor and FAA review periods. Once the NTP is received from the Sponsor, the Consultant will prepare and maintain a Project schedule that estimates Sponsor and FAA review periods.

SERVICES TO BE PROVIDED BY THE SPONSOR AND EXCLUDED SERVICES

The Sponsor and Consultant agree that the following items will be provided by the Sponsor or are excluded from this scope. If these or any additional items are added to the Consultant's scope of work, they will be considered extra services and require a negotiated fee and an Amendment to the contract.

- 1) Any fees, easements, or permit fees from the Sponsor, State, County, or utility companies, and others.
- 2) Reproduction and distribution of Bid Documents to interested contractors.
- 3) Access to the site for Consultant and subconsultants.
- 4) Storm Water Pollution Prevention Plan (SWPPP) preparation.
- 5) Data to Consultant such as reports, "as-built" drawings, and other information related to the Project.
- 6) Review of draft documents from Consultant within a reasonable amount of time, including review comments provided in writing. All Sponsor review comments from various individuals and departments shall be provided in writing and shall be returned to the Consultant as a single package representing all Sponsor's review comments.
- 7) Protection of digital information or data supplied by Consultant, if any, from contamination, misuse, or changes.

COMPENSATION FOR SERVICES

- 1) Payment for all work outlined in this Scope of Services shall be made on a **lump sum** basis in the amount of **One Hundred Sixty-Eight Thousand Seven Hundred Twenty-Seven Dollars (\$168,727)**. This fee shall include labor, materials, expenses, and incidentals necessary to complete the work as described herein. An Engineering Design Cost Estimate is included as *Attachment 3* to this scope. Payments will be made monthly based on the percentage of work complete.
- 2) Payment for any additional services (extra services) requested by the Sponsor will be performed on a time-and-expense basis in conformance with the Mead & Hunt, Inc. Standard Billing Rate Schedule, effective January 1, 2023, included as *Attachment 4*. The Consultant will establish the budget prior to starting any additional services and may not exceed the budget without written authorization from the Sponsor. Any additional services must be authorized in writing by the Sponsor.

END OF SCOPE

Prepared and submitted by,

MEAD & HUNT, Inc.



Rafael Gonzalez, PE
Project Manager

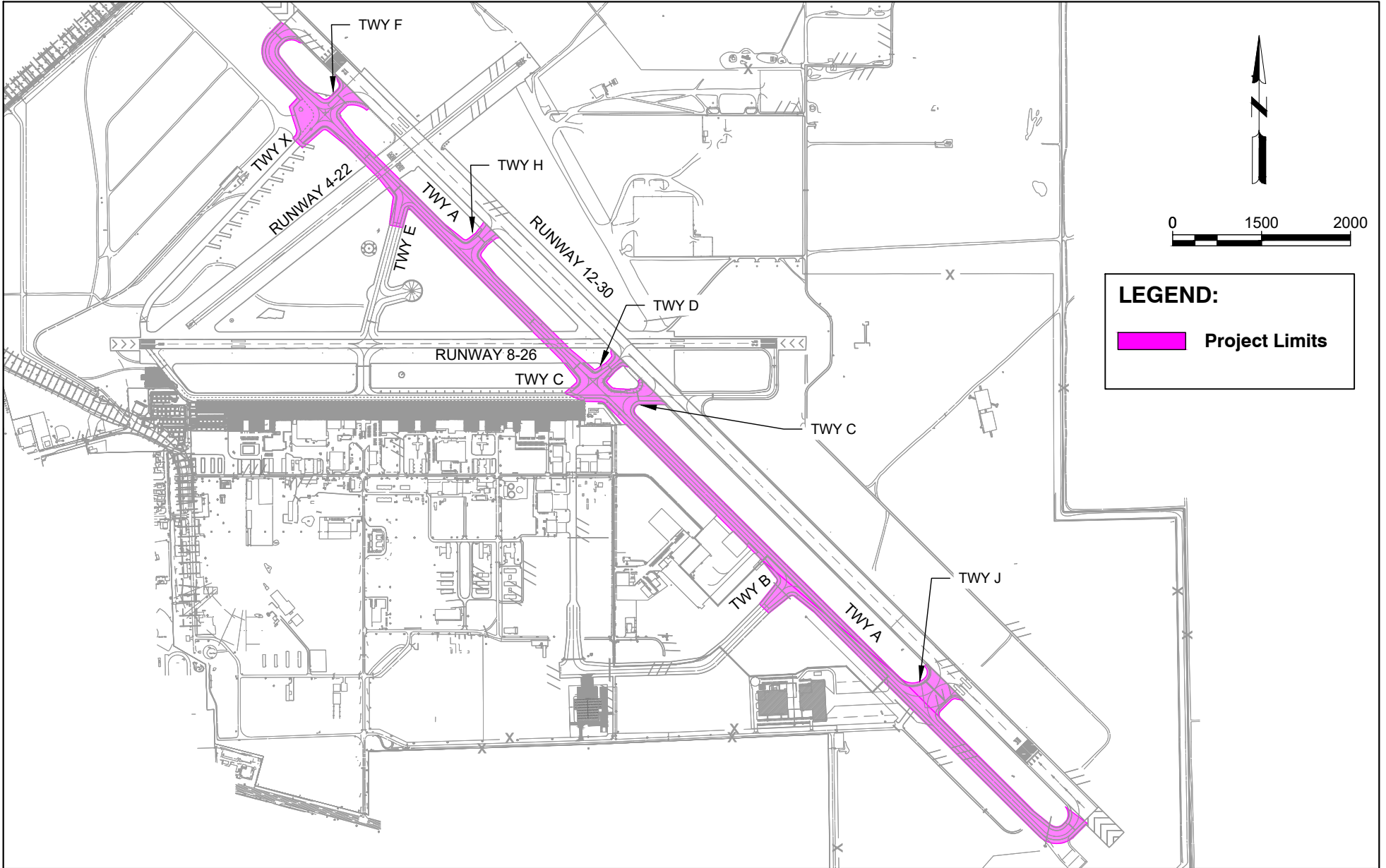
Attachments

Attachment 1 – Project Limits

Attachment 2 – Tentative Design and Bidding Schedule

Attachment 3 – Engineering Design Cost Estimate

Attachment 4 – Mead & Hunt, Inc. Standard Billing Rate Schedule (2023)



MOJAVE AIR AND SPACE PORT

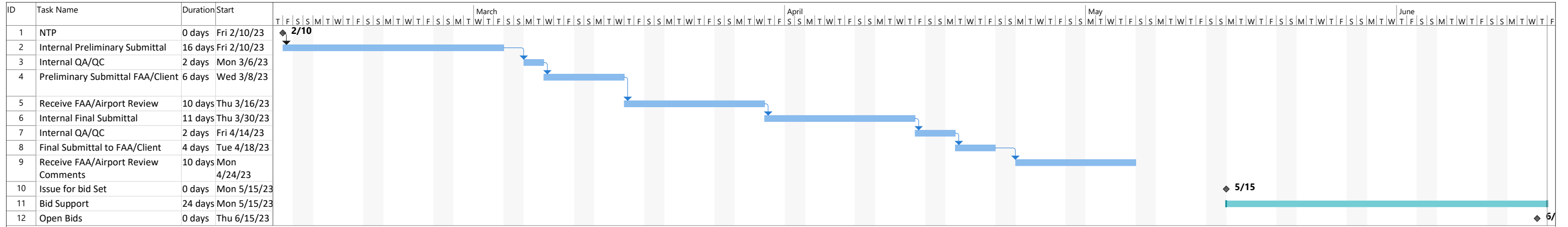


TAXIWAY A ELECTRIC AND LIGHTING
REHABILITATION PROJECT

PROJECT LIMITS



ATTACHMENT 1



Project: MHV Taxiway A Electric Date: Mon 1/9/23	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	Progress

MOJAVE AIR AND SPACE PORT
Taxiway A Electric and Lighting Rehabilitation Project
Engineering Design Cost Estimate

Date: 2/13/2023

PHASES and TASKS		Mead & Hunt (labor hours and rates)									Expenses					Total Cost
		Senior Associate	Senior Project Engineer	Project Engineer / Project Manager	Senior Engineer / Deputy PM	Senior Engineer / Construction Manager	Senior Engineer / Electrical Engineer of Record	Engineer II	Engineer I	Administrative Assistant	Auto Rental (Per Day)	Air Travel	Hotel Stay	Meals (Per Meal)	Reproduction and Shipping	
<i>Mead & Hunt, Inc. Rates 2023</i>		\$340	\$272	\$235	\$220	\$220	\$220	\$158	\$142	\$121	\$150	\$800	\$200	\$20	1	
PHASE 1 - PRELIMINARY DESIGN																
1.1	Phase 1 Project Management and Coordination															
1.1.1	Prepare Contract and Project Setup	1		1	2					2						\$ 1,257.00
1.1.2	Prepare Project Management Plan (PMP)		2	6						3						\$ 2,317.00
1.1.3	Prepare Schedule			4						1						\$ 1,061.00
1.1.4	Coordinate Internal Design Team		2	7						1						\$ 2,310.00
1.1.5	Coordinate Subconsultants - NIC															\$ -
1.1.6	Quality Control Program		4	8						4						\$ 3,452.00
1.1.7	Prepare Invoices	1	1.5	3						1				\$ 40.00		\$ 1,614.00
1.2	Phase 1 Project Meetings and Communication															
1.2.1	Internal Project Kickoff Meeting		1	1	2			1	1	2				\$ 40.00		\$ 1,749.00
1.2.2	Project Kickoff Meeting with Sponsor			8	2						1			1	\$ 40.00	\$ 2,530.00
1.2.3	Pavement Condition Investigation - NIC															\$ -
1.2.4	Existing Electrical Investigation			8				8			1	1	1	4		\$ 4,870.00
1.2.5	Monthly Internal Progress Meetings		2	3	2			2	2	3						\$ 3,092.00
1.2.6	Bi-Monthly Progress Meetings with Sponsor			2	2											\$ 910.00
1.2.7	Present Preliminary Submittal to Sponsor			2	2			2		1				\$ 40.00		\$ 1,511.00
1.2.8	General Communication with Sponsor			8	2											\$ 2,320.00
1.3	Topographic Surveying															
1.3.1	Coordination and File Preparation for SUBCONSULTANT - NIC															\$ -
1.3.2	Field Work and Drawing Preparation (Subconsultant) - NIC															\$ -
1.3.3	Convert Survey Data for CAD Software (Consultant)			1	6				8							\$ 2,691.00
1.4	Geotechnical Investigation - NIC															\$ -
1.5	Preliminary Pavement Design - NIC															\$ -
1.6	Preliminary Pavement Rehabilitation Design - NIC															\$ -
1.7	Preliminary Pavement Marking Design - NIC															\$ -
1.8	Preliminary Electrical Design															
1.8.1	Taxiway A Lighting Improvements				4	4	24	8	12							\$ 10,008.00

MOJAVE AIR AND SPACE PORT
Taxiway A Electric and Lighting Rehabilitation Project
Engineering Design Cost Estimate

Date: 2/13/2023

PHASES and TASKS		Mead & Hunt (labor hours and rates)									Expenses					Total Cost
		Senior Associate	Senior Project Engineer	Project Engineer / Project Manager	Senior Engineer / Deputy PM	Senior Engineer / Construction Manager	Senior Engineer / Electrical Engineer of Record	Engineer II	Engineer I	Administrative Assistant	Auto Rental (Per Day)	Air Travel	Hotel Stay	Meals (Per Meal)	Reproduction and Shipping	
<i>Mead & Hunt, Inc. Rates 2023</i>		\$340	\$272	\$235	\$220	\$220	\$220	\$158	\$142	\$121	\$150	\$800	\$200	\$20	1	
1.9	Prepare Preliminary Plans															
	GENERAL SHEETS															
	Cover Sheet (1 Sheet)			0.5	1				2						\$ 20.00	\$ 641.50
	Sheet Index (1 Sheet)			0.5	1				2						\$ 20.00	\$ 641.50
	Legend, and Abbreviations (1 Sheet)				1				2						\$ 20.00	\$ 524.00
	Project Layout Plan (1 Sheet)			1	3			4							\$ 20.00	\$ 1,547.00
	Survey Control Plan (1 Sheet)			1	3			4							\$ 20.00	\$ 1,547.00
	Construction Safety and Phasing Plans (6 Sheets)			2		6		6							\$ 40.00	\$ 2,778.00
	Construction Safety and Phasing Details (3 Sheets)			1		3			4						\$ 20.00	\$ 1,483.00
	ELECTRICAL SHEETS															
	Electrical Demolition Plans (13 Sheets)			2		2	6	4	22						\$ 40.00	\$ 6,026.00
	Electrical Improvement Plans (13 Sheets)			4		2	8	24	6						\$ 40.00	\$ 7,824.00
	Vault Inventory Plan (1 Sheet)			1			2		6						\$ 20.00	\$ 1,547.00
	Electrical Details (3 Sheets)			1			2		8						\$ 20.00	\$ 1,831.00
1.10	Prepare Preliminary Specifications															
1.10.1	Bidding and Contract Documents		1	3						6					\$ 20.00	\$ 1,723.00
1.10.2	Sponsor Special Provisions			2						6					\$ 20.00	\$ 1,216.00
1.10.3	Required Federal Contract Provisions			2						6					\$ 20.00	\$ 1,216.00
1.10.4	Project-Specific Special Provisions for Airport Construction			4						6					\$ 20.00	\$ 1,686.00
1.10.5	FAA Standard Specifications for Construction of Airports			4			4		6	4					\$ 20.00	\$ 3,176.00
1.10.6	Contractor's Material and Equipment Submittal Checklist			1			1	1		3					\$ 20.00	\$ 996.00
1.11	Prepare Preliminary Engineer's Design Report		1	5			4			5					\$ 40.00	\$ 2,972.00
1.12	Prepare Preliminary Cost Estimate															
1.12.1	Calculate Estimated Preliminary Quantities			1	2		3	6	12							\$ 3,987.00
1.12.2	Prepare Preliminary Cost Estimate			1	2		3	6	12							\$ 3,987.00
1.13	Prepare Preliminary Construction Safety and Phasing Plan		1	1		10	4	8	20	2					\$ 30.00	\$ 7,963.00
1.14	Prepare FAA Form 7460-1	2			1			4	2							\$ 1,816.00
1.15	Prepare Preliminary Submittal															
1.15.1	Internal QA Review		8			8										\$ 3,936.00
1.15.2	Submit Preliminary Deliverables to Sponsor				2		4			4					\$ 60.00	\$ 1,864.00
	Phase 1 Subtotal	4	23.5	100	40	35	78	78	127	60	2	1	1	5	\$ 690.00	\$ 104,620.00

MOJAVE AIR AND SPACE PORT
Taxiway A Electric and Lighting Rehabilitation Project
Engineering Design Cost Estimate

Date: 2/13/2023

PHASES and TASKS		Mead & Hunt (labor hours and rates)									Expenses					Total Cost
		Senior Associate	Senior Project Engineer	Project Engineer / Project Manager	Senior Engineer / Deputy PM	Senior Engineer / Construction Manager	Senior Engineer / Electrical Engineer of Record	Engineer II	Engineer I	Administrative Assistant	Auto Rental (Per Day)	Air Travel	Hotel Stay	Meals (Per Meal)	Reproduction and Shipping	
<i>Mead & Hunt, Inc. Rates 2023</i>		\$340	\$272	\$235	\$220	\$220	\$220	\$158	\$142	\$121	\$150	\$800	\$200	\$20	1	
PHASE 2 - FINAL DESIGN																
2.1	Phase 2 Project Management and Coordination															
2.1.1	Update Schedule			2						2						\$ 712.00
2.1.2	Coordinate PMP Updates			2						2						\$ 712.00
2.1.3	Coordinate Internal Design Team			6												\$ 1,410.00
2.1.4	Quality Control Program			6												\$ 1,410.00
2.1.5	Prepare Invoices	1	1.5	3						1						\$ 1,574.00
2.2	Phase 2 Project Meetings and Communication															
2.2.1	Internal Progress Meetings		2	3	2		2	2	2	2					\$ 20.00	\$ 2,991.00
2.2.2	General Communication with Sponsor			4												\$ 940.00
2.3	Prepare Final Plans (Update 44 Sheets)		2	4	6	2	6	24	30							\$ 12,616.00
2.4	Prepare Final Specifications		1	4	4		8			8						\$ 4,820.00
2.5	Prepare Final EDR		1	2	8	1	4			8					\$ 40.00	\$ 4,610.00
2.6	Prepare Final Cost Estimate															
2.6.1	Calculate Estimated Final Quantities			1	1		4	2	6							\$ 2,503.00
2.6.2	Prepare Final Cost Estimate			1		2	2		6							\$ 1,967.00
2.7	Prepare Final CSPP		1	1	6		2		8	4					\$ 40.00	\$ 3,927.00
2.8	Prepare Final Submittal															
2.8.1	Internal QC Review		8			4										\$ 3,056.00
2.8.2	Submit Final Deliverables to Sponsor				4		1			4					\$ 60.00	\$ 1,644.00
Phase 2 Subtotal		1	16.5	39	31	9	29	28	52	31	0	0	0	0	\$ 160.00	\$ 44,892.00

MOJAVE AIR AND SPACE PORT Taxiway A Electric and Lighting Rehabilitation Project Engineering Design Cost Estimate																	Date: 2/13/2023
PHASES and TASKS	Mead & Hunt (labor hours and rates)										Expenses					Total Cost	
	Senior Associate	Senior Project Engineer	Project Engineer / Project Manager	Senior Engineer / Deputy PM	Senior Engineer / Construction Manager	Senior Engineer / Electrical Engineer of Record	Engineer II	Engineer I	Administrative Assistant	Auto Rental (Per Day)	Air Travel	Hotel Stay	Meals (Per Meal)	Reproduction and Shipping			
<i>Mead & Hunt, Inc. Rates 2023</i>	\$340	\$272	\$235	\$220	\$220	\$220	\$158	\$142	\$121	\$150	\$800	\$200	\$20	1			
PHASE 3 - BID ADMINISTRATION																	
3.1	Phase 3 Project Management and Coordination																
3.1.1	Update Schedule															\$ 675.00	
3.1.2	Prepare Invoices															\$ 1,802.00	
3.2	Phase 3 Project Meetings and Communication																
3.2.1	Pre-Bid Conference															\$ 2,568.00	
3.2.2	General Communication with Sponsor															\$ 940.00	
3.3	Prepare Advertisement for Bids															\$ 932.00	
3.4	Bid Documents Distribution															\$ 952.00	
3.5	Respond to Bidders' Questions															\$ 1,357.00	
3.6	Bid Addenda															\$ 2,721.00	
3.7	Bid Opening															\$ 1,530.00	
3.8	Bid Review and Tabulation															\$ 1,043.00	
3.9	Prepare Recommendation for Award															\$ 576.00	
3.10	Prepare Conformed Plans and Specifications															\$ 4,119.00	
	Phase 3 Subtotal															\$ 19,215.00	
	TOTAL PROJECT BUDGET (Lump Sum)															\$ 168,727.00	

MEAD & HUNT, Inc.
Standard Billing Rate Schedule
Effective January 2023

Standard Billing Rates

• Clerical	\$95.00 / hour
• Technical Editor	\$129.00 / hour
• Accounting, Administrative Assistant	\$121.00 / hour
• Technician I, Technical Writer	\$112.00 / hour
• Technician II, Surveyor - Instrument Person	\$130.00 / hour
• Technician III	\$151.00 / hour
• Technician IV	\$159.00 / hour
• Senior Technician	\$200.00 / hour
• Engineer I, Scientist I, Architect I, Planner I	\$142.00 / hour
• Engineer II, Scientist II, Architect II, Planner II.....	\$158.00 / hour
• Engineer III, Scientist III, Architect III, Planner III	\$170.00 / hour
• Construction Resident Project Representative (RPR)	\$179.00 / hour
• Senior Engineer, Senior Scientist, Senior Architect, Senior Planner, Construction Management	\$220.00 / hour
• Project Engineer, Project Scientist, Project Architect, Project Planner	\$235.00 / hour
• Senior Project Engineer, Senior Project Scientist, Senior Project Architect, Senior Project Planner	\$272.00 / hour
• Senior Associate, Principal, Senior Client / Project Manager	\$340.00 / hour

Expenses

- Geographic Information or GPS Systems \$100.00 / day
- Total Station Survey Equipment \$110.00 / day
Charges for other equipment may appear in a proposal
- Out-Of-Pocket Direct Job Expenses..... cost plus 15%
Such as reproductions, sub-consultants / contractors, etc.

Travel Expense

- Company or Personal Car Mileage..... \$ IRS rate / mile*
** Rates will be charged at Current IRS rate*
- Air and Surface Transportation..... cost plus 15%
- Lodging and Sustenance

Billing and Payment

- Travel time is charged for work required to be performed out-of-office. A minimum of two hours will be billed for any work out-of-office.
- Invoicing is on a monthly basis for work performed. Payment for services is due within 30 days from the date of the invoice. An interest charge of 1.5% per month is made on the unpaid balance starting 30 days after the date of invoice.

This schedule of billing rates is effective January 1, 2023, and will remain in effect until December 31, 2023, unless unforeseen increases in operational costs are encountered. We reserve the right to change rates to reflect such increases.

**Mojave Air & Space Port
Treasurer's Report
For the month ended December 31, 2022**

	County			Total
	General	Treasury	LAIF	
Beginning Balance	<u>\$ 2,997,444.15</u>	<u>\$ 1,903,562.31</u>	<u>\$ 4,210,358.59</u>	<u>\$ 9,111,365.05</u>
Receipts:				
Operating Revenues	1,122,307.47	-	-	1,122,307.47
Interest Income	129.74	13.22	-	142.96
Tax Proceeds	-	349,236.76	-	349,236.76
Total Receipts	<u>1,122,437.21</u>	<u>349,249.98</u>	<u>-</u>	<u>1,471,687.19</u>
Expenditures:				
Operating Expenses	(1,068,882.78)	-	-	(1,068,882.78)
Project Expenses	-	-	-	-
Total Expenditures	<u>(1,068,882.78)</u>	<u>-</u>	<u>-</u>	<u>(1,068,882.78)</u>
Transfers:				
Between General and County Treasury	-	-	-	-
Between General and LAIF	-	-	-	-
Total Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending Balance	<u>\$ 3,050,998.58</u>	<u>\$ 2,252,812.29</u>	<u>\$ 4,210,358.59</u>	<u>\$ 9,514,169.46</u>

The Mojave Air & Space Port unencumbered cash is on deposit bearing interest at various rates, in accordance with the District's Investment Policy.

MOJAVE AIR & SPACE PORT
Revenue and Expense by Function
For the Six Months Ending Saturday, December 31, 2022

Description	Rents & Leases Aviation	Rents & Leases Non-aviation	Flight Related Activities	Non-flight Related Activities	Total
Operating Revenue					
Fuel Sales & Services	1,053	-	1,983,970	-	1,985,023
Cost of Fuel & Lubricants Sold	-	-	1,559,277	-	1,559,277
Gross Profit on Fuel Sales & Services	1,053	-	424,693	-	425,745
Rents & Leases	2,876,135	1,036,301	5,806	24,143	3,942,385
Other Revenue	-	-	30,558	156,063	186,621
Total Operating Revenue	2,877,188	1,036,301	461,056	180,206	4,554,751
Operating Expense					
Salaries & Benefits	558,695	370,044	515,184	204,541	1,648,464
Noncapitalized Equipment	20,548	5,003	3,261	19,290	48,102
Supplies	32,490	15,902	47,434	10,323	106,149
Licensing & Software	11,516	8,361	3,474	7,552	30,903
Communications	13,503	5,357	6,418	6,799	32,077
Training & Travel	712	442	262	36,712	38,128
Permits & Fees	1,940	193	3,382	-	5,515
Repairs & Maintenance	214,959	137,491	111,043	6,834	470,327
Engineering Services	54,519	30,864	18,741	66,821	170,946
Legal & Accounting Services	62,309	-	-	66,987	129,295
Operating Services	68,833	30,209	202,261	5,730	307,033
Bad Debts	-	-	-	-	-
Dues & Subscriptions	6,350	1,091	3,558	22,505	33,504
Insurance	103,852	65,998	103,852	65,998	339,699
Marketing	5,243	4,651	5,140	56,892	71,926
Rent Expense	7,645	3,822	42,616	2,192	56,274
Utilities	67,903	106,552	29,407	26,990	230,852
Tenant Retention	7,569	7,569	-	-	15,137
Miscellaneous	934	828	18,405	20,535	40,702
Depreciation	435,325	2,597	789,329	12,922	1,240,173
Expense Reimbursements	5,705	-	(14,731)	(34,569)	(43,595)
Total Operating Expense	1,680,547	796,974	1,889,036	605,055	4,971,612
Excess (Deficit) of Operating Revenue over Operating Expense	1,196,641	239,327	(1,427,980)	(424,849)	(416,861)
Nonoperating Revenue					
Property Taxes	328,233	109,411	-	-	437,645
Interest Income	-	-	-	24,227	24,227
Other Nonoperating Revenue	-	-	-	227,721	227,721
Total Nonoperating Revenue	328,233	109,411	-	251,948	689,592
Excess (Deficit) of Revenue over Expense	1,524,874	348,738	-	(172,901)	272,732
FAA Projects					
Grants In Aid-Federal/State	-	-	10,000	-	10,000
FAA Projects Expense	-	-	-	441,157	441,157
Excess (Deficit) of FAA Projects Revenue over FAA Projects Expense	-	-	10,000	(441,157)	(431,157)
Reserve Designations					
Infrastructure Projects	-	-	-	188,861	188,861
Property Investments	-	-	-	70,000	70,000
Building Improvements	-	-	-	365,612	365,612
Equipment	-	-	-	169,956	169,956
Employee Benefits	-	-	-	250,000	250,000
Total Reserve Designations	-	-	-	1,044,430	1,044,430

Mojave Air & Space Port

Fuel Inventory Report

DECEMBER 2022

JET A		
Beginning Inventory	71,584	
Gallons Delivered		
Gallons Purchased	39,324	
Defuels	-	
Total Gallons Delivered	39,324	
Gallons Pumped		
Gallons Sold	38,535	
Refuels	-	
Tank farm/Line truck sumps	11	
Delivery Samples	25	
Total Gallons Pumped	38,571	
Ending Inventory	72,337	
Physical Check	69,494	
Inventory Value at	3.67	\$255,042.98

AVGAS		
Beginning Inventory		8,639
Gallons Delivered		
Gallons Purchased		8,007
Gallons Pumped		
Gallons Sold		2,301
Tank farm/Line truck sumps		5
Delivery Samples		-
Total Gallons Pumped		2,306
Ending Inventory		14,340
Physical Check		14,172
Inventory Value at	6.16	\$87,299.52

LUBRICANTS		
Beginning Inventory	205	
Quarts Purchased	0	
Quarts Sold	6	
Ending Inventory	199	
Physical Check	203	
Aeroshell 110; 100W; 15/50 Multi 110@ \$8.35; 33@ \$8.35; 62@ \$11.29		\$1,877.33

PRIST		
Beginning Inventory		117
Cans Purchased		0
Cans Sold		0
Ending Inventory		117
Physical Check - Cans		117
Physical Check - Bulk		3.4
117 CANS @ \$7.40; 3.4 (2.3) Gallons @ 60.90		\$1,119.66

UNLEADED FUEL		
Beginning Inventory	863.2	
Gallons Purchased	534.0	
Gallons Used	480.7	
Ending Inventory	916.5	
Physical Check	852.8	
Inventory Value at	\$4.01	\$3,419.73

DIESEL FUEL		
Beginning Inventory		842.4
Gallons Purchased		454.0
Gallons Used		456.9
Ending Inventory		839.5
Physical Check		873.6
Inventory Value at	\$4.75	\$4,148.73

DECEMBER 2022 Fuel Inventory \$352,907.95

DECEMBER Gallons Sold	40,836
Year to Date JET A	377,659
	100LL 16,122
Year to Date TOTAL	393,781

Mojave Air & Space Port
Customers Over 90 Days Past Due

	1-30 Days	31-60 Days	61-90 Days	90+ Days	TOTAL	Comments
American Verde Technologies	619.5	619.5	619.5	1858.5	3717	Pay or quit issued - Does the board want to move forward with eviction process
Masten	0.00	0.00	0.00	37,802.31	37,802.31	Bankruptcy
Spacelink	578.91	578.91	535.30	1,070.60	2,763.72	Working with legal
Dean Soest	508.63	465.00	341.44	3,226.38	4,541.45	
Aged AR as of 12/22/2022	437,815.11	43,692.90	43,692.90	17,104.83	542,305.74	

2022													
	January	February	March	April	May	June	July	August	September	October	November	December	
Total Income	\$ 14,393.35	\$ 14,162.96	\$ 16,587.75	\$ 13,722.36	\$ 15,977.22	\$ 16,372.83	\$ 15,186.16	\$ 14,447.23	\$ 13,525.88	\$13,558.45	\$ 15,275.97	\$ 15,733.84	
Total Expenses	\$ 17,749.37	\$ 16,397.68	\$ 16,489.07	\$ 19,430.07	\$ 11,763.35	\$ 13,213.09	\$ 18,108.77	\$ 20,754.89	\$ 15,804.22	\$17,779.09	\$ 19,348.53	\$ 18,442.75	
Net Income	\$ (3,356.02)	\$ (2,234.72)	\$ 98.68	\$ (5,707.71)	\$ 4,213.87	\$ 3,159.74	\$ (2,922.61)	\$ (6,307.66)	\$ (2,278.34)	\$ (4,220.64)	\$ (4,072.56)	\$ (2,708.91)	
MEMBERSHIPS	571	583	566	581	574	589	582	504	517	503	518	555	
New Members	90	103	95	85	51	69	47	37	35	43	49	38	
Cancelled Members	-110	-91	-112	-60	-58	-54	-54	-115	-22	-57	-34	-24	
Net Change	-20	12	-17	25	-7	15	-7	-78	13	-14	15	14	
Notes for board:	<u>JANUARY:</u>	Of the 110 cancels, 36 were switched to the new system, 15 went into collections, 11 moved, 5 had no time, 4 had job transfers, 4 joined other gyms, refusing to pay, medical & No reason had 2, and reasons of COVID concerns, equipment @home, and previously cancelled had 1. All other cancels were for other reasons.											
	<u>February:</u>	Of the cancels, 42 were switched to the new system, 15 were for returned to collections status, 6 moved, 4 joined other gyms, 3 were previously cancelled, 4 had no time, and reasons of medica, too far, job providing gym and other all had 1. All other reasons are unknown.											
	<u>March:</u>	Of the cancels, 32 were switched to the new system, 16 went into collections, 7 moved, 6 refuse to pay, 5 refused to switch to portal, 4 joined other gyms, Equipment @home and job transfers had 3, too far, trial membership and indefinite freeze had 2, and reason of no longer employee & can't afford had 1											
	<u>April:</u>	Of the 55 cancels, 17 were switched to the new system, 5 were returned for collections, 15 moved, 5 had no time, 1 stated it was too far, 1 joined another gym. Discrepancy in income statement is due to 10 duplicates. Also gross profit lower as we had our half off 1st month special and also offered free month to those 1 did not want to transfer to portal (ABC), the remaining either were cancelled due to delinquency or did not complete their cancellation forms that switched to the portal.											
	<u>May:</u>	Of the 58 cancelled members, 2 switched to the new system, 2 were returned for collections, 5 cancelled due to portal switch, 15 cancelled due to moving out of the area and the rest were either cancelled because of missed payments or unknown reasons.											
	<u>June:</u>	Of the 54 cancels, 5 were returned for collections, 5 converted to the new portal, 3 had no time, 21 moved, 2 joined another club, 3 had temporary memberships, 1 cancelled due to shower availability, the rest were either cancelled because of missed payments or unknown reasons.											
	<u>July:</u>	Of the 54 cancels, 18 moved, 2 joined another club, 2 had temporary memberships, 2 moved out of state, 3 had no time and the rest were either cancelled because of missed payments or unknown reasons. We have finalized the transition from ABC to the portal but are continuing to contact those remaining in effort to switch over until we lose ABC completely.											
	<u>August:</u>	Of the 115 cancels, 65 were not transferred from the datatrak, 25 moved, 25 remaining cancelled for other reasons or were delinquent											
	<u>September</u>	Of the cancels, 7 moved, 1 joined another gym, 2 had temporary memberships, 7 are leaving the location, and the rest were either cancelled because of missed payments or unknown reasons.											
	<u>October</u>	Of the cancels, 7 moved, 6 are leaving the location, 1 is pregnant, 1 is undergoing surgery, 2 due to finances, 1 is too busy, 1 joined another gym and the rest were either cancelled because of missed payments or unknown reasons.											
	<u>November</u>	Of the cancellations we had 22 members who left for the following reasons 13 left due to leaving location, 2 other reasons, 1 for work , 2 to busy, 1 temporarily leaving the area and 1 temporary membership and the rest were cancelled because of missed payments or unknown reasons.											
	<u>December</u>	Of the cancellations we had 10 leave he area 3 members moved 2 were to busy and 1 left for other reasons the other 8 were cancelled because of missed payments or unknown reasons.											



STAFF MEMORANDUM

TO: Board of Directors

FROM: Floyd VanWey, Director of Facilities

SUBJECT: Facilities Report

MEETING DATE: February 21, 2023

- On February 14 a high wind event resulted in damage to several buildings, a downed tree on Inyo street, excessive blow sand accumulation along the flight line, roof damage to building 1, and multiple broken vehicle windows. Immediate repairs were made as necessary however some are ongoing.
- New PAPIs on 12-30 have been installed and flight checked is scheduled for February 23rd.
- Crack repairs in the GA area were completed from February 6-10, additional repairs will resume the first week of March.
- Calibration of the Compass Rose begins February 16, 2023, and will extend through the end of March. Upon completion we will also be seal coating and re-striping taxiway Echo between the 8-26 and taxiway Charlie.
- GA Hangars 929,930, 931 and 956 each received various repairs including new interior and exterior lighting and new foam roofs as of February 16.
- Maintenance Worker and Groundskeeper interviews are scheduled for February 22 & 23 to fill multiple vacancies.



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

TO: MASP Board of Directors
FROM: Tim Reid, General Manager/CEO
MEETING DATE: February 21, 2023

Updates

- ➔ Runway 12/30 Rehabilitation – Working with Granite Construction to secure the performance bonds for the project and working on the finalization of the project.
- ➔ Inland Port Update – Working with Pioneer Partners to finalize the DOT RAISE grant including infrastructure improvements for the Airport. A preliminary report of all the entities who applied for the California port improvements grant indicate our request fell well within the middle of other applicants for the same grant, which we think is positive. Will update on the status of this grant as more information becomes available.
- ➔ Director of Operations Hiring – Final interviews were conducted last week, an offer has been made to a candidate and pending acceptance.
- ➔ Water System Update – Project Independent Fee Assessment Completed, surveying work to commence in the next couple of weeks. Mead & Hunt to send over a contract for design and engineering.
- ➔ Hangar Development Update – Researching options for funding this project, including financing options that may be available. Mead & Hunt are moving forward with the design for the relocation of the water pipe relocation. Spoke to several individuals at the CSF conference about financing the project. Working with Carrie to budget for design and engineering, with a goal of a phased approach of design and engineering, taxi lane and drainage construction, with the final phase construction of hangars. Spoke to Mead & Hunt who has a consultant that specializes in GA hangar development who has been providing guidance on financing options. Had a meeting last Friday with Dr. Gil Keinan with Local Equity who specializes in financing local government projects.
- ➔ Hypersonic Corridor Update – Working with Kimley-Horn to finalize the technical report, anticipate delivery by the end of February.
- ➔ CSF Meeting with Speaker of the House McCarthy – The CSF Board held a meeting with Speaker McCarthy, who continues to be a significant supporter of space transportation and, specifically, Mojave. Speaker McCarthy advised me he and his staff will be visiting Mojave



**AIR & SPACE PORT
AT RUTAN FIELD**

CEO REPORT

soon. CSF is working on a bill for funding infrastructure improvements for spaceports, which seems to be gaining some traction.

- ➔ Aerospace Workforce Coalition - Cerro Coso Community College conducted a workshop with our tenants to gain insight into the current workforce demand at Mojave, with the goal of establishing an aerospace training program for technical trades and possibly an aerospace degree program with the goal of establishing an outreach campus at Mojave. The meeting was very productive and had a good turnout from our tenants and stakeholders. The Dean of Cerro Coso was in attendance and is very supportive of this initiative.
- ➔ Taxiway A Lighting Circuit Project – The FAA/ADO office advised there may be some discretionary funding to perform the Taxiway A lighting circuit replacement, which is a pleasant surprise given they are funding the Runway 12/30 project using discretionary funding as well. We are in the process of completing an independent fee assessment and will work on getting the project shovel ready in preparation for award of the discretionary funds as early as September 2023. The lighting circuit's continuity is severely low, which will eventually result in a total failure in the very near future.
- ➔ RWY 12/30 PAPIs – The units were delivered and installed two weeks ago and installed last week. FAA Flight Check to be completed Wednesday, February 22nd, and both PAPIs will be fully reinstated by the end of that day.



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

Authorized Payments

BOARD MEETING: 2/21/2023	DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER	1/18/2023	34,061.99		34,061.99
	1/26/2023	77,014.75		77,014.75
	2/1/2023	27,013.16		27,013.16
	2/9/2023	83,941.19		83,941.19
	2/13/2023	2,050.00		2,050.00
	2/15/2023	24,428.16		24,428.16
				-
				-
EFT'S	1/31/2023	-	589,773.51	589,773.51
		248,509.25	589,773.51	838,282.76
BOD CHECK	2-7-23	2,011.81		
Mead & Hunt		8,441.00		
		378.50		
		3,331.68		
		14,162.99		14,162.99
VOID CHECK	63265			
TOTAL ALL CHECKS & EFT'S				852,445.75

Date: Thursday, January 26, 2023
 Time: 11:03AM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 07-23 As of: 1/26/2023

Page: 1 of 4
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063183	CK	1/26/2023	0000 Gladys Ledezma	07-23	052737	VO	REFUND SOWEC	1/24/2023	0.00	1,533.60
063184	CK	1/26/2023	0187 AFLAC	07-23	052744	VO	439354/0122	1/25/2023	0.00	537.60
063185	CK	1/26/2023	0244 American Electrical Services	07-23	052717	VO	BL233-2043	9/8/2023	0.00	12,200.00
063186	CK	1/26/2023	0250 Berchtold Equipment	07-23	052723	VO	W06306	1/12/2023	0.00	978.44
063186	CK	1/26/2023	0250 Berchtold Equipment	07-23	052724	VO	W06305	1/12/2023	0.00	871.04
063187	CK	1/26/2023	0350 Clarks Pest Control	07-23	052701	VO	32551292/0123	1/18/2023	0.00	54.00
063187	CK	1/26/2023	0350 Clarks Pest Control	07-23	052702	VO	3255128/0123	1/18/2023	0.00	123.00
063187	CK	1/26/2023	0350 Clarks Pest Control	07-23	052703	VO	32551293	1/18/2023	0.00	93.00
063187	CK	1/26/2023	0350 Clarks Pest Control	07-23	052704	VO	32551290/0123	1/18/2023	0.00	55.00
063188	CK	1/26/2023	0371 Chuck Coleman	07-23	052753	VO	122922	1/25/2023	0.00	35.00
063189	CK	1/26/2023	0396 CDW Government	07-23	052725	VO	GF47680	1/17/2023	0.00	858.45
063190	CK	1/26/2023	0427 Desert Industrial Supply	07-23	052728	VO	394065	1/19/2023	0.00	143.69
063191	CK	1/26/2023	0430 Desert Truck Service Inc.	07-23	052726	VO	1338730	1/18/2023	0.00	70.53
063191	CK	1/26/2023	0430 Desert Truck Service Inc.	07-23	052727	VO	1338735	1/18/2023	0.00	14.18
063191	CK	1/26/2023	0430 Desert Truck Service Inc.	07-23	052746	VO	1338768	1/23/2023	0.00	36.93
Check Total										121.64

Date: Thursday, January 26, 2023
 Time: 11:03AM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 07-23 As of: 1/26/2023

Page: 2 of 4
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063192	CK	1/26/2023	0479 Aramark	07-23	052708	VO	2601534532	1/20/2023	0.00	113.60
063192	CK	1/26/2023	0479 Aramark	07-23	052719	VO	2601533390	1/13/2023	0.00	222.31
063192	CK	1/26/2023	0479 Aramark	07-23	052721	VO	2601534577	1/20/2023	0.00	67.81
063192	CK	1/26/2023	0479 Aramark	07-23	052722	VO	2601534573	1/20/2023	0.00	162.62
									Check Total	566.34
063193	CK	1/26/2023	0514 E. Michael Louden, P. E.	07-23	052738	VO	2301-10	1/5/2023	0.00	870.00
063194	CK	1/26/2023	0518 Elevation Corp. Health, LLC	07-23	052712	VO	9594	12/31/2022	0.00	2,708.91
063195	CK	1/26/2023	0722 Freeway Smog & Auto Repair	07-23	052729	VO	3657	1/18/2023	0.00	128.68
063195	CK	1/26/2023	0722 Freeway Smog & Auto Repair	07-23	052730	VO	3653	1/17/2023	0.00	78.66
063195	CK	1/26/2023	0722 Freeway Smog & Auto Repair	07-23	052731	VO	3659	1/20/2023	0.00	34.22
									Check Total	241.56
063196	CK	1/26/2023	1103 KERN COUNTY DEPT.	07-23	052734	VO	170686125	1/12/2023	0.00	169.36
063196	CK	1/26/2023	1103 KERN COUNTY DEPT.	07-23	052735	VO	170686106	1/12/2023	0.00	149.64
									Check Total	319.00
063197	CK	1/26/2023	1161 Kern Auto Parts Inc	07-23	052732	VO	976808	1/17/2023	0.00	406.16
063197	CK	1/26/2023	1161 Kern Auto Parts Inc	07-23	052733	AD	976862	1/18/2023	0.00	-28.95
									Check Total	377.21
063198	CK	1/26/2023	1178 Kimley-Horn and Associates, Inc.	07-23	052718	VO	096541102-1222	12/31/2022	0.00	735.00
063199	CK	1/26/2023	1369 Mojave Desert News	07-23	052709	VO	56077	11/10/2022	0.00	63.50
063200	CK	1/26/2023	1390 Mission Linen Supply	07-23	052739	VO	518591224	1/19/2023	0.00	81.90
063200	CK	1/26/2023	1390 Mission Linen Supply	07-23	052740	VO	518591219	1/19/2023	0.00	50.21

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
								Check Total		132.11
063201	CK	1/26/2023	1551 OnSolve, LLC	07-23	052695	VO	15273732	1/19/2023	0.00	3,050.64
063202	CK	1/26/2023	1571 Ottimo Resources Inc	07-23	052747	VO	4250005898	1/19/2023	0.00	1,056.00
063203	CK	1/26/2023	1670 Linde Gas & Equipment Inc.	07-23	052736	VO	33704756	1/23/2023	0.00	67.57
063204	CK	1/26/2023	1800 Ramos Strong Inc	07-23	052741	VO	0382865	1/10/2023	0.00	771.09
063205	CK	1/26/2023	1925 Sparkletts	07-23	052706	VO	011923	1/19/2023	0.00	991.35
063206	CK	1/26/2023	1945 Harold Smith	07-23	052756	VO	10523	1/25/2023	0.00	573.00
063207	CK	1/26/2023	1952 Southern California Edison	07-23	052705	VO	16545683/0123	1/17/2023	0.00	1,740.96
063207	CK	1/26/2023	1952 Southern California Edison	07-23	052707	VO	011823	1/18/2023	0.00	217.92
								Check Total		1,958.88
063208	CK	1/26/2023	1954 Southern California Gas	07-23	052697	VO	89363938/0123	1/17/2023	0.00	2,250.53
063208	CK	1/26/2023	1954 Southern California Gas	07-23	052698	VO	11545997/0123	1/17/2023	0.00	2,107.65
063208	CK	1/26/2023	1954 Southern California Gas	07-23	052699	VO	31545767/0123	1/17/2023	0.00	437.69
063208	CK	1/26/2023	1954 Southern California Gas	07-23	052700	VO	61545001/0123	1/17/2023	0.00	3,165.67
								Check Total		7,961.54
063209	CK	1/26/2023	2007 Synapse Technologies Inc	07-23	052742	VO	1729	1/23/2023	0.00	3,159.00
063209	CK	1/26/2023	2007 Synapse Technologies Inc	07-23	052743	VO	1742	1/22/2023	0.00	5,425.00
								Check Total		8,584.00
063210	CK	1/26/2023	2066 DBT Transportation Services,	07-23	052694	VO	2550482	1/20/2023	0.00	23,271.45

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid		
063211	CK	1/26/2023	2230 Verizon Wireless	07-23	052745	VO	9925171298	1/12/2023	0.00	1,740.79		
063212	CK	1/26/2023	2334 Walsworth	07-23	052710	VO	609202	12/31/2022	0.00	2,242.00		
063213	CK	1/26/2023	2450 Xerox Corporation	07-23	052696	VO	504259961/0123	1/5/2023	0.00	279.79		
063213	CK	1/26/2023	2450 Xerox Corporation	07-23	052713	VO	017929795	1/2/2023	0.00	183.00		
063213	CK	1/26/2023	2450 Xerox Corporation	07-23	052714	VO	017929794/1222	1/2/2023	0.00	168.36		
Check Total										631.15		
063214	CK	1/26/2023	3017 Carmelita Panko	07-23	052755	VO	012423	1/25/2023	0.00	30.00		
063215	CK	1/26/2023	4231 Christina Scott	07-23	052754	VO		1/25/2023	0.00	208.20		
063216	CK	1/26/2023	4523 Gerardo Perez	07-23	052662	VO	110622	1/12/2023	0.00	125.00		
063216	CK	1/26/2023	4523 Gerardo Perez	07-23	052663	VO	111622	1/12/2023	0.00	134.00		
Check Total										259.00		
Check Count:		34								Acct Sub Total:		77,014.75

Check Type	Count	Amount Paid
Regular	34	77,014.75
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	34	77,014.75

Company Disc Total	0.00	Company Total	77,014.75
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Company: MASP										
Acct / Sub:	101000		1200							
063165	CK	1/18/2023	0109 AT&T	07-23	052672	VO	29683334	1/1/2023	0.00	471.90
063165	CK	1/18/2023	0109 AT&T	07-23	052689	VO	23831139/0123	1/7/2023	0.00	130.94
063165	CK	1/18/2023	0109 AT&T	07-23	052690	VO	34122793/0123	1/7/2023	0.00	130.94
Check Total										733.78
063166	CK	1/18/2023	0396 CDW Government	07-23	052691	VO	FX13794	1/3/2023	0.00	189.33
063167	CK	1/18/2023	0427 Desert Industrial Supply	07-23	052658	VO	391544	12/28/2023	0.00	495.35
063168	CK	1/18/2023	0479 Aramark	07-23	052675	VO	2601532214	1/6/2023	0.00	89.06
063168	CK	1/18/2023	0479 Aramark	07-23	052684	VO	2601532241	1/6/2023	0.00	67.81
063168	CK	1/18/2023	0479 Aramark	07-23	052685	VO	2601532239	1/6/2023	0.00	162.62
063168	CK	1/18/2023	0479 Aramark	07-23	052686	VO	2601533362	1/13/2023	0.00	89.06
Check Total										408.55
063169	CK	1/18/2023	0517 De Leon Auto Glass	07-23	052674	VO	W-12296	1/11/2023	0.00	220.00
063170	CK	1/18/2023	0537 Aviation Management Consulting	07-23	052659	VO	5543	10/11/2022	0.00	1,275.00
063170	CK	1/18/2023	0537 Aviation Management Consulting	07-23	052660	VO	5628	1/12/2023	0.00	7,650.00
063170	CK	1/18/2023	0537 Aviation Management Consulting	07-23	052661	VO	5603	12/20/2022	0.00	11,475.00
Check Total										20,400.00
063171	CK	1/18/2023	0712 FRANCOTYP POSTALIA, INC	07-23	052688	VO	RI105611348	1/6/2023	0.00	132.50
063172	CK	1/18/2023	0733 FedEx Freight	07-23	052687	VO	800670198	1/13/2023	0.00	168.41

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063173	CK	1/18/2023	1161 Kern Auto Parts Inc	07-23	052669	VO	976308	1/6/2023	0.00	205.76
063174	CK	1/18/2023	1254 Lincoln Nat'l Life Ins. Co.	07-23	052670	VO	020123	2/1/2023	0.00	1,157.98
063175	CK	1/18/2023	1315 McMaster-Carr	07-23	052673	VO	90355816	1/3/2023	0.00	51.23
063176	CK	1/18/2023	1571 Ottimo Resources Inc	07-23	052677	VO	4250005864	11/2/2023	0.00	768.00
063176	CK	1/18/2023	1571 Ottimo Resources Inc	07-23	052678	VO	4250005822	1/5/2023	0.00	512.00
063177	CK	1/18/2023	1897 Southern California Fleet Service	07-23	052671	VO	HP17616	1/13/2023	0.00	2,024.99
063178	CK	1/18/2023	2050 The Tire Store	07-23	052664	VO	125785/169868	12/21/2022	0.00	1,180.00
063178	CK	1/18/2023	2050 The Tire Store	07-23	052665	VO	125769	12/19/2022	0.00	620.00
063178	CK	1/18/2023	2050 The Tire Store	07-23	052683	VO	126055	1/11/2023	0.00	90.00
063179	CK	1/18/2023	2136 UNUM Life Ins. Co.	07-23	052693	VO	0223	1/10/2023	0.00	2,739.57
063180	CK	1/18/2023	3017 Carmelita Panko	07-23	052676	VO	011223	1/13/2023	0.00	940.50
063181	CK	1/18/2023	3038 Timothy Reid	07-23	052682	VO	012023	1/16/2023	0.00	692.04
063182	CK	1/18/2023	4523 Gerardo Perez	07-23	052666	VO	120622	1/12/2023	0.00	125.00
063182	CK	1/18/2023	4523 Gerardo Perez	07-23	052667	VO	010323	1/12/2023	0.00	82.00
063182	CK	1/18/2023	4523 Gerardo Perez	07-23	052668	VO	010623	1/12/2023	0.00	125.00
Check Total										332.00

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Check Count: 18

Acct Sub Total: 34,061.99

Check Type	Count	Amount Paid
Regular	18	34,061.99
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	18	34,061.99

Company Disc Total	0.00	Company Total	34,061.99
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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063217	CK	2/1/2023	0192 AV EDGE	08-23	052807	VO	818	1/31/2023	0.00	2,500.00
063218	CK	2/1/2023	0250 Berchtold Equipment	08-23	052810	VO	E00654	1/31/2023	0.00	8,281.34
063219	CK	2/1/2023	0296 Communication Enterprises, Inc	08-23	052792	VO	11144100	1/25/2023	0.00	509.44
063220	CK	2/1/2023	0430 Desert Truck Service Inc.	08-23	052767	VO	1338773	1/24/2023	0.00	12.23
063221	CK	2/1/2023	0472 Crestline Specialties, Inc.	08-23	052768	VO	5025050	1/23/2023	0.00	310.84
063222	CK	2/1/2023	0479 Aramark	08-23	052787	VO	2601535706	1/27/2023	0.00	113.60
063223	CK	2/1/2023	0482 Michael Demetriff	08-23	052808	VO	012323	1/23/2023	0.00	110.00
063224	CK	2/1/2023	0705 Gov't Finance Officers Assoc	08-23	052809	VO	2354667	1/30/2023	0.00	150.00
063225	CK	2/1/2023	0773 Grainger	08-23	052771	VO	9567897377	1/10/2023	0.00	252.00
063226	CK	2/1/2023	1161 Kern Auto Parts Inc	08-23	052770	VO	977121	1/24/2023	0.00	3.21
063226	CK	2/1/2023	1161 Kern Auto Parts Inc	08-23	052791	VO	977262	1/26/2023	0.00	102.92
063226	CK	2/1/2023	1161 Kern Auto Parts Inc	08-23	052806	VO	977409	1/30/2023	0.00	21.43
063227	CK	2/1/2023	1501 Office Depot	08-23	052793	VO	11723	1/17/2023	0.00	504.21
063228	CK	2/1/2023	1800 Ramos Strong Inc	08-23	052769	VO	0383139	1/17/2023	0.00	94.77
Check Total									0.00	127.56 504.21

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
063228	CK	2/1/2023	1800 Ramos Strong Inc	08-23		052788	VO	0383349	1/24/2023	0.00	2,254.06
Check Total											2,348.83
063229	CK	2/1/2023	1803 Race Telecommunications, Inc.	08-23		052811	VO	RC821867	2/1/2023	0.00	895.96
063229	CK	2/1/2023	1803 Race Telecommunications, Inc.	08-23		052812	VO	RC822176	2/1/2023	0.00	399.97
Check Total											1,295.93
063230	CK	2/1/2023	1895 Smith Pipe & Supply	08-23		052786	VO	3987312	1/27/2023	0.00	2,732.70
063231	CK	2/1/2023	1896 Speedy Car Wash	08-23		052785	VO	5012	1/25/2023	0.00	240.00
063232	CK	2/1/2023	2066 DBT Transportation Services,	08-23		052815	VO	2550544	2/1/2023	0.00	5,550.00
063233	CK	2/1/2023	2253 Waste Management Kern	08-23		052789	VO	19516348083/TH	2/1/2023	0.00	796.71
063233	CK	2/1/2023	2253 Waste Management Kern	08-23		052790	VO	19508348083	2/1/2023	0.00	401.25
063233	CK	2/1/2023	2253 Waste Management Kern	08-23		052813	VO	19547648089/FH	2/1/2023	0.00	203.52
Check Total											1,401.48
063234	CK	2/1/2023	4008 Michael B.Jones DDS	08-23		052766	VO	010523	1/23/2023	0.00	573.00

Check Count: 18

Acct Sub Total: 27,013.16

Check Type	Count	Amount Paid
Regular	18	27,013.16
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	18	27,013.16

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post	Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
						Company Disc Total		0.00	Company Total		27,013.16

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Company: MASP										
Acct / Sub:	101000		1200							
063235	CK	2/9/2023	0250 Berchtold Equipment	08-23	052851	VO	P14964	1/6/2023	0.00	182.30
063236	CK	2/9/2023	0333 Capture Technologies, Inc	08-23	052860	VO	3221	2/6/2023	0.00	2,496.99
063237	CK	2/9/2023	0353 China Lake Museum Foundation	08-23	052855	VO	2032023	2/3/2023	0.00	75.00
063238	CK	2/9/2023	0365 Consolidated Electrical Dist.	08-23	052816	VO	3978-1036010	1/31/2023	0.00	1,774.75
063239	CK	2/9/2023	0396 CDW Government	08-23	052824	VO	GJ60152	1/24/2023	0.00	1,164.12
063239	CK	2/9/2023	0396 CDW Government	08-23	052825	VO	GG90339	1/20/2023	0.00	709.68
063239	CK	2/9/2023	0396 CDW Government	08-23	052826	VO	GJ31142	1/24/2023	0.00	2,065.85
063239	CK	2/9/2023	0396 CDW Government	08-23	052830	VO	GK95042	1/27/2023	0.00	644.21
063239	CK	2/9/2023	0396 CDW Government	08-23	052831	VO	GL21005	1/27/2023	0.00	175.10
063240	CK	2/9/2023	0479 Aramark	08-23	052832	AD	260000013	5/17/2022	0.00	4,758.96 -48.70
063240	CK	2/9/2023	0479 Aramark	08-23	052833	AD	2600000808	4/20/2022	0.00	-1.95
063240	CK	2/9/2023	0479 Aramark	08-23	052834	AD	2600000802	4/19/2022	0.00	-13.08
063240	CK	2/9/2023	0479 Aramark	08-23	052836	VO	2601535731	1/27/2023	0.00	222.31
063240	CK	2/9/2023	0479 Aramark	08-23	052837	VO	2601535733	1/27/2023	0.00	67.81
063240	CK	2/9/2023	0479 Aramark	08-23	052838	VO	2601536895	2/3/2023	0.00	100.58
063240	CK	2/9/2023	0479 Aramark	08-23	052840	VO	2601536932	2/3/2023	0.00	162.62
063241	CK	2/9/2023	0535 AviNation	08-23	052841	VO	INV-00123	2/2/2023	0.00	489.59 660.00

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063242	CK	2/9/2023	0751 The Gibbons Family LLC	08-23	052864	VO	INVST PMT/0123	1/31/2023	0.00	6,311.14
063243	CK	2/9/2023	0842 J. Hitchcock Riverwest	08-23	052863	VO	INVSTPMT/0123	1/31/2023	0.00	4,207.43
063244	CK	2/9/2023	0866 The Home Depot Credit Plan	08-23	052843	VO	0123	1/30/2023	0.00	1,275.42
063245	CK	2/9/2023	0897 Core and Main LP	08-23	052867	VO	S326349	2/7/2023	0.00	834.03
063246	CK	2/9/2023	1106 Elmer F. Karpe, Inc.	08-23	052865	VO	INVST PMT/0123	1/31/2023	0.00	10,518.56
063247	CK	2/9/2023	1161 Kern Auto Parts Inc	08-23	052859	VO	977639	2/3/2023	0.00	215.41
063248	CK	2/9/2023	1241 Loschnigg Consulting LLC	08-23	052821	VO	2023-01-31	1/31/2023	0.00	6,000.00
063249	CK	2/9/2023	1364 Karl's Hardware Mojave	08-23	052845	VO	0123	1/28/2023	0.00	575.16
063250	CK	2/9/2023	1372 Mojave Public Utility District	08-23	052847	VO	6072001/013123	1/31/2023	0.00	7,945.31
063250	CK	2/9/2023	1372 Mojave Public Utility District	08-23	052848	VO	6072002/0123	1/31/2023	0.00	184.82
063250	CK	2/9/2023	1372 Mojave Public Utility District	08-23	052849	VO	6072003/0123	1/31/2023	0.00	199.02
063250	CK	2/9/2023	1372 Mojave Public Utility District	08-23	052850	VO	6072000/0123	1/31/2023	0.00	97.58
063251	CK	2/9/2023	1390 Mission Linen Supply	08-23	052856	VO	518677632	2/9/2023	0.00	81.12
063252	CK	2/9/2023	1436 Porter Concrete Construction	08-23	052648	VO	4832	1/5/2023	0.00	7,063.00
Check Total										8,426.73

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
063253	CK	2/9/2023	1571 Ottimo Resources Inc	08-23		052822	VO	4250005943	1/26/2023	0.00	1,216.00
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052281	AD	0979233-CM	10/1/2022	0.00	-3,971.32
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052817	VO	10000348/B-580	1/27/2023	0.00	930.00
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052818	VO	10000293/B-5	1/27/2023	0.00	615.00
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052819	VO	10000349/B-137	1/27/2023	0.00	915.00
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052820	VO	10000384/B-180	1/27/2023	0.00	660.00
063254	CK	2/9/2023	1865 RLH Fire Protection	08-23		052829	VO	0982042	1/12/2023	0.00	10,044.00
Check Total										0.00	9,192.68
063255	CK	2/9/2023	1896 Speedy Car Wash	08-23		052858	VO	5021	2/4/2023	0.00	305.00
063256	CK	2/9/2023	1952 Southern California Edison	08-23		052846	VO	12285395/0123	2/1/2023	0.00	11,722.83
063257	CK	2/9/2023	2014 Sharper Landscaping Services	08-23		052828	VO	6370/0123	2/1/2023	0.00	2,400.00
063258	CK	2/9/2023	2016 Spandorf, Chris	08-23		052862	VO	020623	2/6/2023	0.00	59.00
063259	CK	2/9/2023	2045 Shreds Unlimited Inc	08-23		052857	VO	22472/0223	2/2/2023	0.00	40.00
063260	CK	2/9/2023	2193 Velosio LLC	08-23		052827	VO	IN100-00095650	1/31/2023	0.00	56.25
063261	CK	2/9/2023	2253 Waste Management Kern	08-23		052844	VO	19598048080/B-5	2/1/2023	0.00	499.40
063262	CK	2/9/2023	3025 Logan Altman	08-23		052853	VO	02032023/BOOT	2/3/2023	0.00	250.00

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063263	CK	2/9/2023	3026 Elisha Gutierrez	08-23	052854	VO	020323/BOOT	2/3/2023	0.00	154.44
063264	CK	2/9/2023	3030 Sonia Valenzuela	08-23	052866	VO	012823	2/2/2023	0.00	50.00
063265	CK	2/9/2023	4215 Gentle Family Denistry, P.C.	08-23	052861	VO	41052780/CS	2/14/2023	0.00	2,050.00

Check Count: 31

Acct Sub Total: 83,941.19

Check Type	Count	Amount Paid
Regular	31	83,941.19
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	31	83,941.19

Company Disc Total	0.00	Company Total	83,941.19
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Date: Monday, February 13, 2023
 Time: 01:52PM
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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063266	CK	2/13/2023	0736 Gentle Dental Valley	08-23	052868	VO	CSPANDORF	2/14/2023	0.00	2,050.00

Check Count: 1

Acct Sub Total: 2,050.00

Check Type	Count	Amount Paid
Regular	1	2,050.00
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	1	2,050.00

Company Disc Total	0.00	Company Total	2,050.00
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Date: Wednesday, February 15, 2023
 Time: 02:42PM
 User: CPANKO

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
063267	CK	2/15/2023	0109 AT&T	08-23	052880	VO	249683334/0223	2/1/2023	0.00	472.92
063268	CK	2/15/2023	0430 Desert Truck Service Inc.	08-23	052888	VO	1338414	2/13/2023	0.00	5,260.33
063269	CK	2/15/2023	0467 Coastline Equipment	08-23	052884	VO	985404	1/31/2023	0.00	2,340.73
063269	CK	2/15/2023	0467 Coastline Equipment	08-23	052885	VO	985406	1/31/2023	0.00	2,007.41
									Check Total	4,348.14
063270	CK	2/15/2023	0479 Aramark	08-23	052870	VO	2601538032	2/10/2023	0.00	100.58
063270	CK	2/15/2023	0479 Aramark	08-23	052877	VO	2601538056	2/10/2023	0.00	222.31
063270	CK	2/15/2023	0479 Aramark	08-23	052878	VO	2601538058	2/10/2023	0.00	67.81
									Check Total	390.70
063271	CK	2/15/2023	0898 IML Security Supply	08-23	052881	VO	3497855	1/11/2023	0.00	310.81
063272	CK	2/15/2023	1161 Kern Auto Parts Inc	08-23	052879	VO	977804	2/7/2023	0.00	246.52
063272	CK	2/15/2023	1161 Kern Auto Parts Inc	08-23	052887	VO	977243	1/26/2023	0.00	5.35
									Check Total	251.87
063273	CK	2/15/2023	1178 Kimley-Horn and Associates, Inc.	08-23	052883	VO	23985155	1/31/2023	0.00	5,638.00
063274	CK	2/15/2023	1200 L & L Construction	08-23	052886	VO	WE1.22.23	1/22/2023	0.00	1,215.00
063275	CK	2/15/2023	1365 Mojave Chamber of Commerce	08-23	052852	VO	0223	2/9/2023	0.00	225.00
063276	CK	2/15/2023	1390 Mission Linen Supply	08-23	052876	VO	518722101	2/9/2023	0.00	81.12

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Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
063277	CK	2/15/2023	1571 Ottimo Resources Inc	08-23	052871	VO	4250005981	2/2/2023	0.00	1,008.00
063278	CK	2/15/2023	2047 Stratolaunch	08-23	052874	VO	AR-0301996	2/9/2023	0.00	2,070.32
063279	CK	2/15/2023	2193 Velosio LLC	08-23	052882	VO	100RN-015477	1/5/2023	0.00	89.10
063280	CK	2/15/2023	2219 Verizon Connect Fleet USA	08-23	052873	VO	35894/0223	1/1/2023	0.00	1,179.75
063281	CK	2/15/2023	3038 Timothy Reid	08-23	052889	VO	0227 - 03123	2/15/2023	0.00	279.50
063281	CK	2/15/2023	3038 Timothy Reid	08-23	052890	VO	026-021023	2/15/2023	0.00	407.50
063281	CK	2/15/2023	3038 Timothy Reid	08-23	052891	VO	0219-022423	2/15/2023	0.00	509.00
									Check Total	1,196.00
063282	CK	2/15/2023	3100 Linda Lasley	08-23	052872	VO	020722	2/7/2023	0.00	409.50
063283	CK	2/15/2023	4231 Christina Scott	08-23	052875	VO	020823	2/8/2023	0.00	281.60

Check Count: 17

Acct Sub Total: 24,428.16

Check Type	Count	Amount Paid
Regular	17	24,428.16
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	17	24,428.16

Company Disc Total	0.00	Company Total	24,428.16
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AIR & SPACE PORT
AT RUTAN FIELD

Electronic Fund Transfers January 11, through February 8, 2023

Date		Debit
1/11/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$29,534.56
1/11/2023	ACH DEBIT ACH PMT AMEX EPAYMENT4072	\$18,615.53
1/11/2023	ACH DEBIT ACH PMT AMEX EPAYMENT	\$12,376.31
1/11/2023	ACH DEBIT PAYABLES Mojave Air-Space,	\$7,272.00
1/11/2023	ACH DEBIT CLOVER APP CLOVER APP MRKT	\$44.95
1/11/2023	WIRE TRANSFER FEE	\$15.00
1/11/2023	ACCOUNT SERVICE FEE OTHER CHARGES	\$5.00
1/19/2023	ACH DEBIT PAYROLL PAYCHEX-	\$62,891.12
1/19/2023	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$338.00
1/19/2023	ACH DEBIT GARNISH PAYCHEX	\$48.96
1/20/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$32,173.69
1/20/2023	ACH DEBIT TAXES PAYCHEX	\$13,605.80
1/20/2023	ACH DEBIT INVOICE PAYCHEX EIB	\$728.00
1/20/2023	ACH DEBIT INVOICE PAYCHEX-OAB	\$706.30
1/20/2023	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$300.69
1/24/2023	WIRE TRANSFER FEE	\$15.00
1/25/2023	ACH DEBIT 3100 CALPERS	\$9,240.76
1/25/2023	ACH DEBIT 3100 CALPERS	\$2,711.75
1/25/2023	ACCOUNT SERVICE FEE TM-ACH OR MULTIPLE SERVICES	\$75.00
1/25/2023	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
1/26/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
1/26/2023	ACH DEBIT INVESTMENT DSTRS	\$250.00
1/27/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$30,060.09
1/31/2023	MEMO DEBIT : AVFUEL3252 EFT	\$30,037.50
1/31/2023	RETURN ITEM FEE	\$10.00
2/1/2023	WIRE TRANSFER FEE	\$15.00
2/2/2023	ACH DEBIT PAYROLL PAYCHEX	\$65,365.73
2/2/2023	ACH DEBIT MTOT DISC BANKCARD 1250	\$124.79
2/2/2023	ACH DEBIT GARNISH PAYCHEX	\$48.96
2/3/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$55,833.33
2/3/2023	ACH DEBIT EFTTRANSFE AVFUEL3252	\$32,239.26
2/3/2023	ACH DEBIT TAXES PAYCHEX TPS	\$13,334.39
2/3/2023	ACH DEBIT INVOICE PAYCHEX EIB	\$277.40
2/3/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$40.00
2/3/2023	WIRE TRANSFER FEE	\$15.00



AIR & SPACE PORT
AT RUTAN FIELD

2/3/2023	ACH PER BATCH FEE X 2 ITEMS	\$10.00
2/8/2023	ACH DEBIT 1800 CALPERS	\$57,943.39
2/8/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$46,643.00
2/8/2023	ACH DEBIT EFTTRANSFE AVFUEL3252	\$40,350.04
2/8/2023	ACH DEBIT 3100 CALPERS	\$9,469.25
2/8/2023	ACH DEBIT 1800 CALPERS	\$7,787.21
2/8/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$6,159.00
2/8/2023	ACH DEBIT 3100 CALPERS	\$2,711.75
2/8/2023	WIRE TRANSFER FEE	\$15.00
2/8/2023	ACH PER BATCH FEE X 2 ITEMS	\$10.00
	TOTAL	\$589,773.51