

**CARSON CITY AIRPORT AUTHORITY  
MEETING AGENDA**

**Wednesday, June 21, 2023 – 5:30 P.M.**

***Public Meeting at:***

**CARSON CITY COMMUNITY CENTER  
(Robert Crowell Board Room)  
851 E. William  
Carson City, Nevada**

***This Agenda Prepared by Corey Jenkins, Airport Manager***

- A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM.
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF THE MINUTES OF PAST MEETINGS OF THE AIRPORT AUTHORITY.
- D. MODIFICATION OF THE AGENDA. *The Chairman reserves the right to modify the agenda in order to most effectively process the agenda items. Items may be taken out of order; Items may be combined for consideration by the Authority; Items may be pulled or removed from the agenda at any time.*
- E. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may speak on *agendized and non-agendized matters* related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.
  - 1. The public may provide public comment in advance of a meeting by written submission to the following email address: [mgolden@flycarsoncity.com](mailto:mgolden@flycarsoncity.com). For inclusion or reference in the minutes of the meeting, your public comment must include your full name & address and be submitted via email by not later than 5:00 p.m. the day before the meeting. The Carson City Airport Authority values your input. Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda in person.
- \*\*\*\*\*
- F. AIRPORT ENGINEER’S REPORT (*Non-Action Item*).
- G. CONSENT AGENDA
  - 1. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE A LEASE AMENDMENT FOR AT&T WIRELESS SERVICES, INC. FOR THE ADDITION AND MODIFICATOIN OF EQUIPMENT.

*Staff Summary: AT&T would like to install some new equipment on the beacon tower and that will require an amended lease.*

2. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE FINANCE AND ACCOUNTING POLICY.

*Staff Summary: A new Finance and Accounting policy was created to demonstrate compliance with the corrective action plan of the 2021 single audit.*

3. FOR DISCUSSION AND POSSIBLE ACTION: APPROVE AMENDED GRANT ADMINISTRATION POLICY.

*Staff Summary: The grant administration policy was created and submitted to the FAA to demonstrate compliance with the corrective action plan of the 2021 single audit.*

## H. PUBLIC HEARINGS

1. FOR DISCUSSION AND POSSIBLE ACTION: ELECTION OF FY 2024/2025 CCAA OFFICERS; CHAIR, VICE-CHAIR, SECRETARY AND TREASURER (S. TACKES)

*Staff Summary: Election of CCAA officers as required by Chapter 844, Statutes of Nevada 1989.*

I. AIRPORT MANAGER'S REPORT (*Non-Action Item*).

J. LEGAL COUNSEL'S REPORT (*Non-Action Item*).

K. TREASURER'S REPORT (*Non-Action Item*).

L. REPORT FROM AUTHORITY MEMBERS (*Non-Action Item*).

1. Status review of projects
2. Internal communications and administrative matters
3. Correspondence to the Authority
4. Status reports and comments from the members of the Authority

M. PUBLIC COMMENT. Members of the public who wish to address the Airport Authority may speak about items discussed on the agenda related to the Airport. Comments are limited to three (3) minutes per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Airport Authority meeting.

N. AGENDA ITEMS FOR NEXT REGULAR MEETING (*Non-Action Item*).

O. ACTION ON ADJOURNMENT.

*Final*

\* \* \* \* \*

**DELIVERED (via E-Mail) to the FOLLOWING LOCATIONS for POSTING by 9am, June 15, 2023**

The Carson City Airport (CCA) Website: <a href="http://www.flycarsoncity.com">www.flycarsoncity.com</a>	
Airport Terminal Building 2600 College Parkway Carson City, NV	Mountain West Aviation 2101 Arrowhead Dr. Carson City, NV
Sterling Air, Ltd. 2640 College Parkway Carson City, NV	State of Nevada Public Notice Website <a href="https://notice.nv.gov">https://notice.nv.gov</a>
<i>~ Distribution made to others per request and as noted on the Airport Authority Distribution List ~ Supporting materials will be posted to the Carson City Airport website <a href="http://www.flycarsoncity.com">www.flycarsoncity.com</a> as available, and can be obtained upon request from the Airport Manager, 2600 E. College Parkway #6, Carson City, NV</i>	

**NOTE:** The Airport Authority is pleased to make reasonable accommodations for the public who are disabled and wish to attend this meeting. If special arrangements for the meeting are necessary, please notify the Airport Authority at (775) 841-2255 or [cjenkins@flycarsoncity.com](mailto:cjenkins@flycarsoncity.com)

Notice: NRS 241.020(3)(b) states that a request for mailed notice of meetings automatically lapses six months after it is made to the public body. A separate written request is not required for each meeting although requests are limited to six months at a time.

THE CARSON CITY AIRPORT AUTHORITY ENCOURAGES WRITTEN COMMENTS FROM THE PUBLIC. Comments should be addressed to the **Airport Manager**, and sent to the following address:

**Carson City Airport Authority 2600 E. College Parkway #6, Carson City, Nevada 89706**

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Airport Authority (CCAA)**  
**Wednesday, May 17, 2023 ● 5:30 PM**  
**Community Center Robert “Bob” Crowell Board Room**  
**851 East William Street, Carson City, Nevada**

**Authority Members**

<b>Chair – Michael Golden</b>	<b>Vice Chair – Tim Puliz</b>
<b>Treasurer – Jon Rogers</b>	<b>Member – Curtis Horton</b>
<b>Member – Paul Hamilton</b>	<b>Member – Karl Hutter</b>
<b>Member – Harlow Norvell</b>	

**Staff**

Steve Tackes – Airport Counsel  
Corey Jenkins – Airport Manager  
Danielle Howard – Public Meetings Clerk

**NOTE:** A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

Audio recordings and the meeting minutes of the Carson City Airport Authority meetings are available on [www.carson.org/minutes](http://www.carson.org/minutes).

**A. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM**

(5:29:05) – Chairperson Golden called the meeting to order at 5:29 p.m. Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Michael Golden	Present	
Vice Chair Tim Puliz	Present	
Treasurer Jon Rogers	Present	
Member Curtis Horton	Present	
Member Paul Hamilton	Present	
Member Karl Hutter	Absent	
Member Harlow Norvell	Present	

**B. PLEDGE OF ALLEGIANCE**

(5:29:29) – Led by Treasurer Rogers.

**C. APPROVAL OF THE MINUTES OF PAST MEETINGS OF THE AIRPORT AUTHORITY.**

(5:29:50) – Chairperson Golden introduced the item and entertained comments and a motion to approve the April 19, 2023 minutes as presented.



(5:30:12) – MOTION: Treasurer Rogers so moved.

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Rogers
<b>SECONDER:</b>	Horton
<b>AYES:</b>	Golden, Puliz, Rogers, Horton, Hamilton, Norvell
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Hutter

**D. MODIFICATION OF THE AGENDA.**

(5:30:34) – Chairperson Golden noted that there were no modifications to the agenda.

**E. PUBLIC COMMENT.**

(5:30:37) – Chairperson Golden entertained public comments; however, none were forthcoming.

**F. AIRPORT ENGINEER’S REPORT**

(5:48:28) – Chairperson Golden introduced the item. Armstrong Consultants Airport Project Manager Nadine Burgard presented the report, which is incorporated into the record. She also responded to clarifying questions.

**G. CONSENT AGENDA**

**H. PUBLIC HEARINGS**

**1. FOR DISCUSSION AND POSSIBLE ACTION: REVIEW AND DISCUSS CHANGE, IF ANY, TO THE TENTATIVE FY 2023-2024 FINAL BUDGET AND ADOPTION OF THE RESULTING FINAL BUDGET**

(5:32:08) – Chairperson Golden introduced the item. Mr. Jenkins and Treasurer Rogers referenced the Board Memo and the CCAA Final Budget for fiscal year (FY) 2023/2024, both of which are incorporated into the record.

(5:35:20) – MOTION: Member Horton moved to approve the FY 2023/2024 Final Budget.

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Horton
<b>SECONDER:</b>	Norvell
<b>AYES:</b>	Golden, Puliz, Rogers, Horton, Hamilton, Norvell
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Hutter

**2. FOR POSSIBLE ACTION: DISCUSSION AND APPROVAL OF REQUEST FOR QUALIFICATIONS (RFQ) FOR AVIATION PLANNING SERVICES FOR 2024 TO 2029 AND CORRESPONDING RFQ FOR ARCHITECTURAL/ENGINEERING SERVICES 2024 TO 2029**

(5:35:45) – Chairperson Golden introduced the item. Mr. Jenkins referenced the Board Memo and the accompanying attachments, all of which are incorporated into the record.

(5:39:31) – Chairperson Golden entertained Member questions, and Mr. Jenkins and Mr. Tackes responded to clarifying questions.

(5:42:05) – Member Hamilton pointed out that the Authority had sent a building out for bid, and because the Board waited a year after not receiving any bid offers on the building within the previous five-year contract, the prices had increased. He proposed that the Board “do a better job at maybe getting a little bit better performance on all the projects we’re trying to do” in the future. Chairperson Golden stated that the reason why the Authority has directed such matters as issuing a request for qualifications (RFQs) was to allow for the opportunity to assess the relationship, look at the performance, and “see what else is out there in the marketplace” that would best suit the needs of the Authority and the Airport.

(5:43:32) – Chairperson Golden entertained public comments. Based on Bruce Carrade’s public comment and Treasurer Rogers’ suggestion, Chairperson Golden indicated that the submission date for both RFQs should be revised to Friday, July 7, 2023.

**(5:45:22) – MOTION: Member Norvell moved to approve the RFQ for architectural/engineering services from 2024 to 2029 and require that five copies of the Statement of Interest and Qualifications should be submitted to the Carson City Airport Authority no later than 3:00 p.m. on Friday, July 7, 2023.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Norvell
<b>SECONDER:</b>	Puliz
<b>AYES:</b>	Golden, Puliz, Rogers, Horton, Hamilton, Norvell
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Hutter

**(5:46:55) – MOTION: Chairperson Golden moved to approve the RFQ for Airport planning services as proposed with copies of the Statement of Interest and Qualifications to be submitted to the Airport Authority no later than 3:00 p.m. on Friday, July 7, 2023.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Golden
<b>SECONDER:</b>	Puliz
<b>AYES:</b>	Golden, Puliz, Rogers, Horton, Hamilton, Norvell
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	Hutter

**I. AIRPORT MANAGER’S REPORT**

(5:54:50) – Chairperson Golden introduced the item. Mr. Jenkins presented his report, which is incorporated into the record, and responded to clarifying questions.

**J. LEGAL COUNSEL’S REPORT**

(6:01:35) – Mr. Tackes reported that the Nevada State Legislature was starting to close most of the bills for the Legislative Session, and Friday, May 19, 2023 was the deadline for bills to be passed out of the second house committee. He noted that, in relation to aviation bills, “it’s been very quiet,” and there was an effort by the Nevada Airports Association to seek funding for the Aviation Trust Fund, which had funds that the Nevada Department of Transportation (NDOT) distributes to the various airports, including the Airport. Additionally, the other aviation bill was related to law enforcement’s use of drones.

**K. TREASURER’S REPORT**

(6:02:47) – Chairperson Golden introduced the item, and Treasurer Rogers referenced the agenda materials.

**L. REPORT FROM AUTHORITY MEMBERS**

- 1. STATUS REVIEW OF PROJECTS**
- 2. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**
- 3. CORRESPONDENCE TO THE AUTHORITY**
- 4. STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE AUTHORITY**

(6:03:21) – Chairperson Golden entertained Member reports; however, none were forthcoming.

**M. PUBLIC COMMENT.**

(6:03:31) – Chairperson Golden entertained public comments; however, none were forthcoming.

**N. AGENDA ITEMS FOR NEXT REGULAR MEETING**

(6:03:38) – Chairperson Golden informed the Authority that officer elections would be agendized for the June 2023 CCAA meeting, which would also be Chairperson Golden’s last meeting as Chair.

**O. ACTION ON ADJOURNMENT.**

**(6:04:59) – Chairperson Golden adjourned the meeting at 6:05 p.m.**

The Minutes of the May 17, 2023 Carson City Airport Authority meeting are so approved on this 21<sup>st</sup> day of June 2023.

## Airport Improvement Update

### CARSON CITY AIRPORT – CARSON CITY, NEVADA

*June 2023*

#### ENGINEERING UPDATE

##### **Project Updates:**

##### **Acquire Snow Removal Equipment:**

- Ramp plow delivered
- Snow plow truck tentative delivery: September
- ACI will participate in acceptance of equipment

##### **Aeronautical Survey for Nighttime Approach:**

- FY23 project (Phase 3) construction for offset PAPI (& MALSF)
  - FAA grant application submission
  - Opened bids June 16
  - Apparent low bidder TBD

##### **Snow Removal Equipment Building:**

- Special Use Permit approved 5/31
- Bids received, low bidder is Houston Smith
- FAA to provide guidance on how to submit grant application(s) once PAPI project funding is decided; project will likely use both BIL funding and State apportionment

# CARSON CITY AIRPORT

Date Updated: 6/15/2023

## CURRENT PROJECT DASHBOARD

### AIP Funded Projects

Project	ACI Task Order	Grant Number	Project Status	Preliminary Grant Application	NEPA Documentation	City Planning Status	Draft Task Order	IFE	Final Task Order	RON	Design Status	Bidding Status	Final Grant Application	Grant Status	Construction Status	Billing Status	Budget Status	Contractor	Notes
Construct SRE Bldg (Bid and Const)	E	3-32-0004-0XX-2023	Rebid	Completed	Completed	Approved	Completed	Completed	Completed	Completed	Completed	Completed	TBD	TBD	TBD	No Billing Issued Yet	TBD	Tentative low bidder selected	FY2023 BIL funding available, possible State apportionment
Acquire SRE	F	3-32-0004-037-2021	Pending Delivery	Completed	Completed	N/A	Completed	N/A	Completed	Completed	Equipment Identified	Completed	Completed	Issued	N/A	Paid up to date	No Issues Anticipated	Henke Mfg	Ramp plow delivered; pending remaining equipment delivery
Install Approach Lighting (Phase 2 - Offest PAPI & MALSF Design)	H	3-32-0004-042-2022	Open	Completed	Completed	N/A	Completed	Completed	Completed	Completed	Completed	N/A	Completed	Issued	N/A	Paid up to date	No Issues Anticipated	N/A	Design with Lean completed, preparing design and grant closeout
Install Approach Lighting (Phase 3 - Offest PAPI & MALSF Construction)	I	3-32-0004-0XX-2023	Bidding	Completed	Completed	N/A	In Progress	In Progress	In Progress	In Progress	Completed	In Progress	TBD after bidding	Announced	TBD	TBD	TBD	TBD	Grant announced, open bids June 16





## CCAA BOARD MEMO

Agenda Item: G-1

BOARD MEMO 2023-17

Meeting Date: June 21, 2023

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: APPROVE A LEASE AMENDMENT FOR AT&T WIRELESS SERVICES, INC. FOR THE ADDITION AND MODIFICATOIN OF EQUIPMENT.

**Staff Summary:** AT&T would like to install some new equipment on the beacon tower and that will require an amended lease.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 0 Minutes

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### **Proposed Motion**

I move to approve the amendment to the lease.

### **CCAA'S Strategic Goal**

Maintain airport revenues and financial stability.

### **Previous Action and Executive Summary**

Original lease dated September 6, 2001, approved by both the Authority and the City. We located a First Amendment dated August 21, 2012, signed by a prior Airport Manager. AT&T has proposed an amendment that allows AT&T to replace their equipment with newer equipment and operating frequencies. The Amendment also updates the contact info for both AT&T and the Airport Authority, and allows future updates on 45 days written notice.

### **Financial Information**

Is there a fiscal impact?

No  Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

**Alternatives**

Approve with changes.

Do not approve.

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



APN 8-133-07

Cell Site Number: Hot Springs (N-062)  
Address: 2600 E. Graves Lane #6  
Carson City, Nevada 89706

### OPTION AND LEASE AGREEMENT

THIS OPTION AND LEASE AGREEMENT ("Agreement"), dated as of the date below, is entered into by Carson City Airport Authority, a Quasi-municipal corporation, the manager for, Carson City, a consolidated municipality, existing under the laws of the State of Nevada, with a Tax ID# of 88-004-1996, having its principal office at 2600 E. Graves Lane #6, Carson City, Nevada 89706 (hereinafter referred to as "Landlord") RENO CELLULAR TELEPHONE COMPANY, a District of Columbia partnership, by AT&T Wireless Services of Nevada, Inc., a Nevada Corporation, its General Partner, d/b/a AT&T Wireless, having an office at office 2520 S. Virginia, Suite 200, Reno, NV 89502 (hereinafter referred to as "Tenant").

### BACKGROUND

Landlord owns that certain plot, parcel or tract of land, together with all rights and privileges arising in connection therewith, located at 2600 E. Graves Lane #6, Carson City, Nevada 89706, identified as Assessors Parcel Number 08-133-07 and located in the Carson City, Carson County, State of Nevada (collectively "Property"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. This Agreement replaces the Site Lease Agreement dated September 5, 1996.

The parties agree as follows:

1. **OPTION TO LEASE.** (a) Landlord hereby grants to Tenant an option (the "Option") to lease a portion of the Property measuring approximately 40' x 60' or 2400 square feet as described on attached Exhibit I (collectively the "Premises"), together with unrestricted access for Tenant's uses from the nearest public right-of-way along the Property.

(b) During the Option period and any extension thereof, and during the term of this Agreement, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Property (collectively the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively referred to as "Governmental Approvals"), and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, Landlord's title to the Property and the feasibility or suitability of the Property for Tenant's Permitted Use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection.

(c) In consideration of Landlord granting Tenant the Option, Tenant hereby agrees to pay Landlord the sum of One Thousand Dollars (\$1,000) upon execution of this Agreement. The Option will be for an initial term of one

12/11/98  
Option Land

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(1) year (the "Initial Option Term") and may be renewed by Tenant for an additional one (1) year upon written notification to Landlord and the payment of an additional One Thousand Dollars (\$1,000) no later than ten (10) days prior to the expiration date of the Initial Option Term.

(d) During the Initial Option Term and any extension thereof, Tenant may exercise the Option by notifying Landlord in writing. If Tenant exercises the Option then Landlord leases the Premises to the Tenant subject to the following terms and conditions.

**2. PERMITTED USE.** (a) Tenant may use the Premises for the following: (i) transmission and reception of communications signals; (ii) to construct, install, operate, maintain, repair, replace, protect and secure its communication fixtures and related equipment, a monopole, cables, accessories and improvements (collectively, the "Communication Facility"); including a non-exclusive right to use the existing airport beacon tower as described in paragraph 2(b), along with any number of associated antennas, an equipment shelter, fencing and any other accessories necessary to the successful and secure operation of the Communication Facility; and (iii) any activities related to the foregoing. Landlord and Tenant agree that Exhibit 1 shows the initial installation of Tenant and that it does not limit Tenant's rights under this paragraph. Landlord's execution of this Agreement will signify Landlord's approval of Exhibit 1. Tenant has the right (i) to install and operate transmission cables from the equipment shelter to the antennas, electric lines from the main feed to the equipment shelter, and communication lines from the main entry point to the equipment shelter and (ii) to erect, construct or make Property improvements, alterations, or additions appropriate for Tenant's use ("Tenant Changes"). Tenant Changes include the right to construct and maintain a fence around the Premises or undertake any other appropriate means to restrict and secure access to the Premises. Tenant shall be responsible for all costs associated with the facility including but not limited to construction and maintenance.

(b) Tenant has a non-exclusive right to use the existing airport beacon tower if: (i) the tower is tall enough (ii) has the structural integrity needed to include Tenant's use (iii) and Tenant's use does not obstruct the beacon from aircraft. In the event the beacon tower is not tall enough or strong enough, Tenant may at Tenants expense replace the tower and reinstall the airports beacon and associated equipment. If the tower is replaced, the Landlord shall maintain ownership of the new tower. If a new monopole is installed by Tenant, the Landlord shall gain ownership of the new monopole upon installation. The maximum height of the tower shall be as mutually agreed by the parties and in no case taller than allowed by the FAA.

(c) Tenant will operate Tenant facilities according to all FCC and FAA rules and regulations and will be transmitting between 869 - 891.5 MHz, Receiving between 824 - 846.5 MHz with a typical power output between 25 - 40 watts per channel with a maximum of 100 watts per channel. Tenant also transmits and receives signals in the 1900 MHz range and will notify Landlord of the exact frequencies to be used at this facility 45 days prior to Tenants use of these frequencies.

**3. INSTALLATIONS.** Tenant agrees to comply with all applicable governmental laws, rules, statutes and regulations, relating to its use of the Communication Facility on the Property. Tenant has the right to modify, supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility within the Premises at any time during the term of this Agreement. Tenant will be allowed to make such

alterations to the Property in order to accomplish Tenant's Changes or to insure that Tenant's Communication Facility complies with all applicable federal, state or local laws, rules or regulations.

**4. TERM.** (a) In the event Tenant exercises the Option, the initial lease term will be five (5) years ("Initial Term"), commencing upon the Commencement Date, as defined below. The Initial Term will terminate on the last day of the month in which the fifth annual anniversary of the Commencement Date occurred.

(b) This Agreement will automatically renew for five (5) additional five (5) year Term(s) (the "Extension Term"), upon the same terms and conditions unless the Tenant notifies the Landlord in writing of Tenant's intention not to renew this Agreement at least ninety (90) days prior to the expiration of the existing Term.

(c) If Tenant remains in possession of the Premises after the termination or expiration of this Agreement then Tenant will be deemed to be occupying the Premises on a month to month basis (the "Holdover Term"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, and the Extension Term and the Holdover Term are collectively referred to as the Term. ("Term").

**5. RENT.** (a) Commencing on the date that Tenant commences construction (the "Commencement Date"), Tenant will pay the Landlord a monthly rental payment of Eight Hundred and no/100 dollars (\$800.00), plus any applicable tax, to Landlord, at the address set forth above and marked **Att: Airport Manager**, on or before the 5<sup>th</sup> day of each calendar month in advance or to such other person, firm, or place as Landlord may, from time to time, designate in writing at least thirty (30) days in advance of any due date. Rent will be prorated for any partial month. Beginning with year two (2) of the initial term, and each year thereafter, including throughout any option terms exercised, the monthly rent will be increased by three percent (3%) over the previous year's rent.

(b) Tenant shall have the right to use a direct deposit system with regard to Rent payments. Landlord agrees to cooperate with Tenant in providing requisite information to Tenant for such direct deposit. The implementation of the direct deposit system shall be at Tenant's expense.

**6. TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Paragraph 15 of this Agreement after the applicable cure periods;

(b) by Tenant on sixty (60) days prior written notice, if Tenant is unable to obtain, maintain, or otherwise forfeits or cancels any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now and hereafter intended by Tenant; or if the Premises become unsuitable for Tenant's operation due to governmental regulations; or if Tenant determines in its sole discretion that the cost of obtaining or retaining the same is commercially unreasonable;

(c) by Tenant on sixty (60) days prior written notice, if Tenant determines in its sole discretion that Tenant's use of the Premises (as the same may have been modified from time to time) is no longer consistent with the optimal operation of Tenant's communications network based upon either technical or economic considerations in Tenant's sole discretion;

(d) by Tenant on sixty (60) days prior written notice, if Tenant determines that interference by or to Tenant's use of the Premises cannot be resolved to Tenant's satisfaction;

(e) by Tenant immediately upon notice, if destruction or damage to the Premises or the taking thereof (by partial condemnation or otherwise) is sufficient, in Tenant's reasonable judgment, to adversely affect Tenant's use of the Premises; or

(f) by Tenant immediately upon notice, if Tenant determines, in its sole discretion, due to the title results, survey results or Tests, that the condition of the Premises is unsatisfactory or Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of government action or intervention or third-party liability.

If this Agreement is terminated for any reason outlined in this paragraph, any prepaid rent will be refunded on a prorata basis.

**7. INSURANCE.** (a) Tenant will carry during the Term, at its own cost and expense, the following insurance: (i) "All Risk" property insurance for its property's replacement cost; (ii) commercial general liability insurance with a minimum limit of liability of \$1,000,000 combined single limit for bodily injury or death/property damage arising out of any one occurrence; and (iii) Workers' Compensation Insurance as required by law.

(b) Tenant will name the Landlord, (both the City of Carson City and Carson City Airport Authority separately), as an additional insured under its commercial general liability policy. Tenant will require its insurance company to give at least thirty (30) days prior written notice of termination or cancellation of the policy to the additional insured, except for termination or cancellation for non-payment of premium, which notice will be ten (10) days.

(c) Notwithstanding anything in this Agreement, with respect to all loss, damage, or destruction to the insured party's property (including rental value and business interruption) occurring during the term of this Agreement, Landlord and Tenant hereby releases and waives all claims (except for willful misconduct and negligence) against the other party, and against each of the other party's employees, agents, officers, and directors. Landlord and Tenant will make a reasonable effort to include in their property insurance policy or policies a waiver of subrogation provision whereby any such release does not adversely affect such policies or prejudice any right of the insured party to recover thereunder.

**8. INTERFERENCE.** (a) Where there are prior radio frequency user(s) on the Landlord's property, the Landlord will reasonably assist Tenant in obtaining a list of all prior radio frequency user(s) (and their frequencies) on the Property to allow Tenant to evaluate the potential for interference. Tenant warrants that its use of the Premises will not interfere with existing prior radio frequency user(s) on the Premises as long as the prior radio frequency user(s) operate and continue to operate within their frequencies, and in accordance with all applicable laws and regulations. In the event Tenant causes interference to Landlord or other preexisting radio frequency users, Tenant shall cause such interference to cease upon not more than twenty-four (24) hour notice from Landlord or other preexisting user. In the event any such interference does not cease within the aforementioned cure period then the parties acknowledge that Landlord will suffer irreparable injury, and therefore, Landlord will have the right, in addition to any other rights that it may have at law or in equity, for Tenant's breach of this Agreement, to elect to enjoin such interference or to terminate the Agreement upon notice to Tenant.



(b) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party for use of the Property, if such use may in any way adversely affect or interfere with Tenant's Communication Facility. Landlord will notify Tenant prior to granting any third party the right to install and operate communications equipment on the Property so that Tenant can evaluate and notify Landlord of any potential interference. Nothing contained herein will restrict Tenant nor its successors and assigns from installing and modifying its/their communication equipment.

(c) Landlord will not use, nor will Landlord permit its employees, tenants, licensees, invitees or agents to use, any portion of the Property or any of Landlord's other properties in any way which interferes with the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease upon not more than twenty-four (24) hour notice from Tenant. In the event any such interference does not cease within the aforementioned cure period then the parties acknowledge that Tenant will suffer irreparable injury, and therefore, Tenant will have the right, in addition to any other rights that it may have at law or in equity, for Landlord's breach of this Agreement, to elect to enjoin such interference or to terminate the Agreement upon notice to Landlord.

**9. INDEMNIFICATION.** (a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any direct injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) resulting from the installation, use, maintenance, repair or removal of the Communication Facility or the breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all direct injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising from the actions or failure to act of Landlord or its employees or agents, or the breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

**10. WARRANTIES.** (a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has all rights, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents and warrants that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license, unencumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, agreements of record or not of record, which would adversely affect Tenant's use and enjoyment of the Premises under this Agreement; (ii) as long as Tenant is not in default then Landlord grants to Tenant actual, quiet and peaceful use, enjoyment and possession of the Premises; (iii) its execution and performance of this Agreement will not violate any Laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on the Landlord;

**11. ENVIRONMENTAL.** (a) Landlord represents, warrants and agrees that: (i) the Property and its uses and operations complies, and will comply, with all local, state and federal statutes or regulations, or ordinances pertaining to the environment or natural resources ("Environmental Laws"); (ii) the Property has not been used or allowed to be used by Landlord or, to the best of Landlord's knowledge, by any previous owner, to emit through ground, water or air,

refine, manufacture, generate, produce, store, contain, handle, transfer, process, treat, transport, or dispose of hazardous substances or hazardous wastes, products or pollutants, including without limitation asbestos, oil, petroleum products and their by-products, (collectively called "Hazardous Substance") as defined and regulated under any Environmental Laws; (iii) the Property has never been the subject of any federal or state Hazardous Substance related list; (iv) the Property has never required closure or clean-up of Hazardous Substance; and (v) no asbestos, Polychlorinated Biphenyls or other Hazardous Substance or underground or above ground storage tanks exist or have existed or will exist on the Property. Landlord warrants and represents that it will be solely liable for the clean-up and removal of Hazardous Substance and any related activities, including but not limited to the restoration of the Property related to Hazardous Substances now and in the future existing on the Property except to the extent generated by Tenant. Landlord will defend, indemnify and hold Tenant harmless from and against any and all direct liabilities, damages, losses, costs, assessments, penalties, fines, expenses and fees, including reasonable legal fees, consultant fees and expert witness fees, related to Landlord's breach of any of the above representations and warranties.

(b) Tenant represents, warrants and agrees to conduct its activities on the Premises in compliance with all applicable Environmental Laws. Tenant will not use, generate, release, manufacture, refine, produce, store, or dispose of any Hazardous Substance on, under, or about the Premises, except for the use of sealed batteries for emergency back-up, any fire suppression system and small quantities of cleaning products ordinarily used by commercial businesses. Tenant agrees to defend, indemnify and hold Landlord harmless from and against any and all direct liabilities, damages, losses, costs, assessments, penalties, fines, expenses and fees, including reasonable legal fees, that Landlord may suffer due to the existence or discovery of Hazardous Substance on the Property, or released into the environment that are directly caused by Tenant's use of the Premises.

(c) The indemnification's of this Paragraph specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remedial, removal or restoration work required by any governmental authority. The provisions of this Paragraph will survive the expiration or termination of this Agreement.

**12. ACCESS.** Landlord will be permitted access to the Tenant's Premises: (i) for emergencies without prior notice to Tenant, so long as Tenant is notified as soon thereafter as reasonably practicable; and (ii) with reasonable prior notice to Tenant to make necessary repairs; in all cases provided that Tenant's equipment, technology and proprietary interests remain secure and the Communication Facility's operation is not adversely affected.

At all times throughout the term of this Agreement, and at no additional charge to Tenant, Landlord will provide, as further set forth in Exhibit I, Tenant and its employees, agents, and subcontractors, with twenty-four hour, seven day access to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. In the event any public utility is unable to use the access provided to Tenant then the Landlord hereby agrees to grant an additional access or easement either to Tenant or to the public utility, for the benefit of Tenant, at no cost to Tenant.

**13. REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected

or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of the Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of the Tenant and may be removed by Tenant at any time during the Term. Within one hundred twenty (120) days of the termination of this Agreement, Tenant will remove all such improvements. Footings, foundations, and concrete will be removed to a depth of one foot below grade. Tenant will, to the extent reasonable, restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Tenant will not be responsible for the replacement of any trees, shrubs, or other vegetation, nor will Tenant be required to remove from the Premises or the Property any underground utilities. Notwithstanding the above, the new monopole or the light beacon/tower shall always remain the property of the Landlord - even if replaced by Tenant according to the provisions in paragraph 2.

**14. MAINTENANCE ; UTILITIES.** (a) Tenant will, at Tenant's expense, keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements.

(b) Tenant will be solely responsible for and promptly pay all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. Landlord will fully cooperate with any utility company requesting an easement over, under and across the Property in order for the utility company to provide service to the Tenant. During any application period the Tenant will have the right to temporarily use Landlord's electricity and will pay the Landlord the current local utility rate for electric consumed by Tenant. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to submeter from the Landlord. Tenant will pay on a monthly basis the current local utility company rate for submetered electric, after the meter is read by the Landlord and billed to Tenant. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

**15. DEFAULT AND RIGHT TO CURE.** (a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such rent remains unpaid for more than thirty (30) days after receipt of written notice of such failure to pay from Landlord; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after receipt of written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant.

(b) The following will be deemed a default by Landlord and a breach of this Agreement. Landlord's failure to perform any term or condition under this Agreement within forty-five (45) days after receipt of written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord.

**16. ASSIGNMENT/SUBLEASE.** (a) Landlord may assign this Agreement provided said assignee will assume, recognize and also become responsible to Tenant for, the performance of all of the terms and conditions to be performed by Landlord under this Agreement.

(b) Tenant may assign this Agreement, in whole or in part, without any approval or consent of the Landlord, to an entity controlling, controlled by, or under common control with Tenant, or to any entity which acquires all or substantially all of Tenant's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. Further, the Tenant will have the right to sell, assign, or transfer this Agreement upon approval or consent of the Landlord to an entity with which Tenant has a contract to build sites. Tenant has the right to sublet the Premises, upon Landlord's consent or approval so long as the subtenant agrees to abide by the terms and conditions of this Agreement.

**17. NOTICES** All notices, requests, demands and communications hereunder will be given by first class, certified or registered mail, return receipt requested, or by a recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notice will be addressed to the parties at the addresses set forth below:

Tenant:	Real Estate Market Manger AT&T Wireless Services, Inc. 3763 Howard Hughes Parkway, Suite 200 Las Vegas, NV 89109 Telephone: (702) 734-1010 Facsimile: (702) 892-1091	Landlord:	Airport Manager 2600 E. Graves Lane #6 Carson City, Nevada 89706  Telephone: (775) 887-1234 Facsimile: (775) 887-1235
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With a copy to:

Property Specialist  
AT&T Wireless Services, Inc.  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670  
Telephone: (888) 382-9415  
Facsimile: (916) 843-8547

Either party hereto may change the place for the giving of notice to it by written notice to the other as provided herein.

**18. SEVERABILITY.** If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein. However, if the invalid, illegal or unenforceable provision materially affects this Agreement then the Agreement may be terminated by either party on ten (10) days prior written notice to the other party hereto.

**19. TAXES.** Tenant will pay all personal property taxes assessed on, or any portion of such taxes attributable to, the Communication Facility. Tenant, upon presentation of sufficient and proper documentation, will pay, within thirty (30) days, any increase in real property taxes levied against the Property (excluding any additional taxes that relate to the period prior to the Commencement Date, i.e., rollback taxes) which is directly attributable to Tenant's use of the Property, provided Tenant will be entitled to appeal any such increase payable by it. Landlord agrees that it will cooperate with an appeal of such taxes and will promptly pay when due all real estate taxes levied against the Property.



**20. CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will be entitled to share in the condemnation proceeds in proportion to the values of their respective interests in the Property, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent.

**21. CASUALTY.** Landlord will provide notice to Tenant of any casualty affecting the Property within forty-eight hours of the casualty. If any part of the Communication Facility or Property is damaged by fire or other casualty so as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to the Landlord, which termination will be effective as of the date of such damage or destruction. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent.

**22. BROKER FEES.** Tenant and Landlord each acknowledges and represents to the other that no broker or other person was used by it in connection with this transaction. If any claims, actions or proceedings are brought against either party ("Indemnitee") by reason of any broker, finder or other person claiming to have dealt with the other party ("Indemnitor") in connection with this transaction and/or the Premises, then the Indemnitor hereby agrees to indemnify, hold harmless and defend the Indemnitee from and against all liabilities arising from such claims, and all reasonable costs and expenses incurred in connection therewith (including, without limitation, reasonable legal fees and disbursements). The provisions of this Article will survive the termination of this Agreement.

**23. WAIVER OF LANDLORD'S LIENS.** Tenant hereby acknowledges that Landlord is a governmental agency and thus cannot and does not by this agreement, waive any lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law, and Landlord hereby consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent, except the tower itself.

**24. MISCELLANEOUS.** (a) Amendment; Waiver. This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Landlord and an authorized agent of the Tenant. No provision may be waived except in a writing signed by both parties.

(b) Short Form Lease. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease. Either party may record this memorandum at any time, in its absolute discretion.

(c) Bind And Benefit. The terms and conditions contained in this Agreement will run with the Property and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(d) Entire Agreement. This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements.

(e) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(f) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of the Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable, and (vi) reference to a default will take into consideration any applicable notice, grace and cure periods.

(g) **Estoppel.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a statement in writing (i) certifying that this Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying this Agreement, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to such party's knowledge, any uncured defaults on the part of the other party hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Premises. Failure to deliver such a statement within such time will be conclusive upon the requesting party that (i) this Agreement is in full force and effect, without modification except as may be properly represented by the requesting party, (ii) there are no uncured defaults in either party's performance, and (iii) no more than one month's rent has been paid in advance.

(h) **Attorney's Fees.** If suit or action is instituted in connection with any controversy arising out of this Agreement or to enforce any of the obligations set forth herein, the prevailing party shall be entitled to recover such sums as the court may judge reasonable as attorneys' and expert witness' fees, including such fees on any appeal.

(i) **No Option.** The submission of this Agreement for examination or consideration does not constitute a reservation of or option for the Premises. This Agreement will become effective as an Agreement only upon the legal execution, acknowledgment and delivery hereof by Landlord and Tenant.

DATE: 9/6/01

WITNESSES:

**"LANDLORD"**

Carson City Airport Authority,  
a Quasi-municipal corporation,  
the manager for,  
Carson City,  
a consolidated municipality,  
existing under the laws of the State of Nevada

**"TENANT"**

RENO CELLULAR TELEPHONE COMPANY,  
a District of Columbia partnership,  
By: AT&T Wireless Services of Nevada, Inc.,  
a Nevada Corporation,  
Its: General Partner  
d/b/a AT&T Wireless,

By:   
David Corrao

Its: Chairman

By: 

Beth Davison

Its: System Development Manager, Arizona/Nevada

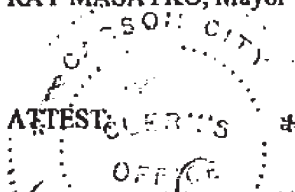
UNOFFICIAL COPY

12/11/98  
Option Land

CARSON CITY

Approved by the Board of Supervisors this 6<sup>th</sup> of Sept, 2001

*Ray Masayko*  
RAY MASAYKO, Mayor



*Alan Glover*  
ALAN GLOVER, Clerk/Recorder

CITY'S LEGAL COUNSEL  
Approved as to form.

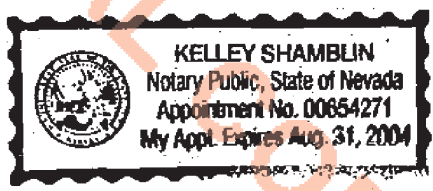
*Michael S. ...*  
DISTRICT ATTORNEY

STATE OF NEVADA )  
COUNTY OF CLARK ) ss.

On MARCH 29, 2001, before me, a Notary Public for the State of Nevada, personally appeared BETH DAVISON, known to me to be the authorized officer of the Tenant for the above instrument, and to be the person whose name is subscribed to the instrument, and she acknowledged that she executed the same, and had authority to so execute on behalf of the Tenant.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Kelley Shamblin*  
NOTARY PUBLIC  
SEAL



**EXHIBIT I**

**Legal Description of Leased Premises  
Description of Facilities- Initial Installation**

AS DEPICTED IN THE ATTACHED SITE SKETCH, THAT PORTION OF:

UNOFFICIAL COPY

See attached: **Site Sketch**

[Site Sketch To be replaced by approved drawings upon completion of survey]

INITIALS

Tenant: BD

Landlord:



**HOT SPRINGS N062  
LEASE AREA**

THAT PORTION OF SECTION 4, T15N, R20E, MDM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 4;  
THENCE S57°59'39"W, 2343.17 FEET TO A FENCE CORNER ON THE NORTHERLY RIGHT-  
OF-WAY OF GRAVES LANE;  
THENCE N00°32'06"W, 159.00 FEET, ALONG SAID FENCE;  
THENCE N89°27'54"E, 35.00 FEET, TO THE POINT OF BEGINNING;  
THENCE ALONG THE FOLLOWING FOUR (4) COURSES:

1. N00°32'06"W, 60.00 FEET;
2. N89°27'54"E, 40.00 FEET;
3. S00°32'06"E, 60.00 FEET;
4. S89°27'54"W, 40.00 FEET, TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: GEODETIC NORTH BASED ON GPS OBSERVATIONS.



6-15-01

**LEGEND**

- x --- x --- PROPOSED FENCE
- c --- c --- EXISTING FENCE
- CENTER LINE
- PROPERTY LINE
- EDGE OF ROADS

OF LEASE AREA  
 008-133-014, DESCRIBED AS FOLLOWS: THE  
 (1/2) OF THE SOUTH EAST ONE QUARTER (SE  
 TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.M.M.

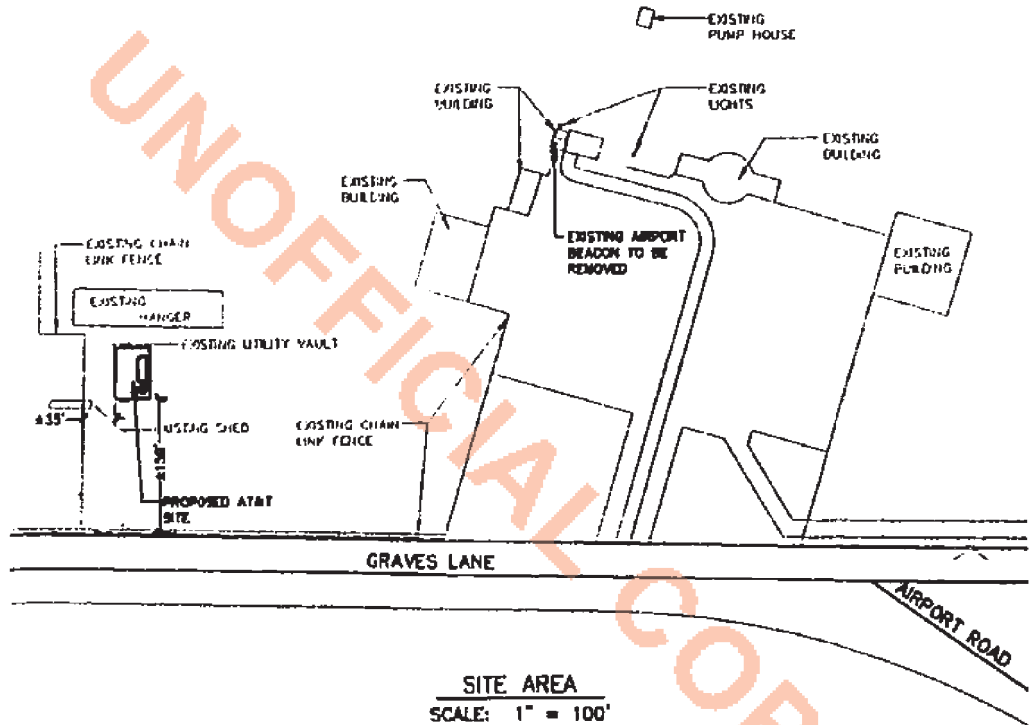
1,000 FOOT WIDE ACCESS FROM THE SOUTH LINE OF  
 LEASE AREA TO THE NORTH LINE OF GRAVES  
 LANE, TOGETHER WITH AN UNSPECIFIED UTILITY  
 FROM THE ABOVE DESCRIBED LEASE AREA TO EXISTING



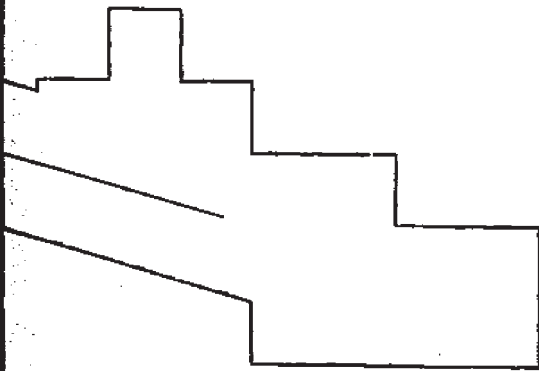
GRAPHIC SCALE 1" = 400'



SCALE BASED UPON DIRECT SOLAR OBSERVATION  
 AND BASED UPON NAVD 88



SITE AREA  
 SCALE: 1" = 100'



NO.	DATE	REVISIONS	BY	CHK	APP'D
B	05/21/01	FORMING CORRECTION	AM		CR
A	04/11/01	ISSUED FOR REVIEW AND COMMENT	AM		CR

SCALE AS SHOWN    DESIGNED    DRAWN

**SITE PLAN**

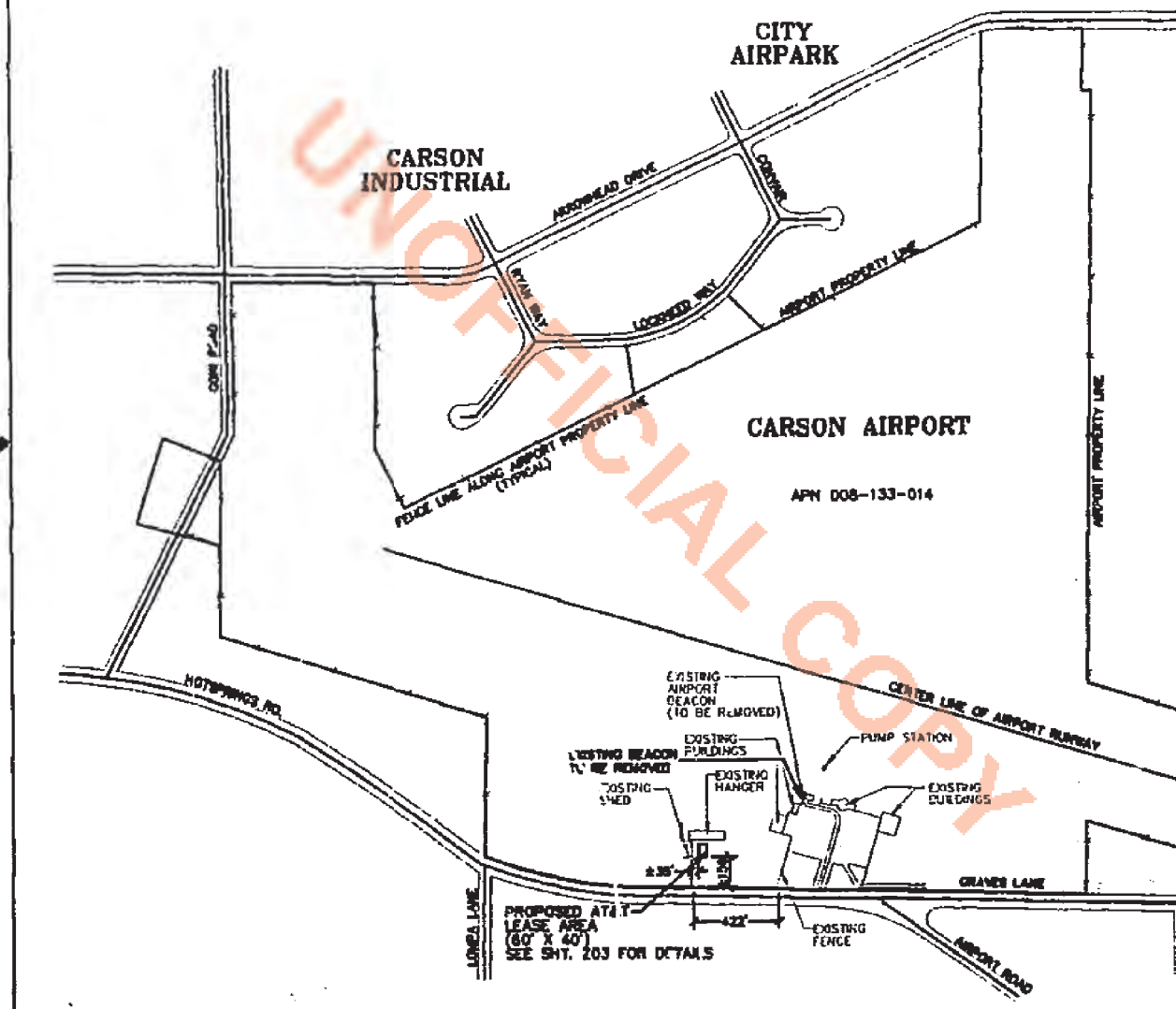
OWNER NAME

24445-7LV-NO82-202

2/14/02

This drawing and the design it covers are the property of SPECTRUM. They are hereby loaned out on the borrower's express agreement that they will not be reproduced, copied, loaned, exhibited, or used except in the limited way and for the limited purpose intended by the lender to the borrower.

DESCRIPTION  
 A PORTION OF THE  
 NORTH ONE HALF  
 1/4) OF SECTION  
 TOGETHER WITH A  
 THE ABOVE DESCRIBED  
 LANE, AS SHOWN  
 EASEMENT FROM  
 UTILITIES.



**SITE PLAN**  
 SCALE: 1" = 400'

**SPECTRUM**  
 SURVEYING & ENGINEERING  
 7351 W. CHARLESTON BLVD., SUITE 120  
 LAS VEGAS, NEVADA 89117  
 PH. (702) 367-7705  
 FAX (702) 367-8733

**HOTSPRINGS**  
 SITE NO. 1008  
 2600 E. GRAVES LANE #8  
 CARSON CITY, NV 89705



UNOFFICIAL COPY

FILED FOR RECORD  
AT THE REQUEST OF  
CARSON CITY CLERK TO  
THE BOARD  
'01 SEP -7 P2:58

FILE NO. 266461  
ALAN GLOVER  
CARSON CITY RECORDER  
FEES NIC DEP. 266

. 266461

Market: San Francisco / Sacramento  
Cell Site Number: CVL06276/CN16276  
Cell Site Name: Hot Springs (CA)  
Fixed Asset Number: 10088507

## FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT ("**First Amendment**"), dated as of the latter of the signature dates below ("**Effective Date**"), is by and between Carson City Airport Authority, a Quasi-municipal corporation, the manager for, Carson City, a consolidated municipality, having a mailing address of 2600 College Parkway #6, Carson City, NV 89706 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as successor in interest to Reno Cellular Telephone Company, having a mailing address of 12555 Cingular Way, Suite 1300, Alpharetta, GA 30004 (hereinafter referred to as "**Tenant**").

WHEREAS, Landlord and Tenant entered into an Option and Lease Agreement dated September 6, 2001, whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 2600 E. Graves Lane, Carson City, NV 89706 ("**Agreement**"); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the permitted use section for wireless frequency usage; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to permit Tenant to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Modification of Permitted Use (Section 2c):** Tenant will continue to operate the Communication Facility in accordance with all FCC and FAA rules and regulations. In addition to previously approved operating frequencies, Landlord agrees to grant Tenant the right to operate the Communication Facility with additional frequencies as detailed in Exhibit 2 to this First Amendment. In case of any modification to the range of frequency listed on Exhibit 2 to this First Amendment, Tenant will notify Landlord 45 days prior to use of those frequencies.

2. **Notices.** Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

**NOTICES.** All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Landlord: Airport Manager  
2600 College Parkway, # 6  
Carson City, Nevada 89706  
Telephone : (775) 841-2255  
Facsimile : (775) 841-2254

If to Tenant: New Cingular Wireless PCS, LLC  
Attn: Network Real Estate Administration  
Re: Cell Site #: CVL06276/CNU6276  
Cell Site Name: HOT SPRINGS (CA)  
Fixed Asset No: 10088507  
12555 Cingular Way, Suite 1300  
Alpharetta, GA 30004

With a copy to AT&T Legal Department:

If sent via registered or certified mail to:

New Cingular Wireless PCS, LLC  
Attn: AT&T Legal Department  
Re: Cell Site #: CVL06276/CNU6276  
Cell Site Name: HOT SPRINGS (CA)  
Fixed Asset No: 10088507  
P.O. Box 97061  
Redmond, WA 98073-9761

If sent via nationally recognized overnight courier to:

New Cingular Wireless PCS, LLC  
Attn: AT&T Legal Department  
Re: Cell Site #: CVL06276/CNU6276  
Cell Site Name: HOT SPRINGS (CA)  
Fixed Asset No: 10088507  
16331 NE 72<sup>nd</sup> Way  
Redmond, WA 98052-7827

The copy sent to the AT&T Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

3. **Emergency 911 Service.** In the future, without the payment of additional rent and at a location mutually acceptable to Landlord and Tenant, Landlord agrees that Tenant may add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

4. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.

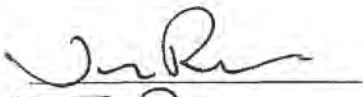
5. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.



IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

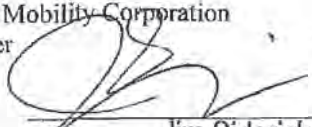
**"Landlord"**

Carson City Airport Authority  
a Quasi-municipal corporation,  
the manager for Carson City  
a consolidated municipality

By:   
Print Name: Jim Rowe  
Its: Airport Manager  
Date: 9/13/2012

**"Tenant"**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager  
By:   
Print Name: Jim Sidorick  
Senior Manager  
Its: Real Estate & Construction  
Date: 9/20/12

**LANDLORD ACKNOWLEDGMENT**

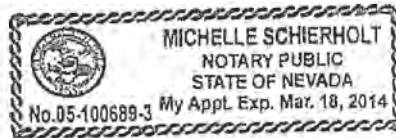
State of Nevada  
County of Clark Carson City

On Sept. 13, 2012 before me, Michelle Schierholt, Notary  
(insert name and title of the officer)

personally appeared Tim Rowe, Airport Manager  
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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Michelle Schierholt (Seal)

**TENANT ACKNOWLEDGMENT**

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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.

*see attached*

Signature \_\_\_\_\_ (Seal)

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

On Sept 26 2012 before me, Kathleen Angela Martic-Kongeaal a Notary Public, personally appeared Jim Sidorick, 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 Kathleen Angela Martic-Kongeaal  
Printed Name: Kathleen Angela Martic-Kongeaal  
My Commission Expires Dec 26, 2014



CNCNU6276  
FA# 10088507  
Hot Springs

**EXHIBIT I**

**DESCRIPTION OF PREMISES**

Page 1 of 2

This First Amendment to Lease Agreement dated \_\_\_\_\_, 2012, by and between Carson City Airport Authority, a Quasi-municipal corporation, the manager for, Carson City, a consolidated municipality as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Premises are described and/or depicted as follows:

**Property Legal Description:**

**THAT PORTION OF SECTION 4, T15N, R20E, MDM, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE E1/4 CORNER OF SAID SECTION 4;  
THENCE S57°59'39"W, 2343.17 FEET TO A FENCE CORNER ON THE NORTHERLY RIGHT-  
OF-WAY OF GRAVES LANE;  
THENCE N00°32'06"W, 159.00 FEET, ALONG SAID FENCE;  
THENCE N89°27'54"E, 35.00 FEET, TO THE POINT OF BEGINNING;  
THENCE ALONG THE FOLLOWING FOUR (4) COURSES:**

- 1. N00°32'06"W, 60.00 FEET;**
- 2. N89°27'54"E, 40.00 FEET;**
- 3. S00°32'06"E, 60.00 FEET;**
- 4. S89°27'54"W, 40.00 FEET, TO THE POINT OF BEGINNING.**

**BASIS OF BEARINGS: GEODETIC NORTH BASED ON GPS OBSERVATIONS.**

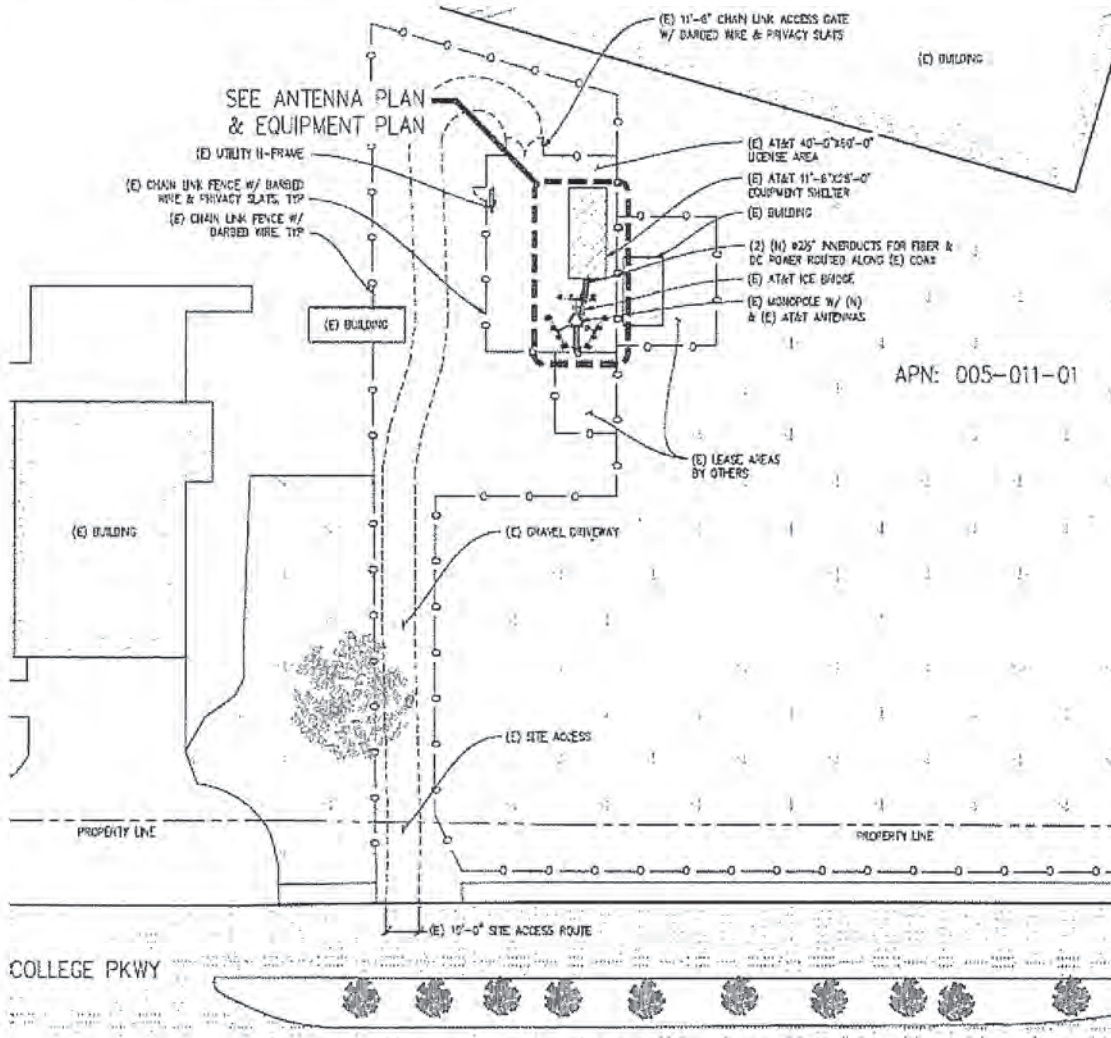


EXHIBIT 1

DESCRIPTION OF PREMISES

Page 2 of 2

Lease Area Sketch or Survey:



SITE PLAN

1"=20'-0"

Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.



## EXHIBIT 2

Site Number: CVL06276/CNU6276  
Site Name: Hot Springs  
Address: 2600 College Parkway, #6, Carson City, NV 89706

### Tenant operates on the following transmit and receive frequencies:

GSM / Cellular A Extended:  
824-835, 845-846.5 MHz and 869-880, 890-891.5 MHz

UMTS:  
PCS A5 - 1860 MHz to 1865 MHz and 1940 MHz to 1945 MHz  
PCS D - 1865 MHz to 1870 MHz and 1945 MHz to 1950 MHz  
PCS B3 - 1870 MHz to 1875 MHz and 1950 MHz to 1955 MHz  
PCS B4 - 1875 MHz to 1880 MHz and 1955 MHz to 1960 MHz

### Tenant plans to operate on additional new frequencies as listed below:

LTE:  
Lower B Band 700 (704 MHz to 710 MHz and 734 MHz to 740 MHz)  
Lower C Band 700 (710 MHz to 716 MHz and 740 MHz to 746 MHz)  
AWS E Band (1740 MHz to 1745 MHz and 2140 MHz to 2145 MHz)

Market: Northern California  
Cell Site Number: CVL06276  
Cell Site Name: Hot Springs (CA)  
Fixed Asset Number: 10088507

## SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("**Amendment**"), dated as of the latter of the signature dates below, is by and between Carson City Airport Authority, a Quasi-municipal corporation, having a mailing address of 2600 College Parkway #6, Carson City, NV. 89706 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Suite 13F, West Tower, Atlanta, GA 30324 ("**Tenant**").

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated September 6, 2001, as amended by the First Amendment to Lease dated August 26, 2012, whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 2600 E. Graves Lane, Carson City, NV, 89706 ("**Agreement**"); and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the permitted use section for wireless frequency usage;

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to permit Tenant to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Modification of Permitted Use (Section 2c):** Tenant will continue to operate the Communication Facility in accordance with all FCC and FAA rules and regulations. In addition to previously approved operating frequencies, Landlord agree to grant Tenant the right to operate the Communication Facility with additional frequencies as detailed in Exhibit 2 to this Second Amendment. In case of any modification to the range of frequency listed on Exhibit 2 to this First Amendment, Tenant will notify Landlord 45 days prior to the use of those frequencies.

2. **Notices.** Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

**NOTICES.** All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.



**IN WITNESS WHEREOF**, the parties have caused this Amendment to be effective as of the last date written below.

**LANDLORD:**

Carson City Airport Authority  
A Quasi-municipal corporation  
The manager for Carson City  
A consolidated municipality

**TENANT:**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
Print Name:  
Its:  
Date:

By: \_\_\_\_\_  
Print Name:  
Its:  
Date:

## EXHIBIT 1

### DESCRIPTION OF PREMISES

Page 1 of 3

to the Second Agreement dated \_\_\_\_\_, 2023, by and between Carson City Airport Authority, a Quasi-municipal corporation, as Landlord, and New Cingular Wireless PCS, LLC, as Tenant.

The Premises are described and/or depicted as follows:

Property Legal Description:

THAT PORTION OF SECTION 4, T15N, R20E, MDM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 4; THENCE: S57° 59'39"W, 2343.17 FEET TO A FENCE CORNER ON THE NORTHERLY RIGHT-OF-WAY OF GRAVES LANE; THENCE: N00° 32'06"W , 159.00 FEET, ALONG SAID FENCE: THENCE N89° 27'54"E, 35.00 FEET, TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING FOUR (4) COURSES:

1. N00° 32'06"W, 60.00 FEET;
2. N89°27'54 E, 40.00 FEET;
3. S00° 32'06"E, 60.00 FEET;
4. S89° 27'54"W, 40.00 FEET, TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: GEODETIC NORTH BASED ON GPS OBSERVATIONS.

Lease Area Sketch or Survey:

#### Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.

Tenant operates on the following transmit and receive frequencies.

LTE 1900-1945-1965 Mhz and 1865-1885 Mhz

LTE 700- 740-746 Mhz and 710-716 Mhz

LTE WCS- 2350-2360 Mhz and 2305-2315 Mhz

LTE AWS-2110-2140, 2160-2170 Mhz and 1730-1740 Mhz and 1760-1770 Mhz

Tenant plans to operate the following additional frequencies as listed below.

5G CBAND- 3840-3920 Mhz



# CVL06276 - HOT SPRINGS

USID: 16004 ; FA NUMBER: 10088507

PACE NUMBER: MRSFR094575, MRSFR094581, MRSFR093866, MRSFR095262, MRSFR093865  
5G NR 1SR CBAND, 5G NR ACTIVATION

2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706

## SITE INFORMATION

SITE ADDRESS: 2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706  
LATITUDE (NAD 83): 39 18 07.650  
39° 11' 26.682" N  
LONGITUDE (NAD 83): -119.7399850  
119° 44' 23.946" W  
GROUND ELEVATION: 4687'-0" AMSL (NAVD 88)  
JURISDICTION: CITY OF CARSON CITY  
PROPERTY OWNER: CARSON CITY AIRPORT AUTHORITY  
2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706  
PARCEL/MAP NUMBER: 005-011-01  
STRUCTURE TYPE: MONOPOLE  
STRUCTURE HEIGHT: 80'-0" (AGL)  
POWER SUPPLIER: TBD  
TELCO SUPPLIER: TBD

## VICINITY MAP



## DIRECTIONS

- DIRECTIONS FROM AT&T OFFICE (5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583):
- GET ON I-680 N IN DANVILLE FROM EXECUTIVE PKWY, CAMINO RAMON AND CROW CANYON RD
  - HEAD SOUTHWEST, TURN RIGHT, TURN LEFT TOWARD EXECUTIVE PKWY, TURN RIGHT TOWARD EXECUTIVE PKWY
  - TURN RIGHT ONTO EXECUTIVE PKWY, TURN LEFT ONTO CAMINO RAMON, USE THE LEFT 2 LANES TO TURN LEFT ONTO CROW CANYON RD
  - PASS BY U.S. BANK BRANCH (ON THE RIGHT), USE THE RIGHT 2 LANES TO MERGE WITH I-680 N VIA THE RAMP TO SACRAMENTO
  - FOLLOW I-680 N AND I-80 E TO US-50 E/E/L DORADO FWY IN PLACERVILLE, MERGE WITH I-680 N
  - KEEP LEFT AT THE Y JUNCTION TO STAY ON I-680 N, TOLL ROAD, KEEP LEFT AT THE Y JUNCTION TO CONTINUE ON I-680
  - TOLL ROAD, USE ANY LANE TO TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO
  - MERGE WITH I-80 E, KEEP LEFT TO STAY ON I-80 E, KEEP LEFT TO CONTINUE ON I-80BL E/US-50 E, FOLLOW SIGNS FOR SACRAMENTO/SOUTH LAKE TAHOE/CAPITAL CITY FREEWAY, KEEP LEFT TO CONTINUE ON US-50 E, USE ANY LANE TO TURN SHARPLY RIGHT ONTO US-50 E/E/L DORADO FWY
  - PASS BY KFC, CONTINUE TO CARSON CITY, CONTINUE STRAIGHT TO STAY ON US-50 E/E/L DORADO FWY
  - AT THE ROUNDABOUT, CONTINUE STRAIGHT ONTO US-50 E, CONTINUE ONTO US-50 E
  - CONTINUE STRAIGHT TO STAY ON US-50 E, TURN RIGHT ONTO PIONEER TRAIL, PASS BY 7-ELEVEN (ON THE LEFT IN 7.9 MI)
  - TURN RIGHT ONTO US-50 E/LAKE TAHOE BLVD, CONTINUE TO FOLLOW US-50 E, PASS BY CVS (ON THE RIGHT IN 0.6 MI)
  - ENTERING NEVADA, FOLLOW I-580 N/US-395 TO US-50 E, TAKE EXIT 5 FROM I-580 N/US-395/US-50
  - CONTINUE ONTO I-580 N/US-395/US-50 (SIGNS FOR RENO/FALLOW), TAKE EXIT 5 TO MERGE WITH US-50 E TOWARD DAYTON/FALLOW
  - TAKE AIRPORT RD TO E COLLEGE PKWY, MERGE WITH US-50 E, TURN LEFT ONTO AIRPORT RD, TURN LEFT ONTO E COLLEGE PKWY

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NONCONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA TITLE 24
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA MECHANICAL CODE
- TVEIA-222-F OR LATEST EDITION

## DRAWING INDEX

T-1	TITLE SHEET	MOD DESIGN
GN-1	GENERAL NOTES	T-01 TITLE SHEET
A-1	OVERALL SITE PLAN	M-01 MODIFICATION INSPECTION CHECKLIST
A-1.1	ENLARGED SITE PLAN	N-01 PROJECT NOTES
A-2	EQUIPMENT LAYOUT	S-01 TOWER ELEVATION & MODIFICATION SCHEDULE
A-3	ANTENNA LAYOUT	S-02 MODIFICATION DETAILS & SECTIONS
A-4	ELEVATIONS	S-03 ANCHOR ROD DETAILS & NOTES
A-5	ELEVATIONS	
D-1	DETAILS	
D-2	DETAILS	
S-1	EME SIGNAGE SHEET	
E-1	DC POWER DESIGN	
G-1	GROUNDING PLAN	
G-2	GROUNDING DETAIL	

## DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

## SCOPE OF WORK

THIS PROJECT CONSISTS OF THE MODIFICATIONS OF AN EXISTING AT&T WIRELESS ANTENNA FACILITY:  
SCOPE OF WORK:

- EQUIPMENT AREA**
- INSTALL (1) NEW FIF RACK BETWEEN THE EXISTING RACKS
  - INSTALL (1) NEW BB6648 IN NEW FIF RACK
- ANTENNA AREA**
- REMOVE (3) 6'-0" TALL N9H-H-65B-R4 PANEL ANTENNA FROM POS #2 FROM ALL SECTORS (ONE PER SECTOR, THREE TOTAL)
  - REMOVE (3) 6'-0" TALL SBNHH-1D65B PANEL ANTENNA FROM POS #3 FROM ALPHA & BETA SECTORS AND FROM POS #1 FROM GAMMA SECTOR (ONE PER SECTOR, THREE TOTAL)
  - REMOVE (3) BACKTO BACK RRU MOUNT FROM POS #3 FROM ALPHA & BETA SECTORS & POS #1 FROM GAMMA SECTOR (ONE PER SECTOR, THREE TOTAL)
  - RELOCATE (3) RRUS-32 B2 FROM POS #3 TO POS #2 FOR ALL SECTORS (ONE PER SECTOR, THREE TOTAL)
  - RELOCATE (3) RRUS-32 B30 FROM CURRENT POSITION FOR ALL SECTORS (ONE PER SECTOR, THREE TOTAL)
  - RELOCATE (3) RRUS-4478 B14 FROM CURRENT POSITION FOR ALL SECTORS (ONE PER SECTOR, THREE TOTAL)
  - INSTALL (6) 2'-6" TALL AIR6449 B77D & 2'-4" TALL AIR6419 B77G PANEL ANTENNA STACKED AT POS #3 AT ALPHA & BETA SECTORS AND POS #1 AT GAMMA SECTOR (TWO PER SECTOR, SIX TOTAL)
  - INSTALL (3) NEW 6'-0" TALL JAAH4-65B-R6 PANEL ANTENNA AT POS #2 AT ALL SECTORS (ONE PER SECTOR, THREE TOTAL)
  - INSTALL (1) NEW DC9 SQUID & (2) #6AWG DC TRUNK
  - INSTALL (4) 1/4"x1/4" ANCHOR ROD & (4) ANCHOR ROD BRACKET ASSEMBLY

EXISTING ANTENNAS:	9	EXISTING RRUS:	15
REMOVED ANTENNAS:	6	REMOVED RRUS:	0
PROPOSED ANTENNAS:	9	PROPOSED RRUS:	0
TOTAL ANTENNAS:	12	TOTAL RRUS:	15

NOTE:  
IF A DISCREPANCY IS NOTED BETWEEN THE ON SITE COUNT AND THE SPCT RECTIFIER OR BATTERY COUNT AT CIG25 PLEASE CONTACT DAVE THOMAS IMMEDIATELY AT 925.314.6210

## PROJECT TEAM

APPLICANT: AT&T MOBILITY  
5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583  
PROJECT MANAGEMENT FIRM: TSJ CONSULTING INC  
TOM JOHNSON  
27128 PASEO ESPADA #A-1521  
SAN JUAN CAPISTRANO, CA 92675  
MOBILE: (925) 785-3727  
tom@tsjconsultinginc.com  
A&E FIRM: FATIMA WIRELESS  
5025 E. PACIFIC COAST HIGHWAY #223  
LONG BEACH, CA 90804  
CONTACT: IBRAHIM ALI  
PHONE (515) 708-4748  
Email: ibrahim.ali@fatimawireless.com  
RF ENGINEER: AT&T  
TARUN SETHI  
ts458v@att.com  
CONSTRUCTION MANAGER: NEXIUS  
JANICE CHANNING  
PHONE: (925)-949-6817  
janice.channing@nexus.com  
SITE ACQ MANAGER: NEXIUS  
MURPHY JOHNSON  
PHONE: (225)-229-3637  
murphy.johnson@nexus.com

CONSULTANT



TSJ CONSULTING INC.  
27128 PASEO ESPADA #A-1521  
SAN JUAN CAPISTRANO, CA 92675

APPLICANT



SITE INFORMATION

CVL06276 - HOT SPRINGS

2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706

DESIGN RECORD

## REVISIONS

REV	DATE	DESCRIPTION	BY
0	12/01/22	100% CD	RC
B	09/02/22	95% CD	RC
A	08/18/22	90% CD	RC

PROFESSIONAL STAMP



ENGINEER

FATIMA WIRELESS  
5025 E. PACIFIC COAST HIGHWAY #223  
LONG BEACH, CA 90804  
ibrahim@fatimawireless.com  
(515) 708-4748

SHEET TITLE

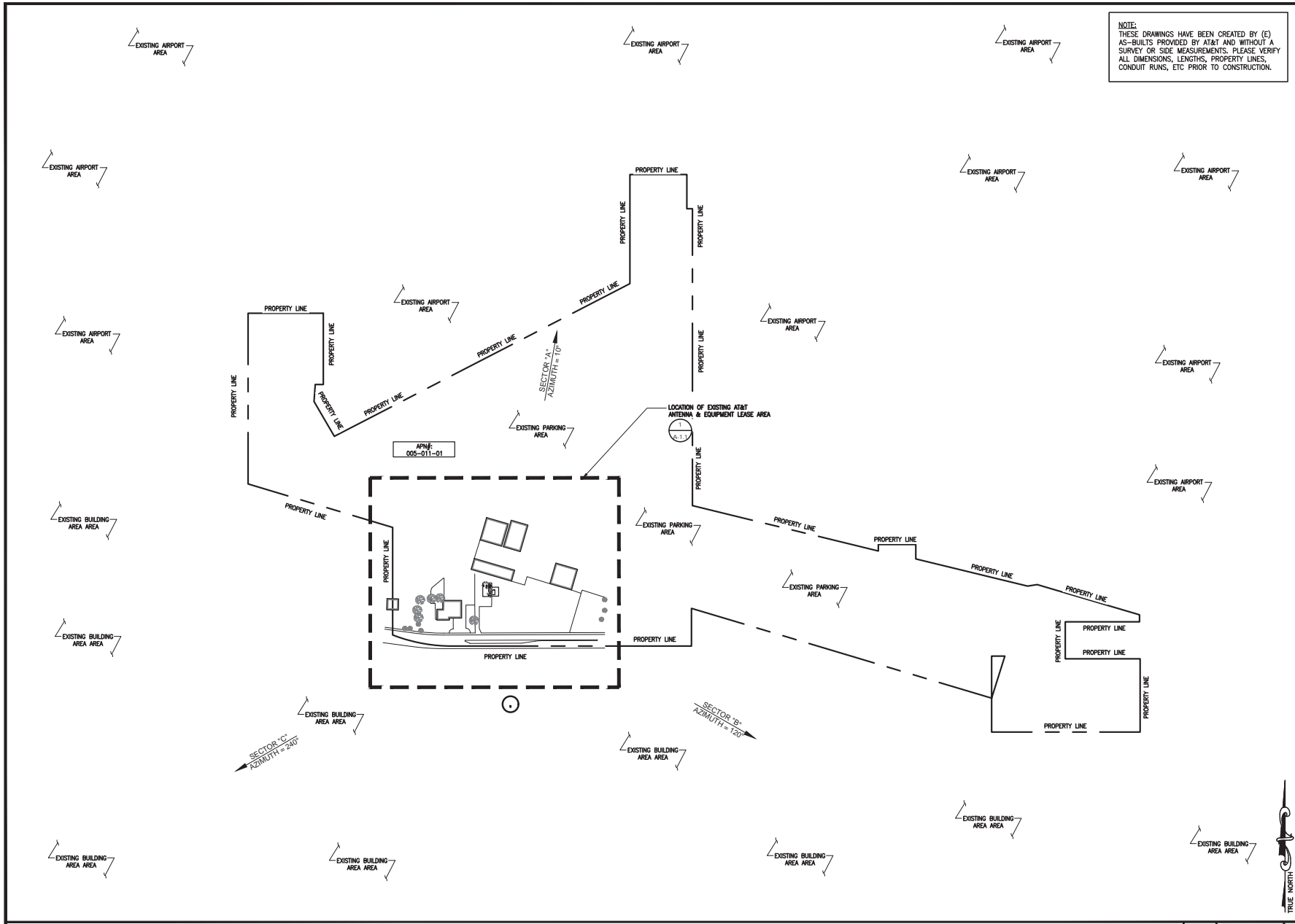
TITLE BLOCK

SHEET

T-1








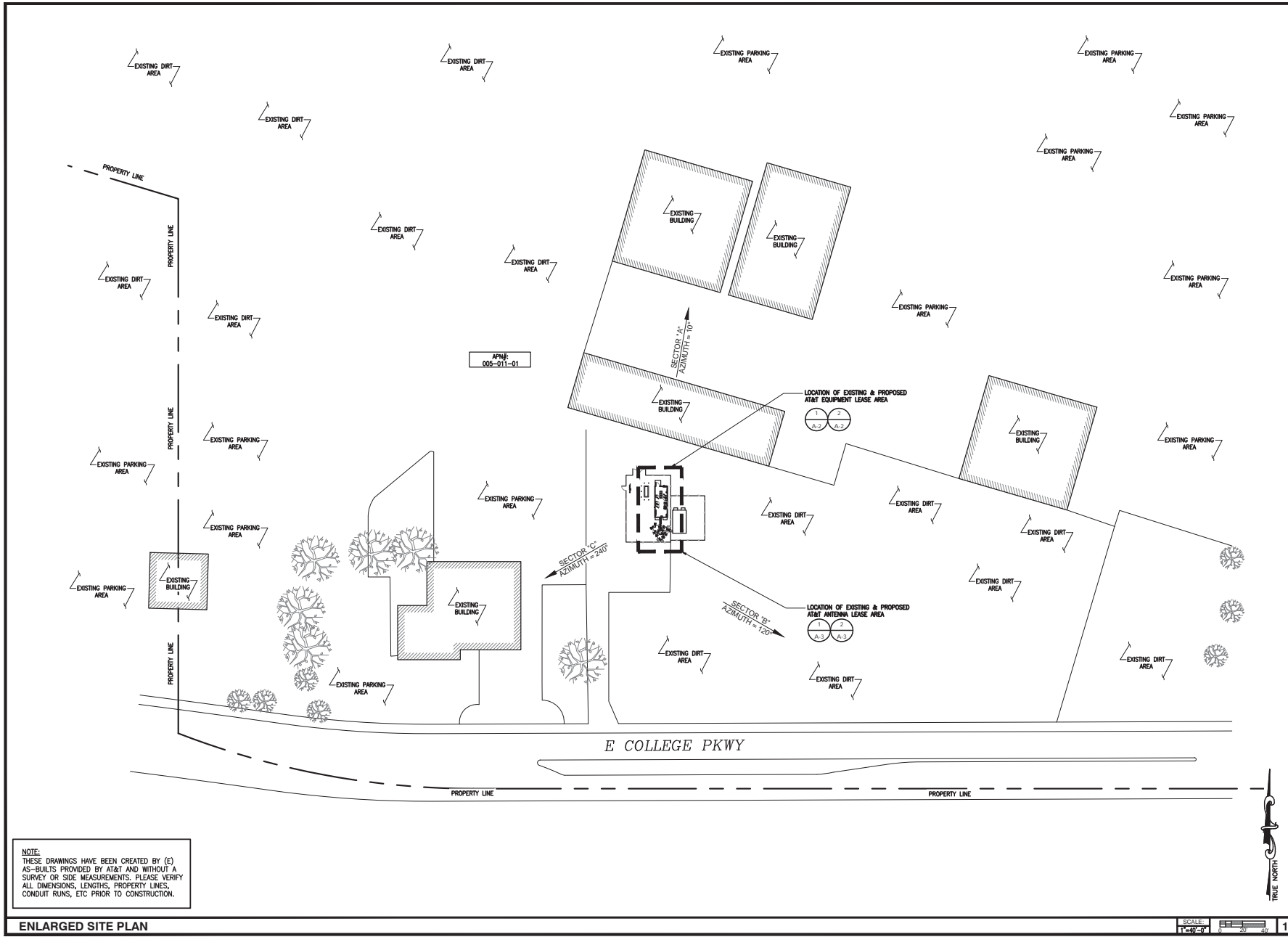


NOTE:  
 THESE DRAWINGS HAVE BEEN CREATED BY (E)  
 AS-BUILTS PROVIDED BY AT&T AND WITHOUT A  
 SURVEY OR SIDE MEASUREMENTS. PLEASE VERIFY  
 ALL DIMENSIONS, LENGTHS, PROPERTY LINES,  
 CONDUIT RUNS, ETC PRIOR TO CONSTRUCTION.

OVERALL SITE PLAN

SCALE  
 1" = 200'-0"  
 1




CONSULTANT	 TSJ CONSULTING INC. 27128 Fences Espada #A-1521 San Juan Capistrano, CA. 92675																			
APPLICANT																				
SITE INFORMATION	CVL06276 - HOT SPRINGS 2600 COLLEGE PARKWAY #6 CARSON CITY, NV 89706																			
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>12/01/22</td> <td>100% CD</td> </tr> <tr> <td>B</td> <td>08/02/22</td> <td>95% CD</td> </tr> <tr> <td>A</td> <td>08/18/22</td> <td>90% CD</td> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </tbody> </table>	REVISIONS			REV	DATE	DESCRIPTION	0	12/01/22	100% CD	B	08/02/22	95% CD	A	08/18/22	90% CD	REV	DATE	DESCRIPTION	BY
REVISIONS																				
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PROFESSIONAL STAMP																				
ENGINEER	<b>FATIMA WIRELESS</b> 5025 E. PACIFIC COAST HIGHWAY #223 LONG BEACH, CA 90804 brahima@fatimawireless.com (915) 708-4748																			
SHEET TITLE	OVERALL SITE PLAN																			
SHEET	A-1																			



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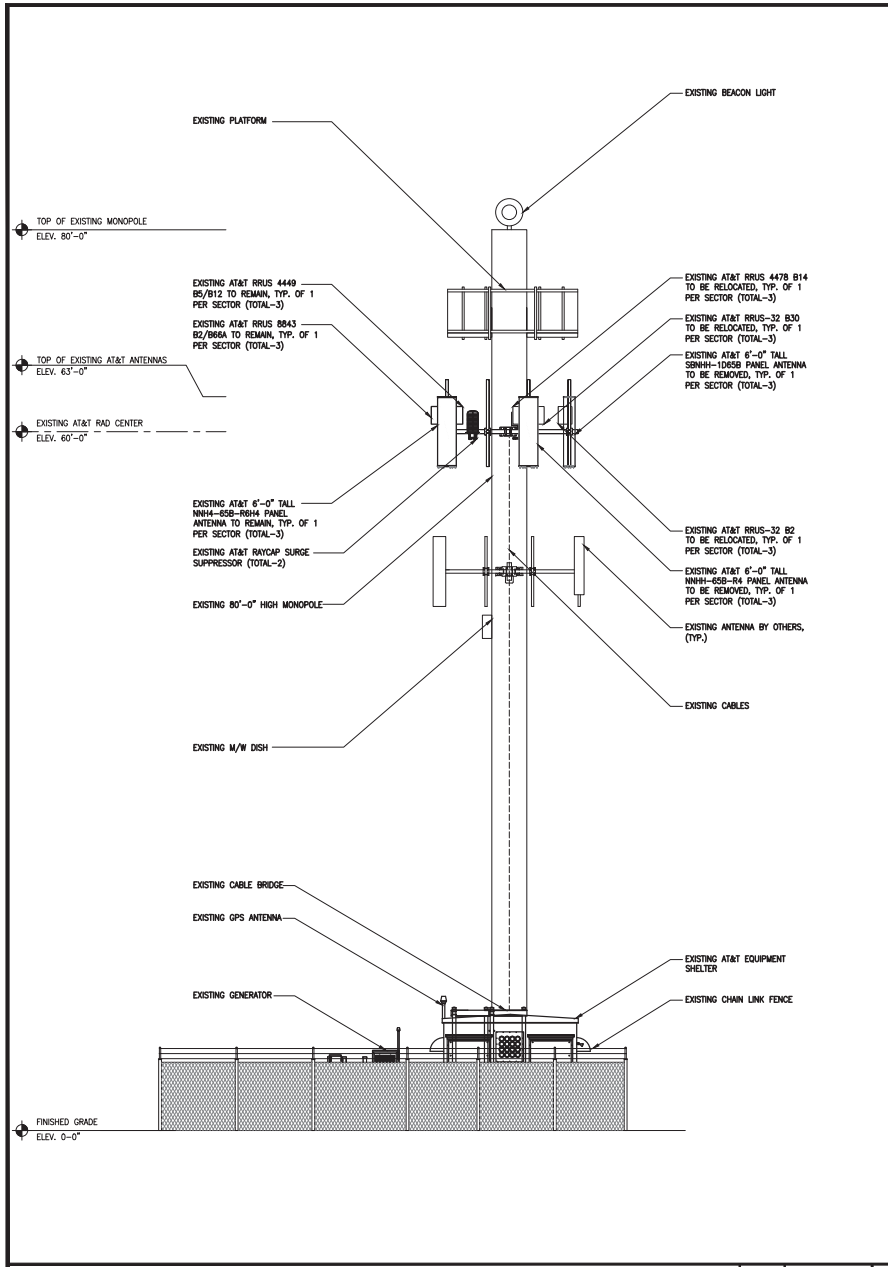
ENLARGED SITE PLAN

SCALE 1"=20'-0"  
 1

CONSULTANT	 TSJ CONSULTING INC. 27128 Fauci Espada #A-1521 San Juan Capistrano, CA. 92675	
APPLICANT		
SITE INFORMATION	CVL06276 - HOT SPRINGS 2600 COLLEGE PARKWAY #6 CARSON CITY, NV 89706	
DESIGN RECORD	REVISIONS	
PROFESSIONAL STAMP		
ENGINEER	<b>FATIMA WIRELESS</b> 5025 E. PACIFIC COAST HIGHWAY #223 LONG BEACH, CA 90804 Ibrahim@fatimawireless.com (915) 708-4748	
SHEET TITLE	ENLARGED SITE PLAN	
SHEET	A-1.1	

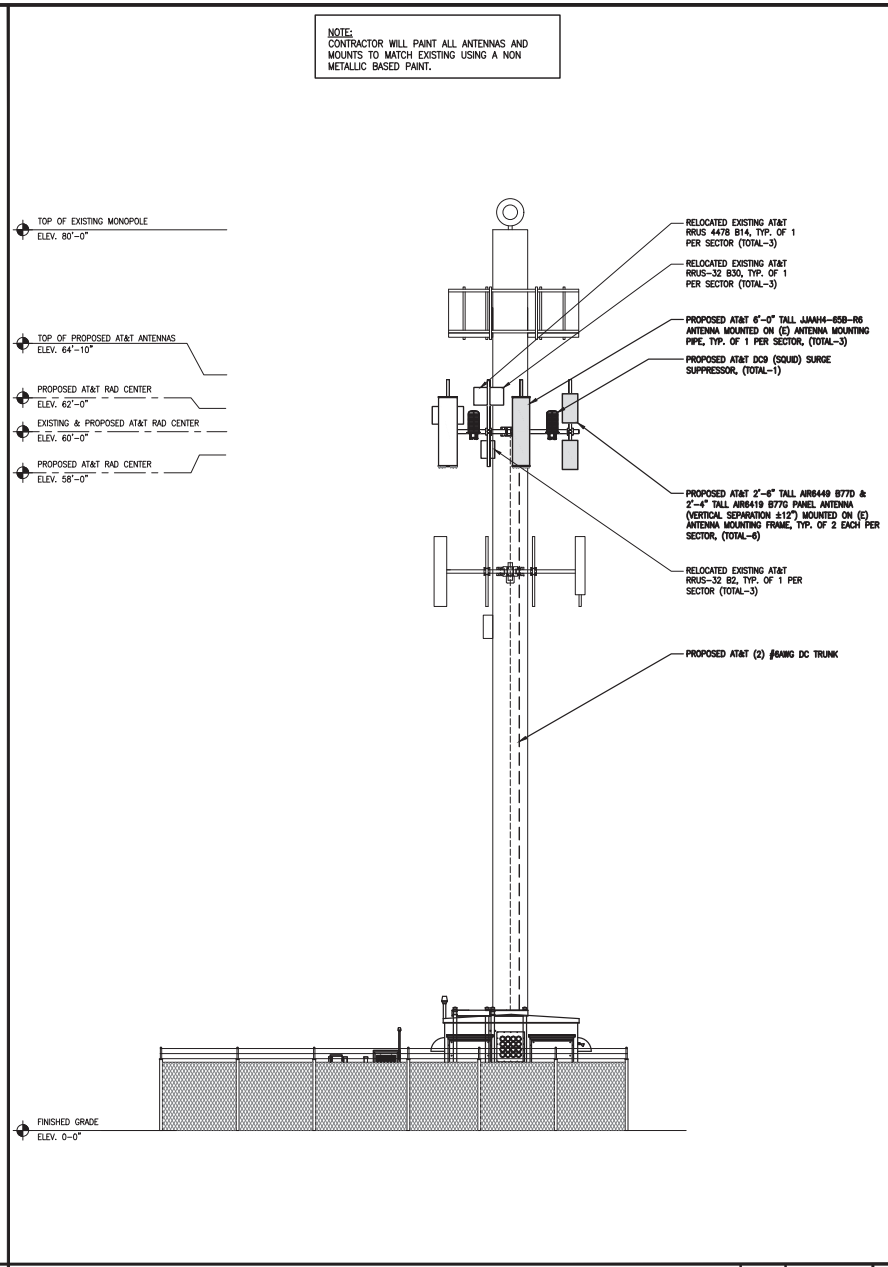






EXISTING NORTH ELEVATION




SCALE: 3/16"=1'-0" 2



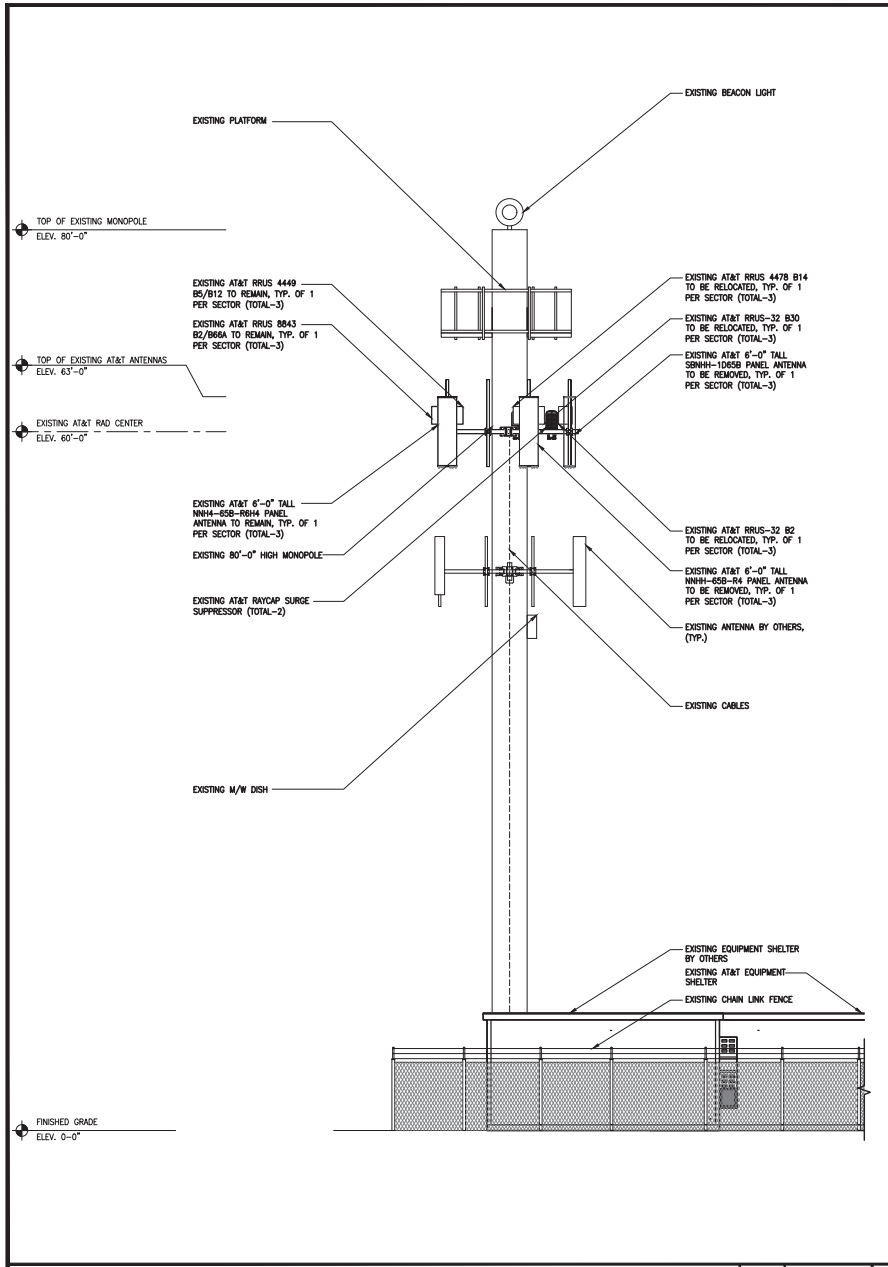
PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0" 1

NOTE:  
CONTRACTOR WILL PAINT ALL ANTENNAS AND MOUNTS TO MATCH EXISTING USING A NON METALLIC BASED PAINT.

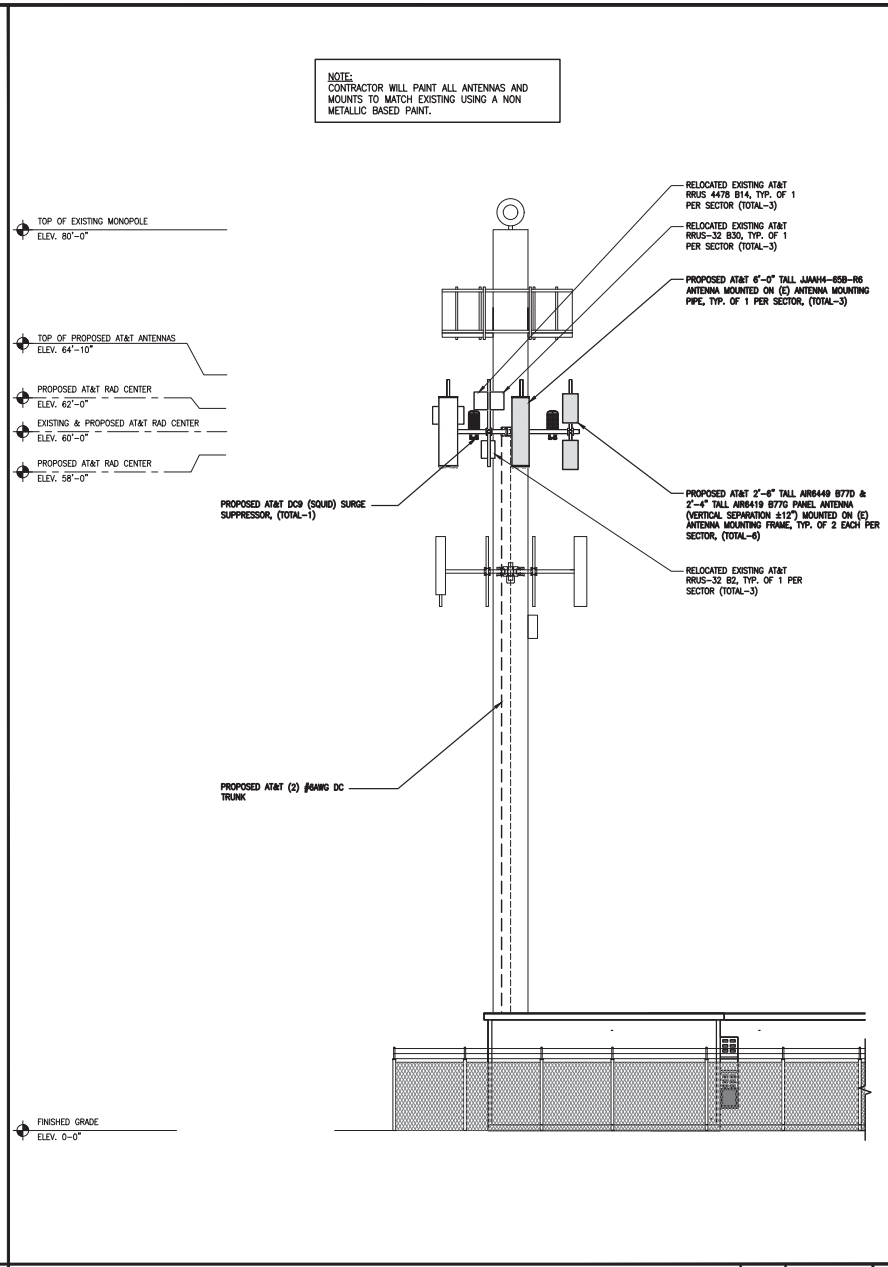
CONSULTANT	 TSJ CONSULTING INC. 27128 Fauci Espada #A-1521 San Juan Capistrano, CA. 92675																
APPLICANT																	
SITE INFORMATION	CVL06276 - HOT SPRINGS  2600 COLLEGE PARKWAY #6 CARSON CITY, NV 89706																
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A	08/18/22	90% CD	RC														
PROFESSIONAL STAMP																	
ENGINEER	<b>FATIMA WIRELESS</b> 5025 E. PACIFIC COAST HIGHWAY #223 LONG BEACH, CA 90804 Ibrahim@fatimawireless.com (915) 708-4748																
SHEET TITLE	ELEVATIONS																
SHEET	A-4																





EXISTING EAST ELEVATION




SCALE: 3/16"=1'-0" 2

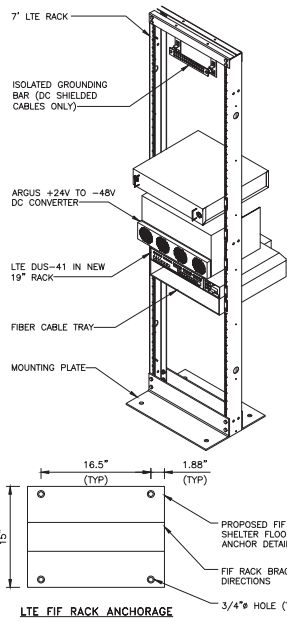


NOTE:  
CONTRACTOR WILL PAINT ALL ANTENNAS AND MOUNTS TO MATCH EXISTING USING A NON METALLIC BASED PAINT.

PROPOSED EAST ELEVATION

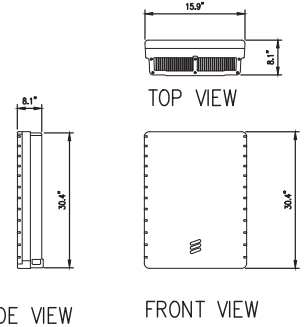
SCALE: 3/16"=1'-0" 1

CONSULTANT	 TSJ CONSULTING INC. 27128 Foces Espada #A-1521 San Juan Capistrano, CA. 92675															
APPLICANT																
SITE INFORMATION	CVL06276 - HOT SPRINGS  2600 COLLEGE PARKWAY #6 CARSON CITY, NV 89706															
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SHEET TITLE	ELEVATIONS															
SHEET	A-5															



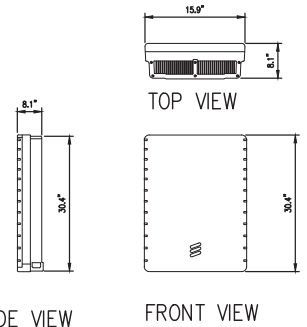
**LTE FIF RACK DETAIL** NOT TO SCALE **7**

**ANTENNA: ERICSSON AIR6419\_B77G**  
 DIMENSIONS, HxWxD IN: 30.4"x15.9"x8.1"  
 WEIGHT: 81.6 LBS



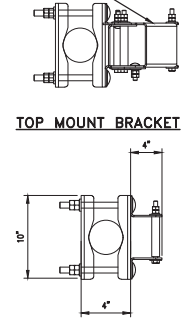
**AIR6419 B77G ANTENNA DETAIL** NOT TO SCALE **4**

**ANTENNA: ERICSSON AIR6449\_B77D**  
 DIMENSIONS, HxWxD IN: 30.4"x15.9"x8.1"  
 WEIGHT: 81.6 LBS



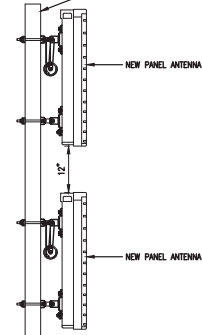
**AIR6449 B77D ANTENNA DETAIL** NOT TO SCALE **5**

**NEW MOUNT BRACKET (PARTNO. SXK10922065/1)**

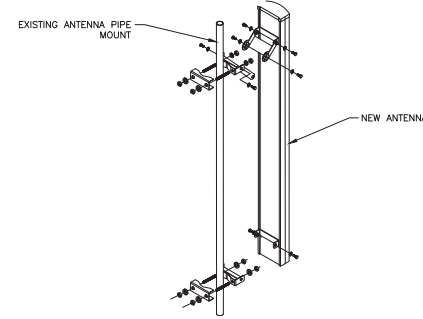


**TOP MOUNT BRACKET**

**NEW 2-1/2" GALV SCH40 ANTENNA PIPE MOUNT**



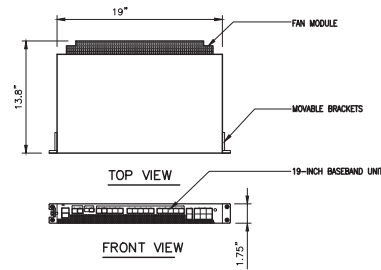
**BOTTOM MOUNT BRACKET**



**ANTENNA MOUNTING DETAIL** NOT TO SCALE **2**

**ERICSSON BASEBAND 6648**

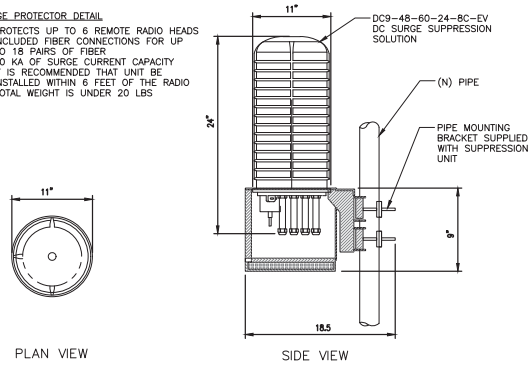
DIMENSIONS, WxDxH: 19"x13.8"x1.75"  
 TOTAL WEIGHT: 14.3 LBS  
 CPRI SUPPORT: 2.5 Gbps, 4.9 Gbps, and 10.1 Gbps



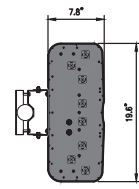
**BASEBAND 6648 DETAIL** NOT TO SCALE **8**

**SURGE PROTECTOR DETAIL**

- PROTECTS UP TO 6 REMOTE RADIO HEADS
- INCLUDED FIBER CONNECTIONS FOR UP TO 18 PAIRS OF FIBER
- 60 KA OF SURGE CURRENT CAPACITY
- IT IS RECOMMENDED THAT UNIT BE INSTALLED WITHIN 6 FEET OF THE RADIO
- TOTAL WEIGHT IS UNDER 20 LBS

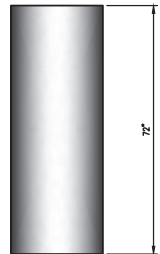


**SURGE PROTECTOR DETAIL** NOT TO SCALE **6**






**COMMSCOPE 6"-0" ANTENNA: JJA4H-65B-R6**  
 DIMENSIONS (H X W X D): 72 X 19.6" X 7.8"

WEIGHT: 97.0 LBS.  
 W/O RET OR MOUNTING HARDWARE



**JJA4H-65B-R6 ANTENNA DETAIL** NOT TO SCALE **3**

CONSULTANT	 TSJ CONSULTING INC. 27128 Fauci Espada #A-1521 San Juan Capistrano, CA 92675																			
APPLICANT																				
SITE INFORMATION	CVL06276 - HOT SPRINGS  2600 COLLEGE PARKWAY #6 CARSON CITY, NV 89706																			
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ENGINEER	<b>FATIMA WIRELESS</b> 5025 E. PACIFIC COAST HIGHWAY #223 LONG BEACH, CA 90804 Ibrahim@fatimawireless.com (915) 708-4748																			
SHEET TITLE	DETAILS																			
SHEET	D-1																			

NOT USED

NOT TO SCALE 2

NOT USED

NOT TO SCALE 3

NOT USED

NOT TO SCALE 4



## AIR BRACKET - MEDIUM

**AAS medium brackets**  
The bracket comes in two version, one with only azimuth adjustment possibility and one with both azimuth adjustment and vertical tilting possibility. The brackets are easy to assemble and install. There are 2 mounting options for the brackets, on a pole, to a wall.

**Robustness**  
The usage of high strength steel allows for a very robust, yet light weight design. The brackets can handle units up to 70kg with a maximum tilt of ±20° and an azimuth adjustment of ±30°.

**Quality**  
Galvanized high strength steel.

**Function Description**  
SXX 109 2064/1 and SXX 109 2065/1  
Brackets for mounting an AIR unit with a maximum weight of 70kg and an bracket interface of M10 bolts with a c-c measure of 150mm. Both brackets provide the possibility of ±30° azimuth adjustment and SXX 109 2065/1 also provide tilting of the unit ±20°.





SXX 109 2064/1



SXX 109 2065/1



SXX 109 2065/1



SXX 109 2065/1

**TECHNICAL SPECIFICATIONS**

<b>PRODUCT NAME</b>		<b>PRODUCT NUMBER</b>	
AIR Medium, Wall and Pole mount bracket without tilt		SXX 109 2064/1	
AIR Medium, Wall and Pole mount bracket with tilt		SXX 109 2065/1	
<b>CLAMP MOUNTING RANGE</b>	<b>TUBES</b>	<b>SQUARE PROFILES</b>	<b>90° ANGLE</b>
Minimum	676 mm (3 in)	50 x 50 mm (2.0 x 2.0 in)	50 x 50 mm (2.4 x 2.4 in)
Maximum	911.4 mm (5.5 in)	80 x 80 mm (3.2 x 3.2 in)	80 x 80 mm (3.2 x 3.2 in)
<b>EQUIPMENT COMPATIBILITY</b>		AIR units with a c-c 150mm interface for M10 bolts	
<b>MECHANICAL SPECIFICATION</b>		High Strength Steel, F2V	
Clamp profiles		8.8 F2V or equivalent	
<b>PERFORMANCE</b>		70 kg (143 lb)	
Maximum equipment weight		26N	
Maximum horizontal reaction force		67 m/s (140 km/h, 149 mph)	
Maximum wind speed		<b>LENGTH</b>	<b>WIDTH</b>
		SXX 109 2064/1	200mm (7.9 in)
		SXX 109 2065/1	400mm (15.7 in)
		<b>HEIGHT</b>	<b>WEIGHT</b>
		SXX 109 2064/1	100mm (4.0 kg)
		SXX 109 2065/1	170mm (5.7 kg)
			(10kg)


Ericsson AB  
SE - 161 23 Stockholm, Sweden  
Telephone: +46 8 703 0000  
Fax: +46 8 18 40 80  
www.ericsson.com

287 01-SXX 109 2064/1 User rev C  
© Ericsson AB 2018

SXX1092065/1 BRACKET DETAIL


NOT TO SCALE 1

CONSULTANT



TSJ CONSULTING INC.  
27128 Fences Espada #A-1521  
San Juan Capistrano, CA. 92675

APPLICANT



SITE INFORMATION


CVL06276 - HOT SPRINGS

2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
0	12/01/22	100% CD	RC
B	09/02/22	95% CD	RC
A	08/18/22	90% CD	RC

PROFESSIONAL STAMP



ENGINEER

FATIMA WIRELESS

5025 E. PACIFIC COAST HIGHWAY #223  
LONG BEACH, CA 90804  
frahim.ah@fatimawireless.com  
(915) 708-4748

SHEET TITLE

DETAILS

SHEET

D-2



**CAUTION**

Beyond this point:  
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b). ©1997 Riskward Tail Associates, Inc.

NOTE:  
LOCATE AT ACCESS GATE PER EMF REPORT



**NOTICE**

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b). ©1997 Riskward Tail Associates, Inc.

NOTE:  
LOCATE AT ACCESS GATE PER EMF REPORT



**NOTICE**

**GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS**

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

NOTE:  
LOCATE AT ACCESS GATE

RF WARNING SIGNS

NOT TO SCALE

5

RF WARNING SIGNS

NOT TO SCALE

3

RF NOTICE SIGN

NOT TO SCALE

1



**IN CASE OF EMERGENCY CALL 1-888-218-6664**

NOTE:  
LOCATE AT ACCESS GATE

EMERGENCY CONTACT SIGN

NOT TO SCALE

6

LANGUAGES NOTICE SIGN

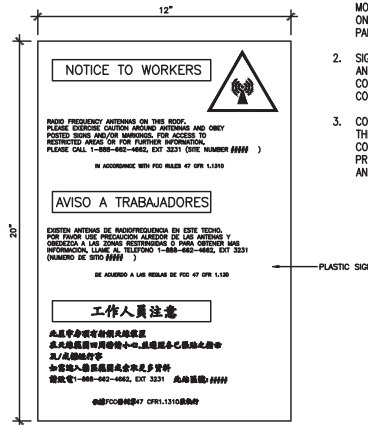
NOT TO SCALE

4

EMERGENCY SHUTDOWN SIGN

NOT TO SCALE

2



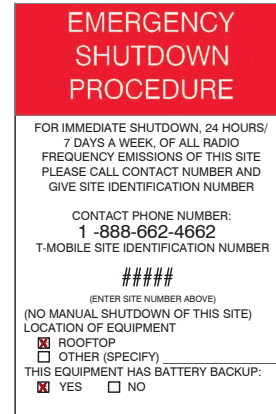
**NOTICE TO WORKERS**

**AVISO A TRABAJADORES**

**工作人員注意**

PLASTIC SIGN

NOTE:  
LOCATE AT ACCESS GATE



**EMERGENCY SHUTDOWN PROCEDURE**

FOR IMMEDIATE SHUTDOWN, 24 HOURS/ 7 DAYS A WEEK, OF ALL RADIO FREQUENCY EMISSIONS OF THIS SITE PLEASE CALL CONTACT NUMBER AND GIVE SITE IDENTIFICATION NUMBER

CONTACT PHONE NUMBER:  
1-888-662-4662  
T-MOBILE SITE IDENTIFICATION NUMBER  
#####  
(ENTER SITE NUMBER ABOVE)

(NO MANUAL SHUTDOWN OF THIS SITE) LOCATION OF EQUIPMENT

ROOFTOP  
 OTHER (SPECIFY)  
THIS EQUIPMENT HAS BATTERY BACKUP:  
 YES  NO

NOTE:

- SIGN SHALL BE A PHENOLIC LABEL WITH WHITE BACKGROUND AND BLACK LETTERING. THE TITLE BLOCK SHALL BE A RED BACKGROUND AND 1" HIGH WHITE LETTERING.
- CONTRACTOR TO PLACE SIGNS IN FOLLOWING LOCATIONS:
  - CELL SITE EQUIPMENT DOOR
  - BATTERY LOCATION WITHIN PROXIMITY OF BATTERY DISCONNECT
  - FCC ROOM WITHIN PROXIMITY OF THE FIRE ALARM PANEL
  - BUILDING'S MAIN ELECTRICAL ROOM WITHIN PROXIMITY OF THE MAIN SHUTOFF AND/OR AT THE CELL SITE MAIN ELECTRICAL DISCONNECT

CONSULTANT



TSJ CONSULTING INC.  
27128 Paseo Espada #A-1521  
San Juan Capistrano, CA 92675

APPLICANT



SITE INFORMATION

CVL06276 - HOT SPRINGS

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PROFESSIONAL STAMP



ESRA HASANBAS PERSELLIN  
Exp: 12/31/2023  
No. 026225

ENGINEER

**FATIMA WIRELESS**

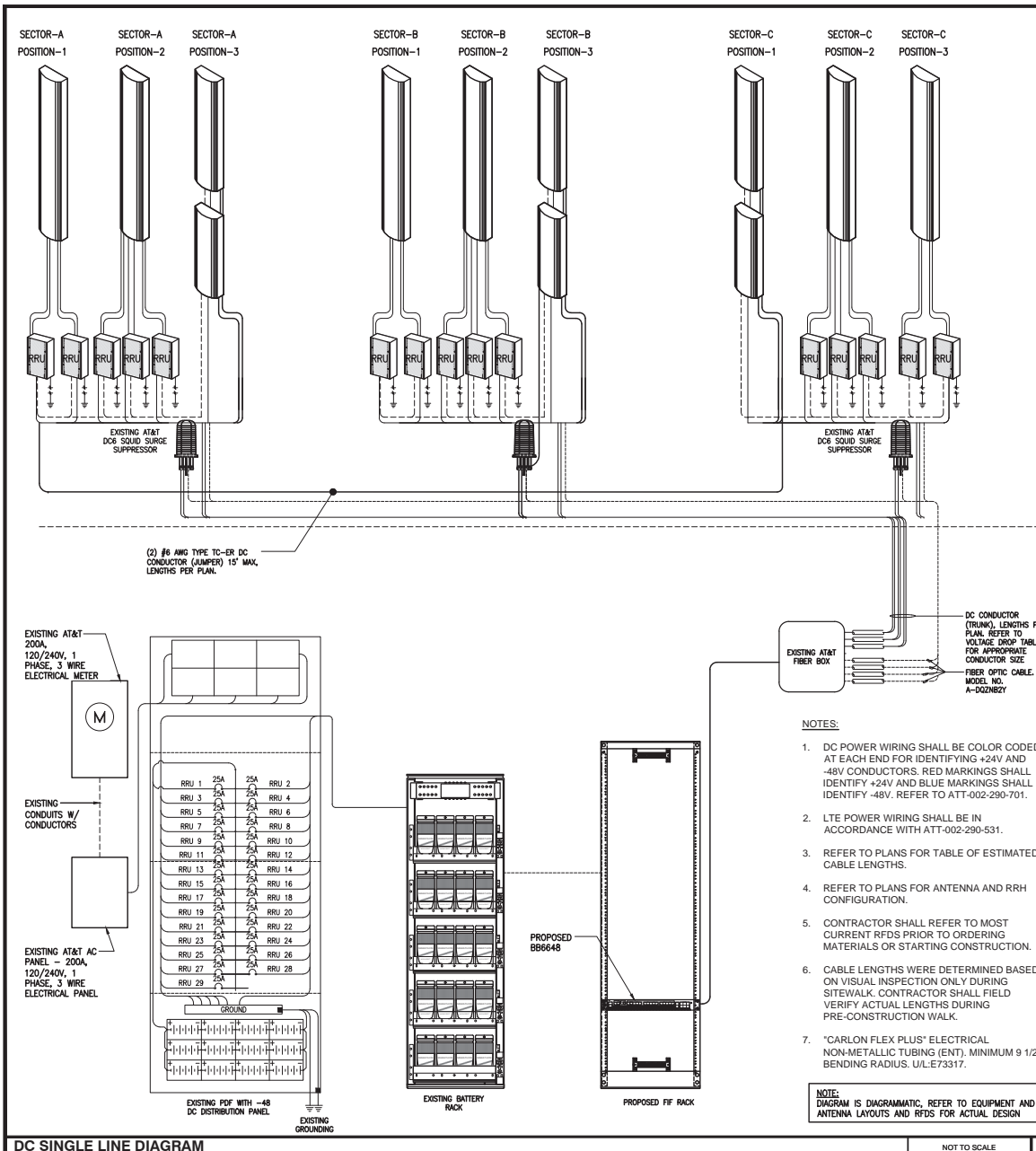
5025 E. PACIFIC COAST HIGHWAY #223  
LONG BEACH, CA 90804  
fatima@fatimawireless.com  
(915) 708-4748

SHEET TITLE

**EME SIGNAGE SHEET**

SHEET

**S-1**



- NOTES:**
- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V. REFER TO ATT-002-290-701.
  - LTE POWER WIRING SHALL BE IN ACCORDANCE WITH ATT-002-290-531.
  - REFER TO PLANS FOR TABLE OF ESTIMATED CABLE LENGTHS.
  - REFER TO PLANS FOR ANTENNA AND RRH CONFIGURATION.
  - CONTRACTOR SHALL REFER TO MOST CURRENT RFDS PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.
  - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION ONLY DURING SITEWALK. CONTRACTOR SHALL FIELD VERIFY ACTUAL LENGTHS DURING PRE-CONSTRUCTION WALK.
  - "CARLON FLEX PLUS" ELECTRICAL NON-METALLIC TUBING (ENT), MINIMUM 9/16" BENDING RADIUS. U/L#73317.
- NOTE:** DIAGRAM IS DIAGRAMMATIC. REFER TO EQUIPMENT AND ANTENNA LAYOUTS AND RFDS FOR ACTUAL DESIGN

EXISTING DC POWER PLANT: EMERSON STD-48VDC OUTDOOR NETSURE S12 SYSTEM 525A NEG. 159717

EXISTING -48V RECTIFIERS: (8)  
 PROPOSED NEW -48V RECTIFIERS: N/A  
 TOTAL -48V RECTIFIERS: (8)

EXISTING STRINGS OF BATTERIES: (5) 180AH BATTERIES  
 PROPOSED NEW STRINGS OF BATTERIES: N/A  
 TOTAL STRINGS OF BATTERIES: (5) 180AH BATTERIES

EXISTING DC POWER TRUNKS: (7) 18AWG  
 PROPOSED NEW DC POWER TRUNKS: (2) 18AWG  
 TOTAL DC POWER TRUNKS: (7) 18AWG & (2) 18AWG

EXISTING FIBER TRUNKS: (3) FIBER TRUNKS  
 PROPOSED NEW FIBER TRUNKS: N/A  
 TOTAL FIBER TRUNKS: (3) FIBER TRUNKS

EXISTING GROUND DC SURGE PROTECTION DEVICE: (3) DC12  
 PROPOSED NEW GROUND DC SURGE PROTECTION DEVICE: N/A  
 TOTAL GROUND DC SURGE PROTECTION DEVICE: (3) DC12

EXISTING ANT. DC SURGE PROTECTION DEVICE: (1) DC-8 SSSU  
 PROPOSED NEW ANT. DC SURGE PROTECTION DEVICE: (1) DC-8 SSSU  
 TOTAL ANT DC SURGE PROTECTION DEVICE: (1) DC-8 SSSU & (1) DC-8 SSSU

**SITE SPECIFIC DC NOTES**

NOT TO SCALE 1

NOMINAL BATTERY TERMINAL VOLTAGE OF 48VDC (NEARING FULL DISCHARGE)	JUMPER CONDUCTOR LENGTH (FEET)	8 AWG (TRUNK CONDUCTOR LENGTH, FEET)														
		150.0	175.0	200.0	225.0	250.0	275.0	300.0	325.0	350.0	375.0	400.0	425.0	450.0	475.0	500.0
12 AWG JUMPERS	30.0	45.00	44.70	44.40	44.10	43.70	43.40	43.10	42.80	42.40	42.10	41.79	41.47	41.14	40.82	40.49
	60.0	44.00	43.70	43.40	43.10	42.70	42.40	42.00	41.76	41.43	41.11	40.78	40.46	40.13	39.81	39.48
	90.0	43.00	42.70	42.40	42.10	41.73	41.40	41.00	40.75	40.43	40.10	39.78	39.45	39.13	38.80	38.48
	120.0	42.00	41.69	41.37	41.04	40.72	40.39	40.00	39.74	39.42	39.09	38.77	38.44	38.12	37.79	37.47
150.0	41.01	40.69	40.36	40.04	39.71	39.39	39.00	38.74	38.41	38.09	37.76	37.44	37.11	36.79	36.46	

NOMINAL BATTERY TERMINAL VOLTAGE OF 48VDC (NEARING FULL DISCHARGE)	JUMPER CONDUCTOR LENGTH (FEET)	8 AWG (TRUNK CONDUCTOR LENGTH, FEET)														
		150.0	175.0	200.0	225.0	250.0	275.0	300.0	325.0	350.0	375.0	400.0	425.0	450.0	475.0	500.0
10 AWG JUMPERS	30.0	45.40	45.10	44.80	44.50	44.10	43.80	43.50	43.20	42.80	42.50	42.20	41.85	41.52	41.20	40.88
	60.0	44.80	44.50	44.20	43.90	43.50	43.20	42.90	42.50	42.20	41.88	41.58	41.23	40.90	40.58	40.26
	90.0	44.20	43.90	43.50	43.20	42.80	42.50	42.10	41.85	41.55	41.25	40.93	40.63	40.33	39.95	39.63
	120.0	43.60	43.20	42.90	42.60	42.20	41.83	41.61	41.28	40.96	40.63	40.31	39.98	39.66	39.03	39.01
150.0	42.90	42.60	42.30	42.00	41.63	41.31	40.98	40.66	40.33	40.01	39.68	39.36	39.03	38.71	38.38	

NOMINAL BATTERY TERMINAL VOLTAGE OF 48VDC (NEARING FULL DISCHARGE)	JUMPER CONDUCTOR LENGTH (FEET)	8 AWG (TRUNK CONDUCTOR LENGTH, FEET)														
		150.0	175.0	200.0	225.0	250.0	275.0	300.0	325.0	350.0	375.0	400.0	425.0	450.0	475.0	500.0
8 AWG JUMPERS	30.0	45.7	45.30	45.00	44.70	44.40	44.00	43.70	43.40	43.10	42.70	42.40	42.10	41.76	41.44	41.11
	60.0	45.30	44.90	44.60	44.30	44.00	43.60	43.30	43.00	42.70	42.30	42.00	41.70	41.37	41.05	40.72
	90.0	44.90	44.60	44.20	43.90	43.60	43.30	42.90	42.60	42.30	42.00	41.63	41.31	40.98	40.66	40.33
	120.0	44.50	44.20	43.80	43.50	43.20	42.90	42.50	42.20	41.89	41.57	41.24	40.92	40.59	40.27	39.94
150.0	44.10	43.80	43.50	43.10	42.80	42.50	42.20	41.83	41.50	41.18	40.85	40.53	40.20	39.88	39.55	

- AT&T LTE POWER CABLE VOLTAGE DROP TABLE NOTES:**
- LOAD CURRENT ASSUMED 10A AT BATTERY TERMINAL REPRESENTING HIGHEST POSSIBLE VALUE.
  - 48VDC MINIMUM VOLTAGE REQUIRED AT THE RRU POWER TERMINALS.
  - ANY TABLE VALUE LESS THAN 48VDC INDICATES YOU MUST STEP UP TO THE NEXT LARGER GAUGE JUMPER/TRUNK CABLE COMBINATION.
  - TRUNK CONDUCTOR=DC CONDUCTOR 8/T RAYCAP DC6-48-40-8M AND RAYCAP DC6-48-40-18-8F (THE SQUID).
  - JUMPER CONDUCTOR=DC CONDUCTOR 8/T THE DC6 SURGE SUPPRESSOR AND RRU.

CONSULTANT



APPLICANT



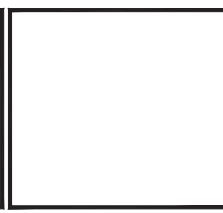
SITE INFORMATION

CVL06276 - HOT SPRINGS  
 2600 COLLEGE PARKWAY #6  
 CARSON CITY, NV 89706

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	12/01/22	100% CD	RC
B	08/02/22	95% CD	RC
A	08/18/22	90% CD	RC

PROFESSIONAL STAMP



ENGINEER

**FATIMA WIRELESS**  
 5025 E. PACIFIC COAST HIGHWAY #233  
 LONG BEACH, CA 90804  
 Ibrahim.I@fatimawireless.com  
 (915) 798-4748

SHEET TITLE

DC POWER DESIGN

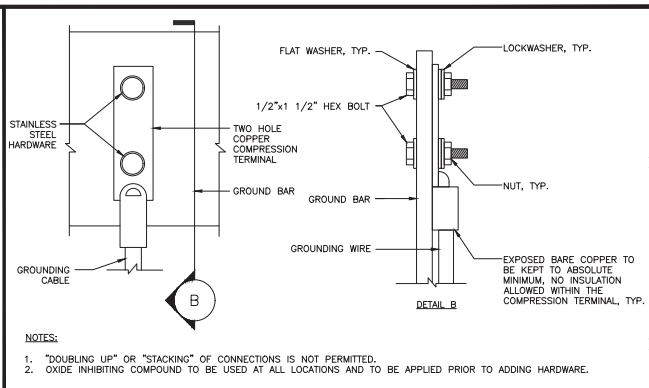
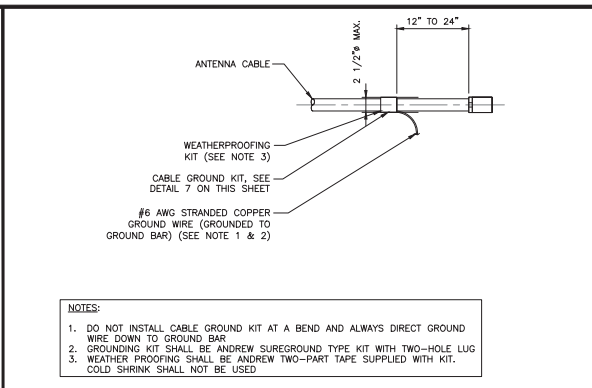
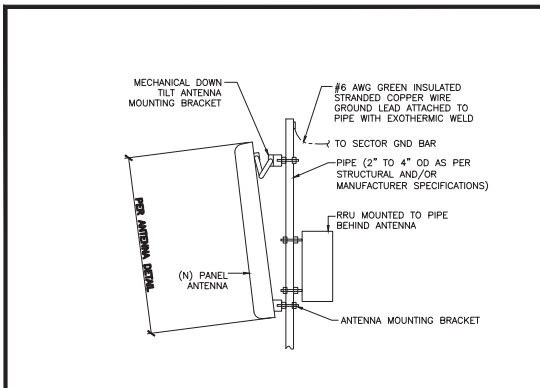
SHEET

E-1





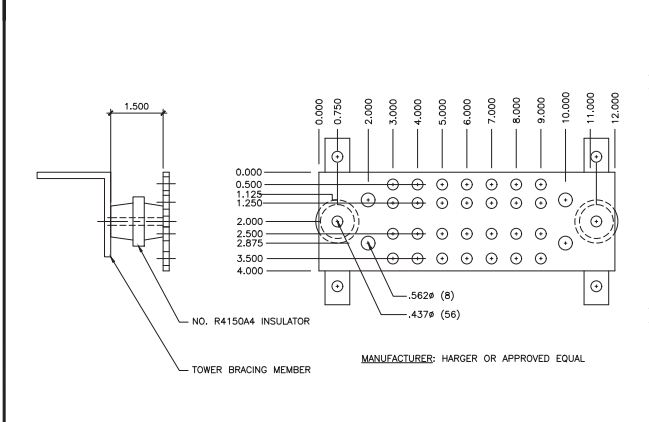
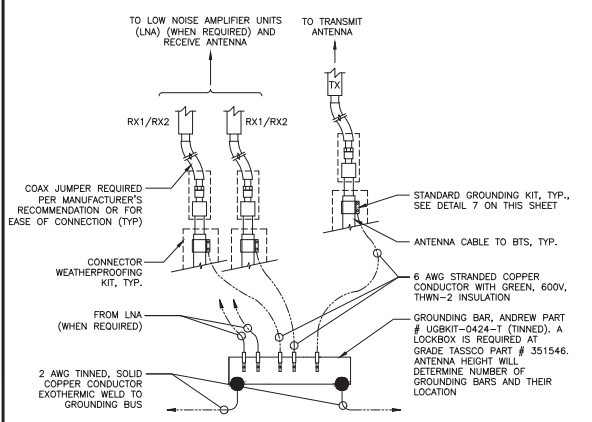
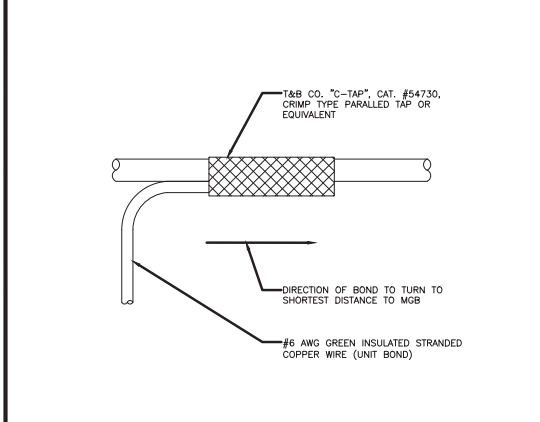




**ANTENNA PIPE MOUNT GROUNDING DETAIL** NOT TO SCALE **7**

**CABLE GROUND KIT DETAIL** NOT TO SCALE **4**

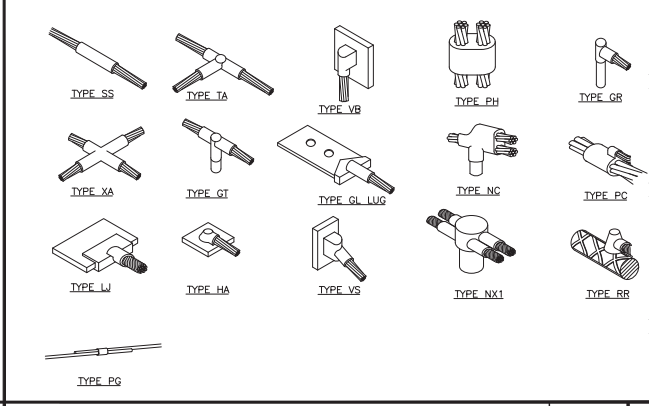
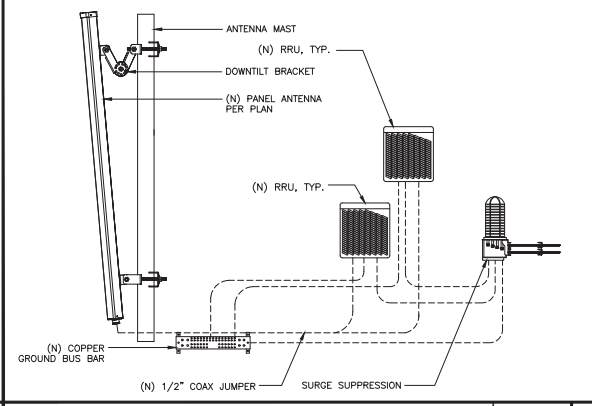
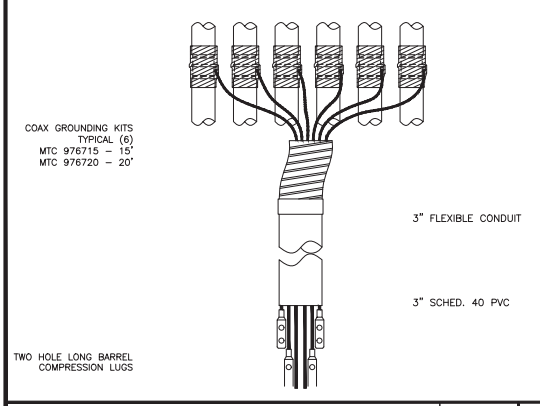
**TYPICAL GROUND LUG CONNECTION DETAIL** NOT TO SCALE **1**



**GROUNDING WIRE CONNECTION** NOT TO SCALE **8**

**ANTENNA GROUNDING BAR CONNECTION DETAIL** NOT TO SCALE **5**

**ANTENNA (12\"/>**



**COAX GROUND KIT** NOT TO SCALE **9**

**RRU GROUNDING DETAIL** NOT TO SCALE **6**

**TYPICAL CADWELD TYPES** NOT TO SCALE **3**

**CONSULTANT**

TSJ CONSULTING INC.  
27128 Paseo Espada #A-1521  
San Juan Capistrano, CA 92675

**APPLICANT**

**SITE INFORMATION**

CVL06276 - HOT SPRINGS  
2600 COLLEGE PARKWAY #6  
CARSON CITY, NV 89706

**DESIGN RECORD**

REV	DATE	DESCRIPTION	BY
0	12/01/22	100% CD	RC
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**PROFESSIONAL STAMP**

**ENGINEER**

**FATIMA WIRELESS**  
5025 E. PACIFIC COAST HIGHWAY #223  
LONG BEACH, CA 90804  
Ibrahim.I@fatimawireless.com  
(915) 708-4748

**SHEET TITLE**

GROUNDING DETAIL

**SHEET**

G-2

# HOT SPRINGS

## FA #: 10088507

## CLIENT #: CVL06276

## USID #: 16004



### PROJECT CONTACTS:

#### CLIENT CONTACT:

KATHERINE MCNELLY  
2595 DALLAS PARKWAY, SUITE 300  
FRISCO, TX 75034  
(949) 231-8304

#### ENGINEER CONTACT:

GPD ENGINEERING AND ARCHITECTURE  
PROFESSIONAL CORPORATION  
520 SOUTH MAIN STREET, SUITE 2531  
AKRON, OH 44311  
(330) 572-2100  
FOR QUESTIONS PLEASE EMAIL:  
GPDMODS@GPDGROUP.COM

QUALIFIED ENGINEERING SERVICES ARE AVAILABLE FROM GPD TO ASSIST CONTRACTORS IN CLASS IV RIGGING PLAN REVIEWS. FOR REQUESTING QUALIFIED ENGINEERING SERVICES PLEASE CONTACT GPD AT GPDMODS@GPDGROUP.COM.

### SHEET INDEX:

T-01: TITLE SHEET  
MI-01: MODIFICATION INSPECTION CHECKLIST  
N-01: PROJECT NOTES  
S-01: TOWER ELEVATION & MODIFICATION SCHEDULE  
S-02: MODIFICATION DETAILS & SECTIONS  
S-03: ANCHOR ROD DETAILS & NOTES

### TOWER INFORMATION:

TOWER MAPPING: TRITON TOWER SITE #: CNU 6276  
TOWER HEIGHT/TYPE: 76'-0" MODIFIED MONOPOLE  
TOWER LOCATION:  
LAT.: 39° 11' 26.68"  
LONG.: -119° 44' 23.94"  
STREET ADDRESS: 2600 COLLEGE PARKWAY  
CITY, STATE ZIP: CARSON CITY, NV 89706  
COUNTY: CARSON CITY  
REFERENCED ANALYSIS: GPD/PROJ #: 2022723.09.16004.02  
ANALYSIS DATE: 11/03/22

### CODE COMPLIANCE:

GOVERNING CODES: TIA-222-H & 2018 IBC W/ NORTHERN NEVADA AMENDMENTS  
WIND SPEEDS: 120 MPH 3 SECOND GUST (ULTIMATE)  
  
ICE THICKNESS: NA  
RISK CATEGORY: II  
EXPOSURE CATEGORY: C  
TOPO CATEGORY: 1  
  
SEISMIC CRITERIA:  
SITE CLASS: D  
RESPONSE COEFFICIENT (R): 1.5  
1-SECOND SPECTRAL RESPONSE ACCELERATION (S<sub>1</sub>): 0.784  
SHORT PERIOD SPECTRAL RESPONSE ACCELERATION (S<sub>s</sub>): 2.161



REV	DATE	DESCRIPTION
0	11/03/22	INITIAL RELEASE

HOT SPRINGS  
2600 COLLEGE PARKWAY  
CARSON CITY, NV 89706  
TITLE SHEET

ISSUED FOR:	
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

ENGINEER	DESIGNER
MNS	RY
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
2023723.09.16004.03

T-01

**MODIFICATION INSPECTION NOTES**

**GENERAL**

1. THE MI IS AN ON-SITE VISUAL AND HANDS-ON INSPECTION OF TOWER MODIFICATIONS INCLUDING A REVIEW OF CONSTRUCTION REPORTS AND ADDITIONAL PERTINENT DOCUMENTATION PROVIDED BY THE GENERAL CONTRACTOR (GC), AS WELL AS ANY INSPECTION DOCUMENTS PROVIDED BY 3RD PARTY INSPECTORS. THE MI IS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE MODIFICATION DRAWINGS; IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS; AND AS DESIGNED BY THE ENGINEER OF RECORD (EOR).
2. NO DOCUMENT, CODE OR POLICY CAN ANTICIPATE EVERY SITUATION THAT MAY ARISE. ACCORDINGLY, THIS CHECKLIST IS INTENDED TO SERVE AS A SOURCE OF GUIDING PRINCIPLES IN ESTABLISHING GUIDELINES FOR MODIFICATION INSPECTION.
3. THE MI IS TO CONFIRM INSTALLATION CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE MODIFICATION DESIGN ITSELF, AND THE MI INSPECTOR DOES NOT TAKE OWNERSHIP OF THE MODIFICATION DESIGN. THE MI INSPECTOR SHALL INSPECT AND NOTE CONFORMANCE/NONCONFORMANCE AND PROVIDE TO THE TOWER/STRUCTURE OWNER AND EOR FOR EVALUATION.
4. TO ENSURE THAT THE REQUIREMENTS OF THE MODIFICATION INSPECTION ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE MI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO OR PAYMENT IS RECEIVED. IT IS EXPECTED THAT EACH PARTY WILL BE PROACTIVE IN REACHING OUT TO THE OTHER PARTY. CONTACT LISTED ON THE TITLE SHEET SHALL BE CONTACTED IF SPECIFIC INSPECTOR CONTACT INFORMATION IS NOT KNOWN.

**FAILING INSPECTION CORRECTIONS**

1. IF THE MODIFICATION INSTALLATION WOULD FAIL THE MODIFICATION INSPECTION ("FAILED MODIFICATION INSPECTION"), THE GC SHALL WORK WITH MI INSPECTOR TO COORDINATE A REMEDIATION PLAN IN ONE OF TWO WAYS:
  - CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL MODIFICATION DRAWINGS AND COORDINATE A SUPPLEMENT MODIFICATION INSPECTION.
  - OR, WITH TOWER OWNER'S APPROVAL, THE GC MAY WORK WITH THE ENGINEER OF RECORD TO RE-ANALYZE THE MODIFICATION/REINFORCEMENT USING THE AS-BUILT CONDITION.

**SERVICE LEVEL COMMITMENT**

1. THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING AN MI REPORT:
  - THE GC SHALL PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE MI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
  - THE GC AND MI INSPECTOR COORDINATE CLOSELY THROUGHOUT THE ENTIRE PROJECT.
  - WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE SIMULTANEOUSLY FOR ANY GUY WIRE TENSIONING OR RE-TENSIONING OPERATIONS.
  - WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE DURING THE MI TO HAVE ANY MINOR DEFICIENCIES CORRECTED DURING THE INITIAL MI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE MI CAREFULLY TO ENSURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE MI INSPECTOR IS ON SITE.
  - IT MAY BE BENEFICIAL TO INSTALL ALL TOWER MODIFICATIONS PRIOR TO CONDUCTING THE FOUNDATION INSPECTIONS TO ALLOW THE FOUNDATION AND MODIFICATION INSPECTION(S) TO COMMENCE WITH ONE SITE VISIT.

**REQUIRED PHOTOS**

1. BETWEEN THE GC AND THE MI INSPECTOR THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE MI REPORT:
  - PRE-CONSTRUCTION GENERAL SITE CONDITION
  - PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION/ERECTION AND INSPECTION
    - RAW MATERIALS
    - PHOTOS OF ALL CRITICAL DETAILS
    - FOUNDATION MODIFICATIONS
    - WELD PREPARATION
    - BOLT INSTALLATION
    - FINAL INSTALLED CONDITION
    - SURFACE COATING REPAIR
  - POST CONSTRUCTION PHOTOGRAPHS
    - FINAL INFIELD CONDITION
  - ANY OTHER PHOTOS DEEMED RELEVANT TO SHOW COMPLETE DETAILS OF THE MODIFICATIONS.
2. PHOTOS OF ELEVATED MODIFICATIONS TAKEN ONLY FROM THE GROUND SHALL BE CONSIDERED INADEQUATE.



11/30/22

MODIFICATION INSPECTION CHECKLIST		
REQUIRED	REPORT ITEM	BRIEF DESCRIPTION
<b>PRE-CONSTRUCTION</b>		
X	MI CHECKLIST DRAWING	THIS CHECKLIST SERVES AS A GUIDELINE FOR THE REQUIRED CONSTRUCTION DOCUMENTS AND INSPECTIONS FOR THIS MODIFICATION
X	EOR APPROVED SHOP DRAWINGS	PRIOR TO FABRICATION, THE CONTRACTOR SHALL PROVIDE DETAILED ASSEMBLY DRAWINGS AND/OR SHOP DRAWINGS TO THE EOR FOR APPROVAL.
X	FABRICATION INSPECTION	A LETTER FROM THE FABRICATOR STATING THAT ALL FABRICATION (I.E. DRILLING, CUTTING, WELDING, SHEARING, MILLING, GALVANIZING, ETC) HAS BEEN DONE ACCORDING TO INDUSTRY STANDARDS AND ALL APPLICABLE ANSI/ASTM STANDARDS.
X	FABRICATOR CERTIFIED WELD INSPECTION	A CWI SHALL INSPECT ALL FABRICATION WELDS IN ACCORDANCE WITH AWS D1.1 AND A REPORT DETAILING THE RESULTS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	MATERIAL TEST REPORTS (MTR)	MATERIAL TEST REPORTS SHALL BE PROVIDED FOR ALL MATERIAL USED. MTR'S SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	FABRICATOR NDE INSPECTION REPORT	CRITICAL SHOP WELDS THAT REQUIRE ADDITIONAL TESTING ARE NOTED WITHIN THE MODIFICATION DRAWINGS. A CERTIFIED NDT INSPECTOR SHALL PERFORM NON-DESTRUCTIVE EXAMINATION ON ALL PJP, CJP, AND FILLET WELDS >5/16" IN ACCORDANCE WITH AWS D1.1 AND A REPORT DETAILING THE RESULTS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	NDE OF MONOPOLE BASE PLATE	A NDE OF THE POLE TO BASE PLATE CONNECTION IS REQUIRED AND A WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	PACKING SLIPS	PACKING/SHIPPING LIST FOR ALL MATERIAL USED DURING CONSTRUCTION OF THE MODIFICATION SHALL BE PROVIDED.
<b>DURING CONSTRUCTION</b>		
NA	PRE-POUR REBAR INSPECTIONS	A 3 <sup>RD</sup> PARTY VISUAL OBSERVATION OF THE EXCAVATION AND REBAR SHALL BE PERFORMED <b>BEFORE</b> PLACING THE CONCRETE. A WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	POST-INSTALLED REBAR AND/OR DOWEL INSPECTIONS	PHOTOGRAPHIC DOCUMENTATION OF DRILL HOLE SIZES AND DEPTHS SHALL BE RECORDED <b>BEFORE</b> SETTING THE POST INSTALLED REBAR AND DOWELS WITH EPOXY/GROUT.
NA	CONCRETE COMP. STRENGTH & SLUMP TEST	THE CONCRETE MIX DESIGN, SLUMP TEST, AND COMPRESSIVE STRENGTH TESTS SHALL BE PROVIDED AS PART OF THE MI REPORT.
NA	EARTHWORK: LIFT & DENSITY REPORT	REPORT DETAILING SOIL COMPACTION TEST RESULTS TO BE INCLUDED IN THE MI REPORT.
NA	MICROPILE/ROCK ANCHOR	MICROPILES AND ROCK ANCHORS SHALL BE INSPECTED BY A 3 <sup>RD</sup> PARTY. INSPECTION SHALL VERIFY ANCHOR SIZE, STEEL GRADE, AND HOLE DEPTHS. PHOTOGRAPHIC DOCUMENTATION OF ALL MEASUREMENTS ALONG WITH THE PULL TEST RESULTS SHALL BE INCLUDED IN THE MI REPORT.
NA	HELICAL ANCHOR	HELICAL INSTALLER SHALL SUBMIT FINAL SEALED HELICALS DESIGN, TORQUE LOGS, AND FINAL LOAD TEST RESULTS TO BE INCLUDED IN THE MODIFICATION INSPECTION REPORT.
X	POST-INSTALLED ANCHOR ROD VERIFICATION	POST INSTALLED ANCHOR ROD VERIFICATION SHALL BE PERFORMED AND SHALL INCLUDE PHOTO VERIFICATION OF HOLE DEPTH, HOLE CLEANOUT AND ROUGHENING, AND EPOXY LABELING. REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	3 <sup>RD</sup> PARTY FIELD CERTIFIED WELD INSPECTION	A CWI SHALL CONDUCT A VISUAL INSPECTION OF ALL FIELD WELDS IN ACCORDANCE WITH AWS D1.1. CRITICAL WELDS THAT REQUIRE ADDITIONAL TESTING ARE NOTED IN THE MODIFICATION DRAWINGS.
X	ON-SITE COLD GALVANIZING VERIFICATION	THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN AND PHOTOGRAPHIC DOCUMENTATION TO THE MI INSPECTOR VERIFYING THAT ANY ON-SITE COLD GALVANIZING WAS APPLIED PER MANUFACTURER SPECIFICATIONS.
NA	TENSION TWIST & PLUMB DELIVERABLES	THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN AND PHOTOGRAPHIC DOCUMENTATION TO THE MI INSPECTOR VERIFYING THE TOWER TWIST AND PLUMB CONDITION AS WELL AS THE WIRE TENSIONS (AS REQUIRED). REPORT SHALL INCLUDE PRE-TENSION, PLUMB & TWIST RESULTS, POST-TENSION REPORT, POST PLUMB AND TWIST REPORT, AND PHOTOS OF THE TENSION GAUGES FOR ALL GUY WIRES.
X	GC AS-BUILT DRAWINGS	THE GENERAL CONTRACTOR SHALL SUBMIT A LEGIBLE COPY OF THE ORIGINAL DESIGN DRAWINGS EITHER STATING "INSTALLED AS DESIGNED" OR NOTING ANY CHANGES THAT WERE REQUIRED AND APPROVED BY THE ENGINEER OF RECORD. EOR/RFI FORMS APPROVING ALL CHANGES SHALL BE SUBMITTED.
NA	BOLT PRE-TENSION VERIFICATION	TURN-OF-THE NUT METHOD IS THE DEFAULT METHOD FOR PRE-TENSIONING BOLTS. MATCH-MARKINGS SHALL BE PRESENT ON EACH FASTENER FOR INSPECTION PURPOSES AND SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RCSC SPECIFICATION. ALTERNATIVE PRE-TENSIONING METHODS ARE NOT ALLOWED WITHOUT PRIOR EOR CONSENT.
<b>POST-CONSTRUCTION</b>		
X	CONSTRUCTION COMPLIANCE LETTER	A LETTER FROM THE GENERAL CONTRACTOR STATING THAT THE WORKMANSHIP WAS PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THESE MODIFICATION DRAWINGS, INCLUDING LISTING ADDITIONAL PARTIES TO THE MODIFICATION PROCESS.
X	POST-INSTALLED ANCHOR ROD PULL TESTS	POST-INSTALLED ANCHOR RODS SHALL BE TESTED BY A PULL TEST INSPECTOR AND A REPORT SHALL BE PROVIDED INDICATING TESTING RESULTS.
X	PHOTOGRAPHS	PHOTOGRAPHS SHALL BE SUBMITTED TO THE MI INSPECTOR. PHOTOS SHALL DOCUMENT ALL PHASES OF THE CONSTRUCTION. THE PHOTOS SHALL BE ORGANIZED IN A MANNER THAT EASILY IDENTIFIES THE EXACT LOCATION OF THE PHOTO.
NA	FOUNDATION SEALER	PHOTOGRAPHIC DOCUMENTATION OF THE FOUNDATION SEALING SHALL BE INCLUDED IN THE MI REPORT.
NA	BOLT HOLE INSTALLATION VERIFICATION REPORT	THE MI INSPECTOR SHALL VERIFY THE INSTALLATION AND TIGHTNESS OF 10% OF ALL NON PRE-TENSIONED BOLTS INSTALLED AS PART OF THE MODIFICATION. THE MI INSPECTOR SHALL LOOSEN THE NUT AND VERIFY THE BOLT HOLE SIZE AND CONDITION. THE MI REPORT SHALL CONTAIN THE COMPLETED BOLT INSTALLATION VERIFICATION REPORT, INCLUDING THE SUPPORTING PHOTOGRAPHS.
X	MI INSPECTOR REDLINE OR RECORD DRAWING(S)	THE MI INSPECTOR SHALL OBSERVE AND REPORT ANY DISCREPANCIES BETWEEN THE CONTRACTOR'S REDLINE DRAWING AND THE ACTUAL COMPLETED INSTALLATION.

\*THE MI CHECKLIST SHALL BE REVIEWED PRIOR TO THE START OF CONSTRUCTION. ALL PARTIES TO THE MODIFICATION SHALL UNDERSTAND ALL REQUIREMENTS AND INSPECTION DOCUMENTATION THAT IS APPLICABLE TO THE SCOPE OF WORK THEY ARE PERFORMING. ERRORS ON THE MI CHECKLIST SHALL BE BROUGHT TO THE ATTENTION OF THE TOWER/STRUCTURE OWNER AND EOR AS SOON AS POSSIBLE.



REV	DATE	DESCRIPTION
0	11/30/22	INITIAL RELEASE

**HOT SPRINGS**  
 2600 COLLEGE PARKWAY  
 CARSON CITY, NV 89706  
**MODIFICATION INSPECTION CHECKLIST**

ISSUED FOR:	
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

ENGINEER	DESIGNER
MNS	RY
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
2023723.09.16004.03

**MI-01**

**GENERAL NOTES**

- THIS DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF TIA/EIA-222, AWS, ANSI TIA-322, AND AISC. MATERIALS, FABRICATION, INSTALLATION, AND ALL OTHER SERVICES PROVIDED BY THE CONTRACTOR SHALL CONFORM TO THE ABOVE MENTIONED CODES AND THE CONTRACT SPECIFICATIONS.
- THIS DESIGN ASSUMES THE TOWER AND FOUNDATIONS HAVE BEEN WELL MAINTAINED, ARE IN GOOD CONDITION, AND ARE WITHOUT DEFECT. BENT MEMBERS, CORRODED MEMBERS, LOOSE BOLTS, CRACKED WELDS AND OTHER MEMBER DEFECTS HAS NOT BEEN CONSIDERED. THE TOWER IS ASSUMED TO BE PLUMB AND THE SITE IS ASSUMED TO BE LEVEL. THIS DESIGN IS BEING PROVIDED WITHOUT THE BENEFIT OF A CONDITION ASSESSMENT BY GPD.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING. ANY PROBLEMS WITH ACCESS, INTERFERENCE, ETC. SHALL BE RESOLVED PRIOR TO MOBILIZATION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTE ANY EXISTING CONDITIONS THAT ARE NOT REPRESENTED ON THESE DRAWINGS OR THAT INTERFERE WITH THE CONTINUOUS INSTALLATION OF THE MODIFICATIONS. CONTRACTOR SHALL NOTE ALL ATTACHMENT POINTS, ANTENNAS, MOUNTS, COAX LIGHTING, CLIMBING SUPPORTS, STEP BOLTS, PORT HOLES, AND ANY OTHER APPURTENANCES IN THE REGION OF THE MODIFICATIONS. GPD SHALL BE CONTACTED IMMEDIATELY TO EVALUATE THE SIGNIFICANCE OF ANY DEVIATION PRIOR TO ORDERING MATERIAL.
- ALL MATERIAL SPECIFIED FOR THIS PROJECT MUST BE NEW AND FREE OF ANY DEFECTS. ANY MATERIAL SUBSTITUTIONS, INCLUDING BUT NOT LIMITED TO ALTERED SIZES AND/OR STRENGTHS, MUST BE APPROVED BY THE OWNER AND ENGINEER IN WRITING. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO ENGINEER FOR DETERMINING IF SUBSTITUTE IS SUITABLE FOR USE AND MEETS THE ORIGINAL DESIGN CRITERIA. DIFFERENCES FROM THE ORIGINAL DESIGN, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT, SHALL BE NOTED. ESTIMATES OF COSTS/CREDITS ASSOCIATED WITH THE SUBSTITUTION (INCLUDING RE-DESIGN COSTS AND COSTS TO SUB-CONTRACTORS) SHALL BE PROVIDED TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR ENGAGING A MODIFICATION INSPECTOR AT THE TIME OF AWARD TO COORDINATE AN INSPECTION SCHEDULE AND ENSURE PROPER DOCUMENTATION IS RETAINED THROUGHOUT THE PROJECT. REFER TO SHEET MI-01 FOR MODIFICATION INSPECTION CHECKLIST.
- SPECIAL INSPECTIONS: UNLESS OTHERWISE SPECIFIED WITHIN THE PLANS OR REQUIRED BY THE BUILDING OFFICIAL, SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR GROUP U OCCUPANCIES, BUT NOT LIMITED TO THOSE LISTED IN SECTION 912.1 (B) SECTION 1704.2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY SPECIAL INSPECTIONS ARE REQUIRED BY THE JURISDICTION HAVING AUTHORITY. IF REQUIRED BY THE JURISDICTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SPECIAL INSPECTIONS WITH THE ENGINEER OF RECORD. IN THOSE CASES, SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- INSTALLATION OF THE PROPOSED LOADING IS BY OTHERS AND IS BEYOND THE SCOPE OF THESE DRAWINGS.
- ALL CONTRACTORS AND LOWER TIER CONTRACTORS MUST ACKNOWLEDGE IN WRITING TO TOWER OWNER AND GPD THAT THEY HAVE OBTAINED, UNDERSTAND, AND WILL FOLLOW TOWER OWNER STANDARDS OF PRACTICE, CONSTRUCTION GUIDELINES AND SITE AND TOWER SAFETY PROCEDURES. ALL PRODUCT LIMITATIONS AND INSTALLATION PROCEDURES USED ON SITE, AND PROPOSED MODIFICATIONS DESCRIBED, RECEIPT OF ACKNOWLEDGMENT MUST OCCUR PRIOR TO BEGINNING CONSTRUCTION OR CLIMBING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE DOCUMENTATION FOR TOWER OWNER AND GPD ON COMPANY LETTERHEAD AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THIS DOCUMENTATION FROM LOWER TIER SUBCONTRACTORS (ON SUBCONTRACTOR LETTERHEAD) AND DELIVER IT TO TOWER OWNER AND GPD.
- IT IS ASSUMED THAT ANY STRUCTURAL MODIFICATION WORK SPECIFIED ON THESE PLANS WILL BE ACCOMPLISHED BY KNOWLEDGEABLE WORKMEN WITH TOWER CONSTRUCTION EXPERIENCE. THIS INCLUDES PROVIDING THE NECESSARY CERTIFICATIONS TO THE TOWER OWNER AND ENGINEER.
- THESE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF THEIR WORK FORCE. THE WORK AREA, ADJACENT AREA, AND ANY PROPERTY OCCUPANTS WHO MAY BE AFFECTED BY THE WORK UNDER CONTRACT. THE CONTRACTOR SHALL REVIEW AND ABIDE BY ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, AND LOCAL SAFETY GUIDELINES. ALL TOWER WORKERS SHALL UTILIZE APPROPRIATE FALL PROTECTION AND SAFETY EQUIPMENT THAT IS UP-TO-DATE AND INSPECTED PER OSHA AND INDUSTRY GUIDELINES. ALL WORKERS SHALL BE TRAINED AND MONITORED TO ENSURE SAFE WORKING PRACTICES ARE MAINTAINED.
- CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY REMOVING ALL COAX, T-BRACKETS, ANTENNA MOUNTS, AND ANY OTHER APPURTENANCE THAT MAY INTERFERE WITH THE TOWER MODIFICATIONS. ALL TOWER APPURTENANCES MUST BE REPLACED AND/OR RESTORED TO ITS ORIGINAL LOCATION. SOME ATTACHMENTS MAY REQUIRE CUSTOM MODIFICATIONS TO PROPERLY FIT THE MODIFIED REGION OF THE STRUCTURE. THESE CUSTOMIZATIONS ARE DESIGNED BY OTHERS AND MUST BE APPROVED BY THE ENGINEER PRIOR TO REMOVING SUCH ATTACHMENTS. ANY CARRIER DOWNTIME MUST BE COORDINATED WITH THE TOWER OWNER IN WRITING.
- CONTRACTOR SHALL ONLY WORK WITHIN THE LIMITS OF THE TOWER OWNER'S PROPERTY OR LEASE AREA AND APPROVED EASEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WORK IS WITHIN THESE BOUNDARIES. CONTRACTOR SHALL EMPLOY A SURVEYOR AS REQUIRED. ANY WORK OUTSIDE THESE BOUNDARIES SHALL BE APPROVED IN WRITING BY THE LAND OWNER PRIOR TO MOBILIZATION. CONSTRUCTION STAKING AND BOUNDARY MARKING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE STRUCTURAL INTEGRITY OF THIS DESIGN EXTENDS TO THE COMPLETE CONDITION ONLY. THE CONTRACTOR MUST BE COGNIZANT THAT THE REMOVAL OF ANY STRUCTURAL COMPONENT HAS THE POTENTIAL TO CAUSE THE PARTIAL OR COMPLETE COLLAPSE OF THE STRUCTURE. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO ENSURE THE STRUCTURAL INTEGRITY, INCLUDING, BUT NOT LIMITED TO, ENGINEERING ASSESSMENT OF CONSTRUCTION STRESSES WITH INSTALLATION MAXIMUM WIND SPEED AND/OR TEMPORARY BRACING AND SHORING.
- WORK SHALL ONLY BE PERFORMED DURING CALM DRY DAYS (WINDS LESS THAN 10-MPH). CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY LOCAL TOWER SHORING, TEMPORARY GLOBAL TOWER SHORING, AND ALL SHORING OF SURROUNDING BUILDINGS, PAVES, AND OTHER OUTDOOR SITE OBSTRUCTIONS. ALL SHORING, TEMPORARY BRACING, AND TEMPORARY SUPPORTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- MODIFICATIONS SHOWN SHALL BE INSTALLED ON ALL THREE (3) TOWER LEGS/FACES UNLESS NOTED OTHERWISE.
- FA/FCC FILING AND LIGHTING MAY BE REQUIRED. ALL GOVERNMENTAL REGULATORY DETERMINATIONS AND FILINGS BY OTHERS, NOT GPD.
- VERIFY IF THIS STRUCTURE IS AN FM TOWER AND TAKE NECESSARY ACTIONS TO PROVIDE SAFE WORKING CONDITIONS INCLUDING, BUT NOT LIMITED TO, HAVING FM SIGNAL TURNED OFF. CONTRACTOR SHALL HAVE PROPER RADMAN FOR NOTIFICATION OF EXCESSIVE RF EXPOSURE FOR ALL INDIVIDUALS WORKING ON SITE IF FM ANTENNAS ARE PRESENT.
- ALL MANUFACTURERS HARDWARE AND ASSEMBLY INSTRUCTIONS SHALL BE FOLLOWED EXACTLY. DEVIATION FROM THE INSTRUCTIONS IS UNACCEPTABLE AND REQUIRES WRITTEN APPROVAL FROM ENGINEER.
- DO NOT SCALE DRAWINGS.
- THE CLIMBING FACILITIES, SAFETY CLIMB AND ALL ASSOCIATED HARDWARE SHALL NOT BE IMPEDED OR MODIFIED WITHOUT THE WRITTEN CONSENT OF GPD.
- ANY WORK PERFORMED WITHOUT A PREFABRICATION MAPPING IS DONE AT THE RISK OF THE GC AND/OR FABRICATOR.
- IMPROPER FIT-UP OF NEW BOLTED HARDWARE DUE TO OVERSIZED, DOUBLE-PUNCHED, OR SLOTTED HOLES FOUND ON THE EXISTING STRUCTURE SHALL BE REPORTED TO GPD AND THE TOWER OWNER IMMEDIATELY. INSTALLATION OF HARDWARE WILL NOT BE ACCEPTED UNLESS ALL COSTS ASSOCIATED WITH REMEDYING THE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GC.

**STRUCTURAL STEEL NOTES**

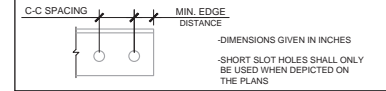
- ALL NEW STEEL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A123, ASTM A153/A153M, OR ASTM A653 G90, AS APPLICABLE, FOR FULL WEATHER PROTECTION. FOR HIGH STRENGTH STEEL FASTENERS WHERE HOT-DIPPED GALVANIZING IS NOT PERMITTED MAGNI 565 COATING (OR ENGINEER APPROVED EQUIVALENT) SHALL BE USED. IN ADDITION ALL NEW STEEL SHALL BE PAINTED TO MATCH EXISTING TOWER STEEL. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROTECT STEEL BY ANY OTHER MEANS.
- ALL EXPOSED STRUCTURAL STEEL AS THE RESULT OF THIS SCOPE OF WORK INCLUDING, BUT NOT LIMITED TO, DAMAGED MEMBERS, FIELD WELDS, FIELD CUT MEMBERS, FIELD DRILLED HOLES, AND SHAFT INTERIORS (WHERE APPLICABLE) SHALL BE SOLVENT CLEANED AND HAVE TWO (2) COATS OF BRUSHED ON ZINC RICH COLD GALVANIZING PAINT APPLIED AND SHALL BE PAINTED TO MATCH THE TOWER FINISH (WHERE APPLICABLE). PHOTO DOCUMENTATION IS REQUIRED TO BE SUBMITTED TO THE MODIFICATION INSPECTOR.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE LISTED REQUIREMENTS U.N.O. IN THESE DRAWINGS:
  - MONOPOLES:
    - STRUCTURAL SHAPES AND PLATE: ASTM A572 GRADE 65 (Fy=65 KSI)
    - WELDING ELECTRODES, SMAW: E80XX
    - WELDING ELECTRODES, FCWV: E8XT-XX
  - SELF-SUPPORT AND GUYED TOWERS
    - STRUCTURAL SHAPES AND PLATE: ASTM A572 GRADE 50 (Fy=50 KSI)
    - GUY WIRES: ASTM A475 GRADE EHS
    - BRIDGE STRIAND: ASTM A586 GRADE 1
    - WELDING ELECTRODES, SMAW: E70XX
    - WELDING ELECTRODES, FCWV: E7XT-XX
  - ALL TOWER TYPES:
    - STEEL ANGLE (BRACING): ASTM A36 (Fy=36 KSI)
    - STEEL ANGLE (LEGS): ASTM A572 GRADE 50 (Fy=50 KSI)
    - SOLID ROUND: ASTM A36 (Fy=36 KSI)
    - PIPE (ROUND): ASTM A500 GRADE B (Fy=35 KSI)
    - HSS TUBE (ROUND): ASTM A500 GRADE C (Fy=46 KSI)
    - ANCHOR RODS: ASTM A193 GRADE B7
    - BOLTS: ASTM A325 TYPE 1
    - U-BOLTS: ASTM A307 GRADE A
    - NUTS: ASTM A563 GRADE DH
    - WASHERS (AS REQUIRED): ASTM F436 TYPE 1
    - LOCKING DEVICES: PAL-NUT OR SPLIT WASHER
- ALL BOLT ASSEMBLIES FOR STRUCTURAL MEMBERS REPRESENTED IN THIS DRAWING REQUIRE LOCKING DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF TIA/EIA-222 REQUIREMENTS, U.N.O.
- ALL BOLTS, INCLUDING U-BOLTS, SHALL BE TIGHTENED IN ACCORDANCE WITH AISC 'SNUG TIGHT' REQUIREMENTS, U.N.O..
- ALL U-BOLTS SPECIFIED SHALL MEET THE REQUIREMENTS OF ASME B18.31.5-2011 BENT BOLTS.
- ALL NEW BOLT ASSEMBLIES SHALL BE OF SUFFICIENT LENGTH TO ENSURE THE END OF THE BOLT IS FLUSH WITH, OR PROTRUDES BEYOND, THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETE.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- UNLESS NOTED OTHERWISE, ALL NEW MEMBERS SHALL MAINTAIN THE EXISTING MEMBER WORK LINES AND NOT INTRODUCE ECCENTRICITIES INTO THE STRUCTURE.
- WELDING OF ANY KIND IS NOT PERMITTED ON SITE UNLESS SPECIFIED WITHIN THESE DRAWINGS. OXY FUEL GAS WELDING OR BRAZING IS STRICTLY PROHIBITED. SPECIFICALLY, NO TORCH CUTTING OR OPEN FLAME IS PERMITTED ON SITE. ALL HOLES SHALL BE CUT WITH A GRINDER.

**WELD NOTES**

- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM A NONDESTRUCTIVE TEST ON THE EXISTING BASE PERIMETER WELD TO INSURE ITS STRUCTURAL INTEGRITY IN ACCORDANCE WITH AWS D1.1/D1.1M, 'STRUCTURAL WELDING CODE-STEEL'. IF ANY FLAWS ARE DISCOVERED, THE PROJECT SHALL BE PUT ON HOLD UNTIL REMEDIES TO CORRECT THE DEFICIENCIES ARE DESIGNED AND INSTALLED. THE TOWER OWNER AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY UPON A FAILING NONDESTRUCTIVE TESTING RESULT.
- ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS D1.1/D1.1M, 'STRUCTURAL WELDING CODE-STEEL'.
- CONTRACTOR IS RESPONSIBLE FOR COMMISSIONING A THIRD PARTY CERTIFIED WELD INSPECTOR (CWI) THROUGHOUT THE ENTIRETY OF THE PROJECT. A PASSING CWI REPORT SHALL BE PROVIDED TO THE MODIFICATION INSPECTOR UPON COMPLETION OF THE PROJECT.
- WELDING CERTIFICATES MUST BE PROVIDED TO CWI AND GPD PRIOR TO WELDING CONTRACTOR BEGINNING WORK ON SITE. CERTIFICATE WILL BE ASKED FOR AS PART OF INSPECTION PROCESS. ALL WELDING SHOULD BE PERFORMED BY AN AWS QUALIFIED WELDER WHO HAS EXPERIENCE WITH GALVANIZED SURFACES AND IN ACCORDANCE WITH ANSIIAWS D1.1 AND ANSI 2.49.1 OR LATEST EDITION.
- INSTALL 3000" (NFPA 701) FIRE BLANKET AROUND ALL COAX AT AND BELOW EACH WELDING PROCEDURE AND ELEVATION. COAX IS FLAMMABLE AND CAN CATCHFIRE IF PROPER PRECAUTIONS ARE NOT MADE TO SHIELD COAX FROM ALL WELDING PROCEDURES. IN ADDITION, COAX SHALL BE PUSHED AWAY FROM TOWER FACE WHERE WELDING IS BEING PERFORMED.
- CONTRACTOR SHALL EXERCISE CAUTION WHEN WELDING ON A GALVANIZED SURFACE. ADDITIONAL SPATTER AND SPARKS SHALL BE ANTICIPATED GIVEN THE PREVIOUSLY GALV. SURFACE. IF THE WELD MATERIAL IS NOT ANNEALED WITH ZINC, IT DOES NOT PROVIDE A STRUCTURAL WELD. FUMES CREATED FROM WELDING ON A PREVIOUSLY GALV. SURFACE CAN BE HAZARDOUS. PRIOR TO WELDING, ALL SURFACES SHALL BE PROPERLY GROUND TO REMOVE GALVANIZING, SCALE, SLAG, RUST OR ANY OTHER MATERIAL TO PREVENT PROPER WELDING.
- ALL FIELD WELDS SHALL BE TOUCHED UP WITH TWO COATS OF COLD GALVANIZING PAINT (ZRC OR APPROVED EQUIVALENT), INCLUDING THE INTERIOR OF MONOPOLE SHAFTS, WHERE ACCESS PERMITS, IN ANY AREAS AFFECTED BY ANY WELDING. PHOTO DOCUMENTATION IS REQUIRED TO BE SUBMITTED TO THE MODIFICATION INSPECTOR.
- WATER SHALL BE ON SITE, OF ADEQUATE AMOUNT, AND AVAILABLE AT SHORT NOTICE AT ALL TIMES DURING WELDING ACTIVITY. A MINIMUM OF 500 GAL. OF WATER SHALL BE PROVIDED. WATER SHALL BE CAPABLE OF REACHING HEIGHT WHERE WELDING IS BEING PERFORMED. IN ADDITION, A MINIMUM OF SIX (6) 10 LB. CLASS ABC, MULTIPURPOSE FIRE EXTINGUISHERS FULLY CHARGED AND CAPABLE OF DISCHARGE WITHIN 30 SECONDS OF DETECTING A FIRE SHALL BE PROVIDED. FIRE EXTINGUISHERS SHALL BE STRATEGICALLY LOCATED AROUND COMPOUND AND IN THE AIR (I.E. ON THE MAIN LIFT WHERE WELDING IS BEING PERFORMED).
- CLEAN UP ALL DEBRIS THROUGHOUT TOWER AND STRUCTURE BASE PRIOR TO WELDING.
- THE CONTRACTOR SHALL TAKE COOLING EFFECTS OF THE WELDED MATERIAL INTO CONSIDERATION (I.E. EXPANSION OF HOT MATERIAL AND CONTRACTION OF COOLED MATERIAL).

**BOLT SCHEDULE**

BOLT DIAMETER	STANDARD HOLE	SHORT SLOT	MIN. EDGE DISTANCE	C-C SPACING
1/2	9/16	9/16x11/16	7/8	1-1/2
5/8	11/16	11/16x7/8	1-1/8	1-7/8
3/4	13/16	13/16x1	1-1/4	2-1/4
7/8	15/16	15/16x1-1/8	1-1/2	2-5/8
1	1-1/8	1-1/8x1-5/16	1-3/4	3

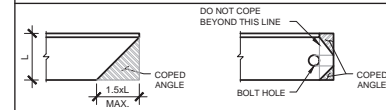


**WORKABLE GAGES**

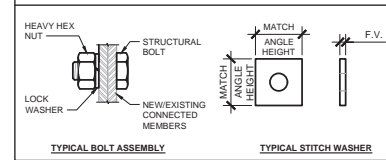
LEG	6	5	4	3-1/2	3	2-1/2	2	1-3/4
G	3-1/2	3	2-1/2	2	1-3/4	1-3/8	1-1/8	1



**ALLOWABLE ANGLE COPE**



**BOLTING DETAILS**



- ALL DIMENSIONS REPRESENTED IN THESE TABLES ARE AISC MINIMUM REQUIREMENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF DISTANCES ARE LESS THAN THOSE PROVIDED.
- THE DIMENSIONS PROVIDED ARE MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS OF PROPOSED MEMBERS WITHIN THESE DRAWINGS MAY VARY FROM THE AISC MINIMUM REQUIREMENTS.
- AS AN ALTERNATIVE TO USING A LOCK WASHER PAL-NUTS CAN BE INSTALLED ABOVE THE HEX NUT. ALL BOLTS MUST HAVE LOCKING DEVICES INSTALLED AS PART OF THE ASSEMBLY.
- ADDITIONAL HARDENED FLAT WASHERS MAY BE REQUIRED IN CASES WHERE OVERSIZED OR SLOTTED HOLES ARE PRESENT. EXISTING CONDITIONS SHALL BE APPROVED BY THE EOR.



REV	DATE	DESCRIPTION
0	11/30/22	INITIAL RELEASE

**PROJECT NOTES**

**HOT SPRINGS**  
2600 COLLEGE PARKWAY  
CARSON CITY, NV 89706

ISSUED FOR:	DESIGNER
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

ENGINEER	DESIGNER
MNS	RY
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
2023723.09.16004.03

**N-01**

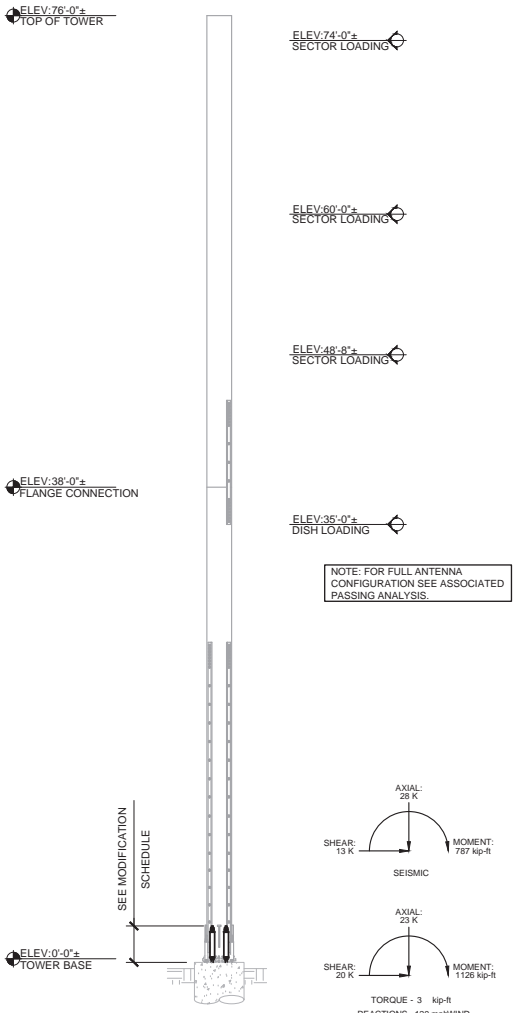
POLE SPECIFICATIONS	
POLE SHAPE:	ROUND
TAPER:	N/A
SHAFT STEEL:	ASTM A53 GRADE B (FY=42 KSI)
BASE PLATE STEEL:	ASTM A36
ANCHOR RODS:	1"Ø ASTM A354-BC

POLE SECTION DATA					
SHAFT SECTION	SECTION LENGTH (FT)	THICKNESS (IN)	LAP SPLICE (IN)	DIAMETER	
				@ TOP	@ BOTTOM
1	42.00	0.2500		24.00	24.00
2	38.00	0.5000		24.00	24.00

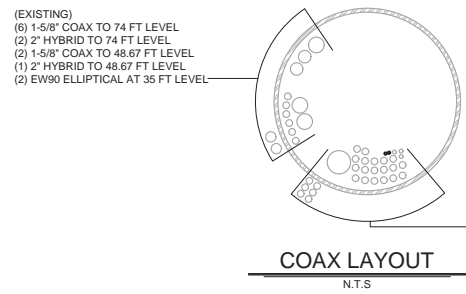
NOTE: DIMENSIONS DO NOT INCLUDE GALVANIZING TOLERANCES.

MODIFICATION SCHEDULE					
MEMBER TYPE	ELEVATION	EXISTING MEMBER	NEW MEMBER	REFERENCE DETAIL/SHEET	NOTES
ANCHOR ROD BRACKETS	0'-3"±	(26) 1"Ø ANCHOR RODS	(4) 1-3/4"Ø ANCHOR RODS W/ BRACKETS	SHEETS S-02 & S-03	INSTALL NEW ANCHOR RODS WITH BRACKETS TO THE EXISTING TOWER BASE.
TOWER PAINT	-	-	-	-	PAINT ALL NEW/EXISTING STEEL IN THE MODIFIED REGIONS TO MATCH THE EXISTING TOWER FINISH.

NOTES:  
1. ALL MATERIAL REMOVED FROM THE TOWER SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE.



**TOWER ELEVATION**  
N.T.S.



**COAX LAYOUT**  
N.T.S.



11/30/22

REV	DATE	DESCRIPTION
0	11/30/22	INITIAL RELEASE

**HOT SPRINGS**  
2600 COLLEGE PARKWAY  
CARSON CITY, NV 89706  
**TOWER ELEVATION & MODIFICATION SCHEDULE**

ISSUED FOR:	
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

ENGINEER	DESIGNER
MNS	RY
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
2023723.09.16004.03

**S-01**





HOT SPRINGS  
 USID #: 16004  
 DESIGN DRAWINGS  
 PREPARED FOR:  
**NEXIUS**  
 CLIENT #: CVL06276

REV	DATE	DESCRIPTION
0	11/30/22	INITIAL RELEASE

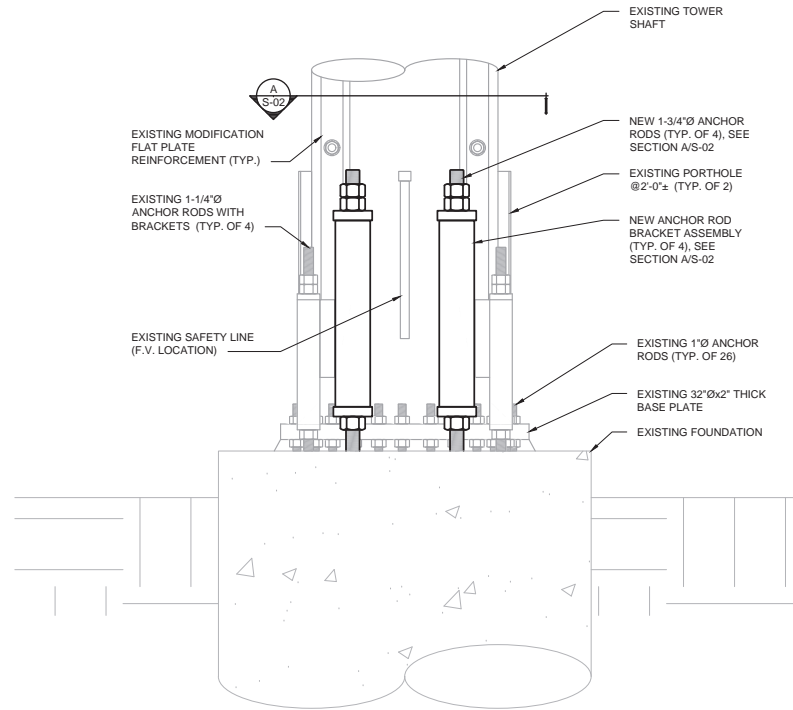
**HOT SPRINGS**  
 2600 COLLEGE PARKWAY  
 CARSON CITY, NV 89706  
**MODIFICATION DETAILS  
 & SECTIONS**

ISSUED FOR:	
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

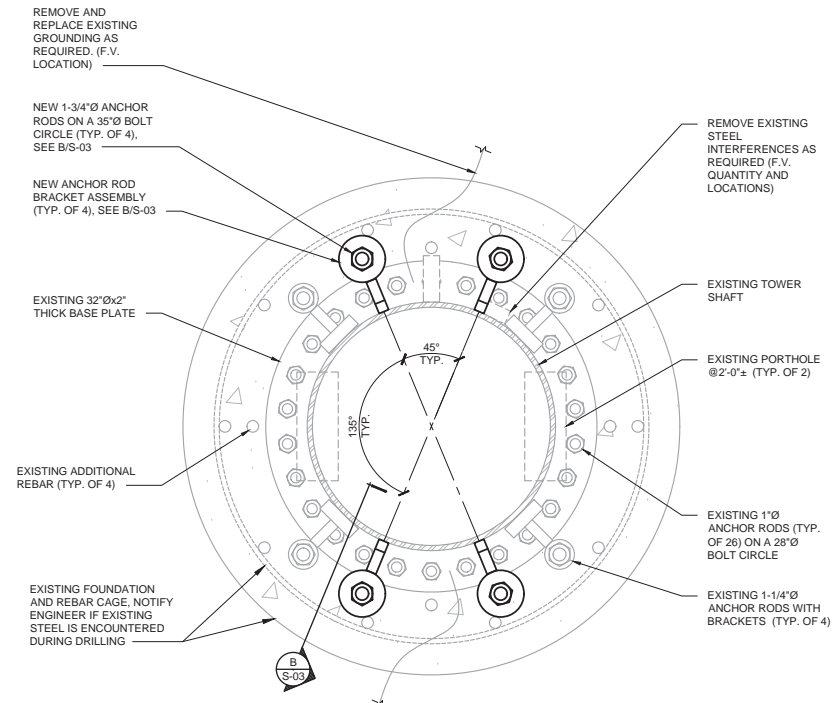
ENGINEER	DESIGNER
MNS	RY
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
 2023723.09.16004.03

**S-02**



**1 ELEVATION**  
 S-02 SCALE: 3/4" = 1'-0"



**A ELEVATION**  
 S-02 SCALE: 1" = 1'-0"

REMOVE AND  
 REPLACE EXISTING  
 GROUNDING AS  
 REQUIRED. (F.V.  
 LOCATION)

NEW 1-3/4" ANCHOR  
 RODS ON A 35" Ø BOLT  
 CIRCLE (TYP. OF 4),  
 SEE B/S-03

NEW ANCHOR ROD  
 BRACKET ASSEMBLY  
 (TYP. OF 4), SEE B/S-03

EXISTING 32"Øx2"  
 THICK BASE PLATE

EXISTING ADDITIONAL  
 REBAR (TYP. OF 4)

EXISTING FOUNDATION  
 AND REBAR CAGE, NOTIFY  
 ENGINEER IF EXISTING  
 STEEL IS ENCOUNTERED  
 DURING DRILLING

REMOVE EXISTING  
 STEEL  
 INTERFERENCES AS  
 REQUIRED (F.V.  
 QUANTITY AND  
 LOCATIONS)

EXISTING TOWER  
 SHAFT

EXISTING PORTHOLE  
 @2'-0"± (TYP. OF 2)

EXISTING 1"Ø  
 ANCHOR RODS (TYP.  
 OF 26) ON A 28"Ø  
 BOLT CIRCLE

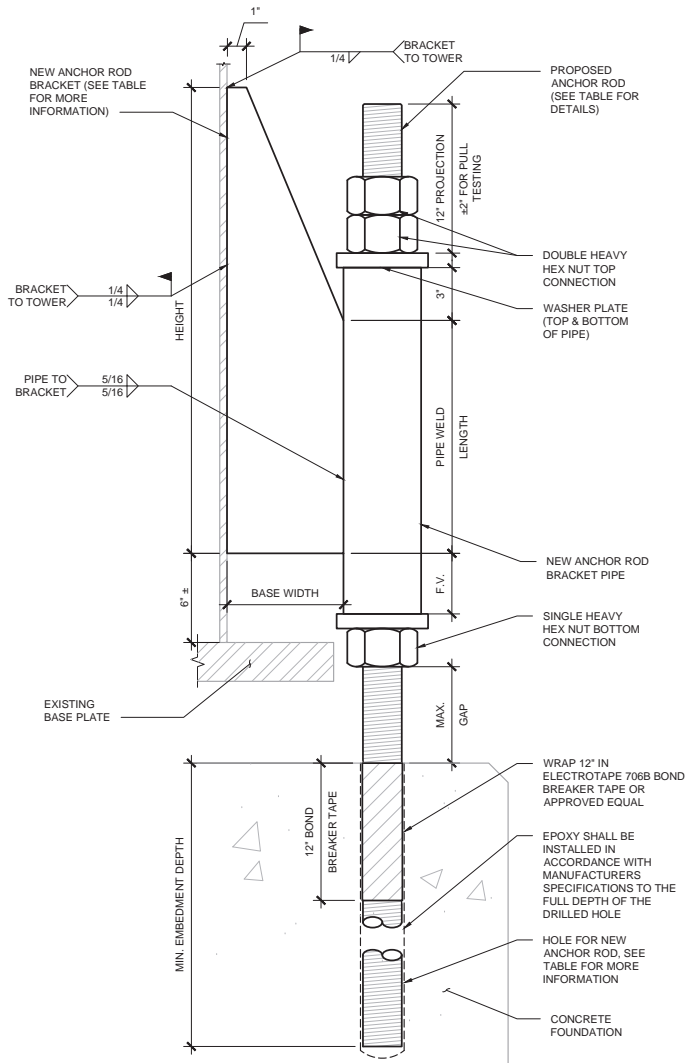
EXISTING 1-1/4"Ø  
 ANCHOR RODS WITH  
 BRACKETS (TYP. OF 4)

- NOTE:
1. ALL EXPOSED STEEL SHALL BE SOLVENT CLEANED AND TOUCHED UP WITH TWO COATS OF BRUSH APPLIED ZRC ZINC RICH COLD GALVANIZING PAINT.
  2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY EOR IF DIFFERENT FROM WHAT IS SHOWN.



11/30/22





**B** ANCHOR ROD DETAIL  
S-03 SCALE: N.T.S.

### ANCHOR ROD

DESCRIPTION	MEASUREMENT (IN.)
DIAMETER	1 3/4
MIN. EMBEDMENT	132
HOLE DIAMETER	2
TARGET TENSION LOAD*	111 KIPS
MAX. GAP	5 1/4

### ANCHOR BRACKET

DESCRIPTION	MEASUREMENT (IN.)
HEIGHT	30
BASE WIDTH	3 1/4
QUANTITY	4
THICKNESS	1
PIPE SIZE	P4 XX-STRONG
PIPE WELD LENGTH	24

### HARDWARE

DESCRIPTION	MEASUREMENT (IN.)
HEAVY HEX NUT*	1 3/4
QUANTITY	12
PLATE WASHER	5'0x1-1/4'
QUANTITY	4

- NOTES:**
- ALL SIZES AND QUANTITIES SHALL BE VERIFIED PRIOR TO FABRICATION. CONTRACTOR IS REQUIRED TO PROVIDE FINAL SHOP DRAWINGS TO ENGINEER FOR APPROVAL.
  - ALL DIMENSIONS/MEASUREMENTS ARE SHOWN IN INCHES.
  - ALL CORE DRILLED HOLES SHALL BE MECHANICALLY ROUGHENED PRIOR TO INSTALLATION OF THE NEW ANCHOR RODS.
  - AFTER ANCHOR ROD PROOF TESTING IS COMPLETE, INSTALL NUTS TO SNUG TIGHT PLUS 1/8 TURN BEFORE INSTALLING SECOND NUT FOR TOP CONNECTION.
  - ANCHOR ROD SHALL BE CUT IN FIELD BY CONTRACTOR TO MEET PROJECTION REQUIREMENTS SHOWN.



11/30/22

### ANCHOR ROD NOTES

- CONTRACTOR SHALL INSTALL RODS AND BRACKETS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL VERIFY THAT TOWER IS PLUMB PRIOR TO THE INSTALLATION OF ANY TOWER MODIFICATIONS.
- CONTRACTOR SHALL PROVIDE TOP AND BOTTOM HEAVY HEX NUTS FOR PROPOSED ANCHOR RODS. TOP CONNECTION SHALL BE DOUBLE NUTTED.
- CARE SHALL BE TAKEN DURING INSTALLATION OF ANCHOR RODS SO THAT EXISTING REINFORCING STEEL AND OR ANCHOR BOLTS ARE NOT DAMAGED. NO CONTACT ENGINEER IMMEDIATELY IF REINFORCING STEEL OR ANCHOR BOLTS ARE DAMAGED. REINFORCING INDICATED ON DRAWINGS IS 11.11. ACTUAL QUANTITY AND LOCATION OF REINFORCING MIGHT DIFFER FROM THAT INDICATED ON THE DRAWINGS. ANCHOR TEMPLATES MAY BE ENCOUNTERED DURING DRILLING PROCESS, AND MAY BE DRILLED THROUGH.
- EACH ANCHOR ROD TO BE TESTED SHALL BE TESTED TO THE MAXIMUM TARGET TENSION LOAD LISTED IN THE ANCHOR ROD TABLE BELOW. PULL TESTING RESULTS SHALL BE SUPPLIED TO THE TOWER OWNER AND THE ENGINEER OF RECORD (EOR) FOR REFERENCE IN THE POST INSTALLATION OBSERVATION REPORT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAUSE CONSTRUCTION AT A POINT WHERE THE ANCHOR RODS CAN BE EFFECTIVELY TESTED. CONSTRUCTION MAY CONTINUE AFTER TESTING IS COMPLETE.
- HALF OR A MINIMUM OF 4 (WHICHEVER IS GREATER) NEW ANCHOR RODS SHALL BE TESTED.
- COMPLETE RECORDS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE TEST. MAXIMUM LOAD INCREMENT SHALL BE 15% OF THE PROOF LOAD.
- PULL TESTING SHALL BE IN ACCORDANCE WITH ASTM E488M-10.
- IF A DISPLACEMENT GREATER THAN 0.01 INCHES MEASURED FROM THE BASE LINE, REMAINS AFTER THE FIRST TEST CYCLE, FURTHER TESTS SHALL BE PERFORMED UP TO A MAXIMUM OF 3 TEST CYCLES TO DETERMINE IF ANCHOR ROD MOVEMENT CONTINUES TO ACCUMULATE. TOTAL RESIDUAL MOVEMENT SHALL NOT EXCEED 0.05 INCHES. INCREMENTAL RESIDUAL MOVEMENTS RECORDED FROM EACH TEST CYCLE MUST BE DECREASING IN VALUE AND STABILIZE TO A VALUE NO MORE THAN 0.01 INCHES. ANCHORS NOT MEETING THE TOTAL RESIDUAL MOVEMENT AND/OR THE INCREMENTAL RESIDUAL MOVEMENT LIMITATIONS SHALL BE CONSIDERED TO HAVE FAILED THE TEST.
- WHEN COMPLETED WITH EPOXY INSTALLATION, THE TOP OF THE EPOXY SHALL BE EQUAL TO OR HIGHER THAN THE TOP OF THE FOUNDATION, SUCH THAT WATER IS NOT ABLE TO COLLECT IN THE ANNULAR AREA AROUND THE EXPOSED PORTION OF THE ANCHOR ROD.
- NEW ANCHOR RODS TO BE HOT DIPPED GALVANIZED TO A MINIMUM OF 15" BELOW THE CONCRETE SURFACE.
- THE ADHESIVE ANCHOR SYSTEM USED FOR POST-INSTALLED ANCHORAGE TO CONCRETE SHALL CONFORM TO THE MOST RECENTLY PUBLISHED ACI 308.4 ACCEPTANCE CRITERIA FOR QUALIFICATION OF POST-INSTALLED ADHESIVE ANCHORS IN CONCRETE AND COMMENTARY. THE ANCHOR SYSTEM SHALL BE ONE OF THE FOLLOWING:
  - E-CHEM PILE ANCHOR GROUT
  - AN ENGINEER APPROVED EQUAL MEETING ACI 308.4 AND THE MINIMUM BOND STRESS VALUES BELOW. BULK MIXED ADHESIVES ARE NOT PERMITTED.
- ADHESIVE ANCHORS SELECTED FROM THE PARAGRAPH ABOVE SHALL BE SUPPLIED AS AN ENTIRE SYSTEM. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE NEW ADHESIVE CARTRIDGE, A CLEAN MIXING NOZZLE, EXTENSION TUBE, A DISPENSING GUN, AND ALL MANUFACTURER RECOMMENDED SUPPLIES FOR PROPERLY CLEANING THE HOLE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT REQUIRED FOR INSTALLATION OF THE ADHESIVE ANCHOR SYSTEM.
- ANCHORAGE DESIGN IS IN ACCORDANCE WITH CHAPTER 17 OF ACI 318-14. FOR ADHESIVE ANCHORS, THE FOLLOWING MINIMUM VALUES FOR BOND STRESS WERE ASSUMED FOR THE DESIGN USING THE ABOVE ADHESIVE ANCHOR ASSEMBLY:
  - CRACKED CONCRETE BOND STRESS (BASED ON HAMMER DRILLING):  
 $T_{CR} = 1500 \text{ PSI}$
- ALL-THREADED ROD TO BE USED IN ADHESIVE ANCHOR ASSEMBLIES SHALL CONFORM TO THE ASTM SPECIFICATIONS REPERATED WITHIN THESE DRAWINGS. THREADS SHALL BE UNC COARSE THREADS, UNLESS NOTED OTHERWISE. COMPATIBLE NUTS AND WASHERS SHALL BE FURNISHED WITH ALL THE ALL-THREAD ROD CONSIDERED PART OF THE ASSEMBLY. THE COST OF HARDWARE SHALL BE CONSIDERED INCIDENTAL TO THE ADHESIVE ANCHOR ASSEMBLY.
- NUTS, WASHERS, AND OTHER HARDWARE USED WITH AN ALL-THREADED BAR ADHESIVE ANCHOR SYSTEM SHALL HAVE A MATERIAL OR AN ALLOY DESIGNATION THAT MATCHES THE ALL-THREAD MATERIAL/ALLOY. GALVANIZED ASSEMBLIES SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 CLASS C ELECTROPLATE GALVANIZING IS NOT ACCEPTABLE. DISSIMILAR METAL ASSEMBLIES SHALL BE SEPARATED BY NYLON, EPDM, OR OTHER APPROVED NON-METALLIC WASHERS.
- REINFORCING BARS TO BE USED IN ADHESIVE ANCHOR ASSEMBLIES SHALL CONFORM TO ASTM A615, A706, OR A995.
- EMBEDMENT DEPTH AND ANCHOR PROJECTION (STICK-OUT) FROM CONCRETE SURFACE SHALL BE AS SHOWN ON THE DRAWING OR DETAIL FOR THE PARTICULAR ANCHOR OR ANCHOR GROUP BEING INSTALLED. ASENT OF ANY INFORMATION THE MINIMUM STICK-OUT SHALL BE 12".
- ADHESIVES SHALL BE STORED AND INSTALLED AT THE SERVICE TEMPERATURE RANGES RECOMMENDED BY THE MANUFACTURER.
- ADHESIVE ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS IN ACCORDANCE WITH THE SPECIFICATIONS. POST-INSTALLED ADHESIVE ANCHORS SHALL BE INSTALLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS (MPII).
- INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE ACI/CRSI SUPPORT ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM. THESE ANCHORS ARE DESIGNATED WITH A (CERT) AFTER THE ANCHOR CALL-OUT. THESE ANCHORS SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR SPECIALLY APPROVED FOR THAT PURPOSE BY THE BUILDING OFFICIAL.
- THE INSTALLERS QUALIFICATIONS SHALL BE SUBMITTED AND APPROVED IN ACCORDANCE WITH THE SPECIFICATIONS.
- INSTALLED ADHESIVE ANCHORS SHALL BE SECURELY FIXED IN-PLACE TO PREVENT DISPLACEMENT WHILE THE ADHESIVE CURES, UNLESS SHOWN OTHERWISE WITHIN THE DRAWINGS. ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE CONCRETE SURFACE. ANCHORS DISPLACED PRIOR TO ADHESIVE CURING SHALL BE CONSIDERED DAMAGED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- REINFORCING BARS OR ALL-THREADED BARS SHALL NOT BE BENT AFTER BEING ADHESIVELY EMBEDDED IN HARDENED, SOUND CONCRETE, UNLESS PERMITTED BY THE ENGINEER.
- IT IS UP TO THE CONTRACTORS DISCRETION REGARDING THE METHOD FOR ROUGHENING CORED DRILLED HOLES FOR NEW ANCHOR RODS, WHICH INCLUDES BUT IS NOT LIMITED TO CREATING SPECIAL TOOLING OR PURCHASING TOOLING OFF-THE-SHELF. WIRE BRUSH CLEANING PER THE MANUFACTURERS SPECIFICATIONS SHALL NOT BE CONSIDERED AS AN EFFECTIVE METHOD OF MECHANICALLY ROUGHENING CORE DRILLED HOLES. ONCE COMPLETED, THE SURFACE ROUGHNESS OF CORED DRILLED HOLES SHALL BE TO AN AMPLITUDE SIMILAR TO THAT ACHIEVED BY DRILLING WITH A VIBRATORY HAMMER DRILL.



REV	DATE	DESCRIPTION
0	11/30/22	INITIAL RELEASE

**HOT SPRINGS**  
2600 COLLEGE PARKWAY  
CARSON CITY, NV 89706

**ANCHOR ROD DETAILS & NOTES**

ISSUED FOR:	
PERMIT	11/30/2022
BID	-
CONSTRUCTION	-
RECORD	-

ENGINEER	DESIGNER
MNS	RYV
PROJECT MANAGER	APPROVED BY
CB	JNK

JOB NO.  
2023723.09.16004.03

**S-03**



## CCAA BOARD MEMO

Agenda Item: G-2

BOARD MEMO 2023-18

Meeting Date: June 21, 2023

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: APPROVE FINANCE AND ACCOUNTING POLICY.

**Staff Summary:** A new Finance and Accounting policy was created to demonstrate compliance with the corrective action plan of the 2021 single audit.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 0 Minutes

---

### **Proposed Motion**

I move to approve the draft Finance and Accounting Policy.

### **CCAA'S Strategic Goal**

Maintain financial stability

### **Previous Action and Executive Summary**

This draft has been reviewed and approved by the CCAA Treasurer, Jon Rogers and the Airport bookkeeper, Bullis and Company.

### **Financial Information**

Is there a fiscal impact?

No  Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

**Alternatives**

Approve with changes.

Do not approve.

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

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\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

# CARSON CITY AIRPORT AUTHORITY



## **Policy and Procedures for Finance and Accounting**

# Contents

- Accounting System ..... 3
  - Federal Tax Identification Number..... 3
  - Quick Books..... 3
  - Accounting Duties ..... 3
    - Accounts Payable..... 3
    - Accounts Receivable..... 4
    - Banking..... 4
    - Additional Bookkeeper Responsibilities..... 4
- Budgeting ..... 4
- Asset Reports - Required ..... 5
- Quarterly Economic Survey..... 5
- Banking Account Information ..... 5
  - Additional Items..... 6
- Conclusion..... 7

## Accounting System

### Federal Tax Identification Number

88-0260100

### Quick Books

Quick Books is the accounting program used to record the operations of the Airport.

### Accounting Duties

Accounting duties are the responsibility of Carson City Airport Authority (CCAA) staff, CCAA Officers, the bookkeeping contractor, and CPA contractor.

<b>Function</b>	<b>Current Provider</b>
Airport Manager	Corey Jenkins
Bookkeeping Contractor	Bullis and Company
CPA Contractor	Casey Neilon
CCAA Officer – Chair	Fill In Following 6/21/23 CCAA Meeting
CCAA Officer – Vice Chair	Fill In Following 6/21/23 CCAA Meeting
CCAA Officer – Treasurer	Fill In Following 6/21/23 CCAA Meeting

### Accounts Payable

The Airport Manager will receive, review, approve, and input all Invoices into QuickBooks. Any invoice over \$2,500 must also be approved by a Carson City Airport Authority (CCAA) officer prior to submission for payment. Each expense will be assigned to the correct account code and a PDF of each invoice will be included with each entry in QuickBooks. A copy will also be stored on the airport drive under accounts payable.

The bookkeeper will then review each invoice for accuracy and process payment. Vendor accounts will be created as needed with the information provided. ACH is the preferred payment method and any payments over \$2,500 require authorization from a CCAA officer.

If payment must be by check, all checks are printed by the bookkeeper or the Airport Manager and are signed by the Airport Manager and/or a CCAA officer. All checks over \$2,500 require two signatures.



When practical, and at the manager's discretion, the bookkeeper establishes automatic payments from our checking account to pay routine and recurring bills.

## Accounts Receivable

Bills are generated in QuickBooks by the bookkeeper at the direction of the Airport Manager. Customer accounts will be created as needed with the information provided. The preferred method for receiving payment is ACH. If a check is received by the Airport Manager, it will be scanned, and a copy will be sent to the bookkeeper for entry and the creation of a deposit slip. Each check entry will be assigned to the correct bill and a PDF of the check will be attached. A copy will also be stored on the airport drive under accounts receivable.

## Banking

Check Registers and Reconciliations are received and reviewed at the airport manager's office and then reviewed, posted, and verified by the bookkeeper. The bank statements and credit card statements are reviewed and signed by the a CCAA officer each month.

## Additional Bookkeeper Responsibilities

- General Bookkeeping Entries
  - Performed as required.
- Journal Entries
  - Reflect activities that are necessary to record unusual/adjusting entries.
- Financial Statements
  - Monthly Balance Sheet and Profit and Loss Statements are generated through this function.

## Budgeting

Budgeting is completed by the Airport's CPA, the Airport Manager, and the CCAA Treasurer, beginning in February of each year. The Airport Manager and Bookkeeper produce year-end comparative reports, which are used as the basis for the ensuing year's budget compilation. Changes in personnel, programs, maintenance, and base costs are discussed, and adjustments to the next fiscal year's budget are estimated. The proposed budget is prepared and presented at the March meeting of the CCAA for review and possible amendment. The tentative budget is agendized for the April meeting and when approved is sent to the Nevada Department of

Taxation according to legal requirements. The Airport Manager, with the assistance of Airport CPA, will prepare the final budget, and agendaize it for the May meeting. Once approved, the Airport Manager will submit it to the state as required by statute.

## Asset Reports - Required

Fixed Asset Reports are required to be filed quarterly by State law:

The bookkeeper prepares a preliminary itemized report that lists our previously reported assets quarterly. The airport manager, in conjunction with the bookkeeper, makes any additions, deletions, or corrections and prepares the updated report, then submits it to the Department of Taxation before the filing deadline. These reports are filed with other banking and accounting reports.

## Quarterly Economic Survey

Quarterly Economic Survey Reports are required to be filed quarterly by State law:

The bookkeeper prepares these reports within 45 days following each quarter's end, i.e., by February 15, May 15, August 15, and November 15. The bookkeeper files them via e-mail with the Department of Taxation and provides copies to the Airport Manager. These reports are filed with other banking and accounting reports.

## Banking Account Information

The Airport has deposit, debit, and credit accounts with:

Nevada State Bank (NSB)

1525 East College Parkway

Carson City, NV 89706

775 884-5500

Contact Person – Selina Giesler, 775 393-2460, [Selina.giesler@nsbank.com](mailto:Selina.giesler@nsbank.com)

The Office of the Nevada State Treasurer – Local Government Investment Program  
 101 North Carson Street, Suite  
 Carson City, NV 89701  
 775-684-5764

Deposit Accounts - Account Identification and Purpose

Type	Acct Number	Opened
Checking at City National Bank	██████████	3/22/00 - Closed
LGIP - General	LGIP	4/5/19
LGIP - Deferred Leases	LGIP	4/5/19
Nevada State Bank	██████████	8/02/2022

*The NSB Checking Account* is used to maintain current operating funds and the bulk of funds deposited into this account comes from personal property tax income from aircraft and buildings, and long-term ground leases. In addition, rock sales revenues are deposited into this account.

*The LGIP Deferred Lease Account* is an interest-bearing account comprised of pre-paid lease funds and is reduced by the amount of lease revenues that are earned quarterly. These adjustments are scheduled and prepared by the bookkeeper, as required or necessary.

*The LGIP General Account* is an interest-bearing account, which contains the reserve funds not needed for day-to-day obligations.

**Additional Items**

Current Airport Leases are adjusted every two years, according to the terms of the lease, which is a CPI Adjustment for most leases. It is the Airport Manager’s responsibility to instruct the bookkeeper to make the necessary adjustments according to each lease.

The Airport Manager receives bank and LGIP statements, receives written verification of the statements from a CCAA Officer, and forwards them to the bookkeeper for reconciliation monthly.

## Conclusion

The process put in place by this policy is used to assure that accounting activities and procedures run smoothly while being controlled to minimize the misuse and/or mismanagement of data and resources to the greatest extent possible and to ensure accuracy, so no transaction of a questionable nature remains on the books. In addition to these procedures, the CCAA board members review the financial reports and activities monthly. This policy shall be reviewed annually and updated if necessary.



## CCAA BOARD MEMO

Agenda Item: G-3

BOARD MEMO 2023-19

Meeting Date: June 21, 2023

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: APPROVE AMENDED GRANT ADMINISTRATION POLICY.

**Staff Summary:** The grant administration policy was created and submitted to the FAA to demonstrate compliance with the corrective action plan of the 2021 single audit.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 0 Minutes

---

### **Proposed Motion**

I move to approve the draft Grant Administration Amendment.

### **CCAA'S Strategic Goal**

Maintain financial stability.

### **Previous Action and Executive Summary**

May 20, 2020 (Item F-10) – The CCAA approved the Grant Administration Policy.

### **Financial Information**

Is there a fiscal impact?

No  Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

**Alternatives**

Approve with changes.

Do not approve.

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

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\_\_\_\_\_  
(Vote Recorded By)





# CARSON CITY AIRPORT AUTHORITY GRANT ADMINISTRATION POLICY

## Table of Contents

1.0	PURPOSE.....	2
2.0	ORGANIZATIONS AFFECTED.....	2
3.0	REFERENCES.....	2
4.0	DEFINITIONS.....	2
5.0	PROCEDURES .....	3
	PRE-AWARD ACTIVITIES.....	3
	APPLICATION REQUIREMENTS.....	4
	POST-AWARD ACTIVITIES.....	4
	FEDERAL GRANT REQUIREMENTS.....	5
6.0	DEPARTMENT ADMINISTRATION OF GRANTS .....	6
7.0	TRACKING GRANT APPLICATION AND AWARDS.....	7
8.0	ALLOWABILITY, REASONABLENESS, AND ALLOCABILITY OF COSTS.....	8
9.0	MONITORING .....	9
10.0	GRANT CLOSE-OUT .....	10

1.0 PURPOSE:

The purpose of this policy is to facilitate a centralized reference location for AIRPORT grant information.

2.0 ORGANIZATIONS AFFECTED: Carson City Airport Authority (CCAA)

3.0 REFERENCES:

Code of Federal Regulations Title 2: Grants and Agreements PART 200: Uniform Administrative Requirements, Cost Principles, and Audit Requirements (Uniform Guidance) Title 49 U.S.C. § 47101, et seq, Title 49 U.S.C. § 47107(g). FAA AIP Handbook 5900.38D.

4.0 DEFINITIONS:

4.1 **CLOSE OUT:** A procedure to officially conclude a grant. The Airport Manager must ensure that necessary administrative and financial reports have been documented and submitted to the Grantor in compliance with the grant terms and conditions.

4.2 **GRANT:** Financial assistance mechanism providing money, property, or both to an eligible entity to carry out an approved project or activity. The term “grant” is used to mean both grants and inter-local agreements with a fiscal impact.

4.3 **GRANTS ADMINISTRATOR:** The Airport Manager assigned to maintain the database of funding, resource materials, grant applications, award documents, and management of publications; maintains compliance with federal, state and private grant guidelines and policies.

4.4 **NOTICE OF AWARD (NoA):** The legally binding document notifying the grantee and others that an award has been made. The NoA contains or references all terms and conditions of the award and documents the obligation of funds. The NoA may include both standard and special conditions that are considered necessary to attain the grant’s objectives.

## 5.0 PROCEDURES:

- 5.1 The Airport Manager is ultimately responsible for all grant compliance, including grantor requirements and CCAA policies and procedures.
- 5.2 The Airport Manager will be responsible for sharing all pertinent federal, state and local grant documents and updates with Carson City Finance Department.
- 5.3 The CCAA Board Chair has the authority to waive any portion of this policy on a case-by-case basis. Requests for waivers shall be sent to the Grants Administrator. Example – A waiver can be requested if an application has a short timeframe for submittal and there would not be enough time to go to the CCAA before the application is due. The CCAA will be notified of any waivers at the following CCAA meeting.

## PRE-AWARD ACTIVITIES:

- 5.4 A pre-application assessment should be done in consultation with the CCAA's consulting Airport Planner and Engineer. The determination begins with a review of the Notice of Funding Availability and evaluation of the following factors:

### Eligibility

- Is the CCAA an eligible applicant?

### Programmatic Factors

- Does the grant align with the mission and vision of CCAA strategic initiatives and goals?
- Does the grant benefit airport users and tenants?
- Does the Airport Manager have the capacity to implement the grant and achieve a successful outcome?

### Financial and Resource Factors

- What are the total anticipated project costs?
- Is there a match requirement? If so, can the CCAA meet the requirement?
- Is there a sustainability plan for terminating the program if grant funding is eliminated?

## APPLICATION REQUIREMENTS:

- 5.5 The “grantee title” to be used for all documents is “Carson City Airport Authority” or the legal body executing the agreement.

- 5.6 The CCAA's Unique Entity Identifier (UEI) number and EIN number are required on all grant applications. The UEI number for CCAA is 0358913860000 and the EIN number is 26-3261989. An individual Federal Award Identifier will also be created for each application for federal assistance form (SF-424). i.e. 3-32-0004-\_\_\_\_\_-2020.
- 5.7 Grant applications must be signed by the CCAA Board Chair. Grant applications over **\$50,000** per year must be approved by the Carson City Airport Authority and Carson City Board of Supervisors (BOS) **prior** to acceptance of the grant. If approved by the BOS, the Mayor will sign the application.
- 5.8 The Airport Manager will contact the City Finance Department about the status of the grant (approved or disapproved) and will upload the signed grant once all signatures have been obtained.

#### POST- AWARD ACTIVITIES:

- 5.9 The Airport Manager will be responsible to send all grant awards to the City Finance Department for signature. The City Finance Department will be responsible for obtaining signatures from the City Manager or Mayor on all grant agreements. Signed agreements will be returned to the Airport Manager.
- 5.10 The financial component of the CCAA grants are managed through Carson City Finance. Carson City staff will manage CCAA grant claims in a Federal grant system on behalf of CCAA. Carson City will create a journal entry to record the wired receipt of funds and then wires payment CCAA on the same day.
- 5.11 The original grant with signatures shall remain with the Airport Manager for retention, audits, etc., and must be retained for the minimum amount of time (three up to seven years) required by the grant.
- 5.12 All AIP grants must be completed within five years of commencement, and do not require BOS approval once they have received initial Board review.

#### FEDERAL GRANT REQUIREMENTS:

- 5.13 Davis-Bacon and Related Acts (DBRA) requires all contractors and subcontractors performing work on federally funded construction contracts in excess of \$2,000 to pay their employees not less than the prevailing wage rates and fringe benefits as determined by the Secretary of Labor. Rates in effect at the time of the contract execution must be followed. Davis-Bacon wage determinations are to be used in accordance with the provisions of Regulations, [29 CFR Part 1](#), [Part 3](#), and [Part 5](#). Wage rate certification forms from

subcontractors should be submitted to the airport engineering consultant and to airport staff for review.

- 5.14 Contractor debarment and suspension status must be determined before a grant contract is awarded. This status can be verified on the Excluded Parties List System (EPLS), on the System for Award Management (SAM) website (<https://www.sam.gov/>). When the debarment verification is conducted by the Airport Manager in conjunction with the Consulting Engineer, documentation of the status check must be included in the grant file and attached to the request for contract. No award is to be made to an entity that has been debarred or suspended.
- 5.15 Direct Grant Recipients awarded a new federal grant greater than or equal to \$25,000, are subject to the Federal Funding Accountability and Transparency Act (FFATA) reporting requirements. The direct or prime awardee is required to file a FFATA report by the end of the month, following the month in which the direct or prime recipient awards any sub-grant greater than or equal to \$25,000. <https://www.fsrc.gov/>
- 5.16 All Federal Aviation Administration (FAA) Airport Improvement Program grant procurements must follow the requirements of FAA AIP Handbook 5900.38D, [https://www.faa.gov/airports/aip/aip\\_handbook/](https://www.faa.gov/airports/aip/aip_handbook/)
- 5.17 Federal law and standards are identified in 45 CFR § 92.36. §92.36 Procurement (b) Procurement standards. (1) Grantees and sub grantees will use their own procurement procedures which reflect applicable state and local laws and regulations, provided that the procurements conform to applicable federal law and standards identified in 45 CFR § 92.36.
- 5.18 Per the State of Nevada NRS 232.225 Presidential Executive Order 12372 Institutions of Higher Education, Private, Non-profit or Local Government Entities are required to go through the Intergovernmental Review process only for those programs covered by the Presidential Executive Order. Requests for proposal are usually published in the Federal Register E.O. 12372.No applicants shall forward an application to a federal agency without requesting a State Application Identifier (SAI) from the State Grant Office. The State of Nevada 088-GP-04 Intergovernmental Review of Federal Programs form will be filled out and turned into the State of Nevada Office of Grant Procurement.

The above federal standards stipulate that all purchases will follow the CCAA purchasing polices and guidelines.

## 6.0 AIRPORT MANAGER ADMINISTRATION OF GRANTS:

- 6.1 The Airport Manager shall procure all services and products as authorized in the CCAA Purchasing and Contracts Policies and Procedures guide.
- 6.2 The Airport Manager shall charge all grant related expenditures to the established grant accounts according to the award agreement and approved budget. Grant expenditures should not be charged to non-related grant accounts. If expenditures are charged to accounts other than the proper grant accounts, the Airport Manager shall direct the CCAA bookkeeper to create a Journal Entry in order to move the expenses into the correct account along with supporting documentation.
- 6.3 The Airport Manager shall notify City Finance Department and provide all documentation required to identify and record capital assets that have been acquired with grant funds using the form in Exhibit A.
- 6.4 The Airport Manager shall ensure that all expenditures meet the authorized use of funds as per the grant agreement. All submittals for reimbursement must be reconciled against actual reimbursement receipts from the grantor and actual expenditures posted to the general ledger. Any discrepancies should be rectified and coordinated with the City Finance Department.
- 6.5 The Airport Manager shall satisfy all grant requirements as per the grant agreement, including, but not limited to, preparing and submitting financial and project reports, reimbursement requests, close out reports and any other documents required per the grant agreement. Any reports generated by the airport engineering consultant must be reviewed by the Airport Manager.
- 6.6 All funds are received by direct deposit, from the City Finance Department.
- 6.7 All income generated as a direct result of a grant funded program is deemed program income. Program income must be used for the original grant purposes and under the conditions applicable to the award. No federal requirements govern the disposition of program income earned after the end of the funding period.

## 7.0 TRACKING GRANT APPLICATIONS AND AWARDS:

- 7.1 The Airport Manager is responsible for oversight of grant accounting, budgeting, and financial administration. City Finance Department shall have access into SAM for all AIP grants for all FAA AIP grants that comply with



FAA AIP Handbook 5900.38D and the Code of Federal Regulations Title 2: Grants and Agreements PART 200 (CFR Part 200), where applicable.

- 7.2 The City Finance Department shall input all grants in a Federal grant system, to include: funding and expense string(s), grant AIP grant identification numbers, total award amount, and signed grant agreement. In addition, requests for reimbursement and any grant related documentation shall be scanned into a Federal grant system. The Airport Manager will keep a hard copy grant file for reference and audit purposes.
- 7.3 The City Finance Department will reconcile grant expenditures which will be reconciled to each reimbursement request.
- 7.5 The Airport Manager will adhere to generally accepted accounting principles in preparing general ledger entries for applicable grants.
- 7.6 The Airport Manager will develop schedules as required for year-end audit.

#### 8.0 ALLOWABILITY, REASONABLENESS, AND ALLOCABILITY OF COSTS:

- 8.1 All costs must be **allowable** under federal regulations and grantor terms and conditions. To be allowable, costs must:
  - Be reasonable and necessary;
  - Be allocable to federally sponsored projects under the principles and methods provided in FAA AIP Handbook 5900.38D; and
  - Conform to any limits or exclusions set forth in FAA AIP Handbook 5900.38D or the terms and conditions of the award.
- 8.2 All costs must be **reasonable**. FAA AIP Handbook 5900.38D determines that a cost is reasonable if, in its nature and amount, does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost.

Important considerations in determining the reasonableness of costs are:

- Is the cost generally recognized as necessary for the operation or performance of the grant?
- Have the restraints or requirements imposed by such factors as federal and state laws and regulations, grant agreement terms and conditions, and arm's-length bargaining been satisfied?
- Have the individuals concerned acted with due prudence in the circumstances, considering their responsibilities to the CCAA and the public at large?

- Is the extent of the actions taken with respect to the incurrence of the costs (e.g. hiring decision, choice of goods or services, determination of salary or price, vendor selection, etc.) consistent with established policies and practices applicable to the CCAA generally?

8.3 All costs must be **allocable**. A cost is allocable to a particular cost objective if the goods or services involved are chargeable or assignable to such cost objective in accordance with relative benefits received. Every incurred cost must have a direct benefit to the grant being charged.

In general, a cost is allocable to a particular grant if it fulfills one of the following conditions:

- It is incurred solely to advance the work under the grant or agreement; or
- It benefits both the sponsored agreement and other work of the institution, in proportions that can be approximated through use of reasonable methods; or
- It is necessary to the overall operation of the CCAA and, considering the principles provided in FAA AIP Handbook 5900.38D, is deemed to be assignable in part to the grant.

## 9.0 MONITORING:

9.1 The Airport Manager is responsible for:

- Monitoring the use of AIP awards through reporting, site visits, regular contact, or other means to provide reasonable assurance that the subrecipient administers federal, state or local awards in compliance with laws, regulations, and the provisions of contract or grant agreements, and those performance goals are achieved.
- Ensuring that expending \$750,000 or more in AIP awards during the CCAA's fiscal year as provided in FAA AIP Handbook 5900.38D have met the audit requirements of CFR Part 200 and that the required audits are completed within 9 months of the end of the recipient's audit period.
- Issuing a management decision on audit findings within 6 months after receipt of the recipient's audit report; and
- Ensuring that the recipient takes timely and appropriate corrective action on all audit findings.
- Reviewing and retaining a copy of the sub-recipient's most recent audit report. If the recipient is not required to submit a copy of the audit report to the pass-through entity because there were "no audit findings," the Department may use the information in the Federal Audit Clearinghouse (FAC) database as evidence to verify that the sub-

recipient had “no audit findings” and that the required audit was performed.

- Evaluating the impact of recipient activities on the pass-through entity’s ability to comply with applicable federal regulations.

## 10.0 GRANT CLOSE-OUT

- 10.1 The Airport Manager will close-out the grant award when he/she determines that all applicable administrative actions and all required work of the award have been completed.
- 10.2 The Airport Manager must submit all financial, performance, and other reports as required by the terms and conditions of the grant award.
- 10.3 All close-out actions for federal, state or local awards should be completed no later than one year after receipt and acceptance of all required final reports. See FAA AIP Handbook 5900.38D and 2 CFR 200.343 Closeout.

Exhibit "A"  
Physical Asset Reporting Form.



FlyCarsonCity.com

## CXP Physical Asset Form

<b>LOCATION:</b>	Carson City Airport, Carson City, Nevada
<b>FAA GRANT NO.:</b>	3-32-0004-0XX-202X

<b>EQUIPMENT DESCRIPTION:</b>	
<b>SOURCE/MANUFACTURER:</b>	
<b>MANUFACTURER'S SERIAL NO.:</b>	
<b>AUXILARY EQUIPMENT:</b>	
<b>ACQUISTION DATE:</b>	
<b>TOTAL COST:</b>	
<b>TOTAL FEDERAL FUNDING AMOUNT:</b>	
<b>LOCATION OF EQUIPMENT:</b>	
<b>PRESENT UTILIZATION</b>	
<b>DISPOSITION AND SALE PRICE (IF APPLICABLE):</b>	

CARSON CITY AIRPORT

2600 College Parkway #6 • Carson City, NV 89706 • 775-841-2255



## CCAA BOARD MEMO

Agenda Item: H-1

BOARD MEMO 2023-20

Meeting Date: June 21, 2023

**Agenda Title:** FOR DISCUSSION AND POSSIBLE ACTION: ELECTION OF FY 2024/2025 CCAA OFFICERS; CHAIR, VICE-CHAIR, SECRETARY AND TREASURER (S. TACKES).

**Staff Summary:** Election of CCAA officers as required by Chapter 844, Statutes of Nevada 1989.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 Minutes

---

### **Proposed Action**

Open nominations, take nominations, close nominations, take a vote.

### **CCAA'S Strategic Goal**

Compliance with NRS 844 which requires election of officers by July 1 of odd numbered years.

### **Previous Action and Executive Summary**

Current officers from prior election are Michael Golden, Chairman; Tim Puliz, Vice Chairman; Jon Rogers, Secretary/Treasurer.

NRS 844, which created the Carson City Airport Authority, specifies that the members of the Authority shall elect a Chairman, Vice-Chairman, and a Secretary/Treasurer (this latter position can be 2 different persons but has historically been one person). The elections may occur at any time but since the current terms end on July 1, 2023, an election is timely at the June meeting.



The process is for the Chair to open the matter for nominations, take nominations, close the nominations and then proceed with a vote. As with all items, public comment should be made available.

### **Applicable Statute**

**Sec. 6. Board: Election of officers; duties of Secretary and Treasurer.**

1. The Board shall elect a Chair, Vice Chair, Secretary and Treasurer from its members. The Secretary and the Treasurer may be one person. The terms of the officers expire on July 1 of each odd-numbered year.

2. The Secretary shall keep audio recordings or transcripts of all meetings of the Board and a record of all of the proceedings of the Board, minutes of all meetings, certificates, contracts, bonds given by employees, and all other acts of the Board. Except as otherwise provided in [NRS 241.035](#), the records must be open to the inspection of all interested persons, at a reasonable time and place. A copy of the minutes or audio recordings must be made available to a member of the public upon request at no charge pursuant to [NRS 241.035](#).

3. The Treasurer shall keep an accurate account of all money received by and disbursed on behalf of the Board and the Authority. The Treasurer shall file with the Clerk of Carson City, at the expense of the Authority, a fidelity bond in an amount not less than \$10,000, conditioned for the faithful performance of his or her duties.

(Ch. 844, [Stats. 1989 p. 2026](#); A—Ch. 373, [Stats. 2005 p. 1417](#); Ch. 98, [Stats. 2013 p. 334](#))

### **Financial Information**

Is there a fiscal impact?

No  Yes

If yes, account name/number & amount:

General Fund/ Federal Share:

Is it currently budgeted?

### **Alternatives**

Do not vote and then terms end on July 1 without being filled.

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



June 21, 2023

FlyCarsonCity.com

**Carson City Airport Manager’s Report Prepared by Corey Jenkins**

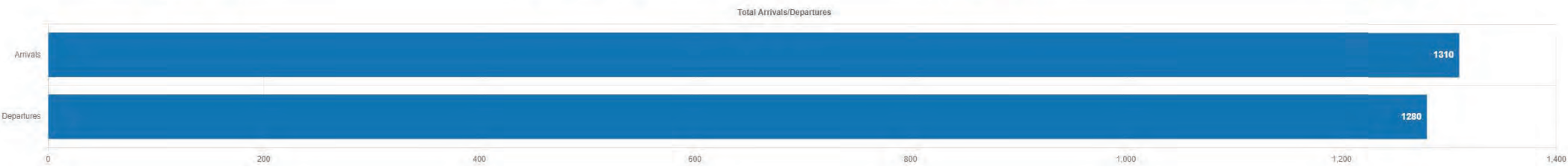
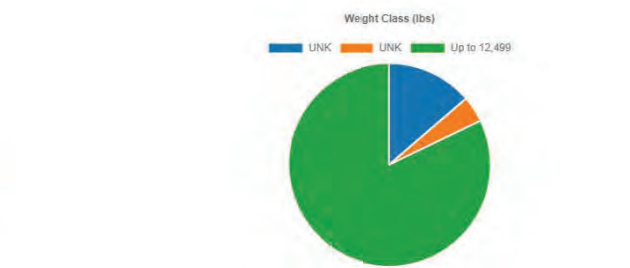
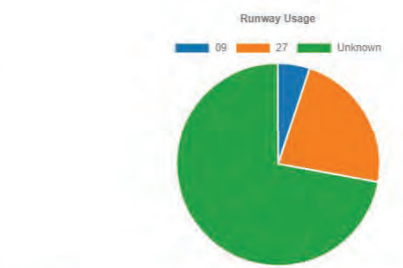
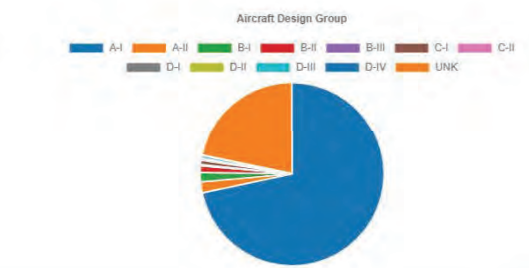
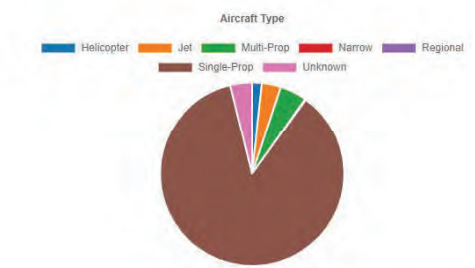
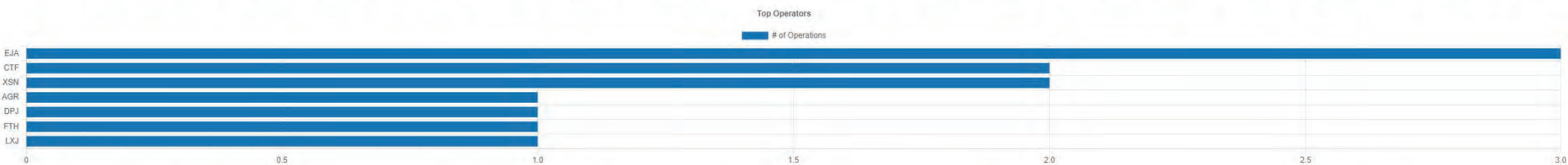
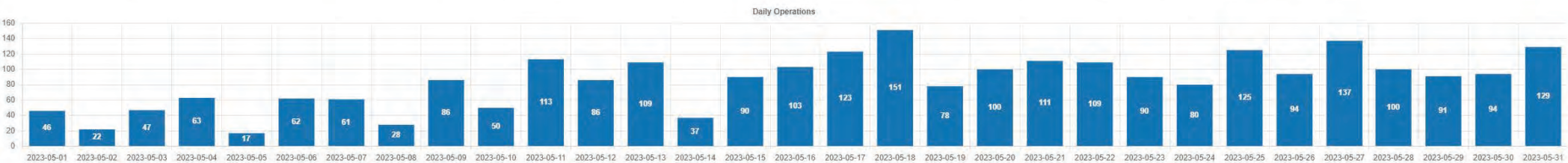
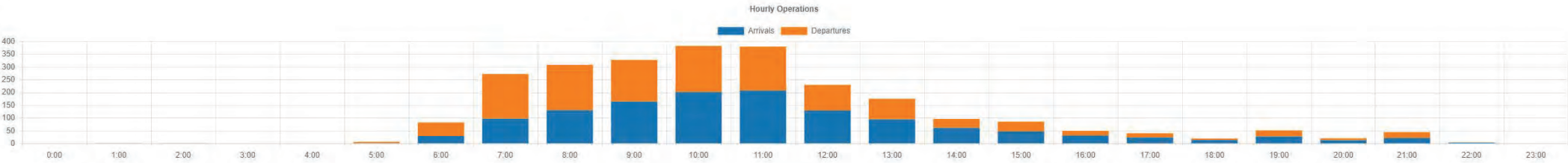
Fuel Flowage

Month	Self-Serve				Full-Service				Total Combined	% Change	
	100LL	Jet A	Total Gallons	FFF	100LL	Jet A	Total Gallons	FFF	Gallons	Fuel Flowage Fee	Annual % Change
January-23	3287	471	3757	\$ 187.87	1267	5486	6753	\$ 337.66	10511	\$ 525.53	-56%
February-23	5968	874	6842	\$ 342.11	1220	11479	12699	\$ 634.94	19541	\$ 977.05	-15%
March-23	3725	1856	5581	\$ 279.06	1482	8538	10020	\$ 501.02	15602	\$ 780.08	-37%
April-23	8040	2880	10920	\$ 545.98	1361	9158	10519	\$ 525.95	21439	\$ 1,071.93	-24%
May-23	8261	2076	10337	\$ 516.83	3026	15356	18382	\$ 919.12	28719	1435.95	-6%
June-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
July-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
August-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
September-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
October-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
November-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%
December-23	0	0	0	\$ -	0	0	0	\$ -	0	\$ -	-100%

Managers’ Report

- Airport Open House
  - Approximately 1,000 attendees
- Implemented new treasury tools with Nevada State Bank to better operate in line with the new Finance and Accounting Policy.
- Submitted final budget.
- Mass Emails began to be flagged as spam, so I implemented a solution using Mailchimp to improve mass emails to airport users.
- After receiving some complaints about outside storage, I sent out a notice to all ground lease holders to please clean up around their lease holds.
  - There have already been significant improvements with outside storage around the airport.
- AB140 was signed into law making Juneteenth formally recognized as a holiday.
  - AB140 requires all government entities to comply with the holiday recognition, so moving forward Airport Staff will have an additional holiday on June 19<sup>th</sup>.
  - The new holiday does not replace any other holiday.

- Working on a lease assignment and lease amendment that may result in a special meeting soon.
- Working with a new party interested in Through-The-Fence.
- Someone attempted to Scam the Airport out of \$100,000.
  - I worked with the Carson City Sheriff Department to get to the bottom of it.
  - The person who showed up in person was being scammed himself.
  - The Airport did not experience any loss.
- Aircraft Operations
  - The total aircraft operations for May were 2,590 according to ADS-B data.
  - Detailed charts of the operations are attached below.



# Carson City Airport Authority-2

## Balance Sheet Comparison

As of May 31, 2023

	TOTAL	
	AS OF MAY 31, 2023	AS OF MAY 31, 2022 (PY)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
1075 LGIP-Deferred	398,833.60	388,926.50
1077 LGIP- General Fund	1,237,407.83	913,174.14
3099 Gen. Fund #1162	375,834.27	223,218.60
3101 Deferred Lease #8249	0.00	0.00
3102 Gate Card #5242	0.00	0.00
3199 Petty Cash	100.00	
6.30.20 Audit Adjustment	0.00	0.00
<b>Total Bank Accounts</b>	<b>\$2,012,175.70</b>	<b>\$1,525,319.24</b>
Accounts Receivable		
2000 Accounts Receivable - Operating	290,524.98	256,291.60
<b>Total Accounts Receivable</b>	<b>\$290,524.98</b>	<b>\$256,291.60</b>
Other Current Assets		
1499 Undeposited Funds	20,811.06	36,034.90
2010 Due From Other Government	661,235.87	38,683.87
2010.1 Audit Adjustment to AR	-279,021.00	0.00
2011 Accrued Interest Receivable	1,090.37	142.37
2020 Grants Receivable-CY	0.00	0.00
2021 Grants Receivable AIP33	0.00	0.00
Grumman HU-16C Lien	0.00	
<b>Total Other Current Assets</b>	<b>\$404,116.30</b>	<b>\$74,861.14</b>
<b>Total Current Assets</b>	<b>\$2,706,816.98</b>	<b>\$1,856,471.98</b>
Fixed Assets		
2120 land	146,542.03	293,084.03
2125 Machinery & Equipment	703,678.73	1,113,170.47
2126 Fencing	911,661.46	911,661.46
2130 Vehicle	149,733.35	124,175.35
2198 Accumulated Depreciation	-357,012.36	-929,803.36
2201 Tractor	70,924.00	144,623.00
<b>Total Fixed Assets</b>	<b>\$1,625,527.21</b>	<b>\$1,656,910.95</b>
Other Assets		
2300 Provided for LT Obligations	139,013.33	145,253.33
2305 NPV of Airport Leases	5,369,789.00	
2810 Pension Requirement	207,162.04	318,980.04
<b>Total Other Assets</b>	<b>\$5,715,964.37</b>	<b>\$464,233.37</b>
<b>TOTAL ASSETS</b>	<b>\$10,048,308.56</b>	<b>\$3,977,616.30</b>



# Carson City Airport Authority-2

## Balance Sheet Comparison

As of May 31, 2023

	TOTAL	
	AS OF MAY 31, 2023	AS OF MAY 31, 2022 (PY)
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
3000 Accounts Payable	13,528.58	33,922.12
<b>Total Accounts Payable</b>	<b>\$13,528.58</b>	<b>\$33,922.12</b>
Credit Cards		
6321 Home Depot	883.58	924.10
6326 Visa Credit Card #7203 (Formerly #5280)	0.00	573.75
6327 Visa CNB Corey 8721	0.00	923.88
6328 NSB Credit Card Rick 9053	1,099.16	
6329 NSB CC Corey 9061	2,598.42	
<b>Total Credit Cards</b>	<b>\$4,581.16</b>	<b>\$2,421.73</b>
Other Current Liabilities		
2101 Payroll Liability	5,148.52	-2,986.59
2102 Accrued Compensated Absences	5,227.28	1,135.28
2115 Accrued Expenses	25,358.00	
3030 Audit Adj to AP	8,879.00	
3090 Pension Requirement-Liab	257,691.00	163,765.00
3110 Deferred Inflows- Leases	5,184,646.00	
3271 Current Portion of LTD	12,734.00	12,245.92
<b>Total Other Current Liabilities</b>	<b>\$5,499,683.80</b>	<b>\$174,159.61</b>
<b>Total Current Liabilities</b>	<b>\$5,517,793.54</b>	<b>\$210,503.46</b>
Long-Term Liabilities		
3085 Net Pension Liability	142,339.00	576,099.00
3100 Leases Advances	18,770.00	
3200 Mayes-Lease Transactions	174,262.83	182,390.83
3250 Gonzalez Deferred Lease	234,065.53	241,323.37
3260 Goni Deferred Lease	0.00	1,939.28
6325 Tractor US Bank	0.00	50,429.14
<b>Total Long-Term Liabilities</b>	<b>\$569,437.36</b>	<b>\$1,052,181.62</b>
<b>Total Liabilities</b>	<b>\$6,087,230.90</b>	<b>\$1,262,685.08</b>
Equity		
4200 Fund Balance	2,553,540.52	1,212,772.52
4999 Retained Earnings	801,158.52	1,272,518.20
4999.1 GWFS to Fund FS adjustments	-38,223.00	86,220.00
Net Income	644,601.62	143,420.50
<b>Total Equity</b>	<b>\$3,961,077.66</b>	<b>\$2,714,931.22</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$10,048,308.56</b>	<b>\$3,977,616.30</b>

# Carson City Airport Authority-2

## Budget vs. Actuals: CCAA Final Budget 22/23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
5010 Real/Personal Property Tax				
5010.1 Aircraft	174,945.87	165,000.00	9,945.87	106.03 %
5010.2 Building	143,137.50	135,000.00	8,137.50	106.03 %
<b>Total 5010 Real/Personal Property Tax</b>	<b>318,083.37</b>	<b>300,000.00</b>	<b>18,083.37</b>	<b>106.03 %</b>
<b>5050 AIRPORT LEASES</b>				
5050H Hanger Lease	16,901.14	45,000.00	-28,098.86	37.56 %
5051 Land Leases	230,221.31	215,000.00	15,221.31	107.08 %
5052 Tower Leases	69,080.03	67,000.00	2,080.03	103.10 %
5053 Lease-Mayes	6,240.00	6,240.00	0.00	100.00 %
<b>Total 5050 AIRPORT LEASES</b>	<b>322,442.48</b>	<b>333,240.00</b>	<b>-10,797.52</b>	<b>96.76 %</b>
5150 Tie Down Fees	9,938.59	9,000.00	938.59	110.43 %
5151 Gate Card Fees	525.22	500.00	25.22	105.04 %
5155 Parking Fees	25.00	750.00	-725.00	3.33 %
5200 Committed-Fuel Flowage Fees	15,675.36	18,000.00	-2,324.64	87.09 %
5201 Committed-Jet Fuel Tax	734.75	4,000.00	-3,265.25	18.37 %
5250 Through the Fence Fees		7,200.00	-7,200.00	
5300 Class II FBO Fees	6,950.00	12,000.00	-5,050.00	57.92 %
5402 Open House Income	1,350.00	10,000.00	-8,650.00	13.50 %
5404 Rock Materials Sales	77,451.29	25,000.00	52,451.29	309.81 %
5450 Reimbursements	1,093.82		1,093.82	
5500 Interest Income	33,450.74	3,500.00	29,950.74	955.74 %
5915 Sales	1,290.00		1,290.00	
5998 Terminal Rental	400.00		400.00	
<b>Total Income</b>	<b>\$789,410.62</b>	<b>\$723,190.00</b>	<b>\$66,220.62</b>	<b>109.16 %</b>
<b>GROSS PROFIT</b>	<b>\$789,410.62</b>	<b>\$723,190.00</b>	<b>\$66,220.62</b>	<b>109.16 %</b>
<b>Expenses</b>				
6019 Charitable Contribution	597.00		597.00	
6165 Job Supplies	129.73		129.73	
6169 Taxes & Licenses	3.00		3.00	
<b>6300 Operating Expenses</b>				
6000 Airport Engineering		5,000.00	-5,000.00	
6130 Dues	325.00	1,450.00	-1,125.00	22.41 %
6135 Memberships	325.00	1,000.00	-675.00	32.50 %
6136 Registration	250.00	500.00	-250.00	50.00 %
6137 Conferences		2,000.00	-2,000.00	
6170 SWAAAE BOD Travel		750.00	-750.00	
6190 Office Expenche-PC Software	499.42	2,500.00	-2,000.58	19.98 %
6200 Office Expenses -PC Hardware	1,101.57	1,500.00	-398.43	73.44 %
6211 Meals and Entertainment	774.78	500.00	274.78	154.96 %
6218 Marketing and Website	1,747.00	4,000.00	-2,253.00	43.68 %

# Carson City Airport Authority-2

## Budget vs. Actuals: CCAA Final Budget 22/23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6218A Legal Notices		2,500.00	-2,500.00	
6280 Open House Expense		10,000.00	-10,000.00	
6369 Travel		500.00	-500.00	
<b>Total 6300 Operating Expenses</b>	<b>5,022.77</b>	<b>32,200.00</b>	<b>-27,177.23</b>	<b>15.60 %</b>
6301 Utilities				
6238 Stormwater Discharge Permit	1,000.00	300.00	700.00	333.33 %
6302 Phone & Internet	3,239.67	4,000.00	-760.33	80.99 %
6303 Electric	11,183.40	8,500.00	2,683.40	131.57 %
6304 Gas	1,255.10	700.00	555.10	179.30 %
6305 Water	2,233.24	2,000.00	233.24	111.66 %
6306 Carson City Landfill	710.83	1,500.00	-789.17	47.39 %
<b>Total 6301 Utilities</b>	<b>19,622.24</b>	<b>17,000.00</b>	<b>2,622.24</b>	<b>115.42 %</b>
6308 Office Expenses and Supplies	962.29	1,200.00	-237.71	80.19 %
6309 Legal	52,605.91	60,000.00	-7,394.09	87.68 %
6310 Security	3,825.77	4,000.00	-174.23	95.64 %
6311 CCAA printing	226.75	600.00	-373.25	37.79 %
6312 Data Storage	416.78	400.00	16.78	104.20 %
6313 Insurance	3,095.00	13,000.00	-9,905.00	23.81 %
6314 Auditing	805.00	25,000.00	-24,195.00	3.22 %
6314A Accounting/Bullis	17,556.00	15,000.00	2,556.00	117.04 %
6314B Accounting/Tmcdbooks	5,165.00		5,165.00	
6315 Contract Services/Appraisals	7,715.00	5,000.00	2,715.00	154.30 %
6316 Bank Charges/Square Chgs	302.66	150.00	152.66	201.77 %
6317 Airport Equipment Maintenance	19,264.73	12,000.00	7,264.73	160.54 %
6317.5 AWOS III Service Charges	6,161.81	6,000.00	161.81	102.70 %
6318 Facility Maintenance	8,311.86	11,000.00	-2,688.14	75.56 %
6318.5 2025 Arrowhead Dr	1,586.68		1,586.68	
<b>Total 6318 Facility Maintenance</b>	<b>9,898.54</b>	<b>11,000.00</b>	<b>-1,101.46</b>	<b>89.99 %</b>
6319 Airfield Maintenance	11,398.74	30,000.00	-18,601.26	38.00 %
6319.5 Gate Maintenance	22.01	500.00	-477.99	4.40 %
6350 Labor Expense				
6351 Salaries	127,696.45	139,500.00	-11,803.55	91.54 %
6351.5 Overtime Budget (Airfield)	2,251.81	6,000.00	-3,748.19	37.53 %
6352 Healthcare	32,583.32	36,000.00	-3,416.68	90.51 %
6353 PERS Retirement Contribution	27,031.34	42,000.00	-14,968.66	64.36 %
6354 Nevada Payroll	1,082.75	1,600.00	-517.25	67.67 %
6355 Workers Compensation	4,434.52	6,800.00	-2,365.48	65.21 %
6356 State Unemployment Contri		1,400.00	-1,400.00	
6476 Uniforms	1,153.86	600.00	553.86	192.31 %
<b>Total 6350 Labor Expense</b>	<b>196,234.05</b>	<b>233,900.00</b>	<b>-37,665.95</b>	<b>83.90 %</b>
6444 Advertising & Marketing	1,727.63		1,727.63	

# Carson City Airport Authority-2

## Budget vs. Actuals: CCAA Final Budget 22/23 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
9100 Interest Expense	623.76		623.76	
<b>Total Expenses</b>	<b>\$363,382.17</b>	<b>\$466,950.00</b>	<b>\$ -103,567.83</b>	<b>77.82 %</b>
<b>NET OPERATING INCOME</b>	<b>\$426,028.45</b>	<b>\$256,240.00</b>	<b>\$169,788.45</b>	<b>166.26 %</b>
Other Income				
5005 KCXP Avoidance of Lease Termination N/R Deposit	25,000.00		25,000.00	
FAA AIP Activity Revenue				
5000 FAA Grant Revenue		1,096,625.00	-1,096,625.00	
6043 AIP #XX BIL Terminal Bldg and Extend 9/27	-8,107.50	1,828,125.00	-1,836,232.50	-0.44 %
<b>Total FAA AIP Activity Revenue</b>	<b>-8,107.50</b>	<b>2,924,750.00</b>	<b>-2,932,857.50</b>	<b>-0.28 %</b>
FAA AIP Grant Revenue				
6035 AIP #36 Construct SRE Building		-200,000.00	200,000.00	
6036 AIP #37 Acquire Snow Removal Equipment	225.00	-206,000.00	206,225.00	-0.11 %
6036.2 AIP #37 Acquire Snow Removal Equipment Expense	-225.00		-225.00	
<b>Total 6036 AIP #37 Acquire Snow Removal Equipment</b>	<b>0.00</b>	<b>-206,000.00</b>	<b>206,000.00</b>	<b>0.00 %</b>
6037 AIP #38 Install Approach Lighting Phase I	0.00		0.00	
6040.1 AIP 41 - Relocate AWOS Revenue	295,824.00		295,824.00	
6040.2 AIP 41 - Relocate AWOS Expenses	-23,191.30		-23,191.30	
6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF		-450,000.00	450,000.00	
6041.1 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Rev	273,467.44		273,467.44	
6041.2 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Expense	-291,592.50		-291,592.50	
<b>Total 6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF</b>	<b>-18,125.06</b>	<b>-450,000.00</b>	<b>431,874.94</b>	<b>4.03 %</b>
6042 AIP #XX Approach Lighting System Phase 3 PAPI and MALSF		-300,000.00	300,000.00	
6062 AIP #33 Perimeter Fence & Rehab Runway 9-27		-450,000.00	450,000.00	
6416 New Terminal Door Improvements with Access Control	-4,953.82	-7,000.00	2,046.18	70.77 %
Construct GA Terminal Building			1,500,000.00	
		1,500,000.00		
<b>Total FAA AIP Grant Revenue</b>	<b>249,553.82</b>	<b>-</b>	<b>3,362,553.82</b>	<b>-8.02 %</b>
		<b>3,113,000.00</b>		
<b>Total Other Income</b>	<b>\$266,446.32</b>	<b>\$ -</b>	<b>\$454,696.32</b>	<b>-141.54 %</b>
		<b>188,250.00</b>		
Other Expenses				
6062.2 AIP #33 Perimeter Fence Design Expense	-54,850.00		-54,850.00	
6415 Carson City Airport Sign	16,350.00		16,350.00	
CCAA Funded Capital Projects				
6410 Bobcat w/Attachments	82,121.70		82,121.70	
6412 Terminal Entrance Hardscape		32,700.00	-32,700.00	
6413 Taxiway Sign Panels	14,188.30	15,000.00	-811.70	94.59 %
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	4,936.80	7,000.00	-2,063.20	70.53 %
<b>Total CCAA Funded Capital Projects</b>	<b>101,246.80</b>	<b>54,700.00</b>	<b>46,546.80</b>	<b>185.09 %</b>
<b>Total Other Expenses</b>	<b>\$62,746.80</b>	<b>\$54,700.00</b>	<b>\$8,046.80</b>	<b>114.71 %</b>

# Carson City Airport Authority-2

## Budget vs. Actuals: CCAA Final Budget 22/23 - FY23 P&L

July 2022 - June 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
NET OTHER INCOME	\$203,699.52	\$ - 242,950.00	\$446,649.52	-83.84 %
NET INCOME	\$629,727.97	\$13,290.00	\$616,437.97	4,738.36 %

# Carson City Airport Authority-2

## Profit and Loss Comparison

July 2022 - May 2023

	TOTAL	
	JUL 2022 - MAY 2023	JUL 2021 - MAY 2022 (PY)
<b>Income</b>		
5010 Real/Personal Property Tax		312,147.72
5010.1 Aircraft	174,945.87	
5010.2 Building	143,137.50	
<b>Total 5010 Real/Personal Property Tax</b>	<b>318,083.37</b>	<b>312,147.72</b>
<b>5050 AIRPORT LEASES</b>		
5050H Hanger Lease	10,901.14	42,538.82
5051 Land Leases	210,107.30	180,145.58
5052 Tower Leases	63,308.39	63,955.74
5053 Lease-Mayes	5,720.00	5,720.00
<b>Total 5050 AIRPORT LEASES</b>	<b>290,036.83</b>	<b>292,360.14</b>
5150 Tie Down Fees	9,225.59	6,253.65
5151 Gate Card Fees	525.22	630.19
5155 Parking Fees	25.00	1,099.67
5200 Committed-Fuel Flowage Fees	15,158.53	10,639.56
5201 Committed-Jet Fuel Tax	734.75	4,068.19
5250 Through the Fence Fees		6,849.90
5300 Class II FBO Fees	6,350.00	8,413.30
5400 Misc Income		413.39
5402 Open House Income	850.00	
5404 Rock Materials Sales	77,451.29	27,621.98
5500 Interest Income	33,450.74	1,857.88
5915 Sales	1,290.00	
5998 Terminal Rental	400.00	
<b>Total Income</b>	<b>\$753,581.32</b>	<b>\$672,355.57</b>
<b>GROSS PROFIT</b>	<b>\$753,581.32</b>	<b>\$672,355.57</b>
<b>Expenses</b>		
6019 Charitable Contribution	597.00	
6165 Job Supplies	129.73	57.97
6169 Taxes & Licenses	3.00	450.00
6268 Repairs & Maintenance		320.63
6300 Operating Expenses		
6000 Airport Engineering		14,216.50
6130 Dues	325.00	1,450.00
6135 Memberships	325.00	875.00
6136 Registration	250.00	-2.11
6137 Conferences		805.00
6190 Office Expence-PC Software	499.42	3,759.55

# Carson City Airport Authority-2

## Profit and Loss Comparison

July 2022 - May 2023

	TOTAL	
	JUL 2022 - MAY 2023	JUL 2021 - MAY 2022 (PY)
6200 Office Expenses -PC Hardware	1,101.57	454.95
6211 Meals and Entertainment	774.78	155.72
6218 Marketing and Website	1,507.00	614.00
6369 Travel		5,300.94
<b>Total 6300 Operating Expenses</b>	<b>4,782.77</b>	<b>27,629.55</b>
6301 Utilities		767.32
6238 Stormwater Discharge Permit	1,000.00	
6302 Phone & Internet	3,129.73	3,426.30
6303 Electric	11,183.40	8,614.86
6304 Gas	1,255.10	788.05
6305 Water	2,233.24	1,990.70
6306 Carson City Landfill	710.83	66.25
<b>Total 6301 Utilities</b>	<b>19,512.30</b>	<b>15,653.48</b>
6308 Office Expenses and Supplies	962.29	684.85
6309 Legal	52,263.16	78,381.50
6310 Security	3,825.77	3,558.90
6311 CCAA printing	226.75	162.77
6312 Data Storage	416.78	366.76
6313 Insurance	3,095.00	10,195.31
6314 Auditing	805.00	24,000.00
6314A Accounting/Bullis	17,556.00	18,303.00
6314B Accounting/Tmcdbooks	4,765.00	
6315 Contract Services/Appraisals	7,715.00	2,500.00
6316 Bank Charges/Square Chgs	302.66	82.14
6317 Airport Equipment Maintenance	19,264.73	13,017.23
6317.5 AWOS III Service Charges	6,161.81	6,350.00
6318 Facility Maintenance	8,311.86	6,474.01
6318.5 2025 Arrowhead Dr	1,586.68	
<b>Total 6318 Facility Maintenance</b>	<b>9,898.54</b>	<b>6,474.01</b>
6319 Airfield Maintenance	10,970.43	28,580.46
6319.5 Gate Maintenance	22.01	187.00
6350 Labor Expense		
6351 Salaries	121,988.15	110,787.91
6351.5 Overtime Budget (Airfield)	2,251.81	
6352 Healthcare	32,583.32	31,713.64
6353 PERS Retirement Contribution	27,031.34	36,743.54
6354 Nevada Payroll	1,036.25	2,808.84
6355 Workers Compensation	4,434.52	842.02
6356 State Unemployment Contr		49.68



# Carson City Airport Authority-2

## Profit and Loss Comparison

July 2022 - May 2023

	TOTAL	
	JUL 2022 - MAY 2023	JUL 2021 - MAY 2022 (PY)
6357 Federal Quarterly Tax		509.25
6358 Medicare Expense		160.08
6476 Uniforms	1,135.21	1,950.21
<b>Total 6350 Labor Expense</b>	<b>190,460.60</b>	<b>185,565.17</b>
6444 Advertising & Marketing	1,727.63	2,227.15
9100 Interest Expense	623.76	
<b>Total Expenses</b>	<b>\$356,087.72</b>	<b>\$424,747.88</b>
<b>NET OPERATING INCOME</b>	<b>\$397,493.60</b>	<b>\$247,607.69</b>
Other Income		
5005 KCXP Avoidance of Lease Termination N/R Deposit	25,000.00	
FAA AIP Activity Revenue		
6043 AIP #XX BIL Terminal Bldg and Extend 9/27	-8,107.50	
<b>Total FAA AIP Activity Revenue</b>	<b>-8,107.50</b>	
FAA AIP Grant Revenue		
6034 AIP #36 Relocate AWOS		-34,329.65
6036 AIP #37 Acquire Snow Removal Equipment	225.00	0.00
6036.2 AIP #37 Acquire Snow Removal Equipment Expense	-225.00	
<b>Total 6036 AIP #37 Acquire Snow Removal Equipment</b>	<b>0.00</b>	<b>0.00</b>
6037 AIP #38 Install Approach Lighting Phase I	0.00	-30,330.94
6038 AIP #39 Airport Coronavirus Response Grant		23,000.00
6040.1 AIP 41 - Relocate AWOS Revenue	295,824.00	
6040.2 AIP 41 - Relocate AWOS Expenses	-23,191.30	
6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF		
6041.1 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Rev	316,875.94	
6041.2 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF Expense	-291,592.50	-736.00
<b>Total 6041 AIP #42 Approach Lighting System Phase 2 PAPI and MALSF</b>	<b>25,283.44</b>	<b>-736.00</b>
6062 AIP #33 Perimeter Fence & Rehab Runway 9-27		-106,700.50
6416 New Terminal Door Improvements with Access Control	-4,953.82	
<b>Total FAA AIP Grant Revenue</b>	<b>292,962.32</b>	<b>-149,097.09</b>
<b>Total Other Income</b>	<b>\$309,854.82</b>	<b>\$ -149,097.09</b>
Other Expenses		
6005 Eng- Enviromental		3,648.00
6039 AIP #40 Airport Rescue Grant		-49,100.02
6061 AIP #32 Rehab taxiways		7,181.00
6062.1 AIP #33 Perimeter Fense Design Revenue		120,979.67
6062.2 AIP #33 Perimeter Fence Design Expense	-54,850.00	-127,618.55
6415 Carson City Airport Sign	16,350.00	

# Carson City Airport Authority-2

## Profit and Loss Comparison

July 2022 - May 2023

	TOTAL	
	JUL 2022 - MAY 2023	JUL 2021 - MAY 2022 (PY)
CCAA Funded Capital Projects		
6410 Bobcat w/Attachments	82,121.70	
6413 Taxiway Sign Panels	14,188.30	
6417 Aggregate To Improve Safety Areas (500 ft Test Area)	4,936.80	
<b>Total CCAA Funded Capital Projects</b>	<b>101,246.80</b>	
<b>Total Other Expenses</b>	<b>\$62,746.80</b>	<b>\$ -44,909.90</b>
<b>NET OTHER INCOME</b>	<b>\$247,108.02</b>	<b>\$ -104,187.19</b>
<b>NET INCOME</b>	<b>\$644,601.62</b>	<b>\$143,420.50</b>