SCHENKELSHULTZ
ARCHITECTURE

Naples AIRPORT

General Aviation Terminal & Airport Office Building

IMPROVEMENT PROGRAM

1 Evaluate Existing Conditions

Evaluate Existing Conditions

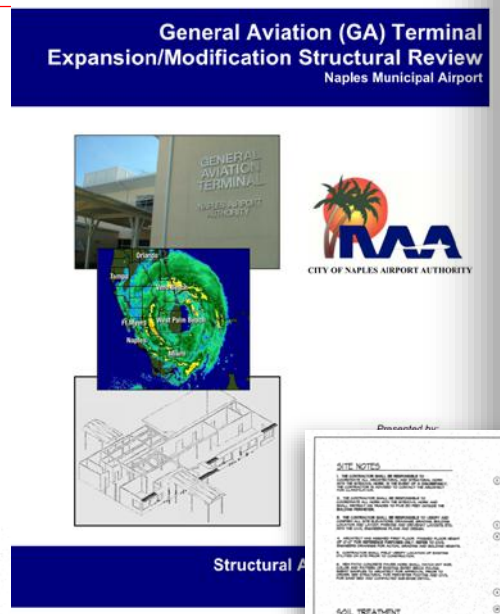
Review Existing Documentation

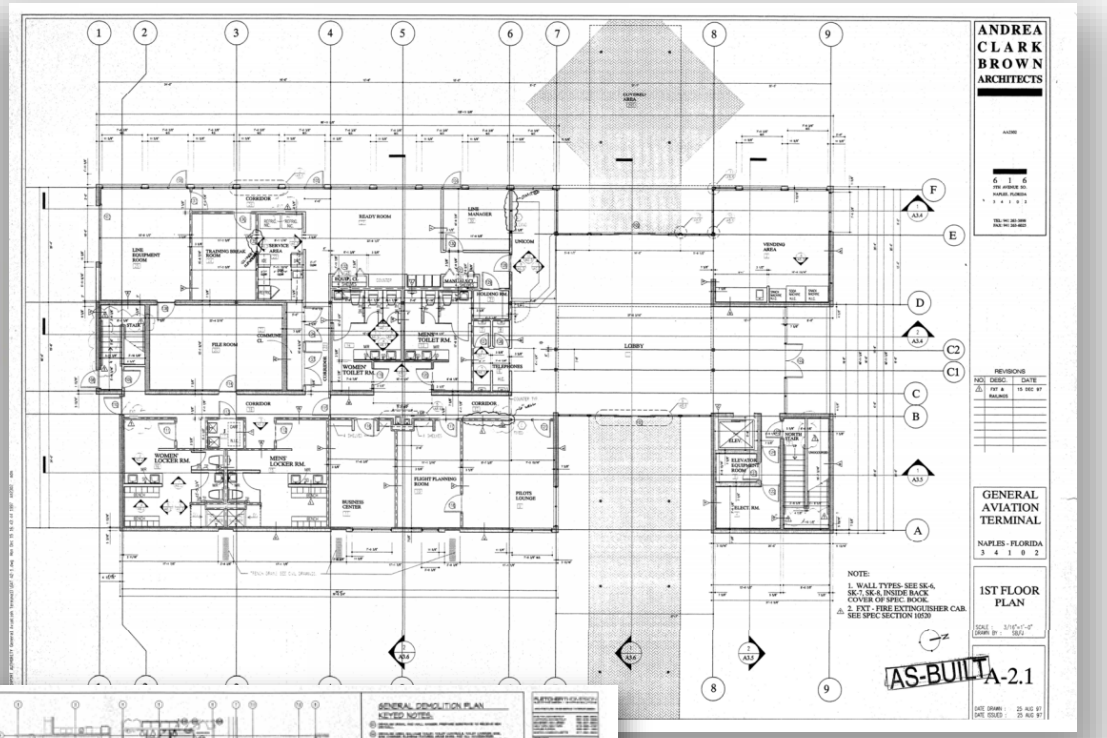
Original Construction – 1997

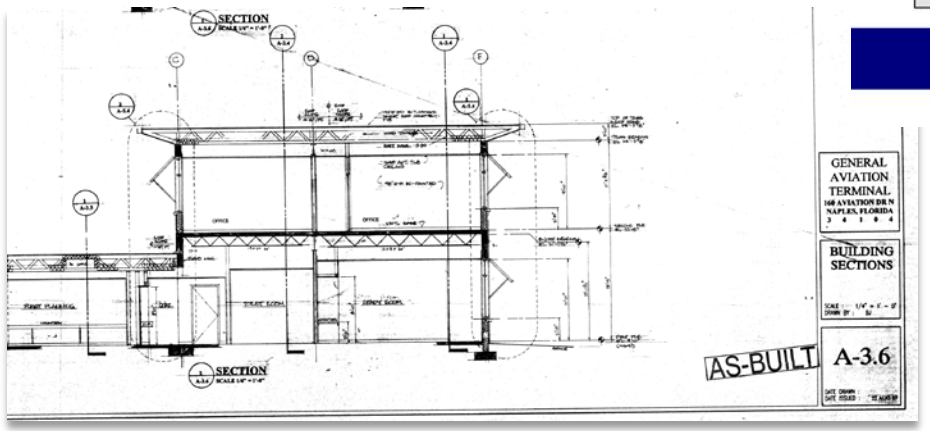
Structural Assessment- 2006

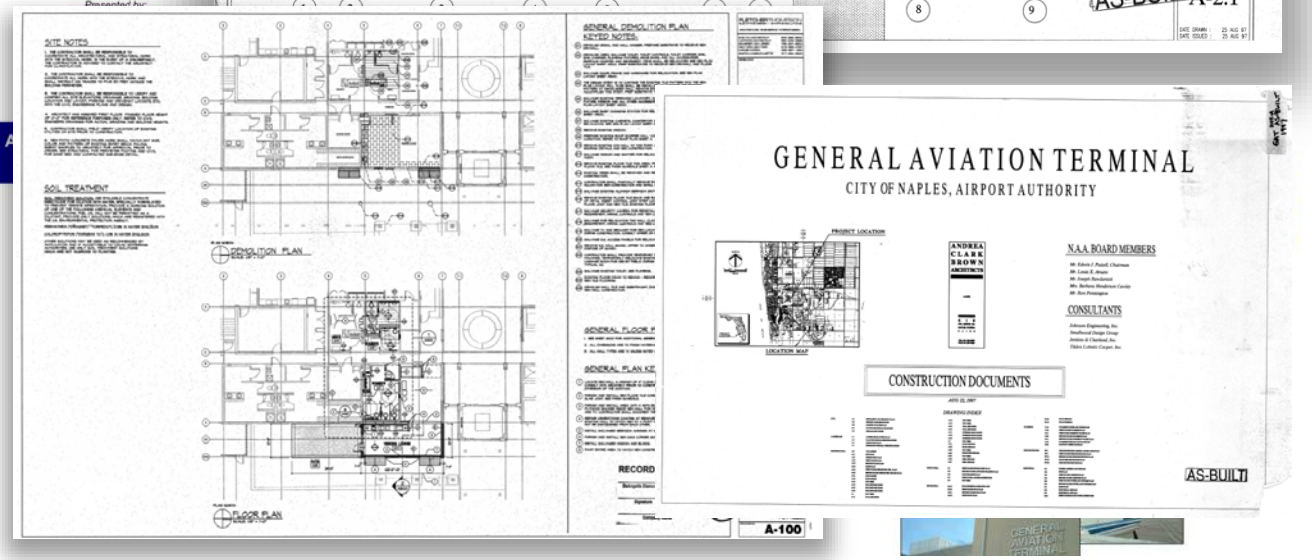
North and South Additions- 2008

Restrooms and Vending Expansion- 2011









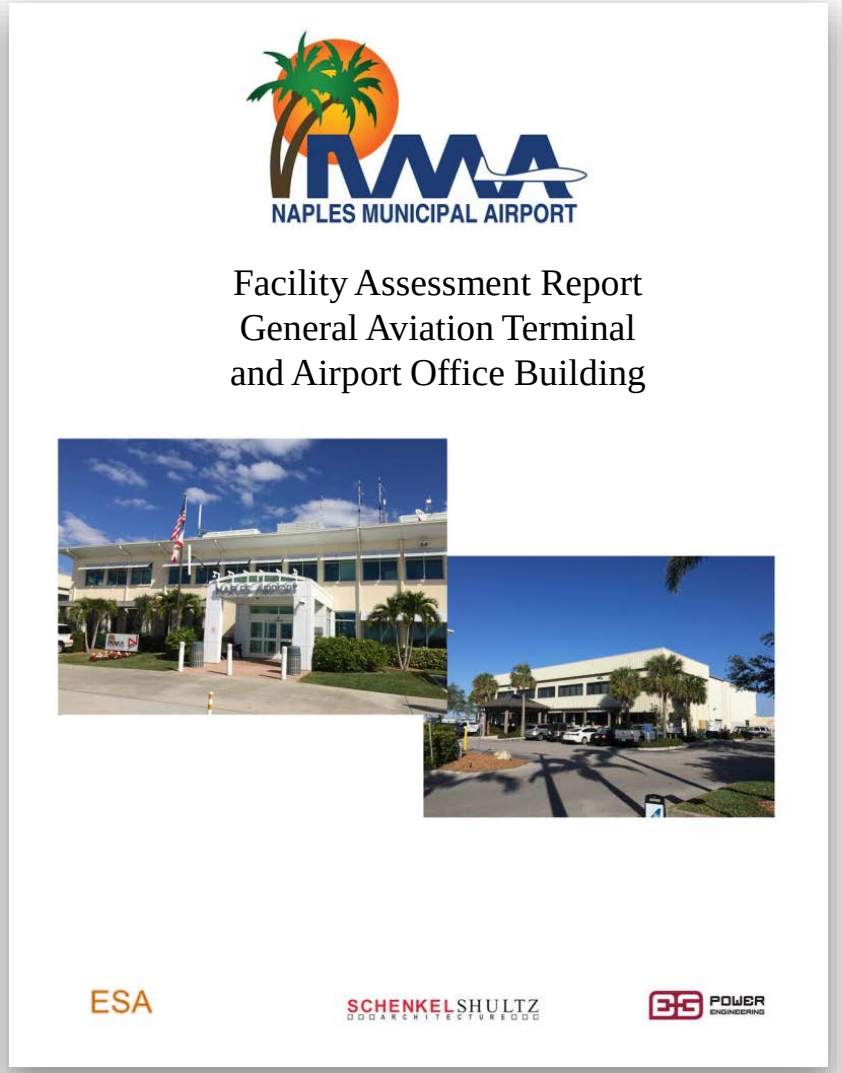
GAT and AOB Improvements

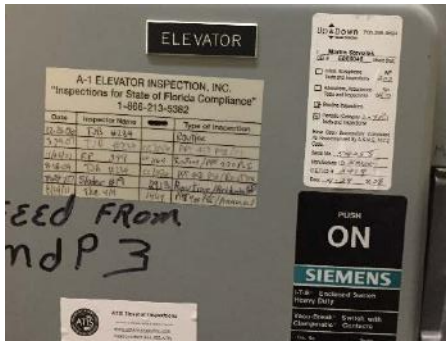
Evaluate Existing Conditions

Existing Conditions Assessment

Facility Assessment Report & Engineer's Systems Analysis required for Terminal Improvements

- Architectural
- Life Safety/ Code Compliance
- Civil
- Structural
- HVAC
- Plumbing
- Electrical





Naples AIRPORT

GAT and AOB Improvements

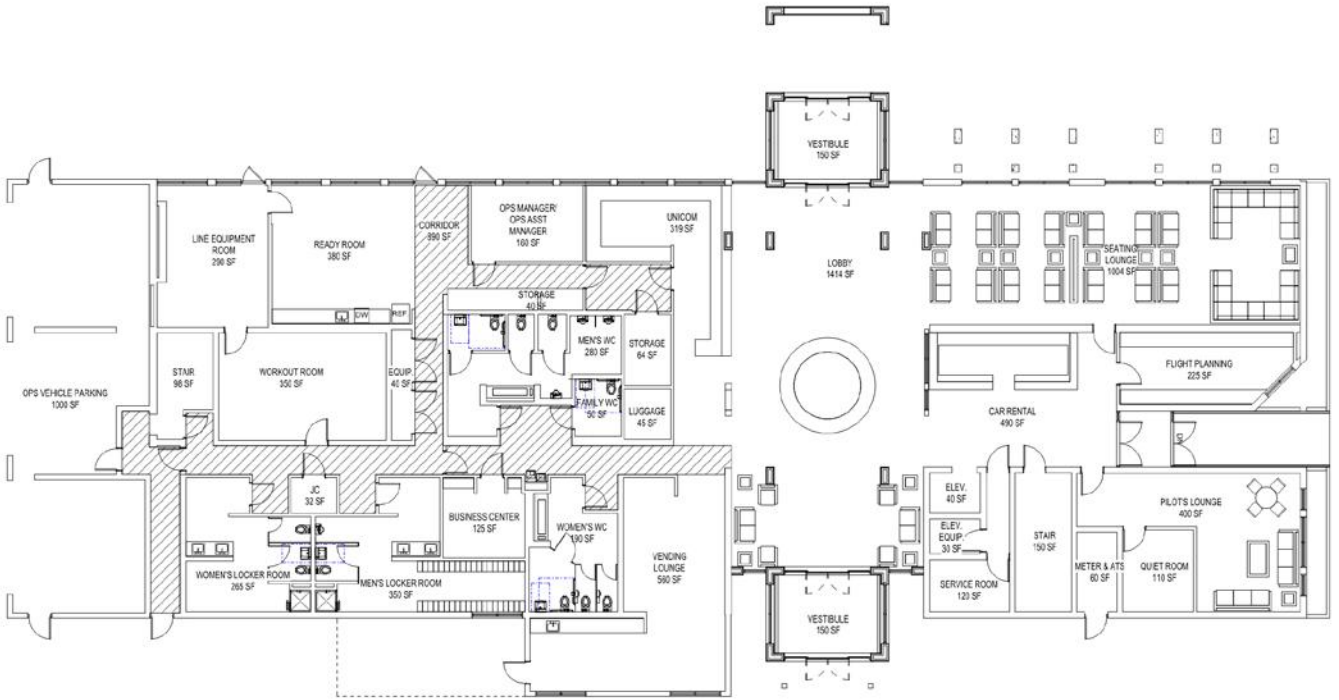
SCHENKELSHULTZ ARCHITECTURE

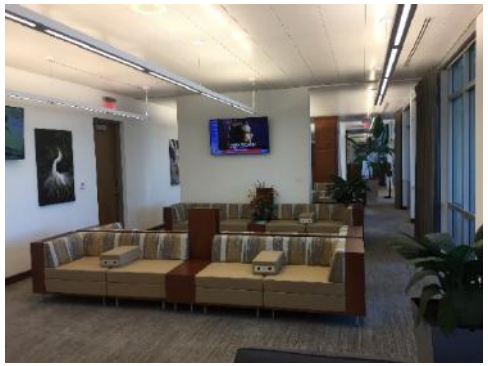
2 Program and Goals

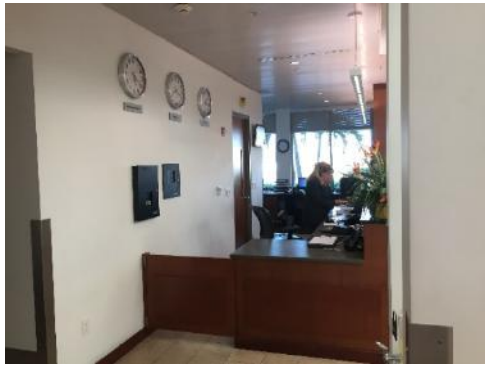
2 Program and Goals

GAT Level 1: FBO Facility

- More impressive Lobby and Customer spaces
- “Front door to Naples”
- CSR facilities- improve counters, line of sight to customer and airfield
- Customer Seating- provide more open area for seating and variety of spaces
- Café space- supported by Catering company
- Reduce Car Rental Space and allocate to Customer space
- Flight Planning Relocated
- Line Support needs additional space



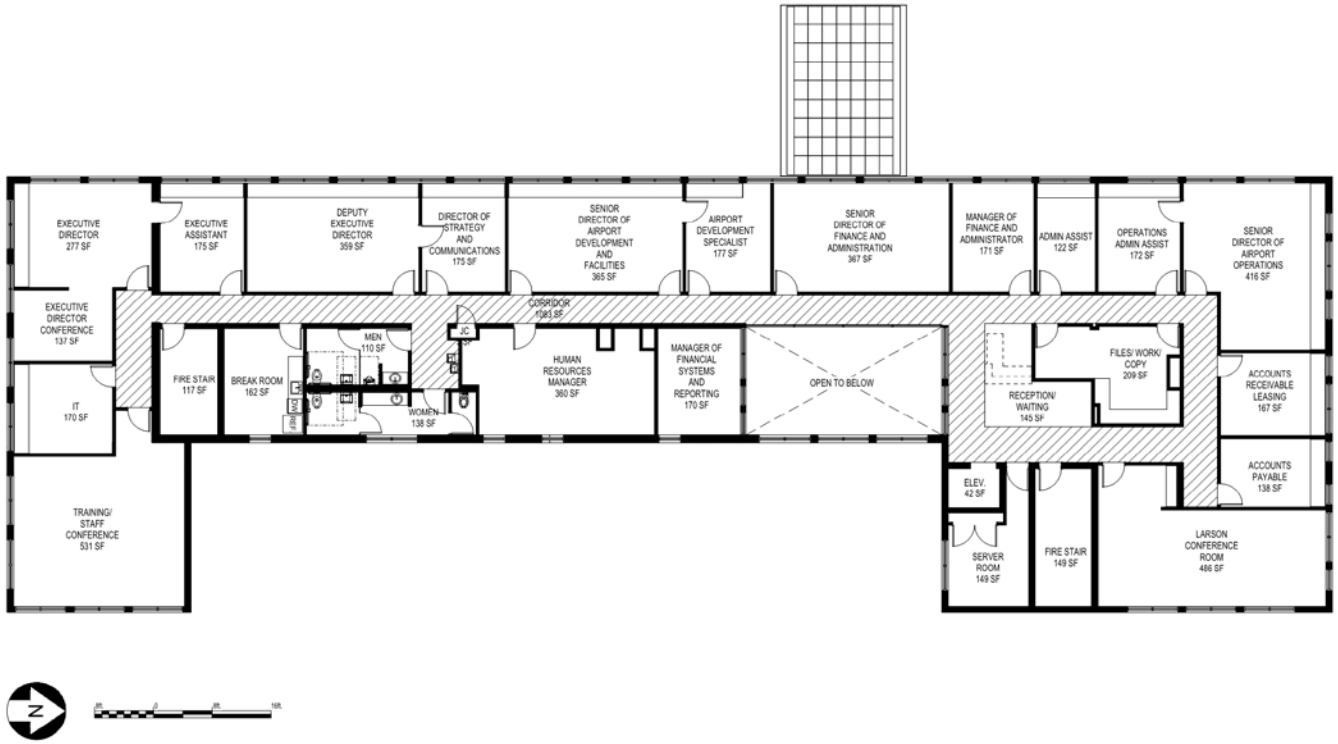


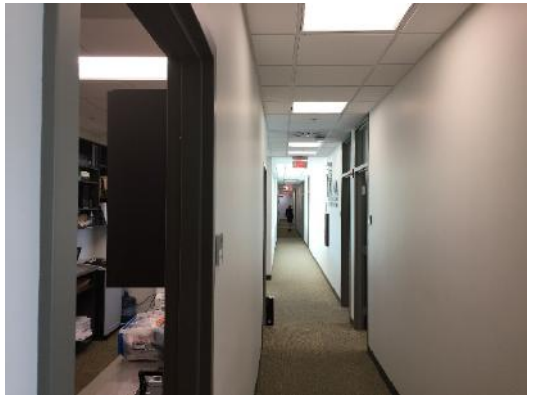


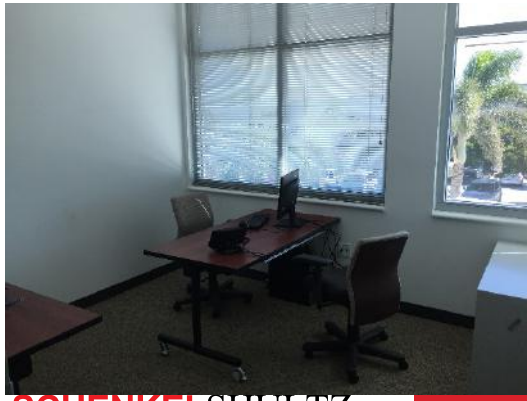
2 Program and Goals

GAT Level 2: Administration Offices

- Additional space for staff
- More offices
- More storage
- Better filing and office supplies areas
- Additional meeting spaces







GAT and AOB Improvements

SCHENKELSHULTZ ARCHITECTURE

2 Program and Goals

AOB Exterior

- Renovate exterior to better match GAT
- Remove metal siding and replace with painted stucco to match
- Add metal sunshades to match
- Add Covered Canopy connection to GAT
- Replace existing pedestrian canopy
- Add GSE Storage Canopy to west side of Hangar

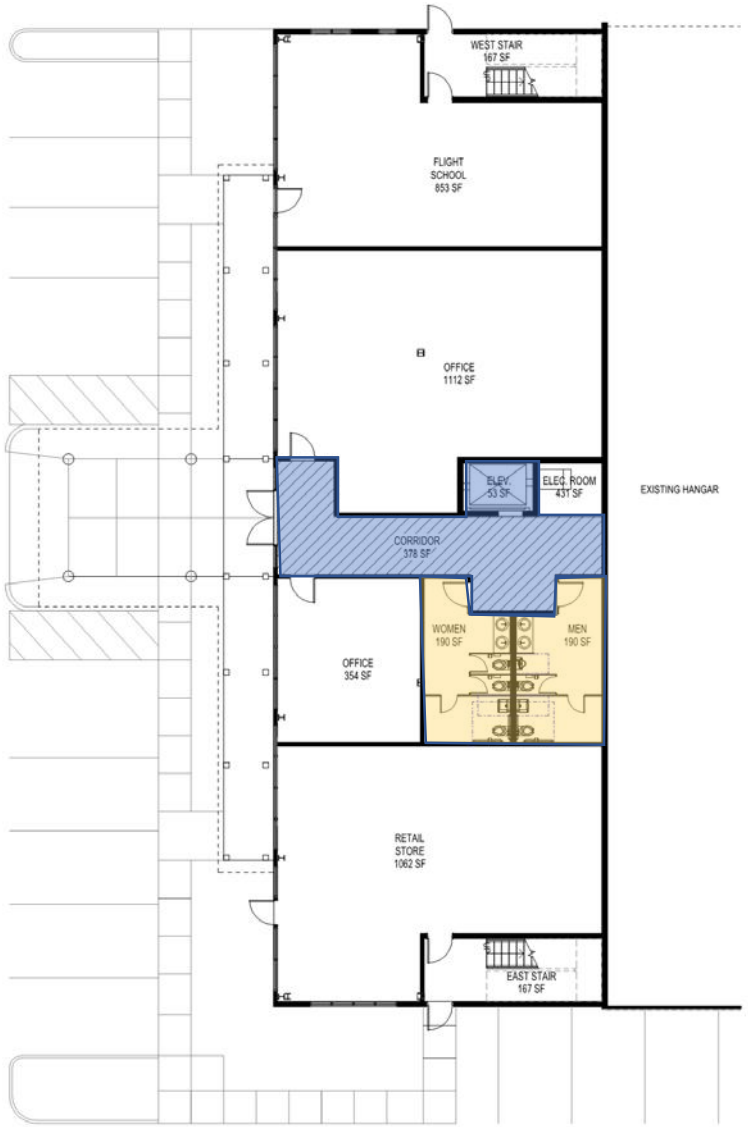
2 Program and Goals

AOB Interiors

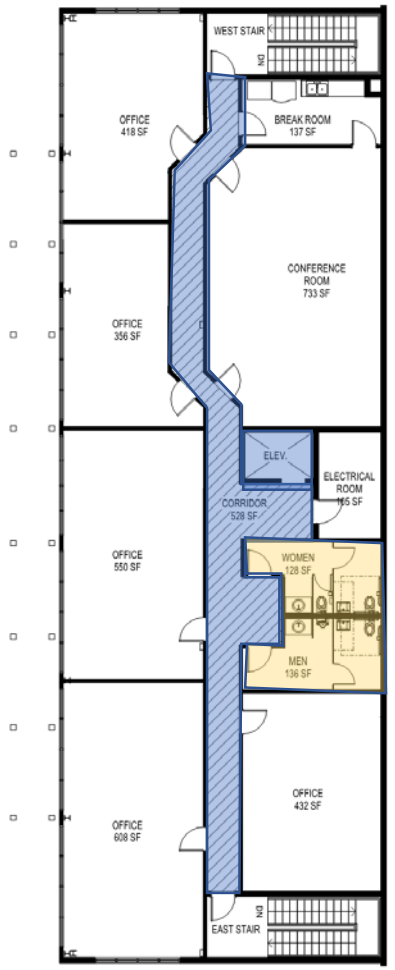
- Renovate Common Entry Corridor

  New finishes, paint, ceilings and lights
- Renovate Restrooms

  New plumbing fixtures, floor tile, paint, ceilings and lights
- Renovate Elevator finishes



AOB
TOTAL EXISTING AREA
1ST FLOOR (EXCLUDED WALL)
4,573 SF
GROSS AREA
1ST FLOOR
4,910 SF



AOB
TOTAL EXISTING AREA
2ND FLOOR
4,126 SF

2 Program and Goals

Site- Landside

Site Planning

Utility Design and Relocations

Parking Reconfiguration

Coordination with Existing Valet Operations

Walkway to Offices

New AOA Access Gate

Signage/Wayfinding Improvements

Landscape and Screen Wall Additions

2 Program and Goals

Site- Airside

Fuel Truck Parking Locations

AOA Access

GSE Parking

Utility and Manhole Relocations

Potential Airside Canopy

Airspace- Temporary and Permanent

Aircraft Parking and Hangar Access Analysis

3 Design

3 Design

GAT Level 1: FBO Facility

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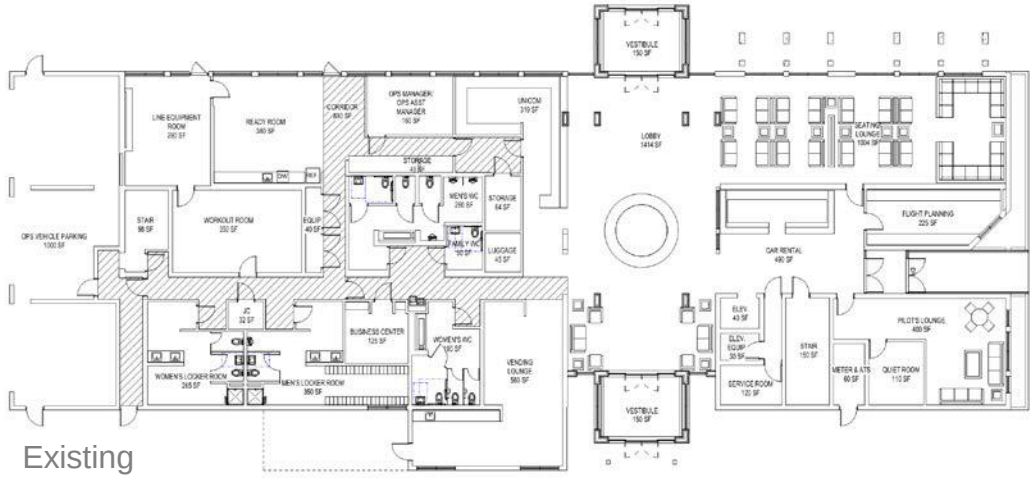
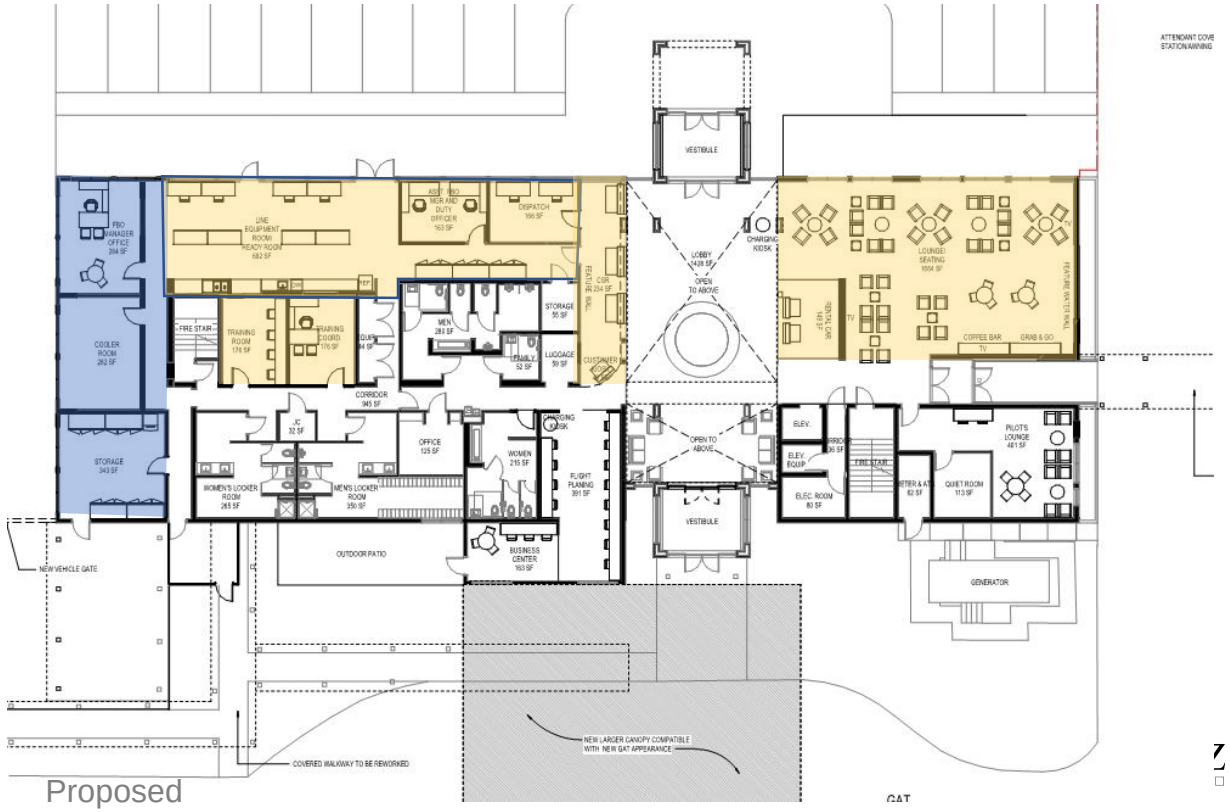
- “Front door to Naples”
- CSR facilities- improve counters, line of sight to customer and airfield
- Customer Seating- provide more open area for seating and variety of spaces
- Café space- supported by Catering company
- Reduce Car Rental Space and allocate to Customer space
- Flight Planning Relocated
- Line Support additional space
- Build out GSE Garage areas



Existing



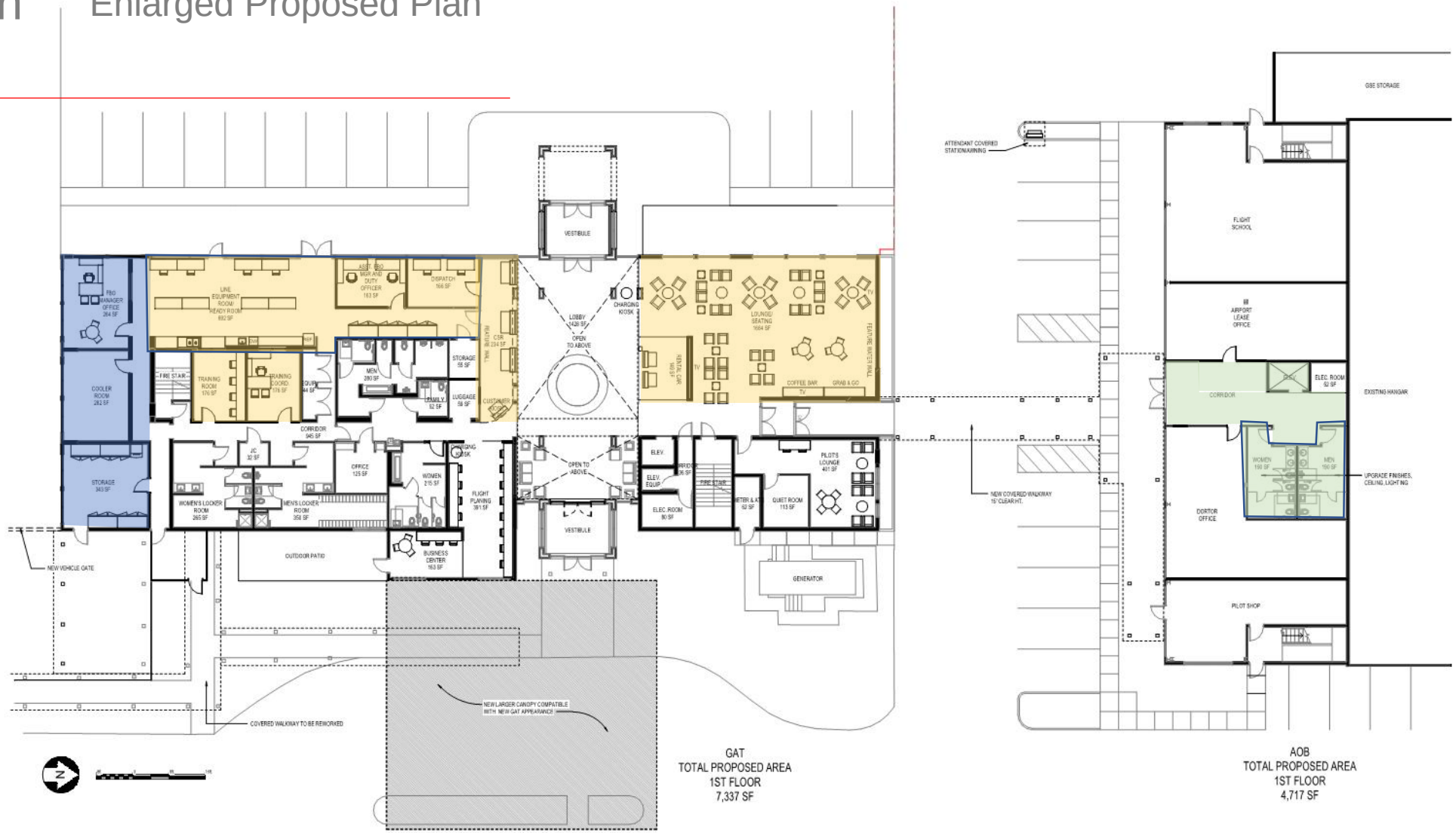
Proposed

Naples AIRPORT

GAT and AOB Improvements

3 Design

Enlarged Proposed Plan



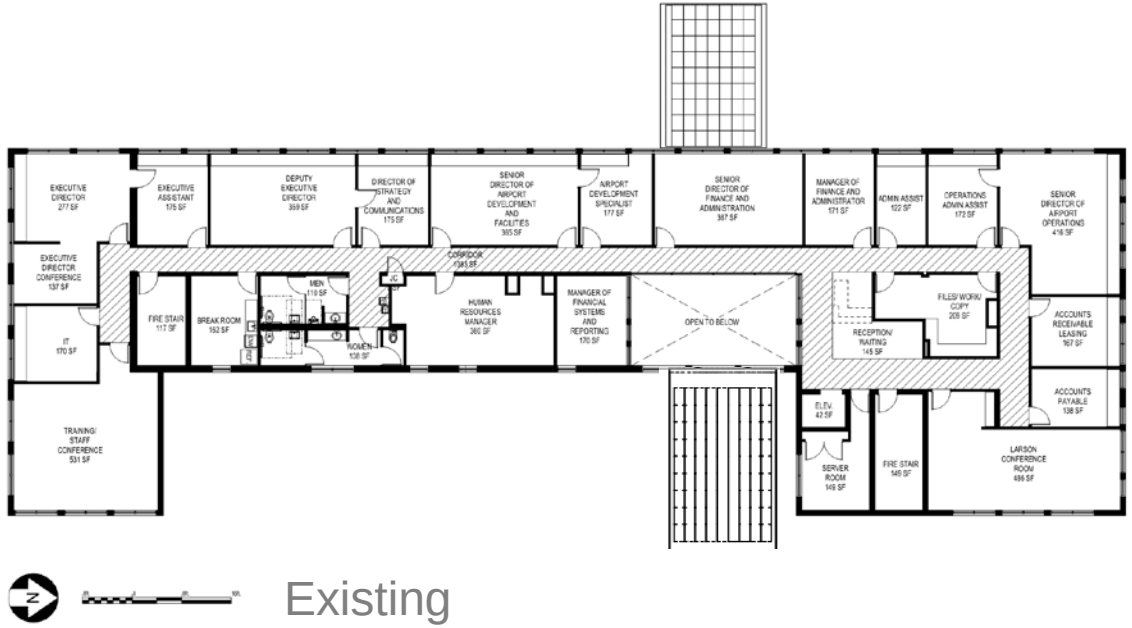
GAT
TOTAL PROPOSED AREA
1ST FLOOR
7,337 SF

AOB
TOTAL PROPOSED AREA
1ST FLOOR
4,717 SF

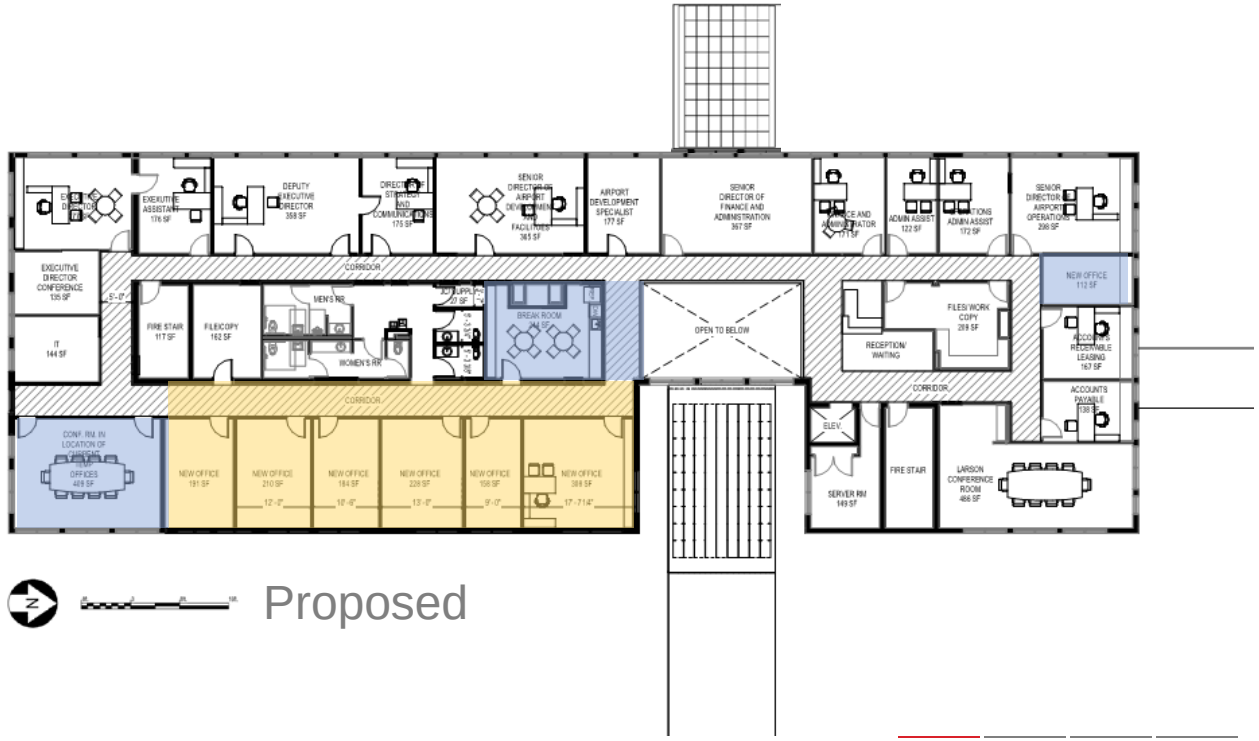
3 Design

GAT Level 2: Administration Offices

- Additional space for staff
- Adds 2 net offices
- Adds more storage
- Better filing and office supplies areas
- Convert 3 modular office back to 2nd Conference Room



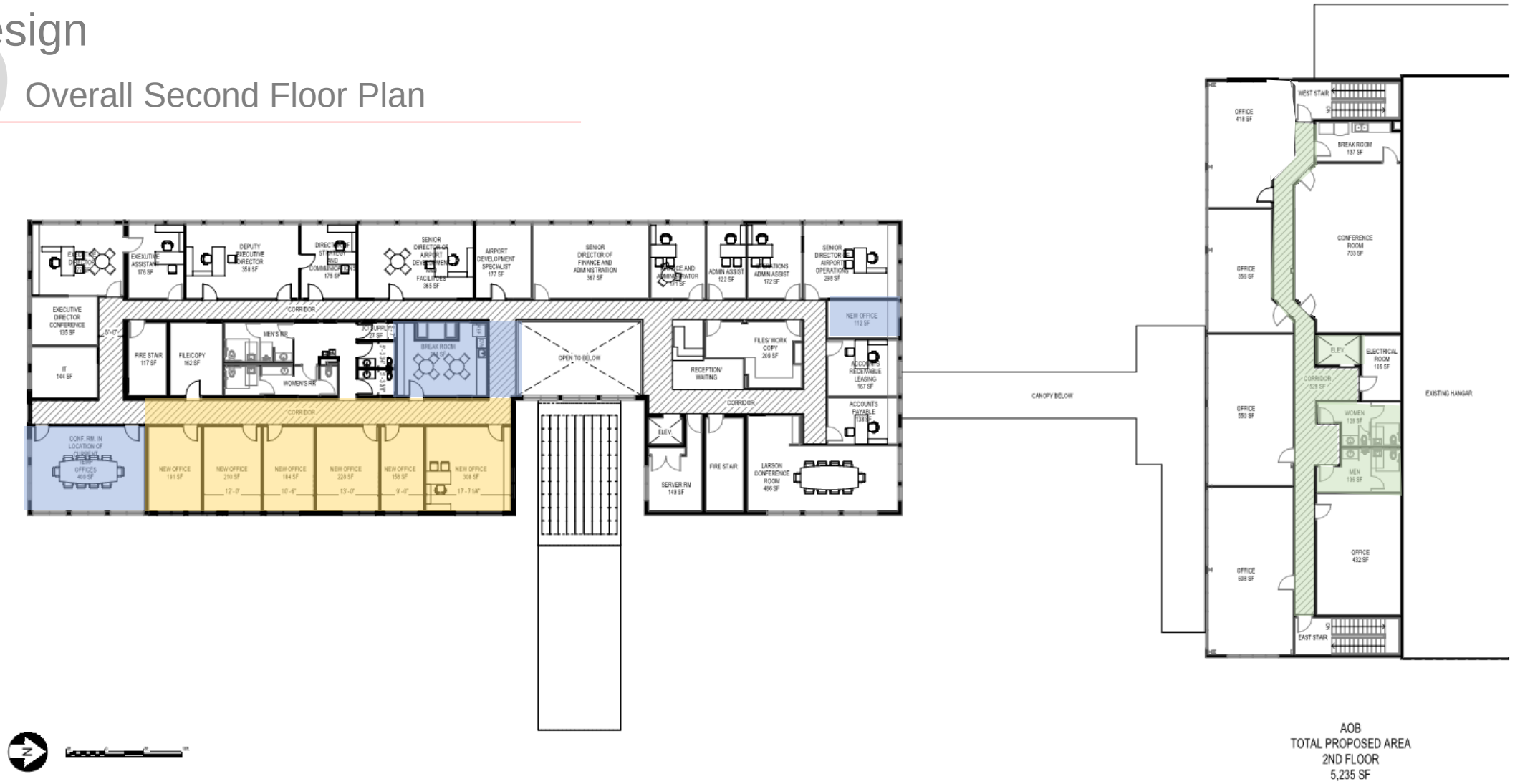
Existing



Proposed

3 Design

Overall Second Floor Plan



AOB
TOTAL PROPOSED AREA
2ND FLOOR
5,235 SF

3 Design

Site

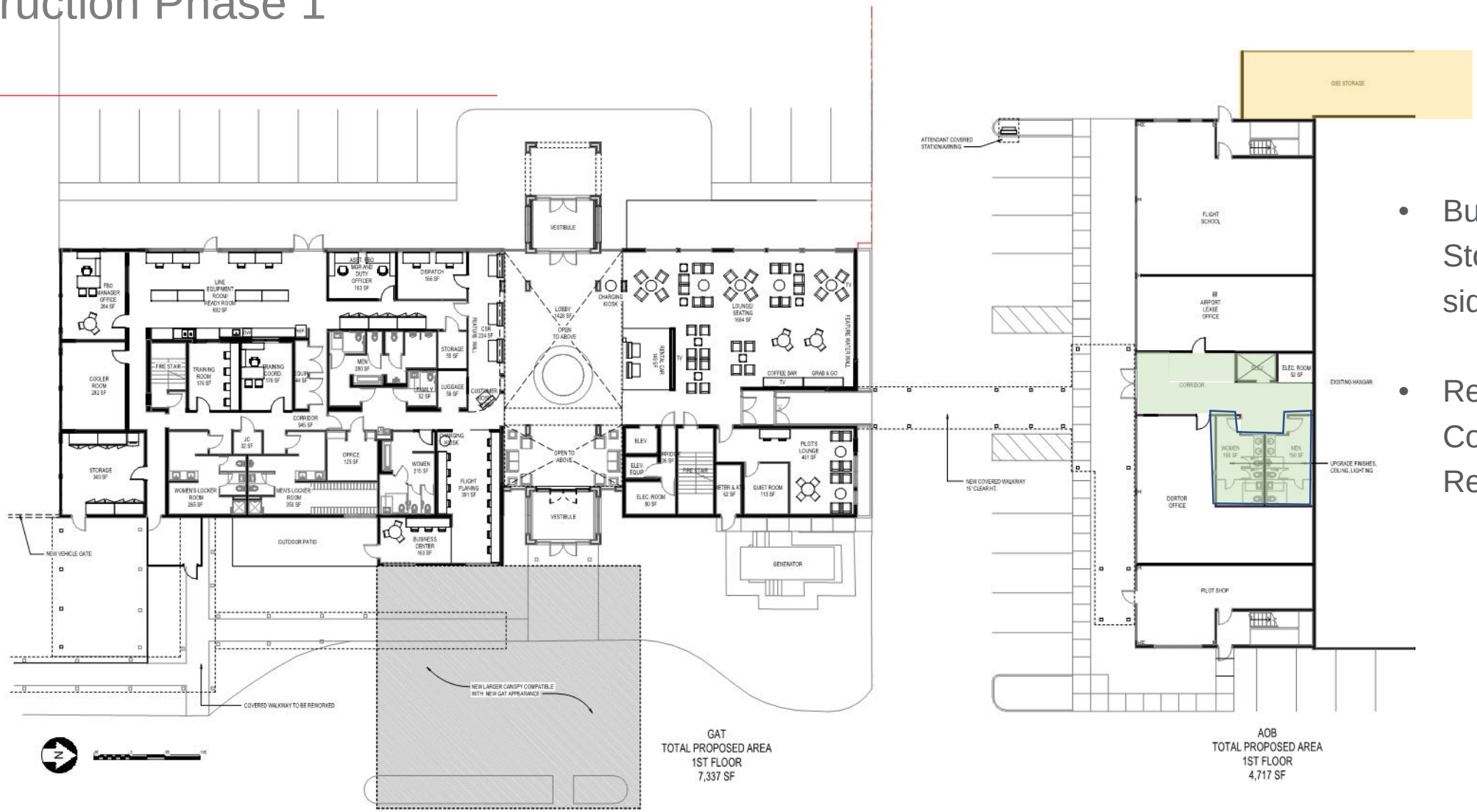
- Add Vehicular AOA Gate
- Widen Arrival/Departure Lane
- Relocate rental car parking
- Relocate Lavatory Dump Station
- Repair paving and inlet structures
- Enhance Landscaping
- Relocate GSE Parking

3D Study Model Images- Landside Canopy

3D Study Model Images- Connector Canopy

4 Construction Phasing

4 Construction Phase 1



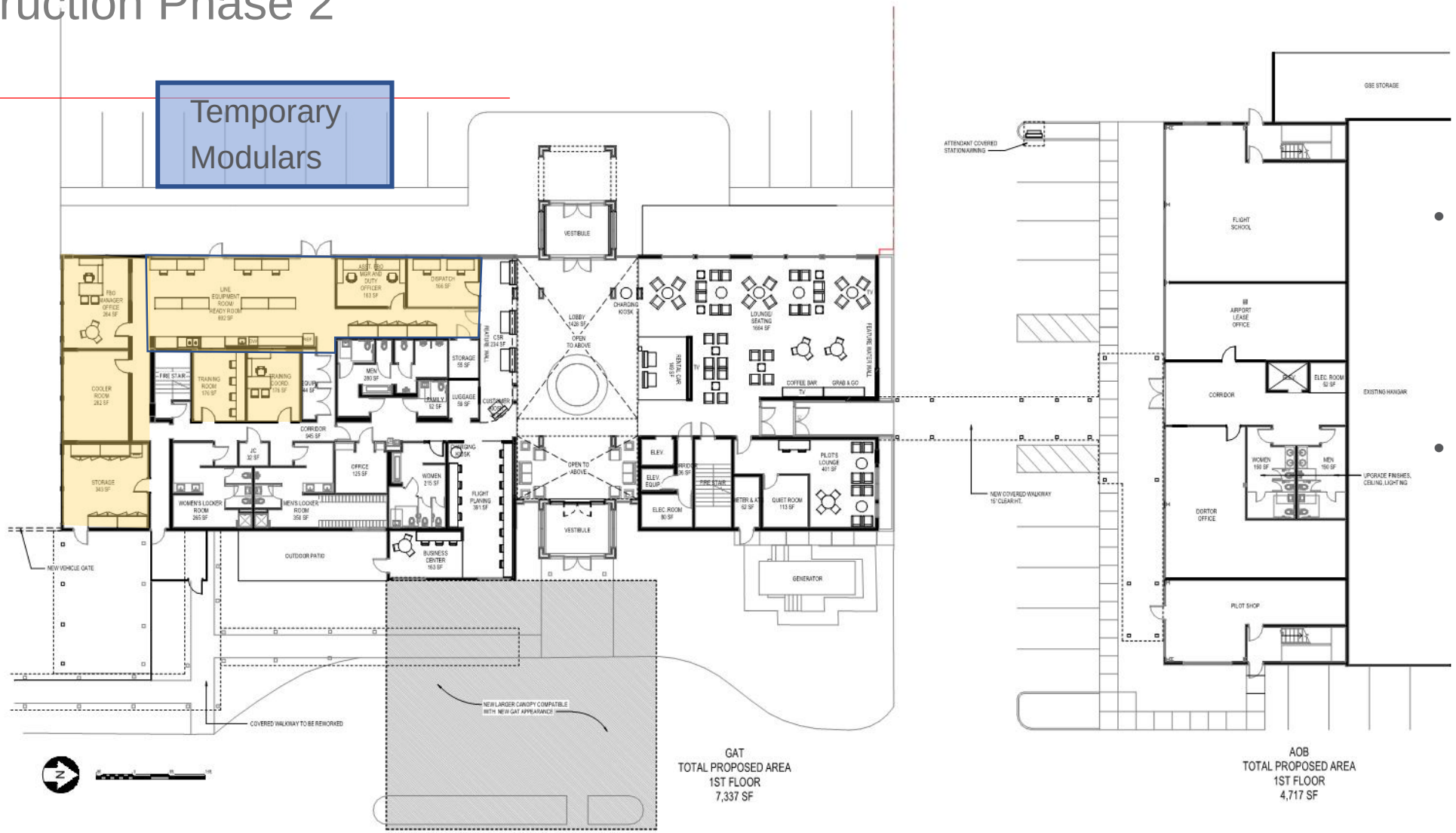
GAT
TOTAL PROPOSED AREA
1ST FLOOR
7,337 SF

AOB
TOTAL PROPOSED AREA
1ST FLOOR
4,717 SF

- Build GSE Storage at east side of AOB
- Renovate AOB Core and Restrooms

4 Construction Phase 2

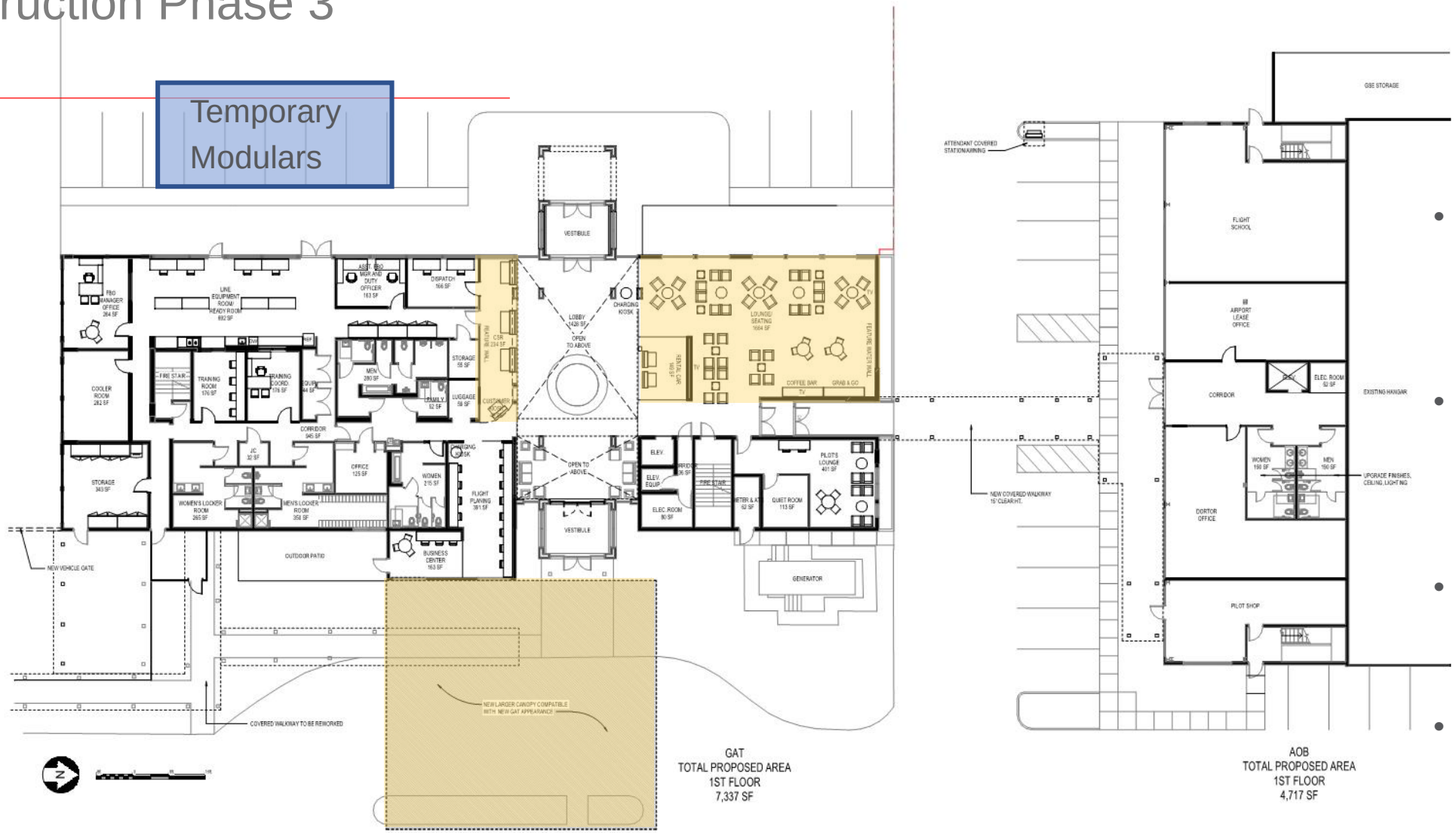
Temporary Modulars



- Renovate current GSE Bays to interior space
- Relocate Line Support to Temporary Modulars on Ramp and renovate Line Support areas

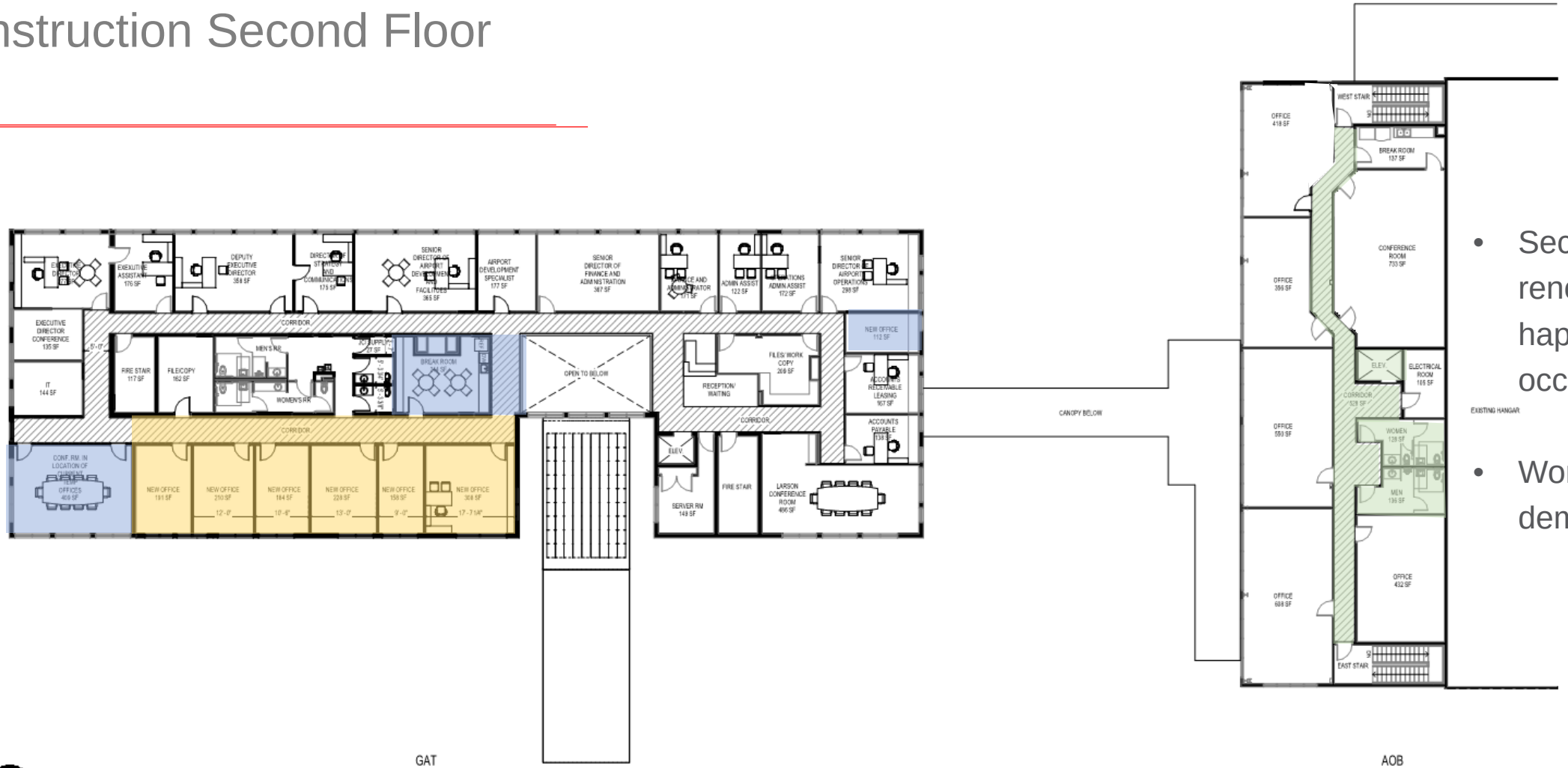
4 Construction Phase 3

Temporary Modulars



- Move Line Support back to renovated area
- Utilize modularsfor Customer Lobby
- Renovate Customer areas
- Construct New Drop off Canopy

Construction Second Floor



GAT
TOTAL PROPOSED AREA
2ND FLOOR
XXSF

AOB
TOTAL PROPOSED AREA
2ND FLOOR
5,235 SF

- Second floor renovation can happen while occupied
- Work areas demised

5 Cost Analysis

4 Cost Analysis

Conceptual Level ROM Estimate
Construction Costs

GAT Renovation = $ 2,500,000

AOB Renovation = $ 1,250,000

Site Renovation = $ 220,000

Renovation Total = **$ 3,970,000**

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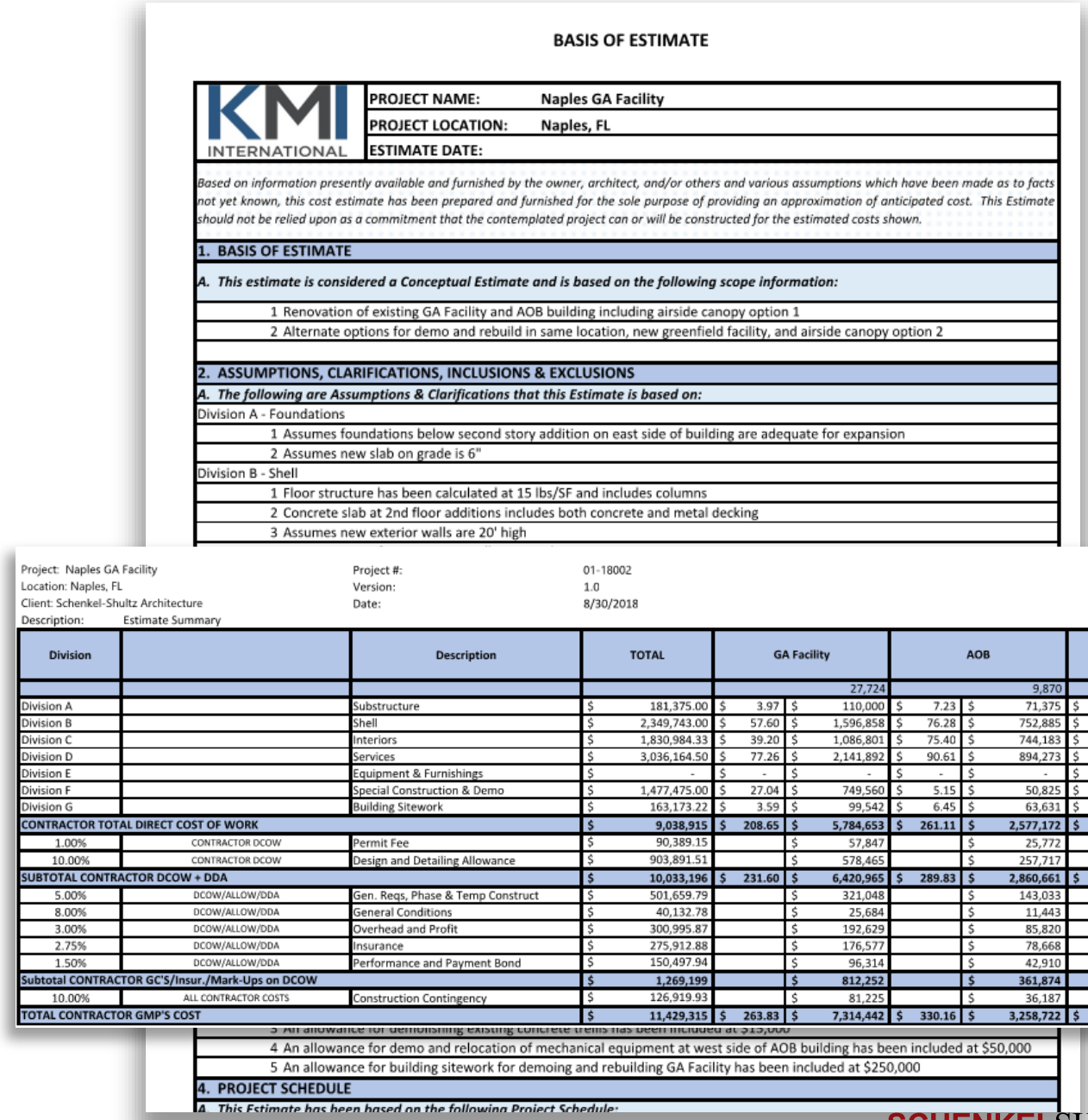

BASIS OF ESTIMATE

KMI INTERNATIONAL

PROJECT NAME: Naples GA Facility
PROJECT LOCATION: Naples, FL
ESTIMATE DATE:

Based on information presently available and furnished by the owner, architect, and/or others and various assumptions which have been made as to facts not yet known, this cost estimate has been prepared and furnished for the sole purpose of providing an approximation of anticipated cost. This Estimate should not be relied upon as a commitment that the contemplated project can or will be constructed for the estimated costs shown.

1. BASIS OF ESTIMATE

A. This estimate is considered a Conceptual Estimate and is based on the following scope information:

1 Renovation of existing GA Facility and AOB building including airside canopy option 1
2 Alternate options for demo and rebuild in same location, new greenfield facility, and airside canopy option 2

2. ASSUMPTIONS, CLARIFICATIONS, INCLUSIONS & EXCLUSIONS

A. The following are Assumptions & Clarifications that this Estimate is based on:

Division A - Foundations
1 Assumes foundations below second story addition on east side of building are adequate for expansion
2 Assumes new slab on grade is 6"

Division B - Shell
1 Floor structure has been calculated at 15 lbs/SF and includes columns
2 Concrete slab at 2nd floor additions includes both concrete and metal decking
3 Assumes new exterior walls are 20' high

Project: Naples GA Facility
Location: Naples, FL
Client: Schenkel-Shultz Architecture
Description: Estimate Summary

Project #: 01-18002
Version: 1.0
Date: 8/30/2018

Division		Description	TOTAL	GA Facility		AOB		Airside Canopy Option #1		Alternate Op Existing and R loca	
					27,724		9,870		5,705		
Division A		Substructure	$ 181,375.00	$ 3.97	$ 110,000	$ 7.23	$ 71,375	$ -	$ -	$ 13.12	$
Division B		Shell	$ 2,349,743.00	$ 57.60	$ 1,596,858	$ 76.28	$ 752,885	$ -	$ -	$ 160.24	$
Division C		Interiors	$ 1,830,984.33	$ 39.20	$ 1,086,801	$ 75.40	$ 744,183	$ -	$ -	$ 91.00	$
Division D		Services	$ 3,036,164.50	$ 77.26	$ 2,141,892	$ 90.61	$ 894,273	$ -	$ -	$ 153.00	$
Division E		Equipment & Furnishings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6.00	$
Division F		Special Construction & Demo	$ 1,477,475.00	$ 27.04	$ 749,560	$ 5.15	$ 50,825	$ 118.68	$ 677,090	$ 15.00	$
Division G		Building Sitework	$ 163,173.22	$ 3.59	$ 99,542	$ 6.45	$ 63,631	$ -	$ -	$ 9.02	$
CONTRACTOR TOTAL DIRECT COST OF WORK			**$ 9,038,915**	**$ 208.65**	**$ 5,784,653**	**$ 261.11**	**$ 2,577,172**	**$ 118.68**	**$ 677,090**	**$ 447.38**	**$**
1.00%	CONTRACTOR DCOW	Permit Fee	$ 90,389.15		$ 57,847		$ 25,772		$ 6,771		$
10.00%	CONTRACTOR DCOW	Design and Detailing Allowance	$ 903,891.51		$ 578,465		$ 257,717		$ 67,709		$
SUBTOTAL CONTRACTOR DCOW + DDA			**$ 10,033,196**	**$ 231.60**	**$ 6,420,965**	**$ 289.83**	**$ 2,860,661**	**$ 131.74**	**$ 751,570**	**$ 496.59**	**$**
5.00%	DCOW/ALLOW/DDA	Gen. Reqs, Phase & Temp Construct	$ 501,659.79		$ 321,048		$ 143,033		$ 37,578		$
8.00%	DCOW/ALLOW/DDA	General Conditions	$ 40,132.78		$ 25,684		$ 11,443		$ 3,006		$
3.00%	DCOW/ALLOW/DDA	Overhead and Profit	$ 300,995.87		$ 192,629		$ 85,820		$ 22,547		$
2.75%	DCOW/ALLOW/DDA	Insurance	$ 275,912.88		$ 176,577		$ 78,668		$ 20,668		$
1.50%	DCOW/ALLOW/DDA	Performance and Payment Bond	$ 150,497.94		$ 96,314		$ 42,910		$ 11,274		$
Subtotal CONTRACTOR GC'S/Insur./Mark-Ups on DCOW			**$ 1,269,199**		**$ 812,252**		**$ 361,874**		**$ 95,074**		**$**
10.00%	ALL CONTRACTOR COSTS	Construction Contingency	$ 126,919.93		$ 81,225		$ 36,187		$ 9,507		$
TOTAL CONTRACTOR GMP'S COST			**$ 11,429,315**	**$ 263.83**	**$ 7,314,442**	**$ 330.16**	**$ 3,258,722**	**$ 150.07**	**$ 856,151**	**$ 565.69**	**$**

4 An allowance for demo and relocation of mechanical equipment at west side of AOB building has been included at $50,000
5 An allowance for building sitework for demoing and rebuilding GA Facility has been included at $250,000

4. PROJECT SCHEDULE

A. This Estimate has been based on the following Project Schedule:

Naples AIRPORT

GAT and AOB Improvements

SCHENKELSHULTZ ARCHITECTURE

6 New General Aviation Terminal

6 New General Aviation Terminal

Site Plan

- Demo (1) Existing Hangar and Locate Terminal at end of Radio Road for
- Arrival on axis and prominence on site
- Centered on aircraft Ramp
- Increased Parking from 124 spaces to approximately 200

6

New General Avaition Terminal

Concept

6 New General Aviation Terminal

6 New General Aviation Terminal

6 New General Aviation Terminal

6 New General Aviation Terminal

6 New General Aviation Terminal

Conceptual Level ROM Estimate
Construction Costs

26,000 sf Two Story Terminal

Site Work = $ 4,200,000

Terminal Building = $ 14,200,000

Total Project Hard Costs = **$ 18,400,000**

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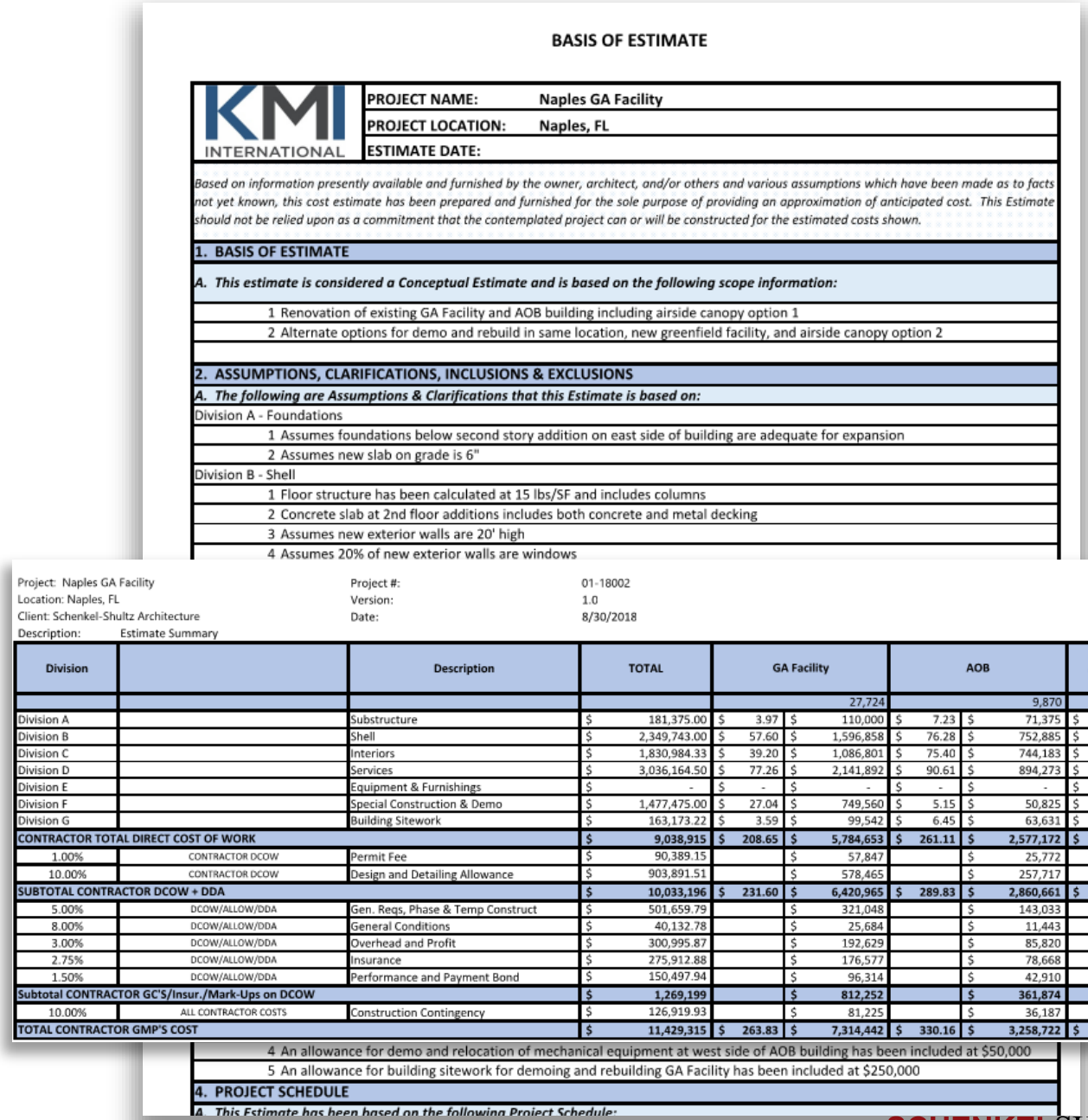

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2 Assumes new slab on grade is 6"

Division B - Shell
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2 Concrete slab at 2nd floor additions includes both concrete and metal decking
3 Assumes new exterior walls are 20' high
4 Assumes 20% of new exterior walls are windows

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Description: Estimate Summary

Project #: 01-18002
Version: 1.0
Date: 8/30/2018

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5.00%	DCOW/ALLOW/DDA	Gen. Reqs, Phase & Temp Construct	$ 501,659.79		$ 321,048		$ 143,033		$ 37,578		$
8.00%	DCOW/ALLOW/DDA	General Conditions	$ 40,132.78		$ 25,684		$ 11,443		$ 3,006		$
3.00%	DCOW/ALLOW/DDA	Overhead and Profit	$ 300,995.87		$ 192,629		$ 85,820		$ 22,547		$
2.75%	DCOW/ALLOW/DDA	Insurance	$ 275,912.88		$ 176,577		$ 78,668		$ 20,668		$
1.50%	DCOW/ALLOW/DDA	Performance and Payment Bond	$ 150,497.94		$ 96,314		$ 42,910		$ 11,274		$
Subtotal CONTRACTOR GC'S/Insur./Mark-Ups on DCOW			**$ 1,269,199**		**$ 812,252**		**$ 361,874**		**$ 95,074**		**$**
10.00%	ALL CONTRACTOR COSTS	Construction Contingency	$ 126,919.93		$ 81,225		$ 36,187		$ 9,507		$
TOTAL CONTRACTOR GMP'S COST			**$ 11,429,315**	**$ 263.83**	**$ 7,314,442**	**$ 330.16**	**$ 3,258,722**	**$ 150.07**	**$ 856,151**	**$ 565.69**	**$**

4 An allowance for demo and relocation of mechanical equipment at west side of AOB building has been included at $50,000
5 An allowance for building sitework for demoing and rebuilding GA Facility has been included at $250,000

4. PROJECT SCHEDULE

A. This Estimate has been based on the following Project Schedule:

7 New General Aviation Terminal Option 2- South Parcel

New General Aviation Terminal
Option 2- South Parcel

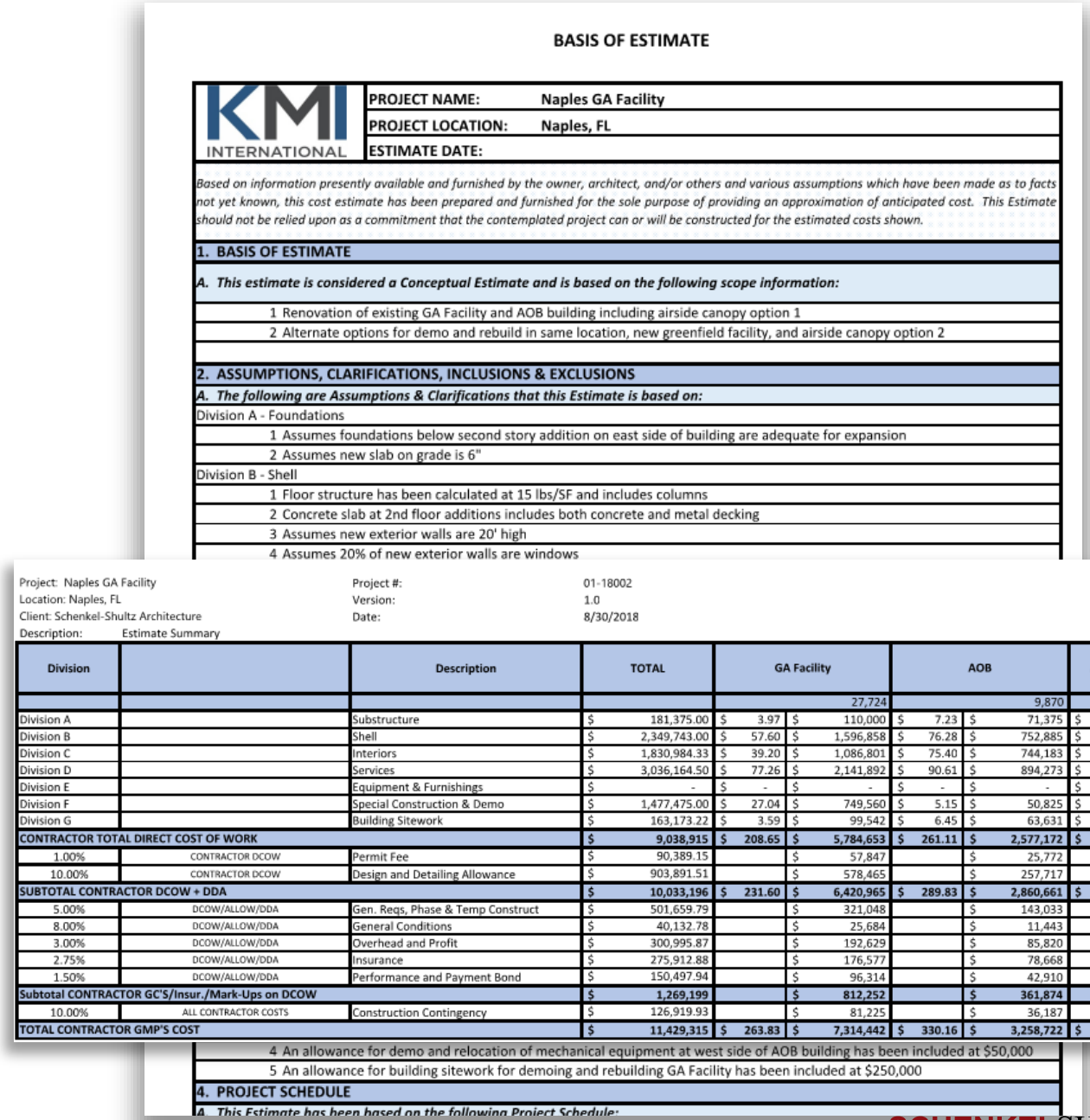
New General Aviation Terminal
Option 2- South Parcel

New General Aviation Terminal
Option 2- South Parcel

New General Aviation Terminal Option 2- South Parcel

Conceptual Level ROM Estimate Construction Costs

Site Work =	$ 16,000,000
Terminal Building = 26,000 sf Two Stories	$ 14,200,000
Storage Hangars = (2) 20,000 sf	$ 6,400,000
GSE/Office/Line = 4,000 sf	$ 700,000
Total Project Hard Costs =	**$ 37,300,000**



BASIS OF ESTIMATE

KMI INTERNATIONAL

PROJECT NAME: Naples GA Facility
PROJECT LOCATION: Naples, FL
ESTIMATE DATE:

Based on information presently available and furnished by the owner, architect, and/or others and various assumptions which have been made as to facts not yet known, this cost estimate has been prepared and furnished for the sole purpose of providing an approximation of anticipated cost. This Estimate should not be relied upon as a commitment that the contemplated project can or will be constructed for the estimated costs shown.

1. BASIS OF ESTIMATE

A. This estimate is considered a Conceptual Estimate and is based on the following scope information:

1 Renovation of existing GA Facility and AOB building including airside canopy option 1
2 Alternate options for demo and rebuild in same location, new greenfield facility, and airside canopy option 2

2. ASSUMPTIONS, CLARIFICATIONS, INCLUSIONS & EXCLUSIONS

A. The following are Assumptions & Clarifications that this Estimate is based on:

Division A - Foundations
1 Assumes foundations below second story addition on east side of building are adequate for expansion
2 Assumes new slab on grade is 6"

Division B - Shell
1 Floor structure has been calculated at 15 lbs/SF and includes columns
2 Concrete slab at 2nd floor additions includes both concrete and metal decking
3 Assumes new exterior walls are 20' high
4 Assumes 20% of new exterior walls are windows

Project: Naples GA Facility
Location: Naples, FL
Client: Schenkel-Shultz Architecture
Description: Estimate Summary

Project #: 01-18002
Version: 1.0
Date: 8/30/2018

Division		Description	TOTAL	GA Facility		AOB		Airside Canopy Option #1		Alternate Op Existing and R loca	
					27,724		9,870		5,705		
Division A		Substructure	$ 181,375.00	$ 3.97	$ 110,000	$ 7.23	$ 71,375	$ -	$ -	$ 13.12	$
Division B		Shell	$ 2,349,743.00	$ 57.60	$ 1,596,858	$ 76.28	$ 752,885	$ -	$ -	$ 160.24	$
Division C		Interiors	$ 1,830,984.33	$ 39.20	$ 1,086,801	$ 75.40	$ 744,183	$ -	$ -	$ 91.00	$
Division D		Services	$ 3,036,164.50	$ 77.26	$ 2,141,892	$ 90.61	$ 894,273	$ -	$ -	$ 153.00	$
Division E		Equipment & Furnishings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6.00	$
Division F		Special Construction & Demo	$ 1,477,475.00	$ 27.04	$ 749,560	$ 5.15	$ 50,825	$ 118.68	$ 677,090	$ 15.00	$
Division G		Building Sitework	$ 163,173.22	$ 3.59	$ 99,542	$ 6.45	$ 63,631	$ -	$ -	$ 9.02	$
CONTRACTOR TOTAL DIRECT COST OF WORK			**$ 9,038,915**	**$ 208.65**	**$ 5,784,653**	**$ 261.11**	**$ 2,577,172**	**$ 118.68**	**$ 677,090**	**$ 447.38**	**$**
1.00%	CONTRACTOR DCOW	Permit Fee	$ 90,389.15		$ 57,847		$ 25,772		$ 6,771		$
10.00%	CONTRACTOR DCOW	Design and Detailing Allowance	$ 903,891.51		$ 578,465		$ 257,717		$ 67,709		$
SUBTOTAL CONTRACTOR DCOW + DDA			**$ 10,033,196**	**$ 231.60**	**$ 6,420,965**	**$ 289.83**	**$ 2,860,661**	**$ 131.74**	**$ 751,570**	**$ 496.59**	**$**
5.00%	DCOW/ALLOW/DDA	Gen. Reqs, Phase & Temp Construct	$ 501,659.79		$ 321,048		$ 143,033		$ 37,578		$
8.00%	DCOW/ALLOW/DDA	General Conditions	$ 40,132.78		$ 25,684		$ 11,443		$ 3,006		$
3.00%	DCOW/ALLOW/DDA	Overhead and Profit	$ 300,995.87		$ 192,629		$ 85,820		$ 22,547		$
2.75%	DCOW/ALLOW/DDA	Insurance	$ 275,912.88		$ 176,577		$ 78,668		$ 20,668		$
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Subtotal CONTRACTOR GC'S/Insur./Mark-Ups on DCOW			**$ 1,269,199**		**$ 812,252**		**$ 361,874**		**$ 95,074**		**$**
10.00%	ALL CONTRACTOR COSTS	Construction Contingency	$ 126,919.93		$ 81,225		$ 36,187		$ 9,507		$
TOTAL CONTRACTOR GMP'S COST			**$ 11,429,315**	**$ 263.83**	**$ 7,314,442**	**$ 330.16**	**$ 3,258,722**	**$ 150.07**	**$ 856,151**	**$ 565.69**	**$**

4 An allowance for demo and relocation of mechanical equipment at west side of AOB building has been included at $50,000
5 An allowance for building sitework for demoing and rebuilding GA Facility has been included at $250,000

4. PROJECT SCHEDULE

A. This Estimate has been based on the following Project Schedule:

Naples AIRPORT

GAT and AOB Improvements

SCHENKELSHULTZ ARCHITECTURE

Questions/Comments