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
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

Facility Assessment Report
General Aviation Terminal and Airport Office Building
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
GAT Level 2: Administration Offices

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

GAT and AOB Improvements
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
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
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 additional space
- Build out GSE Garage areas
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
Design

Overall Second Floor Plan

GAT and AOB Improvements
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
Construction Phase 1

- Build GSE Storage at east side of AOB
- Renovate AOB Core and Restrooms
Construction Phase 2

- Renovate current GSE Bays to interior space
- Relocate Line Support to Temporary Modulizers on Ramp and renovate Line Support areas
Construction Phase 3

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

GAT and AOB Improvements
• Second floor renovation can happen while occupied

• Work areas demised
5 Cost Analysis
GAT and AOB Improvements

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
New General Aviation Terminal
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
New General Aviation Terminal

Concept
New General Aviation Terminal

GAT and AOB Improvements
New General Aviation Terminal

GAT and AOB Improvements
New General Aviation Terminal

GAT and AOB Improvements
GAT and AOB Improvements

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

New General Aviation Terminal
New General Aviation Terminal
Option 2- South Parcel
New General Aviation Terminal
Option 2- South Parcel

GAT and AOB Improvements
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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount (in $)</th>
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<tbody>
<tr>
<td>Site Work</td>
<td>$16,000,000</td>
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<tr>
<td>Terminal Building</td>
<td>$14,200,000</td>
</tr>
<tr>
<td>Storage Hangars (2)</td>
<td>$6,400,000</td>
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<tr>
<td>GSE/Office/Line</td>
<td>$700,000</td>
</tr>
<tr>
<td><strong>Total Project Hard Costs</strong></td>
<td><strong>$37,300,000</strong></td>
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### Notes

- **GAT and AOB Improvements**
- **Conceptual Level ROM Estimate**
- **Site Work**
  - Construction Costs
    - Site Work: $16,000,000
    - Terminal Building: $14,200,000
    - Storage Hangars: $6,400,000
    - GSE/Office/Line: $700,000
    - **Total Project Hard Costs**: $37,300,000
Questions/Comments