SCHENKELSHULTZ
ARCHITECTURE

Naples AIRPORT

General Aviation Terminal & Airport Office Building

IMPROVEMENT PROGRAM

December 12, 2019

1 GAT and AOB Improvements Scope and Cost Update

GAT and AOB Improvements
Scope and Cost Update- Summary

Summary from 10-31-2019 Workshop

- Existing GAT First Floor: Interior Renovation
- Second Floor GAT: Interior Updates
- AOB: Exterior Walls Updated to match GAT
  Interior Commons Finish Updates
  GSE storage structure
- Site Improvements

Conceptual Level ROM Estimate

Construction Costs

GAT Renovation (ST-3) = $ 2,000,000

AOB Renovation (ST-3) = $ 1,250,000

Site Renovation (ST-3) = $ 250,000

Renovation Total (ST-3) = **$ 3,500,000**

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2 New General Aviation Terminal

2

New General Aviation Terminal

Concept

2 New General Aviation Terminal

2 New General Aviation Terminal

2 New General Aviation Terminal

New General Aviation Terminal
Option 1: Next to Existing GAT

Site Plan

- Demo tenant hangar and locate FBO directly at the end of Radio Road / Aviation Drive N. for arrival on axis and prominence on site

- Central to existing apron

- Increases short-term parking negating the need for a parking garage

New General Aviation Terminal Option 1: Next to Existing GAT

Pros

- Central to main apron for capacity and traffic flow
- Directly at the end of Radio Road / Aviation Dr. for prominent airside views
- Enhances both landside and airside circulation
- Increases short-term parking from 124 to approx. 200 spaces

Cons

- Location immediately next to GAT limits its use and is still a crowded, densely developed site and does not solve future site constraints due to no expansion opportunities.
- Does not provide for additional future parking
- Architecture is diminished not being as prominent a location from Airport Road
- Requires successful negotiation with tenant and demolition of bulk hangar.
- Limits use of GAT for sublessee(s) once new FBO is complete
- Still abuts flight schools, light aircraft tie downs which needs to be used for jet parking during season and reduces overall light aircraft parking
- Disruptions to operations during construction, including vehicle and aircraft ops, water and other utilities
- Still difficult to locate GSE and fuel truck parking

New General Aviation Terminal
Option 1: Next to Existing GAT

Conceptual Level ROM Estimate

Construction Costs
(Note this option not included in Master Plan CIP)

	2019 cost	2027 cost (year of const.)
Site Work =	$ 4,200,000	$ 5,250,000
Terminal Building =	$ 14,200,000	$ 18,000,000
Total =	**$ 18,400,000**	**$ 23,250,000**

Replace Tenant Hangar Costs = $ 3,000,000

Tenant Lease Costs = $ TBD

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
5 Assumes entire roof will be replaced
Division C - Interiors
1 Assumes interior partitions are 10' high
2 Assumes new paint at all walls except for core areas and bathrooms which are not modified during construction
3 1st Floor - Assumes tile in public area lobbies, corridors, and netjets lounge
4 1st Floor - Assumes carpet in back of house areas excluding line support, kitchen, and break room
5 1st Floor - Assumes VCT in line support, kitchen, and break room
6 2nd Floor - Assumes carpet in all areas being reworked
7 Building fitout in AOB C1010 partitions includes all walls, doors, fittings, and finishes

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

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

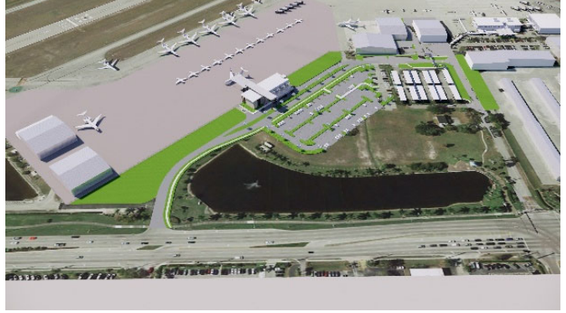
Division		Description	TOTAL	GA Facility		AOB		Airside Canopy Opt	
					27,724		9,870		
Division A		Substructure	$ 181,375.00	$ 3.97	$ 110,000	$ 7.23	$ 71,375	$ -	$
Division B		Shell	$ 2,349,743.00	$ 57.60	$ 1,596,858	$ 76.28	$ 752,885	$ -	$
Division C		Interiors	$ 1,830,984.33	$ 39.20	$ 1,086,801	$ 75.40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

New General Aviation Terminal- Option 2: Greenfield Site to South

Site Plan

- Locate new GA Terminal on Aviation Drive S.
- Terminal centered on southern half of East Quad
- Increases parking by adding approximately 264 new parking spaces in closer proximity to new FBO

2 New General Aviation Terminal- Option 2: Greenfield Site to South



Pros

- Impressive gateway to Naples and appearance from Airport Road that takes advantage of the pond as a feature
- Highest and best use of premium land next to public roadway consistent with goals of the master plan to provide additional FBO space, more apron and clear span hangars
- Greenfield site provides for ideal layout of FBO and support facilities (ground support equipment, fuel truck parking, and hangars)
- Redevelopment site less constrained to existing elevations and grades, able to be designed to be more resilient and sustainable
- Separation between FBO sites results in complimentary architectural styles, rather than co-located competing styles
- Significantly improves vehicle parking and allows for additional future parking in close proximity
- Adds apron for seasonal peaks and reduces need for towing aircraft across Runway 14-32.
- Allows Existing GAT to be leased to one or more tenants
- Allows GAT to remain operational during construction

Cons

- Current grant funding schedule for t-hangars in FY 24 means construction on this option cannot begin until FY 2025 or 2026
- Requires phased development (new South Quad t-hangars)

2 New General Aviation Terminal- Option 2: Greenfield Site to South

Conceptual Level ROM Estimate
Construction Costs

	2019 cost	2027 cost (year of const.)
Site Work (IT-7) =	$ 2,400,000	$ 3,000,000
Terminal Building (IT-4) = 26,000 sf Two Stories	$ 14,200,000	$18,000,000
Subtotal Terminal =	**$ 16,600,000**	**$ 21,000,000**

	2019 cost	2029 cost (year of const.)
Storage Hangars (IT-5) = (2) 20,000 sf & GSE/Line	$ 7,100,000	$ 9,500,000

Total =	**$ 23,700,000**	**$ 30,500,000**

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2 New General Aviation Terminal – Option 2: Greenfield Site to South

Questions/Comments