AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Discussion; Airport Terminal Project

Action Requested: Discussion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Discussion; Airport Terminal Project

Fiscal Impact:

Submitted by: Liz Mense for John Cattles **Submitter's Email Address:** EMense@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ○ Required ◉ Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 12/12/2019

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 45

Agenda Date: 12/17/2019

Revised April 2015

17 DECEMBER | 2019

GUNNISON-CRESTED BUTTE REGIONAL AIRPORT

Concept Design

SCHEDULE | UPDATED

Gunnison-Crested Butte Regional Airport

9.2.19
N.T.P.

9.18.19
KICKOFF

9.23.19
BEGIN CONCEPT DESIGN PHASE

9.25.19
SITE VISIT

10.4.19
VISIONING

11.8.19
CONCEPT DESIGN REVIEW W/ COUNTY
BEGIN DESIGN CRITERIA PHASE
SYSTEMS NARRATIVES

12.9.19
BEGIN SCHEMATIC DESIGN PHASE

*** 12.17.19**
CONCEPT DESIGN PRESENTATION

12.20.19
END OF CONCEPT DESIGN & DESIGN CRITERIA PHASES

1.17.20
50% SCHEMATIC DESIGN
SITE DEVELOPMENT APPLICATION

2.14.20
100% SCHEMATIC DESIGN
SELECTION OF CM/GC

(2 weeks) (4 weeks) (2 weeks) (3 weeks) (2 weeks) (6 weeks)

MASTER PLAN
JVIATION (2014)

TERMINAL AREA PLAN
MEAD & HUNT (2019)

5 weeks **8** weeks **7** weeks **8** weeks

RESEARCH & DISCOVERY

RECORD DOCUMENTATION
SITE OBSERVATIONS
BUILDING ASSESSMENT
BIM

DELIVERABLE:
11X17 SUMMARY DOCUMENT
MEETINGS:
ON-SITE OBSERVATION & VERIFICATION

CONCEPT DESIGN

VISIONING
CONCEPT DESIGN ALTERNATIVES
DEVELOPMENT OF PREFERRED ALTERNATIVE

DELIVERABLE:
SYSTEMS NARRATIVE
11X17 SUMMARY DOCUMENT
MEETINGS:
ON-SITE VISIONING SESSION
ON-SITE CONCEPT(S) PRESENTATION + WORK SESSION
ON-SITE PREFERRED CONCEPT PRESENTATION

DESIGN CRITERIA

SYSTEMS NARRATIVE
PHASE I PROJECT DEFINITION
SCOPE OF SERVICES RECONSILIATION

DELIVERABLE:
8.5X11 WRITTEN NARRATIVE
11X17 APPLICABLE DIAGRAMS
MEETINGS:
ON-SITE WORK SESSION-PHASE I BUDGET
ON-SITE WORK SESSION-PHASE I DEFINITION
VIRTUAL MEETING-SCOPE OF SERVICES, SUB-CONSULTANT & DESIGN FEE RECONSILIATION

SCHEMATIC DESIGN

SCHEMATIC DESIGN
SITE DEVELOPMENT APPLICATION

DELIVERABLE:
UPDATED 11X17 DESIGN SUMMARY
30X42 DRAWING SET
UPDATED 8.5X11 NARRATIVE
MEETINGS:
ON-SITE S.D. KICKOFF
ON-SITE S.D. PRESENTATION & WORK SESSION
ON-SITE 100% SCHEMATIC DESIGN PRESENTATION
ON-SITE PRE-APLLICATION CONFERENCE

FUNDING SCENARIO 4	SF
Renovation	19,400
New	10,900
Total Cost	**$ 11,900,000**

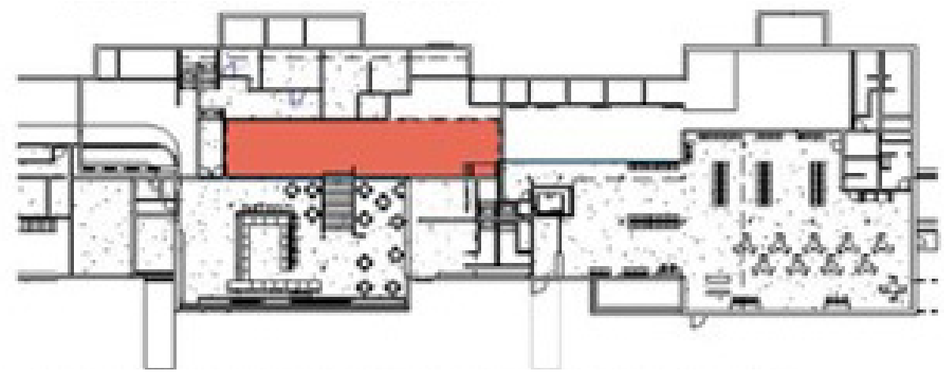


Figure 3.1.7 Plan Alternate 4 - Second Floor

GOALS & PRIORITIES

$10-12M Phase I Budget

Passenger flow and experience

- Beginning at the parking lot
- First impressions of terminal important, front door
- Hold room capacity during delays an issue, not number of gates
- Ticketing and ATO passenger flow an issue, not capacity.

Concessions

- Currently only seasonal
- While not an immediate concerns, space and infrastructure needs to be identified
- Fully service kitchen less of a priority, focus on grab n go, coffee, beer

SSCP & lower level hold room(s)

- Organization and capacity, including queue during peaks

Restrooms

- Accessibility
- Quantity / location
- Finishes / fixtures

Relocation of GSE

- Needs to be removed from terminal building
- Airline input needed

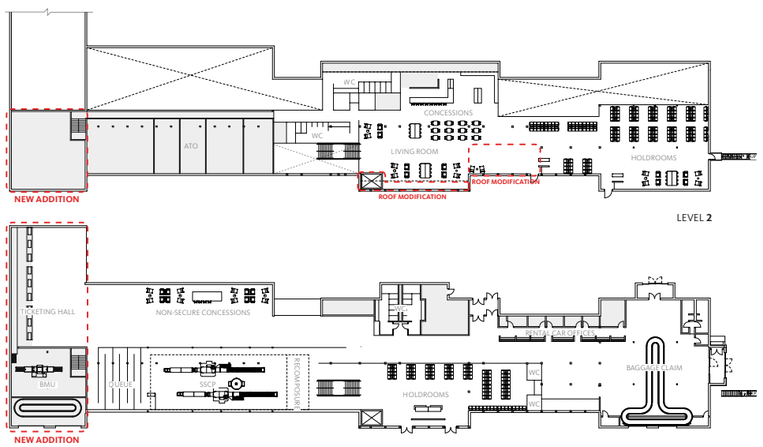
Make-up baggage system/process

- Currently an issue of operations, not capacity
- Tug operations an issue

Baggage claim

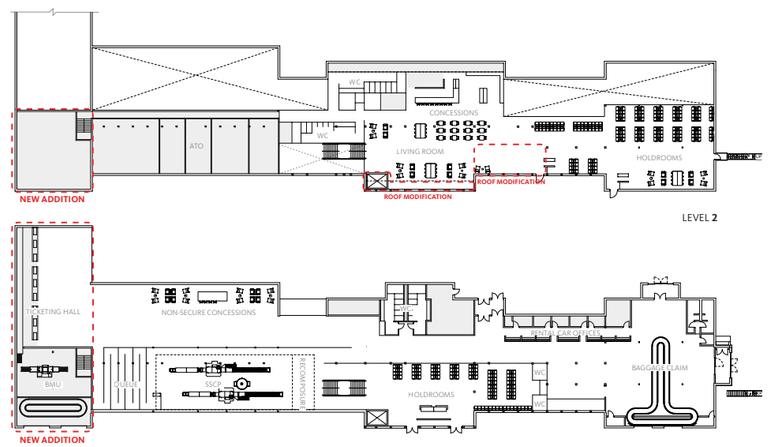
- Capacity not currently an issue
- Future flexibility important
- Current layout impacts passenger flow

PLAN COMPARISON | OPTIONS



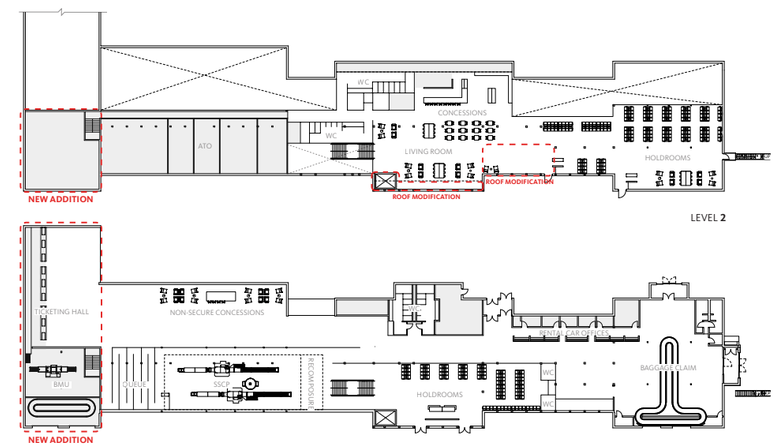
OPTION 1

West Expansion



OPTION 2

South Expansion



OPTION 3

SSCP Level 2

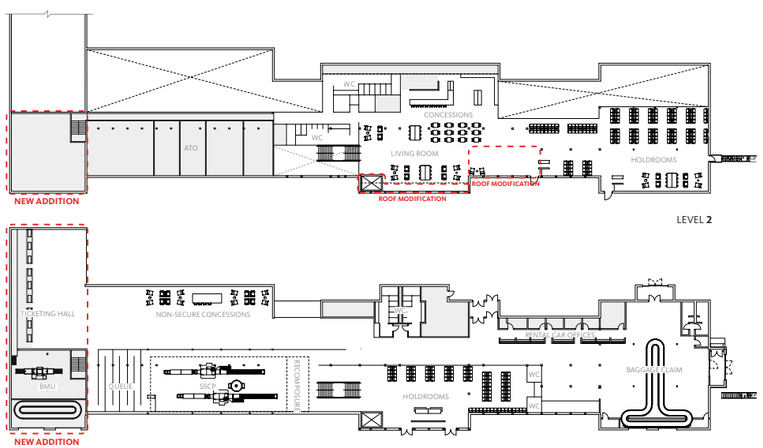
COST COMPARISON | OPTIONS

			Option 1			Option 2			Option 3		
	Low	High	Qty	Low	High	Qty	Low	High	Qty	Low	High
Relocated GSE Storage	$ 150	$ 175	3,000	$ 450,000	$ 525,000	3,000	$ 450,000	$ 525,000	3,000	$ 450,000	$ 525,000
Mechanical											
Energy Recovery Ventilation	$ 60,000	$ 80,000	1	$ 60,000	$ 80,000	1	$ 60,000	$ 80,000	1	$ 60,000	$ 80,000
Source	$135,000	$175,000	1	$ 135,000	$ 175,000	1	$ 135,000	$ 175,000	1	$ 135,000	$ 175,000
Electrical Base System	$210,000	$270,000	1	$ 210,000	$ 270,000	1	$ 210,000	$ 270,000	1	$ 210,000	$ 270,000
Addition *	$ 550	$ 650	8,095	$ 4,452,250	$ 5,261,750	4,335	$ 2,384,250	$ 2,817,750	3,330	$ 1,831,500	$ 2,164,500
Renovation *	$ 250	$ 350	13,430	$ 3,357,500	$ 4,700,500	16,680	$ 4,170,000	$ 5,838,000	24,635	$ 6,158,750	$ 8,622,250
Refresh *	$ 150	$ 200	23,930	$ 3,589,500	$ 4,786,000	25,575	$ 3,836,250	$ 5,115,000	15,280	$ 2,292,000	$ 3,056,000
Subtotal				$ 12,254,250	$ 15,798,250		$ 11,245,500	$ 14,820,750		$ 11,137,250	$ 14,892,750
Design Contingency	10%	10%		$ 1,225,425	$ 1,579,825		$ 1,124,550	$ 1,482,075		$ 1,113,725	$ 1,489,275
Total				**$ 13,479,675**	**$ 17,378,075**		**$ 12,370,050**	**$ 16,302,825**		**$ 12,250,975**	**$ 16,382,025**
Enclosure											
Wall Assembly	$ 18	$ 22	14,025	$ 252,450	$ 308,550	16,100	$ 289,800	$ 354,200	15,975	$ 287,550	$ 351,450
Roof Assembly	$ 22	$ 24	28,030	$ 616,660	$ 672,720	31,715	$ 697,730	$ 761,160	29,645	$ 652,190	$ 711,480
Total				**$ 14,348,785**	**$ 18,359,345**		**$ 13,357,580**	**$ 17,418,185**		**$ 13,190,715**	**$ 17,444,955**

* Inclusive of $50/sf for mechanical distribution and associated heat pumps

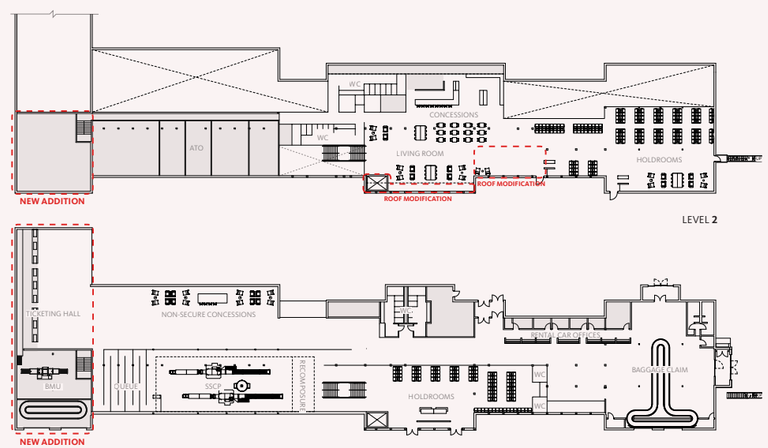
PLAN COMPARISON | OPTIONS

*PREFERRED OPTION



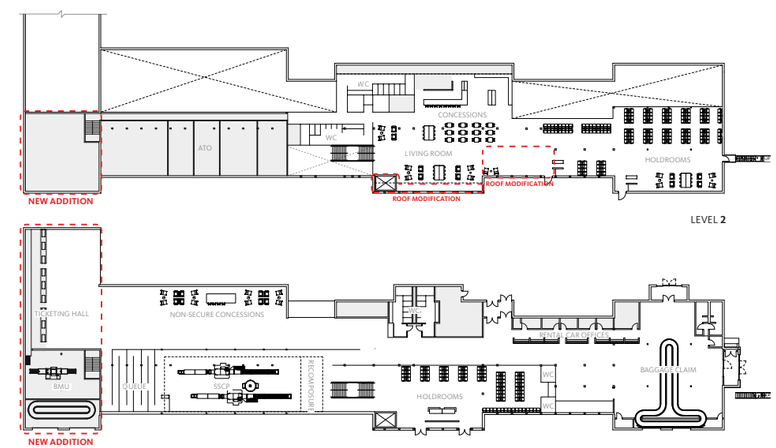
OPTION 1

West Expansion



OPTION 2

South Expansion



OPTION 3

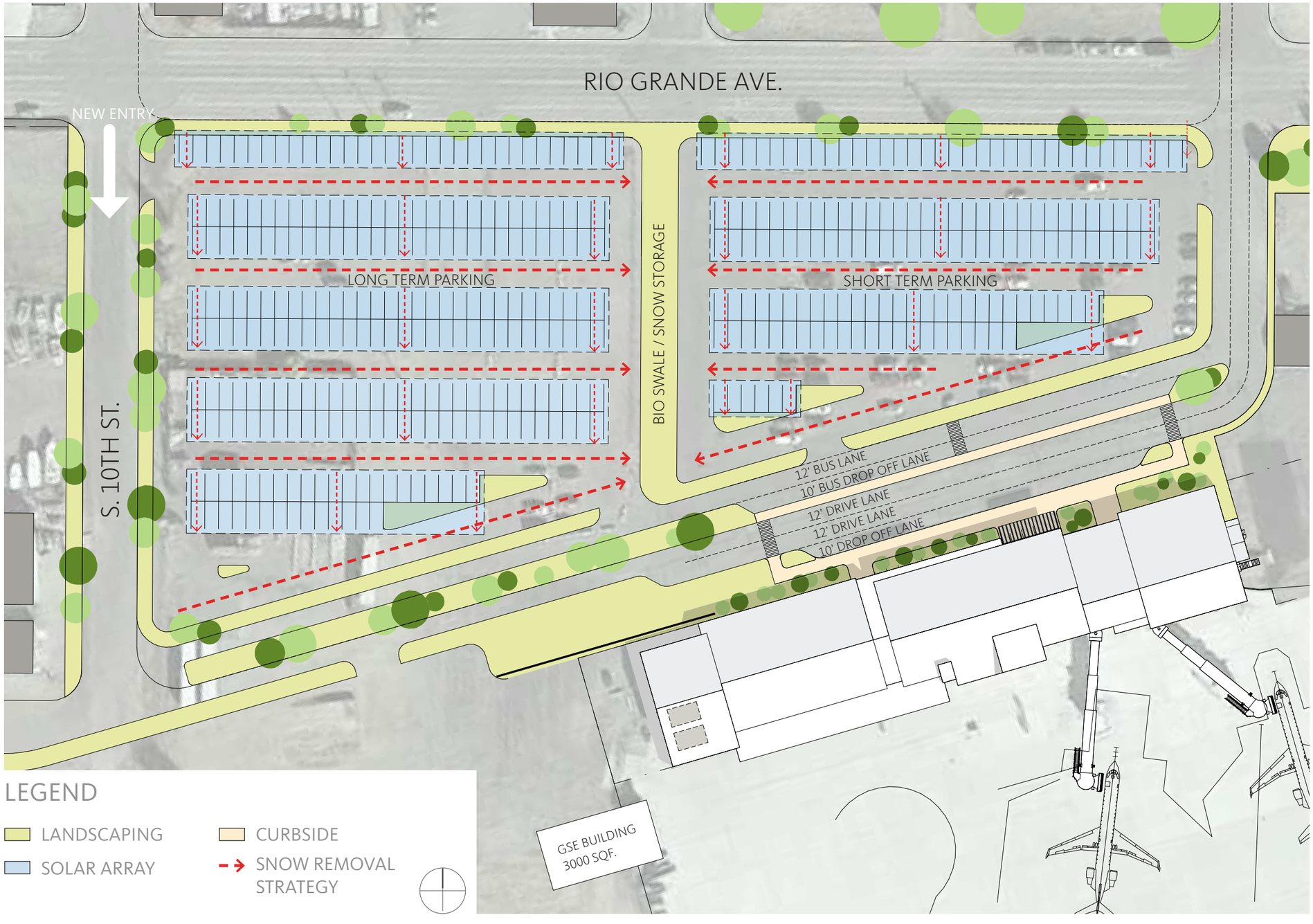
SSCP Level 2

CONCEPT DESIGN

Terminal Improvements, Gunnison-Crested Butte Regional Airport

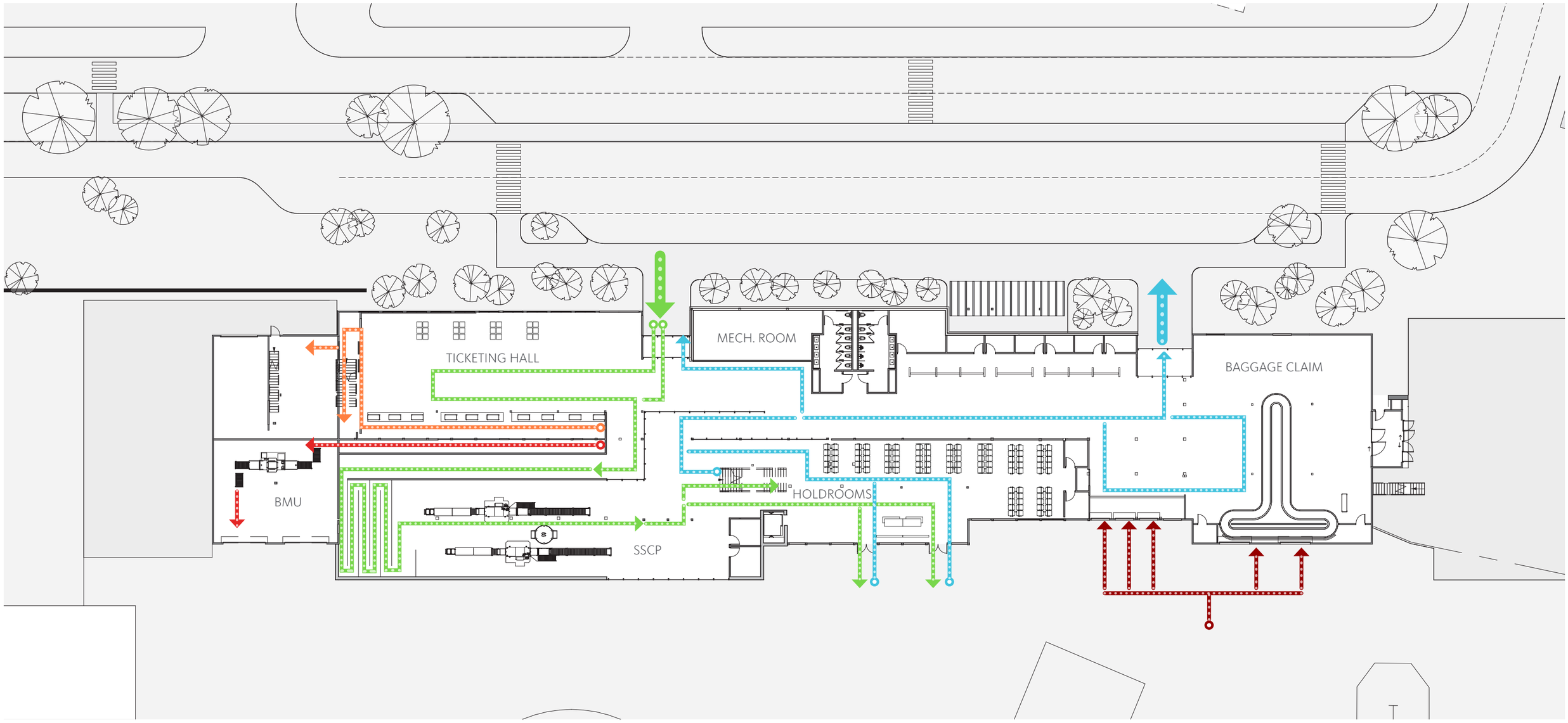
SITE PLAN

Gunnison-Crested Butte Regional Airport



CONCEPT PLAN

Level 1



LEGEND

DEPARTURES

PRIORITIES:
Check-in
Security
Find Gate

ARRIVALS

PRIORITIES:
Find Restrooms
Baggage Claim

EMPLOYEES

PRIORITIES:
Ticketing
ATO Access

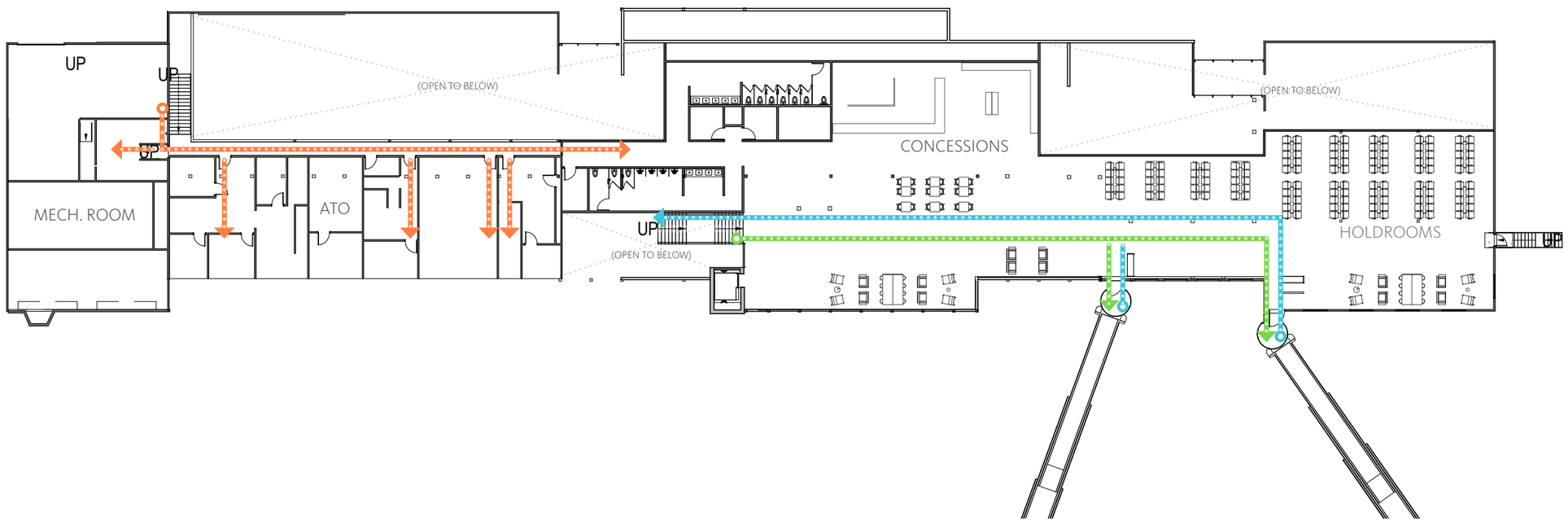
OUTBOUND BAGS

INCOMING BAGS

0 8 16 32 64

CONCEPT PLAN

Level 2



LEGEND

DEPARTURES

PRIORITIES:
Check-in
Security
Find Gate

ARRIVALS

PRIORITIES:
Find Restrooms
Baggage Claim

EMPLOYEES

PRIORITIES:
Ticketing
ATO Access

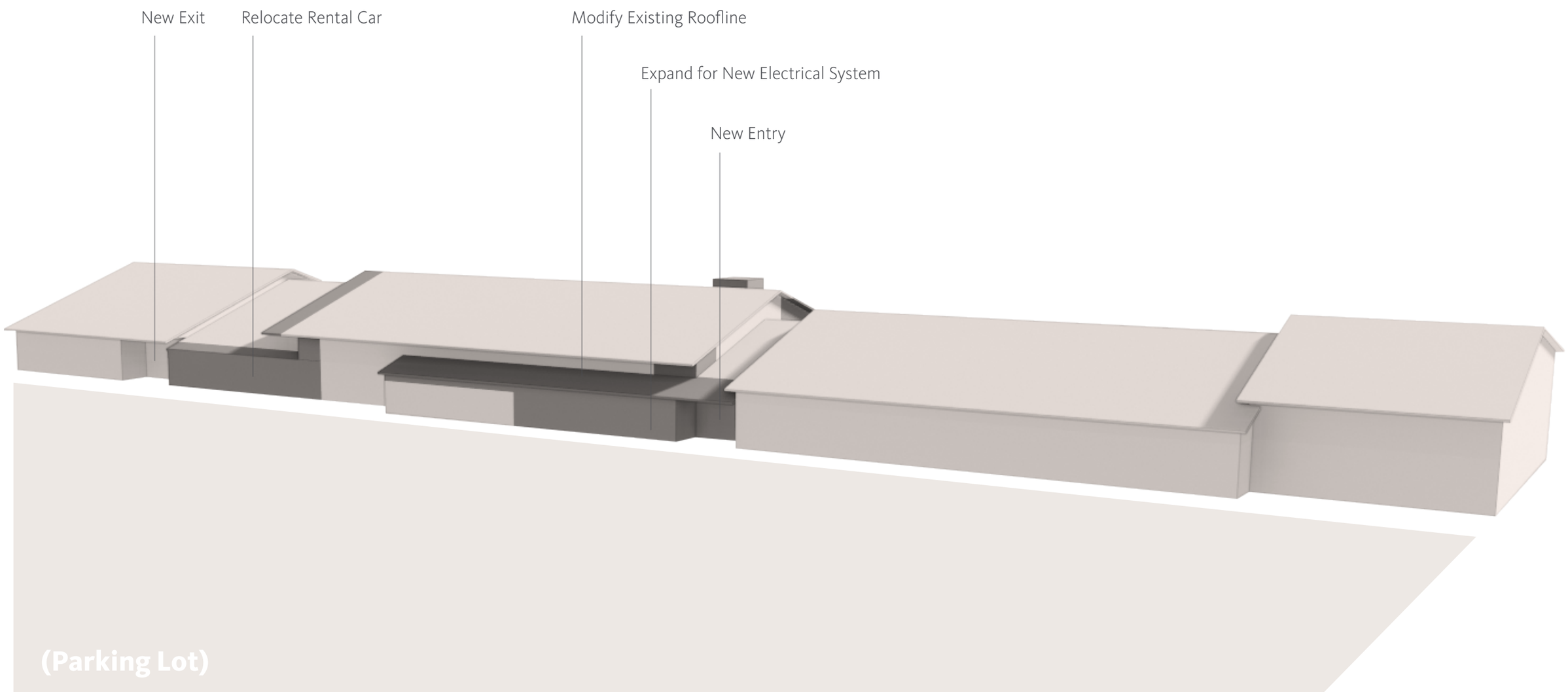
OUTBOUND BAGS

INCOMING BAGS

0 8 16 32 64

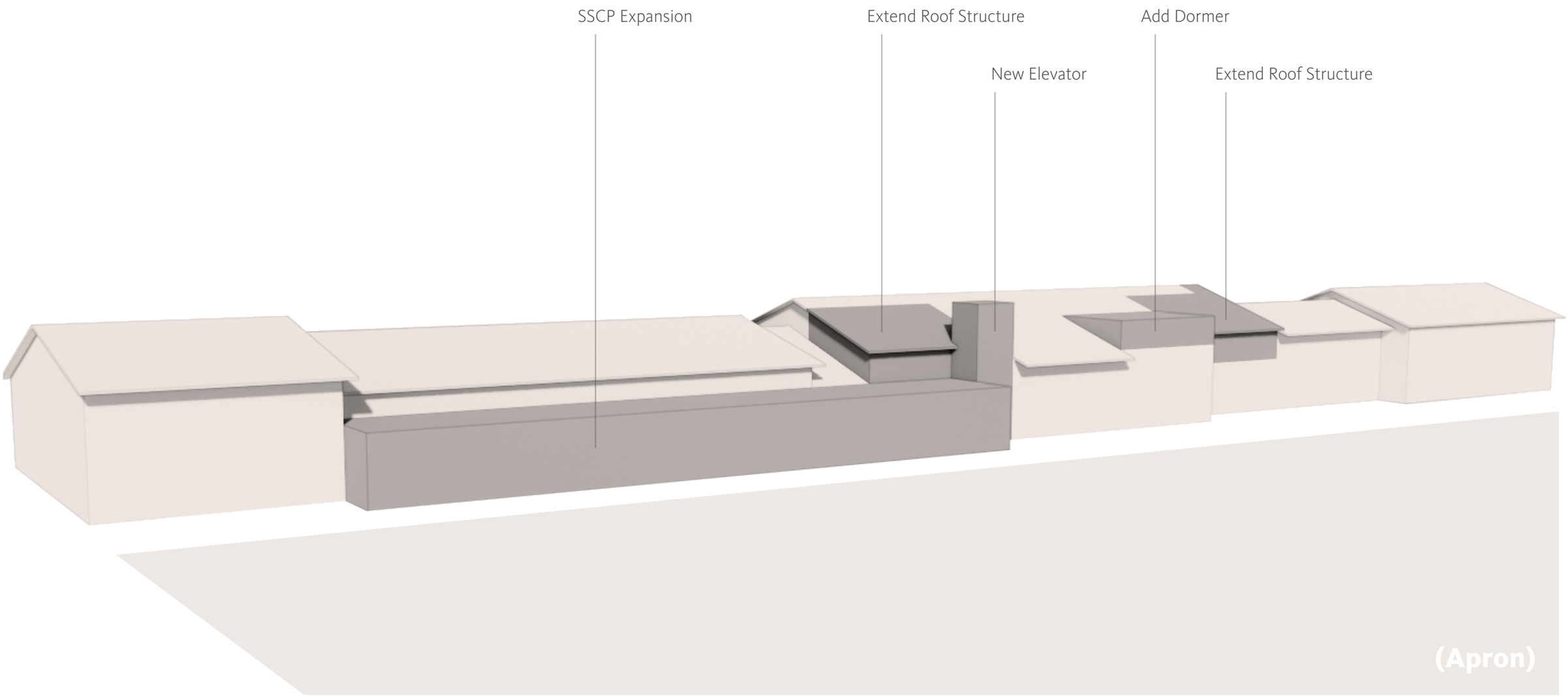
EXTERIOR MASSING | MODIFICATIONS

View From North



EXTERIOR MASSING | MODIFICATIONS

View From North

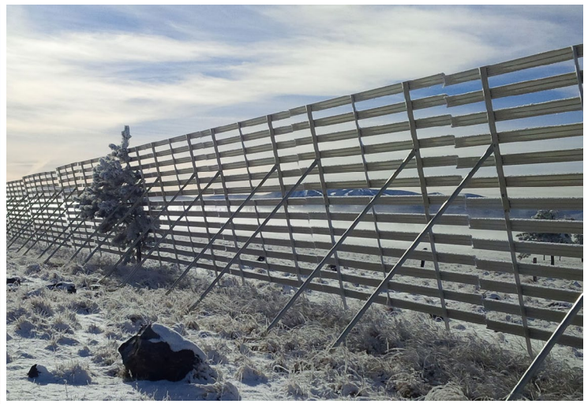


REGIONAL CONTEXT

Gunnison-Crested Butte

REGIONAL CONTEXT

Gunnison-Crested Butte



APPROACH

APPROACH

View From Parking Lot - Looking South

Simplify Approach

One priority of the airport will be to improve the public perception of the terminal with the first impression being the approach sequence, including the parking lot, curbside & front entry. A simple & economic way to achieve this goal is through the use of landscaping & screen wall to clean up the front elevation & frame the pedestrian approach from the parking lot.

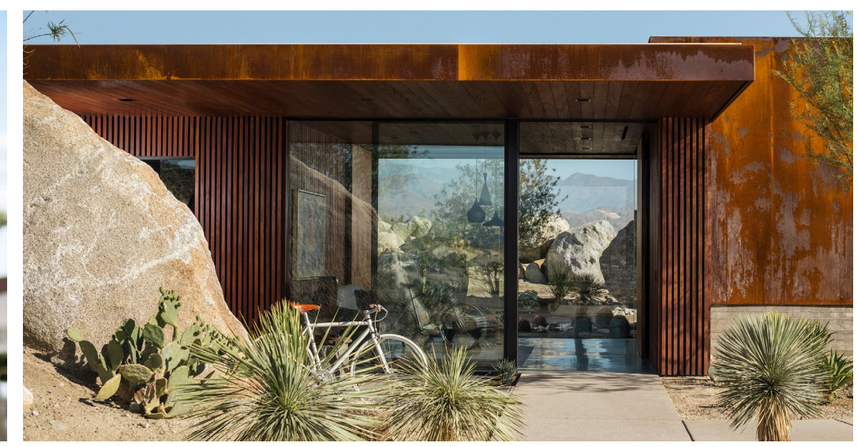
ENTRY

ENTRY

View Through Entry to SSCP Beyond - Looking South

Single Point-of-Entry

To alleviate some of the confusion caused by the existing terminal having multiple (4) points-of-entry, the new design will consolidate these into one main entry & one main exit. A void created by a break in the landscaping, the use of a feature wall & storefront glazing will funnel in passengers intuitively towards the ticketing hall & security. Walking through the main portal also provides a direct view of the runway, aircrafts & mountains beyond, through the transparency of the SSCP.

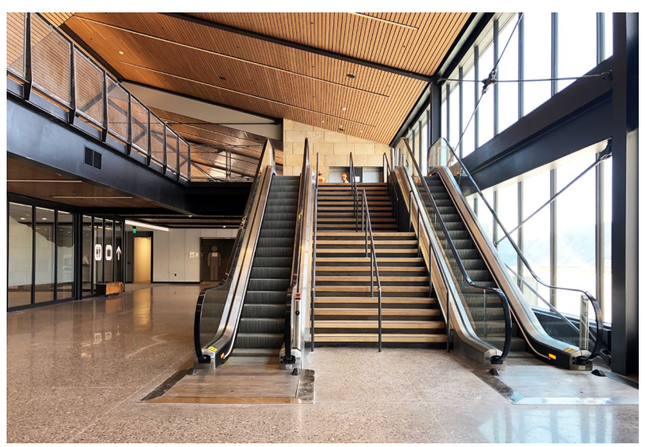


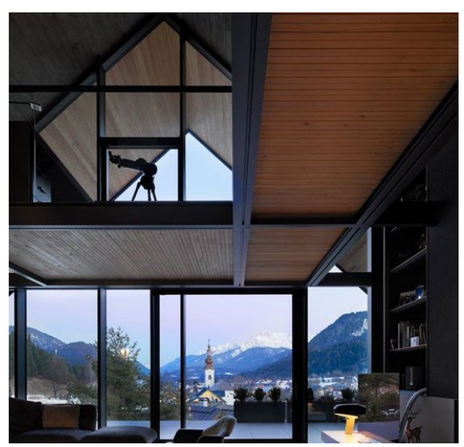
SSCP

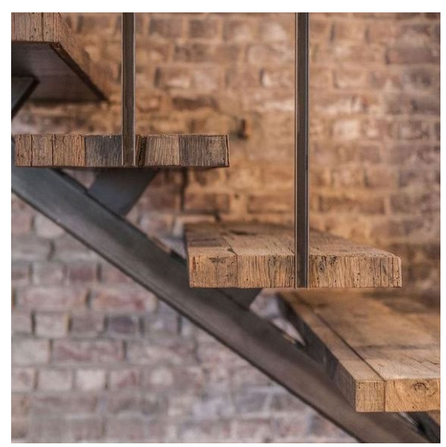
View Through SSCP to Holdrooms - Looking East

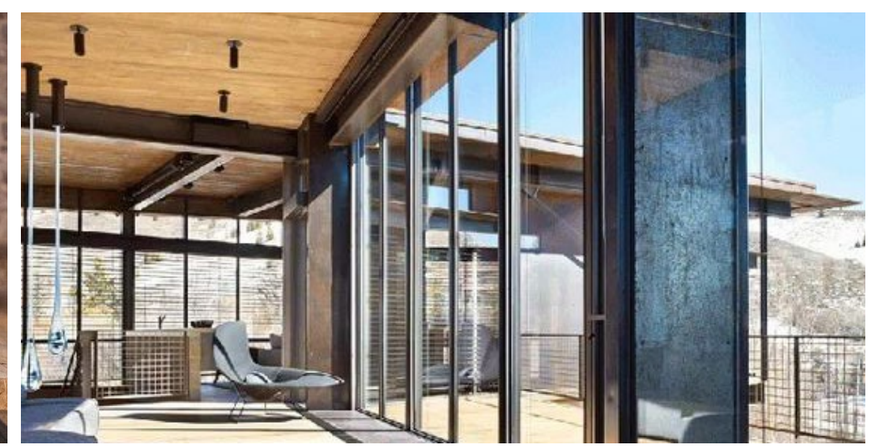
Expand SSCP + Re-Organize Core

A focal point of the terminal improvements will be the re-organization of passenger flow. In order to accomplish this with limited impact to the existing Ticketing area, the security will need to both expand south & also stretch linearly east-west to allow for screening equipment depth, more queuing & recomposure space. This addition also creates an improved and more generous vertical circulation at the core of the terminal, as passengers make their way toward the holdrooms. Moments of transparency & greater volume allow daylighting to illuminate the areas where passengers need to gravitate toward.









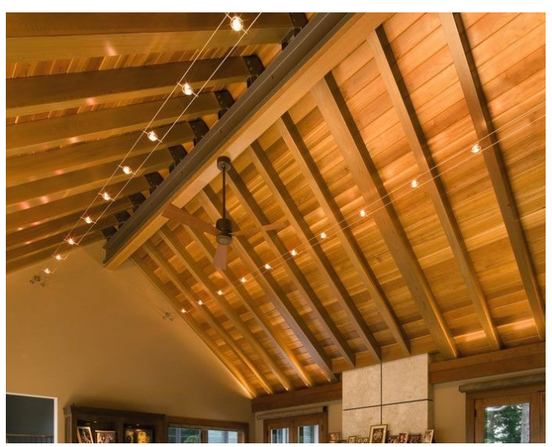
HOLDROOM

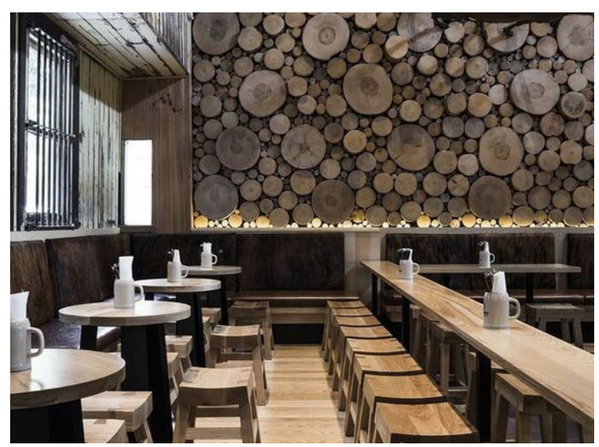
HOLDROOM

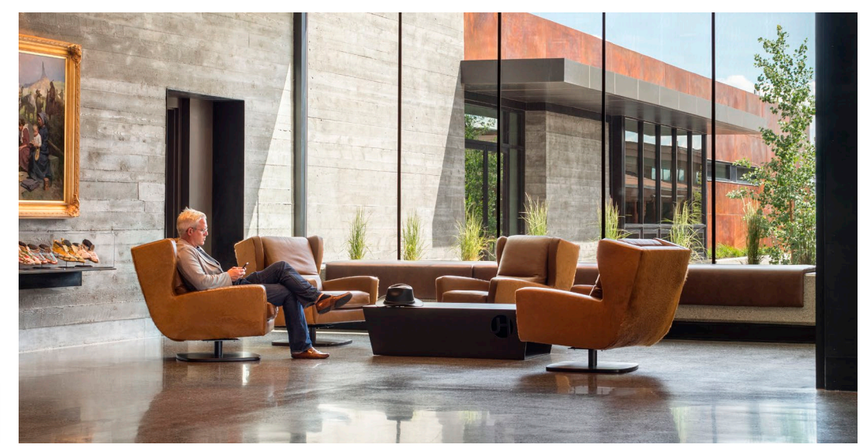
View From Upper Holdroom - Looking West

Refresh Interior

A fundamental & impactful improvement to passenger experience will be refreshing the interior finishes & replacing furniture throughout, both casual & fixed. A simple palette will be applied throughout the entire terminal, but a few key areas will be highlighted to create hierarchy & focus the attention where it will have the largest impact.







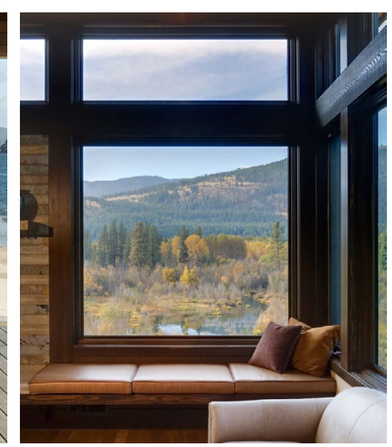
CONCESSION

CONCESSION

View From Concessions - Looking South

Modify Roof + Expand Concession

By extending the roof structure on each end of the central volume, contiguous space is opened up on level 2. These structural modifications allow a feature stair & elevator to be re-arranged in a pivotal location, holdrooms to be expanded, as well as secure-side concessions & restrooms to be provided. A new dormer will create a gathering space with lounge furniture & a hearth, also letting in natural daylight & opening up toward the airfield & mountain views for passengers to enjoy while they wait.



APRON

APRON

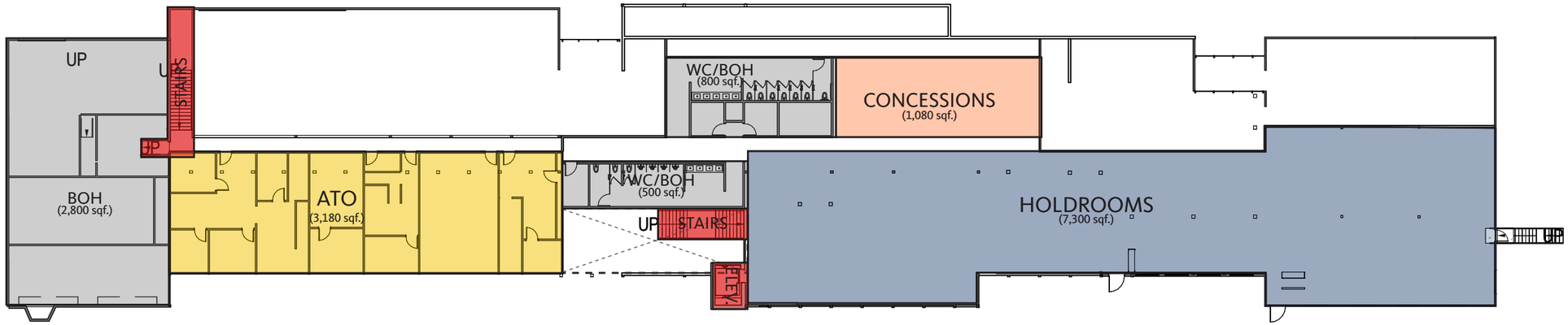
View From Apron - Looking North

Modify Massing + Building Enclosure

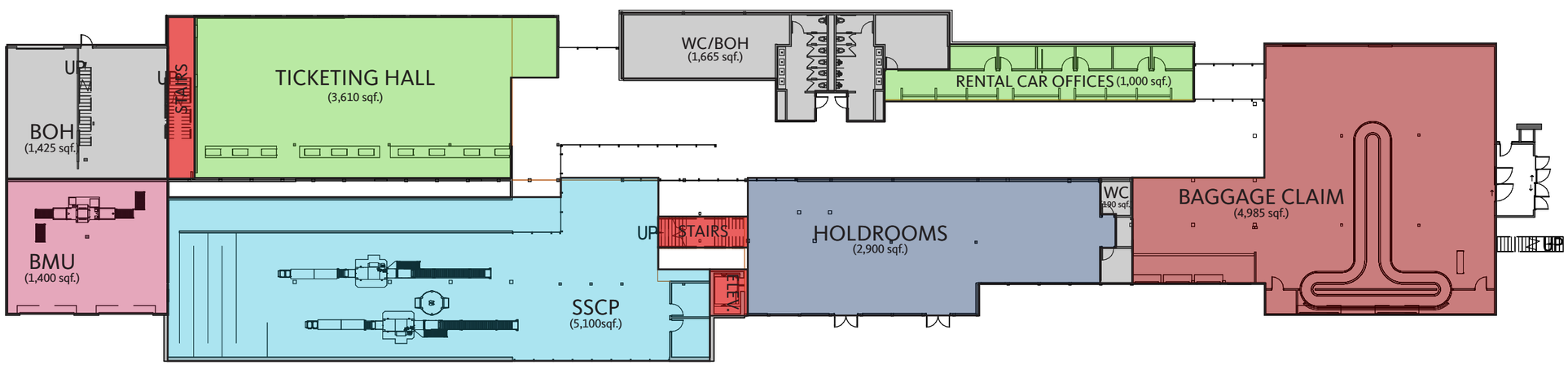
The massing modifications include the expansion of the SSCP, modifying the roof structure to create contiguous volumes underneath, the dormer & elevator protruding up as separate elements, the consolidation of entry & exits, and the eventual rental car re-location. The installation of new exterior cladding & roofing systems will then complete the enclosure of the building & coupled with the installation of mechanical & electrical systems, will have the terminal functioning more efficiently than ever before from an operation & maintenance standpoint.

PROGRAM LAYOUT

Program Summary



LEVEL **2**



LEVEL **1**

LEGEND WC/BOH HOLDROOMS BAGGAGE CLAIM BAG MAKEUP VERTICAL CIRC. TICKETING SSCP CONCESSIONS ATO

0 8 16 32 64

AREA COMPARISON

Program Summary

	EXISTING	TAP PREFERRED ALTERNATIVE	NEW
TICKETING	4,180 sqf.	4,005 sqf.	3,600 sqf.
RENTAL CAR	1,100 sqf.	1,100 sqf.	1,000 sqf.
SSCP	1,540 sqf.	3,600 sqf.	5,100 sqf.
HOLDROOMS	4,930 sqf.	7,160 sqf.	10,210 sqf.
CONCESSIONS	2,185 sqf.	1,050 sqf.	1,080 sqf.
BAGGAGE CLAIM	4,160 sqf.	4,115 sqf.	4,985 sqf.
BAG MAKEUP	635 sqf.	3,490 sqf.	1,400 sqf.
BOH	8,555 sqf.	4,420 sqf.	5,280 sqf.
ATO	3,390 sqf.	3,395 sqf.	3,180 sqf.
WC	1,225 sqf.	1,930 sqf.	1,945 sqf.

COST ANALYSIS

Terminal Improvements

GUNNISON, COLORADO Page 1

GUNNISON - CRESTED BUTTE REGIONAL AIRPORT
EXPANSION & RENOVATION

M A S T E R S U M M A R Y

Concept Design - Opinion of Probable Construction Cost Estimate
December 9, 2019

SECTION			COST/SF	COST
EXPANSION & RENOVATION	55,680	SF	286.58	$15,957,000
SITE IMPROVEMENTS (LAND SIDE)	1	LS		$1,147,000
TOTAL (Construction)				$17,104,000

NOTES: Costs are for Construction Only.
Costs are Based on a Design-Build Basis.
Costs are Based on a Construction Start of Spring 2021.

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GUNNISON, COLORADO Page 3

GUNNISON - CRESTED BUTTE REGIONAL AIRPORT
EXPANSION & RENOVATION

DETAIL

Concept Design - Opinion of Probable Construction Cost Estimate
December 9, 2019

SECTION		UNIT	UNIT COST	COST
BUILDING IMPROVEMENTS				
Addition Area	4,035	SF	525.00	$2,118,000
Vertical Circulation Area	300	SF	600.00	$180,000
Renovation Area (Medium Renovation)	16,935	SF	250.00	$4,234,000
Refresh Area (Minor Renovation)	29,695	SF	100.00	$2,970,000
Concessions Area	1,115	SF	400.00	$446,000
Extend Roof & Structure / Add Dormer	3,600	SF	80.00	$288,000
Baggage Handling / Screening Equipment				Not Included
	55,680	**SF**	**183.80**	**$10,236,000**
SUB-TOTAL	**55,680**	**SF**	**183.80**	**$10,236,000**
OVERHEAD & PROFIT, GENERAL CONDITIONS, BOND & PERMITS / FEES 19.0%			**34.90**	**$1,945,000**
SUB-TOTAL	**55,680**	**SF**	**218.80**	**$12,181,000**
DESIGN CONTINGENCY, ALLOW 20.0%			**43.80**	**$2,436,000**
PHASING PREMIUM, ALLOW 5.0%			**10.90**	**$609,000**
INFLATION TO CONSTRUCTION MIDPOINT 6.0%			**13.10**	**$731,000**
TOTAL (Construction)	**55,680**	**SF**	**286.60**	**$15,957,000**

NOTES: Costs are for Construction Only.
Costs are Based on a Design-Build Basis.
Costs are Based on a Construction Start of Spring 2021.

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GUNNISON, COLORADO Page 5

GUNNISON - CRESTED BUTTE REGIONAL AIRPORT
EXPANSION & RENOVATION

SITE IMPROVEMENTS (LAND SIDE)

Concept Design - Opinion of Probable Construction Cost Estimate
December 9, 2019

SECTION		UNIT	UNIT COST	COST
SITE IMPROVEMENTS (LAND SIDE)				
Remove Existing Buildings (Footprint)	350	SF	9.00	$3,000
Pre-Engineered Building (Footprint)	3,000	SF	125.00	$375,000
Screen Walls w/ Foundations	2,100	SF	50.00	$105,000
Pervious Paving	8,000	SF	5.00	$40,000
Security Fencing / Gates, Modify / Extend Existing	200	LF	120.00	$24,000
Landscaping, Native	8,000	SF	1.00	$8,000
Remove / Relocate Existing Items, Allow	1	LS	20,000	$20,000
Site Mechanical Utilities, Modify / Extend Existing	1	LS	75,000	$75,000
Site Electrical Utilities, Modify / Extend Existing	1	LS	75,000	$75,000
Site Lighting, Allow	1	LS	25,000	$25,000
Site Security, Allow	1	LS	15,000	$15,000
	1	**LS**		**$765,000**
SUB-TOTAL	**1**	**LS**		**$765,000**
OVERHEAD & PROFIT, GENERAL CONDITIONS, BOND & PERMITS / FEES 19.0%				**$145,000**
SUB-TOTAL	**1**	**LS**		**$910,000**
DESIGN CONTINGENCY, ALLOW 20.0%				**$182,000**
INFLATION TO CONSTRUCTION MIDPOINT 6.0%				**$55,000**
TOTAL (Construction)	**1**	**LS**		**$1,147,000**

NOTES: Costs are for Construction Only.
Costs are Based on a Design-Build Basis.
Costs are Based on a Construction Start of Spring 2021.

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