

Grand Junction Regional Airport Authority



Date: June 3, 2025

Location:

Electronic Meeting

Link: <https://us02web.zoom.us/j/89844098268?pwd=I7jMdyauCsqHjwZqfp4VPaoXL0Lr5.1>

Time: 2:00 PM

SPECIAL MEETING AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Agenda**
- IV. Commissioner Comments**
- V. Citizens Comments**

The Grand Junction Regional Airport Authority welcomes respectful public comments at its meetings. The Citizens Comment section is open to all individuals that would like to comment. If you wish to speak under the Citizens Comment portion of the agenda, please e-mail your comment to the Board Clerk (boardclerk@gjairport.com) 15 minutes prior to the meeting. Comments not related to specific agenda items will be addressed during the citizen comment section of the agenda. Citizen comments related to a specific action item will be addressed during the discussion of that action item. The Board Chair will indicate when you may come forward and comment. Please state your name for the record. Presentations are limited to **three minutes** and yielding time to others is not permitted. Speakers are to address the Chair, not each other or the audience, and are expected to conduct themselves in an appropriate manner. The use of abusive or profane language shall not be allowed. No debate or argument between speakers and/or members of the audience shall be permitted.

VI. Action

- A. [FCI Preconstruction Services Proposal for Solar Canopy Design and Early Procurement of Solar Panels](#) 1
 - Approve the FCI Preconstruction Services Proposal for Solar Canopy Design and the procurement of Solar panels totaling \$772,737 and authorize the CEO to sign the agreement.

VII. Any other business which may come before the Board

VIII. Adjournment

June 3, 2025

Grand Junction Regional Airport Authority
Agenda Item Summary

TOPIC:	FCI Preconstruction Services Proposal for Solar Canopy Design and Early Procurement of Solar Panels		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Approve the FCI Preconstruction Services Proposal for Solar Canopy Design and the procurement of Solar panels totaling \$772,737 and authorize the CEO to sign the agreement.		
SUMMARY:	<p>The preconstruction services proposal from FCI will complete the design of a solar canopy to be installed over a portion of the existing public parking lot and requests authorization to procure the solar panels for the project prior to the completion of design. The construction project will achieve two objectives:</p> <ol style="list-style-type: none">1) to produce enough electricity at the airport to cover our own usage, and2) provide for covered parking spaces which can be offered as a premium parking product for visitors. <p>A significant portion of the total project costs is expected to qualify for the Section 48E Clean Energy Investment Tax Credit. Under current Section 48E requirements, construction must begin before December 31, 2025 to qualify for the credit, however, with the proposed language in the “One Big Beautiful Bill Act” (the Act), projects that do not begin construction within 60 days of the enactment of the Act would not be eligible if the Act is passed by the Senate. If the Authority can demonstrate that we have incurred 5% of the total project costs, this meets the ‘Five Percent Safe Harbor’ test in IRS Notice 2022-61 which satisfies the test for beginning construction.</p> <p>Based on staff discussions with FCI, we believe the solar panels can be purchased prior to the completion of the design because the design will be built around the panels selected and the early procurement and design combined are estimated to be approximately 10% of the total project cost which would qualify the Authority for the tax credit, even if the deadline for beginning construction advances. The total investment for the solar portion of the project including installation is anticipated to be \$1.2M including installation, but the early procurement cost of \$430k represents just the purchase of the solar panel materials.</p> <p>The design and solar panel procurement will be funded with the 2025 SIB loan which was approved for parking expansion and improvements to the existing lot. We are currently targeting opening the covered parking by Thanksgiving 2026 and this project will be coordinated with the construction of the expansion lot to minimize any disruptions to passenger parking.</p>		
REVIEWED BY:	CEO and Legal Counsel		
FISCAL IMPACT:	\$772,737 GJRAA Funded Capital Project		
ATTACHMENTS:	FCI Preconstruction Services Proposal		
STAFF CONTACT:	Sarah Menge smenge@gjairport.com Office: 970-248-8584		



PROJECT:

**GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO**

PREPARED FOR:

**GRAND JUNCTION REGIONAL AIRPORT
GRAND JUNCTION, CO**

CONCEPTUAL ESTIMATE

June 2, 2025

PREPARED BY: **FCI Constructors, Inc.**

GJT Solar Canopy - 750KW



FCI Preconstruction Services Proposal

Date

5/13/2025

Grand Junction Regional Airport
2828 Walker Field Dr
Grand Junction, CO 81506

SCOPE: **Schematic Design Estimate:** Provide a Schematic Design estimate. A detailed estimate broken out by division/scope of work and summarized to reflect the estimated total construction cost. Key subcontractors will be solicited to help in budgeting scopes of work. Constructability reviews with the design team will be provided for recommendations/feedback. Review of construction materials and material availability will be provided along with identifying long lead items.

Design Development Estimate: Provide a further developed estimate. A detailed estimate broken out by division/scope of work and summarized to reflect the estimated total construction cost. Key subcontractors will be solicited to help in budgeting scopes of work. Constructability reviews with the design team will be provided for recommendations/feedback. Review of construction materials and material availability will be provided along with identifying long lead items. Develop a preliminary construction schedule for the teams review and input.

Construction Documents/GMP Estimate: This would be the final stage in the preconstruction process. The project would be formally bid out to subcontractors using FCI's subcontractor database and local advertising. FCI will review/descope each subcontractor bid and develop bid tabs for the teams review and will provide subcontractor best recommendations for award. At the end of this process FCI will provide a GMP (Guaranteed Maximum Price) for review.

Please note that this project is intended to provide solar capacity for the terminal and covered parking with associated license plate readers and gates. An alternate will also be carried to mill and pave the associated areas under the structure since that work was planned for this fall and should not be completed before the canopies are installed.

This design does not incorporate future changes or recommendations for the terminal upgrade. If terminal upgrade improvements need considered the design team of record would need to be hired and design must be moved forward to coordinate with the solar design.

If owner would like to proceed through SDs only, the cost will be 20% of the total. To proceed through DD's, the cost will be 60% of the total.

PRECONSTRUCTION & ESTIMATING SERVICES

	HOURS	RATE / HR		TOTAL
CONCEPT ESTIMATE				
High level initial concept budget will be provided at no cost.		\$ -	\$	-
XCEL FEES				
GRANT APPLICATION FEE		\$ -	\$	750
GRANT DEPOSIT PAYMENT (REFUNDABLE IF COMPLETED)		\$ -		EXCLUDED
GRANT INTERCONNECTION STUDY FEE		\$ -		EXCLUDED
ENGINEERING				
ARCHITECTURAL DESIGN - KRAAI		\$ -	\$	11,000
CIVIL DESIGN - GARVER		\$ -	\$	45,800
STRUCTURAL BUILDING DESIGN - BIG JOHNSON		\$ -	\$	37,600
STRUCTURAL FOUNDATION DESIGN - BIG JOHNSON		\$ -	\$	25,000
SOLAR ENGINEERING - ATLASTA		\$ -	\$	86,117
ELECTRICAL DESIGN - BIG HORN		\$ -	\$	15,000
GEOTECHNICAL INVESTIGATION - HUDDLESTON-BERRY		\$ -	\$	4,250
DESIGN TEAM REIMBURSABLES		\$ -	\$	15,000
SCHEMATIC DESIGN ESTIMATE				
Project Director	10	\$ 181.65	\$	1,817
Project Manager	20	\$ 136.50	\$	2,730
MEP (Mechanical & Electrical) Estimator	15	\$ 170.10	\$	2,552
Preconstruction Manager	30	\$ 133.35	\$	4,001
Estimator	50	\$ 121.80	\$	6,090
DESIGN DEVELOPMENT ESTIMATE				
Project Director	15	\$ 181.65	\$	2,725
Project Manager	30	\$ 136.50	\$	4,095
MEP (Mechanical & Electrical) Estimator	20	\$ 170.10	\$	3,402
Preconstruction Manager	40	\$ 133.35	\$	5,334
Estimator	80	\$ 121.80	\$	9,744
CONSTRUCTION DOCUMENTS ESTIMATE/GMP				
Project Director	15	\$ 181.65	\$	2,725
Project Manager	30	\$ 136.50	\$	4,095
MEP (Mechanical & Electrical) Estimator	25	\$ 170.10	\$	4,253
Preconstruction Manager	30	\$ 133.35	\$	4,001
Estimator	80	\$ 121.80	\$	9,744
SUBTOTAL TOTAL			\$	307,822
Design Contingency	5%		\$	15,391
Building Permit and Planning Review Fees - By Owner				N/A - EXCLUDED
General Liability	1%		\$	3,078
Fee	5%		\$	16,315
DESIGN TOTAL			\$	342,606
EARLY PROCUREMENT - SOLAR PANELS			\$	430,131
DESIGN AND EARLY PROCUREMENT TOTAL			\$	772,737

Approved by: _____

Title: _____

Date: _____

FCI Constructors, Inc.

Date:

June 2, 2025

Project:

GRAND JUNCTION REGIONAL AIRPORT

COVERED PARKING

GRAND JUNCTION, CO

CONCEPTUAL ESTIMATE

DESCRIPTION	EARLY PROCUREMENT		SOLAR STRUCTURE		TOTAL		NOTES
	NEW CONSTR.	48,100	NEW CONSTR.	48,100	NEW CONSTR.	48,100	
	RENOVATION	-	RENOVATION	-	RENOVATION	-	
	TOTAL SF	48,100	TOTAL SF	48,100	TOTAL SF	48,100	
DESCRIPTION	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/SF	NOTES
010000 GENERAL CONDITIONS	\$ -	\$ -	\$ 237,166	\$ 4.93	\$ 237,166	\$ 4.93	5 MONTHS
020000 EXISTING CONDITIONS	\$ -	\$ -	\$ 15,240	\$ 0.32	\$ 15,240	\$ 0.32	
030000 CONCRETE	\$ -	\$ -	\$ 279,624	\$ 5.81	\$ 279,624	\$ 5.81	
040000 MASONRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
050000 METALS	\$ -	\$ -	\$ 4,810	\$ 0.10	\$ 4,810	\$ 0.10	
060000 WOOD & PLASTICS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
070000 THERMAL & MOISTURE PROTECTION	\$ -	\$ -	\$ 14,430	\$ 0.30	\$ 14,430	\$ 0.30	
080000 DOORS & WINDOWS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
090000 FINISHES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
100000 SPECIALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
110000 EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
120000 FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
130000 SPECIAL CONSTRUCTION	\$ 405,000	\$ 8.42	\$ 2,965,597	\$ 61.65	\$ 3,370,597	\$ 70.07	
140000 CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
210000 FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
220000 PLUMBING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
230000 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
260000 ELECTRICAL	\$ -	\$ -	\$ 623,072	\$ 12.95	\$ 623,072	\$ 12.95	
270000 LOW VOLTAGE & SECURITY	\$ -	\$ -	\$ 109,000	\$ 2.27	\$ 109,000	\$ 2.27	
310000 EARTHWORK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A - EXCLUDED
310000 EARTHWORK-BLDG	\$ -	\$ -	\$ 160,583	\$ 3.34	\$ 160,583	\$ 3.34	
320000 EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 139,214	\$ 2.89	\$ 139,214	\$ 2.89	
330000 UTILITIES	\$ -	\$ -	\$ 135,785	\$ 2.82	\$ 135,785	\$ 2.82	
SUBTOTAL - DIRECT COST	\$ 405,000	\$ 8.42	\$ 4,684,521	\$ 97.39	\$ 5,089,521	\$ 105.81	
ESCALATION - RECOMMEND 1% TO 1.5% PER MONTH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NOT INCLUDED
CONTRACTOR CONTINGENCY	\$ -	\$ -	\$ 356,266	\$ 7.41	\$ 356,266	\$ 7.41	7.00%
BUILDERS RISK INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BY OWNER
GENERAL LIABILITY INSURANCE	\$ 7,727	\$ 0.16	\$ 58,609	\$ 1.22	\$ 66,337	\$ 1.38	1.00%
BUILDING PERMIT	\$ -	\$ -	\$ 24,127	\$ 0.50	\$ 24,127	\$ 0.50	
ARCHITECTURAL DESIGN & CIVIL/MEP/STRUCTURAL ENGINEERING	\$ 323,213	\$ 6.72	\$ -	\$ -	\$ 323,213	\$ 6.72	
XCEL GRANT APPLICATION FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	INCLUDED IN DESIGN FEE
XCEL GRAND DEPOSIT PAYMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	EXCLUDED
XCEL GRANT INTERCONNECTION STUDY FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	EXCLUDED
CM/GC PAYMENT/PERFORMANCE BOND	\$ -	\$ -	\$ 45,000	\$ 0.94	\$ 45,000	\$ 0.94	1-YR WARRANTY
CM/GC CONSTRUCTION PHASE FEE	\$ 36,797	\$ 0.77	\$ 258,426	\$ 5.37	\$ 295,223	\$ 6.14	5.00%
OWNER CONTINGENCY	\$ -	\$ -	\$ 433,978	\$ 9.02	\$ 433,978	\$ 9.02	7%
TOTAL ESTIMATED CONSTRUCTION COST	\$ 772,737	\$ 16.07	\$ 5,860,928	\$ 121.85	\$ 6,633,665	\$ 137.91	

FCI Cost Worksheet

Project: COVERED PARKING

Div. 1: GENERAL CONDITIONS

Original Design											
DESCRIPTION	QUANTITY	UNIT	PRICE	MATERIAL	MATERIAL TAX	PRICE	EQUIP/SUB	PRICE	LABOR	LABOR BURDEN	TOTAL
ONSITE MANAGEMENT											
PROJECT MANAGER (2026 RATES)	5	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,629.30	\$ 41,416.20	INCLUDED	\$ 41,416.20
SUPERINTENDENT (2026 RATES)	22	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,115.60	\$ 111,081.60	INCLUDED	\$ 111,081.60
PROJECT ENGINEER (2026 RATES)	11	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,057.20	\$ 44,049.60	INCLUDED	\$ 44,049.60
FOREMAN	0	WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMPORARY FACILITIES											
OFFICE TRAILER	5	MO	\$ 2,500.00	\$ 12,500.00	\$ -	MOB IN/OUT	\$ 750.00	\$ 200.00	\$ 1,000.00	\$ 680.00	\$ 14,930.00
STORAGE VAN	5	MO	\$ 225.00	\$ 1,125.00	\$ -	MOB IN/OUT	\$ 900.00	\$ -	\$ -	\$ -	\$ 2,025.00
TEMP POWER	5	MO	\$ 125.00	\$ 625.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625.00
CELL PHONE	5	MO	\$ 200.00	\$ 999.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999.34
TRAILER PHONE/INTERNET	5	MO	\$ 250.00	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250.00
IT/COMPUTER	5	MO	\$ -	\$ -	\$ -	\$ 600.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00
COPIER	5	MO	\$ 300.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
TEMP TOILET	5	MO	\$ -	\$ -	\$ -	\$ 250.00	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
TEMP WATER		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TEMP FENCE		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DUMPSTER FEES		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT											
PICKUP RENT	5	MO	\$ 541.25	\$ 2,704.47	\$ -	\$ 1,700.00	\$ 8,494.41	\$ -	\$ -	\$ -	\$ 11,198.88
MISCELLANEOUS											
OFFICE SUPPLIES	5	MO	\$ 150.00	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00
PLANS & SPECIFICATIONS PRINTING	1	LS	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
PROJECT SIGN		LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WEEKLY CLEANING		WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565.48	\$ -	\$ -	\$ 565.48
SAFETY	5	MO	\$ 200.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 500.00	\$ 340.00	\$ 1,840.00
BADGING FEES	1	LS	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00
OUT OF AREA											
HOME & OFFICE TRAVEL		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBSISTENCE		WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENT		MO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$	23,703.81	\$ -	\$	14,394.41	\$	198,047.40	\$ 1,020.00	\$ 237,165.62

JOB MONTHS

5.00

MATERIAL TAX

0.00%

WEEKS

21.71

LABOR BURDEN

68%

CALENDAR DAYS

152.00

MONTHLY \$

\$

47,464.33

GRAND JUNCTION REGIONAL AIRPORT

FCI CONSTRUCTORS, INC.

COVERED PARKING
ALTERNATE LOG

CONCEPTUAL ESTIMATE ALTERNATES

SOLAR CANOPY ALTERNATE ITEMS						
ALT. ITEM #	DESCRIPTION	COST	ACCEPTED	PENDING	REJECTED	Notes
1	MILL AND OVERLAY ASPHALT UNDER CANOPY - 1.5MW	\$ 485,924	\$ -	\$ -	\$ -	
2	MILL AND OVERLAY ASPHALT UNDER CANOPY - 750KW	\$ 258,892	\$ -	\$ -	\$ -	
3	PROVIDE A 4000A SERVICE TO UPGRADE SERVICE TO SIMPLIFY FOR FUTURE INCLUDING A NEW 4000A CONECTION CABINET AND A NEW 4000A LATERAL FROM TRANSFORMER	\$ 1,236,159	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
020000	EXISTING CONDITIONS						
020150	SELECTIVE DEMOLITION						
	REMOVE LIGHT POSTS		EA	5.00	\$	2,000.00	EA \$ 10,000
	REMOVE TREES AND SHRUBS		EA	12.00	\$	270.00	EA \$ 3,240
	ASPHALT/CONCRETE REMOVAL	INCLUDED IN DIV. 31	LF	-	\$	-	LF \$ -
	DUMPSTERS		EA	2.00	\$	1,000.00	EA \$ 2,000
	SUBTOTAL- SELECTIVE DEMOLITION						\$ 15,240
020000	EXISTING CONDITIONS - TOTALS						\$ 15,240

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL				TOTAL	
030000	CONCRETE									
033000	CAST-IN-PLACE CONCRETE									
COLUMN FOOTINGS		CORNER COLUMNS - 3'X6'X4'	EA	4.00						
FORM/STRIP COLUMN FOOTINGS			SF	288.00	\$	9.59	SF	\$	2,761	
SET ANCHOR BOLTS/TEMPLATES			SETS	4.00	\$	64.00	SETS	\$	256	
GROUT COLUMN BASE PLATES			EA	4.00	\$	44.27	EA	\$	177	
REBAR TO COLUMN FOOTINGS		#5 BARS @ 12" OC.	TN	1.13	\$	2,100.00	TN	\$	2,381	
CONCRETE TO COLUMN FOOTINGS			CY	11.34	\$	295.00	CY	\$	3,345	
COLUMN FOOTINGS		MAIN/MIDDLE COLUMNS - 5'X10'X4'	EA	38.00						
FORM/STRIP COLUMN FOOTINGS			SF	4,560.00	\$	9.59	SF	\$	43,722	
SET ANCHOR BOLTS/TEMPLATES			SETS	38.00	\$	64.00	SETS	\$	2,432	
GROUT COLUMN BASE PLATES			EA	38.00	\$	44.27	EA	\$	1,682	
REBAR TO COLUMN FOOTINGS		#5 BARS @ 12" OC.	TN	29.93	\$	2,100.00	TN	\$	62,843	
CONCRETE TO COLUMN FOOTINGS			CY	299.25	\$	295.00	CY	\$	88,279	
TIE BEAM		TIE BEAM - 1'X3'	LF	1,000.00						
FORM/STRIP TIE BEAM			SF	3,000.00	\$	9.59	SF	\$	28,765	
SET ANCHOR BOLTS/TEMPLATES		N/A	SETS	-	\$	-	SETS	\$	-	
GROUT COLUMN BASE PLATES		N/A	EA	-	\$	-	EA	\$	-	
REBAR TO TIE BEAM		REBAR TO TIE BEAM	TN	2.10	\$	2,100.00	TN	\$	4,410	
CONCRETE TO TIE BEAM			CY	42.00	\$	295.00	CY	\$	12,390	
SUBTOTAL- COLUMN FOOTINGS								\$	253,444	
CONCRETE PUMPING / HOISTING										
CONCRETE PUMP			DYS	10.00	\$	2,118.00	DYS	\$	21,180	
DUMPSTERS			PULLS	5.00	\$	1,000.00	PULLS	\$	5,000	
SUBTOTAL- CONCRETE PUMPING/HOISTING								\$	26,180	
030000	CONCRETE - TOTALS								\$	279,624

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
050000	METALS						
050000	MISC METALS						
	MISC METALS		SF	48,100.00	\$	0.10 SF \$	4,810
	SUBTOTAL- MISC METALS					\$	4,810
050000	METALS - TOTALS					\$	4,810

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
070000	THERMAL & MOISTURE PROTECTION						
079100	CAULKING & SEALANTS						\$ -
	CAULKING/JOINT SEALANTS	ALLOWANCE	SF	48,100.00	\$ 0.30	SF \$	14,430
	SUBTOTAL- CAULKING & SEALANTS						\$ 14,430
070000	THERMAL & MOISTURE PROTECTION - TOTALS						\$ 14,430

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
EARLY PROCURE							
130000	SPECIAL CONSTRUCTION						
135313	SOLAR						
	SOLAR PANELS - FIRST SOLAR	INCLUDED IN EARLY PROCUREMENT	LS	1.00	\$	405,000	LS \$ 405,000
	SUBTOTAL- SOLAR						\$ 405,000
130000	SPECIAL CONSTRUCTION - TOTALS						\$ 405,000
130000	SPECIAL CONSTRUCTION						
132750	PRE-ENGINEERED METAL BUILDINGS						
	STEEL STRUCTURE	130'X370' - 9PSF FOR FUTURE SOLAR	LS	1.00	\$	714,358.00	LS \$ 714,358
	STEEL STRUCTURE - HCP		LS	1.00	\$	105,000.00	LS \$ 105,000
	INVERTER SUPPORTS		LS	1.00	\$	100,000.00	LS \$ 100,000
	INSTALL	43 WORKING DAYS	LS	1.00	\$	348,554.85	LS \$ 348,555
	GUTTERS AND DOWNSPOUTS		LS	1.00	\$	-	LS INCLUDED
	SUBTOTAL- PRE ENGINEERED METAL BUILDINGS						\$ 1,267,913
135313	SOLAR						
	SOLAR PANELS - FIRST SOLAR	INCLUDED IN EARLY PROCUREMENT	LS	-	\$	-	LS \$ -
	SOLAR PANEL ELECTRICAL GEAR		LS	1.00	\$	2,102,684	LS \$ 1,697,684
	SOLAR PANEL INSTALLATION		LS	1.00	\$	2,102,684	LS INCLUDED
	SUBTOTAL- SOLAR						\$ 1,697,684
130000	SPECIAL CONSTRUCTION - TOTALS						\$ 2,965,597

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL	
260000 ELECTRICAL								
261100 ELECTRICAL WORK								
UNDER CANOPY LIGHTING			SF	48,100.00	\$	3.50	SF	\$ 168,350
SECURITY/PARKING CONTROL ELECTRICAL			LS	1.00	\$	10,000.00	LS	\$ 10,000
ELECTRICAL DISTRIBUTION EQUIPMENT		NEW 800A DISCONNECT, CT CABINET, GEAR IN PARKING LOT	LS	1.00	\$	439,062.00	LS	\$ 439,062
DISTRIBUTION FEEDERS		NEW 800A FEEDER FROM DISCONNECT TO PARKING LOT GEAR	LS	1.00	\$	-	LS	INCLUDED
SOLAR SYSTEM TIE INS		SOLAR CONNECTIONS FROM GEAR TO COMBINER BOXES	LS	1.00	\$	-	LS	INCLUDED
ELECTRICAL WIRING			LS	1.00	\$	-	LS	INCLUDED
SOLAR PANEL INVERTER		REF DIV 13	LS	-	\$	-	LS	INCLUDED
DISCONNECT/SERVICE EQUIPMENT			LS	1.00	\$	-	LS	INCLUDED
LAYOUT/COORDINATION			HRS	60.00	\$	63.00	HRS	\$ 3,780
CLEANUP			HRS	40.00	\$	47.00	HRS	\$ 1,880
SUBTOTAL- ELECTRICAL							\$	623,072
260000 ELECTRICAL - TOTALS							\$	623,072

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL		
270000/	280000 SPECIAL SYSTEMS								
281210	SECURITY SYSTEM								
	LICENSE PLATE READER		EA	3.00	\$	25,000.00	EA	\$ 75,000	
	SECURITY CAMERA		EA	4.00	\$	8,500.00	EA	\$ 34,000	
	SUBTOTAL- SECURITY SYSTEM							\$	109,000
270000/	280000 SPECIAL SYSTEMS - TOTALS							\$	109,000

FCI Cost Worksheet

Project: GRAND JUNCTION REGIONAL AIRPORT
COVERED PARKING
GRAND JUNCTION, CO

June 2, 2025
CONCEPTUAL ESTIMATE

SF 48,100

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE TOTAL		TOTAL
310000	EARTHWORK						
310000	BUILDING FOUNDATION EARTHWORK						
	MOBILIZATION		LS	1.00	\$	3,000.00	LS \$ 3,000
	INLET PROTECTORS	SEE DIV. 33	EA	-	\$	-	EA \$ -
	REMOVE CURB AND GUTTER		LF	40.00	\$	50.00	LF \$ 2,000
	ASPHALT/CONCRETE CUT		LF	800.00	\$	10.00	LF \$ 8,000
	REMOVE ASPHALT/CONCRETE PAVEMENT		SY	780.00	\$	13.60	SY \$ 10,608
	CANOPY FOUNDATION EXCAVATION		CY	1,250.00	\$	25.50	CY \$ 31,875
	CANOPY FOUNDATION BACKFILL (CLASS 6)		TON	2,300.00	\$	32.00	TON \$ 73,600
	TRAFFIC CONTROL		LS	1.00	\$	31,500.00	LS \$ 31,500
	SUBTOTAL - BUILDING FOUNDATION EARTHWORK						\$ 160,583
310000	EARTHWORK-BLDG - TOTALS						\$ 160,583

DESCRIPTION		COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL			
320000	EXTERIOR IMPROVEMENTS									
312213	SITE GRADING AND BASE COURSES									
	SITE GRADING	REF DIV. 31	CY	-	\$	33.80	CY	\$	-	
	SITE CONCRETE SUBGRADE PREPARATION	REF DIV. 31	SY	-	\$	3.60	SY	\$	-	
	SITE CONCRETE CLASS 6 BASE COURSE		TON	233.10	\$	38.00	TON	\$	8,858	
	SUBTOTAL - SITE GRADING AND BASE COURSES								\$	8,858
321200	ASPHALT PAVING									
	ASPHALT PAVING - 4" THK		LS	1.00	\$	25,000.00	LS	\$	25,000	
	PAVEMENT LINE STRIPING & SIGNAGE		LS	1.00	\$	6,500.00	LS	\$	6,500	
	SUBTOTAL- ASPHALT PAVING								\$	31,500
321300	SITE CONCRETE									
	SITE (9' WIDE) - REPLACE EXISTING									
	CONCRETE WALKS- 4" THICK									
	CONCRETE TO SIDEWALKS		CY	85.47	\$	154.50	CY	\$	13,205	
	ADD FOR FIBER MESH REINFORCING		CY	85.47	\$	10.00	CY	\$	855	
	REBAR TO SIDEWALKS	EXCLUDED	TON	-	\$	1,695.00	TON	\$	-	
	WIRE MESH REINF.- 6X6/W1.4	EXCLUDED	SF	-	\$	1.16	SF	\$	-	
	ADD COLORED ADDITIVE TO MIX	EXCLUDED	CY	-	\$	60.00	CY	\$	-	
	FINE GRADE SUBGRADE		SF	6,660.00	\$	0.31	SF	\$	2,040	
	EDGE FORMS-4"		LF	1,516.00	\$	5.60	LF	\$	8,490	
	EXPANSION JOINTS		LF	266.40	\$	7.50	LF	\$	1,998	
	SCORE JOINTS		LF	1,332.00	\$	1.50	LF	\$	1,998	
	FINISH SIDEWALKS		SF	6,660.00	\$	0.45	SF	\$	2,997	
	CURE & PROECT		SF	6,660.00	\$	0.33	SF	\$	2,165	
	MISC CONCRETE PATCH	ALLOWANCE	LS	1.00	\$	10,000.00	LS	\$	10,000	
	SUBTOTAL- SITE CONCRETE								\$	43,747
321600	CONCRETE CURBS									
	CONCRETE CURB & GUTTER	PARKING LOT	LF	780.00	\$	25.00	LF	\$	19,500	
	SUBTOTAL- CONCRETE CURBS								\$	19,500
329000	LANDSCAPING & IRRIGATION									
	IRRIGATION & PLANTINGS REPAIR	ALLOWANCE	SF	11,870.00	\$	3.00	SF	\$	35,610	
	SUBTOTAL- LANDSCAPING & IRRIGATION								\$	35,610
320000	EXTERIOR IMPROVEMENTS - TOTALS								\$	139,214

		DESCRIPTION	COMMENTS/SUBCONTRACTOR	UNIT OF MEASURE	QUANTITY	UNIT PRICE		TOTAL		
330000	UTILITIES									
334000	STORM SEWER									
		REMOVE SITE CONCRETE	INCLUDED IN DIV. 31	SY	-		SY	\$	-	
		CONNECT TO EXISTING STORM INLET		EA	1.00	\$	1,770.00	EA	\$	1,770
		STORM DRAIN PIPING-8" DIA ADS		LF	30.00	\$	67.00	LF	\$	2,010
		INLET PROTECTORS		EA	4.00	\$	180.00	EA	\$	720
		CONCRETE PATCHING	SEE DIV. 32	SF	-	\$	13.50	SF	\$	-
		SUBTOTAL- STORM SEWER							\$	4,500
335100	DRY UTILITIES									
		ELECTRICAL UTILITY BORING		LF	750.20	\$	175.00	LF	\$	131,285
		SUBTOTAL- DRY UTILITIES							\$	131,285
330000	UTILITIES - TOTALS								\$	135,785