



Board Packet

Special Board Meeting

September 04, 2018

Grand Junction Regional Airport Authority



Date: September 4, 2018

Location:

**GRAND JUNCTION REGIONAL AIRPORT
2828 WALKER FIELD DRIVE.
GRAND JUNCTION, CO 81506
AIRPORT TERMINAL - 3rd FLOOR CONFERENCE ROOM**

Time: 5:15 PM

SPECIAL MEETING AGENDA

- I. Call to Order and Pledge of Allegiance**
- II. Approval of Agenda**
- III. Commissioner Comments**
- IV. 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 fill out a comment card prior to the meeting. If you have a written statement for the Board, please have 10 copies available and give them to the Executive Director who will distribute them to the Board. The Board Chairman 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 Chairman, 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.

- V. Action Items**
 - A. Construction and furniture for 3rd floor renovations
- VI. Adjournment**

POSTED August 31, 2018

BOARD WORKSHOP AGENDA

- I. Call to Order**
- II. Agenda**
 - A. Airport Authority Governance
- III. Adjournment**

Grand Junction Regional Airport Authority

Agenda Item Summary

TOPIC:	Construction and Furniture Approval for 3 rd Floor Renovation		
PURPOSE:	Information <input type="checkbox"/>	Guidance <input type="checkbox"/>	Decision <input checked="" type="checkbox"/>
RECOMMENDATION:	Board approval of FCI Constructors to begin construction on the third floor conference room.		
LAST ACTION:	Board approved FCI to begin design of third floor office renovation on April 17, 2018.		
DISCUSSION:	The design for the third floor office renovation has been completed by FCI. The renovation will give staff seven enclosed offices as well as seven cubicles. The third floor conference room will get an additional 888 square feet and new furniture for more comfortable meetings. Bathrooms are being upgraded to be ADA compliant, and relocation allows for two more cubicles.		
STAFF REVIEW:	Staff has reviewed the proposed price estimates and considers the estimate to be fair and reasonable.		
FISCAL IMPACT:	\$429,820 – Estimated Construction Budgeted Dollars \$103,000 – Estimated Furniture, Fixture, and Equipment Budgeted Dollars Total \$532,820 – Not to Exceed		
COMMUNICATION STRATEGY:	None.		
ATTACHMENTS:			
STAFF CONTACT:	Eric Trinklein etrinklein@gjairport.com Office: 970-248-8597		

CONSTRUCTION	Base Project	Alternative 1 Restrooms/Open Offices	Alternative 2 Conference Room	Alternative 3 Storefront
ESTIMATED CONSTRUCTION COST	\$250,368	\$124,942	\$39,232	\$15,278
TOTAL ESTIMATED CONSTRUCTION COST	\$429,820			

FFE	Base Project	Alternative 1 Restrooms/Open Offices	Alternative 2 Conference Room	Alternative 3 Storefront
ESTIMATED FFE COST	\$70,000	\$8,000	\$25,000	\$-
TOTAL ESTIMATED FFE COST	\$103,000			

TOTAL BUDGET	\$532,820			
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FCI Constructors, Inc.

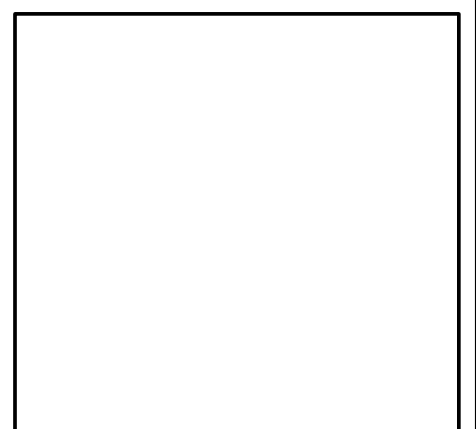
Project:
Grand Junction Regional Airport
3rd Floor Office Remodel

<i>Estimate</i>	BASE PROJECT			ALTERNATE 1 - RESTROOMS/OPEN OFFICES			ALTERNATE 2 - CONFERENCE ROOM			ALTERNATE 3 - STOREFRONT	
	TOTAL SF	1,732		TOTAL SF	483		TOTAL SF	888		TOTAL SF	1,732
DESCRIPTION	TOTAL COST	COST/SF		TOTAL COST	COST/SF		TOTAL COST	COST/SF		TOTAL COST	COST/SF
010000 GENERAL CONDITIONS	\$ 55,082	\$ 31.80		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
020000 EXISTING CONDITIONS	\$ 9,248	\$ 5.34		\$ 5,596	\$ 3.23		\$ 2,729	\$ 1.58		\$ -	\$ -
030000 CONCRETE	\$ 584	\$ 0.34		\$ 992	\$ 0.57		\$ -	\$ -		\$ -	\$ -
040000 MASONRY	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
050000 METALS	\$ 485	\$ 0.28		\$ 227	\$ 0.13		\$ 417	\$ 0.24		\$ -	\$ -
060000 WOOD & PLASTICS	\$ 8,910	\$ 5.14		\$ 1,969	\$ 1.14		\$ -	\$ -		\$ -	\$ -
070000 THERMAL & MOISTURE PROTECTION	\$ 1,463	\$ 0.84		\$ 58	\$ 0.03		\$ 107	\$ 0.06		\$ -	\$ -
080000 DOORS & WINDOWS	\$ 22,289	\$ 12.87		\$ 2,326	\$ 1.34		\$ 1,330	\$ 0.77		\$ 13,134	\$ 7.58
090000 FINISHES	\$ 53,320	\$ 30.79		\$ 32,253	\$ 18.62		\$ 15,304	\$ 8.84		\$ (250)	\$ (0.14)
100000 SPECIALTIES	\$ 143	\$ 0.08		\$ 11,212	\$ 6.47		\$ -	\$ -		\$ -	\$ -
110000 EQUIPMENT	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
120000 FURNISHINGS	\$ 3,178	\$ 1.83		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
210000 FIRE SUPPRESSION	\$ 7,307	\$ 4.22		\$ 4,796	\$ 2.77		\$ 4,043	\$ 2.33		\$ -	\$ -
220000 PLUMBING	\$ 5,690	\$ 3.29		\$ 31,157	\$ 17.99		\$ -	\$ -		\$ -	\$ -
230000 HVAC & CONTROLS	\$ 10,778	\$ 6.22		\$ 1,440	\$ 0.83		\$ 1,440	\$ 0.83		\$ -	\$ -
260000 ELECTRICAL	\$ 30,478	\$ 17.60		\$ 12,358	\$ 7.14		\$ 7,546	\$ 4.36		\$ -	\$ -
270000 COMMUNICATIONS	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
280000 ELECTRONIC SAFETY & SECURITY	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
SUBTOTAL - DIRECT COST	\$ 208,954	\$ 120.64		\$ 104,385	\$ 60.27		\$ 32,916	\$ 19.00		\$ 12,884	\$ 7.44
CONTINGENCY- BID/ESTIMATING	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
CONTINGENCY - CONSTRUCTION	\$ 12,537	\$ 7.24		\$ 6,263	\$ 12.97		\$ 1,975	\$ 2.22		\$ 773	\$ 0.45
BUILDERS RISK INSURANCE	\$ 122	\$ 0.07		\$ 74	\$ 0.15		\$ 18	\$ 0.02		\$ 6	\$ 0.00
GENERAL LIABILITY INSURANCE	\$ 1,590	\$ 0.92		\$ 960	\$ 1.99		\$ 240	\$ 0.27		\$ 72	\$ 0.04
BUILDING PERMIT & REVIEW FEES	\$ 2,464	\$ 1.42		\$ 624	\$ 1.29		\$ 156	\$ 0.18		\$ 47	\$ 0.03
CM/GC PAYMENT/PERFORMANCE BOND	\$ 1,940	\$ 1.12		\$ 1,278	\$ 2.65		\$ 360	\$ 0.41		\$ 108	\$ 0.06
CM/GC OVERHEAD & CONSTRUCTION FEE	\$ 22,761	\$ 13.14		\$ 11,358	\$ 23.52		\$ 3,567	\$ 4.02		\$ 1,389	\$ 0.80
TOTAL ESTIMATED CONSTRUCTION COST	\$ 250,368	\$ 144.55		\$ 124,942	\$ 102.83		\$ 39,232	\$ 26.12		\$ 15,278	\$ 8.82
TOTAL ESTIMATED FFE COST	\$ 70,000			\$ 8,000			\$ 25,000			\$ -	

TOTAL ESTIMATED CONSTRUCTION COST \$ 429,820

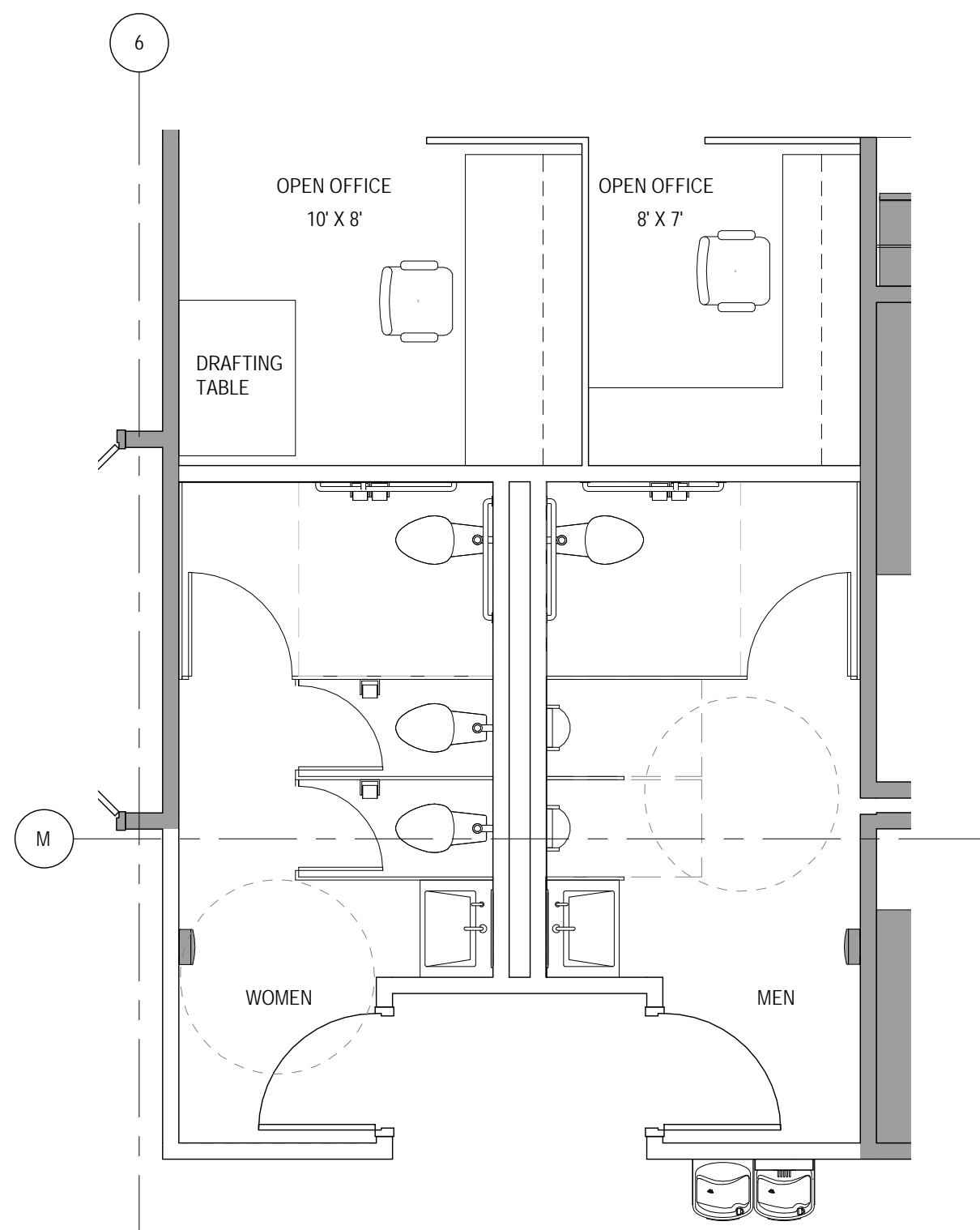
TOTAL ESTIMATED FFE COST \$ 103,000

TOTAL BUDGET \$ 532,820

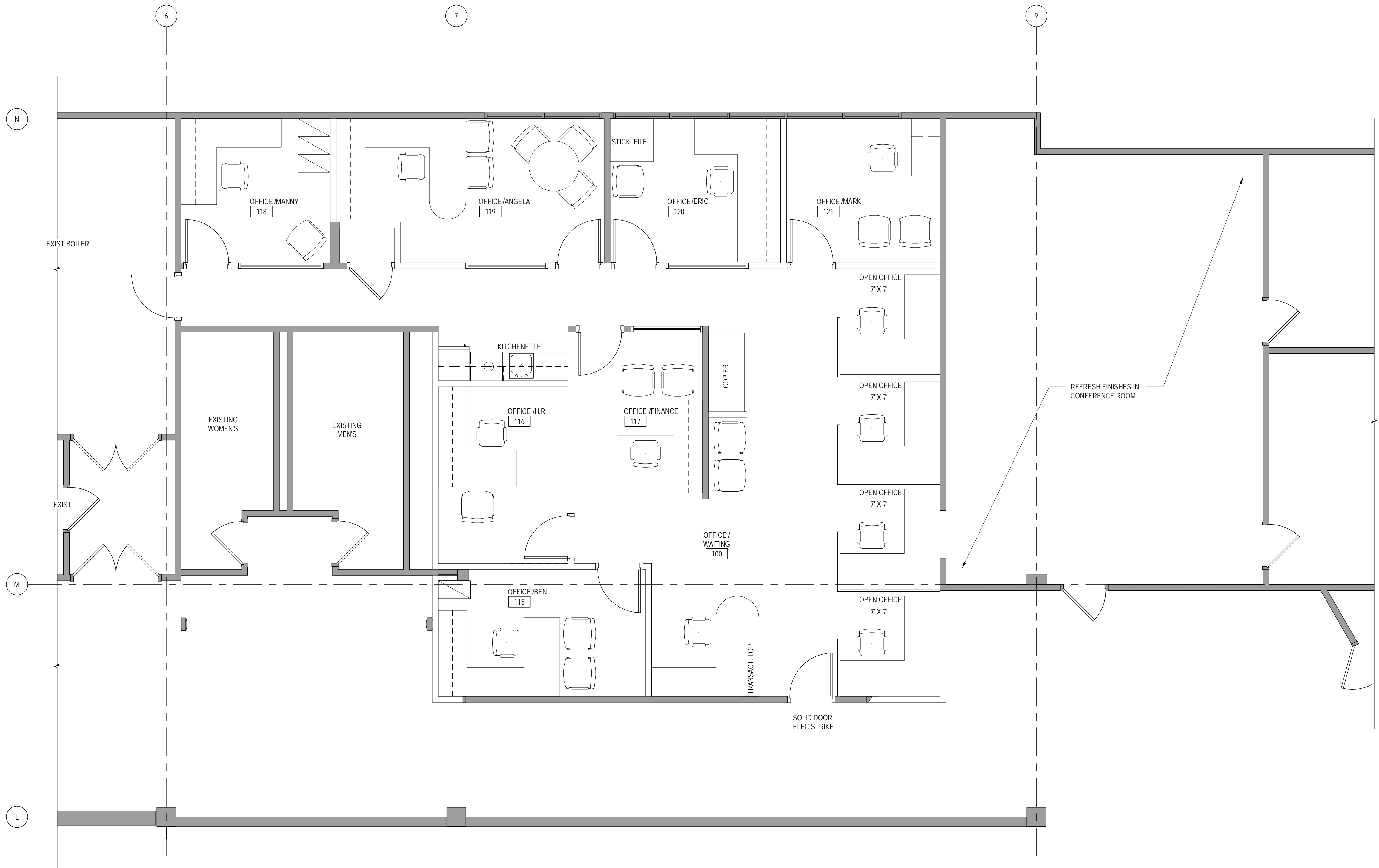


REV. DESC. DATE:

DATE: 6/18/18 Received 8/6/18
PROJECT #: 1816
SHEET #:



2 ALTERNATE 1 - TOILETS
A6 1/4" = 1'-0"

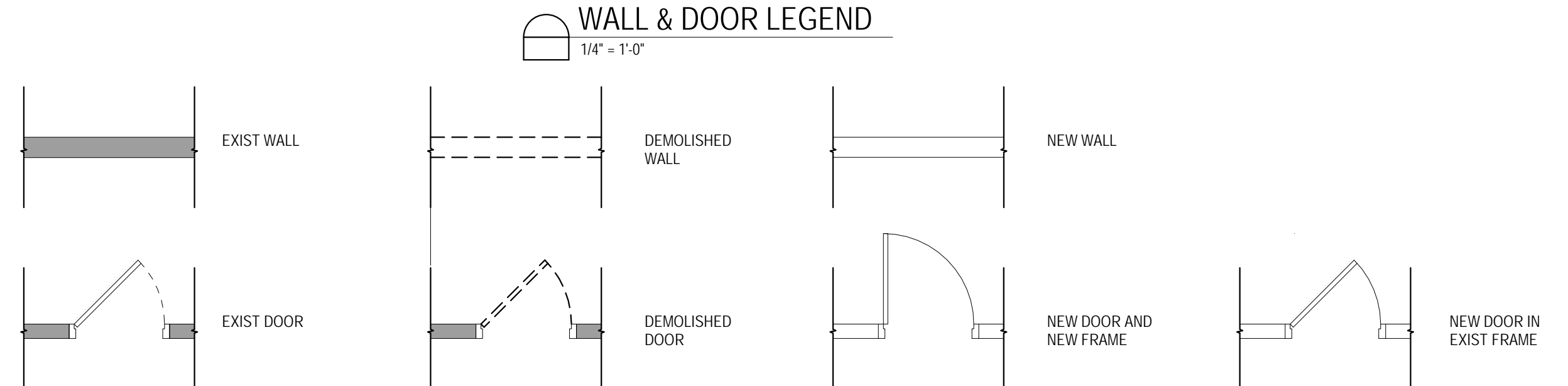


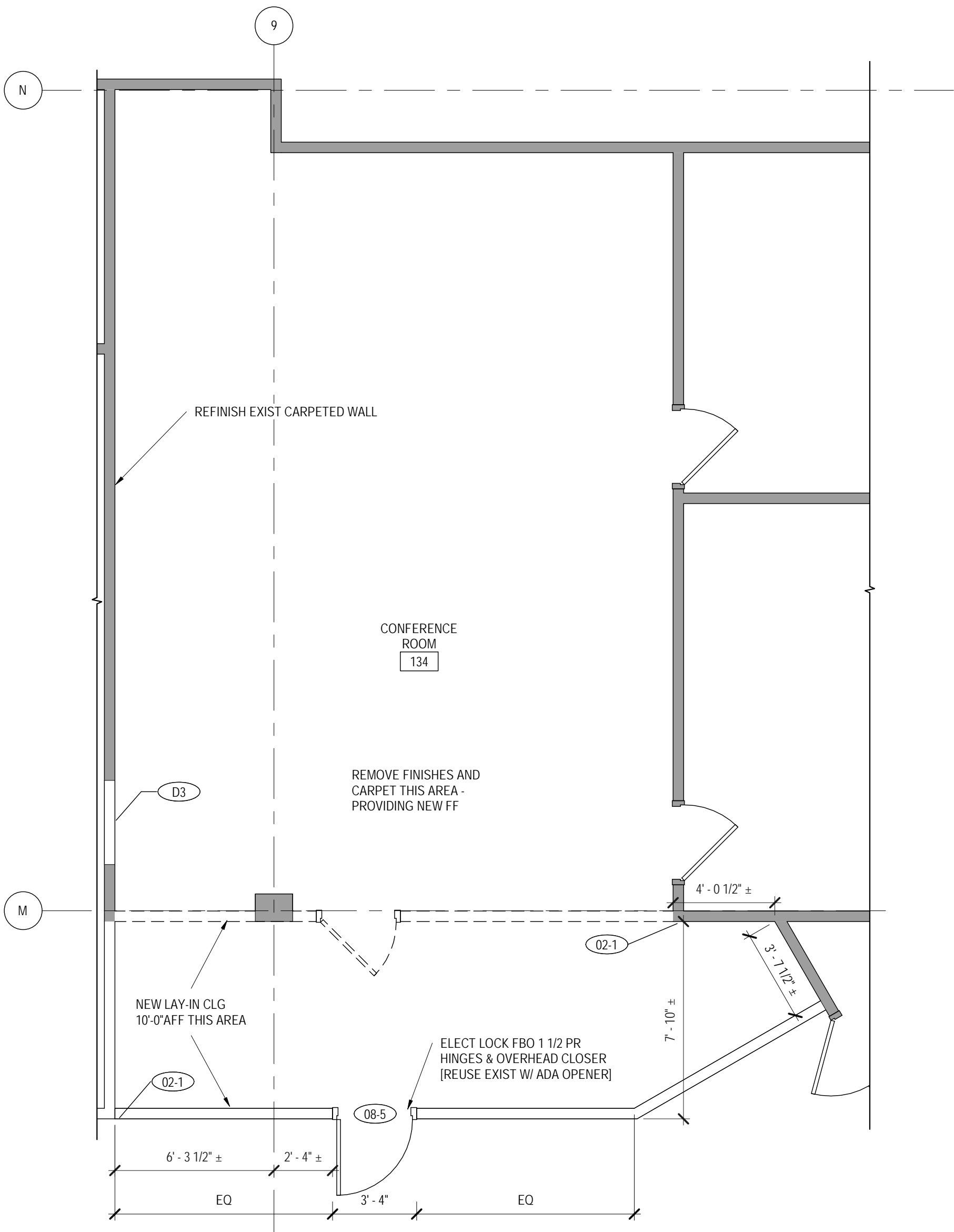
1 FURNITURE PLAN
A6 1/4" = 1'-0"

GENERAL NOTES

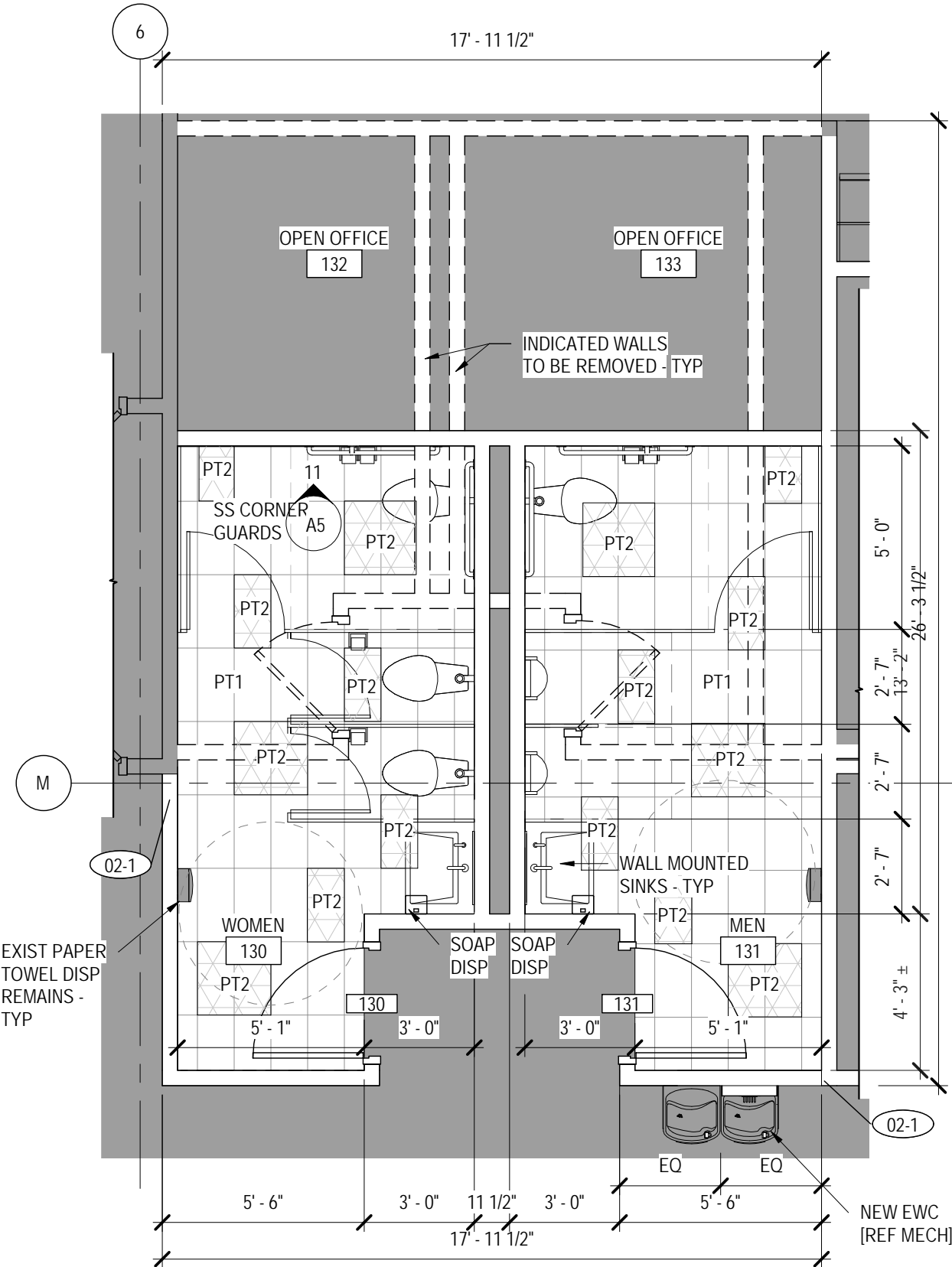
- ALL WALL FINISHES SHALL BE PNT U.N.O.
- ALL FLOORS CARPET SHALL BE TANDUS CENTIVA STYLE: LINEWAVE 04846 COLOR: AZULINE 21308 IN 24X24 INSTALLED VERTICAL ASHLAR PATTERN
- ALL INT PARTITIONS 3 5/8" MTL STUDS W/ 5/8" GWB EACH SIDE AND FULL DEPTH SOUND INSUL EXTENDED TO STRUCTURE.
- INTERIOR DIMENSIONS ARE TO F.O. STUD, U.N.O.
- DIMENSIONS TO EXISTING WALLS ARE TO FINISH FACE, U.N.O. ALIGN WITH EXIST PARTITIONS WHERE INDICATED.
- DOOR HARDWARE MARKS USA SURVIVOR SERIES LEVERSETS: STYLE ELECT. CARD LOCK #195-260. F83 @ DOOR 125; F91 @ ELEC 126 DOOR; F83 STYLE ELECT. CARD LOCK DOOR 100 F80. ALL OFFICE DOORS F84. VERIFY ALL LOCKS FUNCTION W/ OWNER. PROVIDE 1 1/2 PR HINGES TO MATCH FRAMING.
- ALL WALLS GWB PAINTED U.N.O. EXIST GWB HAS ORANGE PEEL FINISH - MATCH EXIST.
- PNT - SHERWIN WILLIAMS SW 7651 FRONT PORCH
- ALL BASE 4" RUBBER COVE U.N.O. COLOR AS SELECTED ROPPE 195 LIGHT GRAY 1/8"
- LAY-IN CLG 10'-0" AFF - ARMSTRONG ULTIMA TEGULAR FINE TEXTILES 1942 9/16" BEVELED TEGULAR ON SUPRAFINE GRID.
- STOREFRONT DESIGN BASED ON KAWNEER TRIFAB 451 MEDIUM STILE, FINISH: NATURAL ANODIZED ALUMINUM.
- ALL ELECTRICAL OUTLETS IN OFFICE SPACES TO BE LOCATED @ 10" CL

WALL & DOOR LEGEND

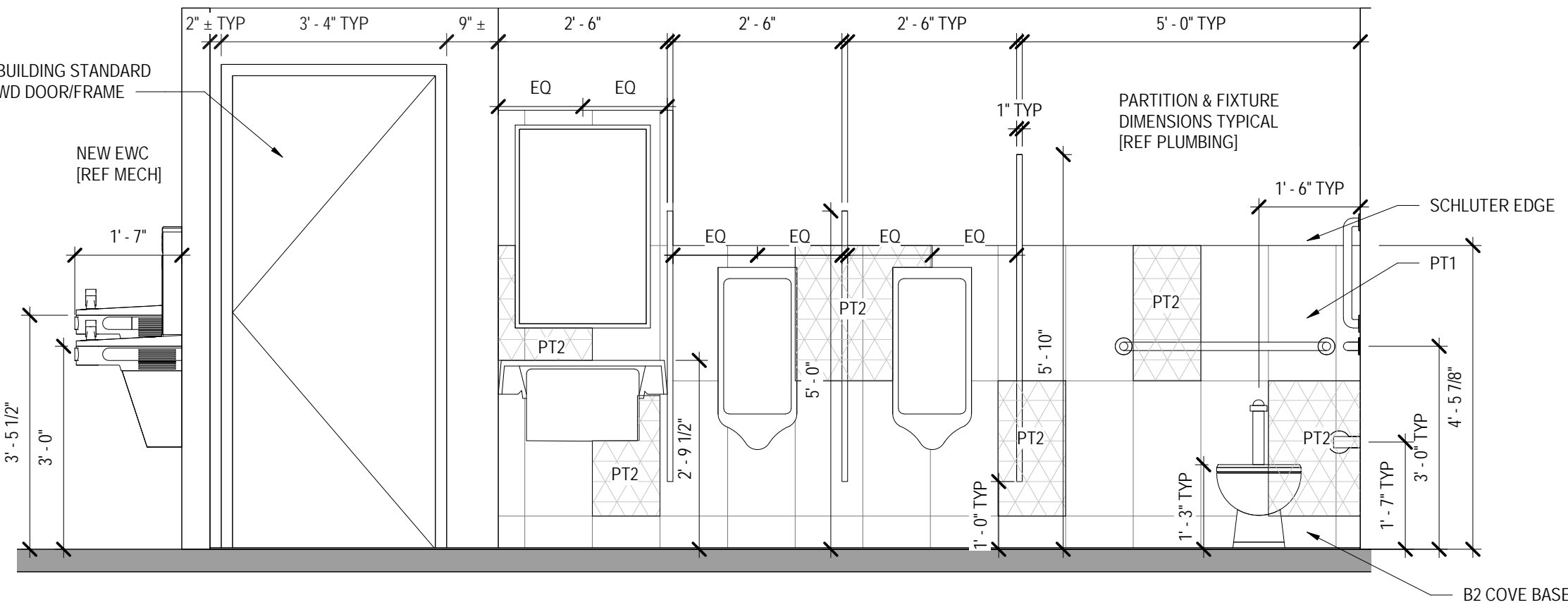




1
A4 1/4" = 1'-0"



2
A4 1/4" = 1'-0"



4
A4 1/2" = 1'-0"

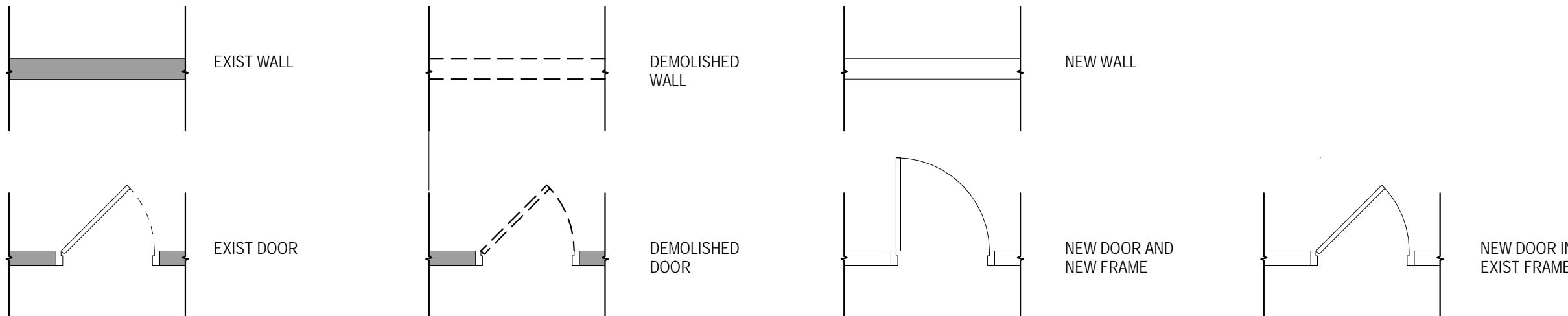
FINISH LEGEND

- B2 - DALTILE FABRICART COVE BASE MIDNIGHT BLUE
- OM - WILSONART HAIDA Q4008 65"x130" SLAB
- PNT1 - SHERWIN WILLIAMS SW FRONT PORCH 12"x24"
- PT1 - DALTILE FABRICART TEXTILE MIDNIGHT BLUE 12"x24"
- PT2 - DALTILE FABRICART KALEIDOSCOPE MIDNIGHT BLUE 12"x24"
- PT3 - DALTILE SLIMLITE PORCELAIN PANELS 39"x118" TERRA SERIES COLOR: STONE TP54(3) - ALTERNATE
- PT4 - DALTILE FABRICART TEXTILE MOSAIC MIDNIGHT BLUE

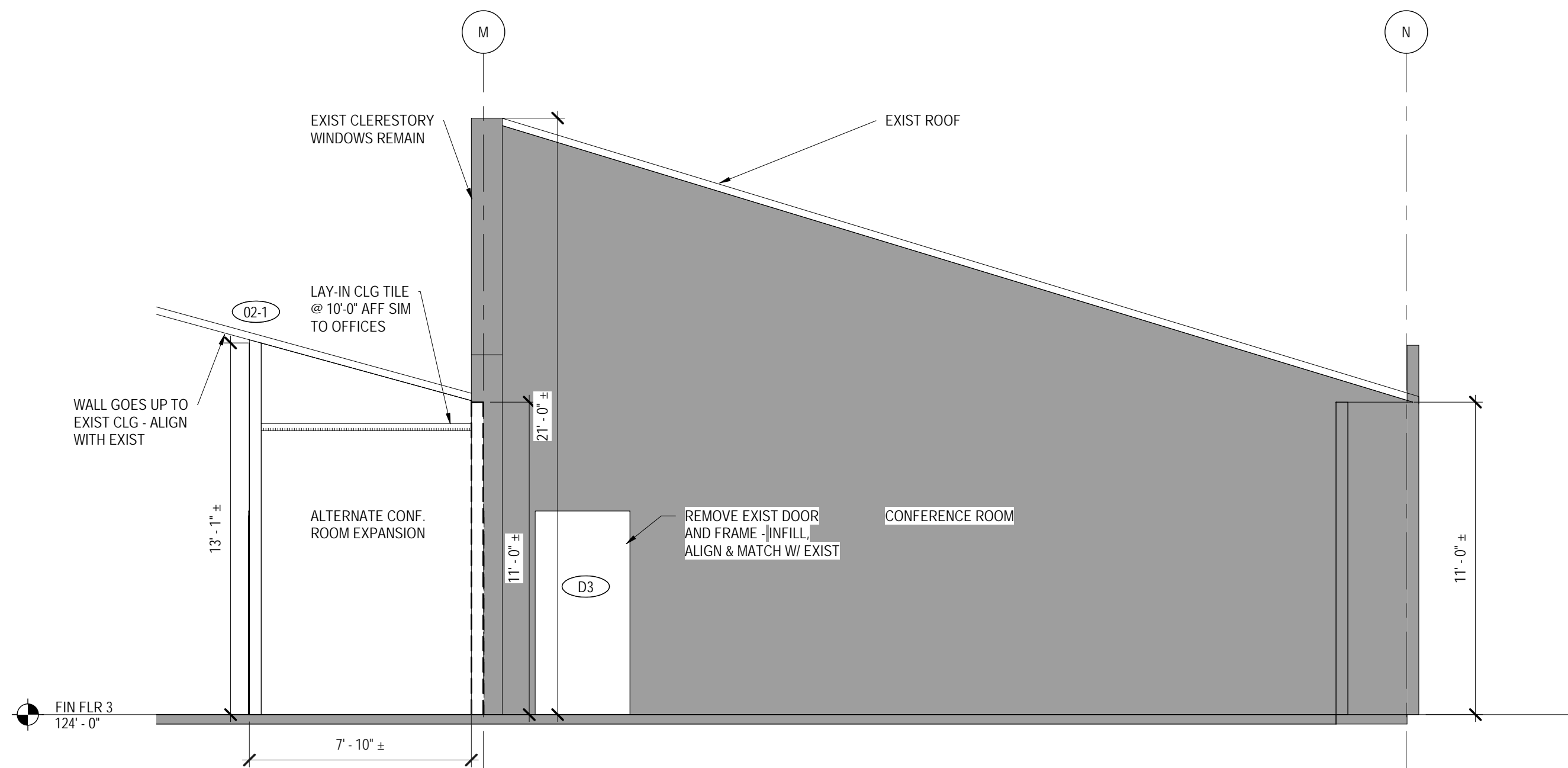
KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
02-1	ALIGN WITH EXISTING
08-5	BUILDING STANDARD WOOD DOOR W/ HOLLOW METAL FRAME [PNT FRAME TO MATCH WALL] DOOR FIRE RATING TO MATCH EXISTING WALL FIRE RATING
D3	REMOVE DOOR AND FRAME

WALL & DOOR LEGEND



- ALTERNATE NO.1 NOTES**
- TOILET PARTITIONS TO BE PLAM. COLOR TO BE SELECTED
 - GRAB BARS TO BE BRUSHED SS
 - PATCH/REPAIR FLOORS WHERE OLD PLBG IS REMOVED
 - COORDINATE ANY NEW PENETRATIONS REQUIRED FOR PLBG W/EXIST STRUCTURE
 - NEW DOORS TO MATCH EXIST BLDG STD AND FINISH



3
A4 1/4" = 1'-0"

Key Task	Start Date	End Date
Contract Approval	9/4/18	9/4/18
Material Submittals	9/7/18	9/28/18
Material Procurement	9/28/18	11/2/18
Mobilization	9/18/18	9/24/18
Office Construction	9/25/18	12/14/18
Bathroom Construction	9/25/18	11/23/18
Inspections	12/21/18	12/27/18
Certificate of Occupancy	12/27/18	12/28/18