

# Customs and Border Protection Facility Design

January 9, 2018

The logo for ADDISON, featuring the word "ADDISON" in a bold, blue, sans-serif font inside a white circle. The circle is set against a blue background that is part of a larger graphic element on the right side of the slide, which includes a white diagonal line and a grey triangle.

## Project History and Background

A small version of the ADDISON logo, consisting of the word "ADDISON" in blue text inside a white circle, which is itself inside a blue circle.

- October 11, 2016 – Council directed staff to procure costs estimates for development alternatives at three sites on the airport:
  - A stand-alone Customs and Border Protection (CBP) Federal Inspection Station (FIS) facility
  - A CBP facility combined with airport administration offices
  - A CBP facility co-located with a Fixed Base Operator
- Request for Qualifications issued November, 2016
- February 28, 2017 – Council approved a contract with Page Southerland Page, Inc., to conduct site analysis and provide facility cost estimates

## Project History and Background

The logo for ADDISON, consisting of the word "ADDISON" in white capital letters inside a blue circle.

- July 11, 2017 – Council approved the mid-field site and the addition of airport administration offices, either as a stand-alone building or combined with the CBP facility
- Council will provide direction on whether to proceed with the airport administration office alternative after schematic design and cost estimates are presented

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## Design and Engineering Services Scope of Work

The logo for ADDISON, consisting of the word "ADDISON" in white capital letters inside a blue circle.

- Demolition of existing 40,000sf hangar and associated pavement
- Design of CBP facility, airside and landside pavements, and optional airport administration offices, to include:
  - Structural engineering
  - Mechanical, Electrical, and Plumbing (MEP)
  - Landscaping and irrigation
  - IT & Audio Visual design, Furniture, Fixtures, and Equipment (FF&E)
- CBP coordination
- Cost Estimating
- Bid phase and construction phase services
- Facilities commissioning

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## Design Development Process



- Schematic design of 1 base design and 2 options – approximately 1.5 months to complete:
  - Federal Inspection Station (FIS) facility as stand-alone
  - FIS plus airport administration office in adjacent building
  - FIS plus airport administration office combined with CPB building
- Costs estimates will be provided for each scenario
- Available funding amounts and sources will be reviewed
  - Recommendation on closing the gap (if any)
- Seek Council direction
  - Airport administration option
  - Funding decision

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## Design Development Process (continued)



- Design Development – Approximately 8 months:
  - FIS facility and associated ramp and landside parking
    - Airport administration office, if so directed, in adjacent building or combined with FIS
- Construction documents
  - Detailed cost estimates will be provided at 25% construction documents development
- Confirmation of available funding to match cost estimates

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## Bidding and Construction Contract Award Schedule



- Bidding phase – 2 months
- Construction phase – 12 months for FIS alone; 18 months for FIS plus airport offices
- Commissioning - assuring that all systems and components of the facility are designed, installed, and operate according to the Town's and CBP's requirements

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## Design Fee Details



Total Fee	\$857,663
Design of demolition of existing 40,000sf hangar	\$7,000
Airfield ramp design	\$132,006
FIS facility design – schematic to construction documents	\$364,459
Airport administration office (if selected)	\$145,638
CBP coordination	\$7,000
IT/AV design	\$26,350
Furniture, Fixtures, and Equipment	\$10,000
Signage and wayfinding	\$19,000
Commissioning	\$56,100
Reimbursable costs – travel, printing, accessibility inspection	\$52,750
Cost estimating	\$37,360

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## Design Fee as Percent of Construction



- Industry standard is 10-12%
- No two facilities are exactly alike even if the use is the same
- No two projects are exactly the same
- Construction costs are preliminary estimates only – not based on an actual facility design

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## Comparison to Other Airports' Customs Facility



Airport	Facility Size (square feet)	Estimated Construction Cost (\$)	Design Fee (\$)	Design Fee as Percent of Construction Cost (%)
Addison Airport FIS only, w/o ramp and demo costs	3,400	2,559,261	346,357*	13.5
Addison Airport FIS + ramp, demo, and airfield costs	3,400	4,181,747	485,363*	11.6
Addison Airport FIS +airport office, ramp and demolition	8,100	5,836,207	649,103*	11.1
Conroe-North Houston Regional Airport	3,300	2,500,000	341,000	13.6
Boca Raton Airport (Florida)	4,400	4,500,000	1,100,000	24.4

\* The fee amount does not include additional costs such as the enhanced IT/Audio-Visual, Furniture, Fixtures, and Equipment (FF&E), signage and wayfinding, detailed cost estimating, reimbursable costs such as travel and printing, and commissioning.

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## Recommendation

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- Recommend award of contract with Page Southerland Page, Inc., for design of Customs facility at Addison Airport

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## Questions?

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