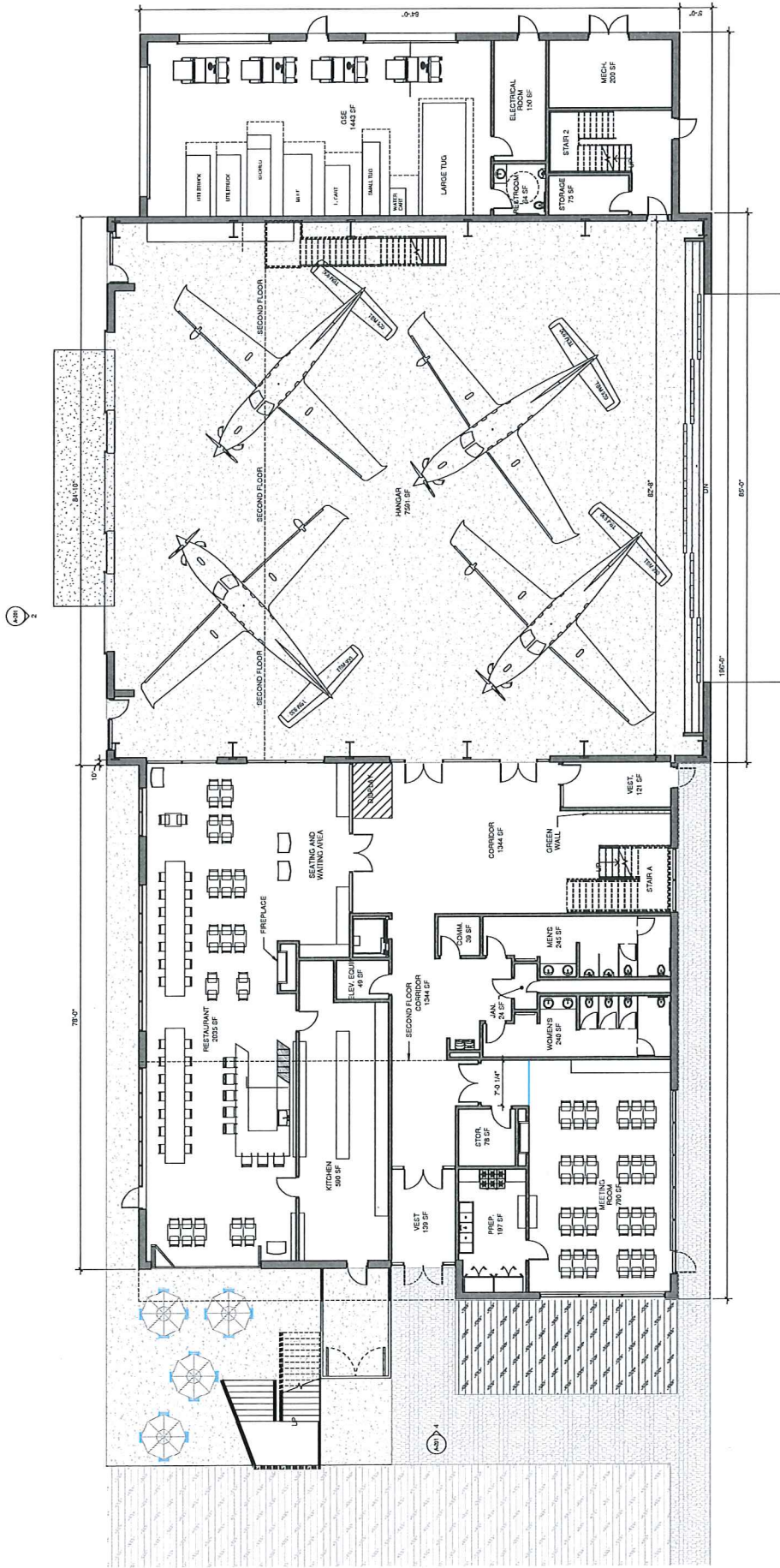
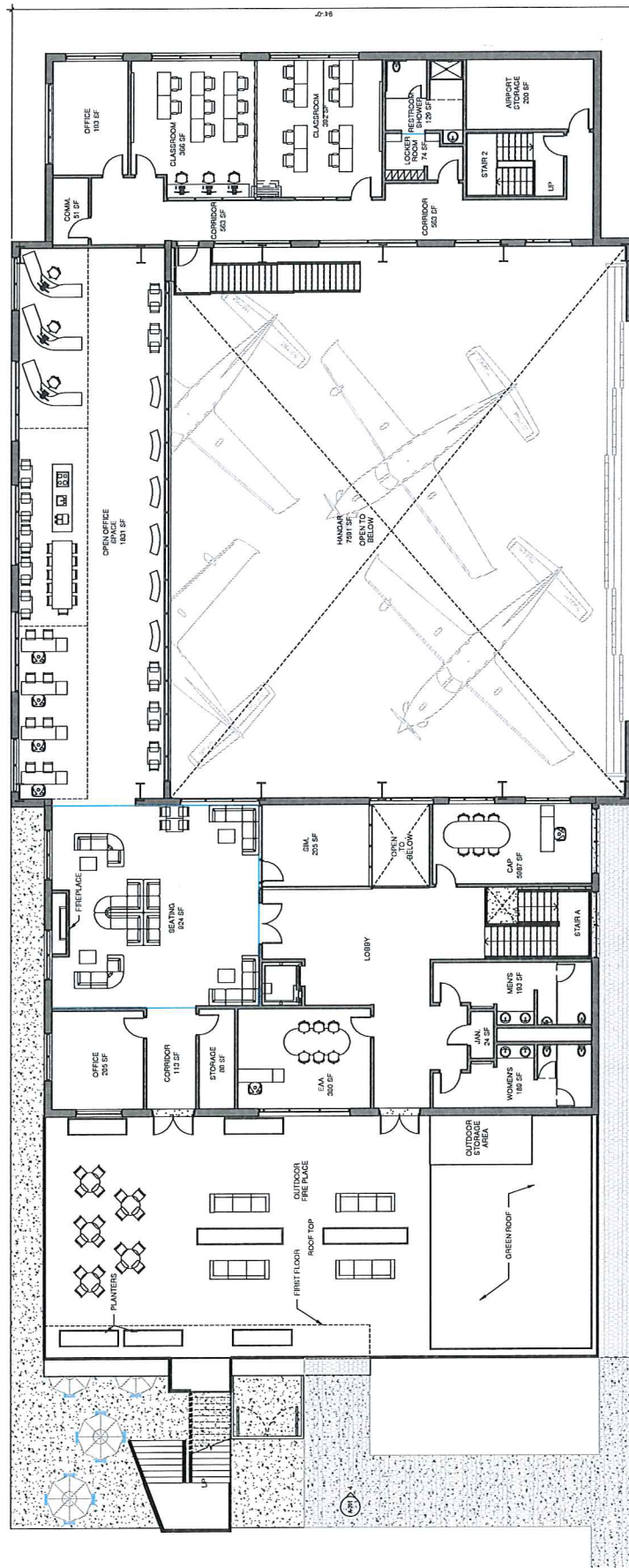


**Hangar 2 Options Considered
but Dismissed due to Cost and
Feasibility Challenges.**



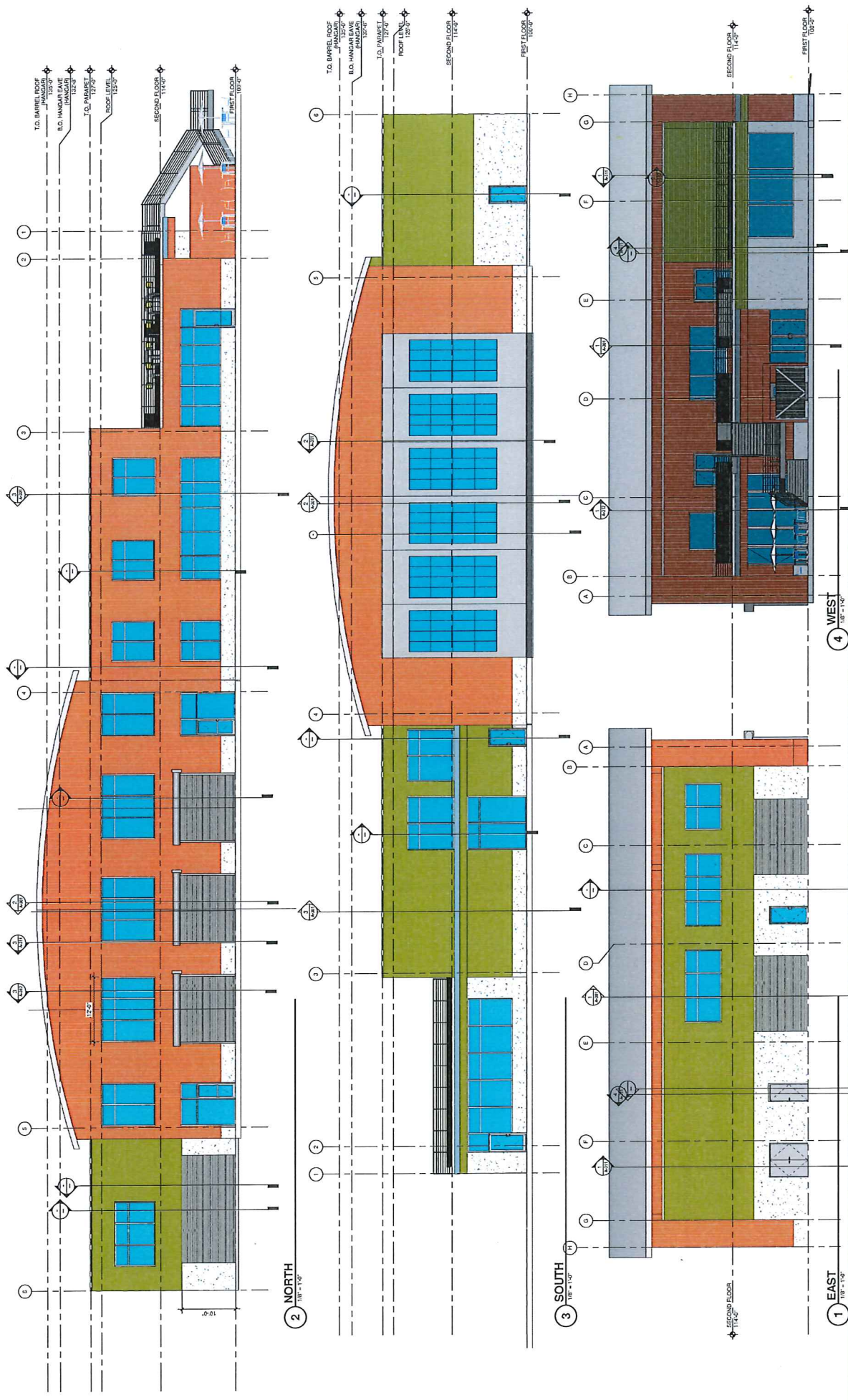
FIRST FLOOR PLAN
100' x 113'

TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 FIRST FLOOR PLAN
 OPTION 1



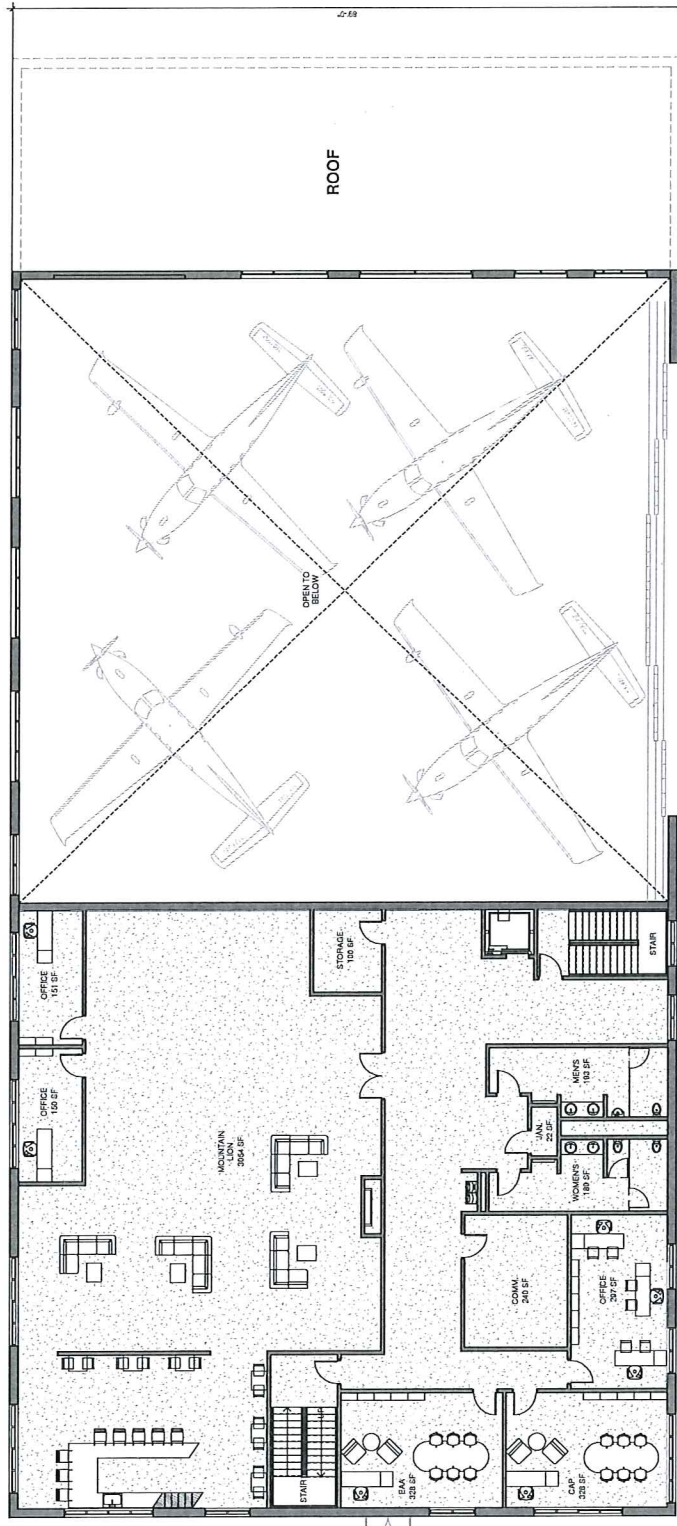
TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 SECOND FLOOR PLAN
 OPTION 1

TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
EXTERIOR ELEVATIONS
OPTION 1



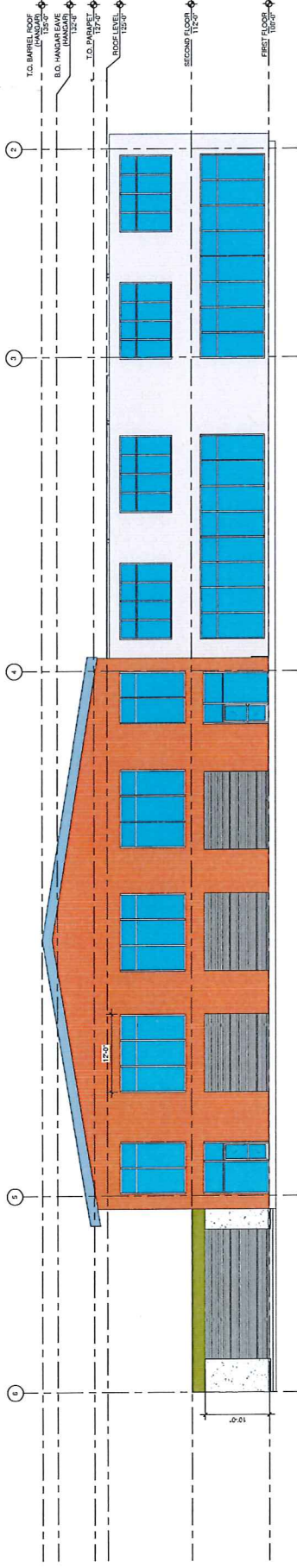
PROJECT BALANCE SHEET

DESIGN/CONSTRUCTION		SCHEMATIC DESIGN ESTIMATE 2/19/2018							
		Alt. No. 1 Pre-Engineered Building at Hangar	Alt. No. 2 Exterior Stairs	Alt. No. 3 Roof Accessories	Alt. No. 4 Nana Door and Fire Rated Glass	Alt. No. 5 Fire Places and Fire Pit	Alt. No. 6 Green Wall	Alt. No. 7 Epoxy Flooring at Hangar	Alt. No. 8 Vehicle Charging Station
The project consists of a two story structure. The building is 25,638 square feet which includes a hangar, restaurant and kitchen, common space and GSE on the lower level. The second level includes a green roof, roof top patio, and white box area. Pricing is based on Mead and Hunt drawings dated 1/03/18. Costs are figured for a June 2018 construction start and a total project duration of 10 months.									
Hangar and Common Space	15987	\$ 7,568,357	\$ 25,805	\$ 182,500	\$ 74,673	\$ 37,000	\$ 17,500	\$ 42,465	\$ 28,457
GSE	1544	\$ 202,102							
Restaurant	2769	\$ 743,400							
Mountain Lion Space	5344								
Comprehensive Insurance		\$ 97,058	\$ 294	\$ 2,081	\$ 851	\$ 422	\$ 200	\$ 484	\$ 324
Contractor Fee		\$ 430,546	\$ 1,305	\$ 9,229	\$ 3,776	\$ 1,871	\$ 885	\$ 2,147	\$ 1,439
Design Contingency		\$ 452,073	\$ 1,370	\$ 9,690	\$ 3,965	\$ 1,965	\$ 929	\$ 2,255	\$ 1,511
Construction Contingency		\$ 904,146	\$ 2,877	\$ 203,500	\$ 8,327	\$ 4,126	\$ 1,951	\$ 4,735	\$ 3,173
		Subtotal	\$ 10,397,682	\$ 31,651	\$ 407,000	\$ 45,383	\$ 21,465	\$ 52,086	\$ 34,905
Architectural Reimbursable Expenses		\$ 1,455,675	\$ 4,431	\$ 56,980	\$ 12,823	\$ 6,354	\$ 3,005	\$ 7,292	\$ 4,887
Soil Investigation & Soils Report Allowance		\$ 10,000							
Storm Water & Landscape Design Allowance		\$ 25,000							
Plan Review Fees, Reimbursable Expense, Permits Allowance		Included							
Zoning Permit		Included							
Planning Commission - Certified Survey Fee		Included							
Preliminary & Final Plat, CDP and Contract Fee		\$ 10,000							
Materials Testing Allowance		Included							
Electrical and Gas Usage Allowance		\$ 20,000							
Utility Connect Fee		Included							
Furniture/Furnishings & Equipment		\$ 100,000							
Low Voltage Install & Equipment		\$ 4,000							
Moving Expenses		By Owner							
Hazardous Material Testing & Removal		By Owner							
Utilities During Construction (gas, electric, water)		By Owner							
Builder's Risk Policy Allowance		By Owner							
Owner's Contingency		\$ 15,000							
		Subtotal	\$ 1,639,675	\$ 36,082	\$ 463,980	\$ 51,737	\$ 24,470	\$ 59,378	\$ 39,792
Total Estimated Project Costs		\$ 12,037,357							
Approved Project Budget		\$ -							
Over/(Under) Approved Budget		\$ -							
Construction Cost for 2018									
Construction Inflation for 2019		\$ 10,397,682	\$ (489,657.18)	\$ 31,651	\$ 407,000	\$ 45,383	\$ 21,465	\$ 52,086	\$ 34,905
Development Cost 2018		\$ 519,884	\$ 24,483	\$ 20,350	\$ 4,580	\$ 2,269	\$ 1,073	\$ 2,604	\$ 1,745
Development Cost Inflation		\$ 1,639,675	\$ (68,552.01)	\$ 4,431	\$ 56,980	\$ 6,354	\$ 3,005	\$ 7,292	\$ 4,887
Alt. 2 - Accepted		\$ 81,984	\$ 3,428	\$ 222	\$ 2,849	\$ 641	\$ 318	\$ 150	\$ 365
		Subtotal	\$ (530,299)	\$ 37,886	\$ 487,179	\$ 54,324	\$ 25,694	\$ 62,347	\$ 41,781
		Cost per SF	\$ 472						

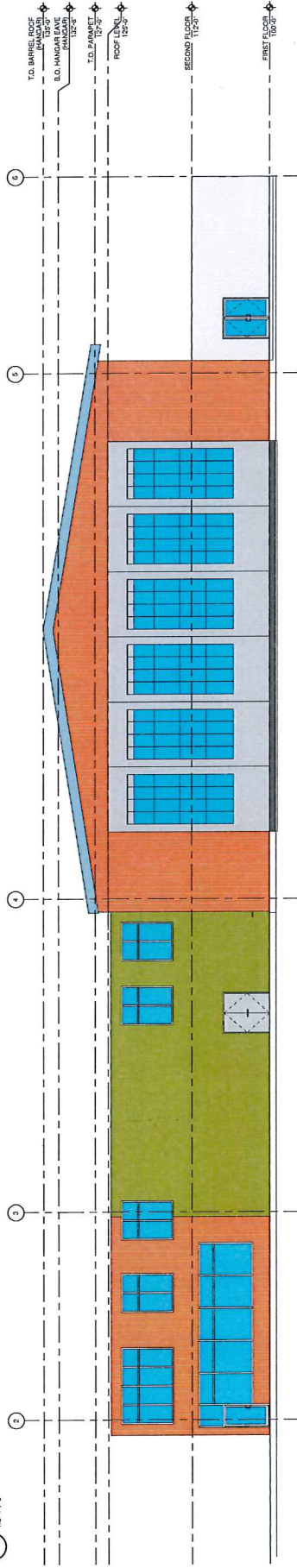


SECOND FLOOR PLAN
1/8" = 1'-0"

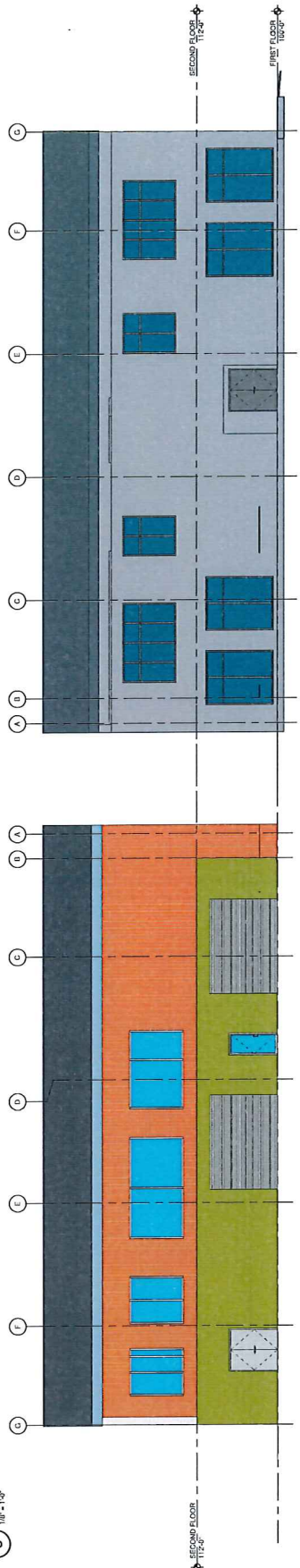
TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 SECOND FLOOR PLAN
 OPTION 2



4 NORTH
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"



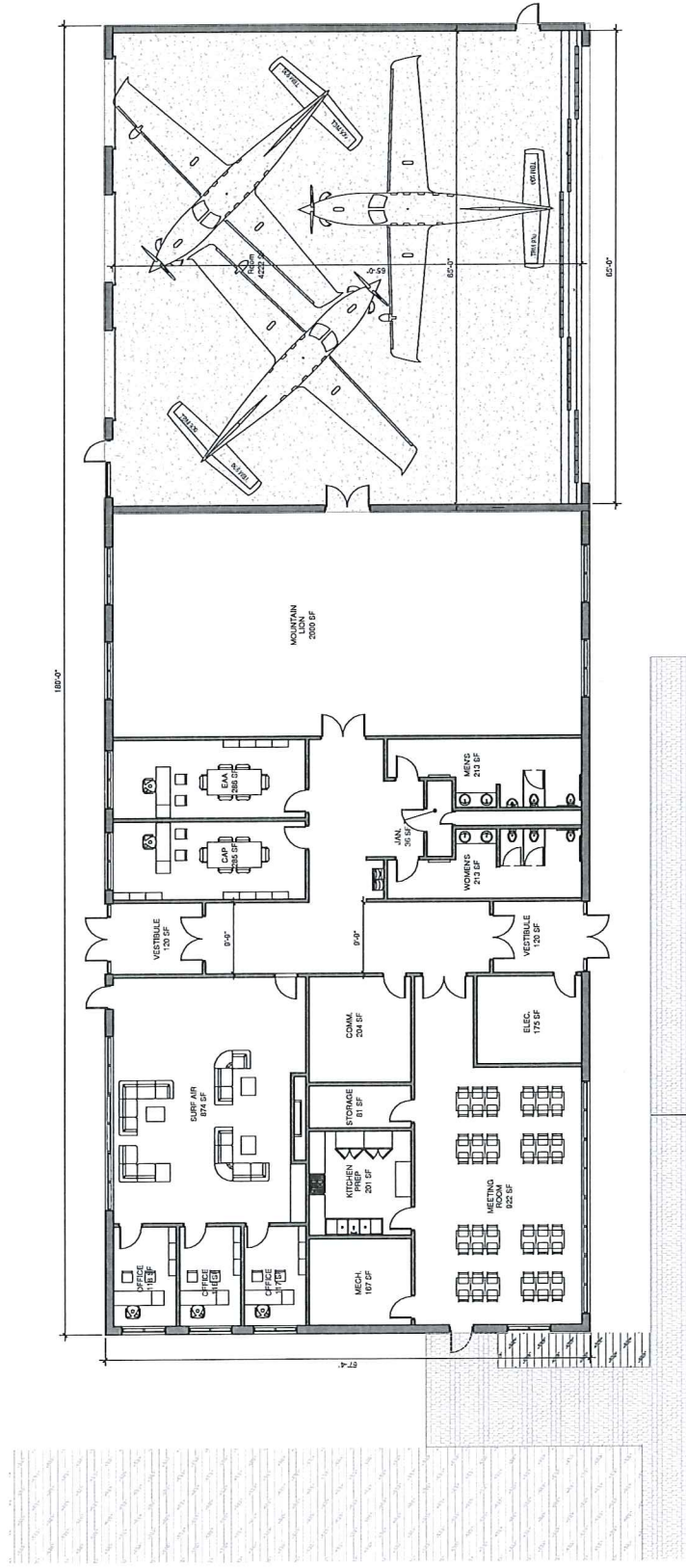
2 EAST
1/8" = 1'-0"

1 WEST
1/8" = 1'-0"

TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 EXTERIOR ELEVATIONS
 OPTION 2

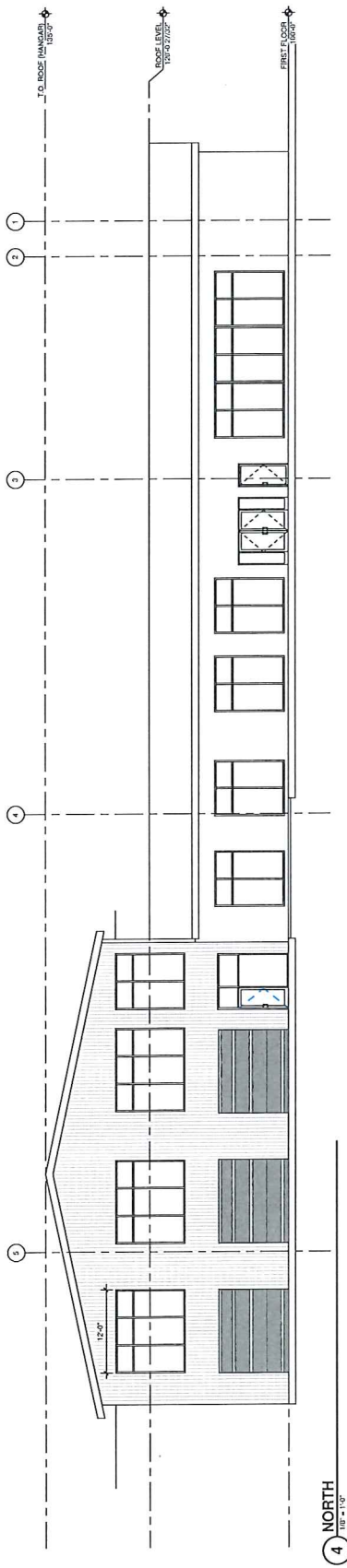
PROJECT BALANCE SHEET- SCHEME 2

DESIGN/CONSTRUCTION	The project consists of a two story structure. Pricing is based on Mead and Hunt drawings dated 11/29/17. The total square foot for the building will be 22,975. Costs are figured for a June 2018 construction start and a total project duration of 10 months.			
	Hangar and Common Space	14804 SF		
	GSE	1697 SF	\$	6,892,500
	Restaurant	2949 SF		
	Mountain Lion	3525 SF		
	Comprehensive Insurance		1.14%	\$ 78,575
	Contractor Fee		5.00%	\$ 348,554
	Design Contingency		5.00%	\$ 365,981
	Construction Contingency		10.00%	\$ 731,963
			Subtotal	\$ 8,417,572
PROJECT DEVELOPMENT	Architectural Reimbursable Expenses		14.00%	\$ 1,178,460
	Soil Investigation & Soils Report Allowance			\$ 10,000
	Storm Water & Landscape Design Allowance			\$ 25,000
	Plan Review Fees, Reimbursable Expense, Permits Allowance			Included
	Zoning Permit			Included
	Planning Commission - Certified Survey Fee			Included
	Preliminary & Final Plat, CDP and Contract Fee			\$ 10,000
	Materials Testing Allowance			Included
	Electrical and Gas Usage Allowance			\$ 20,000
	Utility Connect Fee			Included
	Furniture/Furnishings & Equipment			\$ 100,000
	Low Voltage Install & Equipment			\$ 4,000
	Moving Expenses			By Owner
	Hazardous Material Testing & Removal			By Owner
	Utilities During Construction (gas, electric, water)			By Owner
Builder's Risk Policy Allowance			By Owner	
Owner's Contingency			\$ 15,000	
		Subtotal	\$ 1,362,460	
TOTAL	Total Estimated Project Costs			\$ 9,780,033
	Approved Project Budget			\$ -
	Over/(Under) Approved Budget			
ALT. 9	Construction Cost for 2018			\$ 8,417,572
	Construction Inflation for 2019		5.00%	\$ 420,879
	Development Cost 2018			\$ 1,362,460
	Development Cost Inflation		5.00%	\$ 68,123
			Subtotal	\$ 10,269,034
		Cost per SF	\$ 447	

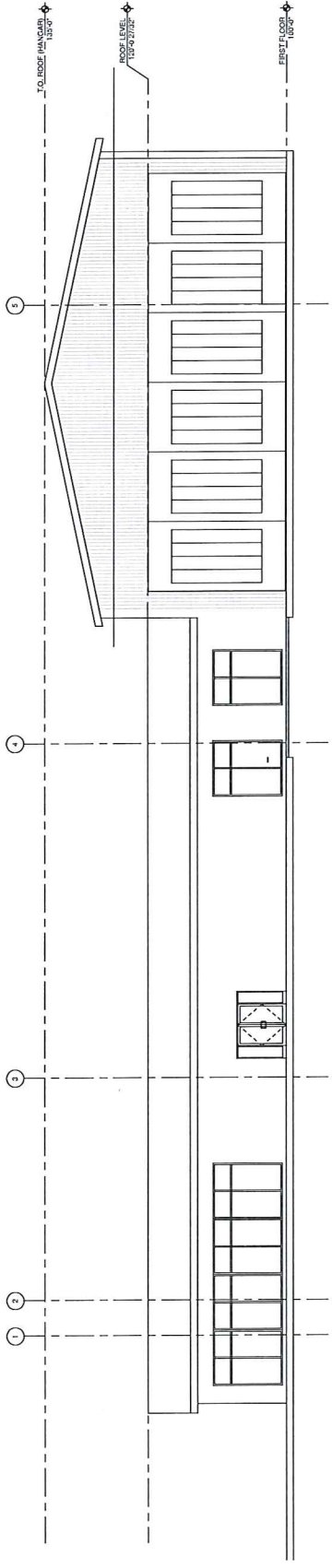


FIRST FLOOR PLAN
18-019

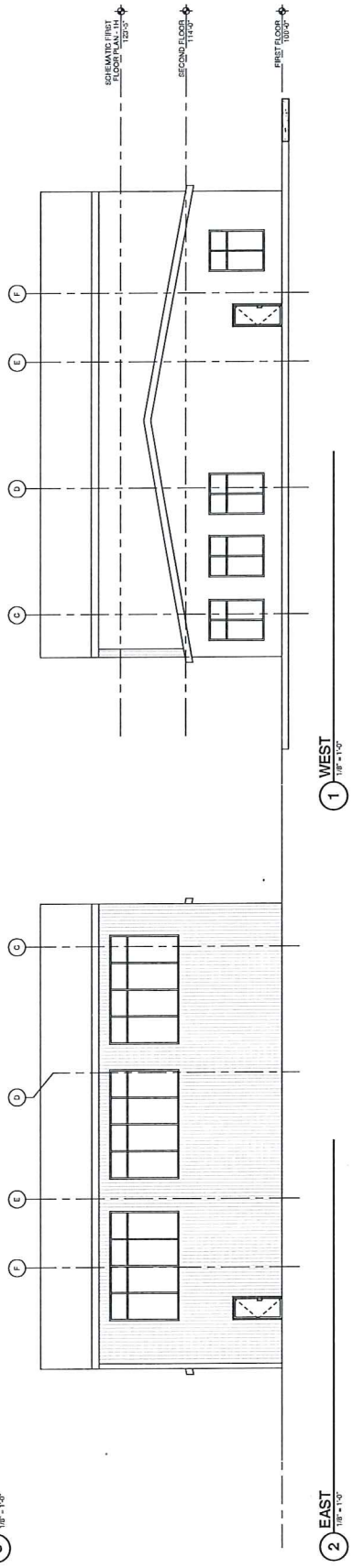
TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 FIRST FLOOR PLAN
 OPTION 3A



4 NORTH
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"

TRUCKEE TAHOE AIRPORT DISTRICT
HANGAR 2
 EXTERIOR ELEVATIONS
 OPTION 3A

Mead & Hunt
 A-201

PROJECT BALANCE SHEET- SCHEME 3

DESIGN/CONSTRUCTION	The project consists of a one story structure. The project includes a hangar, common space, kitchen, restaurant and Mountain Lion area. Pricing is based on Mead and Hunt drawings dated 11/28/17. Costs are figured for a June 2018 construction start and a total project duration of 10 months.			
	Hangar and Common Spac	8585 SF		
	GSE	0 SF		
	Restaurant Kitchen	1170 SF	\$	4,291,305
	Mountain Lion Space	2002 SF		
	Comprehensive Insurance		1.14%	\$ 48,921
	Contractor Fee		5.00%	\$ 217,011
	Design Contingency		5.00%	\$ 227,862
	Construction Contingency		10.00%	\$ 455,724
			Subtotal	\$ 5,240,823

PROJECT DEVELOPMENT	Architectural Reimbursable Expenses	14.00%	\$	733,715
	Soil Investigation & Soils Report Allowance		\$	10,000
	Storm Water & Landscape Design Allowance		\$	25,000
	Plan Review Fees, Reimbursable Expense, Permits Allowance			Included
	Zoning Permit			Included
	Planning Commission - Certified Survey Fee			Included
	Preliminary & Final Plat, CDP and Contract Fee		\$	10,000
	Materials Testing Allowance			Included
	Electrical and Gas Usage Allowance		\$	20,000
	Utility Connect Fee			Included
	Furniture/Furnishings & Equipment		\$	100,000
	Low Voltage Install & Equipment		\$	4,000
	Moving Expenses			By Owner
	Hazardous Material Testing & Removal			By Owner
	Utilities During Construction (gas, electric, water)			By Owner
Builder's Risk Policy Allowance			By Owner	
Owner's Contingency		\$	15,000	
		Subtotal	\$ 917,715	

TOTAL	Total Estimated Project Costs		\$	6,158,538
	Approved Project Budget		\$	-
	Over/(Under) Approved Budget			

ALT. 9	Construction Cost for 2018		\$	5,240,823
	Construction Inflation for 2019	5.00%	\$	262,041
	Development Cost 2018		\$	917,715
	Development Cost Inflation	5.00%	\$	45,886
			Subtotal	\$ 6,466,465
		Cost per SF	\$ 550	