

# MEMORANDUM

Agenda Item No. 11(A)(14)

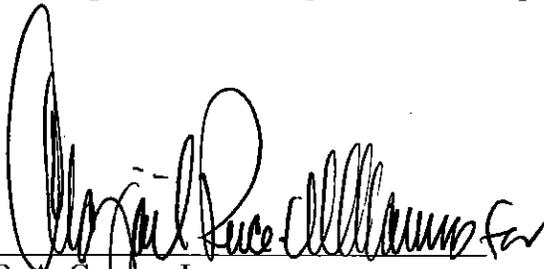
**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** May 5, 2015

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution waiving  
Administrative Rules for  
Economic Development Fund  
Project 124 of Building Better  
Communities General Obligation  
Bond Program, subject to  
recapture, approving allocation  
of up to \$5,000,000.00 from  
Building Better Communities  
General Obligation Bond  
Program Project No. 124 to  
Turnberry Airport Holdings,  
LLC to fund Fontainebleau  
Aviation Project

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** May 5, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(14)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(14)  
5-5-15

RESOLUTION NO. \_\_\_\_\_

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM, SUBJECT TO RECAPTURE, APPROVING ALLOCATION OF UP TO \$5,000,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 124 TO TURNBERRY AIRPORT HOLDINGS, LLC TO FUND FONTAINEBLEAU AVIATION PROJECT, AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF A GRANT AGREEMENT WITH TURNBERRY AIRPORT HOLDINGS, LLC PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT FOR CONSIDERATION BY BOARD

**WHEREAS**, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

**WHEREAS**, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 124 – Economic Development Fund ("Project 124") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

**WHEREAS**, the goal of Project 124 is to encourage private sector development through public infrastructure investments that will create jobs and cause economic development which will have long term benefits to the community; and

**WHEREAS**, on July 7, 2014, Turnberry Airport Holdings, LLC submitted an application for Project 124 funding, a copy of which is attached to this resolution as Exhibit A, for funding public infrastructure costs associated with the construction and operation of a new fixed-base operator (“FBO”) at Opa-Locka Airport contiguous with a new maintenance hangar (the “Fontainebleau Aviation Project”); and

**WHEREAS**, this Board has previously allocated the entire Project 124 funds to other infrastructure projects, subject to the negotiation of the County Mayor or the County Mayor’s designee (the “County Mayor”), in accordance with Resolution No. R-123-15, of a Grant or Interlocal Agreement to be presented to this Board for its approval; and

**WHEREAS**, in the event that the County Mayor is unable to successfully negotiate a Grant or Interlocal Agreement and/or this Board does not approve the award of the Project 124 funds to one or more of the proposed Project 124 grant recipients to whom the Project 124 funds have been allocated, such funds will be recaptured and be available for re-allocation to other eligible Project 124 projects (the “Recaptured Funds”); and

**WHEREAS**, in the event that Recaptured Funds become available for re-allocation, this Board wishes to prioritize and approve an allocation of up to \$5,000,000.00 from Project 124 to Turnberry Airport Holdings, LLC for the funding of public infrastructure costs for the Fontainebleau Aviation Project in accordance with the administrative rules of the Bond Program (the “Administrative Rules”) such that Turnberry Airport Holdings, LLC shall be next in line to receive any Project 124 Recaptured Funds; and

**WHEREAS**, the individual Grant Agreement between the County and Turnberry Airport Holdings, LLC shall be submitted to the Board for approval in the future; and

**WHEREAS**, this Board wishes to waive the requirement, established in Resolution No. R-668-10 and set forth in the Administrative Rules, for Turnberry Airport Holdings, LLC that

Project 124 allocations be made to projects with a minimum value of \$10,000,000.00,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are approved and incorporated in this Resolution.

**Section 2.** The requirement in the Administrative Rules that each Project 124 allocation be a minimum of \$10,000,000.00 is waived for Turnberry Airport Holdings, LLC with regard to the Fontainebleau Aviation Project and, subject to the Recaptured Funds becoming available for re-allocation and the future consideration by this Board of a Grant Agreement between the County and Turnberry Airport Holdings, LLC, an allocation of up to \$5,000,000.00 from Project 124 to Turnberry Airport Holdings, LLC for the Fontainebleau Aviation Project is approved.

**Section 3.** The County will reallocate Recaptured Funds to projects in the order in which projects are allocated Project 124 Funds (i.e. the oldest allocation will receive Recaptured Funds first). Recaptured Funds shall be allocated to the Fontainebleau Aviation Project as such Recaptured Funds becomes available until such project is fully funded in the amount of the allocation approved by this Board.

**Section 4.** If and when any Recaptured Funds become available, the County Mayor is directed to negotiate, in accordance with Resolution No. R-123-15, the terms of a Grant Agreement with Turnberry Airport Holdings, LLC pursuant to the Administrative Rules. The County Mayor shall prepare and present a Grant Agreement to this Board for its consideration, provided, however, if the County Mayor is unable to successfully negotiate the terms of such Grant Agreement within the time period contemplated in Resolution No. R-123-15 which period shall commence on the date any Recaptured Funds for which the Fontainebleau Aviation Project

is eligible becomes available, a report detailing the status of the negotiations shall be presented to this Board instead and the County Mayor shall place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JRA

Juliette Antoine

266100

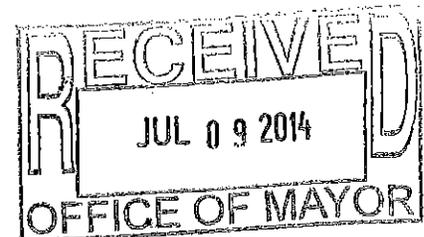
**Arnold, Diane (Office of the Mayor)**

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**From:** Courtney, Bobby <bcourtney@fbaviation.com>  
**Sent:** Wednesday, July 09, 2014 1:02 PM  
**To:** Osterholt, Jack (Office of the Mayor)  
**Cc:** Pyatt, Ken (Aviation); Arnold, Diane (Office of the Mayor); Garcia, Vicky (Aviation);  
lmaitkens@gmail.com; Erin Hendrix  
**Subject:** FW: EDF Application  
**Attachments:** economic-development-fund\_TBAirportHoldings.pdf; EDF Application Turnberry Airport  
Holdings Backup Info.pdf

Deputy Mayor Jack Osterholt,  
Please review and consider the attached application for Economic Development Funds for Turnberry Airport Holdings.  
Our commitment of investing in Miami-Dade is proven and we continue to development our first class operation at Opa-Locka Executive Airport.  
We appreciate your consideration.

Respectfully,



7

266100

**Economic Development Fund**  
Building Better Communities  
General Obligation Bond Program

**EDF General Project Overview**

Fontainebleau Aviation FBO at Opa-Locka Executive Airport  
Project Title

Turnberry Airport Holdings, LLC d/b/a Fontainebleau Aviation  
Name of Business

July 7, 2014  
Date Submitted

After review of this *Project Overview* the Office of Economic Development and International Trade may request additional information including a business plan containing a market assessment, financial proformas, and development site plans. The submission of this project overview does not guarantee funding.

Jack Osterholt, Director  
Regulatory and Economic Resources Department  
STEPHEN P. CLARK CENTER, 111 N.W. 1<sup>st</sup> STREET, SUITE 1900  
MIAMI, FLORIDA 33128  
Telephone (305) 375-1254 Fax (305) 679-7895  
[www.miamidade.gov/oedit](http://www.miamidade.gov/oedit)



ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



**1. BUSINESS INFORMATION**

A. Name of Business Unit: Turnberry Airport Holdings, LLC d/b/a Fontainebleau Aviation

B. Mailing Address: 19501 Biscayne Blvd., Suite 400

<i>Street Address</i>		
Aventura	Florida	33180
<i>City</i>	<i>State</i>	<i>Zip Code</i>

C. Primary Contact Person of Parent Company (if applicable):  
Bobby Courtney

D. Title: General Manager

Mailing Address: 4200 NW 145th Street

<i>Street Address</i>		
Opa-Locka	Florida	33054
<i>City</i>	<i>State</i>	<i>Zip Code</i>

Telephone: 305-685-4646 Fax: 305-953-5837

Email: BCourtney@fbaviation.com Website: www.fontainebleauaviation.com

E. Federal Employer Identification Number: 20-3897458

F. Unemployment Compensation Number: \_\_\_\_\_

G. Florida Sales Tax Registration Number: 23-8013931750-6

H. What is the business's tax year? (ex: Jan 1 to Dec 31): January 1 - December 31

I. Is this business an active and duly registered for-profit Florida corporation?  
Yes  No  If no, please explain: \_\_\_\_\_

Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.

Minority Owned Business  Woman Owned Business  Privately Owned Business   
Publicly Owned Business  None

Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?

Yes  No

J. Will the business requesting grant funds own or lease the property where the project will be located?

Own  Lease  (Note: Provide a copy of the deed showing ownership or a copy of the lease.)

K. If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s).

**2. PROJECT OVERVIEW**

A. Which of the following best describes this business<sup>1</sup>:

- New business unit to Miami-Dade County creating jobs.
- Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.  
(If an expansion, how many jobs are currently in the expanding business unit?) 5
- Developer building new construction for business Same as above (name of the company) that will be creating \_\_\_\_\_ jobs. 20 direct positions/100+ indirect positions

<sup>1</sup> Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



B. How many individuals are employed at all Florida locations? (FTE<sup>2</sup>)

52. The Principals (Turnberry & Fontainebleau Miami Beach) have approximately 5,000 employees, including 4,700 in Miami-Dade County.

C. Are any jobs being transferred from other Florida locations? \_\_\_\_\_

Yes  No  If yes, how many jobs and from where? \_\_\_\_\_

Why are these jobs being transferred? N/A (all new jobs)

D. Project Location Information:

(i) What is the project's proposed location address:

4200 NW 145th Street  
Street Address  
Opa-Locka Florida 33054  
City State Zip Code

(ii) What is the project's current location address (if different):

Same as above, but includes a new parcel (see attached)  
Street Address  
City State Zip Code

(iii) Is the project location within a current or proposed Brownfield site / area?

Yes  No  If yes, attach a copy of the official document designating the Brownfield area.

(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?

Yes  No  If yes, which zone? Opa-Locka TUA

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)

See attached

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.

See attached

G. Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.)

H. What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County? (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)

\_\_\_\_% Explain, if necessary: We expect the majority of our new FBO customers to come from aircraft based outside of South Florida. We also expect this increase in business to increase revenues with aircraft hangar storage, aircraft repair, detailing, etc.

<sup>2</sup> An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.



**3. JOB AND WAGE OVERVIEW**

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits?

Occupation	Avg Wage	Avg Benefits	Year 20					
Prof., Scientist	\$	\$						
Research Tech.								
Senior Mgmt	SEE ATTACHED							
Admin. Support								
Production Wrkrs								
Other								

Jobs created, continued

Occupation	Year 20	Year 20	Year 20	Year 20	Year 20	Year 20	Year 20	Year 20	Year 20
Prof., Scientist									
Research Tech.									
Senior Mgmt	SEE ATTACHED								
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Employees receive all of the above benefits.

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) see attached (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System - NAICS.): \_\_\_\_\_

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities:

Business Unit Activities	NAICS Code	% of Project Revenues (total = 100%)		Annualized Wages Total (\$)
Fixed Base Operator	488110	85	%	\$ TBD
Private Aircraft Services	481211	15	%	\$
			%	\$

**4. CAPITAL INVESTMENT OVERVIEW**

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upg rading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs). See attached

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



B. List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project: (Attach separate schedule if investment will be made over more than five years)

	Year ____	Year ____	Year ____	Year ____	Year ____
Land	\$ see attached	\$	\$	\$	\$
New Construction (excl. public infrastructure)	\$ see attached	\$	\$	\$	\$
Building Renovations	\$ see attached	\$	\$	\$	\$
Manufacturing Equipment	\$ see attached	\$	\$	\$	\$
R & D Equipment	\$ see attached	\$	\$	\$	\$
Other Equipment (computer equipment, office furniture, etc)	\$ see attached	\$	\$	\$	\$
<b>Total Capital Investment</b>	<b>\$ see attached</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

- C. What is the estimated square footage of the new or expanded facility? 85,000 square feet
- D. What is the deadline to make the location decision (date)? already completed
- E. What is the anticipated date that construction will begin? October 2014
- F. What is the anticipated construction completion date? January 2016  
(If this project is being built in phases, then provide a commencement and completion date for each phase.)
- G. What is the anticipated date that operations will commence? January 2016
- H. Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project.

The Principals, also own the Fontainebleau Miami Beach, the Aventura Mall among other assets. Financial statistics can be provided.

**5. PUBLIC INFRASTRUCTURE NEEDS**

- A. Describe the type of public infrastructure investment needed. Aircraft ramp, ramp lighting, water & sewer, vehicle road access, parking lots and street lighting.
- B. What is the total anticipated cost of public infrastructure needed for this project? \$ 5 million
- C. EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs. Project has already been secured by Florida Community Bank.

**6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY**

- A. Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida. See attached
- B. Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median? If yes, explain how that plan will be developed and implemented.

We anticipate that over 5% of our employees will meet the conditions listed above.

- C. Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings? If yes, at what level of certification

Yes  No  The level of energy efficiency is to be determined.

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied. NONE

E. Is the company current with all its state, local and federal taxes? If no, please explain.

Yes  No

F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

7. SIGNATURES

Application Completed By:

Signature

Bobby Courtney

Name

General Manager

Title

Turnberry Airport Holdings, LLC

Company

Address, if different than mailing address

305-685-4646

Phone number

305-953-5837

Fax Number

BCourtney@fbaviation.com

Email Address

7/7/14

Date

Name of contact person, if different than above

Phone Number

Address

Address

Email Address

To the best of my knowledge, the information included in this application is accurate.

Signature (Authorized Company Officer) REQUIRED

Bobby Courtney

Name

General Manager

Title

Turnberry Airport Holdings, LLC

Company

Address, if different than mailing address

305-685-4646

Phone number

305-953-5837

Fax Number

BCourtney@fbaviation.com

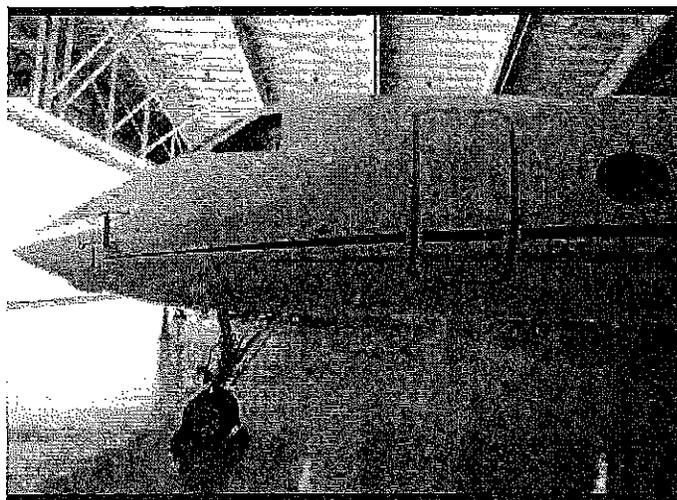
Email Address

7/7/14

Date



FONTAINEBLEAU<sup>®</sup>  
AVIATION



**OPA-LOCKA FBO**  
**PROGRAMMING**  
**& PRE-DESIGN REPORT**

(Revised) January 14, 2014

**ZYSCOVICH**  
ARCHITECTS

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## A. EXECUTIVE SUMMARY

### 1. Introduction

Fontainebleau Aviation is planning to construct and operate a new FBO at Opa-Locka Airport contiguous with a new maintenance hangar. This Report documents the site, building, and operational requirements as updated by the client and discussed during meetings held in December, 2013 and January, 2014. The sections following this summary section contain more detailed information on each subject summarized herein. Immediately following are executive summary level descriptions of the Site and Building Programming, respectively.

It is important to note, based on a preliminary meeting with Miami-Dade Aviation Department, that the new facility must utilize the MDAD Design Guidelines as a minimum standard. These standards apply to architectural, interior, and engineering systems design.

### 2. Site

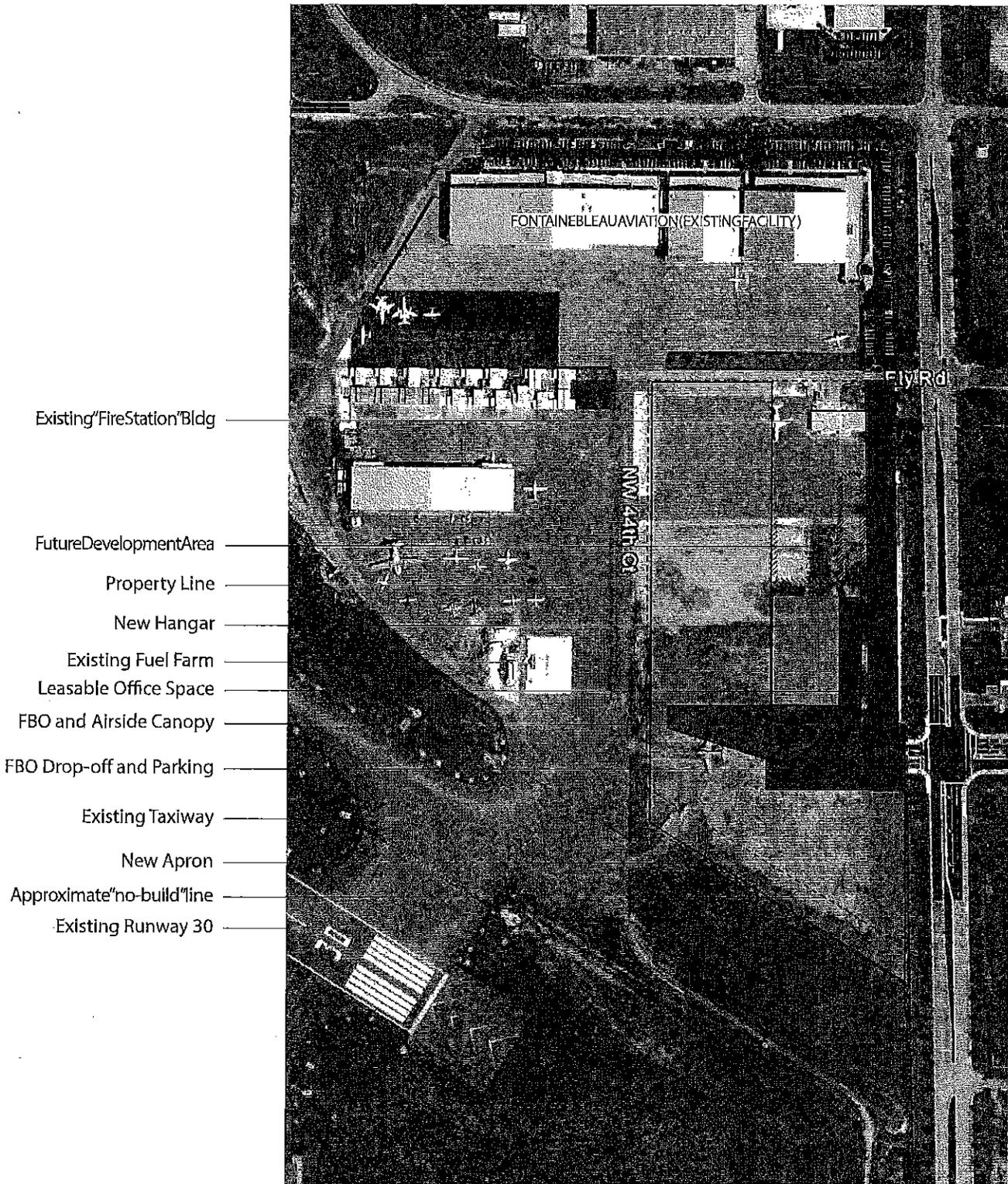
The site for the new FBO has increased to include land from, and including the existing Fontainebleau Aviation hangars to the southern property line adjacent to the runway as shown on the following diagram. The main entry will remain as anticipated in the previous scheme, at the intersection of Curtiss Street (or Langly Road, further east) and LeJuene Road. The site is ideal in terms of achieving maximum visibility for vehicles entering the airport.

Included in the site programming are the following:

- FBO of 5,000 to 6,000 sf (as programmed in the following sections of this report), one hangar to the north (attached to the FBO), and space for a future hangar to be sited between the new FBO/hangar and the existing FBO.
- a minimum of 5 acres designated as apron
- an area preserved for potential future apron and hangar development along the east side of the site
- direct public vehicular access and parking from the south parcel to the existing FBO parking area, along the eastern boundary of the site
- landside vehicular parking for FBO use as well as leasable tenant areas in the building (actual number to be confirmed during design)
- Porte Cochere at building entrance for covered vehicular access

See the following page for a site diagram illustrating the components listed above, as defined in the scope of the project. Note that the diagram is not intended to document forms or final locations of each site element, but rather to identify sizes and adjacencies of each at an executive summary level. Also note that the diagram is for programming purposes, and is based on aerials and other graphic reference material and not on a final survey. Also included in this section are phasing diagrams as well as a diagram comparing the updated site to the previous for purposes of identifying usable apron space between the previous and updated schemes.

*This diagram is not intended to document forms or final locations of site elements, but rather to identify sizes and adjacencies of each for purposes of site programming.*



### 3. Building Programming Matrix

Following is a matrix illustrating the program elements for the new FBO and the approximate area for each. This matrix also shows areas of the program elements as included in the previous FBO design for comparison. All areas are approximate and shown for reference only.

DESCRIPTION	ORIGINAL	NEW-PROPOSAL
	DESIGN	DESIGN
PASSENGER LOUNGE	2,276	1,438
CUSTOMER SERVICE	431	543
VESTIBULE	133	65
CIRCULATION	2608	817
CAFE / DELI	254	255
RETAIL	363	293
CONFERENCE ROOM	382	299
PILOT LOUNGE	434	327
FLIGHT PLANNING	194	87
FITNESS CENTER	400	0
BUNK ROOMS	631	0
BATHROOM W/ SHOWER	112	0
MECH ROOM	351	73
ELEVATOR MACHINE ROOM	0	178
RESTROOM	467	466
LINE SERVICE WITH BREAKROOM	562	476
BATHROOM W/ SHOWER	89	92
PREP KITCHEN	353	347
RECEPTION	0	136
OFFICE - 1	158	115
OFFICE - 2	158	115
GM OFFICE - 3	248	218
CONFERENCE ROOM	0	298
STORAGE	144	102
COPY / MAIL	63	112
I.T. ROOM	62	40
ELECT.	74	37
GSE STORAGE	1,053	0
TOTAL	12,000	6,929

Note that the new Proposal include leasable office space, while the previous FBO design did not. This proposal include 21,400 sf of gross area as shell space available for tenant leases. Note that this area must include circulation and support spaces in addition to the office areas.

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## B. SITE PRE-DESIGN

### 1. Site Requirements and Constraints

Because the site program has been updated since the original programming exercise occurred, similar assumptions have been made regarding site requirements, as listed below. Note that all diagrams included in this section are for graphic illustration only and do not represent exact dimensions or areas. This is a conceptual document and intended to illustrate design ideas and program adjacencies.

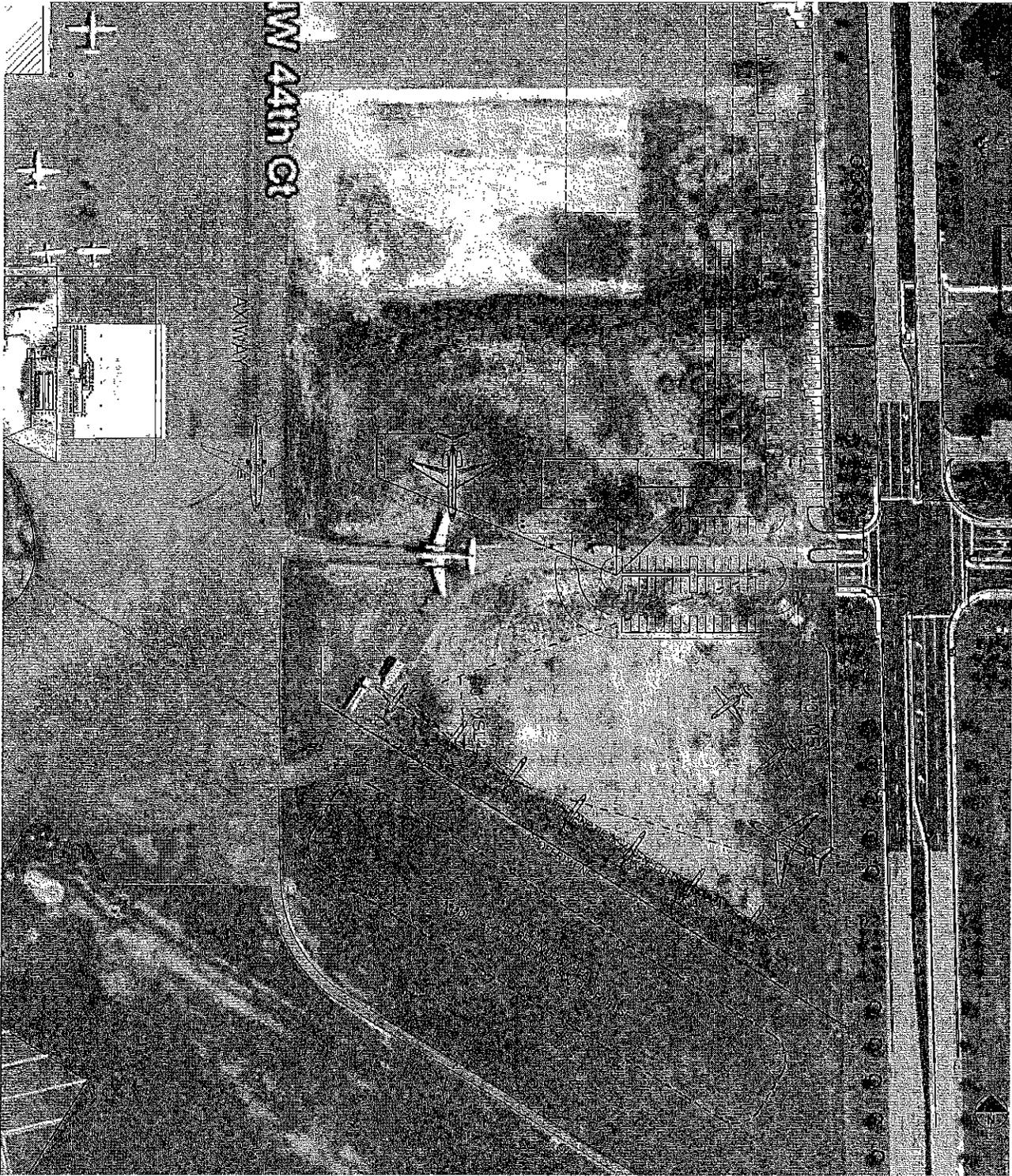
Per owner's requirements:

1. There is a 25' max tail height permitted at the no-build line.
2. Drawings provided by primary leaseholder indicate a potential dry-retention area outside the property line. (MDAD has not provided approval for use of this area for the Fontainebleau Aviation site, however has been cooperative in conversations regarding possibilities for stormwater retention.)
3. Connection from new entry, through new parking area, should be provided to the existing FBO site
4. Site shall accommodate aircraft sizes up to the BBJ (B737) and the A319.
5. Area parallel to "no-build line" is preferred for aircraft parking area; however, no tie-downs are required by the owner.
6. An approximate 100'-wide paved apron area will connect the existing apron to the new apron on the west side of the site because there is an existing gap between the existing apron and the western property line. (This concept is to be confirmed with the owner as well as MDAD).
7. New apron will connect to existing taxiway to allow for access from new apron to existing hangars. (See previous item.)
8. Underground conduit run(s) from existing facility to new facility's electrical / I.T. room shall be included to allow for owner's vendors to connect systems.
9. Underground conduit run from new facility to existing fueling station shall be included to accommodate desired CCTV camera(s), and may also be used for wi-fi repeaters.
10. Existing Curtiss Street entrance is intended to be utilized to access the site.
11. No poles for lighting or wi-fi shall be placed on the apron, away from building, to avoid any obstructions on the airfield.
12. Portable generator is intended for fuel service station use, while a new building generator will be provided as part of the new building (sizing to be determined during design phase). THIS ITEM IS TO BE CONFIRMED.
13. Parking area should be shown in front of the new building, landside. (Confirmation of number of spaces will be reviewed by owner during schematic design phase).
14. Landscape will be limited to landside, however, hardscape will be explored airside at building approach. Landscape design is provided by the owner's consultant.
15. Fire pump and tanks will be required on site to serve fire protection system for hangar.

Per FAA Regulation:

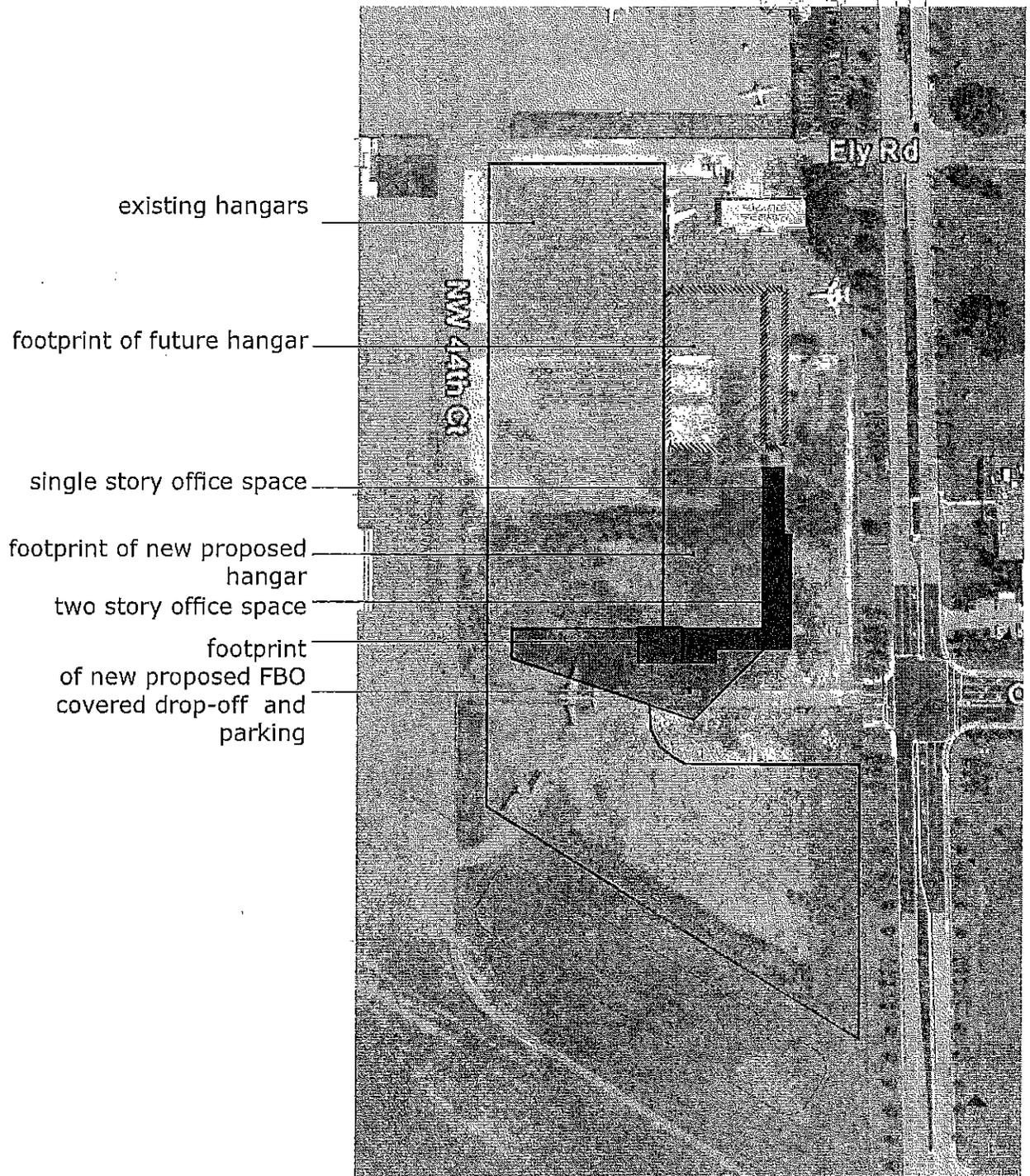
1. All horizontal and imaginary surface restrictions must be respected.
2. Based on the preliminary site diagram, it appears the height restriction of the desired canopy for aircraft parking is in the range of 30-40' on the south west (most restrictive) corner. See description and diagram below for explanation of study.

The Part 77 information has already been provided to MDAD to assist with their application to the FAA. The following diagram identifies the height restrictions at corners based on the information submitted for the previous design and is shown here for reference only. All dimensions and graphics shown on the following diagram are approximate.

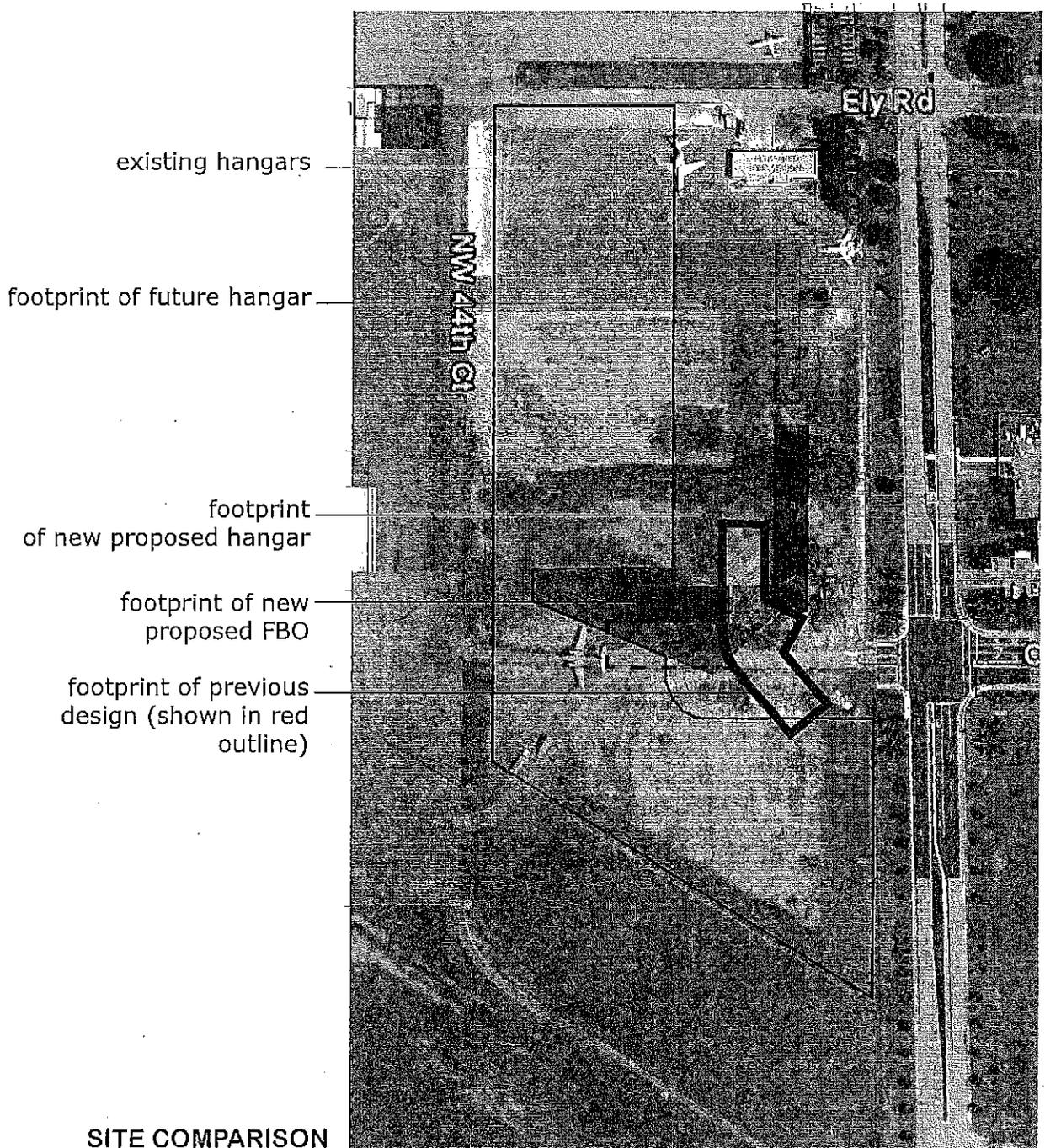


## 2. Site Diagrams

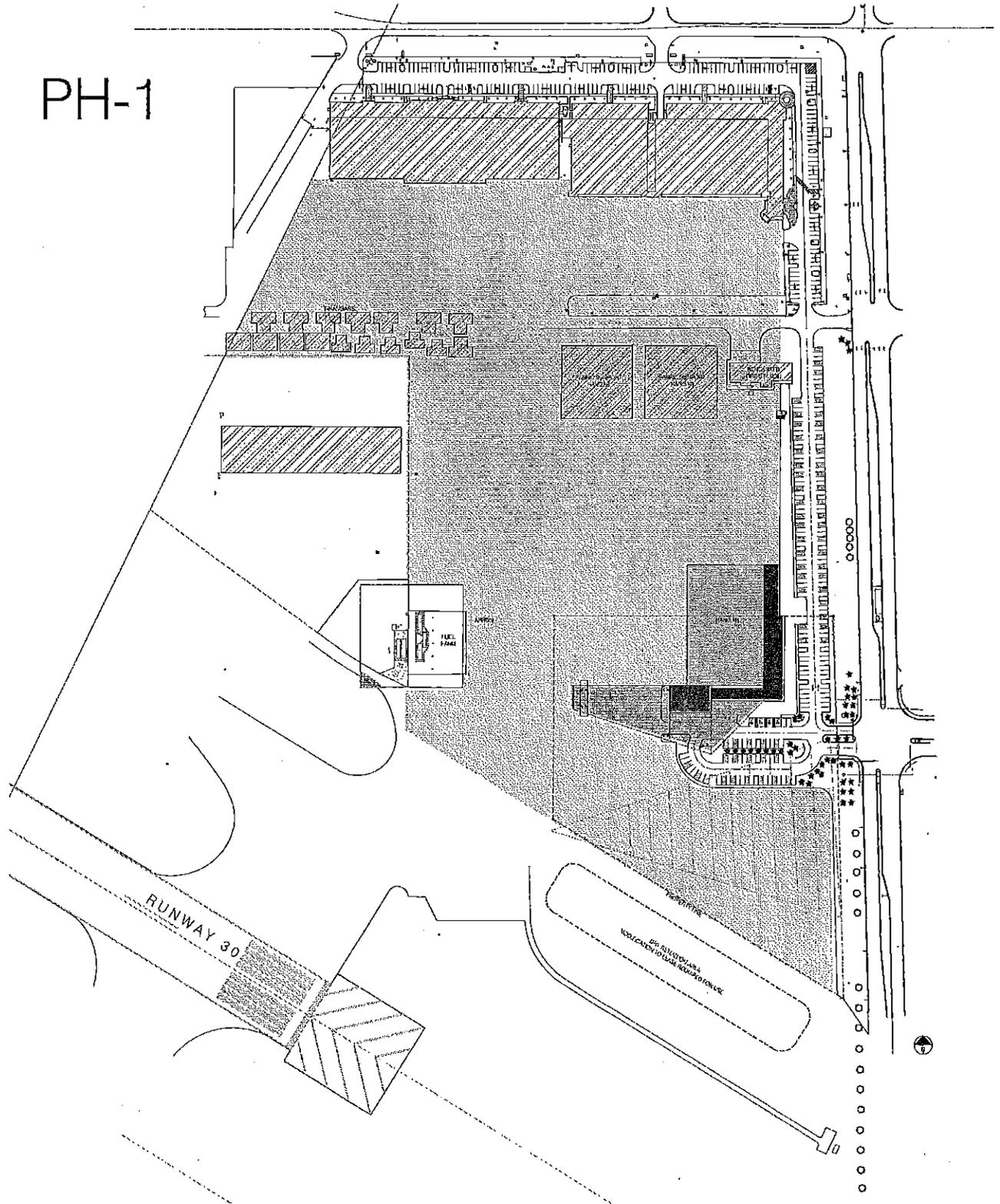
The following diagram illustrates the new proposed site plan including the south hangar, attached FBO, and future second hangar.



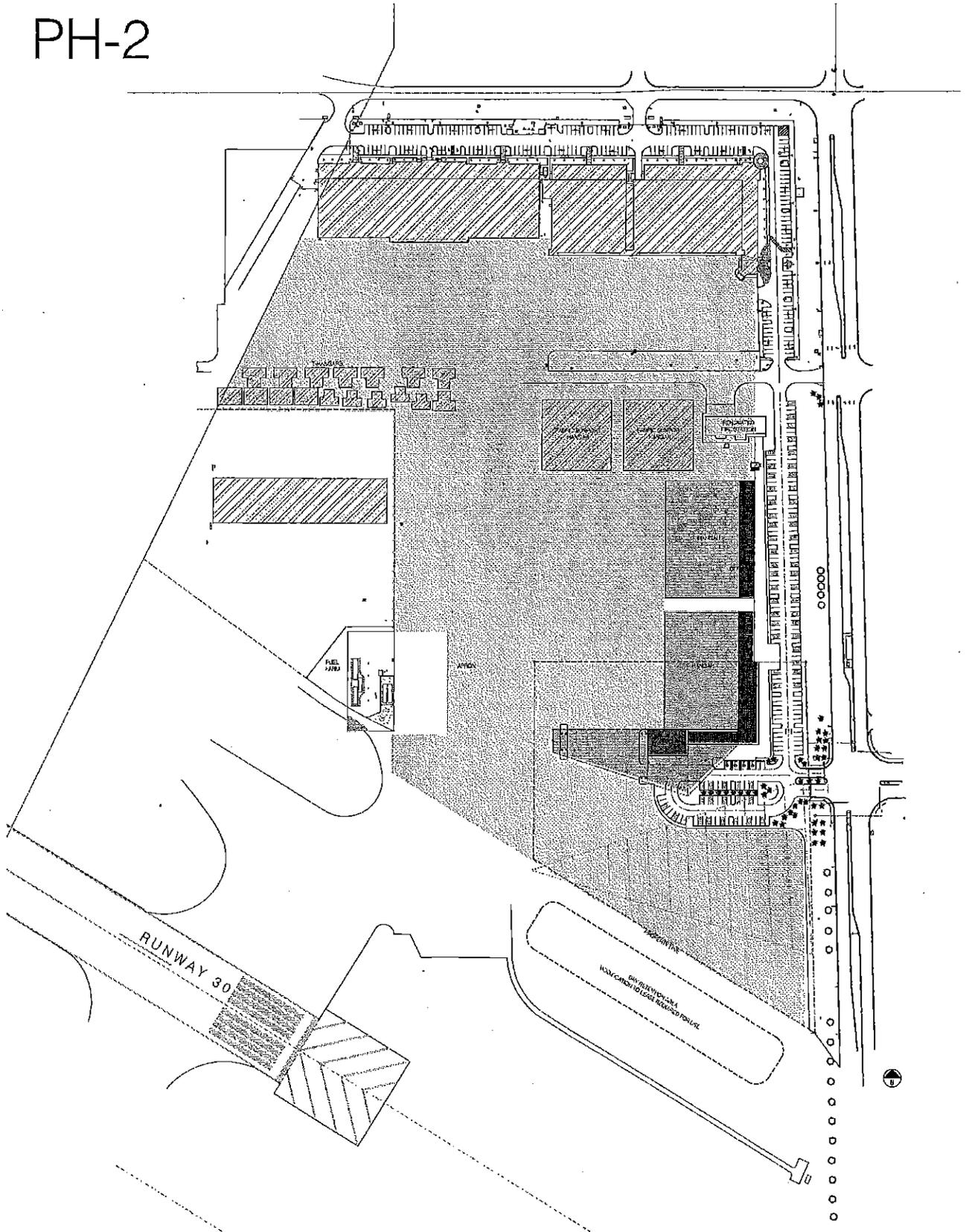
The following diagram illustrates an overlay of the previous FBO design with the new proposal for reference regarding building footprint and apron area. Again, this diagram is not intended to indicate building forms or final design, rather approximate sizes and locations for purposes of initiating the new design.



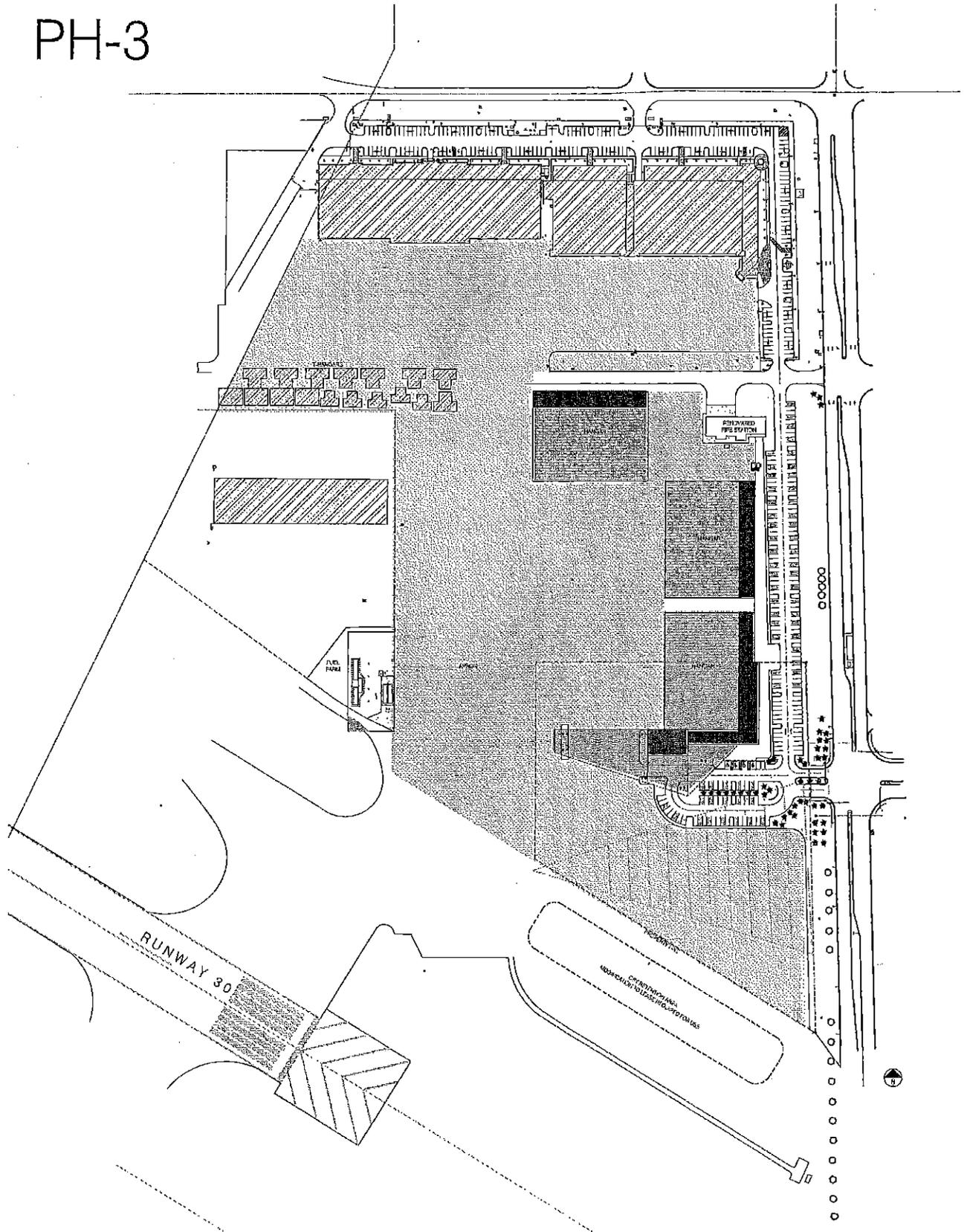
The following diagrams indicate the proposed phasing for Fontainebleau Aviation's development of the overall site at Opa-Locka.



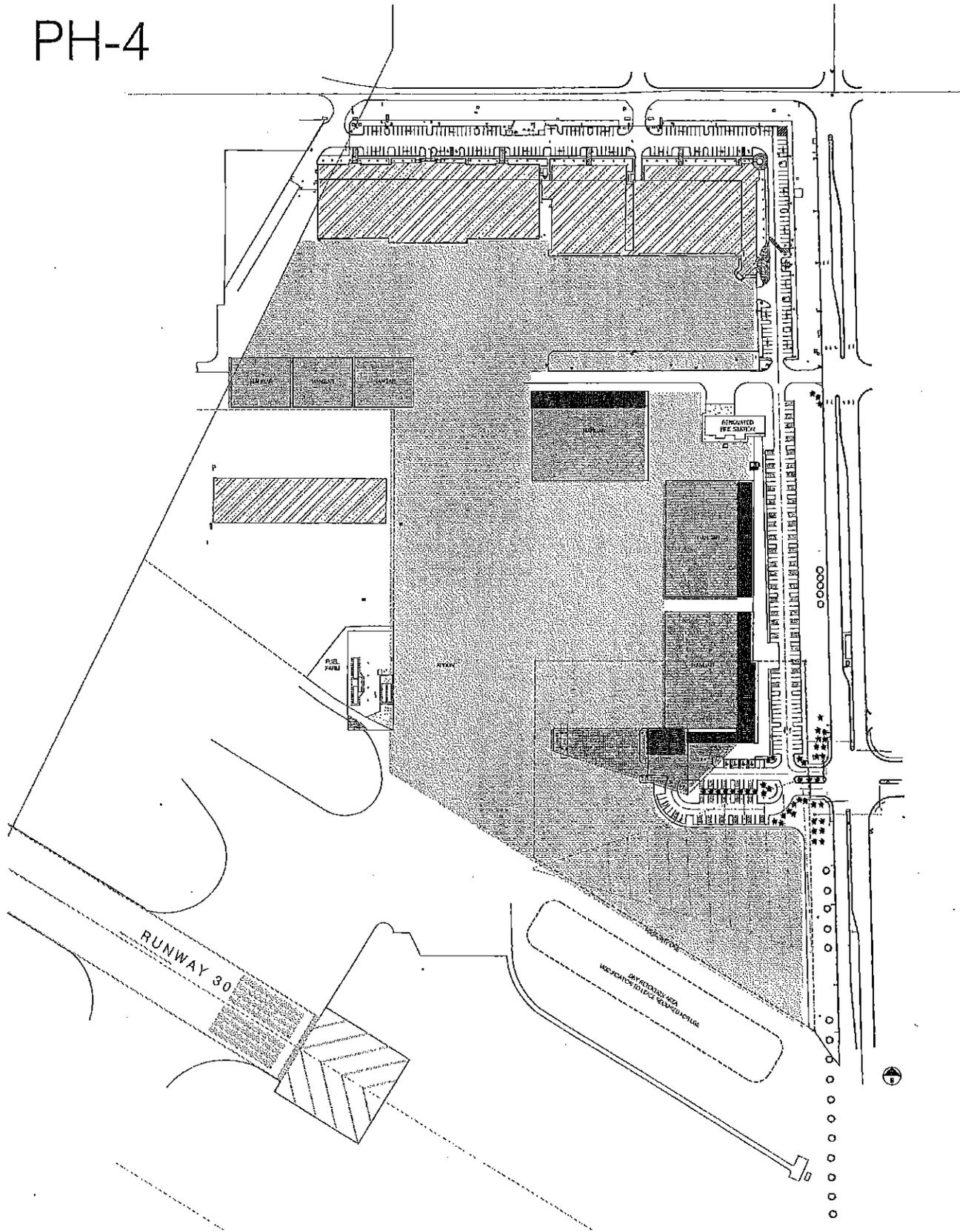
# PH-2



# PH-3



# PH-4



### 3. Design Aircraft

The existing operation at Fontainebleau Aviation accommodates a wide range of aircraft, from Citations and Cessnas to BBJ's. It is intended that the same range of aircraft will be accommodated on the new site. The dimensions of these aircraft vary substantially and the site must be designed accordingly. Following is a list of programming assumptions and requirements regarding aircraft sizing.

- The parking area to the south of the site shall accommodate smaller aircraft.
- 25' will be maintained between wingtips.
- 25' will be maintained from wingtip to any obstruction.
- Appropriate turning radii for aircraft into and out of parking area will be maintained.
- Striping is not required for parking positions.
- No obstructions will be designed for the apron area, such as light poles, etc.
- The airside canopy will accommodate pass-through of a Global 7000, as the largest aircraft.

Following are some basic dimensions of a sampling of aircraft to be accommodated on the site for reference regarding access to building airside canopy, hangar, and apron parking and maneuverability.

#### CITATION III

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wingspan	53'-6"
nose to tail	55'-6"
tail height	16'-9.5"

#### GLOBAL 7000

---

wingspan	104'
nose to tail	111'-2"
tail height	27'-0"

#### BBJ

---

wingspan	117'-5"
nose to tail	110'-4"
tail height	41'-2"

#### A 319

---

wingspan	111'-0"
nose to tail	111'-0"
tail height	39'-6"

#### GULFSTREAM V

---

wingspan	98'-6"
nose to tail	96'-5"
tail height	25'-10"

## C. BUILDING PRE-DESIGN

### 1. Space Requirements

During the meeting on December 18, 2013 the updated programming components for the new facility were discussed with reference to the previous plan. Desired adjacencies and functional characteristics of each space remain unchanged from the previous plan. Following are the items discussed regarding program elements and areas:

- Overall area to be reduced from 10,000 sf to approximately 5,000 to 6,000 SF
- Remove Fitness Center, Bunk Rooms and Pilot Shower.
- Remove GSE area
- Reduce size of passenger lounge accordingly, but maintain space for approximately 30 passengers
- Line service and prep kitchen should remain the same size, as number of employees per shift does not change.
- Customer Service Counter should remain large enough for 4 agents (3 customer service agents plus a rental car agent)
- Offices should remain unchanged
- Conference room should remain unchanged
- Cafe should remain, but may be reduced if necessary
- Retail should remain as a separate space since it is anticipated for Duty Free

Following is an updated summary of each space, its proposed area, and specific comments regarding functionality and adjacency. All updates are based on the progress of the previous design and include the recent meetings held to discuss the reduction of the size of the facility. A table containing a summary of this information is included in the Executive Summary of this Report on page 3.

- Hangar: approx. 30,000 sf  
The hangar has been located on the site per discussions with Fontainebleau Aviation and allows for a second future hangar to be located north of the first hangar. The hangar shall have approximately 8,000 sf of leasable office space attached. The FBO shall be attached to the hangar.
- Entry: area TBD  
Approach to the FBO will be designed for a positive image via vehicular access and will integrate landscape, a covered drop-off area, and parking area for FBO and tenant lease space. The Office spaces and Hangar, while connected to the FBO, will have a separate entry to allow for independent operating hours and separate employee / passenger entrances. Both entrances will be conveniently accessible from the parking area.
- Concierge Station: 25 sf  
This station on the exterior is not intended to be staffed full-time, but rather utilized as an overflow station for peak operations or perhaps as a valet station.
- Passenger Lounge: 1000 sf  
The passenger Lounge is the main public space and should allow for a clear view from the main entry to the airside. The space will consist of a variety of seating environments and should comfortably accommodate for approximately 30 passengers (not all need to be seated simultaneously). The customer service area will be located directly adjacent to this space.
- Customer Service Desk: 400 sf  
This desk should accommodate space for four stations (three customer services stations and one rental car station) and should have clear, visible and physical access to/from the main entry as well as to/from the airside entry. Also, if feasible, a clear view to the vehicular airside access gate is desired. A backwall for storage and printing equipment is preferred, and direct access to the line service space is required. The customer service

desk is to be designed to allow for superior, personal concierge-type service. Computer screens and other such "obstructions" shall be kept to minimal height, while maintaining functionality. CCTV shall be monitored at customer service computers.

- Line Service: 575 sf  
This area shall have a direct connection to the customer service area to enhance operations and communication. The room shall accommodate five personnel at peak shift. It shall also have direct access to the ramp area. CCTV shall be monitored at customer service computers. Direct visibility to ramp is required and should include a small break/lounge area and space for a stackable washer / dryer.
- Pilot Lounge: 500 sf  
The pilot lounge should be located adjacent to the main public lounge and have visibility of the lounge from at least a portion of the space. Views to airside are also requested. CCTV is acceptable, but direct view is much preferred. Within the lounge, an area for relaxation, television viewing, and a computer station should be provided. This area may have a small break-area / counter if space allows.
- Flight Planning: 200 sf  
The flight planning room should be adjacent to the pilot lounge and contain space / counter to accommodate three computer stations. Visual access to the passenger lounge should be available from this space.
- Conference Room: 360 sf  
The conference room should be adjacent to the public area and be approximately 18' x 20'. This room should have full A/V capability and have a wall-hung flat panel monitor.
- Supply Storage: 100 sf  
A space dedicated to supply storage should be provided in back-of-house area, preferably near the copy / mail room and customer service.
- Copy / Mail Room: 80 sf  
This room should have counter space for assembly of documents and cabinets for storage.
- Restrooms: 500 sf  
Restrooms should be accessible to the public from the passenger lounge space. The area will ultimately be based on required fixture count for building occupancy.
- Custodial Room: 50 sf  
Space should consist of a janitor closet, mop sink, and open supply storage.
- Prep Kitchen: 300 sf  
Prep kitchen should maximize counter space and storage space and include a sink, dishwasher, microwave, commercial grade coffee maker, commercial grade refrigeration unit(s), three vending machines, and a small table.
- Electrical / I.T. Room: 100 sf  
This space will contain electrical panel(s), telecomm, and security equipment.
- Offices - Fontainebleau Aviation: 3 at 180 sf each  
Individual offices to have separate access and be lockable via key (preferred) or badge swipe. Offices to have furniture that is not oversized and is functional. At least one office should have a small 3-person meeting table.

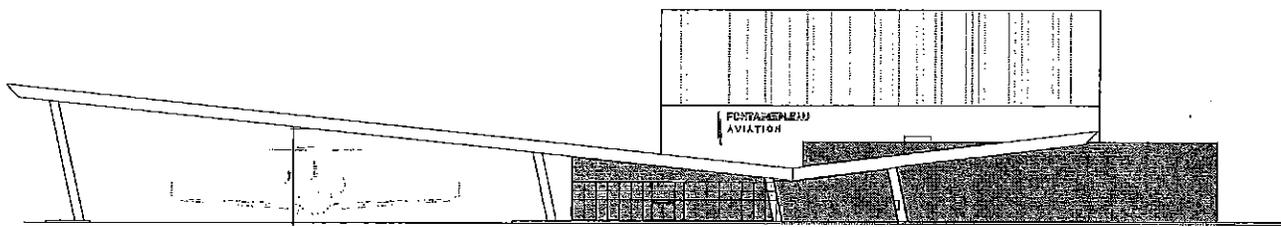
- Mechanical Spaces: 150 sf  
This includes space, if required, for air handlers, hot water heater(s), chases and other mechanical system requirements. This area will be determined based on need during the design phase.
- Exterior Covered Space: total area to be determined during design phase  
Such spaces include airside covered area for aircraft pass-through and porte-cochere at drop-off area.
- Exterior ramp space supporting building use: area tbd  
At least three programmed areas will be required on the exterior of the building: space for outdoor generator, space for a 6-yd trash container, and space for a fire pump and storage tanks for the hangar fire suppression system. The trash area should be physically located on landside to allow for trash and recycling pick-up. All three areas should be screened from passenger and public view.
- Pet walk: area to be determined  
Adjacent to the passenger airside access, a pet walk area should be provided.

The following section of this report includes two options for floor plan layouts including the programmed spaces.

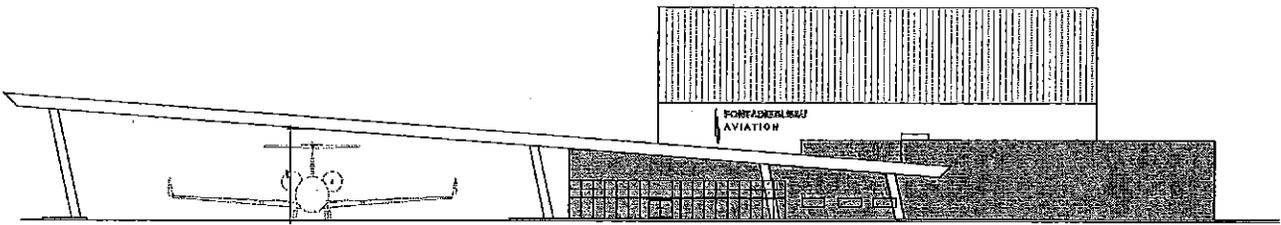


### 3. Conceptual Elevations

The following conceptual elevations show the approximate limit of the second floor office space as it wraps from the east side of the hangar to the south side of the hangar and as it is combined with the two canopy types (A and B).



Conceptual Elevation - Option A

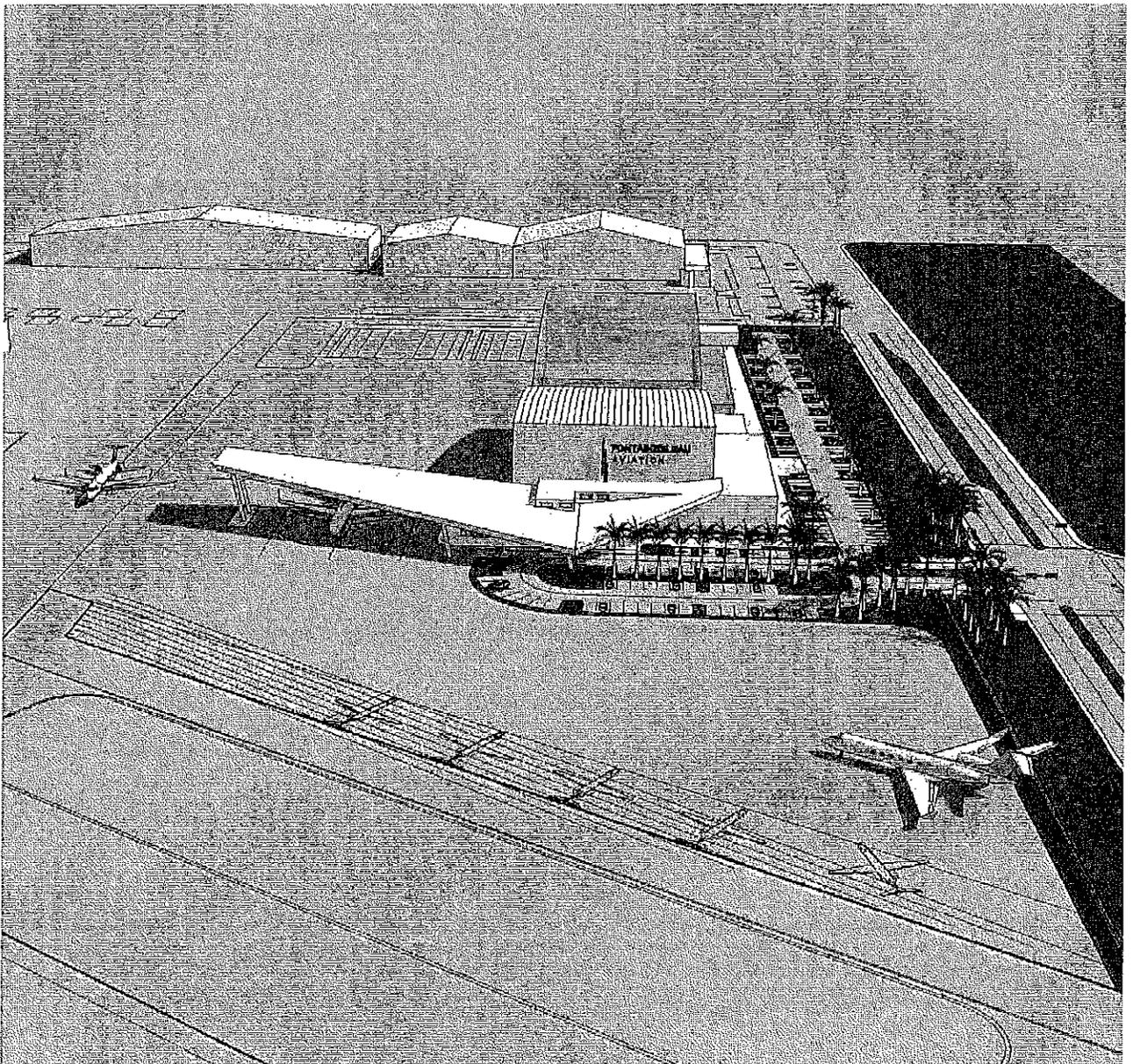


Conceptual Elevation - Option B

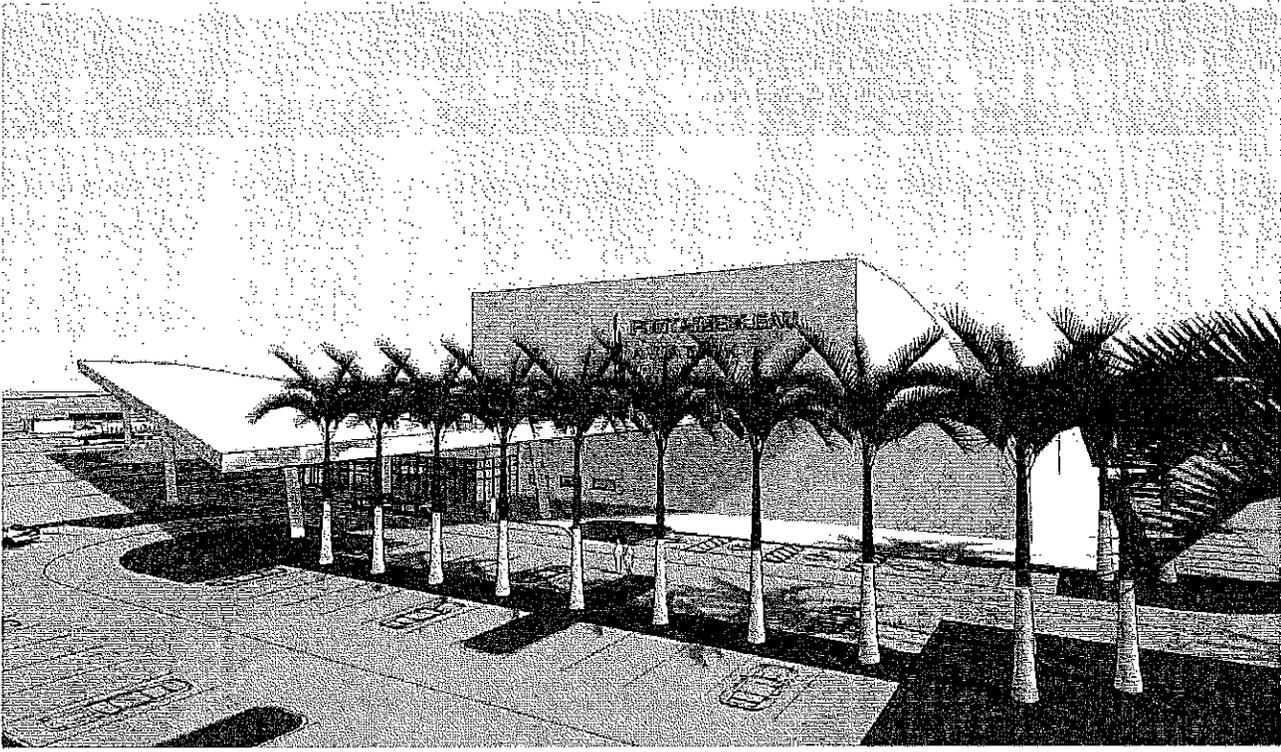
#### 4. Conceptual Building Massing

The following images illustrate the proposed massing for the updated FBO program with two alternatives for the airside/landside canopy. These options may be reviewed and preferred elements selected for development into the next design phase.

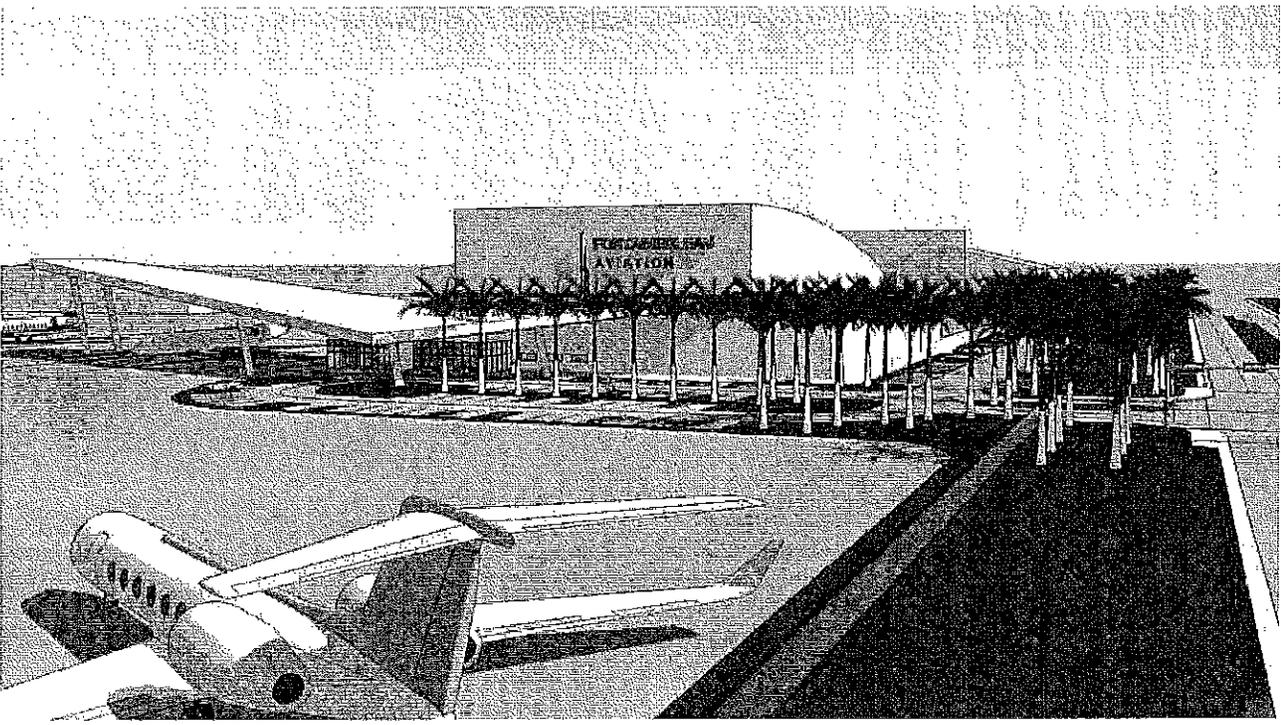
#### OPTION A



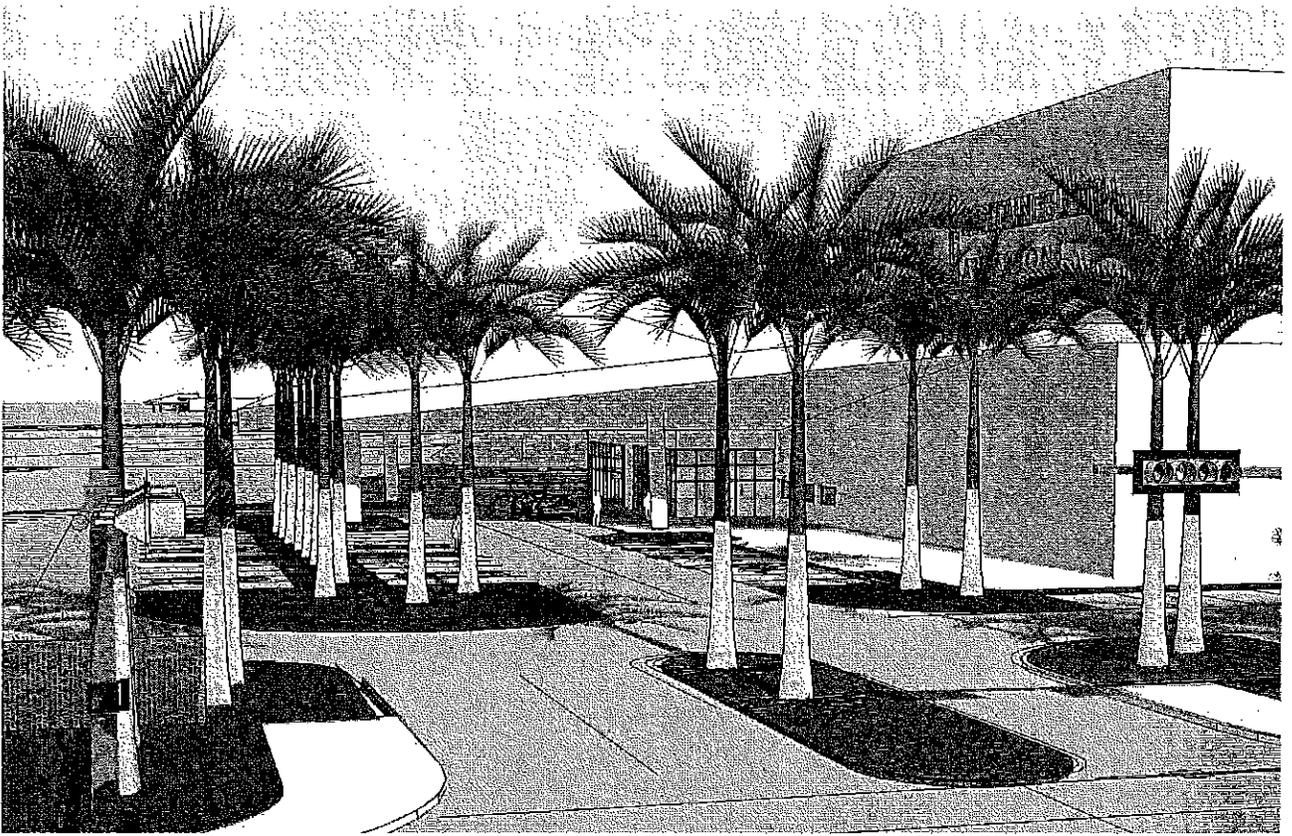
Conceptual Image - Aerial View  
Option A



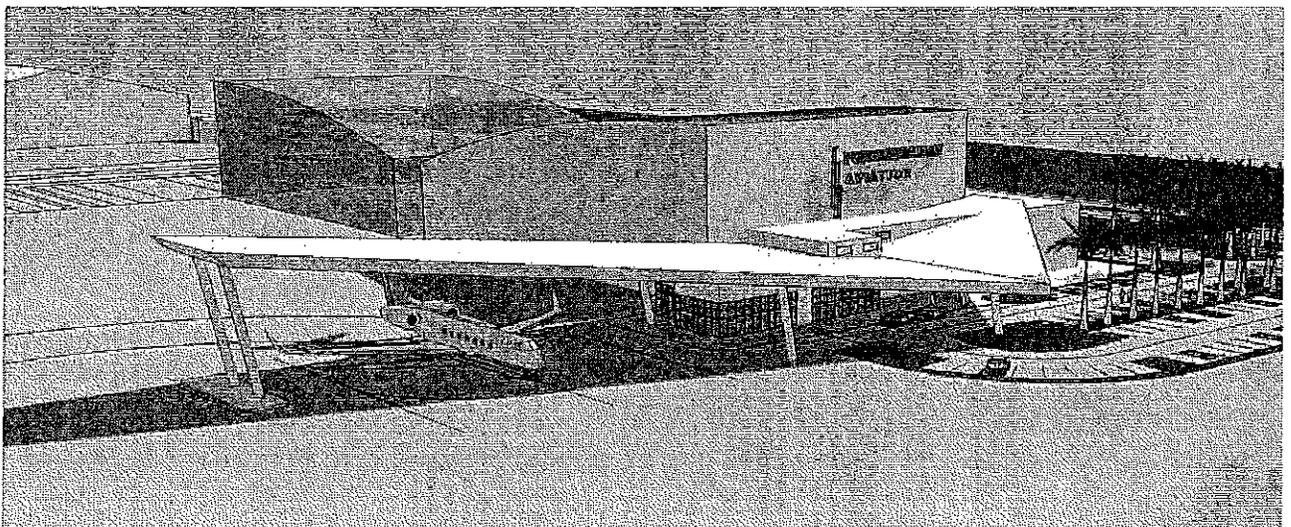
Conceptual Image - View of Entrance  
Option A



Conceptual Image - Approach View  
Option A

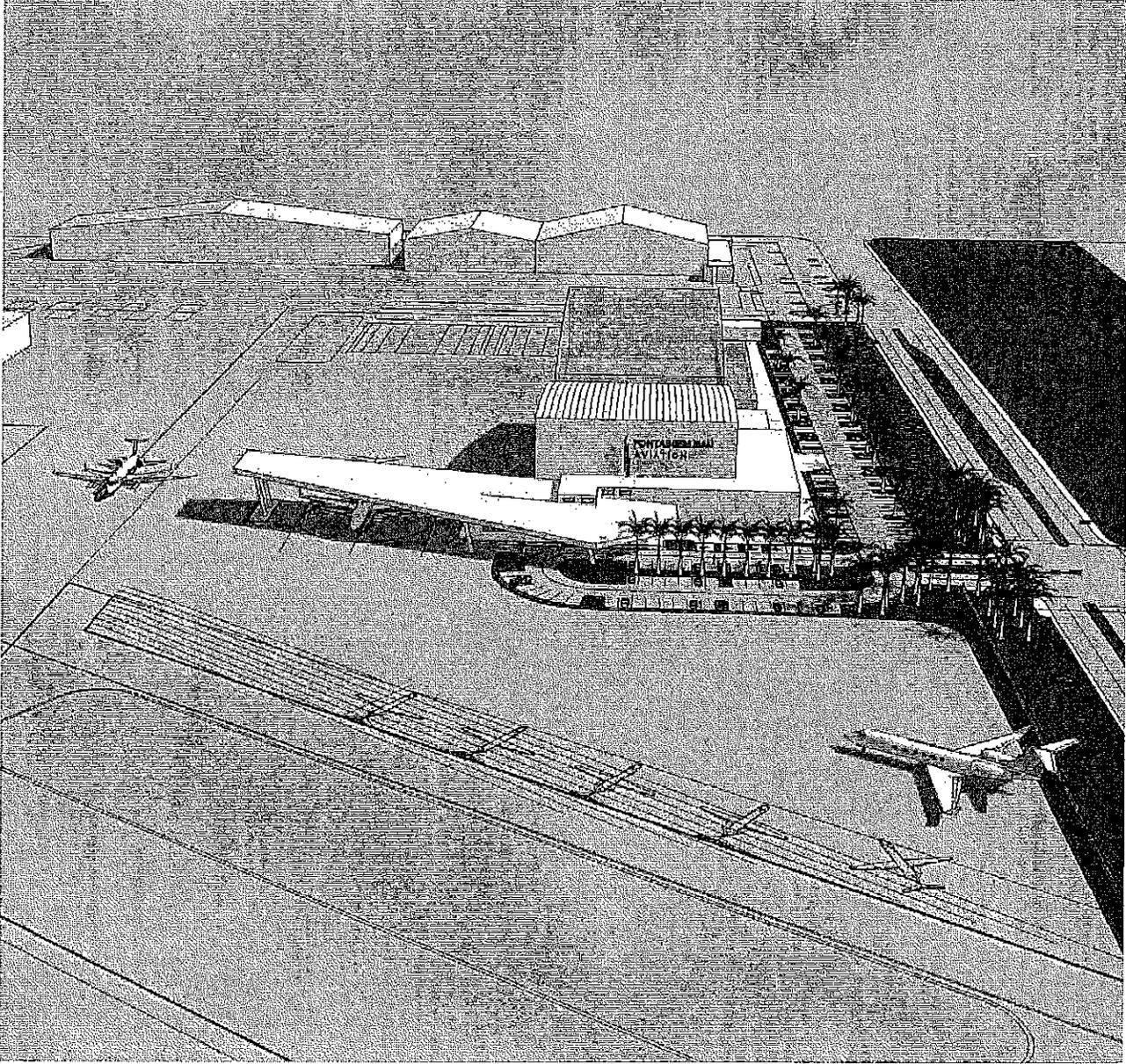


Conceptual Image - Entry Drive  
Option A

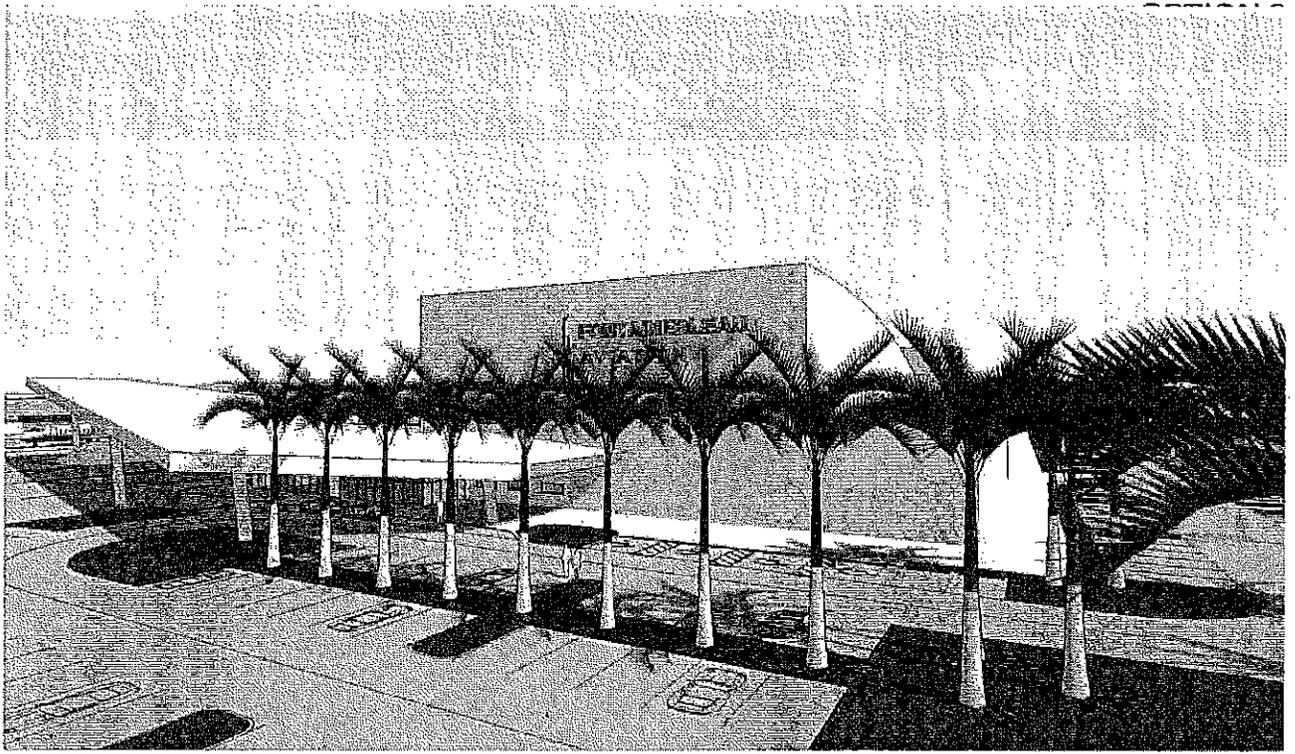


Conceptual Image - Airside  
Option A

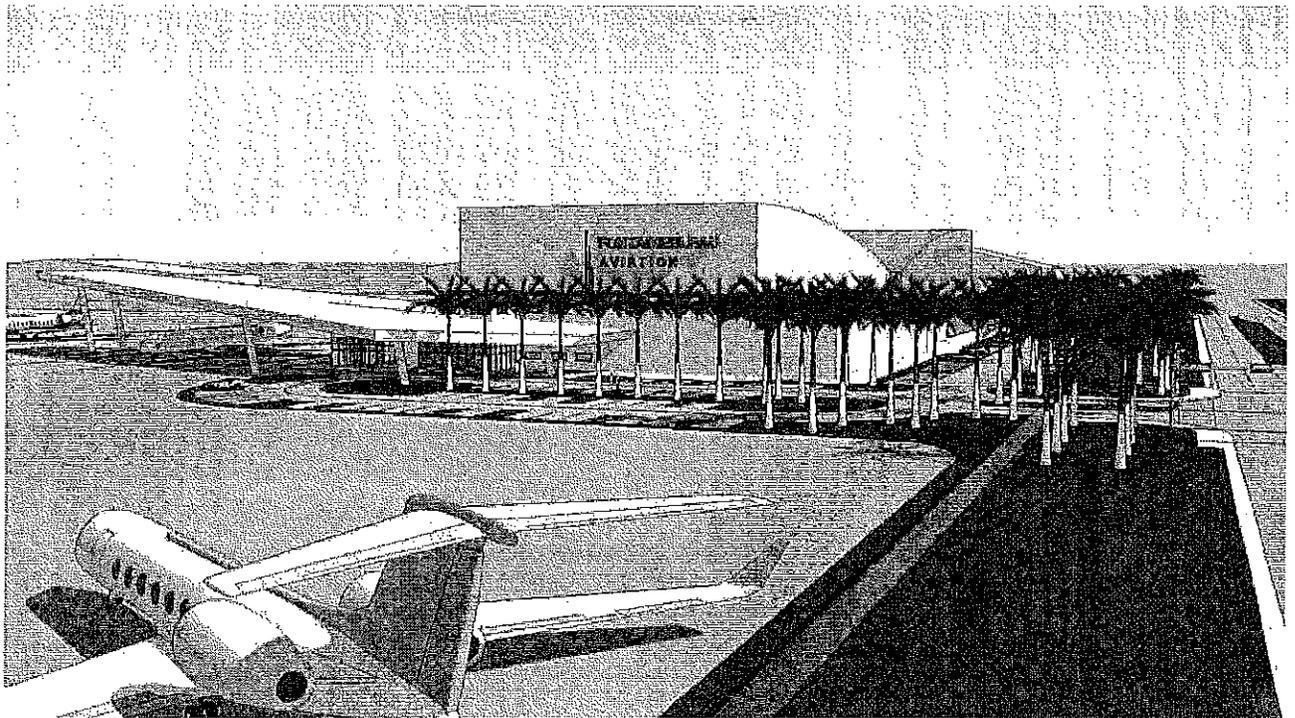
OPTION B



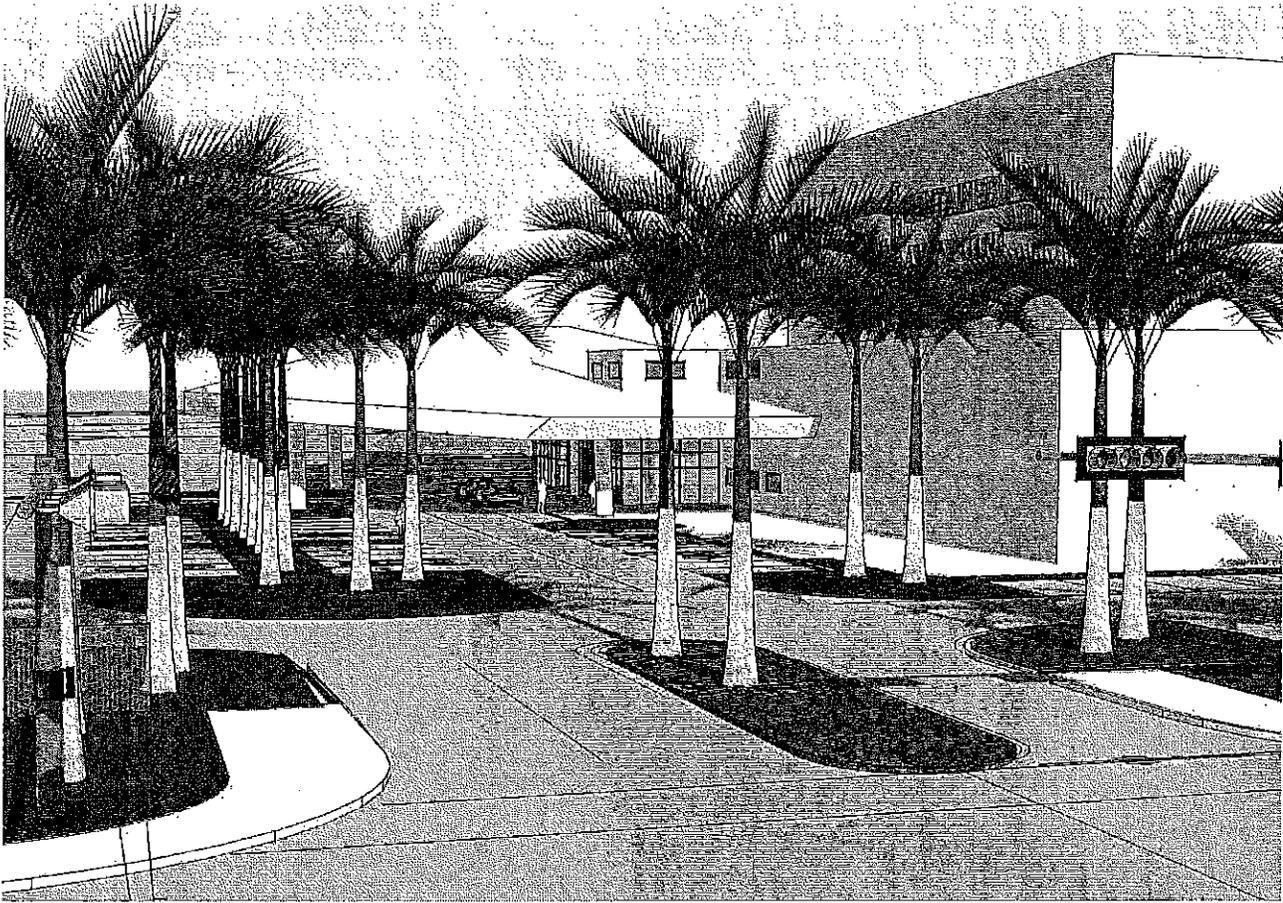
Conceptual Image - Aerial View  
Option B



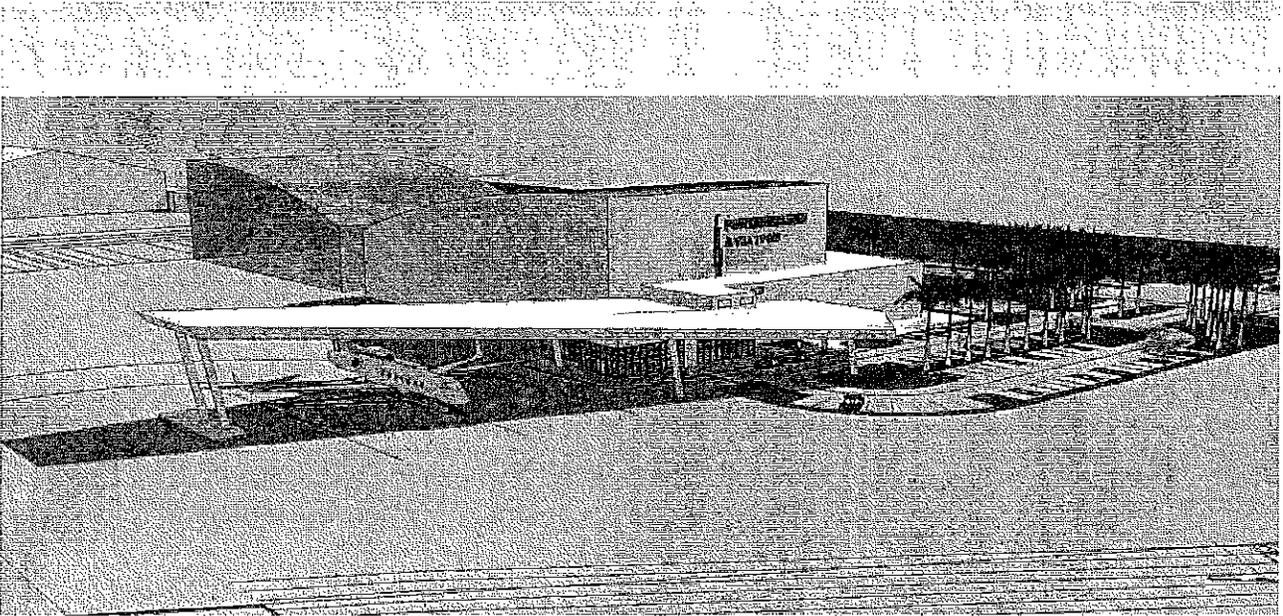
Conceptual Image - View of Entrance  
Option B



Conceptual Image - Approach View  
Option B



Conceptual Image - Entry Drive  
Option B



Conceptual Image - Airside  
Option B

END OF DOCUMENT

PROJECT NAME: **FBO Fontainebleau Aviation** \$ **20,000,000**

LOCATION: **Opa Locka**

Plan DATE: **March24 2014**

Buy out June 19th

Code	DESCRIPTION	Total
<b>DIV. 1</b>	<b>GENERAL CONDITIONS</b>	<b>\$1,310,337</b>
01000	GENERAL CONDITIONS 3rd Party	692,766
01000	GENERAL CONDITIONS TB	617,571
<b>DIV. 2</b>	<b>SITE WORK SURVEYING TESTING M.O.T</b>	<b>80,000</b>
<b>DIV. 2</b>	<b>SITE WORK</b>	<b>2,446,493</b>
02050	DEMOLITION	17,246
02200	EARTHWORK	2,032,150
02215	FINE GRADING	<i>Incl</i>
02220	STRUCTURAL EXCAVATION, BACKFILL, & COMPACTION	<i>Incl</i>
02280	SOIL TREATMENT	6,321
02350	PILE FOUNDATIONS	115,576
02500	PAVING \ SURFACING... PARKING AREA	<i>Incl</i>
02516	TARMAC - RAMP ASPHALT	<i>Incl</i>
02521	SITE CONC. SIDEWALKS & CURBING	<i>Incl</i>
02580	PAVEMENT MARKINGS & OFFSITE SIGNAGE	<i>Incl</i>
02650	SITE UTILITIES	<i>Incl</i>
02810	IRRIGATION - ALLOWANCE	26,000
02830	SITE FENCES \ GATES	<i>Incl</i>
02900	LANDSCAPING - ALLOWANCE	125,000
02820	Exterior Signage ART / FEATURES - ALLOWANCE	124,200
<b>DIV. 3</b>	<b>CONCRETE</b>	<b>\$919,526</b>
03100	FORMWORK SUBCONTRACTOR	<i>Incl</i>
03100-M	FORMWORK MATERIAL	<i>Incl</i>
03100-E	FORMWORK EQUIPMENT	<i>Incl</i>
03100-L	FORMWORK SUPERVISION and LAYOUT ( LABOR )	<i>Incl</i>
03200	CONCRETE REINFORCEMENT	<i>Incl</i>
03201	REINFORCEMENT PLACING	<i>Incl</i>
03300	CONCRETE MATERIAL	<i>Incl</i>
03345	CONCRETE PUMP , PLACE AND FINISHING	<i>Incl</i>
<b>DIV. 4</b>	<b>MASONRY</b>	<b>\$544,406</b>
<b>DIV. 5</b>	<b>METALS/ STRUCTURAL STEEL</b>	<b>\$3,341,108</b>
05170	STRUCTURAL STEEL AND TRUSSES	3,291,712
05500	MISCELLANEOUS METALS	49,396
05__	EXTERIOR INFILL PANELS	<i>Incl</i>
	METAL ROOF SS	NIC
<b>DIV. 6</b>	<b>WOODS &amp; PLASTICS</b>	<b>\$98,400</b>
06100	ROUGH CARPENTRY	<i>Incl</i>
06200	FINISH CARPENTRY	13,750
06220	CUSTOM MILLWORK	75,000
06412	KITCHEN CABINETS	9,650
<b>DIV. 7</b>	<b>THERMAL / MOISTURE PROTECTION</b>	<b>\$275,180</b>
07100	WATERPROOFING	7,339

Code	DESCRIPTION	Total
07200	INSULATION	34,579
07500	ROOFING FLAT AREA -ONLY -- METAL ROOF withIn Div 5	133,544
	PROVIDE ss ROOFING	90,000
07501	ROOF INSPECTOR	Incl
07920	SEALANTS & CAULKING	9,718
07__	GUTTER SYSTEM WING ROOF CANOPY ETC	Incl
<b>DIV. 8</b>	<b>DOORS &amp; WINDOWS</b>	<b>\$371,016</b>
08110	STEEL DOORS & FRAMES	Incl
08210	WOOD DOORS & FRAMES	Incl
08225	DOOR & HARDWARE INSTALLATION	Incl
08300	ROLL UP DOORS & SPECIAL DOORS	28,643
08400	GLASS & GLAZING	342,373
08710	FINISH HARDWARE	Incl
08815	MIRRORS	Incl
	INSTALL WALL WALL LIGHTS s (85LFx 6')Hangar1 214LFx 6'	NIC
<b>DIV. 9</b>	<b>OFFICE LEASEABLE</b>	<b>Incl</b>
<b>DIV. 9</b>	<b>FBO</b>	<b>Incl</b>
<b>DIV. 9</b>	<b>FINISHES</b>	<b>\$1,261,036</b>
09200	STUCCO on CMU or TEXCOTE on TILT WALL	29,040
09250	DRYWALL	605,920
09300	CERAMIC & MARBLE TILE & TERRAZZO FLOORING	200,000
9320	EXPOXY FLOORS	122,704
	EXPOXY FLOORS Up-Grade per JS spec	181,085
09500	ACOUSTICAL CEILINGS and TREATMENTS	Incl
09650	RESILIENT FLOORING	Incl
09680	CARPETING Mat. Carry @ Rms \$ 20. sy Common \$ 35.	Incl
09900	PAINTING & WALLCOVERING	122,287
09__	STONE COUNTER & VANITY TOPS	Incl
<b>DIV. 10</b>	<b>SPECIALTIES</b>	<b>\$35,190</b>
10000	SPECIALTIES	9,520
10160	TOILET COMPARTMENTS	7,490
10210	METAL LOUVERS	4,824
10440	INTERIOR SIGNAGE	1,200
10522	FIRE EXTINGUISHERS	3,156
10670	LOCKERS/ WOOD SHELVING / WIRE SHELVING	3,300
10800	TOILET & BATH ACCESSORIES - ALLOWANCE	2,500
10820	SHOWER ENCLOSERS	3,200
	PROVIDE PER HANGAR (2) 16' DIA. CELING FANS (4) TOTAL	NIC
<b>DIV. 11</b>	<b>EQUIPMENT</b>	<b>\$14,690</b>
11452	RESIDENTAL APPLIANCES	14,690
<b>DIV. 12</b>	<b>FURNISHINGS</b>	<b>\$141,000</b>
12900	INTERIOR DECORATOR FINISHES ALLOWANCE	141,000
<b>DIV. 13</b>	<b>SPECIAL CONSTRUCTION</b>	<b>\$927,533</b>
13500	STRUCTURAL OVERHANG WING DESIGN AIRPLANE & AUTO	\$927,533
<b>DIV. 14</b>	<b>CONVEYING SYSTEMS</b>	<b>\$98,490</b>
14200	ELEVATORS & CAB.-UPGRADES	98,490
<b>DIV. 15</b>	<b>MECHANICAL</b>	<b>\$2,657,690</b>
15300	FIRE PROTECTION & HANGAR SURPRESSION SYSYTEM	1,788,398
15400	PLUMBING	358,584

Code	DESCRIPTION	Total
	350 BELLO GAL. TANK/ PIPING/ STAND DIESEL GEN.	Incl Elec
15500	HVAC	510,708
15400.B	PLUMBING FIXTURES	Incl
<b>DIV. 16</b>	<b>ELECTRICAL</b>	<b>\$1,151,681</b>
16100	ELECTRICAL	1,101,681
16700	SECURITY SYSTEM	Incl
	DIESEL GENERATOR	50,000
<b>DIV. 17</b>	<b>MICHAEL HIRSH ( AUDIO / CABLE / TEL / DATA )</b>	<b>\$150,000</b>
17000	MICHAEL HIRSH ( AUDIO / CABLE / TEL / DATA )	\$150,000
	<i>TB Adjustment to sub proposal do to wrong SF</i>	
	<b>SUB TOTALS-DIRECT COST</b>	<b>15,823,776</b>
	Warranty Charge & Misc Items not listed above	188,229
	<b>BOND</b>	<b>122,500</b>
	<b>CONTINGENCY</b>	<i>In TB Contingeny</i>
	Fringes and Taxes	Incl abv
	BLDRS Risk & Llablilty INS.	237,357
	<b>GC.. CONTRACTORS FEE</b>	<b>741,432</b>
	<b>SUB TOTAL</b>	<b>17,113,294</b>
5%	Turnberry CONTINGENCY	790,694
	Turnberry DEVELOPMENT Cost	89,618
	Turnberry DEVELOPMENT FEE	600,000
	A&E Design Build 3rd party GC	362,849
	A&E Previous and other Consultants	245,717
	AE Arch....INTERIOR Design FINISHES and Tylln Civil	129,200
	Landscape	15,000
	Soil engineer	9,000
	Testing, survey & as built	40,000
	Surveyor	20,616
	Enviromental Engineering Fees	25,312
	Turnberry Bond FEE	45,000
	Permit, Plan &Zoning Consultant	5,000
	Permit Fees FBO	41,000
	Permit Fees (2) Hangars	25,000
	Impact Fees	85,000
	Water & Sewer agreement Fee	8,000
	Turnberry Legal	39,700
	Turnberry Bond FEE	25,000
	Lender Commitment and cloing Fees	285,000
	<b>TOTAL BUDGET ESTIMATE</b>	<b>20,000,000</b>

No Interest Carry listed above

C:\Users\arin.hendrik\Downloads\Turnberry Airport Hangers F&G Cost Segregation.xls ORIGINAL HANGER 2007

TURNBERRY AIRPORT HANGARS, LLC							
COST SEGREGATION SCHEDULE							
ORIGINAL HANGER							
FOR THE YEAR ENDED 2007							
ACCOUNT NO.	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROVEMENT	EXPENSE	MORTGAGE COSTS
GENERAL CONDITIONS							
01-025	INSURANCE GENERAL LIABILITY	234,895.91	234,895.91				
01-040	TEMPORARY CONSTRUCTION LABOR	236,604.05	236,604.05				
01-140	TRAVEL & ENTERTAINMENT	87.10	87.10				
01-145	TRAVEL & LODGING	8,938.85	8,938.85				
01-160	OFFICE SUPPLIES	807.79	807.79				
01-170	FIELD OFFICE	54,500.68	54,500.68				
01-175	LAND LEASE	143,525.88	143,525.88				
01-185	FIELD STORAGE	2,232.73	2,232.73				
01-190	DELIVERY & STORAGE	670.50	670.50				
01-280	BLUEPRINTS	5,039.66	5,039.66				
01-290	AERIALS & PHOTOS	3,320.24	3,320.24				
01-310	WATER & CURBS	315.00	315.00				
01-340	SMALL TOOLS	540.39	540.39				
01-440	COMPUTER / TRAINING / SOFTWARE	1,620.00		1,620.00			
01-460	SAFETY	7,622.67	7,622.67				
01-475	OFFSITE PARKING	16.80	16.80				
01-530	FINAL CLEANUP	14,274.00	14,274.00				
01-640	TEMPORARY FENCING & SIGNS	24,859.59	24,859.59				
01-670	DUMPSTER & TRASH REMOVAL	7,920.00	7,920.00				
01-730	TEMPORARY WATER	3,163.74	3,163.74				
01-750	TEMPORARY POWER	1,131.84	1,131.84				
01-760	TEMPORARY ELECTRIC	8,960.00	8,960.00				
01-770	TEMPORARY PHONES	2,713.50	2,713.50				
01-820	TEMPORARY SANITATION	1,620.00	1,620.00				
01-880	CONCRETE TESTING	6,443.00	6,443.00				
01-910	PROJECT SUPERINTENDANT	66,598.00	66,598.00				
01-925	ACCT / ADMIN	3,583.35	3,583.35				
01-926	PUNCH OUT LABOR	8,737.54	8,737.54				
01-940	PROJECT MANAGEMENT	4,200.00	4,200.00				
01-941	PROJECT MANAGER	38,191.70	38,191.70				
01-945	PROJECT ENGINEER	51,818.27	51,818.27				
01-971	SCHEDULE CONSULTANT	2,170.00	2,170.00				
01-980	GENERAL CONTRACTOR FEE	624,204.97	624,204.97				
01-980	GENERAL CONDITIONS CONTINGENCY	6,746.00	6,746.00				

ACCOUNT NO.	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROVEMENT	EXPENSE	MORTGAGE COSTS
<b>SITE WORK</b>							
02-045	WATER & SEWER	95,399.00	95,399.00				
02-100	SITE PREPARATION	5,741.00	5,741.00				
02-200	EARTH WORK	122,404.00	122,404.00				
02-230	STRUCTURE EXCAVATION BACKFILL	20,844.00	20,844.00				
02-240	SOIL STABILIZATION	1,260.00	1,260.00				
02-270	SOIL EROSION CONTROL	26,178.00	26,178.00				
02-291	TERMITE CONTROL	3,898.00	3,898.00				
02-350	PILES	85,107.00	85,107.00				
02-400	DRAINAGE	819,434.67	819,434.67				
02-430	SITE SIGNS	5,081.43	not signed		5,081.43		
02-441	UNDERGROUND SPRINKLER SYSTEM	42,274.42			42,274.42		
02-444	CHAIN LINK FENCES	101,422.77			101,422.77		
02-480	LANDSCAPING	122,240.80			122,240.80		
02-600	PAVING & SURFACING	49,256.00			49,256.00		
02-513	ASPHALTIC CONCRETE PAVING	689,023.77			689,023.77		
02-514	BRICK PAVING	36,484.42			36,484.42		
02-528	CONCRETE CURBS	112,619.40			112,619.40		
02-577	PAVEMENT MARKING	7,706.00			7,706.00		
02-800	POWER & COMMUNICATION UTILITY	4,586.07	4,586.07				
<b>CONCRETE</b>							
03-210	REINFORCING STEEL	124,466.00	124,466.00				
03-250	CONCRETE ACCESSORIES	30,597.00	30,597.00				
03-300	CAST IN PLACE CONCRETE	795,828.84	795,828.84				
03-350	HANDICAP RAMPS	5,346.65			5,346.65		
03-600	CONCRETE SLAB	62,042.00	62,042.00				
<b>MASONRY</b>							
04-180	MASONRY ACCESSORIES	16,671.00	16,671.00				
04-200	UNIT MASONRY	393,415.00	393,415.00				
<b>METALS</b>							
05-120	MISCELLANEOUS METAL	1,667,009.60	1,667,009.60				
05-620	HANDRAILS AND RAILINGS	1,718.20			1,718.20		

ACCOUNT NO.	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROVEMENT	EXPENSE	MORTGAGE COSTS
<b>WOODS/PLASTICS</b>							
06-100	ROUGH CARPENTRY	4,491.11	4,491.11				
06-220	MILLWORK	1,800.00	1,800.00				
06-240	LAMINATED PLASTIC	105,757.35	105,757.35				
<b>THERMAL/MOISTURE</b>							
07-200	CAULKING & SEALANT	163,477.83	163,477.83				
07-210	BUILDING INSULATION	12,088.00	12,088.00				
07-630	ROOF HATCH	13,506.00	13,506.00				
07-990	CURBS	43,165.16			43,165.16		
<b>DOORS AND WINDOWS</b>							
08-100	HARDWARE & FINISHER	49,026.65	49,026.65				
08-150	MIRRORS & SHOWER DOORS	31,716.65	31,716.65				
08-200	ROLLUP DOORS	102,839.88	102,839.88				
08-360	OVERHEAD DOORS	32,305.83	32,305.83				
08-400	ENTRANCES & STORE FRONTS	192,980.00	192,980.00				
08-700	HARDWARE	25,550.14	25,550.14				
<b>FINISHES</b>							
09-200	LATH & PLASTER	192,159.12	192,159.12				
09-250	GYPSUM WALLBOARD	143,452.93	143,452.93				
09-300	TILE	196,448.11	196,448.11				
09-340	MARBLE TILE	14,475.00	14,475.00				
09-510	ACOUSTICAL CEILINGS	30,938.14	30,938.14				
09-613	MARBLE FLOORING	99,748.61	99,748.61				
09-680	CARPETING	61,328.65		61,328.65			
09-700	SPECIAL FLOORING	156,006.10	156,006.10				
09-500	PAINING	162,055.33	162,055.33				
09-950	WALL COVERING	37,937.41		37,937.41			
<b>SPECIALTIES</b>							
10-160	TOILET PARTITIONS	4,316.00		4,316.00			
10-250	SERVICE WALL SYSTEM	2,623.00		2,623.00			
10-350	FLAGPOLES	5,013.94		5,013.94			
10-400	IDENTIFYING DEVICES	959.00		959.00			
10-520	FIRE EXTINGUISHER	120.00		120.00			
10-750	TELEPHONE ENCLOSURES	1,000.00		1,000.00			
10-800	HURRICANE SHUTTERS	9,145.00		9,145.00			
<b>EQUIPMENT</b>							
11-990	EQUIPMENT CONTINGENCY	48,324.91		48,324.91			
<b>MECHANICAL</b>							
15-400	PLUMBING SYSTEM	712,316.99	712,316.99				
15-500	FIRE PROTECTION	1,227,195.68	1,227,195.68				
15-800	AIR DISTRIBUTION	316,662.51	316,662.51				
<b>ELECTRICAL</b>							
16-300	POWER TRANSMISSION	21,068.00	21,068.00				
16-400	SERVICE & DISTRIBUTION	1,056,115.63	1,056,115.63				
16-600	ALARM SYSTEMS	231,211.42		231,211.42			
16-740	AUDIO/VIDEO CABLE	40,555.56		40,555.56			
<b>FEES &amp; SOFT COSTS</b>							
55-020	INTERIOR DESIGN	48,856.79	48,856.79				
55-030	CIVIL ENGINEERING	633,034.14	633,034.14				
55-031	CIVIL ENGINEERING REIMBURSABLE	1,827.63	1,827.63				
55-050	STRUCTURAL ENGINEER	82,428.10	82,428.10				

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ACCOUNT NO.	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROVEMENT	EXPENSE	MORTGAGE COSTS
55-070	LANDSCAPE ARCHITECT	937.50	937.50				
55-130	SURVEYOR	18,207.68	18,207.68				
55-140	PERMIT CONSULTANT	109,484.85	109,484.85				
55-160	ENVIRONMENTAL	14,774.89	14,774.89				
55-161	ENVIRONMENTAL ENGINEER/REIMBURSABLE	187.57	187.57				
55-170	GEOTECHNICAL ENGINEERING	20,649.52	20,649.52				
55-220	SECURITY CONSULTANTS	3,383.34	3,383.34				
55-221	SECURITY SERVICES	58,366.00	58,366.00				
55-230	MISCELLANEOUS CONSULTANT	1,225.00	1,225.00				
55-350	LEGAL FEES	79,323.14	79,323.14				
55-400	PERMIT / PLAN CHECK / ZONING FEES	-	-				
<b>LEGAL, TITLE &amp; CLOSING</b>							
57-010	APPRAISAL FEE	28,800.00	28,800.00				
57-055	BORROWER'S LEGAL FEES	2,400.00	2,400.00				
57-070	FINANCING FEE	361,512.20	361,512.20				
57-080	TITLE INSPECTION	6,674.00	6,674.00				
57-085	MISC BANK FEES	2,801.00	2,801.00				
<b>INSURANCE</b>							
58-010	PERMIT, PLAN & ZONE CONSULTANT	11,384.21	11,384.21				
58-015	IMPACT FEES	47,275.39	47,275.39				
58-040	PLAN CHECK/REVISION FEE	4,841.00	4,841.00				
<b>INTEREST &amp; FINANCE</b>							
59-010	INTEREST	700,154.36	700,154.36				

ACCOUNT NO.	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROVEMENT	EXPENSE	MORTGAGE COSTS
PERMITS							
60-010	LEGAL FEES	27,771.00	27,771.00				
INSURANCE & BONDS							
61-030	PROPERTY INSURANCE	331,930.00	331,930.00				
CONTINGENCY							
63-010	MISCELLANEOUS CONSULTANTS	1,265.70	1,265.70				
SALES CENTER OPERATIONS							
71-045	WATER & SEWER	-					
71-070	OFFICE EQUIPMENT	208,965.46		208,965.46			
SALES & MARKETING							
72-015	SALES DISPLAY & SIGNS	20,141.77				20,141.77	
		15,415,934.37	13,526,095.24	650,348.34	1,216,349.02	20,141.77	-
	Per Job Cost Report as of Specific Date	15,415,934.37					15,415,934.37
	Difference	0.00					-

C:\Users\jmhendrix\Downloads\Turnberry Airport Hangars H1-H3 Cost Segregation (1).xls\HANGARS H1 & H3 2009 per Ter							
TURNBERRY AIRPORT HANGARS, LLC							
COST SEGREGATION SCHEDULE							
[HANGARS H1-H3]							
FOR THE YEAR ENDED 2009							
Certificate of Occupancy May 1, 2009							
Building permit granted July 18, 2007.							
ACCOUNT NUMBER	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROV.	EXPENSE	MORTGAGE COSTS
<b>GENERAL CONDITIONS</b>							
01-025	INSURANCE GENERAL LIABILITY	89,123.00	89,123.00				
01-040	TEMPORARY CONSTRUCTION LABOR	58,545.00	58,545.00				
01-170	FIELD OFFICE	34,775.00	34,775.00				
01-175	LAND LEASE	119,364.00	119,364.00				
01-290	AERIALS & PHOTOS	1,182.00	1,182.00				
01-340	SMALL TOOLS	16.00	16.00				
01-490	FIRST AID	1,392.00	1,392.00				
01-530	FINAL CLEANUP	8,772.00	8,772.00				
01-640	TEMPORARY FENCING & SIGNS	21,355.00	21,355.00				
01-670	DUMPSTER & TRASH REMOVAL	31,982.00	31,982.00				
01-750	TEMPORARY POWER	6,507.00	6,507.00				
01-760	TEMPORARY ELECTRIC	15,898.00	15,898.00				
01-820	TEMPORARY SANITATION	27,495.00	27,495.00				
01-880	CONCRETE TESTING	11,658.00	11,658.00				
01-910	PROJECT SUPERINTENDANT	91,853.00	91,853.00				
01-925	ACCT / ADMIN	6,683.00	6,683.00				
01-926	PUNCH OUT LABOR	3,099.00	3,099.00				
01-941	PROJECT MANAGER	174,085.00	174,085.00				
01-971	MISC INSPECTOR	5,093.00	5,093.00				
01-980	GENERAL CONTRACTOR FEE	Note 1 512,419.00	390,290.00		122,129.00		
<b>SITE WORK</b>							
02-045	WATER & SEWER	365.00	365.00				
02-110	REMOVAL OF JR HANGARS	42,000.00	42,000.00				
02-200	EARTH WORK	10,785.00	10,785.00				
02-240	SOIL STABILIZATION	5,570.00	5,570.00				
02-350	PILES	81,004.00	81,004.00				
02-400	DRAINAGE	29,952.00			29,952.00		
02-430	SITE SIGNS	7,459.00	7,459.00				
02-441	UNDERGROUND SPRINKLR SYSTM	4,307.00			4,307.00		
02-444	CHAIN LINK FENCES	96,667.00			96,667.00		
02-480	LANDSCAPING	6,308.00			6,308.00		
02-500	PAVING & SURFACING	545,152.00			545,152.00		
02-513	ASPHALTIC CONCRETE PAVING	177,964.00			177,964.00		
02-514	BRICK PAVING	4,253.00			4,253.00		
02-528	CONCRETE CURBS	11,866.00			11,866.00		

ACCOUNT NUMBER	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROV.	EXPENSE	MORTGAGE COSTS
<b>CONCRETE</b>							
03-210	REBAR / WIRE MESH	113,157.00	113,157.00				
03-250	CONCRETE & SLAB	681,969.00	681,969.00				
03-300	PRECAST CONCRETE	110,572.00	110,572.00				
03-600	INSULATED CONCRETE ROOF	30,275.00	30,275.00				
<b>MASONRY</b>							
04-150	MASONRY WALLS / COLUMNS	422,064.00	422,064.00				
04-200	GROUT FILL CONC	45,124.00	45,124.00				
04-250	REBAR & CMU WALLS	34,870.00	34,870.00				
04-300	MARBLE WINDOW SILLS	2,430.00	2,430.00				
<b>METALS</b>							
05-120	MISCELLANEOUS METAL	1,518,566.00	1,518,566.00				
05-520	HANDRAILS AND RAILINGS	145.00	145.00				
<b>WOOD / PLASTICS</b>							
06-100	CABINETS / VANITIES	13,826.00		13,826.00			
06-150	CHERRY BASE	9,329.00		9,329.00			
06-200	3 1/2 X 3/4" FIR	17,862.00		17,862.00			
06-250	3 1/2 X 3/4" CHERRY	4,739.00		4,739.00			
<b>THERMAL / MOISTURE</b>							
07-150	FIBROUS FIRE SAFING	7,898.00	7,898.00				
07-210	BUILDING INSULATION	38,092.00	38,092.00				
07-830	BUILT-UP ROOF @ OFFICE	108,759.00	108,759.00				
<b>DOORS AND WINDOWS</b>							
08-100	HARDWARE & FINISHES	27,864.00	27,864.00				
08-150	MIRRORS & SHOWER DOORS	2,014.00	2,014.00				
08-200	ROLLUP DOORS	1,477.00	1,477.00				
08-250	HM FRAME/DOORS	34,348.00	34,348.00				
08-300	SC CHERRY DOOR	11,766.00	11,766.00				
08-400	ENTRANCES & STORE FRONTS	88,599.00	88,599.00				
08-450	SC BIRCH DOOR	35,823.00	35,823.00				
08-500	DOORS COILING / SECTIONAL	20,104.00	20,104.00				
08-550	HANGAR DOOR OPERATORS	91,479.00	91,479.00				
<b>FINISHES</b>							
09-200	STUCCO & FOAM SANDING	222,414.00	222,414.00				
09-250	DRYWALL PARTITION / CEILING	191,584.00	191,584.00				
09-300	TILE	119,139.00	119,139.00				
09-310	COUNTERTOPS	5,893.00	5,893.00				
09-510	ACOUSTICAL CEILINGS	31,973.00	31,973.00				
09-680	CARPETING	31,308.00		31,308.00			
09-700	EXPOX HANGAR FLOORING	329,240.00	329,240.00				
09-900	PAINTING	188,248.00	188,248.00				
09-950	WALL COVERING	11,584.00		11,584.00			

ACCOUNT NUMBER	DESCRIPTION	AMOUNT	BUILDING	FF&E	LAND IMPROV.	EXPENSE	MORTGAGE COSTS
<b>SPECIALTIES</b>							
10-160	TOILET PARTITIONS	16,699.00		16,699.00			
10-520	FIRE EXTINGUISHER	4,441.00		4,441.00			
10-850	MISC ITEMS	26,672.00		26,672.00			
<b>EQUIPMENT</b>							
11-800	PROPANE TANK	7,088.00		7,088.00			
11-990	EQUIPMENT CONTINGENCY	40,291.00		40,291.00			
11-991	EQUIPMENT	43,565.00		43,565.00			
<b>MECHANICAL</b>							
15-400	PLUMBING SYSTEM	640,118.00	640,118.00				
15-500	FIRE PROTECTION	901,851.00	901,851.00				
15-800	AIR DISTRIBUTION	446,624.00	446,624.00				
<b>ELECTRICAL</b>							
16-300	POWER TRANSMISSION	31,351.00	31,351.00				
16-400	SERVICE & DISTRIBUTION	975,584.00	975,584.00				
16-600	ALARM SYSTEMS	248,107.00		248,107.00			
16-740	CABLE FOR AUDIO, TV & PHONE	25,635.00		25,635.00			
<b>FEES &amp; SOFT COSTS</b>							
55-010	ARCHITECTURE	32,412.00	32,412.00				
55-020	INTERIOR DESIGN	51,802.00	51,802.00				
55-030	CIVIL ENGINEERING	34,457.00	34,457.00				
55-050	STRUCTURAL ENGINEER	87,973.00	87,973.00				
55-130	SURVEYOR	15,548.00	15,548.00				
55-140	PERMIT CONSULTANT	4,041.00	4,041.00				
55-220	SECURITY CONSULTANTS	3,465.00	3,465.00				
55-221	SECURITY SERVICES	37,357.00	37,357.00				
55-230	SHOP DRAWING REVIEW	35,642.00	35,642.00				
55-231	ESTIMATING	26,333.00	26,333.00				
55-300	BANK LOAN FEE	Note 4 224,933.00					224,933.00
<b>LEGAL, TITLE &amp; CLOSING</b>							
57-055	BORROWER'S LEGAL FEES	400.00					400.00
57-080	TITLE INSPECTION	9,482.00					9,482.00
<b>INSURANCE</b>							
58-010	PERMIT, PLAN & ZONE CONSULTANT	1,357.00	1,357.00				
58-015	IMPACT FEES	135,951.00	135,951.00				
<b>INTEREST &amp; FINANCE</b>							
59-010	INTEREST	355,102.00	355,102.00				
<b>INSURANCE &amp; BONDS</b>							
61-040	SURETY BOND	74,380.00	74,380.00				
<b>SALES CENTER OPERATIONS</b>							
71-045	WATER & SEWER	3,391.00	3,391.00				

ACCOUNT NUMBER	DESCRIPTION		AMOUNT	BUILDING	FF&E	LAND IMPROV.	EXPENSE	MORTGAGE COSTS
NON - DRAW								
99-010	JR BUYOUT	Note 2	2,500,000.00	2,500,000.00				
99-020	INTEREST - JS LOAN		339,422.00	339,422.00				
99-021	LOAN FEES - JS LOAN		52,451.00	52,451.00				
RECONCILING	2009 PUNCH LIST ITEMS		52,058.27	52,058.27				
RECONCILING	2009 ADA SIGNS		10,910.69		10,910.69			
			14,346,576.96	12,600,906.27	512,256.69	998,598.00	-	234,815.00
					Note 3	Note 3		
	Note 1 - 10% of total General Conditions allocated to land improvements per general contractor, Willje Ivory.							
	Note 2 - pertains to buyout of land lease and related costs.							
	Note 3 - building permit 7.18.07, therefore contacts in place before critical date 1.01.08; does not qualify for bonus depreciation.							