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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(M)(4)

TO: Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners

DATE: November 5, 2014

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 and approving allocation of $5,000,000.00 from Project 124 to Orion Jet Center to fund certain economic development projects

Resolution No. R-988-14

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

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: November 5, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Allocation of Economic Development Fund Project 124 to AA Acquisitions, LLC. Orion Jet Center Development project

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Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution allocating $5,000,000.00 of funding from the Building Better Communities General Obligation Bond (BBC GOB) Program, Economic Development Fund Project 124 to the Orion Jet Center Development project (Project). The resolution directs the Mayor or the Mayor's designee to begin negotiating the terms of a grant agreement that will be presented to the Board for approval at a future date.

Scope

This project is located at Opa-Locka Executive Airport in District 1, Commissioner Barbara Jordan's District. While the economic impact of this Project primarily benefits District 1, additional benefits are expected countywide.

Fiscal Impact/Funding Source

There will be no fiscal impact to the County with the approval of this item which simply sets a potential allocation for the recommended project and establishes the directive to begin negotiations for a grant agreement that must come back to the Board for final approval.

Track Record/Monitor

Deputy Director of Regulatory and Economic Resources Josh Gelfman will monitor the creation and retention of new jobs, average salaries, private investment and any other performance measures as agreed in the respective grant agreements, which would be approved by the Board.

Background

In November 2004, Miami-Dade County voters approved the issuance of $352.182 million in general obligation bonds to, among other things, construct and improve bridges, public infrastructure, and neighborhood improvements as part of the BBC GOB Program. A total of $75 million was allocated towards the Economic Development Fund (EDF) Project 124. The Administrative Rules for the BBC GOB Program that governs the rules for Economic Development Fund were adopted by the Board under Resolution No. R-668-10 on June 15, 2010.

Funding from grant awards under EDF Project 124 must be used for public infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs. Public infrastructure includes road improvements, water and sewer networks, public parking structures, public facilities and other improvements subject to certain limitations and evaluated on a case-by-case basis. Ineligible uses of the grant awards from EDF Project 124 include, but are not limited to, working capital, furniture and fixtures, business equipment, and non-capital related expenses.

In addition to stimulating private investment and job growth, one of the primary objectives of EDF Project 124 recognized in the Administrative Rules was the strengthening of the economy's capacity for innovation and commercialization of scientific advancements and expanding leadership in local industry

clusters such as: Aviation and Aerospace; Financial and Professional Services; Homeland Security and Defense; Information Technology; Life Sciences; and International Trade and Global Commerce. These objectives align with the Beacon Council's One Community One Goal Initiative. The Administrative Rules also recognized that industry clusters were growing or had the potential to emerge in certain strategic areas of the County: namely, the Civic Center/Medical District; Homestead Air Reserve Base; Opa-Locka Executive Airport; Port of Miami; and Kendall Tamiami Executive Airport.

Staff conducted evaluations of submitted projects taking into consideration the requirements and objectives of the Administrative Rules, the language in the BBC GOB bond question approved by the voters in 2004, and the information proposed by the applicant on the BBC GOB application.

The grant awards are disbursed as reimbursements of eligible expenditures paid by the grantees and approved by the Mayor or the Mayor's Designee in accordance with established administrative rules and the IRS rules governing the tax-exempt status of the General Obligation Bond Program. The disbursement of grant funds are also contingent upon the developer meeting performance measures for job creation, private investment, average salaries and other measures in the respective grant agreements. In the event that IRS rules require grant funds to be disbursed before performance milestones can be met, a claw back provision will be included in the grant agreement that allows the County to recover part or all of the grant funds disbursed when performance milestones are not achieved.

AA Acquisitions, LLC has been leasing property from Miami-Dade Aviation Department at Opa-Locka Executive Airport (OPF) since March 2007. AA Acquisitions proposes leasehold improvements on the airside portion of the airport property, consisting of the construction of a terminal building, one aircraft hangar, a terminal building and office space for operations. The company estimates that this expansion of operations will support as many as 126 new employees to the county, and a total private investment reaching $18,600,000.00. AA Acquisitions is requesting GOB funds to partially offset the cost of water and sewer connections, drainage, utilities, extension of taxiways to access a terminal and/or a new aircraft hangar, and other capital investments recognized as public infrastructure. The Administrative Rules adopted on June 15, 2010 by the Board under Resolution No. R-668-10 set a $10,000,000 minimum grant level for projects seeking funding from Project 124. It is recommended that the Board waive this minimum requirement to allow for the allocation of $5,000,000 for the Project.

Prior to entering into a grant agreement, a final determination as to the Project's qualification to receive the funds will be made. The grant agreement will be presented to the Board for approval at a future date. If an agreement for this project cannot be finalized, the funding may be reallocated by the Board. If the allocation to this project is greater than the amount of eligible public infrastructure expenditures needed, the difference will be available for reallocation by the Board.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: November 5, 2014

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

SUBJECT: Agenda Item No. 8(M)(4)

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. 8(M)(4)
11-5-14

RESOLUTION NO. R-988-14

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM AND APPROVING ALLOCATION OF $5,000,000.00 FROM PROJECT 124 TO ORION JET CENTER TO FUND CERTAIN ECONOMIC DEVELOPMENT PROJECTS

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 "BBC 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 and to create jobs"; and

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

WHEREAS, this Board wishes to approve an allocation of $5,000,000.00 from Project 124 to Orion Jet Center ("Orion") as recommended by the Mayor upon certain employment and salary benchmarks being met at different intervals, among other requirements, as described in the Mayor's Memorandum which accompanies this Resolution; and

WHEREAS, the individual Grant Agreement between the County and Orion which incorporates such conditions shall be submitted to the Board for approval in the future; and

WHEREAS, this Board wishes to waive the requirement that Project 124 allocations be made to projects with a minimum value of $10,000,000.00 set forth in the administrative rules of the Building Better Communities General Obligation Bond Program ("Administrative Rules"),

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

Section 1. The foregoing recitals and the Mayor's Memorandum 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 and the allocation of $5,000,000.00 from Project 124 to Orion is approved.

The foregoing resolution was offered by Commissioner **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Audrey Edmonson** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman	**aye**		
Lynda Bell, Vice Chair	**aye**		
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**absent**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**nay**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**nay**		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of November, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Gerald T. Heffernan

Economic Development Fund

Building Better Communities
General Obligation Bond Program

RECEIVED OEDIT
MAY 2 0 2013
EXEC. DIR. OFFICE
052013-47

EDF General Project Overview

Orion Jet Center Development
Project Title

AA Acquisitions, LLC
Name of Business

May 17, 2013
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
Sustainability, Planning and Economic Enhancement
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, SUITE 2200
MIAMI, FLORIDA 33128
Telephone (305) 375-1254 Fax (305) 679-7895
www.miamidade.gov/oedit

MIAMI-DADE COUNTY

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW

MIAMI-DADE COUNTY

1. BUSINESS INFORMATION

A. Name of Business Unit: Orion Jet Center LLC

B. Mailing Address: 14850 NW 44 ct.
Street Address

Opa Locka (*City*) Florida (*State*) 33054 (*Zip Code*)

C. Primary Contact Person of Parent Company (if applicable):
Eric Greenwald

D. Title: President

Mailing Address: 14850 NW 44 ct.
Street Address

Opa Locka (*City*) Florida (*State*) 33054 (*Zip Code*)

Telephone: (305)-687-2144 **Fax:**

Email: egreenwald@orionjetcenter.com **Website:** www.OrionJetCenter.com

E. Federal Employer Identification Number: 27-0172497

F. Unemployment Compensation Number: 2919250

G. Florida Sales Tax Registration Number: 23-8015144634-3

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

I. Is this business an active and duly registered for-profit Florida corporation?

Yes [X] 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 [X]
Publicly Owned Business [ ] None [ ]

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

Yes [ ] No [X]

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

Own [ ] Lease [X] (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[1]:

[X] New business unit to Miami-Dade County creating jobs.

[X] Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.
(If an expansion, how many jobs are currently in the expanding business unit?) 31

[ ] Developer building new construction for business _____ (name of the company) that will be creating _____ jobs.

[1] 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.

B. How many individuals are employed at all Florida locations? (FTE[2])
31

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? _____

D. Project Location Information:

(i) What is the project's proposed location address:
15000 NW 44 ct.
Street Address
Opa Locka | Florida | 33054
City | *State* | *Zip Code*

(ii) What is the project's current location address (if different):
14850 NW 44 ct.
Street Address
Opa Locka | Florida | 33054
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? Enterprise Zone, Empowerment Zone and TUA

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)
See Attachment A, pages 1 - 2

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.
See Attachment A, pages 1 - 2

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.) See Attachment A, page 9

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.)

Unknown. Explain, if necessary: _____

[2] 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 <u>created</u> as part of this project? What are the initial average wage and benefits?

Occupation	Avg. Wage	Avg Benefits	2011	2012	2013	2014	2015	2016
Prof., Scientist	$	$						
Research Tech.								
Senior Mgmt								
Admin. Support								
Production Wrkrs								
Other								

See Attachment A, page 6

Jobs created, continued

Occupation	2017	2018	2019	2020	2021	2022	2023	2024	2025
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Health Insurance, Long term disability, Life Insurance, Dental Insurance, 401K plan

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be <u>retained</u> as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) TBD (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	488119	60%	$ 2,500,000
Restaurant	722513	10%	$ TBD
Private Aircraft Services	481211	30%	$ TBD

*Multiple additional businesses are projected to locate within the Orion Jet Center development upon completion of the infrastructure and vertical improvements

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 Attachment A, pages 9 - 10

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	$	$	$	$	$
New Construction (excl. public infrastructure)	$	$	$	$	$
Building Renovations	$	See Attachment A, page 10			$
Manufacturing Equipment	$	$	$	$	$
R & D Equipment	$	$	$	$	$
Other Equipment (computer equipment, office furniture, etc)	$	$	$	$	$
Total Capital Investment	$	$	$	$	$

C. **What is the estimated square footage of the new or expanded facility?** 115,000

D. **What is the deadline to make the location decision (date)?**

E. **What is the anticipated date that construction will begin?** 12/15/12

F. **What is the anticipated construction completion date?** Phase 1: 12/12/13, Phase 2: 5/12/14
(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?** 12/15/13

H. **Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project.** Will be provided upon request on a confidential basis

5. PUBLIC INFRASTRUCTURE NEEDS

A. **Describe the type of public infrastructure investment needed.** See Attachment A, pages 7 - 9

B. **What is the total anticipated cost of public infrastructure needed for this project?** $5,350,000.00

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 will be financed by Orion Jet Center principals.

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.** Include the impacts on indicators such as unemployment rate, poverty rate, and per capita income, if these have been estimated. The project will create substantial new employment opportunities.

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 Community Development Block Grant eligible Census areas?** If yes, explain how that plan will be developed and implemented. TBD

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 ☒

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

Eric Greenwald
Name

President
Title

Orion Jet Center LLC
Company

Address, if different than mailing address

(305)-687-2144
Phone number

Fax Number

egreenwald@orionjetcenter.com
Email Address

05/17/13
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

Eric Greenwald
Name

President
Title

Orion Jet Center LLC
Company

Address, if different than mailing address

(305)-687-2144
Phone number

Fax Number

Email Address

Date

AIRSIDE

INTERNATIONAL BUSINESS PARK

May 17, 2013

Via E-Mail and Federal Express
Jack Osterholt
Deputy Mayor

Dear Deputy Mayor Osterholt:

AA Acquisitions, LLC ("AA") is submitting this letter in support of our application for $5,350,000 in General Obligation Bond ("GOB") funds under GOB Project 124 for infrastructure improvements at the Opa-Locka Executive Airport ("OPF" or the "Airport"). This application updates our initial application submitted to the County on November 18, 2010.

The Airport, which is wholly owned by Miami-Dade County, is the largest GA airport in Miami-Dade County but has remained underdeveloped and underutilized since the 1960s when it was one of the busiest airports in the U.S. With an 8002 foot runway, the Airport has one of the longest runways at any general aviation airport and can accommodate aircraft up to a Boeing 747s. In 2012 the County completed construction of a new state-of-the-art FAA control tower.

AA's subsidiary and tenant, Orion Jet Center LLC ("Orion") is a fixed base operator that opened for business in 2009. Since that time, the Airport has achieved unprecedented growth and Orion and AA have created substantial jobs and economic activity. In 2012, Orion and AA had 30 employees, a payroll of $1,724,000 and we remitted almost $1,500,000 to the County in rent, fuel flowage fees and sales tax. (See page 3 for additional information.)

To accommodate Orion's growth, we have embarked on an expansion that will triple its footprint and add numerous additional direct and indirect jobs. When complete, Orion will have an 18,000 square foot Class "A" terminal, a restaurant, over 200,000 square feet of aircraft hangars, and approximately 28,000 square feet of office space. See pages 4 – 5 for renderings of the new facilities.

Without the new facilities, Orion would be unable to sustain or grow its business. Accordingly, the new development will both retain existing jobs as well as create new ones. Details of the direct and indirect permanent jobs that are being created are on page 6.

The County is aware that the infrastructure at the Airport is inadequate and outdated, which is one of the reasons the Bond program designates the Airport as a Strategic Area. The new Orion development requires major infrastructure to accommodate the new buildings, including new water/sewer mains and a drainage system which extends under two active taxiways and outfalls

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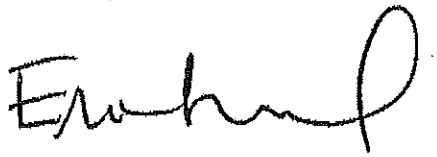
into the Biscayne Canal on the North side of the Airport, a new electrical distribution system, roadways, parking lots and LED site lighting. New sidewalks are being added which interconnect everything to create a campus-like environment and will encourage pedestrian traffic through main thoroughfares at the Airport. Attached is the Development and Infrastructure Overview (pages 7 - 8) and a detailed budget (page 9) for the improvements currently under construction and that are necessary in order for us to complete the Orion expansion.

We look forward to meeting with you to discuss our application.

Sincerely,



Eric Greenwald
President
AA Acquisitions, LLC

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ATTACHMENT A

AA/Orion Economic Impact

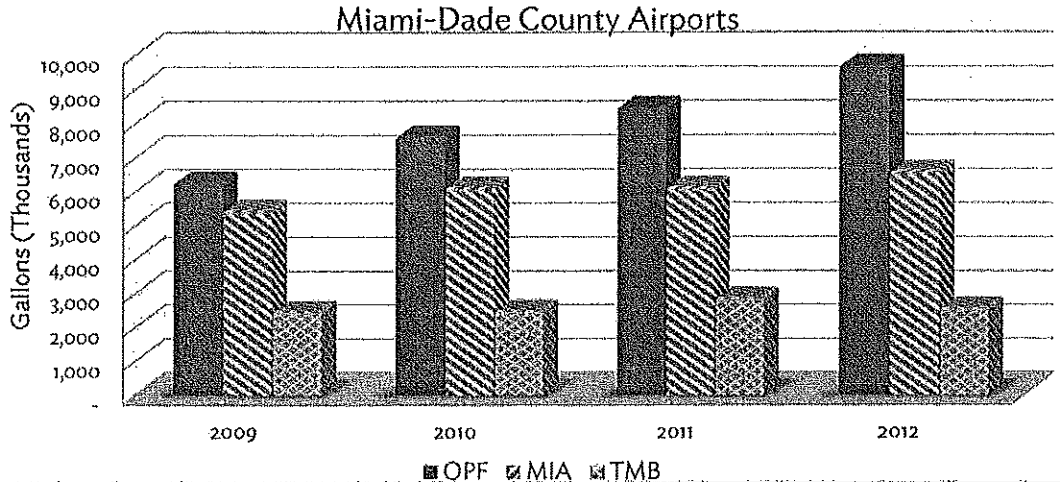
Year	Orion Fuel Sales (Gallons)	Fuel Flowage Fees to MDAD	Rent Paid to MDAD	Sales Tax Remitted to County	Total Remitted to County
2010	2,268,804	$ 181,260	$ 473,800	$ 81,123	$ 736,183
2011	2,798,325	$ 220,727	$ 950,711	$ 161,462	$ 1,332,900
2012	3,349,618	$ 261,237	$ 1,020,983	$ 173,093	$ 1,455,313

2012 Payroll*	
Employees	30
Compensation	$ 1,724,000

*Includes payroll taxes and benefits

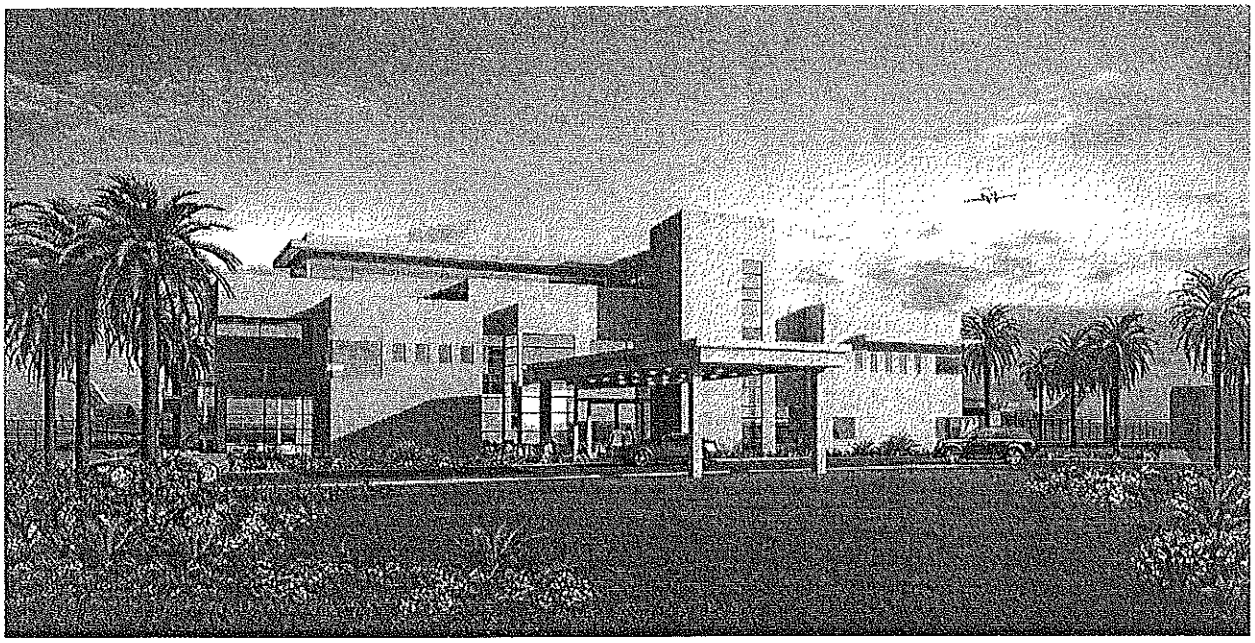
Tenants	
Companies	71
Aircraft	63

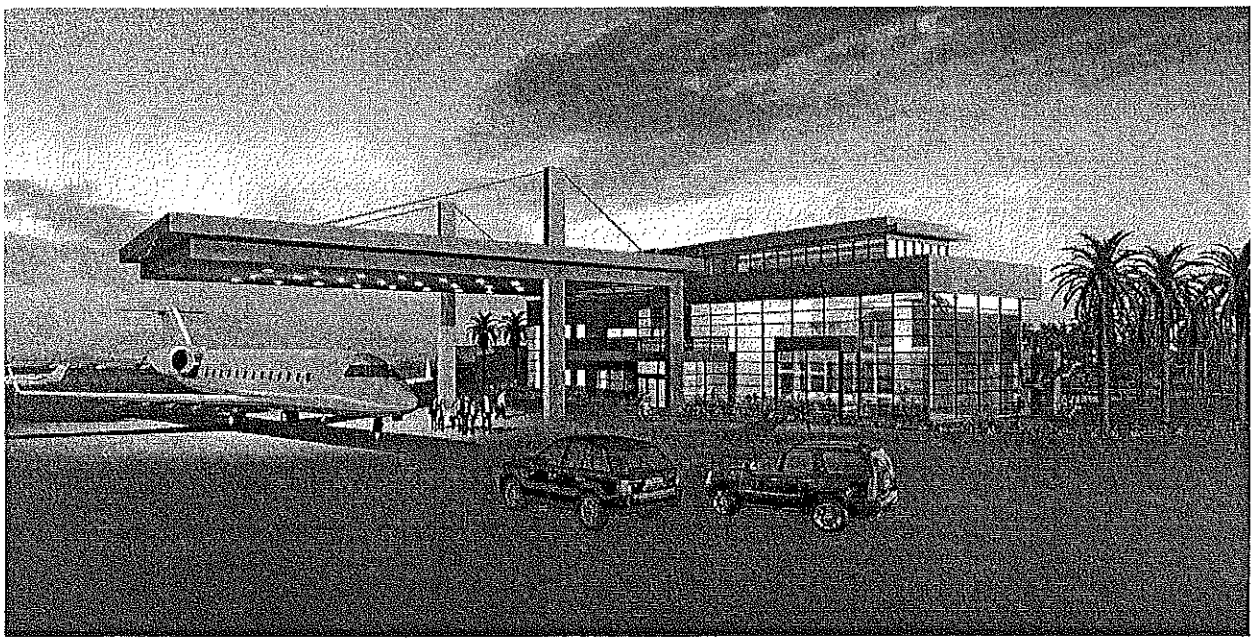
Airport Gallons



Gallons	2009	% 2009	2010	% 2010	Change from 2009	2011	% 2011	Change from 2010	2012	% 2012	Change from 2011	Total Change from 2009
OPF	6,274,938	44%	7,626,860	47%	⇧ 22%	8,466,429	49%	⇧ 11%	9,687,615	51%	⇧ 14%	⇧ 54%
MIA	5,445,355	38%	6,122,842	38%	⇧ 12%	6,114,182	35%	⇩ 0%	6,581,087	35%	⇧ 8%	⇧ 21%
TMB	2,456,503	17%	2,489,061	15%	⇧ 1%	2,858,643	16%	⇧ 15%	2,560,580	14%	⇩ 10%	⇧ 4%
Total	14,176,796		16,238,763		⇧ 15%	17,439,254		⇧ 7%	18,829,282		⇧ 8%	⇧ 33%

[1]General Aviation Gallons





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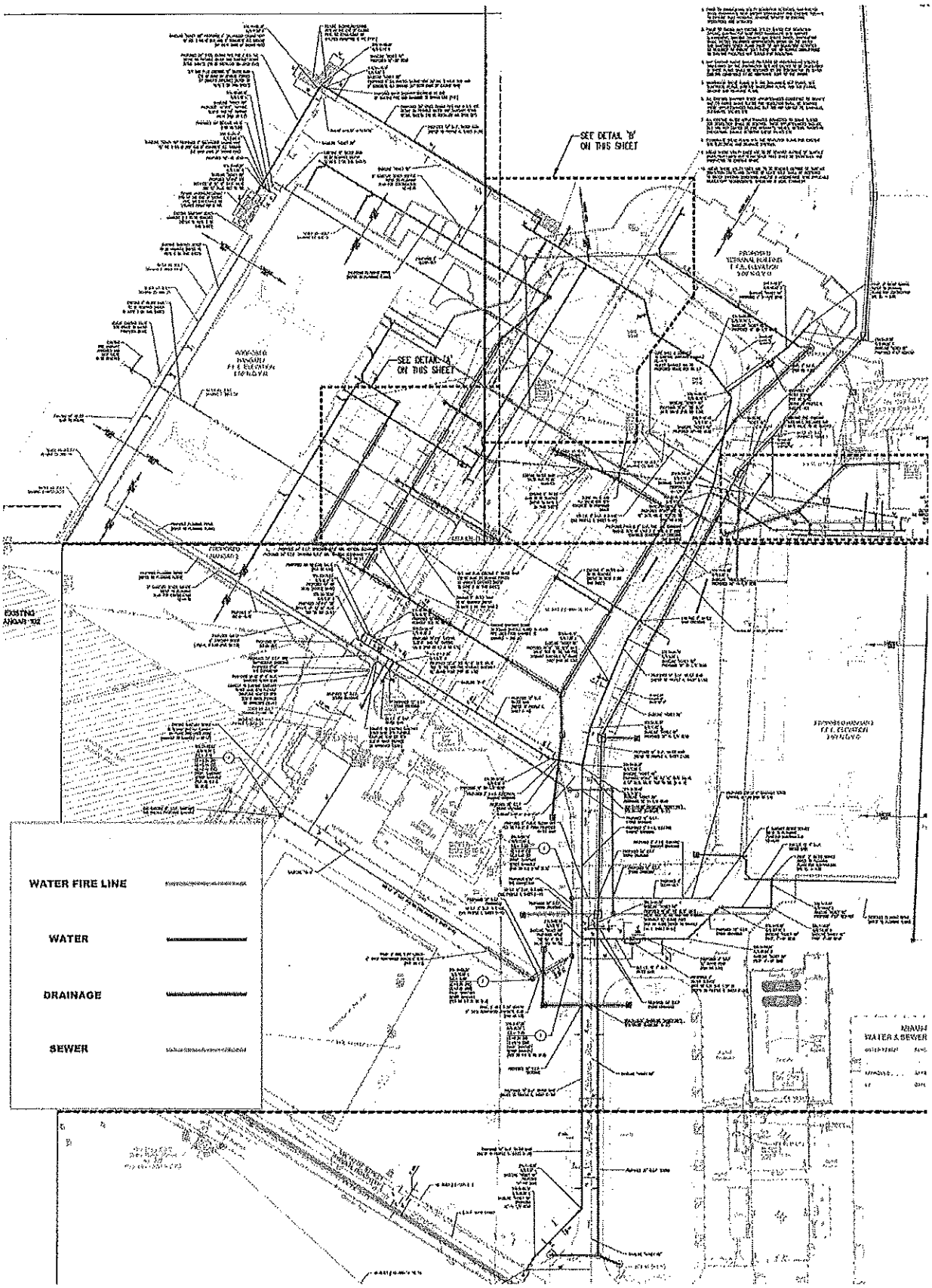
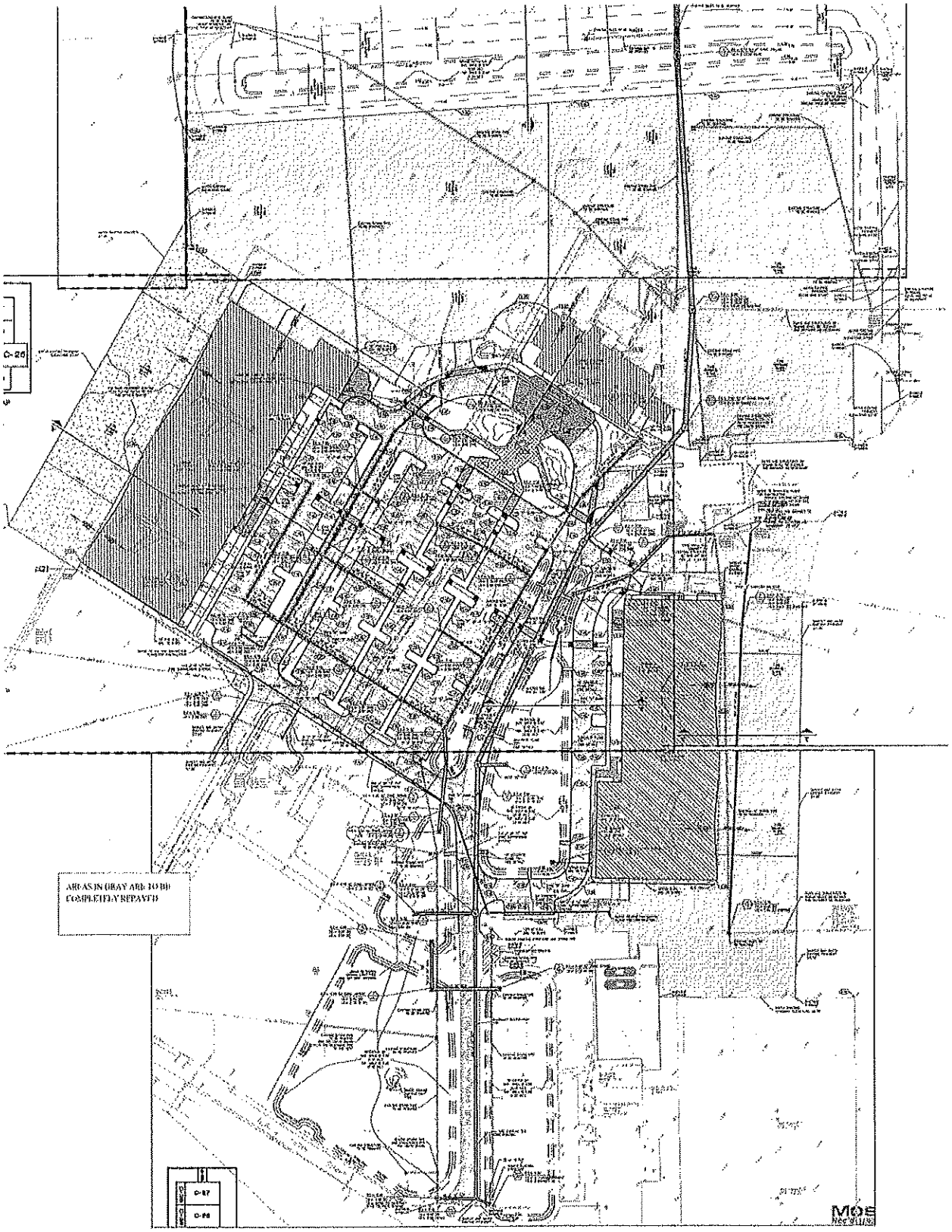
Direct and Indirect Jobs

PRIMARY EMPLOYMENT			Number							
OCCUPATION	Avg. Hourly Wage	Avg Benefits	2014	2015	2016	2017	2018	2019	2020	TOTAL
Line Service Technician	$ 14.00	$ 8,736.00	3	3	2		2		2	12
Customer Service Representative	$ 15.00	$ 9,360.00	2	2		2				6
Senior Management	$ 28.00	$ 17,472.00	1	1						2
Admin. Support	$ 13.00	$ 8,112.00	1	1	1		1		1	5
Landscaper	$ 12.00	$ 7,488.00	2							2
Maintenance	$ 11.00	$ 6,864.00	2							2
Marketing	$ 25.00	$ 15,600.00	2							2
THIRD PARTY EMPLOYMENT										
OCCUPATION	Avg. Hourly Wage	Avg Benefits	2014	2015	2016	2017	2018	2019	2020	TOTAL
Pilots	$ 35.00	$ 21,840.00	10	6	6	6	8			36
Mechanics	$ 25.00	$ 15,600.00	5	3	4	3	4			19
Flight Crew	$ 15.00	$ 9,360.00	5	4	3	4	3			19
Aircraft Management	$ 40.00	$ 24,960.00	6	4		3	4			17
Admin. Support	$ 13.00	$ 8,112.00	6	5	2	4	2			19
Restaurant Staff	$ 14.00	$ 8,736.00	10	2	1	1	2			16
TOTAL										157


SEE DETAIL 'B' ON THIS SHEET
SEE DETAIL 'A' ON THIS SHEET
WATER FIRE LINE
WATER
DRAINAGE
SEWER



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Orion Jet Center - FBO Terminal & Hangars

Opa-Locka, Florida

COST SUMMARY:

No.		Trade Item	COST	NOTES
Division 1	1.1	General Requirements	$ 317,905	
Division 2	2.1	Demolition - Site Demo. & Trailers	see Sitework below	
		Foundation Removal Allowance	$ 32,000	
	2.3	Sitework & Site Paving - Alaidy	$ 3,295,365	
	2.3	Sitework & Site Paving - Landslide	$ 1,917,963	
		Removal of Unsuitable and contaminated materials Allowance	$ 30,000	
		Asphalt & Concrete Pavement Restoration Allowance	$ 25,000	
		Looping, Testing or Cleaning of existing system Allowance	$ 25,000	
		Sod to stabilize disturbed areas during construction Allowance	$ 20,000	
	2.4	Landscape - (Includes Irrigation)	$ 324,760	
	2.3 & 2.4	Site/Civil Addenda #4 Changes	$ 128,295	
	2.3 & 2.4	Site/Civil WASD Comments	$ 107,883	
	2.5	Soil Prep at Ground Cover Beds	$ 60,000	
	2.6	Pavers	$ 208,448	Proportionate share allocated
	2.7	Sculpture Garden (Includes all elements of the sculpture garden)	Items Shown on Plans included in Landscaping	
	2.8	Irrigation	In Landscaping above	
Division 3	3.1	Concrete (Includes Masonry)	$ 7,019,285	Proportionate share allocated for Hangars
Division 4	4.1	Masonry	In Concrete above	
Division 5	5.1	Misc. Metals	$ 171,381	
	5.2	Structural Steel (Includes Steel Beams & Cables for Canopies)	$ 803,063	
	5.2	Stay Cables	$ 100,000	
Division 6	6.1	Wood, Plastics & Composites	$ 109,000	
		CSR Counter Area Allowance	$ 70,000	
		Café Bar Area Allowance	$ 30,000	
	6.2	Countertops - Based on Owner Allowances	$ 32,952	
Division 7		THERMAL & MOISTURE PROTECTION	see Breakdown below	
	7.1	Roof Garden Assembly (includes Pavers)	$ 156,810	
	7.2	Roofing	$ 416,056	
	7.3	Caulking, Waterproofing (& Spray-On Fireproofing)	$ 186,735	
Division 8	8.1	Doors, Frames and Hardware - Material & Installation	$ 140,700	
	8.2	Overhead Coiling Doors	$ 29,968	
	8.3	Hangar Doors	$ 523,900	
	8.4	Alum Entrances and Storefronts	$ 856,425	
	8.5	Glazed Curtainwall at Terminal	In above	
Division 9		FINISHES	see Breakdown below	
	9.1	Stucco - Exterior Framing & Stucco	$ 377,475	
	9.2	Drywall, Framing & Wall Insulation	$ 366,393	
	9.4	Acoustical Ceilings	$ 51,425	
	9.5	Tile - based on Owner Allowances (see Div. 6 for Countertops)	$ 315,304	
	9.5	Carpet and VCT - based on Owner Allowances	$ 84,058	
	9.6	Thin-Set Epoxy Terrazzo	$ 83,991	
	9.7	Urethane Floor Coating	$ 150,444	
	9.8	Painting	$ 324,836	
Division 10	10.1	Specialties	$ 51,706	
	10.2	Signage - Owner Allowance	$ 100,000	
Division 11	11.1	Residential Equipment	$ 11,734	
Division 12	12.1	Window Treatments	$ 10,625	
Division 13	13.1	Pre-Engineered Metal Building System	$ 2,603,700	
Division 14	14.1	Conveying Systems	$ 69,525	
Division 21	21.1	Fire Protection	$ 400,065	
	21.2	Foam Fire Extinguishing System	$ 938,934	
Division 22	21.3	Plumbing	$ 763,225	
Division 23	21.4	HVAC	$ 952,500	
Division 26	26.1	Electrical	$ 1,532,000	Proportionate share allocated for site lighting
Division 27	26.3	Communications	In Electrical above	
Division 28	26.4	Electronic Safety and Security - Conduit Only	In Electrical above	
		TOTAL DIRECT CONSTRUCTION COST	$ 21,393,256	
		Construction Contingency	$ 423,521	
		Addenda No. 004 Allowance	$ 129,000	
		Addenda No. 005 Allowance	$ 50,000	
		Anticipated Trade Contractor/buy-out - Allowance	$ (635,282)	Proportionate share allocated
1.25%		Sub-Guard / Sub Contractor Bonds	$ 266,956	
		TOTAL DIRECT WORK	$ 21,623,431	
0.75%		GC Liability Insurance	$ 187,465	
		Builders Risk Insurance	By Owner	
0.75%		CM Payment and Performance Bond	$ 193,463	
		Contractors General Conditions	$ 969,738	
		SUBTOTAL CONSTRUCTION COST	$ 22,963,100	
		Contractors Fixed Fee	$ 814,524	
		TOTAL CONSTRUCTION COST	$ 23,777,624	
			TOTAL PROJECT	

Trades Permits, General Building Permit Costs and Zoning/Impact Fees are By Owner.

	Year 2012	Year 2013	Year 2014	TOTAL
Land				
New Construction (excl. public infrastructure, including soft costs)	$ 1,100,000	$ 23,900,000	$ 4,000,000	$ 29,000,000
Building Renovations				$ -
Manufacturing Equipment				$ -
R & D Equipment				$ -
Other Equipment (computer equipment, office furniture, etc)		$ 1,400,000	$ 100,000	$ 1,500,000
TOTAL	$ 1,100,000	$ 25,300,000	$ 4,100,000	$ 30,500,000