



## PROJECT SIZE

\$5.5M total project budget  
\$4.5M design-build cost  
6,371 sq ft + fueling facility  
2.78 acres paved/lighted parking  
3 cleaning & hand wash bays  
1 automatic car wash tunnel  
3 RAC brands

Bismarck Airport Quick Turn-Around Facility

# QUICK TURN-AROUND FACILITY

Bismarck Airport  
*Bismarck, ND*



## PROJECT TEAM

Mark Pfeffer – Principal  
Chris Teich – Project Lead  
SueEllen Edwards – Project Manager  
John SteinerHain – Legal  
Lizbeth Espinoza – Site Operations Lead  
Rocky Gordan & Co – Local Facility Manager  
PGAL – Architect  
Greystone Construction – Design Builder  
Wells Fargo – Equity Partner  
Chugach Alaska Corporation – Equity Partner

## AIRPORT REPRESENTATIVE

Greg Haug  
Bismarck Airport, Director  
(701) 355-1808  
ghaug@bismarcknd.gov

## PROJECT SCHEDULE

Pre-Development: June–Aug. 2015  
Financing/Project Start: Oct. 2015  
Project Delivery: 8 months  
Activation & Opening: June 2016

## DEVELOPER | PROJECT MANAGER | ASSET MANAGER | OPERATOR

In May 2008, the Bismarck Airport Master Plan update identified the Airport's intent to have a consolidated Quick Turn-Around (QTA) facility. Over the next four years, discussion between the Airport and Rent-A-Car (RAC) companies resulted in a preliminary site layout and cost estimate. However, the need for \$50 million in runway improvements took precedent over the QTA and delayed the project. In May 2015, Conrac Solutions Project Delivery, LLC (CS Project Delivery) submitted a comprehensive plan to design, build, finance, operate, maintain, which the City's Board of Commissioners approved in June. Financing closed in Sept. 2015 and construction began Oct. 2015 with occupancy June 2016.

### Project Highlights:

- Northern climate tailored: insulated walls; overhead doors; heated slabs
- Includes mechanical and support space with an employee restroom
- Fueling: above-ground tank; dispenser with usage tracking system
- Car storage capacity more than doubled from 150 to 430 cars