



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 Consolidated Quick Turn-Around Facility

QUICK TURN-AROUND AREA

Bismarck Airport
Bismarck, ND



PROJECT TEAM

Mark Pfeffer – Principal
Chris Teich – Project Lead
SueEllen Edwards – Project Manager
John Steiner – 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
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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