

SOUTHEAST DEVELOPMENT PROJECT

NORTHWEST ALABAMA REGIONAL AIRPORT MUSCLE SHOALS, ALABAMA

Background: The Southeast Development Project represents the future growth of the Northwest Alabama Regional Airport. The airport has been considering the development of this quadrant of the airport for many years. The development space adjacent to the existing terminal area has reached its capacity and the airport is looking to develop other quadrants of the airport to promote regional economic development.

The following paragraphs breakdown a four phase approach to accomplish the initial development of this quadrant. The initial development is being developed for two tenants; the first is to be developed by the local SEDA (as conveyed via previous emails) and the second is related to the relocation and expansion for an existing tenant.

The four phases of this approach are:

1. Preliminary Future Site Layout
2. Site Grading and Drainage
3. Access Taxilane and Apron Paving
4. Access Road with Utilities and Perimeter Fencing

Note: See ATTACHMENT 1 for estimated cost per each phase.

Preliminary Future Site Layout (See Exhibit A)

For the first phase of this project, the preliminary development phase will be used for the initial development of this quadrant as well as future developments. The phase will consist of the following:

- Coordination with the Owner, FAA, and ALDOT to ensure compliance with regulations and standards.
- A rough grading plan to account for initial phase and future developments including locating a storm water detention area for quadrant.
- General layout of hangars, taxilanes, access roads, etc. for development purposes.

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Phase 1 Construction – Site Grading and Drainage (See Exhibit B)

The first phase of design and construction will consist of initial development site grading and drainage. The phase will consist of the following:

- The grading of a Group IV taxilane – approximately 825' long.
- The grading of apron space for two potential tenants – approximately 100,000 S.F.
- The grading of an access road from the property line to new tenant space – approximately 2,000' long.
- The grading and installation of the detention area. The detention area will only be graded for the initial development and will be sized accordingly.
- Other portions, but not limited to, of the phase are drainage improvements, grassing, and erosion control.

Phase 2 Construction – Access Taxilane and Apron Paving (Exhibit C)

The second phase of design and construction will install the necessary taxilane (GP IV) and apron paving to support the initial development. The phase will consist of the following:

- Installation of the pavement section for taxilane – approximately 825' long.
- Installation of the pavement section apron – approximately 100,000 S.F.
- Installation of airfield electrical improvements.
- Other portions, but not limited to, of the phase are miscellaneous grassing, marking, and erosion control.

Phase 3 Construction - Access Road with Utilities and Perimeter Fence (See Exhibit D)

The third phase of design and construction will install the access road to the initial apron development, including utilities, security fence and access improvements. The phase will consist of the following:

- Installation of the pavement section for access road – approximately 2,000' long.
- Installation of the utilities and coordination of the utility corridor. At this point, the power, water, and sanitary sewer will be installed. Please note that sanitary sewer will need to check for sanitary sewer vs. septic tanks

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and lines. A utility corridor will be designed and provide for future utilities such as telephone, fiber optic, and cable.

- Other portions, but not limited to, of the phase are miscellaneous grassing, marking, and erosion control.

Closing:

The final product of the initial development effort will consist of the preparation of a planning document related to future developments at the airport and space for two additional tenants. In addition, the development of the access road will help promote the planned T – Hangar Development adjacent to Taxiway E, as well as additional hangar developments adjacent to Taxiway A and the remainder of the initial development area.

The funding of the project is the next step. We believe that there are a couple of options for the funding of this project. The options are as follows:

1. The preferred option is to fund the design from Preliminary Future Site Layout phase thru Phase 3 Construction – Access Road with Utilities and Perimeter Fence phase. The estimated cost of this option for design thru bidding would be roughly \$367,000. The construction cost plus engineering cost for construction will be let in cycles as funding becomes available.
2. An alternative option is to fund the initial design in the first cycle followed by cycles which will contains funds for the construction of the previous design and design of the next phase of work. The estimated cost for this option are as follows:
 - a. **First Funding Cycle –**
 - i. Design of Preliminary Future Site Layout: \$89,300
 - ii. Design of Phase 1 Construction – Site Grading and Drainage: \$107,100
 - iii. Total for First Funding Cycle: \$196,400
 - b. **Second Funding Cycle –**
 - i. Construction of Phase 1 Construction – Site Grading and Drainage: \$1,039,500
 - ii. Design of Phase 2 Construction – Access Taxilane and Apron Paving: \$98,300
 - iii. Total for Second Funding Cycle: \$1,137,800

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c. Third Funding Cycle –

- i. Construction of Phase 2 Construction – Access Taxilane and Apron Paving: *\$2,810,000*
- ii. Design of Phase 3 Construction – Access Road with Utilities and Perimeter Fence: *\$72,300*
- iii. Total for Third Funding Cycle: *\$2,882,300*

d. Four Funding Cycle –

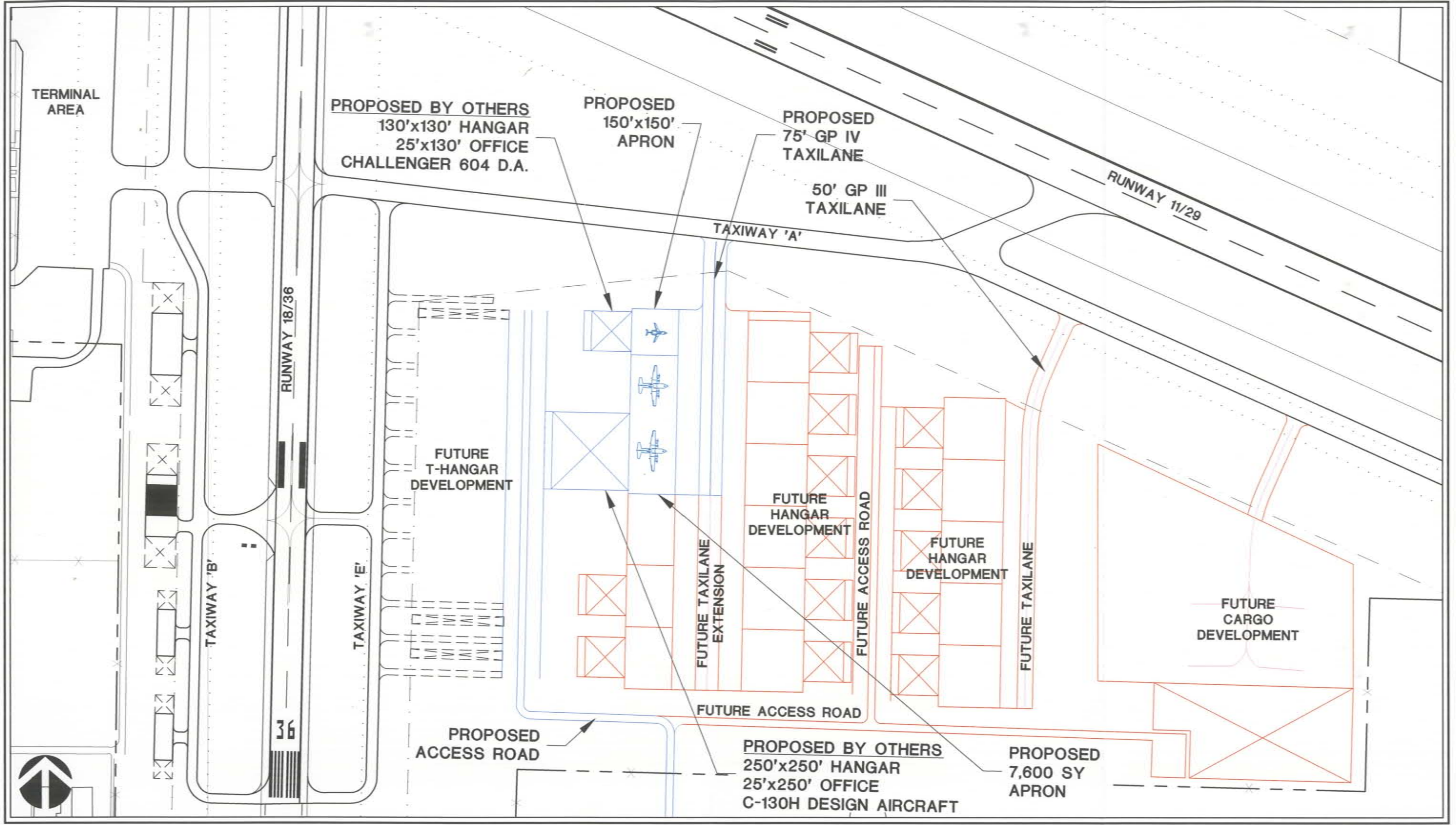
- i. Construction of Phase 3 Construction – Access Road with Utilities and Perimeter Fence: *\$962,500* (which is the total cost at this time)

ESTIMATED COST BREAKDOWN

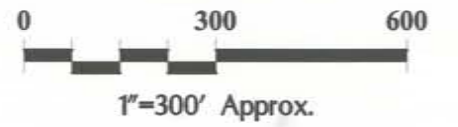
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	<u>EXHIBIT A</u> <u>PRELIMINARY</u> <u>FUTURE</u> <u>SITE LAYOUT</u>	<u>EXHIBIT B</u> <u>PHASE 1 CONSTRUCTION</u> <u>SITE GRADING</u> <u>AND DRAINAGE</u>	<u>EXHIBIT C</u> <u>PHASE 2 CONSTRUCTION</u> <u>ACCESS TAXILANE</u> <u>AND APRON PAVING</u>	<u>EXHIBIT D</u> <u>PHASE 3 CONSTRUCTION</u> <u>ACCESS ROAD WITH</u> <u>UTILITIES & PERIMETER FENCE</u>	<u>COMBINED</u> <u>TOTAL</u>
Administrative Expenses					
Advertising, Legal, etc.	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Update DBE Plan	\$0.00	\$8,800.00	\$0.00	\$0.00	
SUBTOTAL	\$1,000.00	\$9,800.00	\$1,000.00	\$1,000.00	\$12,800.00
A/E Basic Fees					
Preliminary Design	\$4,000.00	\$6,000.00	\$6,000.00	\$5,000.00	
Final Design	\$25,000.00	\$75,000.00	\$75,000.00	\$50,000.00	
Bidding Phase Services	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00	
Construction Administration	\$0.00	\$25,000.00	\$15,000.00	\$15,000.00	
SUBTOTAL	\$29,000.00	\$113,000.00	\$103,000.00	\$77,000.00	\$322,000.00
Other A/E Services					
Update Airport Master Plan - Phase 2	\$0.00	\$0.00	\$0.00	\$0.00	
Surveys	\$30,000.00	\$0.00	\$0.00	\$0.00	
Predesign Geotechnical	\$20,000.00	\$0.00	\$0.00	\$0.00	
Grant Services	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Reproduction and Postage	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	
Project Formulation	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
SUBTOTAL	\$59,300.00	\$9,300.00	\$9,300.00	\$9,300.00	\$87,200.00
Project Inspection Fees					
Quality Assurance Testing	\$0.00	\$15,000.00	\$25,000.00	\$20,000.00	
Resident Representative	\$0.00	\$125,000.00	\$75,000.00	\$75,000.00	
SUBTOTAL	\$0.00	\$140,000.00	\$100,000.00	\$95,000.00	\$335,000.00
Construction					
Engineer's Estimate	\$0.00	\$874,500.00	\$2,695,000.00	\$852,500.00	
SUBTOTAL	\$0.00	\$874,500.00	\$2,695,000.00	\$852,500.00	\$4,422,000.00
TOTAL PROJECT	\$89,300.00	\$1,146,600.00	\$2,908,300.00	\$1,034,800.00	\$5,179,000.00

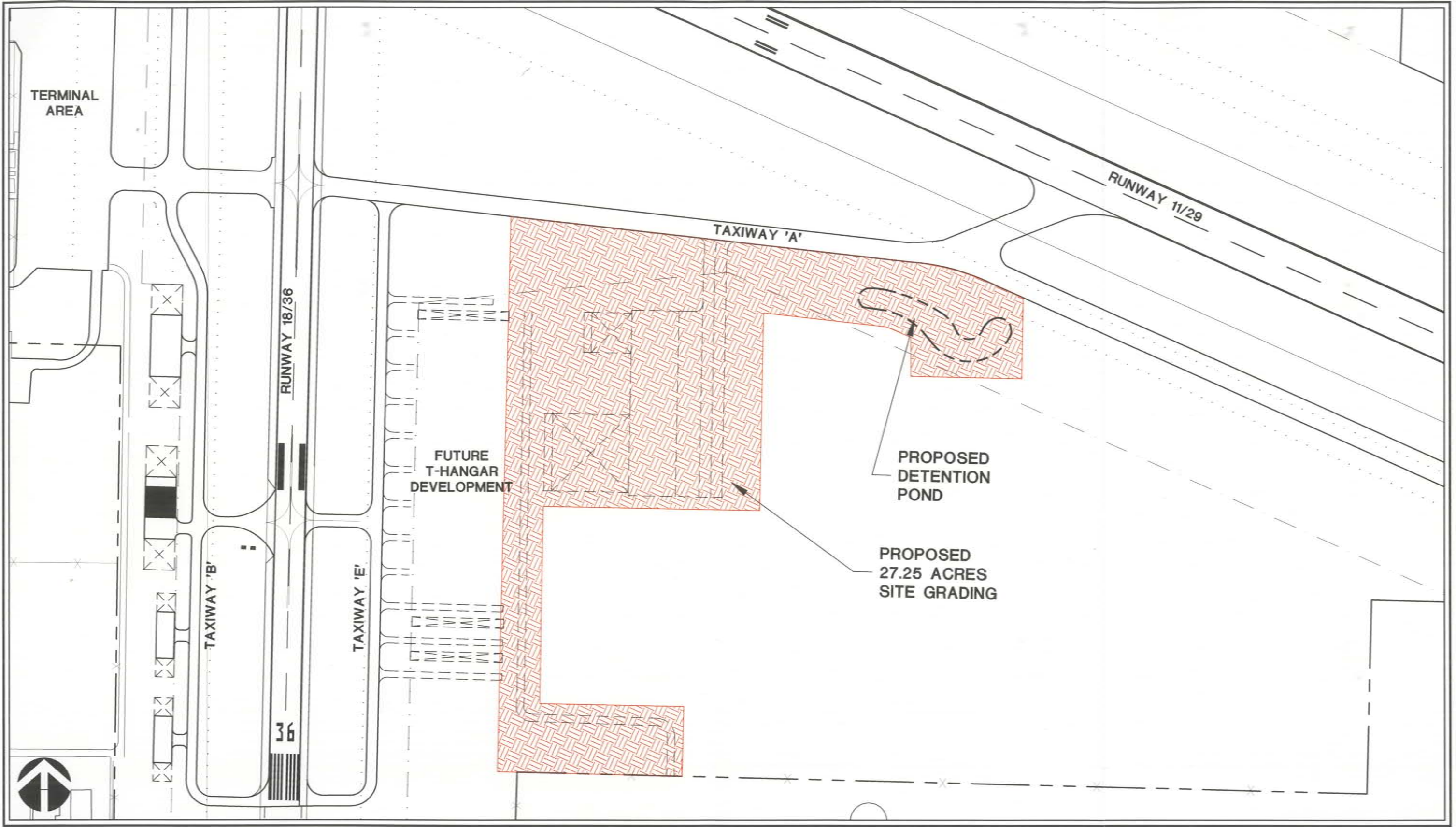
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PRELIMINARY FUTURE SITE LAYOUT

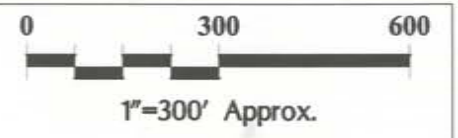


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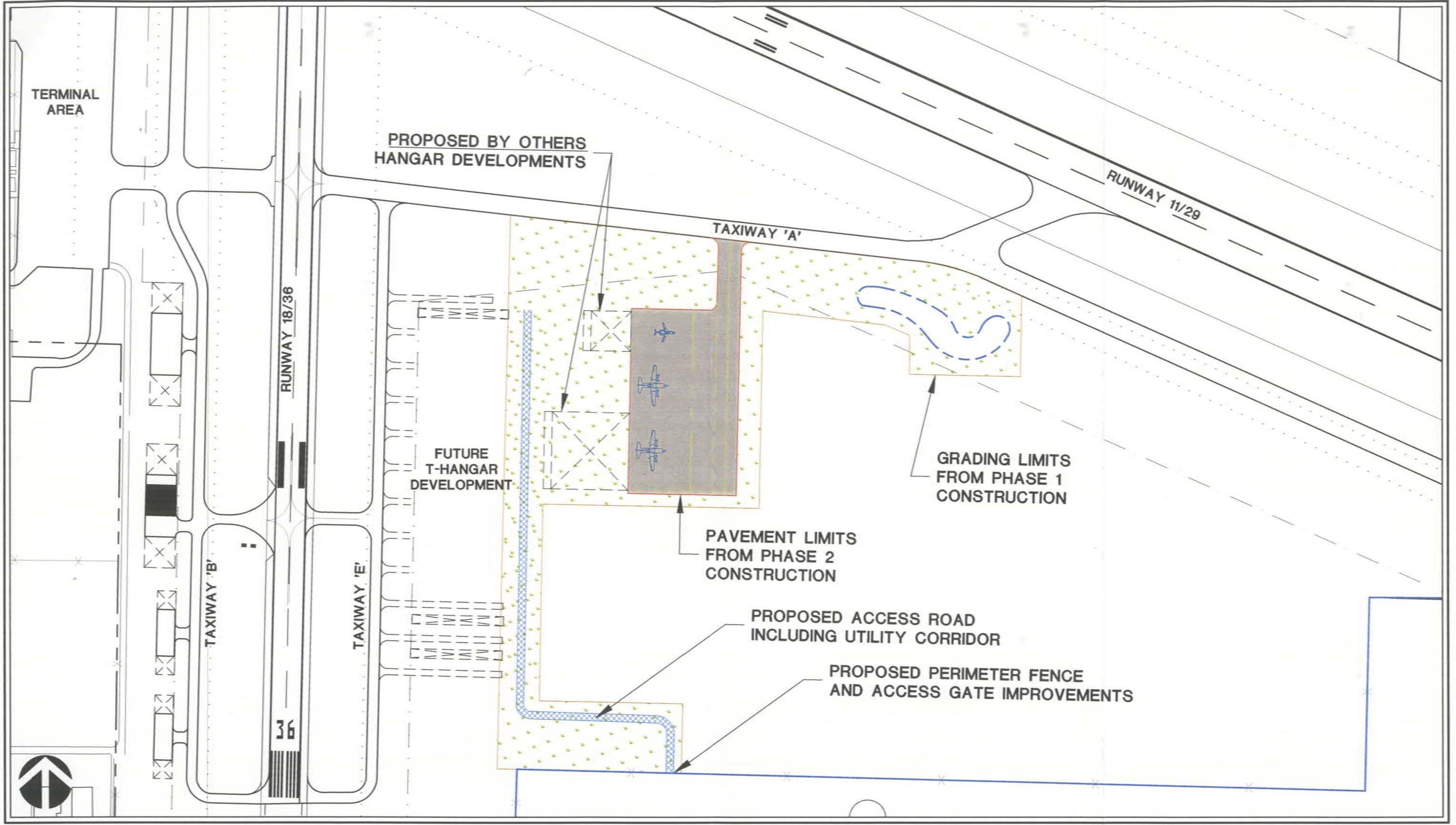


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PHASE 1 CONSTRUCTION - SITE GRADING AND DRAINAGE



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PHASE 3 CONSTRUCTION - ACCESS ROAD WITH UTILITIES AND PERIMETER FENCE

