

Assumptions:
 Hangars designed for light aircraft, e.g. Learjet
 Buidlings designed for Light Commercial, Office, Institutional
 Infrastructure = add 20% of total development costs

Phase 1	\$4,937,334
Phase 2	\$4,700,274
Phase 3	\$4,619,727
Total	\$14,257,335

PHASE ONE					
Pavements					
Aircraft Parking Apron	QTY	Unit Cost	Total Cost		
Car Parking	5900	\$ 85.00	\$ 501,500	For light aircraft, assumed Learjet	
Service/Delivery Hardstand	1300	\$ 32.00	\$ 41,600		
Facilities	1650	\$ 55.00	\$ 90,750	Assumed medium load	
Aircraft Hangar	13125	\$ 77.72	\$ 1,020,075	Assumed that user would pay for fitting out building to meet needs (furniture, air compressor, hoists, etc.)	
Warehouse	8500	\$ 118.95	\$ 1,011,075		
Admin / Office	7200	\$ 175.00	\$ 1,260,000	Does not include cubical furniture, and renter-specific equipment	
Stormwater					
Detention Pond (airfield surfaces) - See Calcs Below	1	\$ 34,445.00	\$ 34,445	Assumed 50yr storm recurrence interval, based on a maximum of 15000 ft3 of drainage space for development / 3 phases = 5000 ft3 for each	
Oil/Water Separator	1	\$ 48,000.00	\$ 48,000	Assumed 1/3 of size of detention pond	
Stormwater Piping (Airfield)	1000	\$ 107.00	\$ 107,000	Will service all 3 phases of development, Phase 2 and 3 will require dropboxes	
Phase 1 - Total Cost		\$	4,114,445	Infrastructure	
				\$822,889	\$ 4,937,334

Cost of Detention Basins

Excavation and On Site Disposal of Material	1808	\$ 10.50	\$18,984.00	
Pond Liner	16200	\$ 0.60	\$9,720.00	
	Subtotal		\$28,704.00	
	20% for tie-ins and appurtenances		\$5,740.80	
	Total		\$34,444.80	1) Detention Pond Excavation – Approximated by ground level area [(10,800 SF) + bottom area (5476 SF)/2] x 6 FT deep; 2) 1808 CY of Excavation – Use \$10.50 to excavate and spread locally, grassing when in place; 3) Detention Pond Would have 2.5:1 side slopes and will be lined; 4) Pond Liner is approximately 16,200 SF

PHASE TWO

Pavements

Aircraft Parking Apron

Car Parking

Service/Delivery Hardstand

Facilities

Aircraft Hangar

Warehouse

Admin / Office

Stormwater

Detention Pond (airfield surfaces) - See Calcs Below

Oil/Water Separator

Stormwater Drop Box (Airfield)

PHASE THREE

Pavements

Aircraft Parking Apron

Car Parking

Service/Delivery Hardstand

Facilities

Aircraft Hangar

Warehouse

Admin / Office

Stormwater

Detention Pond (airfield surfaces) - See Calcs Below

Oil/Water Separator

Stormwater Drop Box (Airfield)

Development Cost Estimate - Parcel 13

QTY		Unit Cost	Total Cost
4750	\$	85.00	\$ 403,750
1300	\$	32.00	\$ 41,600
1650	\$	55.00	\$ 90,750
13125	\$	77.72	\$ 1,020,075
8500	\$	118.95	\$ 1,011,075
7200	\$	175.00	\$ 1,260,000

Phase 2 - Total Cost \$ 3,916,895

Infrastructure

\$783,379 \$ 4,700,274

QTY		Unit Cost	Total Cost
5924	\$	85.00	\$ 503,540
1300	\$	32.00	\$ 41,600
2400	\$	55.00	\$ 132,000
13125	\$	77.72	\$ 1,020,075
6750	\$	118.95	\$ 802,913
7200	\$	175.00	\$ 1,260,000

Phase 3 - Total Cost \$ 3,849,773

Infrastructure

\$769,955 \$ 4,619,727

**taxiway
(not part of this project)**

13000 sf hangar

6800 sf warehouse

**service / delivery
access**

**stormwater detention
(airfield pavements)**

admin / office - 7200 sf

**bio-retention swale
(non-airfield surfaces)**

parcel 13 boundary

65

0

170

340

510

690

850

1010

1190

1360

1530

1700