Naples Airport Master Plan

NAA / NCC Joint Workshop – December 12, 2019

Douglas DiCarlo, Project Manager
Dr. Dave Byers, Financial Analyses
Airport Master Planning Process

- **Project Initiation**
  - Customer and Public Outreach
  - Airport Mapping and AGIS

- **Existing Conditions**
  - Facilities, Operational, and Environmental Data
  - Conduct Tenant and Customer Interviews

- **Aviation Forecast**
  - Passengers, Operations, and Based Aircraft
  - FAA and FDOT Approval

- **Facility Requirements**
  - Capacity Assessment and Design Standards
  - Airside, Terminal, and Landside Needs
Environmental
- Natural Resources, Noise Analyses, and Waste Audit
- Sustainability, Resiliency, and Stormwater

Alternatives Analysis
- Develop Concepts and Evaluate Options
- Recommended Alternatives

Airport Layout Plan (ALP)
- ALP Drawing Set and Exhibit “A” Property Map
- FAA and FDOT Approval

Development Program
- Financial Analyses, Costs Estimating, and Funding Options
- Capital Improvement Program

Key Deliverables
- AGIS Database
- 20-Year Aviation Forecasts (including passenger service analysis)
- Capital Improvement Program
- Master Plan Document
- ALP Drawing Set
- Exhibit “A” Property Map
- General Aviation Terminal Building Assessment
- Solar Feasibility Study
Environmental
• Natural Resources, Noise Analyses, and Waste Audit
• Sustainability, Resiliency, and Stormwater

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• Solar Feasibility Study
New General Aviation Terminal Facilities – Initial Projects

### Master Plan Improvement

<table>
<thead>
<tr>
<th>ID</th>
<th>Year</th>
<th>Project</th>
<th>2019 Estimate (millions)</th>
<th>Cost Year of Construction (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT-1</td>
<td>2025</td>
<td>Expand Apron Phase 1 (20,300 SY)</td>
<td>$1.4</td>
<td>$1.6</td>
</tr>
</tbody>
</table>

Subtotal $1.4 $1.6

### Part of GA Terminal Option 2

<table>
<thead>
<tr>
<th>ID</th>
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<th>Cost Year of Construction (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT-4</td>
<td>2027</td>
<td>26,000 SF GA Terminal</td>
<td>$14.2</td>
<td>$18.0</td>
</tr>
<tr>
<td>IT-7</td>
<td>2027</td>
<td>Site Work, Parking, and Access</td>
<td>$2.4</td>
<td>$3.0</td>
</tr>
</tbody>
</table>

Subtotal $16.6 $21.0

Note: All estimates are for construction only.
New General Aviation Terminal Facilities – Final Projects

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### MASTER PLAN IMPROVEMENT

<table>
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<tr>
<th>ID</th>
<th>Year</th>
<th>Project</th>
<th>2019 Estimate (millions)</th>
<th>Cost Year of Construction (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT-3</td>
<td>2026</td>
<td>Expand Apron Phase 2 (29,200 SY)</td>
<td>$2.0</td>
<td>$2.4</td>
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<tr>
<td></td>
<td></td>
<td>Total Apron Expansion (all phases)</td>
<td>$3.4</td>
<td>$4.0</td>
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</table>

### PART OF GA TERMINAL OPTION 2

<table>
<thead>
<tr>
<th>ID</th>
<th>Year</th>
<th>Project</th>
<th>2019 Estimate (millions)</th>
<th>Cost Year of Construction (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT-5</td>
<td>2029</td>
<td>Two 20,000 SF Hangars and 4,000 SF for Ground Support Equipment</td>
<td>$7.1</td>
<td>$9.5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total for Option 2 (all projects)</td>
<td>$23.7</td>
<td>$30.5</td>
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</table>
## Summary of Development Program Costs

<table>
<thead>
<tr>
<th>Planning Period</th>
<th>Estimated Total (millions)</th>
<th>NAA Share (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-Term (2020-2024)</td>
<td>$57.0</td>
<td>$33.7</td>
</tr>
<tr>
<td>Intermediate-Term (2025-2029)</td>
<td>$66.5</td>
<td>$21.1</td>
</tr>
<tr>
<td>Long-Term (2030-2039)</td>
<td>$83.0</td>
<td>$40.0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$206.5</strong></td>
<td><strong>$94.8</strong></td>
</tr>
</tbody>
</table>

Note: NAA share estimate is dependent upon funding availability from both FAA and FDOT. Total potential grants are 51.9 million from the FAA and 59.8 million from FDOT.
Financial Feasibility Analysis

- Demonstrates ability to fund Master Plan recommendations
- Emphasis on Short-term (years 1-5) project priorities
- Outlook for Intermediate- and Long-term projects

Assumptions:
- FAA & FDOT grants will be available for eligible projects*
- NAA will fund Sponsor’s share of costs using:
  - ✔ Net Operating Revenues
  - ✔ Capital Reserve ($25 M allocated for projects)

Note: While some grants are programmed, most will compete for discretionary funds which are not guaranteed.
## Financial Feasibility Analysis

### Short-Term CIP (FY 2020-2024)

<table>
<thead>
<tr>
<th></th>
<th>FY 2020</th>
<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>Cumulative Years 1-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Capital Reserve Account</td>
<td>25,000,000</td>
<td>17,960,474</td>
<td>17,708,910</td>
<td>16,217,542</td>
<td>11,403,077</td>
<td>25,000,000</td>
</tr>
<tr>
<td>Total Project Costs &amp; Expenses</td>
<td>(19,196,224)</td>
<td>(8,927,409)</td>
<td>(12,052,255)</td>
<td>(17,026,650)</td>
<td>(15,730,145)</td>
<td>(72,932,684)</td>
</tr>
<tr>
<td>Total FAA &amp; FDOT Grants (Est)</td>
<td>5,138,698</td>
<td>1,691,449</td>
<td>3,614,841</td>
<td>5,309,440</td>
<td>7,525,633</td>
<td>23,280,061</td>
</tr>
<tr>
<td>Net Revenue from Operations</td>
<td>7,018,000</td>
<td>6,984,396</td>
<td>6,946,047</td>
<td>6,902,746</td>
<td>6,854,281</td>
<td>34,705,469</td>
</tr>
<tr>
<td>Net NAA Funding Requirement</td>
<td>(7,039,526)</td>
<td>(251,564)</td>
<td>(1,491,368)</td>
<td>(4,814,465)</td>
<td>(1,350,231)</td>
<td>(14,947,154)</td>
</tr>
<tr>
<td>Ending Capital Reserve</td>
<td>17,960,474</td>
<td>17,708,910</td>
<td>16,217,542</td>
<td>11,403,077</td>
<td>10,052,846</td>
<td>10,052,846</td>
</tr>
</tbody>
</table>

Note: NAA share estimate is dependent upon funding availability from both FAA and FDOT. Total potential Short-Term grants are 7.9 million from the FAA and 15.4 million from FDOT.
## Financial Feasibility Analysis

### Intermediate-Term CIP (FY 2025-2029)

<table>
<thead>
<tr>
<th></th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>FY 2028</th>
<th>FY 2029</th>
<th>Cumulative Years 6-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Capital Reserve Account</td>
<td><strong>10,052,800</strong></td>
<td>11,776,071</td>
<td>13,466,375</td>
<td>5,816,967</td>
<td>7,124,556</td>
<td>10,052,800</td>
</tr>
<tr>
<td>Total Project Costs &amp; Expenses</td>
<td>(7,755,515)</td>
<td>(12,340,581)</td>
<td>(26,078,136)</td>
<td>(11,839,931)</td>
<td>(26,903,353)</td>
<td>(84,917,516)</td>
</tr>
<tr>
<td>Total FAA &amp; FDOT Grants (Est)</td>
<td>2,678,355</td>
<td>7,289,917</td>
<td>11,753,074</td>
<td>6,543,274</td>
<td>17,073,382</td>
<td>45,338,003</td>
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<tr>
<td>Net Revenue from Operations</td>
<td>6,800,431</td>
<td>6,740,967</td>
<td>6,675,654</td>
<td>6,604,245</td>
<td>6,526,488</td>
<td>33,347,785</td>
</tr>
<tr>
<td>Net NAA Funding Requirement</td>
<td>1,723,271</td>
<td>1,690,304</td>
<td>(7,649,408)</td>
<td>1,307,588</td>
<td>(3,303,483)</td>
<td>(6,231,727)</td>
</tr>
<tr>
<td>Ending Capital Reserve</td>
<td>11,776,071</td>
<td>13,466,375</td>
<td>5,816,967</td>
<td>7,124,556</td>
<td><strong>3,821,073</strong></td>
<td>3,821,073</td>
</tr>
</tbody>
</table>

Note: NAA share estimate is dependent upon funding availability from both FAA and FDOT. Total potential Intermediate-Term grants are 21.3 million from the FAA and 24.0 million from FDOT.
Next Steps:

January 2020
Submittal to FAA and FDOT
(±6 month review and approval process)

To Be Determined 2020
NAA, Planning Advisory Board, and City Council Approval

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Dr. Dave Byers – DAByers@Quadrex.aero

Questions?