

APPENDIX D

The project costs associated with introducing four (4) proposed new general aviation airports are included below. The total cost to develop these airports was considered under two scenarios. In the first scenario, the development is phased. In the first phase the runway of the proposed new airport is built to 4,200 feet and in the second the runway is extended to a Business Class length of 5,500 feet. The second scenario shows non-phased airport development to an initial runway length of 5,500 feet (full build).

Appendix D – Potential Airports Costs

Airport Code	LEX(P)
Airport Name	Lexington-Rockbridge County (Proposed, Phased)
Airport Region	2
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Phase 1	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Phase 1	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Phase 1	Runway / Taxiway Pavement	\$ 19,252,000	\$ 13,005,881	\$ 17,326,800	\$ 1,540,160	\$ 385,040
4	Phase 1	Apron Pavement	\$ 4,423,000	\$ 2,987,789	\$ 3,980,700	\$ 353,840	\$ 88,460
5	Phase 1	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Phase 1	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Phase 1	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Phase 1	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Phase 1	Terminal	\$ 1,036,000	\$ 700,000	\$ -	\$ 538,720	\$ 497,280
10	Phase 1	Parking Area	\$ 737,000	\$ 497,927	\$ 663,300	\$ 58,960	\$ 14,740
11	Phase 2	Runway / Taxiway Pavement - Extension to 5,500 X 100	\$ 16,497,000	\$ 7,528,862	\$ 14,847,300	\$ 1,319,760	\$ 329,940
12	Phase 2	Terminal	\$ 3,068,000	\$ 1,400,000	\$ -	\$ 1,595,360	\$ 1,472,640
13	Phase 2	NAVAID and Light Relocation	\$ 263,000	\$ 120,000	\$ 236,700	\$ 21,040	\$ 5,260
Total Project Cost at Airport			\$63,233,000	\$44,054,959			

Project Cost Totals by Contribution		
Federal Contribution	84.2%	\$ 53,216,100
State Contribution	10.9%	\$ 6,864,400
Airport Contribution	5.0%	\$ 3,152,500
Total		\$ 63,233,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 52,392,000	\$ -	\$ -	\$ 737,000	\$ -	\$ 6,000,000	\$ -	\$ 4,104,000	\$ -
82.9%	0.0%	0.0%	1.2%	0.0%	9.5%	0.0%	6.5%	0.0%

Appendix D – Potential Airports Costs

Airport Code	NN(P)
Airport Name	Northern Neck (Proposed, Phased)
Airport Region	4
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Phase 1	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Phase 1	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Phase 1	Runway / Taxiway Pavement	\$ 17,463,000	\$ 11,797,501	\$ 15,716,700	\$ 1,397,040	\$ 349,260
4	Phase 1	Apron Pavement	\$ 3,975,000	\$ 2,685,693	\$ 3,577,500	\$ 318,000	\$ 79,500
5	Phase 1	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Phase 1	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Phase 1	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Phase 1	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Phase 1	Terminal	\$ 1,036,000	\$ 700,000	\$ -	\$ 538,720	\$ 497,280
10	Phase 1	Parking Area	\$ 663,000	\$ 447,582	\$ 596,700	\$ 53,040	\$ 13,260
11	Phase 2	Runway / Taxiway Pavement - Extend from 4,250 feet to 5,500 feet	\$ 14,964,000	\$ 6,829,353	\$ 13,467,600	\$ 1,197,120	\$ 299,280
12	Phase 2	Terminal Expansion / Renovation	\$ 3,068,000	\$ 1,400,000	\$ -	\$ 1,595,360	\$ 1,472,640
13	Phase 2	Relocate NAVAIDs, PAPI, Lighting	\$ 263,000	\$ 120,000	\$ 236,700	\$ 21,040	\$ 5,260
Total Project Cost at Airport			\$59,389,000	\$41,794,629			

Project Cost Totals by Contribution		
Federal Contribution	83.8%	\$ 49,756,500
State Contribution	11.0%	\$ 6,556,880
Airport Contribution	5.2%	\$ 3,075,620
Total		\$ 59,389,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 48,622,000	\$ -	\$ -	\$ 663,000	\$ -	\$ 6,000,000	\$ -	\$ 4,104,000	\$ -
81.9%	0.0%	0.0%	1.1%	0.0%	10.1%	0.0%	6.9%	0.0%

Appendix D – Potential Airports Costs

Airport Code	RKY(P)
Airport Name	Rocky Mt.-Franklin County (Proposed, Phased)
Airport Region	5
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Phase 1	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Phase 1	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Phase 1	Runway / Taxiway Pavement	\$ 17,595,000	\$ 11,886,876	\$ 15,835,500	\$ 1,407,600	\$ 351,900
4	Phase 1	Apron Pavement	\$ 4,006,000	\$ 2,706,039	\$ 3,605,400	\$ 320,480	\$ 80,120
5	Phase 1	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Phase 1	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Phase 1	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Phase 1	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Phase 1	Terminal	\$ 1,036,000	\$ 700,000	\$ -	\$ 538,720	\$ 497,280
10	Phase 1	Parking Area	\$ 668,000	\$ 450,973	\$ 601,200	\$ 53,440	\$ 13,360
11	Phase 2	Runway / Taxiway Pavement Extension 4250 feet to 5500 feet	\$ 15,077,000	\$ 6,881,091	\$ 13,569,300	\$ 1,206,160	\$ 301,540
12	Phase 2	Terminal Expansion / Renovation	\$ 3,068,000	\$ 1,400,000	\$ -	\$ 1,595,360	\$ 1,472,640
13	Phase 2	NAVAID / Lighting Relocation	\$ 263,000	\$ 120,000	\$ 236,700	\$ 21,040	\$ 5,260
Total Project Cost at Airport			\$59,670,000	\$41,959,478			

Project Cost Totals by Contribution		
Federal Contribution	83.8%	\$ 50,009,400
State Contribution	11.0%	\$ 6,579,360
Airport Contribution	5.2%	\$ 3,081,240
Total		\$ 59,670,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 48,898,000	\$ -	\$ -	\$ 668,000	\$ -	\$ 6,000,000	\$ -	\$ 4,104,000	\$ -
81.9%	0.0%	0.0%	1.1%	0.0%	10.1%	0.0%	6.9%	0.0%

Appendix D – Potential Airports Costs

Airport Code	WR(P)
Airport Name	West Richmond (Proposed, Phased)
Airport Region	4
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Phase 1	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Phase 1	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Phase 1	Runway / Taxiway Pavement	\$ 17,463,000	\$ 11,797,501	\$ 15,716,700	\$ 1,397,040	\$ 349,260
4	Phase 1	Apron Pavement	\$ 3,975,000	\$ 2,685,693	\$ 3,577,500	\$ 318,000	\$ 79,500
5	Phase 1	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Phase 1	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Phase 1	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Phase 1	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Phase 1	Terminal	\$ 1,036,000	\$ 700,000	\$ -	\$ 538,720	\$ 497,280
10	Phase 1	Parking Area	\$ 663,000	\$ 447,582	\$ 596,700	\$ 53,040	\$ 13,260
11	Phase 2	Runway / Taxiway Pavement - Extend from 4,250 feet to 5,500 feet	\$ 14,964,000	\$ 6,829,353	\$ 13,467,600	\$ 1,197,120	\$ 299,280
12	Phase 2	Terminal Expansion / Renovation	\$ 3,068,000	\$ 1,400,000	\$ -	\$ 1,595,360	\$ 1,472,640
13	Phase 2	Relocate NAVAIDs, PAPI, Lighting	\$ 263,000	\$ 120,000	\$ 236,700	\$ 21,040	\$ 5,260
Total Project Cost at Airport			\$59,389,000	\$41,794,629			

Project Cost Totals by Contribution		
Federal Contribution	83.8%	\$ 49,756,500
State Contribution	11.0%	\$ 6,556,880
Airport Contribution	5.2%	\$ 3,075,620
Total		\$ 59,389,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 48,622,000	\$ -	\$ -	\$ 663,000	\$ -	\$ 6,000,000	\$ -	\$ 4,104,000	\$ -
81.9%	0.0%	0.0%	1.1%	0.0%	10.1%	0.0%	6.9%	0.0%

Appendix D – Potential Airports Costs

Airport Code	LEX(P)
Airport Name	Lexington-Rockbridge County (Proposed, Full Build)
Airport Region	2
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Full Build	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Full Build	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Full Build	Runway / Taxiway Pavement	\$ 31,202,000	\$ 21,079,109	\$ 28,081,800	\$ 2,496,160	\$ 624,040
4	Full Build	Apron Pavement	\$ 4,423,000	\$ 2,987,789	\$ 3,980,700	\$ 353,840	\$ 88,460
5	Full Build	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Full Build	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Full Build	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Full Build	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Full Build	Terminal	\$ 6,010,000	\$ 4,060,000	\$ -	\$ 3,125,200	\$ 2,884,800
10	Full Build	Parking Area	\$ 737,000	\$ 497,927	\$ 663,300	\$ 58,960	\$ 14,740
Total Project Cost at Airport			\$60,329,000	\$46,439,325			

Project Cost Totals by Contribution		
Federal Contribution	81.0%	\$ 48,887,100
State Contribution	12.4%	\$ 7,470,720
Airport Contribution	6.6%	\$ 3,971,180
Total		\$ 60,329,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 47,582,000	\$ -	\$ -	\$ 737,000	\$ -	\$ 6,000,000	\$ -	\$ 6,010,000	\$ -
78.9%	0.0%	0.0%	1.2%	0.0%	9.9%	0.0%	10.0%	0.0%

Appendix D – Potential Airports Costs

Airport Code	NN(P)
Airport Name	Northern Neck (Proposed, Full Build)
Airport Region	4
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Full Build	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Full Build	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Full Build	Runway / Taxiway Pavement	\$ 28,303,000	\$ 19,120,643	\$ 25,472,700	\$ 2,264,240	\$ 566,060
4	Full Build	Apron Pavement	\$ 3,975,000	\$ 2,685,693	\$ 3,577,500	\$ 318,000	\$ 79,500
5	Full Build	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Full Build	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Full Build	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Full Build	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Full Build	Terminal	\$ 6,010,000	\$ 4,060,000	\$ -	\$ 3,125,200	\$ 2,884,800
10	Full Build	Parking Area	\$ 663,000	\$ 447,582	\$ 596,700	\$ 53,040	\$ 13,260
Total Project Cost at Airport			\$56,908,000	\$44,128,418			

Project Cost Totals by Contribution		
Federal Contribution	80.5%	\$ 45,808,200
State Contribution	12.6%	\$ 7,197,040
Airport Contribution	6.9%	\$ 3,902,760
Total		\$ 56,908,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 44,235,000	\$ -	\$ -	\$ 663,000	\$ -	\$ 6,000,000	\$ -	\$ 6,010,000	\$ -
77.7%	0.0%	0.0%	1.2%	0.0%	10.5%	0.0%	10.6%	0.0%

Airport Code	RKY(P)
Airport Name	Rocky Mt.-Franklin County (Proposed, Full Build)
Airport Region	5
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Full Build	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Full Build	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Full Build	Runway / Taxiway Pavement	\$ 28,518,000	\$ 19,265,497	\$ 25,666,200	\$ 2,281,440	\$ 570,360
4	Full Build	Apron Pavement	\$ 4,006,000	\$ 2,706,039	\$ 3,605,400	\$ 320,480	\$ 80,120
5	Full Build	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Full Build	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Full Build	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Full Build	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Full Build	Terminal	\$ 6,010,000	\$ 4,060,000	\$ -	\$ 3,125,200	\$ 2,884,800
10	Full Build	Parking Area	\$ 668,000	\$ 450,973	\$ 601,200	\$ 53,440	\$ 13,360
Total Project Cost at Airport			\$57,159,000	\$44,297,008			

Project Cost Totals by Contribution		
Federal Contribution	80.5%	\$ 46,034,100
State Contribution	12.6%	\$ 7,217,120
Airport Contribution	6.8%	\$ 3,907,780
Total		\$ 57,159,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 44,481,000	\$ -	\$ -	\$ 668,000	\$ -	\$ 6,000,000	\$ -	\$ 6,010,000	\$ -
77.8%	0.0%	0.0%	1.2%	0.0%	10.5%	0.0%	10.5%	0.0%

Appendix D – Potential Airports Costs

Airport Code	WR(P)
Airport Name	West Richmond (Proposed, Full Build)
Airport Region	4
Airport Category	Regional
NPIAS	Y

AIRPORT SUMMARY TABLE							
Project Number	Phase	Project Name	Project Cost (Escalated)	Project Cost (2014 \$)	Federal	State	Airport
1	Full Build	Environmental Costs (Planning, Permitting, Assessment, Mitigation Credits, etc.)	\$ 6,000,000	\$ 6,000,000	\$ 5,400,000	\$ 480,000	\$ 120,000
2	Full Build	Land Acquisition	\$ 11,520,000	\$ 11,520,000	\$ 10,368,000	\$ 921,600	\$ 230,400
3	Full Build	Runway / Taxiway Pavement	\$ 28,303,000	\$ 19,120,643	\$ 25,472,700	\$ 2,264,240	\$ 566,060
4	Full Build	Apron Pavement	\$ 3,975,000	\$ 2,685,693	\$ 3,577,500	\$ 318,000	\$ 79,500
5	Full Build	PAPI	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
6	Full Build	AWOS	\$ 241,000	\$ 162,500	\$ 216,900	\$ 19,280	\$ 4,820
7	Full Build	Wind Cone	\$ 18,000	\$ 12,000	\$ 16,200	\$ 1,440	\$ 360
8	Full Build	Beacon	\$ 89,000	\$ 60,000	\$ 80,100	\$ 7,120	\$ 1,780
9	Full Build	Terminal	\$ 6,010,000	\$ 4,060,000	\$ -	\$ 3,125,200	\$ 2,884,800
10	Full Build	Parking Area	\$ 663,000	\$ 447,582	\$ 596,700	\$ 53,040	\$ 13,260
Total Project Cost at Airport			\$56,908,000	\$44,128,418			

Project Cost Totals by Contribution		
Federal Contribution	80.5%	\$ 45,808,200
State Contribution	12.6%	\$ 7,197,040
Airport Contribution	6.9%	\$ 3,902,760
Total		\$ 56,908,000

Note: TBD indicates project phasing to be determined. In these cases cost escalation based on midpoint of development period (2024).

Project Cost Totals by Project Category								
Airside	F&E	FS&E	Landside	Maintenance	Planning	Security	Terminal	Other
\$ 44,235,000	\$ -	\$ -	\$ 663,000	\$ -	\$ 6,000,000	\$ -	\$ 6,010,000	\$ -
77.7%	0.0%	0.0%	1.2%	0.0%	10.5%	0.0%	10.6%	0.0%