

**Watertown Regional Airport
Terminal Alternative Opinion of Probable Costs**

Area Description	Area (SF)	Cost/Sq Ft.	Construction Cost	% Eligible (Est)	FAA Share	State Share	Sponsor Share
Alternative 1 - Existing/Adjacent Terminal Site							
Construct New Terminal Building	20,000	\$ 425	\$ 8,500,000	70%	\$ 5,355,000	\$ 200,000	\$ 2,945,000
Terminal Design/Construction Admin	LS	\$ 1,200,000	\$ 1,200,000	70%	\$ 756,000	\$ -	\$ 444,000
Site Civil (Apron, Parking, Access)	LS	\$ 1,730,000	\$ 1,730,000	90%	\$ 1,557,000	\$ 86,500	\$ 86,500
Civil Design/Engineering Admin	LS	\$ 358,000	\$ 955,000	90%	\$ 859,500	\$ 47,750	\$ 47,750
RCO Antenna	LS	\$ 500,000	\$ 500,000	90%	\$ 450,000	\$ 25,000	\$ 25,000
Subtotal			\$ 12,885,000		\$ 8,977,500	\$ 359,250	\$ 3,548,250
Planning Contingency - 15%			\$ 1,932,750		\$ 1,346,625	\$ 53,888	\$ 532,238
Totals Alternative 1			\$ 14,817,750		\$ 10,324,125	\$ 413,138	\$ 4,080,488
Alternative 2 - Relocate off Taxiway B							
Construct New Terminal Building	20,000	\$ 425	\$ 8,500,000	70%	\$ 5,355,000	\$ 200,000	\$ 2,945,000
Terminal Design/Construction Admin	LS	\$ 1,200,000	\$ 1,200,000	70%	\$ 756,000	\$ -	\$ 444,000
Site Civil Construction (Apron, Taxiways, Parking, Access)	LS	\$ 6,327,000	\$ 6,327,000	90%	\$ 5,694,300	\$ 316,350	\$ 316,350
Civil Design/Engineering Admin	LS	\$ 1,028,000	\$ 1,028,000	90%	\$ 925,200	\$ 51,400	\$ 51,400
Grant Reimbursement - Apron Design	LS	\$ 79,300	\$ 79,300	0%	\$ -	\$ -	\$ 90,000
Hazardous Material Allowance	LS	\$ 350,000	\$ 350,000	0%	\$ -	\$ -	\$ 350,000
Subtotal			\$ 17,484,300		\$ 12,730,500	\$ 567,750	\$ 4,196,750
Planning Contingency - 15%			\$ 2,622,645		\$ 1,909,575	\$ 85,163	\$ 629,513
Totals Alternative 2			\$ 20,106,945		\$ 14,640,075	\$ 652,913	\$ 4,826,263

Alternative 3 - Relocate to FBO Location							
Construct New Terminal Building	20,000	\$ 425	\$ 8,500,000	70%	\$ 5,355,000	\$ 200,000	\$ 2,945,000
Terminal Design/Construction Admin	LS	\$ 1,200,000	\$ 1,200,000	70%	\$ 756,000	\$ -	\$ 444,000
Relocate Existing FBO	13,000	\$ 40	\$ 520,000	10%	\$ 46,800	\$ -	\$ 473,200
Construct New FBO	3,000	\$ 325	\$ 975,000	0%	\$ -	\$ -	\$ 975,000
Construct New FBO Hangar	10,000	\$ 165	\$ 1,650,000	0%	\$ -	\$ -	\$ 1,650,000
Relocate Water Rescue	6,000	\$ 40	\$ 240,000	10%	\$ 21,600	\$ -	\$ 218,400
Relocate Ag Facility	4,000	\$ 60	\$ 240,000	10%	\$ 21,600	\$ -	\$ 218,400
Site Civil Construction (Apron, Taxiways, Parking, Access)	LS	\$ 3,120,000	\$ 3,120,000	90%	\$ 2,808,000	\$ 156,000	\$ 156,000
Civil Design/Engineering Admin	LS	\$ 588,000	\$ 588,000	90%	\$ 529,200	\$ 29,400	\$ 29,400
Grant Reimbursement - Apron Design	LS	\$ 79,300	\$ 79,300	0%	\$ -	\$ -	\$ 79,300
Subtotal			\$ 17,112,300		\$ 9,538,200	\$ 385,400	\$ 7,188,700
Planning Contingency - 15%			\$ 2,566,845		\$ 1,430,730	\$ 57,810	\$ 1,078,305
Totals Alternative 3			\$ 19,679,145		\$ 10,968,930	\$ 443,210	\$ 8,267,005

Alternative 4 - Relocate to Infield Parking Island							
Construct New Terminal Building	20,000	\$ 425	\$ 8,500,000	70-80%	\$ 6,120,000	\$ 200,000	\$ 2,945,000
Terminal Design/Construction Admin	LS	\$ 1,200,000	\$ 1,200,000	70%	\$ 756,000	\$ -	\$ 444,000
Site Civil Construction (Apron, Taxiways, Parking, Access)	LS	\$ 4,230,000	\$ 4,230,000	90%	\$ 3,807,000	\$ 211,500	\$ 211,500
Civil Design/Engineering Admin	LS	\$ 778,000	\$ 778,000	90%	\$ 700,200	\$ 38,900	\$ 38,900
Grant Reimbursement - Apron Design	LS	\$ 79,300	\$ 79,300	0%	\$ -	\$ -	\$ 79,300
Subtotal			\$ 14,787,300		\$ 11,383,200	\$ 450,400	\$ 3,718,700
Planning Contingency - 15%			\$ 2,218,095		\$ 1,707,480	\$ 67,560	\$ 557,805
Totals Alternative 4			\$ 17,005,395		\$ 13,090,680	\$ 517,960	\$ 4,276,505

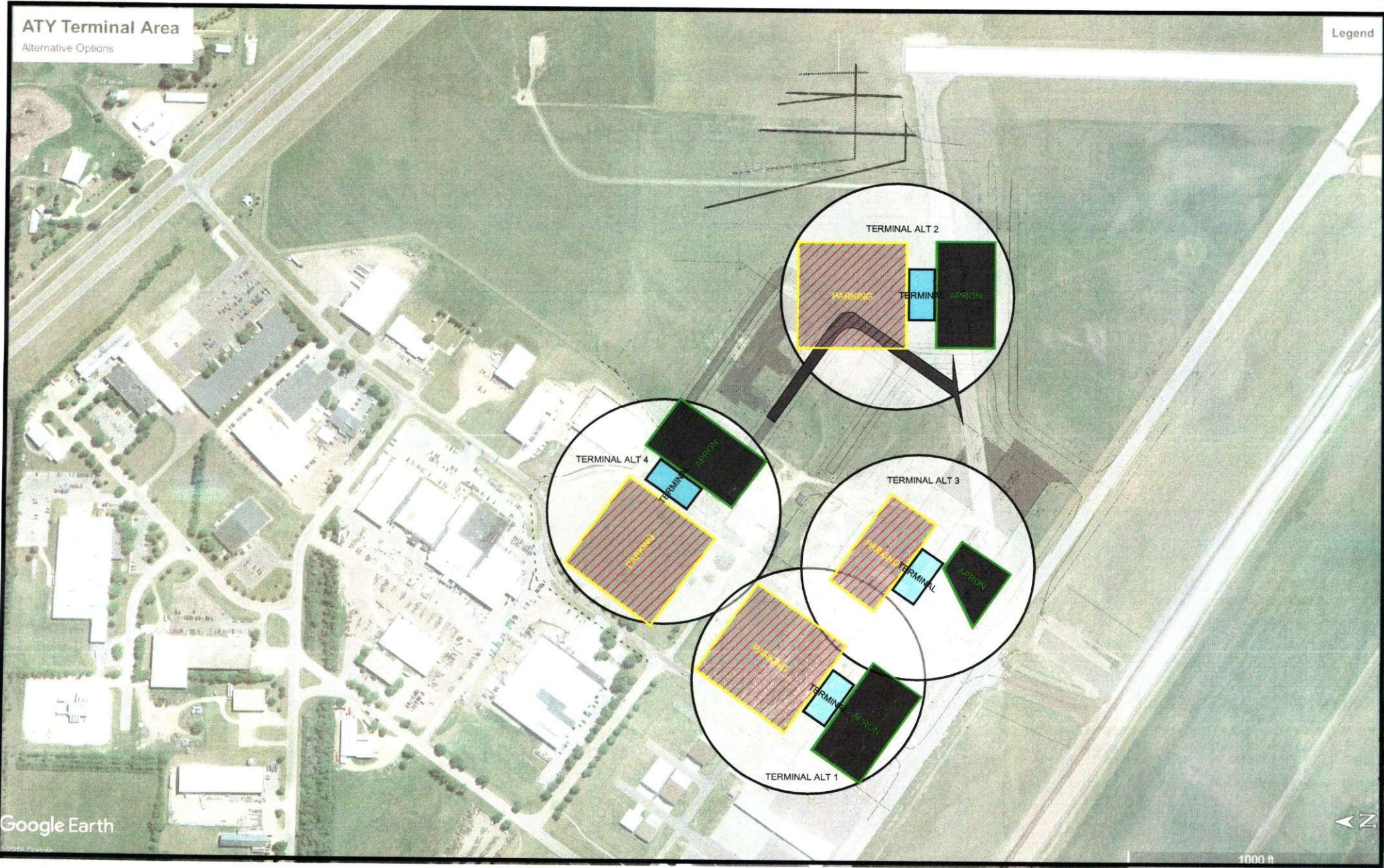
ATY Terminal Area

Alternative Options

Legend

Google Earth

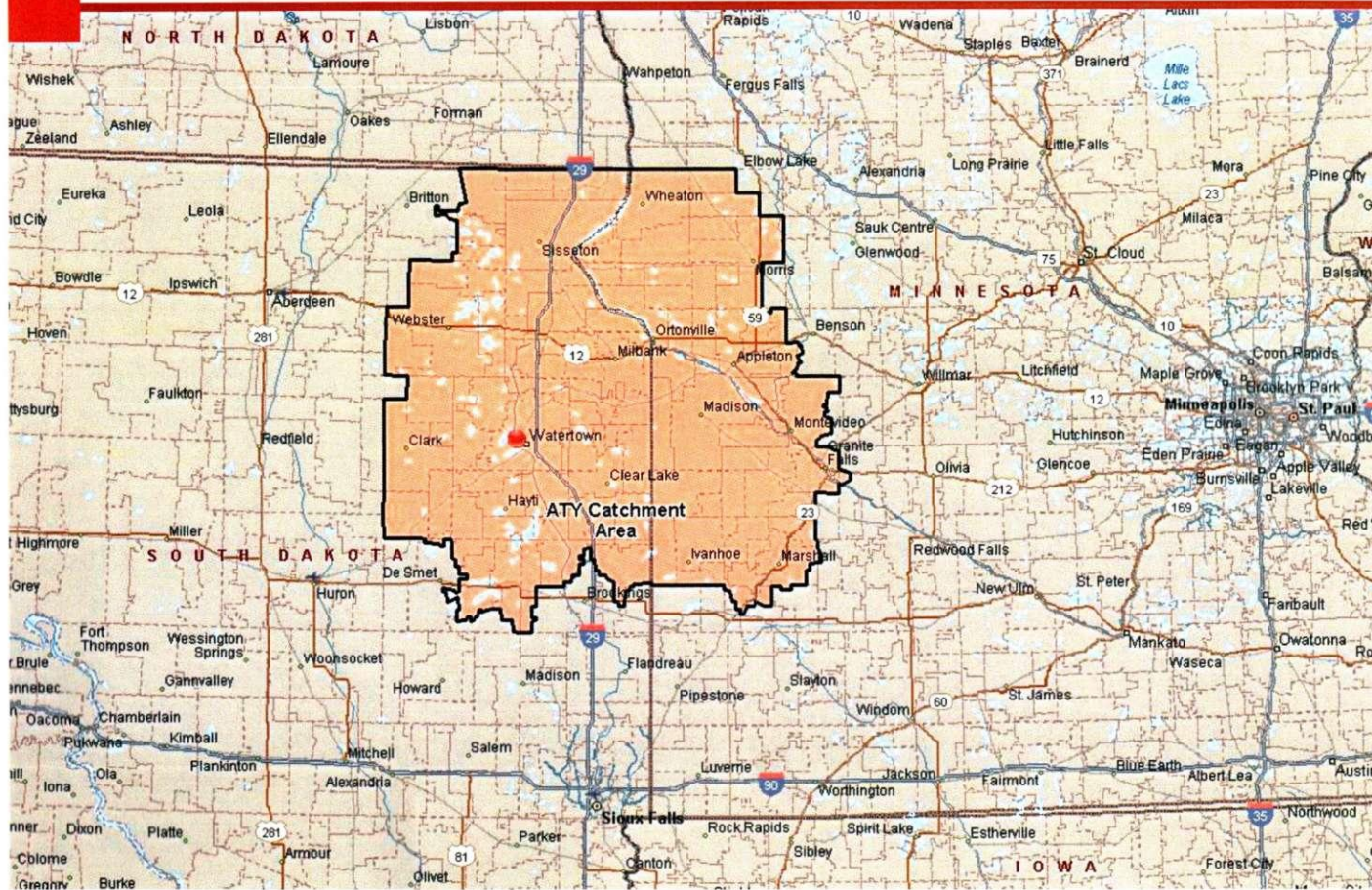
1000 ft



SD Aviation Commission – ATY Concept Budget Report

- **Consultant – Mead & Hunt**
 - Additionally provides Air Service for ATY
 - **Teaming Partners**
 - Helms and Associates (ABR)
 - Co-Op Architects (FSD)
 - **Process – Dual-track Concept Budget Report**
 - Step 1: Seek Discretionary Funding from the \$1B Supplemental Appropriation – **Application completed 10/31/18**
 - Step 2: Prove a Concept Budget Report for future Design and Const. – **Ongoing: Draft complete SD Aviation Conf**
 - **Forecasting –**
 - Commercial Service – Revised TAF and Forecast Approved by BIS ADO
 - Charter Service
 - **Programming – Space Allocation - Completed**
 - **Alternatives – Terminal Area – Four site locations reviewed**
 - **Schedule/Budget –**
 - **Opinion of Probable Cost used for determining Supplemental Application request based on initial preferred alternative.**
 - **No set date for Supplemental Appropriation selections by FAA**
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AIRPORT CATCHMENT AREA



- Catchment area population = 144,619
- Alternate Airports:

Airport	Drive Miles	Drive Time
FAR	146	2:12
FSD	102	1:34
MSP	207	3:38



Forecasts

Year	Regional (TAF S-10)	25 Aero	5 Aero
2017	11,160	11,160	11,160
2022	12,513	12,105	12,472
2027	13,683	13,010	13,452
2032	14,974	14,153	14,677
2037	16,318	15,538	16,076



Terminal Space Programming:

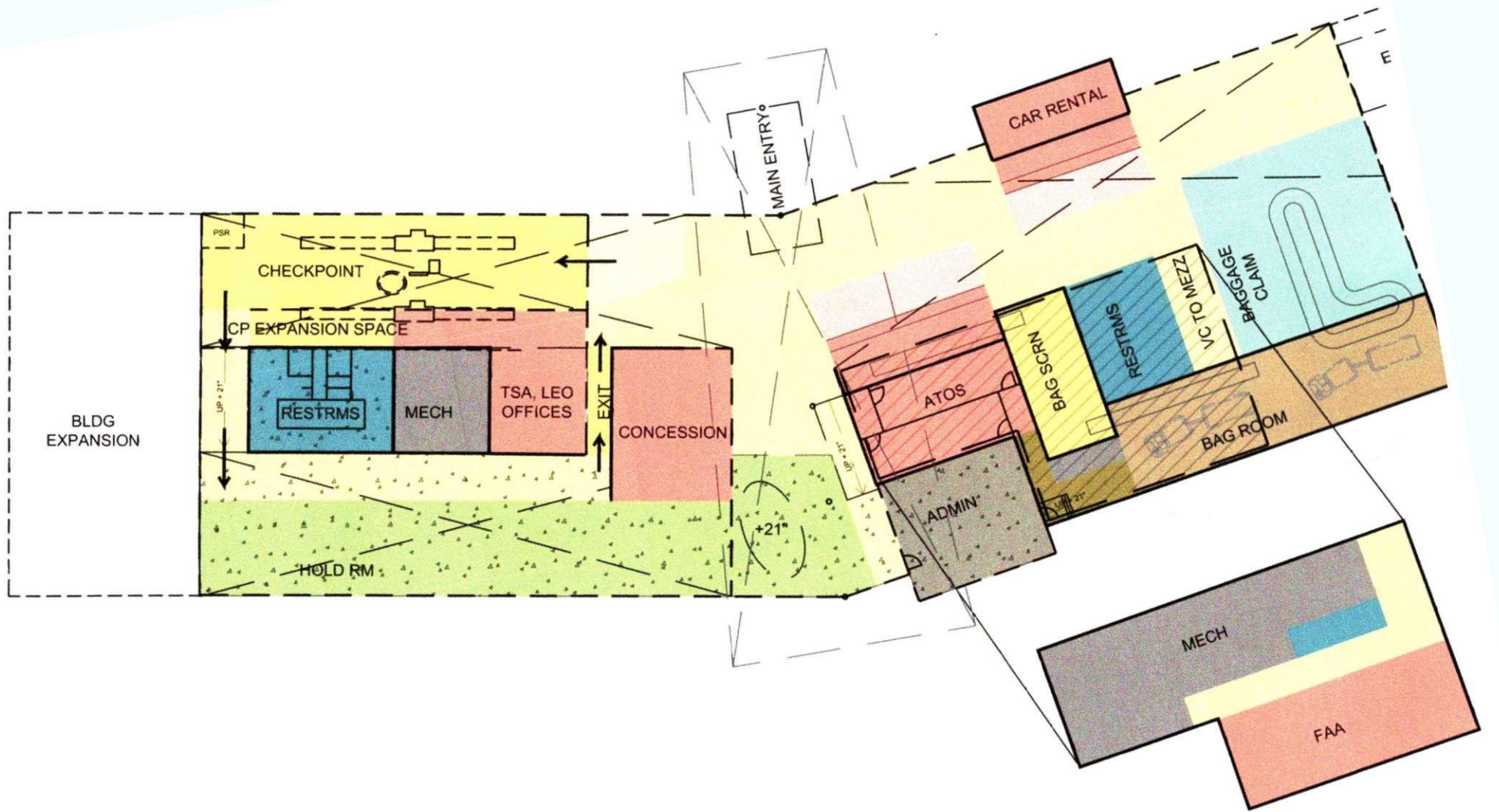
Draft: ATY Preliminary Terminal Space Plan Oct 12, 2018						
Peak Hour Activity Level	<i>Existing Facility</i>	PH 50	PH 70	PH 100	PH 125	PH 150
Peak Hour Enplaned Passengers		50	70	100	125	150
	GSF	Recommended Gross Square Footage				
Security Checkpoint						
Number of Lanes		1	1	1	1	1
Passenger Screening	500	1,100	1,100	1,100	1,100	1,100
Checkpoint Queueing	100	300	300	300	300	300
Checkpoint Exit	0	200	200	200	200	200
Checkpoint Total	600	1,600	1,600	1,600	1,600	1,600
Concourse						
Number of Gates		1	2	2	2	2
Circulation	50	1,584	1,901	2,376	2,693	3,168
Gates and Seating	700	1,400	1,985	2,675	3,375	3,950
Restrooms	150	1,339	1,362	1,370	1,402	1,496
Concessions BOH and Vending	0	335	450	540	660	780
Subtotal Public	900	4,658	5,698	6,961	8,130	9,394
<i>(NP) Airport Support (janitor)</i>	0	46	55	69	78	92
Concourse Total	900	4,704	5,753	7,030	8,208	9,486



Terminal Space Programming:

Terminal						
Bag Claim Carousels		1	1	1	1	1
Circulation and Queuing	1,600	2,806	3,310	4,107	4,681	5,449
Waiting and Bag Claim	1,000	1,144	1,602	2,288	2,860	3,432
Public Restrooms	800	992	1,051	1,140	1,214	1,288
Concessions and Vending	100	88	123	175	219	263
Support Space	100	122	130	136	144	152
Subtotal Public	3,600	5,152	6,215	7,846	9,118	10,584
Nonpublic Areas						
<i>EDS Devices, (Type 3, Mini In-Line)</i>		1	1	1	1	1
<i>Baggage Screening</i>	600	1,200	1,200	1,200	1,200	1,200
<i>Inbound/Outbound Baggage</i>	800	800	1,100	1,600	2,000	2,300
<i>Airline Areas</i>	800	612	856	1,223	1,529	1,835
<i>Car Rental Areas</i>	500	525	551	579	608	638
<i>Leased Space</i>	600	623	700	760	840	920
<i>Airport Offices + Support Areas</i>	1,000	938	969	1,013	1,044	1,088
Subtotal Nonpublic	4,300	4,698	5,376	6,375	7,221	7,981
Building Utilities and Chases	600	1,600	1,920	2,400	2,720	3,200
Terminal Total	8,500	11,449	13,512	16,621	19,058	21,765
Terminal Facility Total	10,000	17,753	20,865	25,252	28,866	32,851





ATY WATERTOWN REGIONAL AIRPORT
NEW TERMINAL
 Concept 1a
 26 MARCH, 2019