



## MEMORANDUM

**TO:** Winnebago County Board of Supervisors

**FROM:** Jim Schell, Airport Director

**RE:** Aviation Business Park Taxiway – Capital Project Presentation

**DATE:** August 13, 2018

### HISTORY

In a joint venture between the City of Oshkosh and Winnebago County, 80 acres of land were purchased on the southeast side of Wittman Regional Airport in 2013 for the development of an Aviation Business Park. Approximately 50 acres are now County owned, with the remaining 30 acres owned by the City.

Since the initial land purchase, the City, through grant and Tax Incremental Finance (TIF) funding by city borrowing, has constructed improvements to the business park, valued at approximately \$3 million. Infrastructure improvements include AeroInnovate Way, a nearly half mile long concrete access road, which bisects the county and city owned parcels. Also installed are storm sewer, electrical, roadway lighting, sanitary sewer, water service, regional stormwater drainage and retention improvements to the property. By late 2016, the majority of these improvements in the business park were completed. Final work on the water line loop to the site was completed in 2018.

To date, the Aviation Business Park has yet to be physically connected to the remainder of the Airport. This project will accomplish that task, making the business park fully developable for entities constructing their facilities on either side of AeroInnovate Way.

### PROJECT PLANS

The goal of the Aviation Business Park Taxiway project is to construct a new 370 foot long by 50 foot wide concrete taxiway to connect existing Taxiway A to the Business Park property. Please refer to the enclosed diagram depicting the scope of this project in red. Outside of the red shaded portion, the remainder of the diagram is a rendering of the future business park development. As a reminder, the future rendering is simply shown as a depiction of what the park could look like once it's fully developed.

Development efforts aimed at attracting new business to the park have been underway for some time. One of the detractors to this process has been the lack of a physical connection from the airfield to the aviation business park.

**TIMETABLE**

If funding is obtained by Winnebago County, the project will begin with the design phase in late 2018. Subsequently, the construction phase could occur as early as 2019, depending on future funding allocation.

**FUNDING**

This taxiway project is estimated to cost approximately \$500,000. This is a rough cost estimate and will be refined as part of the design process. Please see the enclosed Opinion of Probable Construction Cost (OPCC) as outlined by Strand Associates.

Initial funding for this project will be borne solely by Winnebago County until such time as a tenant has located into the business park. The WI DOT Bureau of Aeronautics (BOA) has executed a letter of understanding outlining their intent to reimburse all project costs up to a 95% share for a federal (FAA) project and up to 80% for a state aid project (non-FAA). Please refer to the attached letter of understanding and reimbursement agreement from the BOA for further reimbursable funding details.

The potential funding scenarios, once the reimbursable agreement takes effect, are as follows:

Federal Project

FAA Airport Improvement Program (AIP) (90%)	\$ 450,000.00
WI DOT BOA (5%)	\$ 25,000.00
Winnebago County municipal bonding (5%)	<u>\$ 25,000.00</u>
	\$ 500,000.00

\*State-Aid Only Project

WI DOT BOA (80%)	\$ 400,000.00
Winnebago County municipal bonding (20%)	<u>\$ 100,000.00</u>
	\$ 500,000.00

\* Only applies should federal funding be unavailable

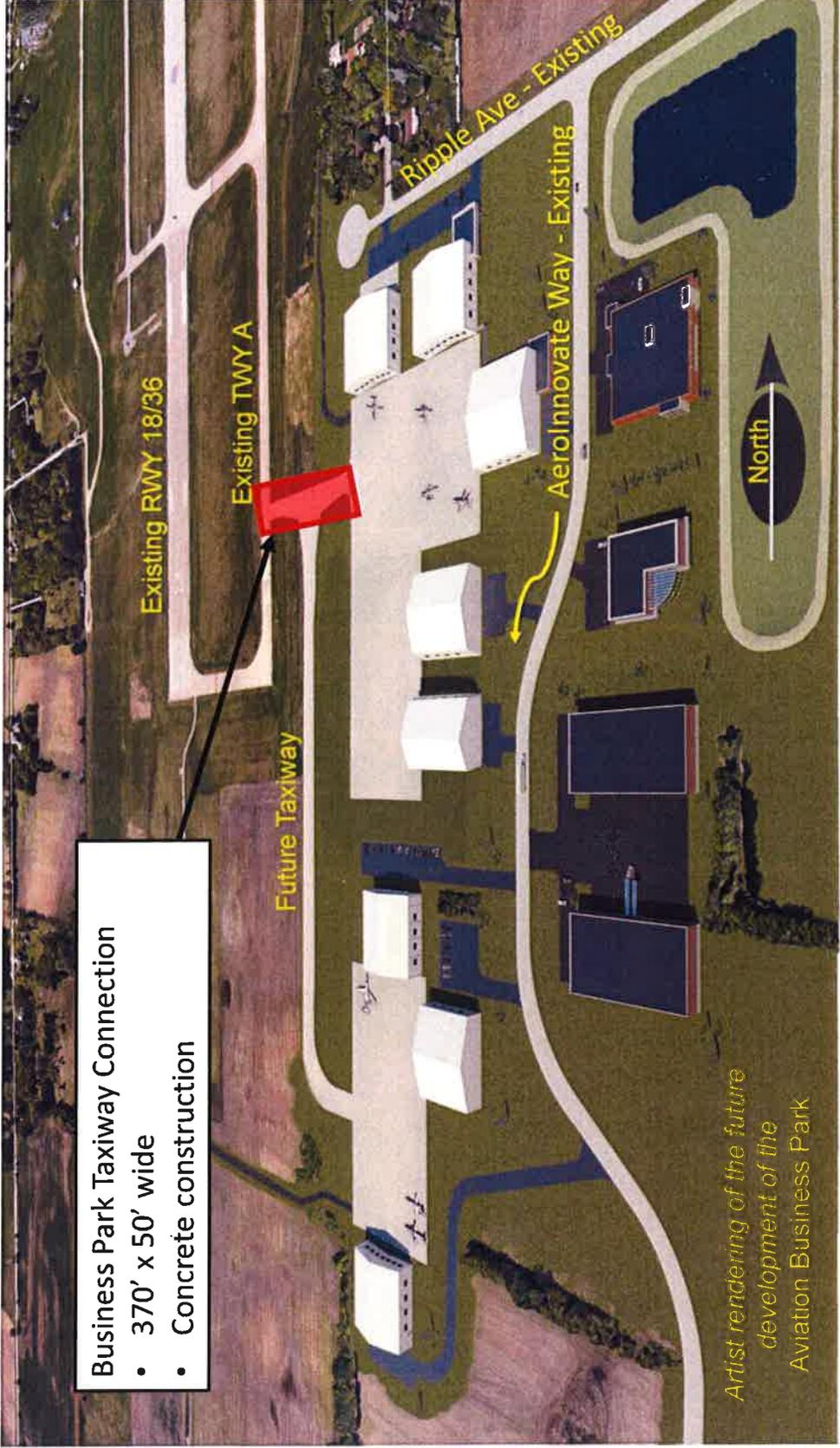
The resolution being brought forward to the County Board for funding at the September 18<sup>th</sup> meeting is solely to secure the funds required to begin the design work on the project. That funding request is in the amount of \$45,000. The amount expended for design work is also eligible for reimbursement under the same terms and conditions of the previously mentioned BOA letter of understanding and reimbursement agreement.

JS

# Oshkosh Aviation Business Park

Business Park Taxiway Connection

- 370' x 50' wide
- Concrete construction



Artist rendering of the future development of the Aviation Business Park

## Schell, Jim

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**To:** Yentz, Matthew  
**Subject:** RE: OSH - Business Park TWY - Rough cost estimate update

**From:** Yentz, Matthew [mailto:Matthew.Yentz@strand.com]  
**Sent:** Tuesday, July 03, 2018 10:48 AM  
**To:** Schell, Jim <JSchell@co.winnebago.wi.us>  
**Cc:** Ward, Lucas W - DOT <Lucas.Ward@dot.wi.gov>  
**Subject:** RE: OSH - Business Park TWY - Rough cost estimate update

Jim,  
I've reviewed both the estimate we did last November for Peter and the other estimate you provided dated September 11, 2017, attached.

Estimate (1) September 2017 = \$1,900,000 for 80,000 SF = \$214/SY  
Estimate (2) November 2017 (Strand) = \$1,500,000 for 7,333 SY = \$204/SY

We've seen significant increases in costs in 2018, so we'd suggest using the  $\$214/\text{SY} + 10\% = \$235/\text{SY}$

The Business Park taxiway to get us ~30 ft outside the fence into the park would be  $350 \text{ ft} * 50 \text{ ft} \div 9 \text{ SF/SY} * \$235/\text{SY} = \$460,000$

At this early stage our recommendation would be that the County have \$500,000 available for the project. This would include construction, engineering, and contingencies.

I hope that helps for your meeting next week. Please let me know if you have any questions.

Thanks,  
Matt



Division of Transportation  
Investment Management  
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Madison, WI 53707-7914

Scott Walker, Governor  
Dave Ross, Secretary  
Internet: <http://wisconsindot.gov>  
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June 29, 2018

JIM SCHELL, AIRPORT MANAGER  
WITTMAN REGIONAL AIRPORT  
525 W. 20<sup>TH</sup> AVE.  
OSHKOSH, WI 54902

Aviation Business Park Development Reimbursement

Dear Mr. Schell:

I am providing you the Department of Transportation Bureau of Aeronautics' (BOA) plan for participation in the Wittman Regional Airport Aviation Business Park Development.

The project includes the design and construction of an aviation business taxiway off of the existing Taxiway A and any necessary related items.

The Bureau intends to fund the project with Federal and/or State funding through reimbursement to Winnebago County once the below stipulations have been met.

- Land is designated as airport property and is added to the Airport Layout Plan (ALP) and Exhibit A map.
- Area is for aviation related businesses only and is available to more than a single tenant (i.e. area is available for public use)
- There is an established tenant utilizing the area, or tenant occupation is underway

Winnebago County will fund the project initially and the project will be developed and constructed according to all Federal and State funding requirements with BOA providing project management support. When all of the above stipulations have been met, the BOA may begin to reimburse up to 95% of the costs for a federal project using entitlements and up to 80% for a state aid project. This reimbursement intention is based on the current cost estimate of \$500,000; if the cost increases, we will need to revisit this understanding. Our intent is to reimburse the project once the above stipulations have been met. However, reimbursement is not guaranteed and depends on availability of funding.

Sincerely,

A handwritten signature in black ink, appearing to read "D M Greene".

David M. Greene, Director  
Bureau of Aeronautics

lww



By signing below, the airport owner and the Bureau of Aeronautics agree to the above understandings and commitments. Upon signature of this agreement by both parties the airport owner is authorized to begin work on the project.

Signed by: Wittman Regional Airport – Winnebago County



Jim Schell, Airport Director  
Winnebago County

7/5/18

Date

Signed by: Wisconsin Department of Transportation, Bureau of Aeronautics



David M. Greene, Director

7-5-2018

Date