

Cost-Benefit Analysis

Coos County Airport District

CCAD Cargo & Seafood Transfer Facility and Infrastructure Expansion

	Year 1	Year 2	Year 3	Year 4	Total
Non-Recurring Cost					
Demo	\$ 399,592				\$ 399,592
Engineering, Permitting & Design	\$ 172,487	\$ 431,069	\$ 135,313		\$ 738,869
Construction Management	\$ 40,000	\$ 80,000	\$ 80,000		\$ 200,000
Site Preparation	\$ 768,621	\$ 256,207	\$ 280,825		\$ 1,305,653
Cargo Facility	\$ 483,583	\$ 1,385,101			\$ 1,868,684
Road Realignment		\$ 400,000	\$ 1,010,587		\$ 1,410,587
Cargo Ramp & Auto Parking	\$ 230,267	\$ 1,000,000	\$ 1,119,000	\$ 1,000,000	\$ 3,349,267
Equipment			\$ 862,500	\$ 862,500	\$ 1,725,000
Total Non-Recurring Cost	\$ 2,094,550	\$ 3,552,376	\$ 3,488,225	\$ 1,862,500	\$ 10,997,651
Quantitative Benefits					
Revenues					
Cargo Facility Lease			\$ 28,620	\$ 50,400	\$ 79,020
Airport Use Fees		\$ 74,529	\$ 223,588	\$ 298,117	\$ 596,234
Parking			\$ 12,960	\$ 12,960	\$ 25,920
Cargo Landing Fees			\$ 49,120	\$ 97,740	\$ 146,860
Total Revenues		\$ 74,529	\$ 314,288	\$ 459,217	\$ 848,034
Other Benefits					
Labor Income - Induced construction jobs (26.61 FTE)	\$ 2,989,465	\$ 3,487,761	\$ 2,325,174	\$ 664,336	\$ 9,466,736
Induced jobs value added impact (multiplier for construction)	\$ 3,653,790	\$ 4,262,820	\$ 2,841,880	\$ 811,966	\$ 11,570,456
Induced construction jobs value added impact (multiplier for construction)	\$ 1,629,258	\$ 2,012,231	\$ 895,786	\$ 201,592	\$ 4,738,867
Labor Income - Induced construction jobs (68.25)	\$ 2,430,260	\$ 2,760,195	\$ 1,634,139	\$ 290,168	\$ 7,114,762
Total Other Benefits	\$ 10,702,773	\$ 12,523,007	\$ 7,696,979	\$ 1,968,062	\$ 32,890,821
Total Benefits	\$ 10,702,773	\$ 12,597,536	\$ 8,011,267	\$ 2,427,279	\$ 33,738,855

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	Year 1	Year 2	Year 3	Year 4	Total
Benefits	10,702,773	12,597,536	8,011,267	2,427,279	33,738,855
Costs	2,094,550	3,552,376	3,488,225	1,862,500	10,997,651
Net	8,608,223	9,045,160	4,523,042	564,779	22,741,204
Discounted Annual Cash Flow (7%)	9,210,799	4,506,862	1,507,662	293,013	15,518,336