

HEATH-NEWARK-LICKING COUNTY PORT AUTHORITY

10-Year Capital Plan

2009 UPDATE

AN UPDATE TO THE 10-YEAR CAPITAL IMPROVEMENTS PLAN

April 2009

EXECUTIVE SUMMARY

The Heath-Newark-Licking County Port Authority updated its 10-year capital improvements plan and prepared to adopt it as the master plan for the port authority.

The update, as of March 23, 2009, shows \$11.6 million in capital improvements, adjusted for inflation, by 2019.

The updated 10-year capital improvements plan is a document modified from the one which was first created in March 2003. It is an outline of the planned improvements to the infrastructure, superstructure, real property, personal property, and facilities under the responsibility of the Port Authority. It also includes a companion Revenue Diversity Plan which includes speculative facility improvements of the Port Authority, including land banking, financing, and other initiatives as part of the 2008 Revenue Diversity Plan. This plan exceeds \$140 million in investments.

Combined, these planning documents constitute the master plan for the port authority facilities that is required under Ohio Revised Code Section 4582.32.

It is forward-thinking and intended to help guide the Port Authority in future capital expenditures and allocation of limited resources. It is not a final determination of capital improvements to be made but an guiding document that should always be considered a work in progress.

The Port Authority engaged in a four-step process for preparation and adoption of this plan.

Step one involved an internal, detailed look at the past plan and coordination of the plans with recent Port Authority initiatives, including a 2008 plan to diversify the revenue of the Port Authority to be less reliant on existing leases by 2020.

Step two was publishing of this first draft with time for review and comment by our customers and those with an interest in the preservation and advancement of the Central Ohio Aerospace and Technology Center and the Port Authority. A listening session and public hearing is scheduled to be conducted at the Port Authority offices on April 7, 2009 at 2 p.m. Written comments can also be submitted through April 2, 2009.

Customers were notified of the comment period via publication in The Advocate on March 14, 2009 and in various other tenant communications, including e-newsletters and websites.

Step three was finalization of the document through incorporation of customer comments and alignment of costs, time frames, and projected revenue sources.

Step four is final review and acceptance by the Port Authority Board which meets April 14, 2009.

10-Year Capital Plan

INFRASTRUCTURE

				\$ total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	PA GRF	Capital Fund	Grants	Loans or Bonds	Next Generation Fund	Other *	Unfunded
Roads and paved areas																						
West entrance roadway R&M	42000	sf	\$145,740			\$42,000						\$103,740					\$145,740					
Restripe parking	5000	ea	\$15,000				\$5,000			\$5,000					\$5,000		\$15,000					
Loop road access gates	2000	ft	\$50,000	\$50,000													\$50,000					
Horton building, West parking lot	110280	sf	\$150,000								\$150,000						\$150,000					
Crack seal parking lots			\$90,000				\$30,000			\$30,000	\$30,000						\$90,000					
Install concrete in dumpster area, South side			\$75,000			\$75,000											\$75,000					
North Parking Lot			\$100,000											\$100,000			\$100,000					
East Parking Lot			\$200,000												\$200,000		\$200,000					
Reroute West entrance roadway	800	lf	\$150,000												\$150,000		\$150,000					
West parking lot reconfiguration																						
New parking lot in water tower area	16000	sf	\$56,000						\$56,000								\$56,000					
Bridges																						
West bridge NE & SE bank stabilization	300	ft	\$7,500					\$7,500									\$7,500					
East bridge demolition	3900	sf	\$45,000			\$45,000											\$45,000					
Rail																						
Improve rail crossing, The Base	25	ft	\$15,000		\$15,000												\$15,000					
Water																						
Water tower regulator			\$40,000		\$40,000												\$40,000					
Pump station move			\$30,000		\$30,000												\$30,000					
Demo / relocate pump house			\$50,000												\$50,000		\$50,000					
Demo water tower		ea	\$100,000				\$100,000										\$100,000					
Sanitary sewer																						
Manhole repairs			\$30,000		\$10,000				\$10,000					\$10,000			\$30,000					
Lighting																						
Install lighting on new East entrances			\$25,000		\$25,000												\$25,000					
Replace and update lots and roads to new standards			\$100,000						\$100,000								\$100,000					
Storm sewer																						
Repair storm drain outlets			\$15,000	\$5,000				\$5,000					\$5,000				\$15,000					
Resleeve pipe by main sewage lift	60	ft	\$2,000		\$2,000												\$2,000					
Fire protection																						
Fire alarm system maintenance			\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		\$55,000					
Repair / replace PIV's, hydrants	2000	ea	\$25,000			\$5,000		\$5,000		\$5,000		\$5,000		\$5,000			\$25,000					

BUILDING IMPROVEMENTS ON THE BASE

Roofs																					
Ongoing evaluations / monitoring			\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		\$55,000				
Bldg #2 rubber roof	10000	sf	\$50,000						\$50,000								\$50,000				
Building #4, section E3	21000	sf	\$157,500								\$157,500						\$157,500				
Building #4 roof, section B1, B2	27000	sf	\$202,500						\$202,500								\$202,500				
Bldg #4 Minuteman roof replacement	59545	sf	\$500,000	\$500,000													\$500,000				
Bldg #4 R&M			\$550,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$550,000				
PA offices																					
Replace carpet	666	sy	\$17,982			\$17,982											\$17,982				
Replace HVAC system	3000	ea	\$5,000	\$5,000													\$5,000				
Boeing-leased buildings																					
Exterior paint bldg 4			\$50,000								\$50,000						\$50,000				
Bionetics dock area double door			\$40,000			\$40,000															\$40,000
Door replacements bldg #4	27	ea	\$67,500							\$67,500							\$67,500				
Post 3 entrance improvement	50	ft	\$50,000				\$50,000														\$50,000
Exterior painting outbuildings	3240	sf	\$30,000				\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			\$30,000				
Tenant improvements / environmental work			\$1,592,750	\$200,000	\$192,750				\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000		\$1,592,750				
Minuteman environmental work			\$2,443,650	\$2,443,650															\$2,443,650		
Misc facilities																					
Demo Park restroom	507	sf	\$4,000		\$4,000												\$4,000				
Demo fire ext bldg.	388	sf	\$2,500				\$2,500										\$2,500				
Electronic Message Marquee's			\$30,000	\$15,000	\$15,000												\$30,000				
Demo building #20	4382		\$10,000												\$10,000		\$10,000				
Demo building #56	4000		\$10,000												\$10,000		\$10,000				
Demo building #12	480		\$2,500												\$2,500		\$2,500				
Roadway & perimeter related																					
Security improvements			\$1,200,000		\$1,200,000												\$400,000		\$800,000		
Building 2 - AFMETCAL																					
Exterior painting	21660	sf	\$50,000												\$50,000		\$50,000				
Repair sanitary infiltration			\$50,000		\$50,000												\$50,000				
Restroom upgrades	8	ea	\$200,000	\$100,000	\$50,000	\$50,000											\$200,000				
Carpet replacement	800	sy	\$25,000			\$25,000											\$25,000				
Temperature zoning in basement	100000	ea	\$100,000								\$100,000										\$100,000
Paint interior			\$15,000				\$15,000										\$15,000				
Door replacements	10000	ea	\$10,000		\$10,000												\$10,000				
Recaulk skin and window joints			\$4,000			\$4,000											\$4,000				
Upgrade lighting	465	ea	\$69,750					\$69,750													\$69,750
Sprinkler addition	12000	sf	\$100,000							\$100,000											\$100,000
HVAC replacement			\$250,000												\$250,000		\$250,000				
Cafeteria / conference Center																					
Full Demo			\$100,000	\$100,000													\$100,000				

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				\$ total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	PA GRF	Capital Fund	Grants	Loans or Bonds	Next Generation Fund	Other *	Unfunded
Building 125																						
	relocate utilities for AFMETCAL			\$150,000	\$150,000											\$150,000						
	Paint exterior			\$5,000			\$5,000									\$5,000						
	1700	sf		\$6,000			\$6,000									\$6,000						
	HVAC system replacement			\$5,000			\$5,000									\$5,000						
James Parkway improvements																						
	Install signage			\$30,000	\$30,000											\$30,000						
	3000	ft		\$50,000	\$50,000											\$50,000						
	20	ea		\$200,000			\$200,000															\$200,000
Environmental																						
	Wetlands bank investment			\$250,000		\$250,000										\$250,000						
	Lead based paint abatement on bridge			\$6,000			\$6,000									\$6,000						
	1115	ft		\$100,000			\$100,000									\$100,000						
Signage & landscaping																						
	2430	sf		\$30,000	\$10,000	\$4,000		\$4,000		\$4,000		\$4,000		\$4,000		\$30,000						
	130	lf		\$25,000				\$25,000								\$25,000						
EQUIPMENT																						
Maintenance equipment																						
	2	ea		\$61,000		\$28,000	\$33,000									\$61,000						
	1	ea		\$15,000			\$15,000									\$15,000						
	1	ea		\$10,000		\$5,000				\$5,000						\$10,000						
Port Authority equipment																						
	9	ea		\$28,000		\$14,000			\$14,000							\$28,000						
	1	ea		\$20,000			\$20,000									\$20,000						
	1	ea		\$20,000			\$10,000			\$10,000						\$20,000						
Totals				\$10,626,872	\$3,718,650	\$2,166,750	\$536,982	\$344,000	\$206,000	\$777,750	\$762,500	\$472,740	\$280,000	\$374,000	\$987,500	\$3,680,722	\$3,142,750	\$800,000	\$2,443,650		\$0	\$559,750

* TIF, tax abatements, tax credits, emoluments, subsidies, financial participation

