

April 5, 2001  
 Carson City Airport  
 Through the Fence Access Fee Determination

The purpose of this analysis is to determine the actual cost incurred to the Carson Airport in maintaining an infrastructure to support safe operations for takeoff, landing and taxi of aircraft.

In making the annual estimate for pavement maintenance and other items considered essential to an airport to support day and nighttime operations, the following has been used:

1. We will assume that all paving is currently in a good state not needing replacement.
2. The average industry standard for sealing and maintaining pavement is every 4 years. This increment will be used in our estimate for annual cost.
3. Lighting, other maintenance items, insurance and accounting will be based on the average annual cost at Carson for the last 3 years.
4. Crack sealing will be based on having 1 crack in need of repair every 30 SY.

Cost to be considered in estimating maintenance fees applicable for "Through The Fence Fees".

	Unit Cost	Unit
Fog Seal	0.15	Sq. Yard
Slurry Seal	1.00	Sq. Yard
Crack Sealing	0.90	Sq. Yard
R/W Striping	0.65	Sq. Yard
T/W Striping	0.45	Lineal Foot
Apron Striping	0.20	Sq. Yard
Snow Removal	3,500.00	Each Occurrence
Light Maintenance	1,200.00	Annual
AWOS Maintenance	1,400.00	Annual
Drainage Maintenance	1,600.00	Each Occurance
Vegetation Control	1,000.00	Each Occurance
Electricity	7,250.00	Annual
Insurance	4,298.00	Annual
Accounting/Legal	21,250.00	Annual
Engineering (general)	3,200.00	Annual
Management	12,000.00	Annual

Paved Areas	Area (SY)	Fog Seal	Slurry Seal	Crack Seal	Striping	Total
Runway (5907x 75')	49,225		49,225	1,477	31,896	82,698
Taxiway A (5907x 35')	22,972	3,446		689	2,658	6,793
Taxiway B (3100x 35')	12,055	1,808		362	1,395	3,565
Taxiway C (3200x 50')	17,778	2,667		533	1,440	4,640
Main Apron (1400x 450')	70,000	10,500		2,100	14,000	26,600
North Apron (800x 500')	44,444	6,667		1,333	8,889	16,889
Engineering	12000					12,000
<b>Total Cost</b>						<b>153,185</b>

**Estimated Annual Operational and Maintenance Based on Above Costs**

Paving Maintenance Annual Pro-rated Cost (4 years)	38,298
Snow Removal (2.5 times/Yr)	8,750
Light Maintenance	1,200
AWOS Maintenance	1,400
Drainage Maintenance (1 time/Yr)	2,000

Vegetation Control (1 time/yr)	1,000
Electricity (adjusted for increase in cost, less general lighting/gates)	4,260
Insurance	4,298
20% of Accounting/Legal	4,250
25% of Management	3,000
Professional/Engr.	3,200
<b>Total Annual Operational and Maintenance Cost</b>	<b><u>\$71,654</u></b>

The Cost/SF for annual maintenance will be derived by accounting for all the currently built hangar space. This square footage applied against the Annual Maintenance Cost yields a close approximation of the actual cost per SF of hangar space that needs to be applied.

To determine Through The Fence Access Fees, this amount would be multiplied by the total SF of hangar space of each person or entity wishing access.

Area Number Sht 1 of 9	Existing SF Hangar	Potential SF Hangar	
26 - Corrao	12,000		
25 - Brooks	12,000		
24A - Sierra Mtn North	18,400		
24B - Sierra Mtn South	19,800		
23 - Contri	10,000		
22 - Crystal Bay	80,800		
21 - WT Investments	105,000		
20 - Fuel Farm			
19 - Fuel Storage			
18 - El Aero	7,000		
17 - El Aero	20,000		
16 - Cubix	10,800		
15 - Shadetree	13,600		
13 - Port-a-Port	45,000		
12 - Byard	11,400		
11 - American Warbirds	10,000		
10 - Weaver	9,600		
09 - El Aero	7,000		
08 - EAA Bld.			
07 - State of Nevada			
06 - Yesterdays Flyers	7,000		
05 - Silver Flight	29,700		
04 - Comstock Aviation	48,000		
02 - Silver Sky Aviation	6,400		
** Off Airport Hangars **			
Melshimer	9,000		
Waddel	12,000		
Mike Brown	2,200		
Charlie Hutter	1,800		
Nv.State	4,200		
<b>Total Current Sq. Ft</b>	<b>512,700</b>	<b>0</b>	<b>512,700</b>
<b>Cost Per Sq. Ft Hangar</b>			<b>\$0.140</b>

**Example of Annual Through the Fence Fee Based on Hangar Size**

Size	Sq. Ft.	Cost
50 x 60	2,500	349
60 x 66	3,300	461
80 x 80	6,400	894
100 x 100	10,000	1,398

**Proposal Would Be To Assess Each Off Airport Property With Through-The-Fence Access Agreements As Follows:**

**Properties With Hangars:**

**Minimum \$300 Annually or  
Square Foot Cost X Sq. Footage of Hangar  
Space, Whichever is Greater**

**With Aircraft Parked Outside in  
Addition to Hangar Space**

**\$50 Annually per Aircraft**

**Properties Without Hangars:**

**Access Agreement Only, No Access  
Aircraft Parked - 1 Aircraft  
Each Additional Aircraft**

**\$250 Annually  
\$300 Annually  
\$50 Annually**