



# Aviation Revitalization Loan Program Application

7702 Terminal Street SW  
Tumwater, Washington 98501-7264

Date of Request  
9-16-2020

<p><b>1</b> Applicant: Yakima Air Terminal-McAllister Field Applicant's Authorized Representative: Name: Bob Harrison Title: City Manager Address: 129 N Second Street Address 2: City: Yakima State: WA Zip: 98901 Phone: 509-575-6040 Cell: Email: bob.harrison@yakimawa.gov Federal Tax ID: 91-6001293</p>	<p><b>2</b> Project to be Managed by: Company: City of Yakima Name: Robert Peterson Address: 2406 W. Washington Ave, Suite B Address 2: City: Yakima State: WA Zip: 98903 Phone: 509-575-6149 Cell: 509-833-0898 Email: rob.peterson@yakimawa.gov</p>
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Find your legislative and congressional district at: <http://app.leg.wa.gov/districtfinder/>

**3** Airport: KYKM      FAA Classification: Small/Non-Hub      Legislative District: 15th  
 NPIAS    Non-NPIAS      State Classification: Major      Congressional District: 4th  
 Enter number of annual commercial equipment enplanement last reported to FAA: 68,850      General Public Access  
 Yes    No

4 No.	Project Name and Description	Total Project Cost	Local Funds	State Grant Funds	Federal Grant Funds	Loan Request
1	Main Terminal Building Vehicle Parking Lot Expansion	753,694	400,000	0	0	353,694

**5** Does the airport have an up-to-date Master Plan or ALP Narrative Report?       Yes    No      Date: 2015

Does the airport have an approved Airport Layout Plan (ALP)?       Yes    No      Date: 2015

Was the annual requirement to review and update Airport Information System (AIS) data met for the preceding calendar year?       Yes    No

Does the airport sponsor have policies to reduce greenhouse gas emissions?       Yes    No

If yes, submit a copy of the policies.      Submitting copy via: Choose an item.

**6** **Signature of Applicant's Authorized Representative**

*\*Only sign IF printing and submitting original paper document, provide signature here.*

*\*IF submitting application electronically (PDF document), Email must be sent directly from airport's authorized representative.*



# Aviation Revitalization Loan Application Project Data Sheet

**Complete a separate Project Data Sheet for each project listed from the Airport Aid Application (Form 900-031)**

**1. Project Category (Select One Only)**

- |   |                                  |  |  |  |                                |
|---|----------------------------------|--|--|--|--------------------------------|
| <input type="checkbox"/> Hangar         | <input type="checkbox"/> Fueling | <input checked="" type="checkbox"/> Infrastructure | <input type="checkbox"/> Passenger Amenities | <input type="checkbox"/> Property      | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> New | <input type="checkbox"/> New     | <input type="checkbox"/> Utilities                 | <input type="checkbox"/> Terminal            | <input type="checkbox"/> Business Park |                                |
| <input type="checkbox"/> Replace        | <input type="checkbox"/> Replace | <input type="checkbox"/> Apron                     | <input checked="" type="checkbox"/> Parking  | <input type="checkbox"/> Retail        |                                |
| <input type="checkbox"/> Renovate       | <input type="checkbox"/> Upgrade | <input type="checkbox"/> Taxiway                   | <input type="checkbox"/> Restaurant/Food     | <input type="checkbox"/> Other         |                                |
| <input type="checkbox"/> Other          | <input type="checkbox"/> Other   | <input type="checkbox"/> Other                     | <input type="checkbox"/> Rental              |  |                                |
|   |                                  |  | <input type="checkbox"/> Other               |  |                                |

**2. Detailed Project Description / Approach to Accomplishing Project:**

In 2013, the City of Yakima identified air service development as being a key strategic priority in order to enhance the Yakima Valley's businesses and economy. Since adopting this priority, the City has been successful in growing the airport's passenger ridership by 31 percent and securing a fourth flight to Seattle-Tacoma International Airport. Additionally, the airport is in the process of conducting a business and passenger survey to identify how to continue this success by adding an additional destination, which will only positively impact the airport's passenger ridership.

As passenger ridership continued to grow over the past 5 years, the airport has witnessed an increase in the number of vehicles utilizing the main terminal building's parking lot. During peak travel times between October and April, the airport witnessed vehicle parking exceeding the current capacity and alternative parking arrangements had to be implemented to accommodate passengers. As passenger ridership recovers from the COVID-19 pandemic, the airport will continue to witness vehicle capacity exceed the present parking facilities.

This project will construct approximately 130 additional vehicle parking stalls northwest of the main terminal building and where the parking lot will be converted into long-term parking. This will free up parking in the current parking lot to facilitate short-term parking and car rental parking in order to accommodate additional passenger traffic.

**3. Project Justification:**

Airport vehicle parking is one of many significant revenue generators at the Yakima Air Terminal-McAllister Field. In 2013, the airport recorded \$273,149 where gross revenues have grown to \$446,775 due to increased passenger ridership. The additional vehicle parking facility will increase the amount of parking revenue during peak travel periods. These additional revenues are not only collected through increased vehicle parking capacity but through revenue management control. Revenue management control is enhanced by designating a specific location for long-term or overflow parking compared to current contingency plan of overflowing to neighboring parking lots where passenger vehicles are missed during daily parking audit.

Based on historical data the number of vehicles forced to utilize short-term or overflow parking, it's anticipated the additional vehicle parking lot facilities will attract 15-30 vehicles per day during peak travel season. As passenger ridership increases, the airport will respectively receive additional revenue from passenger utilizing the vehicle parking lot. These additional revenues collected will be allocated to assist with repayment of the CARB loan.

**4. Cost Estimate Details:**

*Source of Project Cost Estimate – 750,000*

JUB Engineering, Inc. provided cost estimates to design, engineer, and construct approximately 130 vehicle parking stalls will cost \$753,694.

**5. Project Schedule:**

Expected Start of Project: June 2021 (Design & Eng.)

Expected Completion of Project: June 2022 (Construction)

Start of Work Covered by Loan: June 2021 (Design & Eng.)

Completion of Work Covered by Loan: June 2022 (Construction)

Submit a detailed project schedule (to include project milestones).

*Submitting project schedule via:* Choose an item.

**6. Other Supporting Project Documentation (Required):**



# Aviation Revitalization Loan Application Project Data Sheet

Submit a spending and repayment plan identifying anticipated loan expenditures and repayment schedule by month.

*Submitting via:* Choose an item.

Submit job creation data using the Aviation Economic Impact Calculator.

*Submitting via:* Choose an item.

**7. Other Supporting Project Documentation (As Applicable):**

Submit documentation supporting your consultant selection process.

*Submitting via:* Choose an item.

Submit a copy of your consultant's Scope of Work.

*Submitting via:* Choose an item.

Have project plans and specifications been prepared?

Yes  No

Has the property been appraised?

Yes  No

FAA AIP Project Number (if any): N/A

FAA Grant Contract Number (if any): N/A

Other supporting documentation?

Airport Layout Plan, Parking Gross Revenues Report, Current Parking Map, Concept Design of Vehicle Parking Facility.



# Aviation Revitalization Loan Program Application Supplemental Justification

**Complete a separate Supplemental Justification for each project listed from the Airport Aid Application (Form 900-031)**

1. Can you provide conclusive evidence that the loan project will provide revenue generating income opportunities? If yes, please provide details.  Yes  No

The Yakima Air Terminal-McAllister Field has established specific rates and charges that apply to passenger vehicle parking. Upon completion of the parking lot, it will be available to passengers that will utilize the lot for long-term vehicle parking. In turn, this will provide the airport with additional revenue and capture passengers who might not have chosen to park at the airport during their travels due to the current capacity issues.

2. Will a specific private development or expansion occur, only if the aviation facility improvement is made? If yes, explain.  Yes  No

Expansion of vehicle parking lot will allow the airport to facilitate future growth as it relates to air service development. This in turn improves profitability of airport concessions, rental cars, and airline personnel.

3. Will this loan project result in the creation of jobs or private sector capital investment? If yes, please elaborate.  Yes  No

Initial construction activities will require the contractor to hire or retain employees. Upon completion of the vehicle parking lot, the airport contractor will be required to audit the vehicle parking lot to ensure passengers are making their appropriate payments to the airport. Additionally, the airport is exploring options to accommodate Perry Technical Institute students who may need additional vehicle parking facilities during their peak instructional sessions. This will allow PTI to focus on developing their vacant properties for additional instructional facilities, which in turn would create and retain additional jobs at the institute.

4. Does this loan project improve opportunities for the successful maintenance, operations, or expansion of the airport or adjacent business park? If yes, explain.  Yes  No

Expanded vehicle parking will provide the opportunity for the airport to retain and seek additional air service and ground transportation services at the Yakima Air Terminal-McAllister Field.

5. Does this project result in the creation or retention of long-term economic opportunities? If yes, elaborate.  Yes  No

As the airport continues to expand both air service, airport concessions, and ground transportation services it will in turn create additional long-term economic opportunities through spending and job creation. Additional air service means additional customer service agents, vehicle parking, car rentals, and concessions utilized in the terminal building.

6. Does this project result in leveraging additional federal funding for the airport? If yes, explain.  Yes  No  
N/A

7. Project Readiness:

a. Has required environmental documentation (e.g. NEPA/SEPA) been approved?  Yes  No

b. Is project ready to proceed immediately?  Yes  No

Design, engineering, SEPA, and construction activities are all funded from the loan program. If loan is not granted, the airport will continue to seek alternative funding sources to initiate the project.

8. Land Use Compatibility:

a. Does the local land use jurisdiction recognize the airport as an Essential Public Facility in its comprehensive plan? If yes, provide reference to the specific location(s) in the plan.  Yes  No

City of Yakima Comprehensive Plan

b. Does the comprehensive plan include policies and/or zoning in place that discourages the development of incompatible land uses adjacent to the airport? If yes, provide reference to the specific location(s) in the plan.  Yes  No

City of Yakima Comprehensive Plan – Chapter 6  
YMC Chapter 15.30 Airport Safety Overlay Zone



## Aviation Revitalization Loan Program Application Supplemental Justification

- c. Are regulations and/or zoning in place that prohibit penetration of FAR Part 77 surfaces? If yes,  Yes  No  
provide references to the specific regulation(s).

City of Yakima Comprehensive Plan – Chapter 6  
YMC Chapter 15.30 Airport Safety Overlay Zone

## YAKIMA AIR TERMINAL-McALLISTER FIELD

### Repayment Plan

<b>Estimated Project Cost:</b>	<b>\$753,694</b>
<b>Estimated Project Schedule</b>	<b>2021</b>

Project Start Date	6/1/2021
Project End Date	6/1/2022
Payment Deferrment Date	1/1/2024

<b>Loan Amount</b>	<b>\$ 353,694.00</b>
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Year	Payment	Percentage	Remaining Amount	Interest	
2024	\$ 20,000.00	0.02	333,694.00	\$ 7,073.88	
2025	\$ 20,000.00	0.02	313,694.00	\$ 6,673.88	
2026	\$ 20,000.00	0.02	293,694.00	\$ 6,273.88	
2027	\$ 20,000.00	0.02	273,694.00	\$ 5,873.88	
2028	\$ 20,000.00	0.02	253,694.00	\$ 5,473.88	
2029	\$ 20,000.00	0.02	233,694.00	\$ 5,073.88	
2030	\$ 20,000.00	0.02	213,694.00	\$ 4,673.88	
2031	\$ 20,000.00	0.02	193,694.00	\$ 4,273.88	
2032	\$ 20,000.00	0.02	173,694.00	\$ 3,873.88	
2033	\$ 20,000.00	0.02	153,694.00	\$ 3,473.88	
2034	\$ 20,000.00	0.02	133,694.00	\$ 3,073.88	
2035	\$ 20,000.00	0.02	113,694.00	\$ 2,673.88	
2036	\$ 20,000.00	0.02	93,694.00	\$ 2,273.88	
2037	\$ 20,000.00	0.02	73,694.00	\$ 1,873.88	
2038	\$ 20,000.00	0.02	53,694.00	\$ 1,473.88	
2039	\$ 20,000.00	0.02	33,694.00	\$ 1,073.88	
2040	\$ 20,000.00	0.02	13,694.00	\$ 673.88	
2041	\$ 20,000.00	0.02	-6,306.00	\$ 273.88	
2042	\$ 20,000.00	0.02	-26,306.00		
2043	\$ 20,000.00	0.02	-46,306.00		
2044	\$ 20,000.00	0.02	-66,306.00		
<b>Total Repayment</b>	<b>\$ 420,000.00</b>			<b>\$ 66,129.84</b>	<b>Total Interest Paid</b>

### Spending Plan

Month	Phase	Amount
6/1/2021	Design	\$ 6,250.00
7/1/2021	Design	\$ 6,250.00
8/1/2021	Design	\$ 6,250.00
9/1/2021	Design	\$ 6,250.00
10/1/2021	Design	\$ 6,250.00
11/1/2021	Design	\$ 6,250.00
12/1/2021	Design	\$ 6,250.00
1/1/2022	Design	\$ 6,250.00
2/1/2022	Design	\$ 6,250.00
3/1/2022	Design	\$ 6,250.00
4/1/2022	Design	\$ -
5/1/2022	Design	\$ -
6/1/2022	Construction	\$ 337,500.00
7/1/2022	Construction	\$ 341,194.00
8/1/2022	Closeout	\$ 6,250.00
9/1/2022	Closeout	\$ 6,250.00
<b>TOTAL</b>		<b>\$ 753,694.00</b>



## ENGINEER'S OPINION OF PROBABLE COST

**PROJECT:** YAKIMA AIR TERMINAL - MCALLISTER FIELD **DATE:** 9/21/2020

**PROJECT DESCRIPTION:** PARKING LOT EXPANSION

**CLIENT:** CITY OF YAKIMA

CLIENT PROJ. NO. \_\_\_\_\_ J-U-B PROJ. NO.: \_\_\_\_\_

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE</b>					<b>\$508,617</b>
1	Mobilization	1	LS	\$50,000	\$50,000
2	Traffic Control	1	LS	\$2,500	\$2,500
3	Earthwork/Grading	4,949	CY	\$12	\$59,388
4	Clearing and Grubbing	1.54	AC	\$20,000.00	\$30,800
5	Seeding	0.27	AC	\$20,000	\$5,400
6	HMA Cl. 1/2 in, PG 64-28 (2.4" Thickness)	857	TON	\$120	\$102,820
7	Crushed Surfacing Top Course	676	TON	\$35	\$23,670
8	Crushed Surfacing Base Course	1,989	TON	\$35	\$69,618
9	Concrete Sidewalk	103	SY	\$100	\$10,311
10	Pedestrian Ramp Type A	2	EA	\$2,500	\$5,000
11	Pedestrian Ramp Type B	2	EA	\$1,300	\$2,600
12	Concrete Barrier Curb	1,580	LF	\$22	\$34,760
13	Parking Lot Striping	1	LS	\$5,000	\$5,000
14	Site Lighting Pole and Luminaire	8	EA	\$3,500	\$28,000
15	Site Lighting Conduit (1-inch) and Wire	1,000	LF	\$8	\$8,000
16	2-Inch Sch 40 PVC Electrical Conduit	1,000	LF	\$7	\$7,000
17	ADA Parking Stall Modifications	5	EA	\$750	\$3,750
18	Catch Basin	6	EA	\$2,000	\$12,000
19	Storm Drainage Manhole	3	EA	\$5,000	\$15,000
20	12" SD Pipe	500	LF	\$50	\$25,000
21	Construction Staking	1	LS	\$8,000	\$8,000

**Note:** Pipe and fittings assume all pipe trenching, backfill, compaction, pipe bedding, trench safety and testing is included in unit price.  
 Special Signage is not included.  
 Landscaping and irrigation improvements are not included.

SUBTOTAL		\$508,617
SALES TAX	8.30%	\$42,215
CONTINGENCY	10.00%	\$50,862
<b>SUBTOTAL</b>		<b>\$601,694</b>
DESIGN		\$61,000
CONSTRUCTION ENGINEERING		\$91,000
<b>TOTAL ESTIMATED COSTS</b>		<b>\$753,694</b>

**J-U-B ENGINEERS, INC.**

422 W RIVERSIDE AVE, SUITE 304, SPOKANE, WASHINGTON 99201 (509) 458-3727





## PROJECT SCHEDULE

**Airport:** Yakima Air Terminal - McBlister Field  
**Sponsor:** City of Yakima  
**Consultant:** N/A  
**FAA Project Mgr. (If any):** N/A **FAA AIP Grant No.** N/A  
**Project Description:** Main Terminal Parking Lot Expansion

**Instructions:** Enter the estimated and actual (if they have occurred), milestones dates (MM/DD/YY) for your project in the appropriate spaces. The milestones do NOT have to be in chronological order. Not all milestone items will apply to your project. Enter "N/A" under the "Comments" space for those items that do not apply.

ITEM	Date		Comments
	Estimated	Actual	
1. Issue Request for Qualifications (RFQ)	2/1/21		
2. Consultant Selection	4/1/21		
3. Work Scope and Record of Negotiations	5/1/21		
4. Signed Engineering Contract	6/1/21		
5. Environmental Approved	8/1/21		
6. Benefit-Cost Analysis	N/A		
7. Plans & Specifications Complete	12/1/21		
8. Submission of Airspace Study	10/1/22		
9. Coordination with Planning/Permit Agencies	1/1/21		
10. Construction Safety Phasing Plan	N/A		
11. Bid Advertising	3/1/22		
12. Pre-bid Meeting	4/1/22		
13. Bid Opening	4/15/22		
14. Submit Bid Tab and Recommendation of Award	4/21/22		
15. Award of Contract	5/1/22		
16. Pre-construction Meeting	5/15/22		
17. WSDOT Aviation Revitalization Loan Application	9/22/24		
18. WSDOT Aviation Revitalization Loan Issued	N/A	N/A	
19. FAA Grant Application (If any)	—	—	
20. FAA Grant Issued (If any)	—	—	
21. Start Construction	6/1/22		
22. Construction Complete	9/1/22		
23. Final Inspection	8/1/22		



## Economic Impact Calculator

Yakima Air Terminal (McAllister Field)

Spending

Employment

Results

SAVE

	Baseline	Scenario
<b>Airport Capital Annual Budget</b>	\$4,952,388	\$4,952,388
<b>Airport Operational Annual Budget</b>	\$1,599,919	\$1,599,919
<b>Other On-Airport Capital Expenditures</b>	\$0	\$0

COMMERCIAL	Baseline	Scenario	GENERAL AVIATION	Baseline	Scenario
# Enplanements (people)	69,510	69,510	# Operations	33,702	33,702
% Visitors	35.06	35.06	% Transient operations	25.84	25.84
			Avg # of people per operation	4	4
Total Visitors	24,372	24,372	Total Visitors	17,417	17,417

**Visitor Spending**  Detail  Total

COMMERCIAL	Baseline	Scenario	GENERAL AVIATION	Baseline	Scenario
Lodging \$ per trip	\$136	\$136	Lodging \$ per trip	\$118	\$118
Restaurant/bar \$ per trip	\$136	\$136	Restaurant/bar \$ per trip	\$119	\$119
Local transportation \$ per trip	\$71	\$71	Local transportation \$ per trip	\$62	\$62
Retail \$ per trip	\$90	\$90	Retail \$ per trip	\$79	\$79
Entertainment \$ per trip	\$54	\$54	Entertainment \$ per trip	\$47	\$47
<b>Total spending \$ per trip</b>	<b>\$487</b>	<b>\$487</b>	<b>Total spending \$ per trip</b>	<b>\$425</b>	<b>\$425</b>



## Economic Impact Calculator

Yakima Air Terminal (McAllister Field)

Spending

Employment

**Results**Economic Impact by Industry for Total State ▾**Economic Impacts Summary**

On-Airport Jobs

Temporary Construction Jobs

Visitor Spending Jobs

**Economic Impacts Summary** 

Impact Type	Jobs	Labor Income (\$)	Value Added (\$)	Business Revenues (\$)
<b>Direct Impact</b>	<b>1,041</b>	<b>\$77,312,000</b>	<b>\$150,928,000</b>	<b>\$360,900,000</b>
On-Airport	818	\$69,886,000	\$137,861,000	\$339,096,000
Temporary Construction	31	\$1,952,000	\$2,635,000	\$4,952,000
Visitor Spending	192	\$5,473,000	\$10,431,000	\$16,852,000
<b>Supplier (Indirect) Impact</b>	<b>605</b>	<b>\$44,990,000</b>	<b>\$68,069,000</b>	<b>\$116,227,000</b>
On-Airport	564	\$42,355,000	\$63,572,000	\$108,737,000
Temporary Construction	8	\$542,000	\$871,000	\$1,474,000
Visitor Spending	33	\$2,089,000	\$3,627,000	\$6,015,000
<b>Income Re-spending (Induced) Impact</b>	<b>718</b>	<b>\$38,870,000</b>	<b>\$70,202,000</b>	<b>\$113,906,000</b>
On-Airport	670	\$36,119,000	\$65,230,000	\$105,845,000
Temporary Construction	11	\$686,000	\$1,239,000	\$2,008,000
Visitor Spending	37	\$2,064,000	\$3,731,000	\$6,051,000
<b>Total Impact</b>	<b>2,364</b>	<b>\$161,172,000</b>	<b>\$289,198,000</b>	<b>\$591,034,000</b>
On-Airport	2,052	\$148,362,000	\$266,667,000	\$553,678,000
Temporary Construction	50	\$3,181,000	\$4,744,000	\$8,434,000
Visitor Spending	262	\$9,628,000	\$17,788,000	\$28,918,000

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## Economic Impact Calculator

Yakima Air Terminal (McAllister Field)

Spending

Employment

**Results**

Data ▾

Economic Impact by Industry for Total State ▾

Economic Impacts Summary

On-Airport Jobs

**Temporary Construction Jobs**

Visitor Spending Jobs

### Jobs by Sector (Temporary Construction)

NAICS	Sector	Jobs			Total
		Direct	Supplier Sale	Income Re-spending	
111-115, 211-213	Agriculture & Extraction	0	0	0	0
221	Utilities	0	0	0	0
230	Construction	31	0	0	31
311-339	Manufacturing	0	1	0	1
420	Wholesale Trade	0	1	0	1
441-454	Retail Trade	0	2	2	4
481-488	Transportation	0	0	0	0
491-493	Postal & Warehousing	0	0	0	0
511-519	Media and Information	0	0	0	0
521-525, 531-533	Financial Activities	0	1	1	2
541,551,561-562	Professional & Business	0	2	1	3
611, 621-624	Education & Health	0	0	3	3
711-713, 721-722,811-814	Other Services	0	1	4	5
920	Government	0	0	0	0
<b>Total</b>		<b>31</b>	<b>8</b>	<b>11</b>	<b>50</b>

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# Yakima Air Terminal-McAllister Field Parking Lot Revenue

