

BANGOR INTERNATIONAL AIRPORT



INTERNATIONAL WAREHOUSE FACILITY PROPOSAL

*Bangor International Airport
287 Godfrey Boulevard
Bangor, ME 04401
207.992.4600*



LR1440

*An Act To Authorize a General Fund
Bond Issue To Upgrade Customs
Facilities at the Portland
International Jetport and the Bangor
International Airport To Promote
International Tourism and Commerce*



BGR Project Description

A temperature-controlled international warehouse facility at BGR would provide not just a community asset, but a regional service to support the state's economy with business from beyond our borders.

The opportunities for international cargo would increase significantly, particularly with a portion of the facility to be used as a Customs bonded warehouse controlled by U.S. Customs for the storage of imported goods.

This facility will support Maine's export market to include seafood, flowers, pharmaceuticals, and perishable foods.

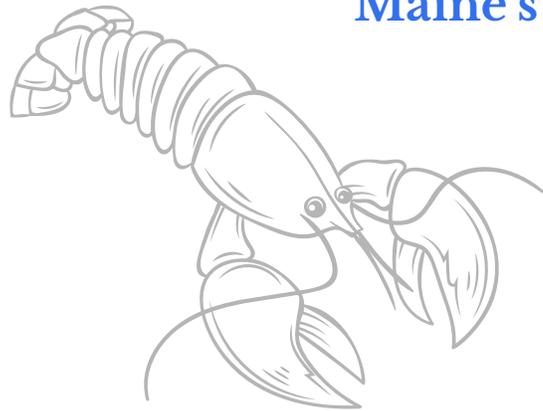
BGR's strategic location as the first stop in, and last stop out on the Great Circle Route gives us an advantage when looking to attract potential cargo flights wanting to carry more product and less fuel, but our efforts would be greatly strengthened with the addition of an international trade warehouse.



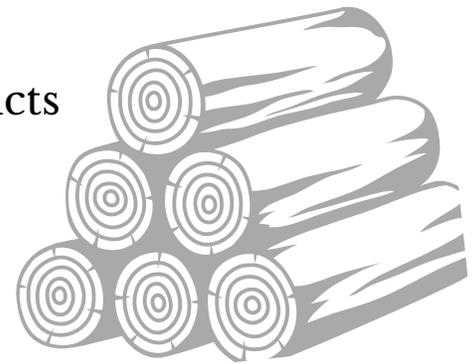
Benefits to an International Air Freight/Customs Bonded Warehouse at BGR

- Geographic location
- Closest U.S. Airport to Europe
- First stop in, last stop out on Great Circle Route
- Reduced turnaround time
- Space availability
- Free Trade Zone
- Customs & Border Protection regional headquarters already on site
- Interstate 95 access within ½ mile
- Use less fuel, add more cargo = higher payload
- No noise restriction
- Uncongested air space
- Proximity to University of Maine, Jackson Lab, and other major organizations

Maine's 5 Top Exports

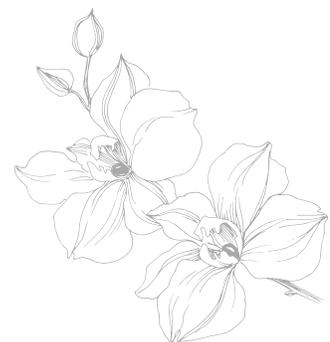
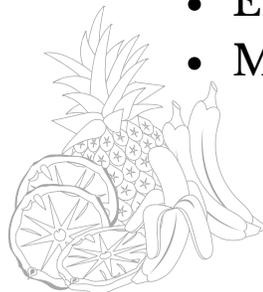


- Seafood
- Aircraft Parts
- Electric Machinery
- Mineral Fuel
- Wood & Paper Products



Other Potential Industries

- Fruits/vegetables
- Medical Supplies (PPE will remain critical for years to come)
- Flowers
- Electronics/Industrial/Technical
- Mice (Jackson Lab)



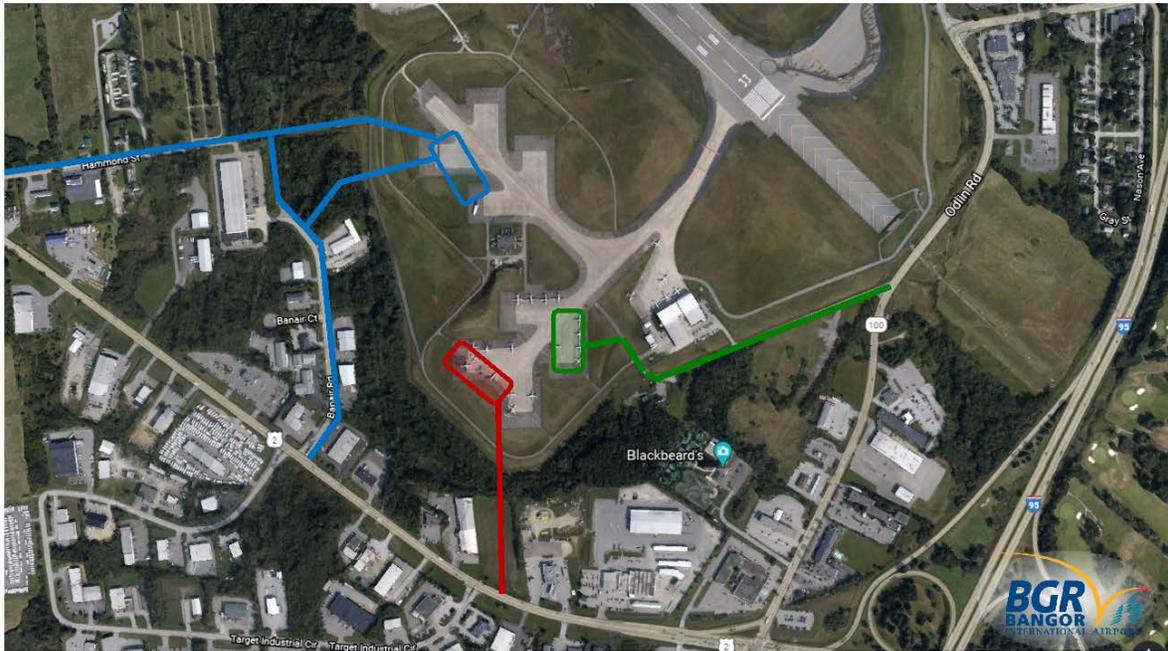
(Source MITC)

What Trade Means for Maine

- More than 2,000 Maine companies exported over \$2.7 billion in goods and services to 176 markets in 2019. (MITC reported that despite COVID, MITC continued to assist Maine companies with traditional international trade services at about 88% of the volume we see in a typical year.)
- With more than 96% of the world's population and 75% of the world's purchasing power outside the U.S., future economic growth and jobs for Maine increasingly depend on expanding opportunities in the global marketplace.
- 85% of Maine exporters are small-and medium-sized businesses (less than 500 US-based employees).
- International trade supports 176,100 (more than 1 in 5) Maine jobs.
- This facility will allow BGR to more strategically partner with other Maine ports (land and sea) to provide a robust and integrated cargo infrastructure for the state, making us more attractive to local and international importers and exporters.

(Sources: U.S. Census Bureau and “How Maine’s Economy Benefits from International Trade & Investment” report from Business Roundtable)

Potential Locations for Warehouse Facility at BGR



KEY

-  Blue Option (Approximate Building Location)
-  Red Option (Approximate Building Location)
-  Green Option (Approximate Building Location)
-  Blue Option Proposed Access from Main Road
-  Red Option Proposed Access from Main Road
-  Green Option Proposed Access from Main Road

Green Option Cost Estimate



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February 18, 2021

BGR Int'l Air Freight/Customs Bonded Warehouse 1-

Green Option (Existing access from US Route 2)

CONSTRUCTION COST ESTIMATE

0	Purchase	BGR
1	Clearing	\$0
2	Erosion and Sedimentation Control	\$50,000
3	Building (12,000sf)	\$3,900,000
4	Parking (45,000sf±)	
	- Excavation/Common Borrow 3,300cy±	\$90,000
	- Gravel 3,300cy±	\$99,000
	- Pavement 4", 1,200 tons±	\$144,000
5	Drive Entrance	
	- Overlay 1,600', 2" 600 tons±	\$72,000
	New Construction 500'	
	- Excavation/Common Borrow 1,200cy±	\$30,000
	- Gravel 1,200cy±	\$36,000
	- Pavement 4", 400 tons±	\$48,000
6	Water	
	- Pipe 2,100'±	\$168,000
	- Hydrant (1)	\$5,000
	- Valving	\$15,000
7	Sewer	
	- Pipe 2,100'±	\$168,000
	- Manholes (6)	\$30,000
	- In-line Manholes (1)	\$10,000
8	Stormwater	
	- Piping 500'±	\$40,000
	- Catch Basins (4)	\$20,000
	- Collection/Treatment	\$85,000
9	Natural Gas - assumed by Bangor Natural Gas	\$0
10	Electrical 2,100'± Service	\$42,000
11	Loam, Seed & Mulch disturbed areas	\$40,000
		<hr/>
		\$5,092,000
	"Soft" Costs 20% (contingency, fees, design, etc.)	\$1,798,000
	Total	<hr/>
		\$6,890,000

Prepared by
Randy Bragg, P.E.

Red Option Cost Estimate



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BGR Int'l Air Freight/Customs Bonded Warehouse 2-Red

Option (New access from US Route 2)

CONSTRUCTION COST ESTIMATE

0	Purchase (R18-021)	TBD
1	Clearing	\$10,000
2	Erosion and Sedimentation Control	\$65,000
3	Building (12,000sf)	\$3,900,000
4	Parking (45,000sf±)	
	- Excavation/Common Borrow 3,300cy±	\$90,000
	- Gravel 3,300cy±	\$99,000
	- Pavement 4", 1,200 tons±	\$144,000
5	Drive Entrance (1,400' New)	
	- Excavation/Common Borrow 3,100cy±	\$90,000
	- Gravel 3,100cy±	\$93,000
	- Pavement 4", 1,100 tons±	\$132,000
6	Water	
	- Pipe 1,400±	\$112,000
	- Hydrant (1)	\$5,000
	- Valving	\$15,000
7	Sewer	
	- Pipe 1,400±	\$112,000
	- Manholes (5)	\$25,000
	- In-line Manholes (1)	\$10,000
8	Stormwater	
	- Piping 500±	\$40,000
	- Catch Basins (4)	\$20,000
	- Culverts (2)	\$20,000
	- Collection/Treatment	\$85,000
9	Natural Gas - assumed by Bangor Natural Gas	\$0
10	Electrical, 1,400± Service	\$28,000
11	Loam, Seed & Mulch disturbed areas	\$40,000
		<hr/>
		\$5,135,000
	"Soft" Costs 20% (contingency, fees, design, etc.)	\$1,807,000
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	Total	\$6,942,000

Prepared by
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Blue Option Cost Estimate



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BGR Int'l Air Freight/Customs Bonded Warehouse 3-Blue

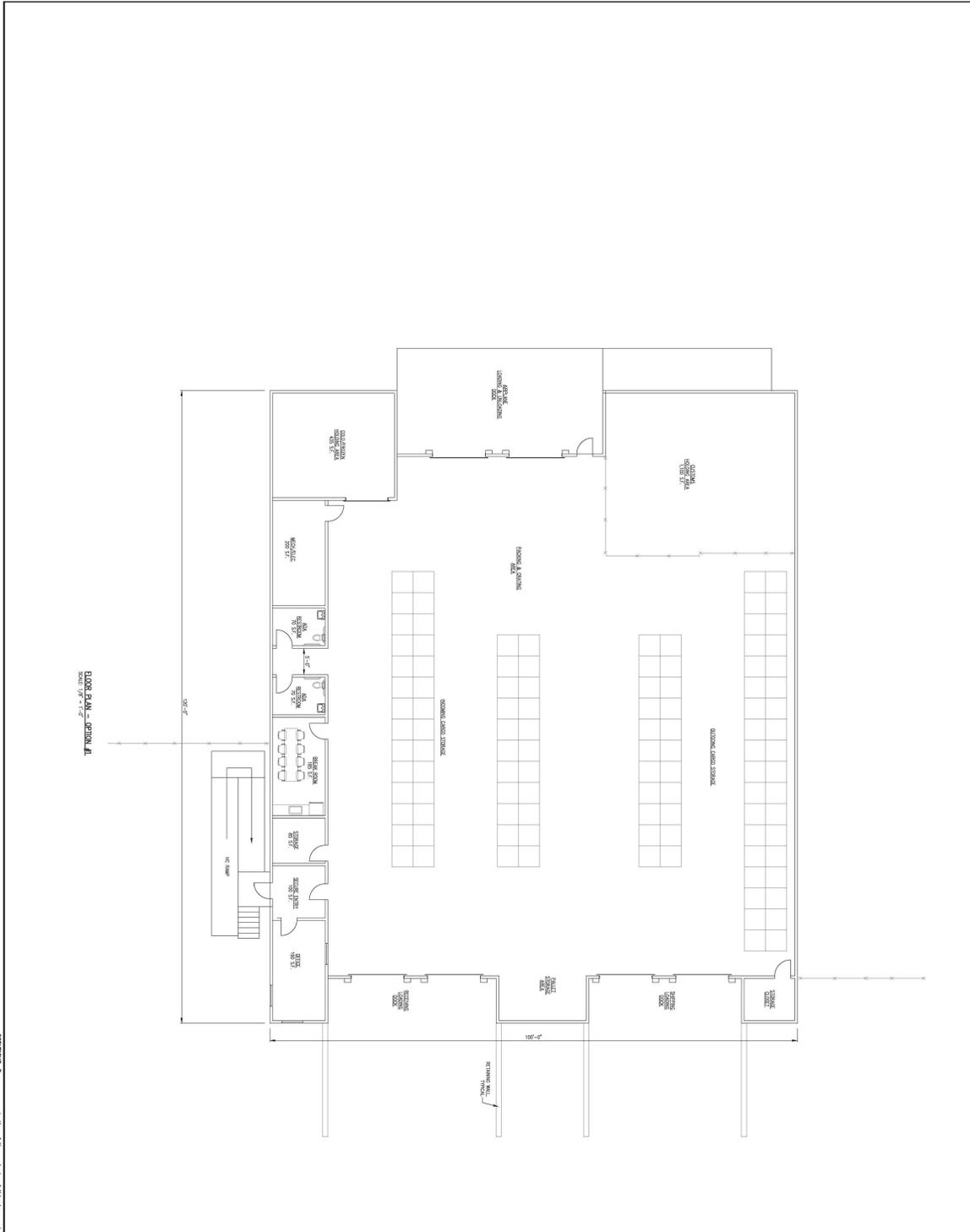
Option (Access from Banair Road)

CONSTRUCTION COST ESTIMATE

0	Purchase (R07-010) or R07-18)	City Owned
1	Clearing	\$20,000
2	Erosion and Sedimentation Control	\$50,000
3	Building (12,000sf)	\$3,900,000
4	Parking (45,000sf±)	
	- Excavation/Common Borrow 3,300cy±	\$90,000
	- Gravel 3,300cy±	\$99,000
	- Pavement 4", 1,200 tons±	\$144,000
5	Drive Entrance (1,000' New)	
	- Excavation/Common Borrow 2,200cy±	\$55,000
	- Gravel 2,200cy±	\$66,000
	- Pavement 800 tons±	\$96,000
6	Water	
	- Pipe 1,000'±	\$80,000
	- Hydrant (1)	\$5,000
	- Valving	\$15,000
7	Sewer	
	- Pipe 1,000'±	\$80,000
	- Manholes (4)	\$20,000
	- In-line Manholes (1)	\$10,000
8	Stormwater	
	- Piping 500'±	\$40,000
	- Catch Basins (4)	\$20,000
	- Culverts (3)	\$30,000
	- Collection/Treatment	\$85,000
9	Natural Gas - assumed by Bangor Natural Gas	\$0
10	Electrical 1,000'± Service	\$20,000
11	Loam, Seed & Mulch disturbed areas	\$40,000
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		\$4,965,000
	"Soft" Costs 20% (contingency, fees, design, etc.)	\$1,773,000
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	Total	\$6,738,000

Prepared by
Randy Bragg, P.E.

Potential Building Layouts for Warehouse Facility at BGR OPTION 1



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FOR REVIEW
02-17-2021

1

Project No: 2021-0227
 Sheet Number:

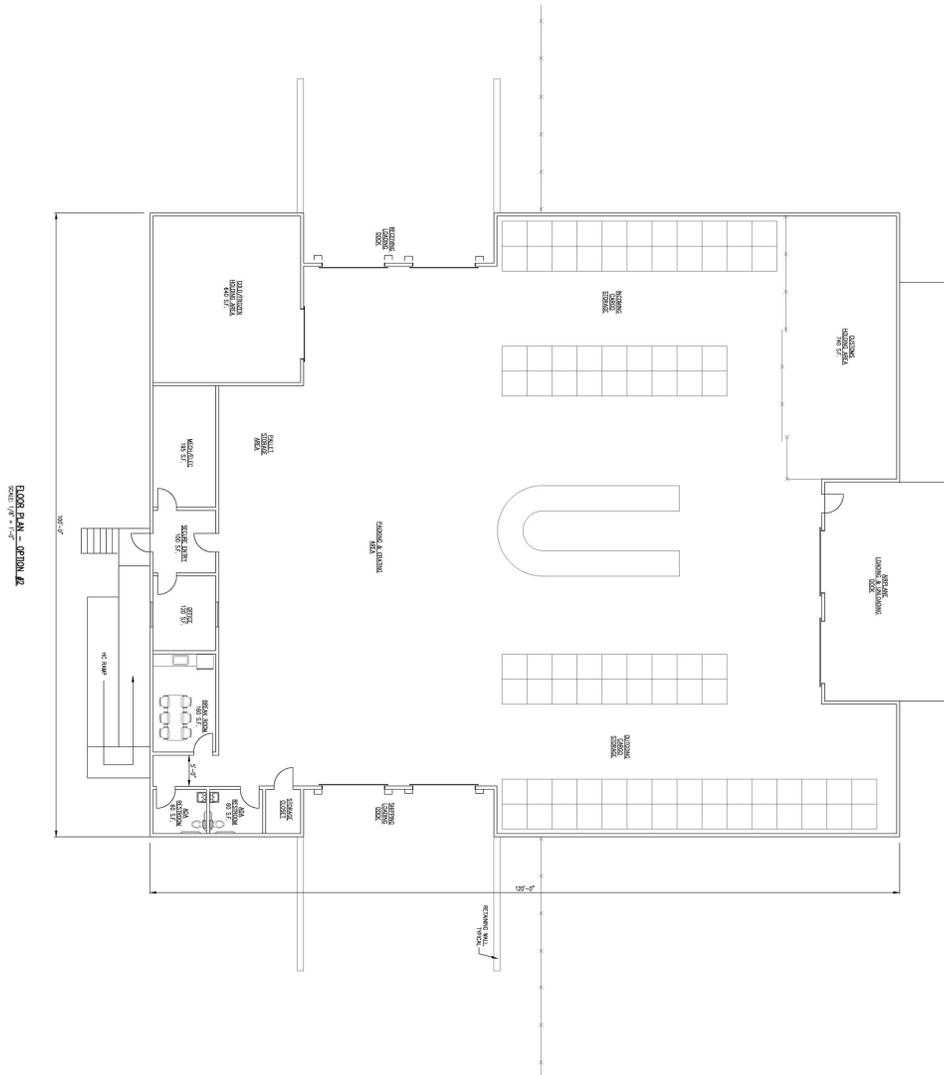
BIA
NEW BONDED WAREHOUSE
 BANGOR, MAINE
FLOOR PLAN - OPTION #1

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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Potential Building Layouts for Warehouse Facility at BGR OPTION 2



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FOR REVIEW
02-17-2021

2	BIA NEW BONDED WAREHOUSE BANGOR, MAINE	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION																					CARPENTER ASSOCIATES CONSULTING ENGINEERS 687 STILL WATER AVENUE • OLD TOWN • MAINE 04468	
	NO.	DATE	BY	DESCRIPTION																								
FLOOR PLAN - OPTION #2	Drawing: J.T. Checked: RB Scale: AS NOTED Date: 02-19-2021 Project No: 2021-0227 Sheet Number:																											