

BANGOR INTERNATIONAL AIRPORT



**INTERNATIONAL  
WAREHOUSE FACILITY  
PROPOSAL**

*Bangor International Airport*

*287 Godfrey Boulevard*

*Bangor, ME 04401*

*207.992.4600*

# LD 351

---

*An Act to Authorize a General Fund  
Bond Issue to Build a Warehouse for  
Goods and Cargo at Bangor  
International Airport*

---

## 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.

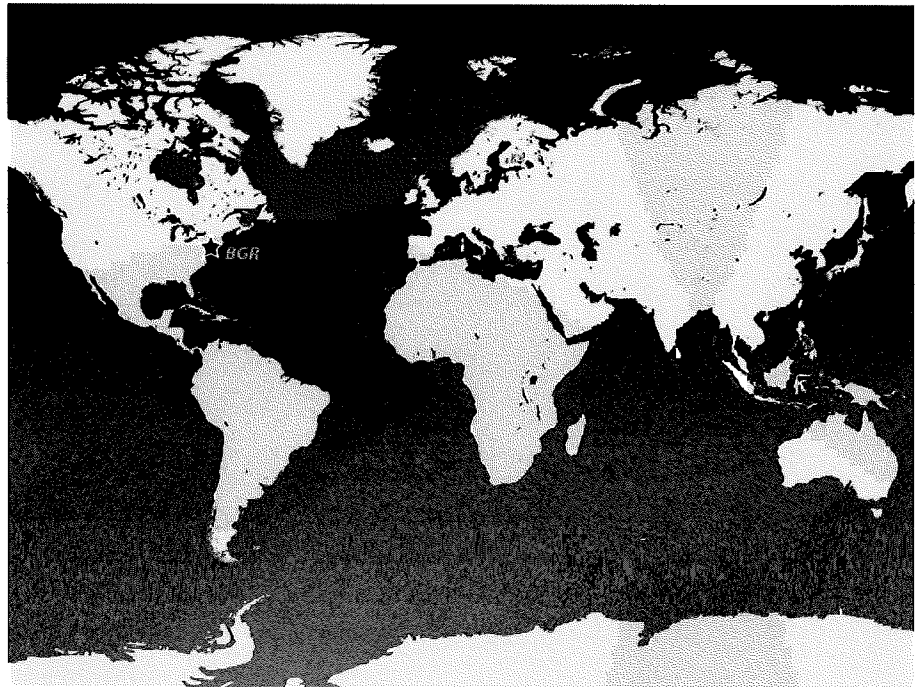
This facility will support Maine's export market to include seafood, flowers, pharmaceuticals, and perishable foods.

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.

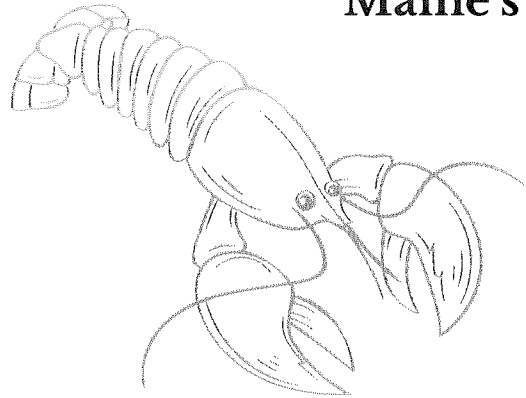
The funding requested for Phase One costs would provide BGR with a shovel-ready site for development.

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

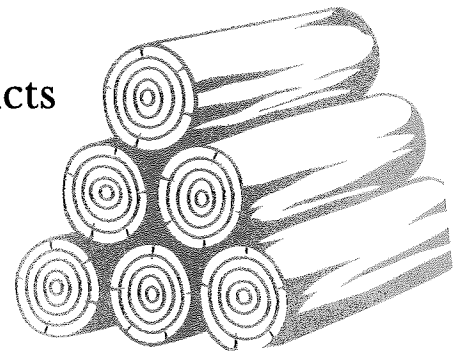
- Geographic location
- Closest U.S. Airport to Europe
- First stop in, last stop out on Great Circle Route
- Reduced turnaround time
- Space availability
- Free Trade Zone
- Customs & Border Protection regional headquarters already on site
- Interstate 95 access within ½ mile
- Use less fuel, add more 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

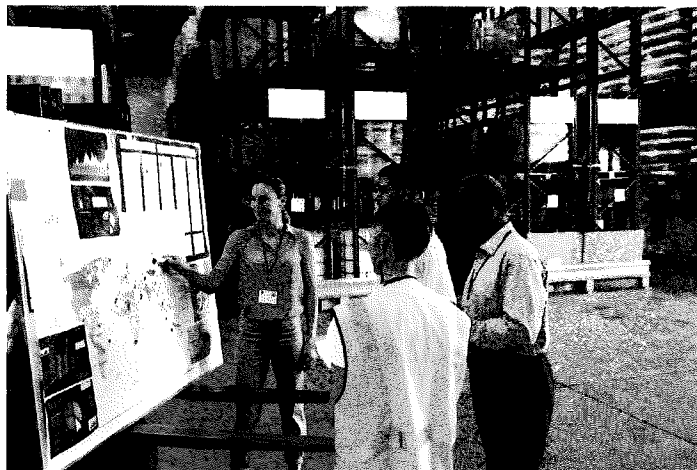
- Fruits/vegetables
- Medical Supplies (PPE will remain critical for years to come)
- Flowers
- Electronics/Industrial/Technical
- Mice (Jackson Lab)



*(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)*

# Location of BGR Warehouse Facility



# Cost Estimate



**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS

March 22, 2021

BIA International 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)	\$4,200,000
4	Parking (80,000sf±)	\$600,000
	- Excavation/Common Borrow 3,300cy±	
	- Gravel 3,300cy±	
	- Pavement 4", 1,200 tons±	
5	Drive Entrance (1,000' New)	\$300,000
	- Excavation/Common Borrow 2,200cy±	
	- Gravel 2,200cy±	
	- Pavement 800 tons±	
6	Water	\$130,000
	- Pipe 1,000'±	
	- Hydrant (1)	
	- Valving	
7	Sewer	\$150,000
	- Pipe 1,000'±	
	- Manholes (4)	
	- In-line Manholes (1)	
8	Stormwater	\$250,000
	- Piping 500'±	
	- Catch Basins (4)	
	- Culverts (3)	
	- Collection/Treatment	
9	Natural Gas - assumed no change from Bangor Natural Gas	\$0
10	Electrical 1,000'± Service, Site Lighting	\$180,000
11	Loam, Seed & Mulch disturbed areas	\$40,000
12	Security (Cameras & Gate Control)	\$200,000
13	Construction Administration	\$200,000
14	Construction Inspection (12 months)	\$150,000
	Subtotal	\$6,470,000
	Contingency 20%	\$1,224,000
	Estimated Construction Total	\$7,694,000

# Cost Estimate cont.

Page 2

## PHASE ONE

### Permitting/Design/Bidding/Construction Administration Costs Estimate

1	Geotechnical Report	\$10,000
2	Wetland Delineation	\$4,000
3	Site Survey (boundary, topography, etc.)	\$10,000
4	Wetland Disturbance Permitting (Tier 1)	\$7,000
5	Wetland Filing Fees (Tier 1)	TBD
6	SLODA Modification Application	\$3,000
7	SLODA Modification Fee	TBD
8	Stormwater Permitting Application	\$3,000
9	Stormwater Filing Fee	TBD
10	City Site Plan Application	\$3,000
11	City Filing Fee	TBD
12	Site Design	\$100,000
13	Building Design	\$240,000
14	Bidding Documents	\$20,000

Permitting/Design/Construction Administration Estimate Total 

---

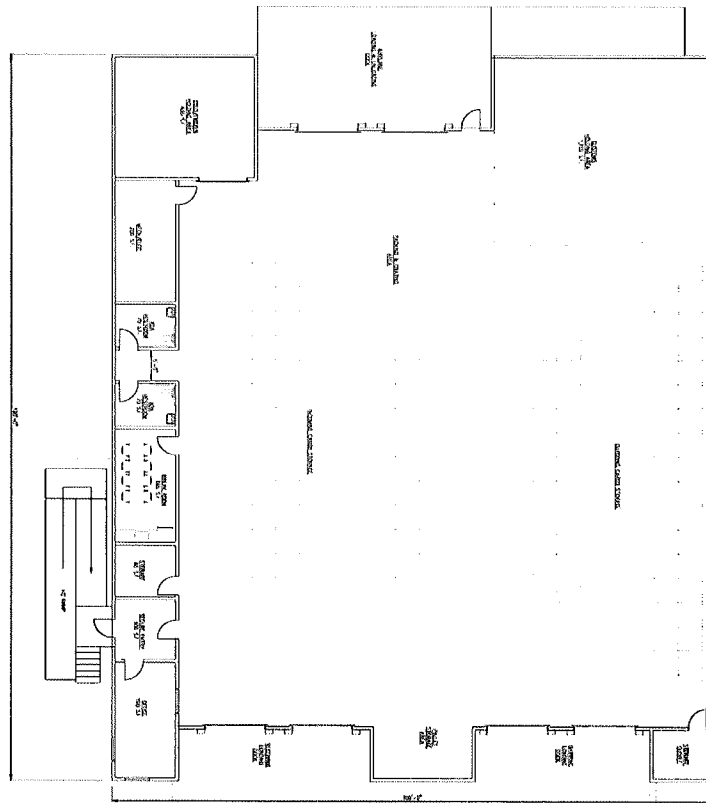
\$400,000

Total Project Estimate **\$8,044,000**

Estimate does not include any filing or review fees or the cost to purchase land. Please feel free to call to discuss.

Prepared by  
Randy Bragg, P.E.

# Potential Building Layouts for BGR Warehouse Facility OPTION 1



DATE: 02-17-2021  
SCALE: AS NOTED

Copyright © 2021 by Carpenter Associates, Inc. All rights reserved. No part of this document may be reproduced without the prior written permission of Carpenter Associates.

FOR REVIEW  
02-17-2021

**1**

Owner: BIA  
Contract No.:  
Scale: AS NOTED  
Date: 02-17-2021  
Project No.:  
Sheet No.: 027

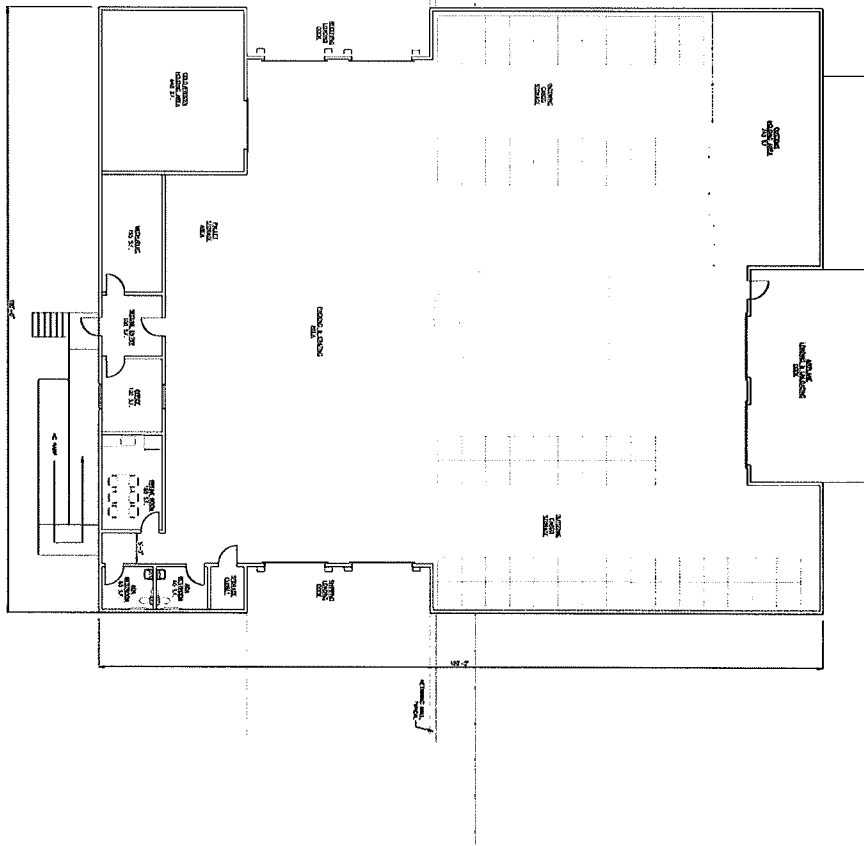
BIA  
**NEW BONDED WAREHOUSE**  
BANGOR, MAINE  
**FLOOR PLAN - OPTION #1**

REVISIONS			
NO.	DATE	BY	DESCRIPTION

**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
607 HILL STREET, SUITE 200, BANGOR, ME 04401  
TEL: (207) 688-1111 FAX: (207) 688-1112



# Potential Building Layouts for BGR Warehouse Facility OPTION 2



Copyright 2021 by Carpenter Associates, Inc. All rights reserved. No part of this document may be reproduced without the prior written permission of Carpenter Associates.

FOR REVIEW  
02-17-2021

**2**

Drawn by: JTB  
Checked by: JTB  
Scale: AS NOTED  
Date: 02-15-2021  
Project No: 2021-027  
Sheet No: 027

BIA  
**NEW BONDED WAREHOUSE**  
BANGOR, MAINE  
**FLOOR PLAN - OPTION #2**

REVISIONS			
No.	Date	By	Description

**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
1000 BROADWAY, SUITE 200  
BANGOR, ME 04401  
TEL: 207.691.1111 FAX: 207.691.1112



## Economic Impact

In 2020, Maine exported about \$750 million of products, or about one-third of the total, by air. Since 2020 was anything but normal, we're also looking at a 5-year average, which for 2015-2019 was just over \$850 million. This number is expected to make a fairly quick increase as vaccination efforts continue and international travel regulations ease over the next several months.

About half of the air exports came from three sectors: semiconductors, aircraft & parts, and lobsters. The remainder is diversified across the state's industries, highlighted by life sciences, food, and a variety of small industrial equipment manufacturers. Seven of the top 10 destination markets by dollar value are in Asia; Canada, Germany, and the Netherlands are the other three. (This may not be the destination of the flight, it's the final destination of the cargo.)

Historically, about half of Maine's air cargo moves via Kennedy and Logan; Cleveland and New Orleans are next. In 2020, Bangor ranked fifth.

A facility such as what we are proposing would help to keep some of these products from going out of state prior to being shipped by air. This would allow businesses more flexibility/profitability in the end, as freshness and product quality quite literally can come down to hours when considering perishable items. It also would increase direct jobs and revenue locally, although these figures can be hard to quantify specifically.