

Port of Moses Lake

Jeff Bishop
Executive Director



Port Purpose

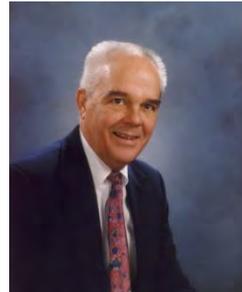
The Port of Moses Lake is a special purpose district under Washington State law (Chapter 53 RCW), created by a community vote in 1965 for the purpose of opening the Grant County International Airport and developing surrounding areas to support economic development.

Leadership

Commissioners



Michael B. Conley
Secretary



David "Kent" Jones
President



Stroud W. Kunkle
Vice-President

Executive Director



Jeffrey Bishop

Strengths

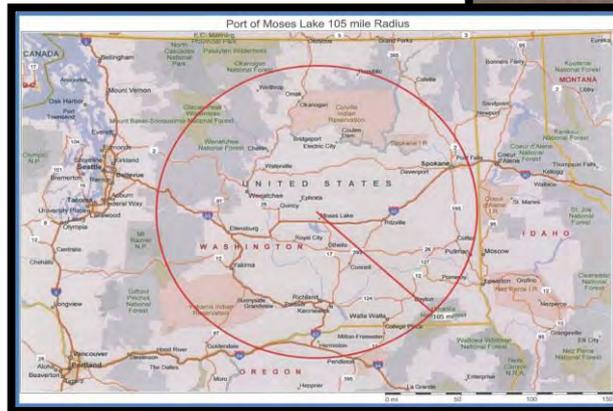
- World class airport (5-runways the longest being 13,500 ft and 240 acres of ramp)
- Low cost of doing business
- Readily available low cost land and infrastructure
- TRACON
 - Open and uncongested airspace controlled up to 10,000 feet

Weaknesses

- TRACON consolidation
- Recession or economic downturn
- Reduced federal funding for airports
- Availability of capital for Port improvements
- Export-Import Bank financing renewal not being passed
- Business tax increases at the State level

World Class Aerospace and Industrial Facilities

- **FAA Controlled Tower**
- **Uncomplicated Airspace**
- **Low Cost Sustainable Power**
- **Port of Moses Lake Operates**
- **Foreign Trade Zone #203**
- **U.S Customs Office On-Site**
- **Low Cost Land & Infrastructure**



Major Tenant: Boeing

- **Commercial flight test and certification**
- **Aircraft and parts storage**
- **Military aircraft flight testing**
- **Aircraft operated in Moses Lake**
 - 747-8
 - 737-800, 900, Poseidon (P-8)
 - 757
 - 767
 - 777
 - 787-8 & 787-9



Major Tenant: U.S. Forest Service

- Forest fire attack base in Moses Lake
- Pumps between 400,000 - 4 million lbs. of fire retardant each year
- Operates aircraft up to DC-10's



Major Users: US Military

- **Naval Air Station Whidbey Island (NASWI)**
 - AE-6B and AE-18G aircraft
 - P-3 (future P-8)
- **McChord AFB**
 - C-17
- **Fairchild AFB**
 - KC-135
- **Fort Lewis Army Base**
 - Chinook
 - Blackhawks
- **Special Operations**



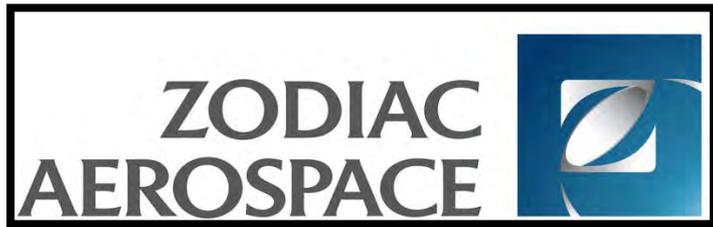
Major Tenant: Aviation Technical Services

- **Everett-based, 1,000 employees**
- **Everett, Moses Lake and Kansas City**
- **Leases the Port's two largest hangars and a 18,000 sqft industrial and office building**
- **Aircraft storage**
- **Maintenance and service**
- **Recycling and demolition**
- **Interior upgrades**
- **New parts and re-certification**



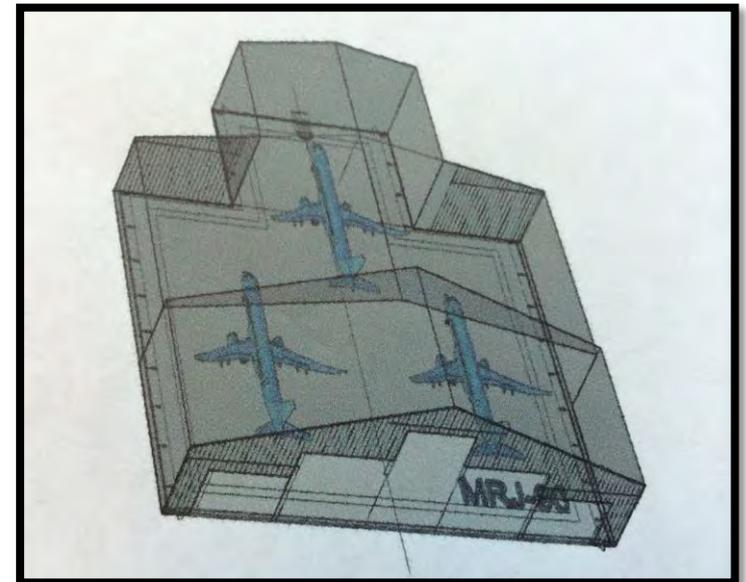
Greenpoint Technologies

Greenpoint Technologies, provider of turnkey interiors for private individuals and heads of state.



Major Tenant: AeroTEC

- **20 year old, Seattle-based aerospace test, engineering and certification company**
- **Leased permanent facility at Port in 2012**
- **Wide variety of aircraft testing for OEMs as well as owners throughout the world**
- **Building a brand new 65,000 sqft hangar at Grant County International**
- **Construction began fall of 2014 and will finish end of summer 2015**



AeroTEC Project: Mitsubishi MRJ 90

Mitsubishi announced at Farnborough Air Show in 2014 that it plans to conduct all United States flight testing of its MRJ 90 in Moses Lake using AeroTEC for support.

“For nearly 100 years, Washington State has been the place where the world’s best commercial airplanes take their earliest flights,” said Washington Governor Jay Inslee on the occasion of Mitsubishi’s announcement.



AeroTEC Project: Mitsubishi MRJ 90

Fall of 2016 Tests Start

Three MRJ 90's

Estimate 100-160 MITAC employees, 20 AeroTEC, 10-20 supplier representatives

Duration: two-three years, hopefully continued testing of MRJ 70 and MRJ 100



SGL/BMW and AstaReal:

SGL/BMW

SGL Automotive Carbon Fibers (ACF), the joint venture between the BMW Group and SGL Group was founded in 2009 for the exclusive supply of carbon fiber materials to the BMW Group. Our carbon fiber materials are used in the passenger compartment of the BMW i models and the BMW 7 Series.



ASTAREAL

Fuji Chemical Industry, AstaReal Technologies Inc., built a microalgae base biotechnological manufacturing plant for the production of natural ASTAXANTHIN in Moses Lake, Washington.

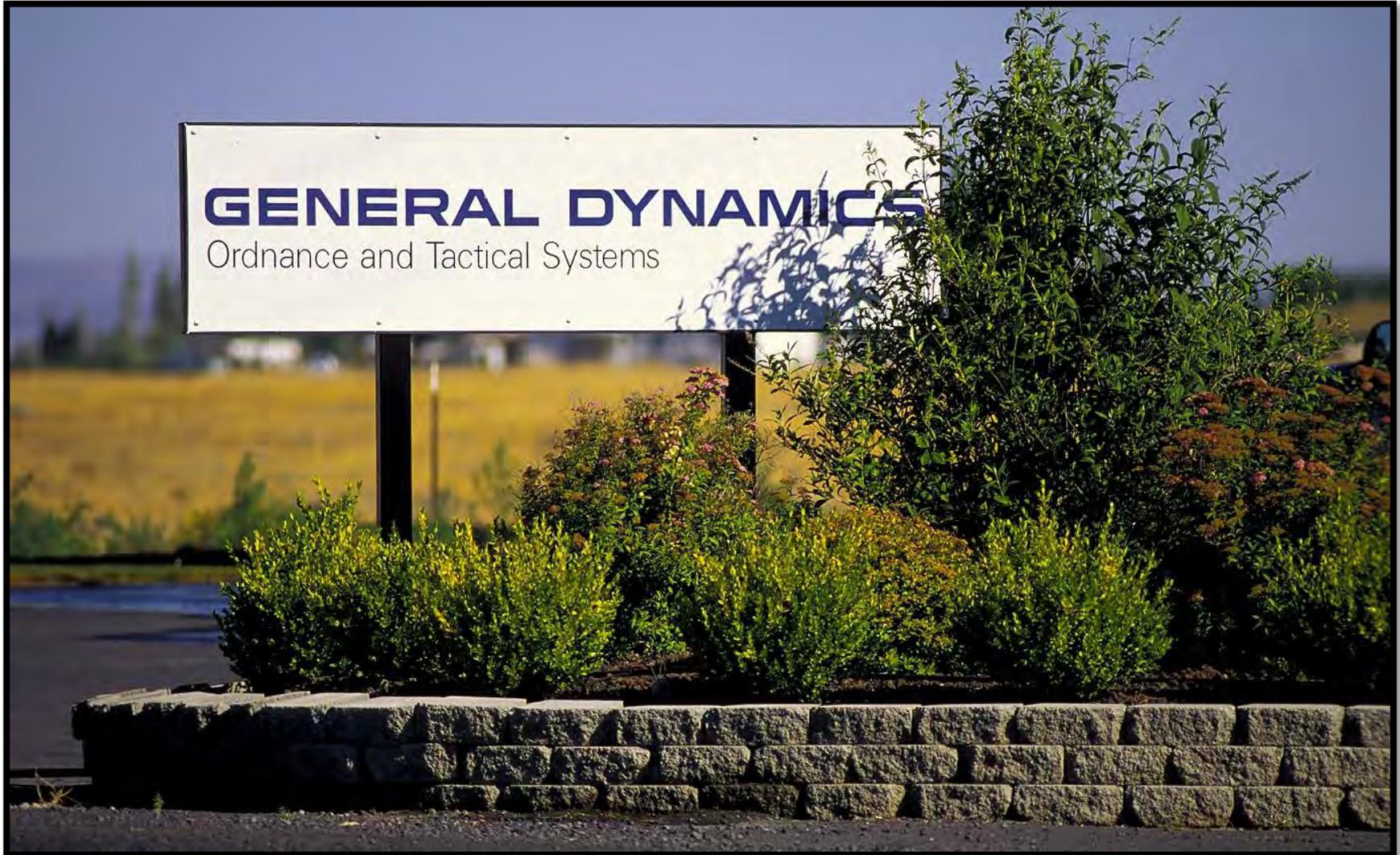
Both are Industrial Wastewater User

Major Tenant

- **Moses Lake Industries/TAMA Chemicals**
- **MLI is a specialty chemical manufacturer focusing on the development and production of ultra-high purity process chemicals for the semiconductor wafer fabrication, silicon wafer production, LCD production, Through Silicon Via (TSV) and packaging industries.**



Major Tenant:

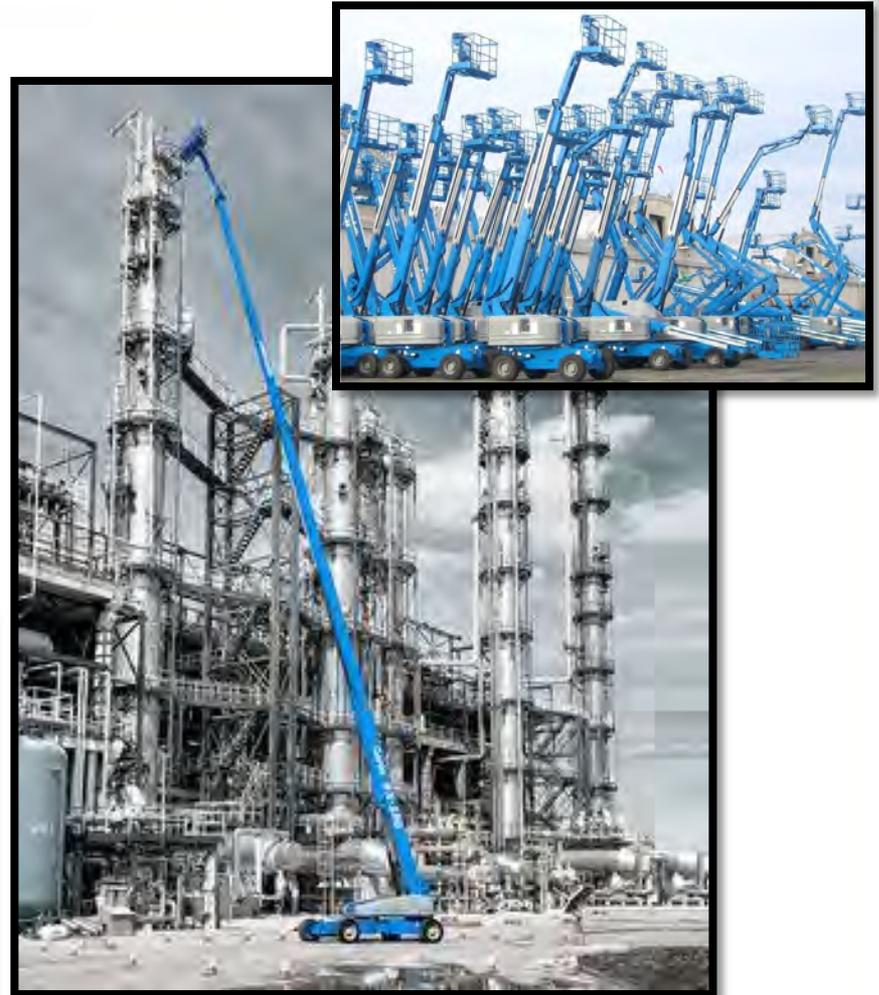


Major Industrial Tenants

- TK Industries (Takata)



- Nippon Chemi-Con/Chemi-Con Materials



- Genie Industries

Planning For The Future

Columbia Basin Technical Center

Programs offered:

- Advanced Manufacturing
- Computer Sciences
- Entrepreneurship
- Life Sciences/Global Health
- Pre Engineering
- Professional Medical Careers
- Automotive Technology
- Culinary Arts
- Multi Craft Pre-Apprenticeships
- Cosmetology



Current infrastructure



Grant County Public Utility District

- Priest Rapids Dam has a 956 Rated Megawatt Capacity
- Wanapum Dam has a 1,092 Rated Megawatt Capacity
- Combined yearly average 800-1,000 Megawatt Average

Planning For The Future



Big Bend Community College

Planning For The Future

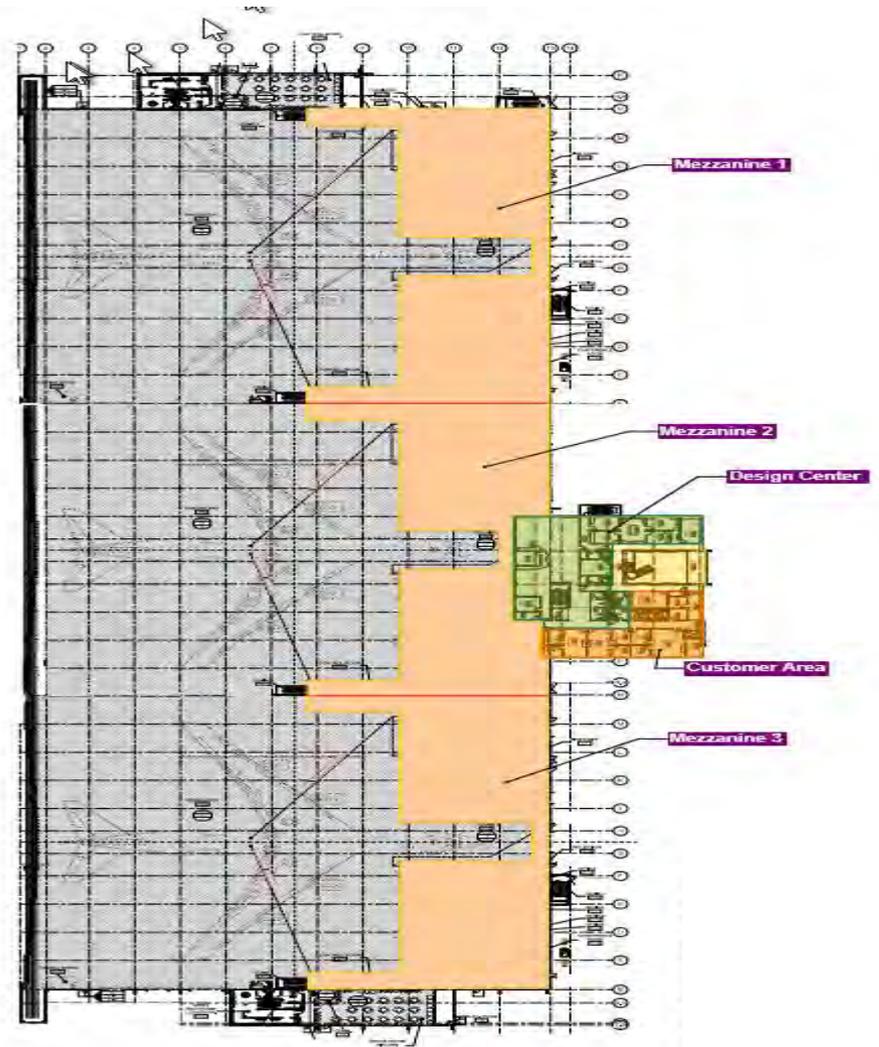
- Planned Action on 1,200 Acres
- 54 Million Gallon Waste Water System
- R/O system in planning stages





Video

PORT OF MOSES LAKE



Bidding Process Comparison

Traditional

		Based on using Port of Moses Lake cost (\$4M) for new apron (+/- 280,000SF). Estimated using \$4M/280K SF = \$14.28 SF, added 15% for cost escalation.
\$ 4,435,713		
\$ 41,737,227		Subtotal
\$ 10,434,306.73	25%	Contingency
\$ 3,130,292.02	6%	Design Fee
\$ 4,434,580	8.5%	General Conditions
\$ 5,217,153	10%	Profit & Overhead
\$ 521,715	1%	Bond
\$ 521,715	1%	General Liability
\$ 782,573	1.5%	Builder's Risk Insurance
\$ 66,779,563		CONCEPTUAL ROM ESTIMATE

Alternative Bidding Mechanism

Unit Cost	Bare Cost	Bare Cost (sf.)
Div 96 Subtotal	\$150,686	\$ 0.60
Taxes		
\$118,289	\$118,289	\$ 0.47
\$15,356	\$15,356	\$ 0.06
Div 97 Subtotal	\$133,645	\$ 0.53
Contingency		
\$590,552	\$590,552	\$ 2.36
\$708,662	\$708,662	\$ 2.83
Div 98 Subtotal	\$1,299,214	\$ 5.20
Overhead & Profit		
\$1,506,864	\$1,506,864	\$ 6.03
Div 99 Subtotal	\$1,506,864	\$ 6.03
Add On Cost Subtotal	\$3,090,410	\$ 12.36
Total Cost	\$28,204,812	\$ 112.82

Cascadia Rising



Thank You!

