



State Auditor

Dave Boliek

RAPID RESPONSE SPECIAL REPORT

North Carolina

Office of the State Auditor

Rapid Response Division

1-800-730-TIPS

June 05, 2026

Limited-Scope Review of State Funds Allocated to Washington-Warren Airport

WHY WE CONDUCTED THIS REPORT

In response to public interest, the North Carolina Office of the State Auditor (OSA) reviewed information related to recent improvements at Washington-Warren Airport (the Airport), following \$33.5 million in State appropriations.

OBJECTIVE

To present information on Airport expenditures from the \$20 million appropriation authorized by Session Law 2021-180 and the \$13.5 million appropriation authorized by Session Law 2023-134, including project names, vendors, and amounts paid.

WHAT WE FOUND

1. **\$20 million appropriation:** As of February 2, 2026, the Airport expended a total of \$20,223,177.87 across 13 projects. The largest expenditure was \$6,415,036.91 for the corporate jet hangar.

The Airport also reported expenditures related to land acquisition, taxiways, runway and taxiway lighting, and other projects. After accounting for interest income, the remaining balance available for future use was \$377,074.87.¹

2. **\$13.5 million appropriation:** As of January 31, 2026, the Airport expended a total of \$2,499,507.62 across five projects and encumbered \$3,866,854.92 for ongoing and future projects.² The largest expenditures were \$1,214,634.21 for the North GA & Drone Pad project³ and \$1,058,253.76 for the purchase of 56.23 acres of land.

After accounting for expenditures, encumbrances, and \$1,093,479.65 in earned interest, the remaining balance available for future use was \$8,228,689.23.

¹ As of January 30, 2026, the original \$20 million appropriation had been fully expended, and the remaining balance represents unspent interest earnings.

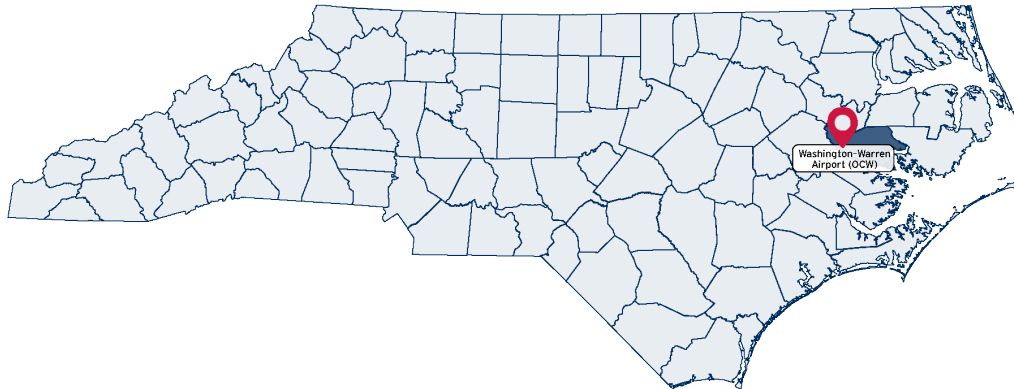
² Under the modified accrual basis of accounting, expenditures are recognized when goods or services are received and a liability is incurred. Encumbrances are budgetary commitments for anticipated expenditures and do not represent actual expenditures. Encumbrances serve as a budgetary control mechanism by reserving available appropriations until the related expenditures are incurred.

³ "GA" stands for General Aviation—All civil aviation operations other than scheduled air services and nonscheduled air transport operations for remuneration or hire, [FAA.gov/air-traffic](https://www.faa.gov/air-traffic).

BACKGROUND

Airport History and Governance

The Airport is located in Beaufort County, North Carolina and serves the City of Washington and surrounding area.



The Airport was built during World War II as a military pilot training airfield. The facility was later named after Lindsay C. Warren, a Washington, NC native who represented North Carolina in both State and Federal governments during his career. After the war, the Airport came under local control and was jointly maintained by Beaufort County and the City of Washington (the City) until 2009, when the City assumed sole authority over Airport operations. The Airport then lost its former terminal to a windstorm, with a replacement terminal opened in 2015.⁴ Since then, the Airport has rehabilitated pavement throughout its footprint and launched a rebranding effort in a bid to attract economic investment.



Figure 1: Washington-Warren Airport terminal building, March 11, 2026. Photo by OSA.

⁴ Washington–Warren Airport. (2022, October 21). *OCW strategic business plan (version 8)*, [OCW_Strategic_Business_Plan_V8_October_21_2022.pdf](#).

Airport Operations

According to the Airport Runway Operations Report for calendar year 2025, the Airport recorded a total of 9,813 runway operations, including 3,808 landings, 4,598 takeoffs, 642 go-arounds, and 765 overflights.⁵ Operations occurred consistently throughout the year, with activity primarily during daytime hours. Most operations were local flights, with training activity representing a substantial portion of total operations. Table 1, below, presents a summary of Airport runway operations for the 2025 calendar year, including calculated monthly and daily averages by operation type.

Table 1: Washington-Warren Airport Runway Operations Summary (Calendar Year 2025)

Report Range	Total Operations	Landings	Takeoffs	Go-Arounds	Overflights
2025 Calendar Year	9,813	3,808	4,598	642	765
Monthly	818	317	383	54	64
Daily	27	10	13	2	2

Calendar-year data were provided by the Airport manager, and daily and monthly data were calculated by OSA.

Financial Overview

In fiscal year (FY) 2025 ended June 30, the Airport reported an operating loss. Operating revenues totaled \$831,153, while operating expenses totaled \$1,419,909, resulting in an operating loss of \$588,756. This loss was driven in large part by \$491,826 in depreciation and amortization for fixed and intangible assets, a noncash expense. The Airport also received a \$164,627 transfer from the City's General Fund in FY 2025 to support its operations. Table 2 summarizes the Airport's FY 2025 financial operations and net position.

⁵ As noted by airport management, the data is derived from ADS-B aircraft tracking. While ADS-B captures a significant portion of aircraft activity, it does not capture 100 percent of flights, as military aircraft and certain smaller aircraft are not required to use ADS-B. Accordingly, the reported figures represent the best available estimate of activity, rather than a complete census of all aircraft operations at the airport.

**Table 2: Statement of Revenues, Expenses, and Changes in Fund Net Position—
Proprietary Fund: Warren Field Airport Fund, for the Year Ended June 30, 2025⁶**

Description	Amount (\$)
Charges for sales and services	824,953
Other	6,200
Total operating revenues	831,153
Warren Field Airport operations	928,083
Depreciation/amortization	491,826
Total operating expenses	1,419,909
Operating income (loss)	(588,756)
Investment Earnings	17,408
Loss on disposal of capital asset	(9,064)
Lease revenues	53,335
Interest expense	(144)
Grants funds	570
Total non-operating revenues (expenses)	62,105
Income (loss) before capital contributions and transfers	(526,651)
Capital contributions	2,921,357
Transfers in	164,627
Total contributions and transfers	3,085,984
Change in net position	2,559,333
Net position—Beginning of year - July 1	32,702,957
Restatement	(12,937)
Net position—Beginning of year - July 1, as restated	32,690,020
Net position—End of year - June 30	35,249,353

North Carolina Department of State Treasurer, Local Government Commission, City of Washington, North Carolina Annual Comprehensive Financial Report for the Year Ended June 30, 2025, Exhibit H, p. 30. Amounts shown are extracted from the Warren Field Airport Fund column. [Annual Audit Reports Submitted To LGC - LGC File Transfer Portal](#).

State Funding

In November 2021, the North Carolina General Assembly (NCGA) appropriated \$20 million in State funds to support modernization and development of the Airport,⁷ and in July 2022, it created the Washington-Warren Airport Authority.⁸ In September 2023, the NCGA ratified Session Law 2023-134, establishing the Transportation Reserve, from which the

⁶ The Airport's financial activity is reported under the "Warren Field Airport Fund" in the City's Annual Comprehensive Financial Report.

⁷ North Carolina Session Law 2021 180, [SL 2021-180 \(SB 105\)](#)

⁸ North Carolina General Assembly, Senate Bill 269, Version 7 (2021 Session): An Act to Establish the Washington-Warren Airport Authority, [S269v7.pdf](#).

NCGA appropriated \$13.5 million to the Airport.⁹ Table 3, below, summarizes the details of the two State appropriations, totaling \$33.5 million.

Table 3: \$20 Million and \$13.5 Million State Grant Appropriations and Disbursements

Recipient	Administering Agency	Source of Funds	Session Law	Committee Report Reference	Purpose	FY 2022 Disbursement	FY 2023 Disbursement	FY 2024 Disbursement
City of Washington	Office of State Budget Management	State Capital Infrastructure	S.L. 2021-180	H37, Item 356	Infrastructure improvements, job creation, safety enhancements and economic developments	\$10.0 million	\$10.0 million	N/A
Washington-Warren Airport Authority	Department of Transportation	Transportation Reserve	S.L. 2023-134	J35, Item 75	Infrastructure improvements	N/A	N/A	\$13.5 million

Source: [Grants Database FY 2022 and FY 2023 | NC OSBM](#); [Legislative Grants Database | NC OSBM](#); [Joint Conference Committee Report on the Current Operations Appropriations Act of 2023; SL 2021-180 \(SB 105\)](#).

EXPENDITURE DETAILS

\$20 million Appropriation

Session Law 2021-180, Section 40.15, appropriated \$10 million in nonrecurring funds for FY 2022 and FY 2023, for a total of \$20 million. The funds came from the State Capital and Infrastructure Fund, disbursed to the City and administered by the Office of State Budget and Management (OSBM).¹⁰ The NCGA intended for the City to use the funds to modernize the Airport (including landing areas and air navigation facilities, and the acquisition of real property for these purposes) with the ultimate goal of attracting jobs and economic growth.¹¹ In December 2021, the City adopted a resolution delegating the necessary powers and duties to the Airport Advisory Board,¹² consistent with Session Law 2021 – 180, Section 40.15.¹³

As of February 2, 2026, the Airport expended \$20,223,177.87 across 13 projects. As shown in Table 4, below, the largest project expenditure was \$6,415,036.91 for the corporate jet hangar, followed by \$4,146,661.56 for the taxiway to access hangar sites, \$1,894,430.42 for

⁹North Carolina General Assembly. *Joint Conference Committee Report on the Current Operations Appropriations Act of 2023 (H.B. 259)*. H259v7, Session Law 2023-134, Sept. 20, 2023. [H259v7.pdf](#). North Carolina General Assembly. *Joint Conference Committee Report on the Current Operations Appropriations Act of 2023 (H.B. 259)*, [Joint Conference Committee Report on the Current Operations Appropriations Act of 2023](#)

¹⁰ North Carolina Office of State Budget and Management, *Legislative Grants Database: Fiscal Years 2022 and 2023* (including the \$20 million mission grant), [Grants Database FY 2022 and FY 2023 | NC OSBM](#)

¹¹ North Carolina Session Law 2021-180, § 40.15, [SL 2021-180 \(SB 105\)](#).

¹² In July 2022, the North Carolina General Assembly established the Washington-Warren Airport Authority. Upon its creation, the existing Airport Advisory Board was replaced, and the Advisory Board members became the initial members of the Airport Authority. [NC State Assembly Establishes Washington-Warren Airport Authority | airport](#)

¹³ City of Washington Resolution No. 12.13.21-002 (Dec. 13, 2021), [City-of-Washington-Resolution-Washington-Warren-Airport-12.13.21-002.pdf](#).

runway and taxiway lighting, \$1,738,438.13 for roads and utilities, and \$1,671,771.66 for a medivac hangar. Other project costs included a Science, Technology, Engineering, and Mathematics (STEM) building, high-speed data, drone smart airport initiative, industrial park design, administrative and legal costs, master planning, Light Detection and Ranging (LIDAR) survey and obstruction analysis, and land acquisition fees. The STEM building is described in more detail at the end of this report.

Table 4: Project Expenditures and Remaining Balance for \$20 Million Grant (as of February 2, 2026)

Description	Amount (\$)
(JHO) Corporate Jet Hangar	6,415,036.91
(TX) Taxiways to access Hangar Build Sites	4,146,661.56
(RL) Runway & Taxiway Lighting	1,894,430.42
(RU) Road & Utilities	1,738,438.13
(MH) Medivac Hangar	1,671,771.66
(STEM) Stem Building Project	626,737.36
(HSD) High Speed Data	619,112.39
(DS) Drone Smart Airport	375,819.43
(INDPK) Industrial Park	191,720.48
(ADM) Admin. & Legal	173,800.54
(MP) Master Planning	133,211.08
(ILS) Lidar Survey & Obstruction Analysis	50,745.00
(LA) Land Acquisition Fees-107.56 Acres	42,577.73
(LA) Land Acquisition Fees- 36.76 Acres	8,300.00
Subtotal—Amount Paid to Vendors	18,088,362.69
Sales Tax Reimbursed	274,364.93
Employee Salary	44,121.04
Land Acquisition—107.56 Acres	1,656,241.26
Land Acquisition—36.76 Acres	507,873.59
STEM Building—Unsubmitted Invoices	202,653.63
Adjustment on Interest	90.00
Travel Adjustment	827.41
NCDEQ	792.00
Total Expenditures—Adjusted	20,223,177.87
Interest Income	600,252.74
Total Grant Awarded	20,000,000.00
Balance (Cash on Hand as of 2/2/2026)	377,074.87

Data were compiled by OSA from the grant expenditure report provided by the City.

Figure 2: Washington-Warren Airport project map

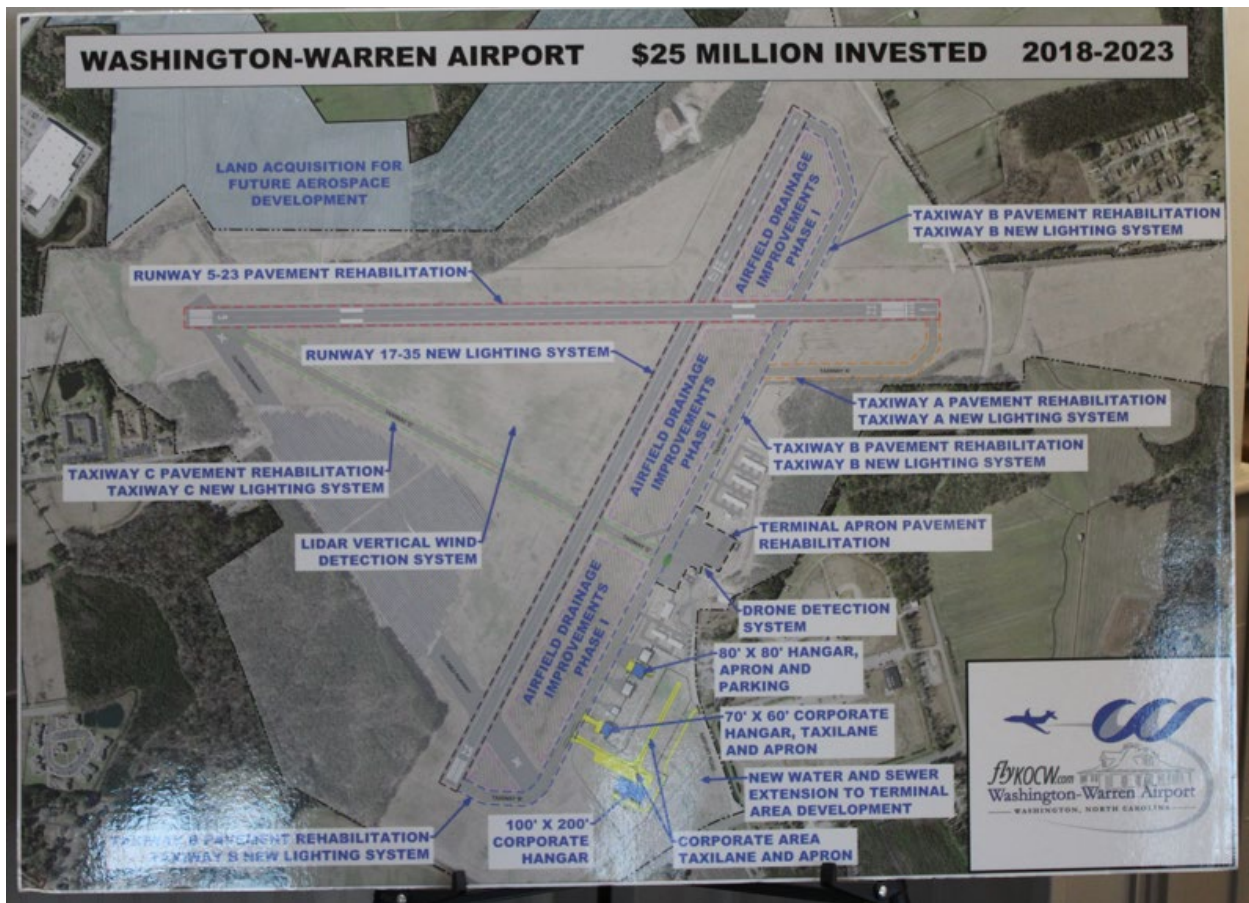


Figure 2: Overview of Major Infrastructure Projects at Washington-Warren Airport (2018–2023), March 11, 2026. Photograph by OSA from the Airport terminal.

The 100-foot by 200-foot by 40-foot corporate jet hangar represents the largest expenditure funded by the \$20 million grant.¹⁴ According to the Airport Manager, the fire suppression system, including the water tank shown in Figure 3, was constructed as part of the hangar project to meet fire protection code requirements.¹⁵ The fire-suppression system cost \$1.35 million, which was included in the total \$6.41 million corporate jet hangar construction costs. The hangar currently rents for \$4,450 per month, and the tenant is responsible for utilities and operating costs.

¹⁴ All construction-related measurements in this report were provided by the City.

¹⁵ Pierce Lushinsky, P.E., “NFPA 409: Understanding Key Changes to Aircraft Hangar Fire Protection,” PBFPE, Dec. 15, 2023, [Understanding the Key Changes to NFPA 409](#).



Figure 3: Corporate jet hangar with associated water tank and fire suppression system, March 11, 2026. Photo by OSA.



Figure 4: Interior of the corporate jet hangar showing tenant aircraft, March 11, 2026. Photo by OSA.



Figure 5: Taxiways to access hangar build sites (1,200 feet by 100 feet), March 11, 2026. Photo by OSA.

Detailed expenditure information, including vendors, descriptions of services or products and amounts paid for each service or project, is provided in Appendices A-1 through A-12.

\$13.5 million Appropriation¹⁶

Session Law 2023-134, Section 2.2(j) established a Transportation Reserve in the General Fund and directed the State Controller to reserve non-recurring funds.¹⁷ This section further provides that amounts transferred from the Transportation Reserve are appropriated to the Department of Transportation in the fiscal year of transfer, and must be used in accordance with Session Law 2023-134, the Current Operations Appropriations Act of 2023.¹⁸

The Joint Conference Committee Report on the Current Operations Appropriations Act of 2023 lists, under Transportation Highway Fund, J35, Item 75, a \$13.5 million grant from the Transportation Reserve to the Washington-Warren Airport Authority for capital improvements to the Airport.¹⁹ This funding is administered by the North Carolina Department of Transportation (NCDOT).

As shown in Appendix C, the \$13.5 million appropriation funds a total of 10 projects. Four of these projects are in progress, and one project (land acquisition) has been completed. Three projects—the Taxiway and Apron project, the Airport Building Improvements project, and the Localizer Refurbishment project—had not commenced as of January 31, 2026. Although the Airport Layout Plan (ALP) project had started, no funds from the \$13.5 million grant were expended as of that date; expenditures to date were funded using Non-Primary Entitlement funds.²⁰

As of January 31, 2026, the Airport reported that they expended \$2,499,507.62 of the \$13.5 million appropriation and encumbered \$3,866,854.92. As shown in Table 5, the largest expenditures were \$1,214,634.21 for the North GA & Drone Pad project and \$1,058,253.76 for the acquisition of 56.23 acres of land. Other expenditures included \$179,132.22 for Airfield Drainage Phase II Matching Funds, \$34,395.40 for industrial park design, and \$13,092.03 for fuel farm refurbishment.

¹⁶ According to a January 24, 2025 memorandum from the North Carolina Department of Transportation (NCDOT), Division of Aviation, the previously imposed expenditure deadline for Transportation Regional Development Fund (TRDF) grants was removed pursuant to Session Law 2024-57. As a result, the \$13.5 million TRDF funds will remain available to the Airport until the related projects are completed.

¹⁷ North Carolina General Assembly, *Session Law 2023-134*, § 2.2(j), **Current Operations Appropriations Act of 2023**, [SL 2023-134 \(HB 259\)](#)

¹⁸ North Carolina House Bill 259 (SL 2023-134), § 2.2(j), [H259v7.pdf](#).

¹⁹ North Carolina General Assembly, Committee Report, J35, item 75, Washington-Warren Airport Authority, Sept. 20, 2023, [Joint Conference Committee Report on the Current Operations Appropriations Act of 2023](#).

²⁰ “The Wendell H. Ford Aviation Investment and Reform Act for the 21st Century (AIR-21) provides grant funds specifically for eligible projects at non-primary airports (general aviation, reliever, non-primary commercial service) listed in the NPIAS. Nonprimary airports with an identified need may receive up to \$150,000 per year each year that Congress budgets \$3.2 billion or higher for AIP.”—Texas Transportation Institute, Aviation Research. “Non-Primary Airport Entitlement Funds.” Texas A&M Transportation Institute, June 17, 2025. [Non-Primary Airport Entitlement Funds — Aviation Research](#).

Table 5: Project Expenditures and Remaining Balance for \$13.5 Million Grant (as of January 31, 2026)

Description	Amount (\$)
North GA & Drone Pad	1,214,634.21
Air Field Drainage Phase II Matching Funds	179,132.22
Industrial Park Design	34,395.40
Land Acquisition Fees	30,718.84
Fuel Farm Refurbish	13,092.03
Subtotal—Amount Paid to Vendors	1,471,972.70
Land Acquisition—56.23 Acres	1,027,534.92
Total Expenditures	2,499,507.62
Sales Tax Reimbursed	1,572.12
Total Expenditures—Adjusted	2,497,935.50
Encumbrances	3,866,854.92
Total Adjusted Expenditures and Encumbrances	6,364,790.42
Interest Income as of 1/31/2026	1,093,479.65
Total Grant Awarded	13,500,000.00
Balance (Cash on hand as of 1/31/2026)	8,228,689.23

Data were compiled by OSA from the grant expenditure report prepared and provided by the City. Total land costs of \$1,058,253.76 include land acquisition fees of \$30,718.84 and land costs of \$1,027,534.92.

The Airport reports that the current budget for the North GA & Drone Pad, funded by the \$13.5 million grant, is \$4,769,210.²¹ As of January 31, 2026, \$1,214,634.21 was spent and \$3,538,704.08 was encumbered. According to the AV-109 Proposed Directed Funding Projects Form (included in Appendix C), the estimated completion date is June 1, 2027.



Figure 6: North GA & Drone Pad, March 11, 2026. Photo by OSA.

Detailed expenditure information, including vendors, descriptions of services or products and amounts paid for each service or project, is provided in Appendices B-1 through B-4.

²¹ See Appendix B-1. The project also received \$585,000 in Bipartisan Infrastructure Law–Airport Infrastructure Grant (BIL-AIG) funding, which increased the total project budget to \$5,354,210.

STEM Building

The Inner Banks STEM Center (IBSC) is a nonprofit organization based in Beaufort County, NC that provides hands-on education programs focused on science, technology, engineering, and mathematics. IBSC's mission is to expose students—particularly at-risk and underserved middle and high school students—to STEM concepts and career pathways through experiential learning and life-skills development. IBSC's programming emphasizes applied learning using aviation, drones, renewable energy, boating, and space and earth sciences.²²

Around May 2024, the Airport, through the City, obtained appraisal and related due-diligence documentation for leasehold improvements owned by IBSC. The report from Mid-Atlantic Associates, Inc., and an NCDOT Right-of-Way review determined the property's market value to be \$876,000 and identified no environmental conditions that would adversely affect the transaction.²³ The evaluation was conducted in connection with planned hangar-related improvements and associated Airport development activities.

Rather than paying a lump-sum amount of \$876,000, the City and IBSC mutually agreed that the City would fund qualifying construction expenditures up to \$800,000, using a portion of the \$20 million appropriation. All invoices were subject to approval by the City and Grant administrator (OSBM), and IBSC would be responsible for any costs exceeding \$800,000 to complete the building.²⁴

According to a March 17, 2026 letter from the City Attorney, the former STEM facility reverted to the City upon the November 4, 2024 termination of the ground site lease. With respect to the new STEM facility, on February 10, 2025, the City Council approved a ground site lease allowing the IBSC to construct a new facility on a different City-owned airport property. Under that lease, the IBSC may temporarily own any improvements during the lease term; however, the facility may not be sold, assigned, or removed without the City's consent, and all improvements revert to the City upon termination of the lease.

Please see Appendix D for the history of the STEM building, provided by the City's attorney.

²² Inner Banks STEM Center, [About - IBXSTEM](#).

²³ North Carolina Department of Transportation, Right of Way Branch, *Appraisal Summary Sheet*; Mid-Atlantic Associates, Inc., *Phase I Environmental Site Assessment Report*.

²⁴ Inner Banks STEM Center Facility Ground Site Lease, Section Six, subsection B(2), p. 4 (Mar. 25, 2025), which limits the City's responsibility for project construction costs to \$800,000.



Figure 7: Interior view of the Old STEM Building, March 11, 2026. Photo by OSA.



Figure 8: Flight simulation equipment inside the old STEM Building, March 11, 2026. Photo by OSA.



Figure 9: Exterior view of the new STEM building under construction, March 11, 2026. Photo by OSA.

OSA sincerely appreciates the City's assistance in providing exceptionally clear and well-organized accounting records, as well as the Airport's assistance with an OSA site visit to complete this review.

RESPONSE FROM THE WASHINGTON-WARREN AIRPORT

Mayor
Ellen C. Brabo

City Manager
Jon Rorie



Washington City Council

Mayor Pro tem Nick Fritz

Joe Davis

Antwan Horton

Max Perreault

Anthony Tyre

4/30/2026

North Carolina Office of the State Auditor
20601 Mail Service Center
Raleigh, NC 27699

Dear North Carolina State Auditor's Office,

I am writing to formally acknowledge the completion of the recent audit conducted for our organization involving the State grant funding received by the Washington Warren Airport.

We are pleased to confirm that the audit concluded with no findings, deficiencies, or recommendations for corrective action. This outcome reflects our continued commitment to maintaining strong internal controls, accurate financial reporting, and full compliance with all applicable state regulations and standards.

We appreciate the professionalism, thoroughness, and cooperation demonstrated by your team throughout the audit process. Should any additional documentation or follow-up be required, please do not hesitate to contact us.

Thank you for your time and service.

Sincerely,

A handwritten signature in black ink that reads "Joshua J. Waters".

Joshua J. Waters
Airport Manager
Washington-Warren Airport
252-975-9661

APPENDICES: Appendices A–series relate to the \$20 million grant, and Appendices B–series relate to the \$13.5 million grant.

Note 1: All tables included in the appendices were compiled by OSA from the invoices and grant expenditure reports provided by the City.

Note 2: All individual project totals referenced throughout the report include sales tax. The City of Washington is reimbursed for sales tax; total reimbursements amounted to \$274,364.93, as shown in Table 4, and \$1,572.12, as shown in Table 5.

Note 3: Invoice descriptions are extracted directly from vendor invoices without revision by OSA and may include abbreviations or formatting that do not conform to OSA standards.

Appendix A-1: Corporate Hangar—6.41 Million

Vendor	Description	Amount (\$)
Metcon	Alum. Entr. & Storefront. - M	11,930.00
Metcon	Buy Out Contingency	52,703.00
Metcon	Canopies	24,811.00
Metcon	Clean-up Continuous	13,080.00
Metcon	CM Fee	632,666.00
Metcon	CM's Bonds and Insurance	109,624.00
Metcon	Concrete	413,618.00
Metcon	Design Services	224,595.00
Metcon	Drywall/Framing/Acoustic	212,941.00
Metcon	Electrical - Sub	414,625.00
Metcon	Epoxy Flooring	96,280.00
Metcon	Fire-Suppression Sys-L	1,345,669.00
Metcon	General Conditions	334,694.00
Metcon	Insulation	65,684.00
Metcon	Mechanical - HVAC	94,803.00
Metcon	Metal Fabrications-L	631,424.00
Metcon	Metal Fabrications-M	639,469.00
Metcon	Metal framing-L	39,671.00
Metcon	Metal framing-M	216,597.00
Metcon	Millwork	6,124.00
Metcon	OH Operational Cost	319,973.00

Metcon	Overhead Doors	12,276.00
Metcon	Painting - Sub	46,310.00
Metcon	Plumbing - Sub	149,320.00
Metcon	Plumbing - Sub-M	19,630.00
Metcon	Procore Technology Man	6,270.00
Metcon	Quality Control	14,183.00
Metcon	Resilient Flooring	5,417.00
Metcon	Signs	1,727.00
Metcon	Specialties	39,533.00
Metcon	Water syst. fire protection	191,006.00
Metcon	Window Treatments	798.00
City of Washington	Water& Sewer	1,100.00
Lowe's	Construction Supplies	22.17
Lowe's	Tool & Equipment	422.13
Lowe's	Pressure treated lumber, trim/molding & landscape edging	98.73
Piedmont Natural Gas	Labor, material and equipment	5,962.14
St. John' s Karts & Kawasaki	New 2023 Kawasaki Mule	19,982.68
Total—Corporate Hangar		6,415,038.85

Appendix A-2: Taxiways to Access Hangar Build Sites— \$4.15 Million

Vendor	Description	QTY	Unit Price	Amount (\$)
Metcon	Mobilization	1.00	100,000.00	100,000.00
Metcon	Payment & Performance Bonding VE #1, Item #3	1.00	60,000.00	60,000.00
Metcon	Temporary Construction Items	1.00	763,554.10	763,554.10
Metcon	Temporary Seeding and Mulching	10.00	2,500.00	25,000.00
Metcon	Temporary Silt Fence - Installation and Removal	2,500.00	4.00	10,000.00
Metcon	Temporary Rock Pipe Inlet Protection	3.00	3,000.00	9,000.00
Metcon	Temporary Drop Inlet Protection	1.00	2,300.00	2,300.00
Metcon	Temporary Compost Sock	300.00	11.00	3,300.00
Metcon	Temporary Skimmer Sediment Basin	1.00	35,000.00	35,000.00
Metcon	Gravel Pavement Removal - Full Depth	2,000.00	4.50	9,000.00
Metcon	Bituminous Pavement Removal - Full Depth	750.00	11.00	8,250.00
Metcon	Concrete Pavement Removal - Full Depth	140.00	14.00	1,960.00
Metcon	Variable Depth Milling - Bituminous Pavement (0 Inch - 2inch)	250.00	27.75	6,937.50
Metcon	Removal of Existing 12 Inch C.P. Pipe	80.00	35.00	2,800.00
Metcon	Removal of Existing 12 Inch C.P. Pipe	10.00	35.00	350.00
Metcon	Plug Existing 12 Inch R.C. Pipe	1.00	7,100.00	7,100.00
Metcon	Remove Existing Light Pole	1.00	1,620.00	1,620.00
Metcon	Sidewalk Pavement Removal	110.00	14.00	1,540.00
Metcon	Reset Existing Water Valve	1.00	4,500.00	4,500.00
Metcon	Relocate Existing Power Pole and Guy Wire	1.00	150.00	150.00
Metcon	Unclassified Excavation	15,000.00	14.00	210,000.00
Metcon	Undercut Excavation	2,200.00	40.00	88,000.00
Metcon	Borrow Embankment	13,000.00	25.00	325,000.00
Metcon	Crushed Aggregate Base Course	2,500.00	133.00	332,500.00
Metcon	Asphalt Surface Course	2,200.00	215.25	473,550.00
Metcon	Bituminous Surface Course (NCDOT Type S9.5C)	500.00	136.00	68,000.00
Metcon	6.5" Portland Cement Concrete Pavement	400.00	78.75	31,500.00
Metcon	Emulsified Asphalt Prime Coat	2,700.00	7.30	19,710.00
Metcon	Emulsified Asphalt Tack Coat	1,600.00	14.15	22,640.00
Metcon	Concrete Sidewalk	220.00	95.00	20,900.00
Metcon	Marking Removal	55.00	10.00	550.00
Metcon	Permanent Pavement Marking (First Application) Yellow paint	1,000.00	5.00	5,000.00
Metcon	Permanent Pavement Marking - (Final Application) - Yellow Paint with Type III Beads	1,000.00	5.00	5,000.00
Metcon	Parking Lot Marking	150.00	16.60	2,490.00
Metcon	Accessible Parking Signs	1.00	250.00	250.00
Metcon	Bollard	2.00	1,727.00	3,454.00
Metcon	Fence Removal, 6' Height	1,600.00	5.00	8,000.00
Metcon	Removal of Existing Gate	1.00	750.00	750.00

Metcon	Removal of Temporary 8' Fence	650.00	5.00	3,250.00
Metcon	Temporary 8' Galvanized Chain Link Fence, with 3-Strand Barbed Wire without Concrete Post Embedment	650.00	45.00	29,250.00
Metcon	8' Galvanized Chain Link Fence, with 3-Strand Barbed Wire	3,000.00	50.00	150,000.00
Metcon	25-Foot Wide Double Leaf Swing Gate	3.00	5,000.00	15,000.00
Metcon	Fence Ditch Crossing	3.00	6,000.00	18,000.00
Metcon	12 Inch HDPE Pipe	210.00	75.00	15,750.00
Metcon	24 Inch Reinforced Concrete Pipe (Class III)	624.00	84.00	52,416.00
Metcon	Precast Concrete Drop Inlet, NCDOT Std. Dwg. 840.14	1.00	5,700.00	5,700.00
Metcon	Concrete Endwall for Double 24" Pipe, NCDOT Std. Dwg. 8838.01	2.00	7,600.00	15,200.00
Metcon	24 Inch Concrete Flared End Section	4.00	3,200.00	12,800.00
Metcon	Trenching for Direct Buried Cable	650.00	2.00	1,300.00
Metcon	Counterpoise Trench	120.00	1.00	120.00
Metcon	L-824C Underground Cable, 1/C, No. 8 AWG, 5kV, Type C, Installed in Trench, Conduit or Duct Bank	700.00	1.45	1,015.00
Metcon	Solid Bare Copper Counterpoise Wire, No. 6 AWG Installed in Trench or Above Duct Bank, Including Ground Rods and Connectors, Installed	225.00	1.40	315.00
Metcon	Supplemental Ground Rod, Including Trenching, No. 6AWG Counterpoise, and Connections	8.00	195.00	1,560.00
Metcon	Concrete Encased Electrical Duct Bank, 1-Way, 2" PVC	95.00	34.00	3,230.00
Metcon	Relocate Existing Medium Intensity LED Taxiway Light	2.00	700.00	1,400.00
Metcon	Medium Intensity LED Taxiway Light, Type L- 861T(L), Stake Mounted, Including Ground Rod and Connectors, Installed	3.00	750.00	2,250.00
Metcon	Medium Intensity LED Taxiway Light, Type L-861T(L), Base Mounted, Including Ground Rod and Connectors, Installed	2.00	1,150.00	2,300.00
Metcon	Seeding	8.25	2,150.00	17,737.50
Metcon	Bermuda Sodding VE 2. Item #4	3,000.00	8.00	24,000.00
Metcon	Mulching	8.25	875.00	7,218.75
Metcon	Unclassified Excavation	1,700.00	15.70	26,690.00
Metcon	Undercut Excavation	300.00	46.00	13,800.00
Metcon	Borrow Embankment	1,400.00	25.00	35,000.00
Metcon	Crushed Aggregate Base Course	375.00	133.00	49,875.00
Metcon	Bituminous Surface Course (NCDOT Type S9.5C)	375.00	226.00	84,750.00
Metcon	Emulsified Asphalt Prime Coat	450.00	7.70	3,465.00
Metcon	Emulsified Asphalt Tack Coat	300.00	14.90	4,470.00
Metcon	Concrete Sidewalk	110.00	95.00	10,450.00
Metcon	Parking Lot Marking	300.00	17.50	5,250.00
Metcon	Accessible Parking Signs	2.00	262.00	524.00
Metcon	Wheel Stops	16.00	125.00	2,000.00
Metcon	Gen Cond Contractor Foa	N/A	N/A	394,988.00
Metcon	Gen Cond Overhead	N/A	N/A	197,494.00
Metcon	Gen Cond General Conditions	N/A	N/A	140,485.00
Metcon	Gen Cond GU/Umbrellas Insurance	N/A	N/A	49,374.00
Metcon	Taxiway/Tet Park Construction Contingency	N/A	N/A	40,000.00
Metcon	Gap, drainage, splash block work	N/A	N/A	19,350.00
Metcon	Medivac Drain tile-in between hangars	N/A	N/A	11,656.62

Metcon	Drone Walkway and pad	N/A	N/A	6,000.00
Metcon	Muck out-cleanout Drainage swale	N/A	N/A	4,531.50
Metcon	Gen Cond	N/A	N/A	3,950.00
Metcon	Drone Walkway and pad-added width	N/A	N/A	2,700.00
Metcon	Temporary Drains from CH to swales	N/A	N/A	2,520.00
Metcon	CM Contingency Saving Participation FEE	N/A	N/A	1,650.00
Metcon	Excavate/regrade/clear Drainage at Medivac	N/A	N/A	1,504.80
Metcon	Contract Savings to WWA	N/A	N/A	(681.44)
Metcon	Saving Participation -. FEE	N/A	N/A	(1,650.00)
Metcon	Saving Participation-WWA	N/A	N/A	(19,000.00)
Metcon	Gap, drainage, splash block work	N/A	N/A	(19,350.00)
Metcon	Contract Unit Cost Savings Projection fest)	N/A	N/A	(28,912.92)
Metcon	Value Engineering Item 1, Waive Payment and Performance Bond	N/A	N/A	(60,000.00)
Metcon	Value Engineering Item 2, Seeding Bermuda in lieu of sod	N/A	N/A	(20,000.00)
Metcon	Value Engineering Item 3, Place Unclassified Soil on site	N/A	N/A	(40,000.00)
Metcon	Value Engineering Item 4, Payment Remitted within 15 calendar days of Approved Monthly Pay Application.	N/A	N/A	(60,000.00)
Metcon	Value Engineering Item 5, Furnish and Install Deluge System 12" ductile lined pipe from Fire Pump to Corporate Hanger & 6" tank supply line from 6" loop gate valve.	N/A	N/A	17,850.00
Talbert & Bright	Project Formulation	N/A	N/A	8,900.00
Talbert & Bright	Design	N/A	N/A	96,570.00
Talbert & Bright	Additional Design	N/A	N/A	13,150.00
Talbert & Bright	Bidding	N/A	N/A	6,930.00
Talbert & Bright	Environmental Documentation	N/A	N/A	14,235.00
Talbert & Bright	Subconsultant Services Markup	N/A	N/A	6,650.00
Talbert & Bright	Surveying	N/A	N/A	18,500.00
Talbert & Bright	Environmental Services	N/A	N/A	23,056.00
Talbert & Bright	Additional Environmental Services	N/A	N/A	6,500.00
Talbert & Bright	Subsurface Investigation	N/A	N/A	12,569.00
Talbert & Bright	Erosion Control Permitting fee	N/A	N/A	5,400.00
Talbert & Bright	Stormwater Permitting Fee	N/A	N/A	4,000.00
Total—Taxiways to Access Hangar Build Sites				4,146,661.41

Appendix A-3: Runway & Taxiway Lighting (15,000 by 150 feet)—\$1.90 Million

Vendor	Description	Amount (\$)
Metcon	Insurance	49,784.19
Metcon	CM Fee	192,394.18
Metcon	CM Overhead	84,491.00
Metcon	Procure Services	3,941.00
Metcon	General Conditions	78,876.00
Metcon	Mobilization	70,000.00
Metcon	Temporary Construction Items	14,000.00
Metcon	Directionally Bored 2" HDPE Conduit	70,000.00
Metcon	Directionally Bored 4-2" HDPE Conduit	47,500.00
Metcon	Trenching for Direct Buried Cable	83,000.00
Metcon	Counterpoise Trench	33,000.00
Metcon	L-824C Underground Cable 018 5kv	85,550.00
Metcon	Solid Bare Copper Counterpoise #6	50,400.00
Metcon	Supplemental Ground Rods	72,150.00
Metcon	2° PVC Conduit	62,900.00
Metcon	3-Handhole Can Plaza	10,700.00
Metcon	Airfield Lighting Material	266,158.55
Metcon	Install Medium Intensity LED Taxiway Light	105,125.85
Metcon	Install LED Guidance Sign	22,372.92
Metcon	New Precast Airfield Lighting Vault	40,300.00
Metcon	Installation of Vault Equipment	123,600.00
Metcon	Install Medium Intensity Runway Lights	55,194.85
Metcon	Install L-849(L) REIL Style A	11,647.83
Metcon	Airfield Lighting Demolition	9,320.00
Metcon	Seeding	3,500.00
Metcon	Mulching	3,500.00
Metcon	Bond	13,639.00
Metcon	CO 1 Owner add new beacon light	16,929.00
Metcon	CO 2 change pedestal to pvmt lights	1,436.00
Metcon	CO 3 Add Circuits for PAPI, REIL, WS	10,315.00
Metcon	CO 4 Revise Regulator Feeder Ckts	1,520.00
Metcon	CO 5 Temporary Displaced Threshold RW 17/35	2,269.00
Metcon	CO 6 Repaint Beacon Tower	21,460.00
Talbert & Bright	Project Formulation	4,540.00
Talbert & Bright	Design	104,820.00
Talbert & Bright	Bidding	1,060.50
Talbert & Bright	Subconsultant Services Markup	2,000.00
Talbert & Bright	Electrical Engineering Design	20,090.00
Talbert & Bright	Reproduction	235.55
Talbert & Bright	Construction Administration	31,550.00
Talbert & Bright	Fixed Fee - Subconsultant Services	1,500.00
Talbert & Bright	Electrical Engineering CA Services	11,660.00
	Total—Runway & Taxiway Lighting Project	1,894,430.42

Appendix A-4: Road & Utilities (4,300 feet)—\$1.74 Million

Vendor	Description	Quantity	Unit Price	Amount
Metcon	Mobilization	1	85,000.00	85,000.00
Metcon	8" PVC Gravity Sewer Pipe (0-6)	710	95.00	67,450.00
Metcon	8" PVC Gravity Sewer Pipe (6-8)	1480	115.00	170,200.00
Metcon	8" PVC Gravity Sewer Pipe (8-10)	420	130.00	54,600.00
Metcon	8" PVC Gravity Sewer Pipe (10-12)	130	155.00	20,150.00
Metcon	4" PVC Sewer Service Piping	950	55.00	52,250.00
Metcon	Concrete Guard	1	2,500.00	2,500.00
Metcon	4" PVC Sewer Service Clean Out Assembly	18	750.00	13,500.00
Metcon	Connection to Existing Sewer Service Late	2	1,500.00	3,000.00
Metcon	Install New 4' Manhole (0-6)	3	5,000.00	15,000.00
Metcon	Install New 4' Manhole (6-8)	6	6,000.00	36,000.00
Metcon	Install New 4' Manhole (10-12)	2	8,500.00	17,000.00
Metcon	install New 4' Drop Manhole (8-10)	1	7,500.00	7,500.00
Metcon	24" Steel Casing w/ Jack & Bore	120	675.00	81,000.00
Metcon	16" Steel Casing w/ Open Cut Installation	160	300.00	48,000.00
Metcon	6" PVC Water Main	3000	35.00	105,000.00
Metcon	6" RJPVC Water Main	140	65.00	9,100.00
Metcon	6" Gate Valve	7	2,000.00	14,000.00
Metcon	Tie-in to Existing Water Main	1	4,500.00	4,500.00
Metcon	Water Service Connection	16	1,500.00	24,000.00
Metcon	Abandon Existing Water Line	1	5,000.00	5,000.00
Metcon	1" Water Service Piping	900	5.00	4,500.00
Metcon	12" Water Service Piping Casing	120	25.00	3,000.00
Metcon	Additional Ductile Iron Fittings	2000	5.00	10,000.00
Metcon	Fire Hydrant Assembly	3	8,000.00	24,000.00
Metcon	Temporary Sheeting	35	500.00	17,500.00
Metcon	2" RCP	40	89.00	3,560.00
Metcon	8" Corrugated Plastic Pipe	30	84.00	2,520.00
Metcon	Asphalt Street Repair (Non-NCDOT)	140	24.80	3,472.00
Metcon	Concrete Slab Replacement	35	79.50	2,782.50
Metcon	Asphalt Drive Replacement	35	33.00	1,155.00
Metcon	Silt Fence	400	4.00	1,600.00
Metcon	Silt Fence Outlet	1	200.00	200.00
Metcon	Straw Wattle	10	190.00	1,900.00
Metcon	Excelsior Matting for Erosion Control	635	7.00	4,445.00
Metcon	Stabilization Stone	100	180.00	18,000.00
Metcon	Select Backfill	50	35.00	1,750.00
Metcon	Bypass Pumping	1	25,000.00	25,000.00
Metcon	Testing Allowance	1	5,000.00	5,000.00
Metcon	General Conditions	N/A	N/A	72,169.82
Metcon	Procore Services	N/A	N/A	1,250.00
Metcon	Insurance	N/A	N/A	15,621.00
Metcon	CM Fee	N/A	N/A	129,970.00
Metcon	Overhead	N/A	N/A	60,556.18
Metcon	Final Close Out Contracts	N/A	N/A	(33,578.50)
City of Washington	40' pole	2	221.1	442.20
City of Washington	120/208 OH Transformer 35-20-0310	6	815.21	4,891.26
City of Washington	primary Junction bracket	2	123.64	247.28

City of Washington	Primary Elbow	15	45.55	683.25
City of Washington	3 Phase Junction	2	1361.85	2,723.70
City of Washington	Large Molding	270	2.37	639.90
City of Washington	1/0 Primary wire	3465	2.8	9,702.00
City of Washington	Trans Bracket	2	488	976.00
City of Washington	2" Bore	3465	21.91	75,918.15
City of Washington	Anchor	2	95.02	190.04
City of Washington	long guy stick	2	22.13	44.26
City of Washington	guy guard	2	3.57	7.14
City of Washington	cutout bracket	2	176.69	353.38
City of Washington	Cutouts	6	141.66	849.96
City of Washington	Misc Material	1	500	500.00
City of Washington	Pad Mount 75kva 35-20-0382	1	11600	11,600.00
City of Washington	OH single phase Transformers 120/240 35	2	815.21	1,630.42
City of Washington	20% Markup	N/A	N/A	22,279.79
Flying Goose	Contractor Owner's Representative	N/A	N/A	60,000.00
	Professional Services Rendered: Engineering services associated with evaluation of water and sewer service to expansion of facilities at the airport. Preliminary services include topographic surveying and capacity evaluation of water and sewer systems in the airport area. Construction administration phase includes revisions to record drawings.	N/A	N/A	58,500.00
River Associates	Labor	N/A	N/A	124,513.75
River Associates	Expense	N/A	N/A	4,997.98
River Associates	Unit	N/A	N/A	737.04
BE Singleton & Sons	Mobilization	N/A	N/A	2,500.00
BE Singleton & Sons	Demolition	N/A	N/A	6,000.00
BE Singleton & Sons	Grading	N/A	N/A	22,000.00
BE Singleton & Sons	15" RCP Class 111	N/A	N/A	3,640.00
BE Singleton & Sons	ABC Stone	N/A	N/A	22,540.00
BE Singleton & Sons	Ashpall	N/A	N/A	64,379.00
BE Singleton & Sons	Concrete Dumpster Pad	N/A	N/A	2,400.00
BE Singleton & Sons	Bollards	N/A	N/A	1,000.00
BE Singleton & Sons	Hangar Parking Lot Paving	N/A	N/A	19,707.25
BE Singleton & Sons	Asphalt Price Index Inerense	N/A	N/A	2,644.86
BE Singleton & Sons	Install Loop & Adjust Gate	N/A	N/A	4,520.40
BE Singleton & Sons	Reduced Asphalt Parking 1.ot Added Sidev	N/A	N/A	(3,744.38)
BE Singleton & Sons	Credit Dumpster Pad	N/A	N/A	(2,400.00)
BE Singleton & Sons	Credit Bollards	N/A	N/A	(1,000.00)
BE Singleton & Sons	Bumper Stops	N/A	N/A	700.00
	Total—Road Utilities			1,738,437.63

Appendix A-5: Medivac Hangar (80 by 80 by 25 feet)—\$1.67 Million

Vendor	Description	Amount
Metcon	Metal Fabrications-M	202,697.00
Metcon	Metal Fabrications-L	175,447.00
Metcon	Concrete	135,672.00
Metcon	Electrical - Sub	134,005.00
Metcon	CM Fee	120,163.00
Metcon	Drywall/Framing/Acoustic	119,807.00
Metcon	Plumbing - Sub	115,235.00
Metcon	General Conditions	93,853.00
Metcon	OH Operational Cost	83,530.00
Metcon	Design Services	60,773.00
Metcon	Mechanical - HVAC	57,975.00
Metcon	Canopies	54,877.00
Metcon	Metal framing-M	52,424.00
Metcon	Insurance	40,760.00
Metcon	Epoxy Flooring	39,140.00
Metcon	Painting - Sub	38,715.00
Metcon	Overhead Doors	30,957.00
Metcon	Specialties	25,830.00
Metcon	Insulation	22,980.00
Metcon	Metal framing-L	16,000.00
Metcon	Alum. Entr. & Storefront. - M	11,060.00
Metcon	Plumbing - Sub-M	9,590.00
Metcon	Clean-up Continuous	8,078.00
Metcon	Quality Control '	8,019.00
Metcon	Millwork	6,226.00
Metcon	Resilient Flooring	2,775.00
Metcon	Signs	1,823.00
Metcon	Procore Technology Man	1,667.00
Metcon	Window Treatments	530.00
City of Washington	Water & Sewer	1,100.00
Tractor Supplies	Lubricant Compressor IR Synthetical	64.02
	Total—Medivac Hangar (80 X80 ft)	1,671,772.02

Appendix A-6: STEM Building (165 by 80 by 22 feet)— \$626.7k (In Progress)

The City is responsible for STEM building costs up to \$800,000, and IBSC pays any costs exceeding \$800,000 to complete the building.

Vendor	Description	QTY	Amount (\$)
AAA Glass Services, Inc.	4'0" x 4'0" Single Hung	9	9,225.00
AAA Glass Services, Inc.	60" x 4'0" Slider	18	23,580.00
AAA Glass Services, Inc.	Sill Pans	26	1,350.00
AAA Glass Services, Inc.	Bronze/Low E IGU's	N/A	5,911.36
AAA Glass Services, Inc.	Complete to install	N/A	4,699.62
AAA Glass Services, Inc.	North Carolina State	N/A	2,704.48
AAA Glass Services, Inc.	Partial Payment in the future	N/A	(24,434.46)
J Harrelson Company Inc.	Building Cost	N/A	5,000.00
J Harrelson Company Inc.	Building Construction Materials	N/A	2,500.00
J Harrelson Company Inc.	Partial draw for site work, labor and materials	N/A	5,000.00
J Harrelson Company Inc.	Partial draw for building erection	N/A	30,000.00
J Harrelson Company Inc.	Draw of sitework, strip vegetation, haul in sand and grade	N/A	7,500.00
J Harrelson Company Inc.	Draw on contractor fee	N/A	5,000.00
Lowe's	Waterproof tarps and tie downs (note indicates used to cover metal building kits stored outdoors); receipt shows COD/270 rate in plastic ground stake and Nat cable ties/conn (items not fully legible).	N/A	186.99
Lowe's	Telluride Concept Gray nylon pattern indoor carpet (16-oz/sq yd); 9,000 quantity listed on quote.	N/A	10,183.95
Lowe's	12-Pack 4-ft x 2-ft adjustable daylight LED panel lights; qty 10.	N/A	8,112.89
Lowe's	HVAC equipment: multiple ductless mini-split heat pump systems (single-zone 36k BTU and 18k BTU; dual-zone 48k BTU; 3-zone system; and 4-ton 18 SEER heat pump with line sets/coupler).	N/A	30,472.02
Lowe's	Drywall materials: Fire-Shield Type X 5/8" drywall panels (qty 200); 1/2" high strength LITE drywall (qty 100 and 200); Purple XP mold/moisture resistant drywall (qty 30); drywall joint tape (qty 50); drywall screws 25-lb (qty 10); plus lightweight drywall shipping item (qty 70) and additional drywall listed.	N/A	10,993.65
Lowe's	Drop ceiling materials: Prelude main beams (144-in, qty 200), cross tees (48-in qty 1200; 24-in qty 1200), wall molding trim (144-in qty 120), 2x2 mineral fiber ceiling tiles (16-pack cases, qty 141), and 1/8" white aluminum rivets (100-pack qty 10).	N/A	11,079.16
Lowe's	Construction materials: 2-part epoxy concrete/garage floor paint kits (Racing Blue, 3-gallon, qty 6); lumber (2x4x16 SPF qty 400; 2x10x12 SYP qty 120; 2x10x16 SYP qty 30; 2x4x16 pressure treated SYP qty 150; 2x4x10 whitewood kiln-dried qty 1500; 2x10x8 SYP #2 qty 80); framing nails (4000/box qty 16); vinyl wall base (qty 10).	N/A	19,703.57
Lowe's	Doors and hardware: multiple 36x80 interior door units (20-min fire rated RH/LH; no-fire RH/LH; no-fire LHRH double) plus Elan satin chrome keyed entry door handles (qty 25).	N/A	32,323.37

Lowes	(1) 4x4x8 treated #2 grade timbers, qty 20;	N/A	186.81
Lowes	Romex and THHN wiring, PVC conduit and fittings, electrical boxes, switches, outlets, disconnects, and related hardware,	N/A	17,326.64
Metal Building Outlet Corp.	Building plans	N/A	2,000.00
Metal Building Outlet Corp.	Building materials deposit for steel school and garage buildings	N/A	102,836.00
Metal Building Outlet Corp.	Building materials final payment	N/A	116,855.93
Lane Communications & Security	ES50X	N/A	1,139.04
Lane Communications & Security	SD365 Smokes	1	111.45
Lane Communications & Security	BG12LX Pull Stations	5	1,406.30
Lane Communications & Security	Ann80 annunciator	1	529.64
Lane Communications & Security	SRLED Wall Strobe	13	794.04
Lane Communications & Security	P2RLED	7	499.59
Lane Communications & Security	SLE-MAX-2 Communicator	1	157.22
Lane Communications & Security	NAC Wire 14/2 Shielded	2	891.34
Lane Communications & Security	SLC Wire 16/2 Shielded	2	604.98
Lane Communications & Security	Misc. Parts	1	245.00
Lane Communications & Security	Battery Backup	1	189.00
Lane Communications & Security	FA Permit	1	125.00
Lane Communications & Security	Labor for install and testing	6	6,000.00
Lane Communications & Security	Sales tax	N/A	856.75
Lane Communications & Security	Partial payment in the future	N/A	(5,549.35)
Obrien Architecture & Energy	Design Development	N/A	3,500.00
Obrien Architecture & Energy	Permit Drawing to Client	N/A	12,000.00
Obrien Architecture & Energy	Preliminary Design	N/A	1,500.00
Obrien Architecture & Energy	Preliminary Design	N/A	6,500.00
Office Depot	Black and white engineering/blueprint prints (multiple copies)	N/A	327.97
Office Depot	Black and white engineering/blueprint prints and copy paper	N/A	120.02
Office Depot	Blueprint/engineering print order (single large print job)	N/A	157.13

Office Depot	Black and white engineering/blueprint prints (multiple copies)	N/A	92.93
Buck Electric, Inc.	Contract draw 1 of 3	N/A	20,000.00
Buck Electric, Inc.	In simulator room: Install conduit and four cement rated floor receptacle boxes in a 20' square arrangement. Add a new / additional 120v/20amp circuit to power these four receptacles. Install receptacles and trim.	N/A	1,708.00
City Electric Supply	Electrical supplies	N/A	525.79
City Electric Supply	Electrical box (4 1/2" round box) and hardware	N/A	64.01
COR Supply & Rentals	1"x24" Anchor Bolt 3" Bend	48	990.24
COR Supply & Rentals	3/4"x24" Anchor Bolt 3" Bend	28	336.00
COR Supply & Rentals	5/8"x24" Anchor Bolt 3" Bend	126	1,039.50
COR Supply & Rentals	Sales tax	N/A	165.60
Harris and Flores Plumbing LLC	Under Slab It's all the plumbing that goes underground. Toiles, lavatories, water heater, mop sink, kitchen, main water lines, and main sewer line	N/A	8,000.00
Hudson Signs	4X4 PVC signs kit	N/A	444.08
Ruffin Keys, Jr.	Initial deposit for concrete work per contract for STEM Building; total project cost stated as \$27,000.	N/A	3,000.00
Ruffin Keys, Jr.	Reimbursement for construction materials including 6 mil vapor barrier, Gorilla tape, and rebar chairs/rods purchased for STEM Building.	N/A	351.78
Ruffin Keys, Jr.	Reimbursement for framing lumber, #5 rebar ties and twister, and vapor barrier materials used for main building and garage foundation.	N/A	3,978.40
Ruffin Keys, Jr.	Final payment for concrete labor including forming, pouring, finishing slab on grade, footers, rebar placement, vapor barrier, and expansion joints per engineer specifications.	N/A	29,482.23
SRM Concrete	3500 PSI Commercial concrete	299	44,252.00
SRM Concrete	Fiber 1 1/2 LB per yard	299	897.00
SRM Concrete	Environmental surcharge	30	1,200.00
SRM Concrete	Sales tax	N/A	3,128.70
SRM Concrete	Payment Discount	N/A	(598.00)
Terracon	Geotechnical Consulting and Reporting	N/A	2,500.00
US Assure	Insurance—Installation / Builders Risk	N/A	3,386.00
KBS Construction	Installation of (2) Fire Hydrants on Airport Rd for STEM Building Construction	N/A	24,600.00
NCDEQ	Erosion and Sedimentation Control Permit (express review)	N/A	357.00
NCDEQ	Land Disturbance / Erosion and Sedimentation Control Permit	N/A	542.00
NCDEQ	Erosion or Sedimentation Permit	N/A	792.00
Sorrell Land Surveying, Inc.	GPS control point establishment, utility location, building and pad layout staking, and preparation of a topographic and boundary survey.	N/A	3,100.00
Total—Stem Building			626,737.36

Appendix A-7: High Speed Data Project—\$619.1k

Vendor	Description	Amount (\$)
Federal Data Systems, LLC	Temporary Operating Capability	125,000.00
Federal Data Systems, LLC	Temporary Operating Capability	75,000.00
Federal Data Systems, LLC	Temporary Operating Capability	50,000.00
Federal Data Systems, LLC	Modernized Communication Services – Infrastructure and Data Storage	75,000.00
Brightspeed Enterprise	10 Gigabit Ethernet (up to 10 Gbps)-3 years	135,432.00
Metcon	CM Contingency	4,640.04
Metcon	Bond/Insurance	1,879.00
Metcon	Fee	15,029.00
Metcon	Permits	546.50
Metcon	General Conditions	11,707.00
Metcon	OH Operations Cost	7,514.00
Metcon	Architectural Scope of Work	26,447.65
Metcon	Plumbing	3,042.00
Metcon	Mechanical	17,364.00
Metcon	Electrical	7,343.00
Metcon	Carpet / Vct	7,647.35
Metcon	General Trades	36,000.00
Metcon	lodging / hotels	3,900.00
Metcon	Final Cleaning	200.00
Metcon	Rental Equipment	527.50
Metcon	Procure	150.00
Metcon	Perdium / Travel	1,200.00
Metcon	Dumpsters	800.00
Lowes	PVC conduit and fittings, metal line posts and post caps, hose and worm gear clamps, and a Kobalt hand tool	360.38
DLM Legio III Group Inc.	Monthly 5 hour service contract \$175 X 60 hours + \$220 X 5 Hours	11,600.00
DLM Legio III Group Inc.	Sales Tax	782.97
Total — High Speed Data Project		619,112.39

According to the Airport, once fully completed, the High-Speed Data project is expected to provide fast, secure, and reliable internet service at the airport, allowing government officials, other agencies, and customers to use the system without concerns about data loss during transfers and with appropriate data and information security.

Appendix A-8: Drone Smart Airport Project—\$375.8k

Vendor	Description	Amount (\$)
Verus Technology Group	SkyView-DIVR MKII (P/N VTG-SVDI-V2R2)	208,162.50
Verus Technology Group	SkyView-DIVR MKII Pole Mount Kit	1,494.50
TruWeather Solutions	NRG LIDAR: includes sensor, shipping, installation, training, warranty for replacement of defective parts, maintenance, software and development	160,000.00
TruWeather Solutions	Tempest by Weather Flow: These low-cost, commercially available sensors placed appropriately around KOCW at various altitudes to augment the AWOS providing an encompassed area of known temperature, humidity, pressure, KP-Index, precipitation and wind speed/direction	1,800.00
TruWeather Solutions	TruFlite v360 Dashboard Application: An interactive web application that displays TruFlite feature & functionality, maps, analytics, and weather to support UAS/AAM operations and flights powered by an analytical engine to translate micro-weather data into decision insights. (3 licenses for 3 years 333 per license)	2,997.00
Advanced Electrical Service, Inc.	Replace panel in airfield and install HD in use GFCI enclosure with switch for weather station	645.99
Beaufort County Iron Works	One pull cap	213.50
East Coast Supply, LLC	PAD 50X42X3	170.95
Lows	metal line posts, hangers, bolts, and fasteners, as well as PVC conduit and fittings, electrical boxes and covers, wiring accessories, duct seal, tape, screws, and receptacles.	309.39
Thomson TV Co.	Mini gray and coupler	25.60
Total—Drone Smart Airport		375,819.43

Appendix A-9: Industrial Park—\$191.7k

Vendor	Description	Amount (\$)
Talbert & Bright	Preliminary Stormwater Design	15,512.00
Talbert & Bright	Subconsultant Coordination	16,580.00
Talbert & Bright	Subconsultant Services Markup	14,000.00
Talbert & Bright	Topographic & Boundary Survey	65,000.00
Talbert & Bright	Annexation Services	4,500.00
Talbert & Bright	Rezoning Services	6,000.00
Talbert & Bright	Preliminary Plan Services	24,000.00
Talbert & Bright	Environmental Site Review	17,746.00
Talbert & Bright	Add'l Rezoning Services	3,500.00
Talbert & Bright	Water & Sewer Preliminary Study & Report Services	18,882.48
American Aviation Professionals Inc	Independent fee estimate to review estimated costs associated with Industrial Park Project at Washington - Warren Field Airport	6,000.00
Total—Industrial Park		191,720.48

Appendix A-10: Administrative & Legal—\$173.8k

Vendor	Description	Amount (\$)
Daniel Soucek	Intergovernmental relations advice (excluding lobbying), business development, project monitoring, and support to ensure proper execution and funding of airport modernization and economic development projects (1/19/2022–11/18/2022)	96,670.00
Aviation Managing & Consulting	Washington Warren Airport Authority approved a \$25,000 exemplary performance bonus to be paid to Earl Malpass, Airport Director, in recognition of efforts beyond his defined day to day operational responsibilities	25,000.00
Holscher, Edwards & Hill P.A.	Legal services – Lilley property, title and legislation review	1,920.00
Holscher, Edwards & Hill P.A.	Legal services – Lilley land purchase and closing	6,578.00
Holscher, Edwards & Hill P.A.	Legal services – title opinion review	227.50
Holscher, Edwards & Hill P.A.	Legal services – Moore property, easements, FEDDATA	3,380.00
Holscher, Edwards & Hill P.A.	Legal services – Moore property file review	1,007.50
Holscher, Edwards & Hill P.A.	Legal services – surveys, deannexation, Moore property	1,222.50
Holscher, Edwards & Hill P.A.	Legal services – Moore acquisition	1,332.50
Holscher, Edwards & Hill P.A.	Legal services – Moore property	1,592.50
Holscher, Edwards & Hill P.A.	Legal services – Moore property closing issues	1,462.50
Holscher, Edwards & Hill P.A.	Legal services – Moore property	1,105.00
Holscher, Edwards & Hill P.A.	Legal services – property purchases	325.00
Holscher, Edwards & Hill P.A.	Legal services – airport industrial park	292.50
Holscher, Edwards & Hill P.A.	Legal services – easements, FEDDATA review	1,007.00
Holscher, Edwards & Hill P.A.	Legal services – deannexation, airport matters	802.50
Flying Moose, Inc.	Contract owner's representative	12,000.00
Fox Rothschild, LLP	Reviewing and revising draft agreements and lease documents, analyzing liability and indemnification provisions, reviewing and revising an operations manual, and advising on authorizations and regulatory requirements	7,000.00
Daniel Dahlman - Northwood Group	Provided and installed video conferencing and computer equipment, including a Logitech video conferencing system and Dell OptiPlex micro computer, with setup, configuration, and software installation.	3,055.25
Daniel Dahlman - Northwood Group	Provided a Latitude 3420 laptop and performed setup and configuration services.	1,334.71
Daniel Dahlman - Northwood Group	Provided conference room audio-visual equipment and accessories, Office 365 subscription, and performed conference room audio-visual setup and configuration.	352.52
The SoundSide Group Inc	Dell latitude 3520 Microsoft Office -perpetual license	1,905.00
Thomson TV Co	Battery	11.81
Costal Shutters & Blinds	3*1/2 Real wood plantation shutters (arch)	1,690.60

Amazon	EEI-757-BLK Articulate Ergonomic Mesh Office Chair (Black)	140.91
Amazon	Bush Business Furniture Echo Bow Front Desk, 60W, Modern Gray	317.92
Amazon	Astrobrights Mega Collection Colored Paper (Frosty, 5-color, 625 sheets); Acrylic Sign Holder-Horizontal 7x5 T-shaped Desktop Display; Sauder Costa Lateral File (Chalked Chestnut)	230.41
Amazon	Bonsai Paper Shredder, 18-Sheet 60-Min Heavy Duty Cross-Cut with 6 Gallon Pullout Basket & 4 Casters (Anti-Jam)	148.80
Amazon	(8 Pack) Lined Sticky Notes 4x4 Bright Stickies; 65W/45W Laptop Charger for Dell Latitude 3420/3520/3320	24.14
Airport Manager	Travel to Pinehurst	827.41
H2Os Consulting, LLC	Mtg to discuss projects	75.00
H2Os Consulting, LLC	Conference Call w/ engineers	75.00
H2Os Consulting, LLC	Mtg @ Rivers for Industrial Park	225.00
H2Os Consulting, LLC	Meeting w/ Josh @ Airport	75.00
H2Os Consulting, LLC	Reviewing Industrial Park Plans	150.00
Office Depot	Printing calculator (EL-1197P); paper rolls 2-1/4 x 130 single ply	98.58
Office Depot	Calculator spool (Dataproducts Universal C-Wind calculator spool)	6.38
Office Depot / Office Max	Spiral-bound books; copies/flyers printing	131.10
	Total—Administrative & Legal	173,800.54

Appendix A-11: Other Projects—\$231k

Project	Vendor	Description	Amount (\$)	Project Cost
Master Planning	Metcon	Preconstruction Fee	131,250.00	
Master Planning	Metcon	CO #1 Groundbreaking Cere	1,961.08	133,211.08
(ILS) Lidar Survey & Obstruction Analysis	Talbert & Bright	Coordination Services	16,870.00	
(ILS) Lidar Survey & Obstruction Analysis	Talbert & Bright	Subconsultant Services Markup	3,000.00	
(ILS) Lidar Survey & Obstruction Analysis	Talbert & Bright	LiDAR Survey & Obstruction Analysis	30,875.00	50,745.00
(LA) Land Acquisition fees- 107 Acres	Andy Piner & Associates	Appraisal Report	2,000.00	
(LA) Land Acquisition fees- 107 Acres	Mid Atlantic Associates, Inc.	Phase I Environmental Site Assessment	2,500.00	
(LA) Land Acquisition fees- 107 Acres	Metcon	CM Contingency	662.00	
(LA) Land Acquisition fees- 107 Acres	Metcon	Procure Services	44.00	
(LA) Land Acquisition fees- 107 Acres	Metcon	Insurance	552.00	
(LA) Land Acquisition fees- 107 Acres	Metcon	Overhead	1,875.10	
(LA) Land Acquisition fees- 107 Acres	Metcon	Design Services	34,944.63	42,577.73
(LA) Land Acquisition fees - 36 Acres	Andy Piner & Associates	Appraisal Report	2,000.00	
(LA) Land Acquisition fees - 36 Acres	Mid Atlantic Associates, Inc.	Phase I Environmental Site Assessment	2,500.00	
(LA) Land Acquisition fees - 36 Acres	Sorrell Land Surveying, Inc.	Boundary Survey	3,800.00	8,300.00
		Total—Miscellaneous		234,833.81

Appendix A-12: Land Costs—\$2.16 Million

Property Identification Number	Acreage	Package Sell Price (\$)	Closing cost (\$)	Total (\$)
5676-67-5967	107.56	1,650,000.00	6,241.26	1,656,241.26
5686-15-8530	36.76	500,000.00	7,873.59	507,873.59
Total	144.32	2,150,000.00	14,114.85	2,164,114.85

Appendix B-1: North GA and Drone Pad — \$1.21 Million (In Progress)
Budget \$4,769,210; Other Funding Source: \$585,000

Note: Budget amounts represent the estimated portion of the \$13.5 million grant required to complete projects in progress. Projects may also be partially funded by other funding sources, as reflected in the tables.

Vendor	Description	Amount (\$)
AR Chesson	Borrow Embankment	216,281.40
AR Chesson	Temporary Construction Rems	190,403.46
AR Chesson	Unclassified Excavation	188,352.90
AR Chesson	Closing and Grubbing	84,521.88
AR Chesson	CORP BX HNGR SURVEYING	50,131.00
AR Chesson	Galvanized Chain Link Fence, with 3-Strand Barbed Wire	30,805.84
AR Chesson	Mobilization	26,532.85
AR Chesson	Relocate Existing Medium Intensity LED Taxiway Light	26,445.00
AR Chesson	CORP BOX HANGAR HNGR DR	22,978.00
AR Chesson	Medium intensity LED Taxiway Light, Type L-861T(L), Base Mounted, Including Ground and Connectors, Installed	16,770.00
AR Chesson	15 Inch Reinforced Concrete Pipe (Class II0)	11,352.00
AR Chesson	Concrete Encased Electrical Duet Bank, 1-Way, 2" Split Duct PVC	11,287.50
AR Chesson	30 Inch Reinforced Concrete Pipo (Class II0)	10,449.60
AR Chesson	Medium Intensity LED Taxiway Light, Type L-861T (L), Stake Mounted, Including GroundRod and Connectors, Installed	9,675.00
AR Chesson	Permit, Plan Review, Tap and Miscellaneous fees	8,062.50
AR Chesson	Undercut Excavation	6,460.19
AR Chesson	Temporary Silt Fence - Installation and Removal	6,392.10
AR Chesson	Concrete Encased Electrical Duct Bank, 1. 1-Way,2" PVC	3,763.00
AR Chesson	30 Inch Flared End Section	2,687.50
AR Chesson	L-524C Underground Cable, 1/C, No. B. AWG,5kV, Type C, Installed in Trench, Conduit or Duct Bank	2,616.55
AR Chesson	Trenching for Direct Buried Cable	2,414.45
AR Chesson	Temporary Compost Sock	1,016.40
AR Chesson	Solid Bare Copper Counterpoise Wire, No, 6AWG Installed in Trench or Above Duct Bank, Including Ground Rods and Connectors, Installed	710.60
AR Chesson	Temporary Drop Inlets Protection	645.00
AR Chesson	Temporary Rock Pipe Inlet Protection	430.00
AR Chesson	Counterpoise Trench	387.60
AR Chesson	B.UNIT T-HANGER - M	49,878.00
AR Chesson	Retainage	(49,072.52)
Talbert & Bright	Grant Administration	5,842.50

Talbert & Bright	Design	50,910.50
Talbert & Bright	Bidding	13,720.00
Talbert & Bright	Environmental Documentation	4,342.50
Talbert & Bright	Subconsultant Services Markup	18,000.00
Talbert & Bright	Architectural, Mechanical, Plumbing & Electrical	107,545.00
Talbert & Bright	Electrical Design for T-Hangar	9,620.00
Talbert & Bright	Water & Sewer Design, Bidding & Permitting	70,500.00
Talbert & Bright	Allowance - Stormwater Permitting Fee	505.00
Talbert & Bright	Allowance - Legal Advertisement	874.40
Talbert & Bright	Grant Administration	6,942.60
Talbert & Bright	Construction Administration	57,420.00
Talbert & Bright	Subconsultant Services Markup	3,250.00
Talbert & Bright	AMPE Construction Admin - Box Hangar	13,341.44
Talbert & Bright	Electrical Engineering	2,182.00
Talbert & Bright	Add'l Construction Administration	573.20
Talbert & Bright	Subconsultant Services Markup	2,160.00
Talbert & Bright	Final Design for Springs Road Loop	5,580.00
Talbert & Bright	Water & Sewer Construction Administration	8,560.05
Talbert & Bright	Water & Sewer Resident Project Representative	1,880.40
Talbert & Bright	QA Testing	6,495.64
Talbert & Bright	Springs Road Loop Add'l Topographic Survey	6,727.63
Talbert & Bright	Permit Fees	2,391.22
Talbert & Bright	Project Formulation	5,040.00
Talbert & Bright	Grant Administration	307.50
Talbert & Bright	Design	2,679.50
Talbert & Bright	Environmental Documentation	1,447.50
American Aviation Professionals Inc.	Independent fee estimate to review estimated costs associated with North General Aviation hangars and drone pad.	4,000.00
NCDEQ	T-Hangar water main extension	300.00
	Total—North GA & Drone Pad	1,345,516.39
	Paid by Airport Infrastructure Grant	130,882.17
	Paid by the \$13.5 Million Grant	1,214,634.22

Appendix B-2: Land Acquisition and Associated Costs—\$1.06 Million

Vendor	Description	Amount (\$)
Land Owner	Contract Sales Price (60 acres)	1,020,000.00
Holscher, Edwards & Hil, PA	Closing Fee	2,250.00
Statewide Tife, Inc.	Title Insurance	1,731.80
Beaufort County Tax Collector	Recording Fees:	26.00
Beaufort County Tax Collector	Record Survey	21.00
N/A	Deposit	(10,000.00)
N/A	County Taxes	(281.38)
Sorrell Land Surveying	Survey	4,900.00
Mid-Atlantic Associates, Inc.	Environmental Services Ph il	8,887.50
Andy Piner Associates , LLC	Appraisal Report	1,500.00
Andy Piner Associates , LLC	Appraisal Report	1,250.00
Holscher, Edwards & Hil, PA	Real estate closing disbursement refund to City of Washington	(20.85)
Holscher, Edwards & Hil, PA	Legal services related to land acquisition : review files, emails, closing and title matters	422.50
Holscher, Edwards & Hil, PA	Post closing legal services: review file, binder, and final title certificate	195.00
Holscher, Edwards & Hil, PA	Legal services related to land acquisition, appropriations file review.	520.00
Holscher, Edwards & Hil, PA	Legal services for airport land acquisition : contract review, title work, closing coordination, and disbursements	1,355.00
Holscher, Edwards & Hil, PA	Legal services for land purchase including ESA review, contract review, and closing coordination	2,132.50
Holscher, Edwards & Hil, PA	Legal services for land acquisition: appraisal review, HUD and closing documents, and closing oversight	3,933.75
Hopkins Consulting and Review, LLC	Real property appraisal review	2,000.00
Mid-Atlantic Associates, Inc.	10000 Phase I ESA	2,500.00
Mid-Atlantic Associates, Inc.	Environmental services related to a Phase II investigation after a Recognized Environmental Condition (REC) was found during the Phase I study. Services include Phase II report preparation, cost for laboratory analysis, cost for travel mileage and field supplies; project management.	1,820.94
Shackleford & Associates	Appraisal Report	2,500.00
Talbert & Bright	Project development	2,280.00
Talbert & Bright	Environmental documentation	8,330.00
	Total—60 acres land	1,058,253.76

Appendix B-3: Airfield Drainage Phase II— \$179.1k (In Progress)

Budget: \$227,365; Other Funding Source: \$2,628,000

Vendor	Description	Amount (\$)
S.T. Wooten Corporation	Temporary Sod Drop Inlet Protection	13,965.00
S.T. Wooten Corporation	Mobilization	151,020.00
S.T. Wooten Corporation	Temporary Construction Items	153,265.00
S.T. Wooten Corporation	Storm Drain Inlet Removal	19,328.00
S.T. Wooten Corporation	Storm Drain Pipe Removal	136,077.50
S.T. Wooten Corporation	Unclassified Excavation	267,747.32
S.T. Wooten Corporation	15" RCP (Class 8)	326,399.40
S.T. Wooten Corporation	18" RCP (Class 1)	182,608.50
S.T. Wooten Corporation	Post Installation Pipe Inspection Video and Report	19,762.50
S.T. Wooten Corporation	Precast Concrete S' Diameter Manhole (NCDOT)	44,805.00
S.T. Wooten Corporation	Precast Concrete T' Diameter Manhole (NCDOT)	14,055.00
S.T. Wooten Corporation	Precast Concrete 8' Diameter Manhole (NCDOT)	20,681.00
S.T. Wooten Corporation	Traffic Bearing Grated Drop Inlet (NGDOT Std. Dwg B40.35)	111,300.00
S.T. Wooten Corporation	Concrete Vea Ditch	116,660.40
S.T. Wooten Corporation	Seeding	48,193.86
S.T. Wooten Corporation	Watering	61.20
S.T. Wooten Corporation	Mulching	2,370.00
S.T. Wooten Corporation	30" RCP (Class III)	57,150.00
S.T. Wooten Corporation	Concrete Pipe Collar for 30" Pipe (NCDOT 840.72)	9,810.00
S.T. Wooten Corporation	Hydro-Mulching	36,210.98
S.T. Wooten Corporation	Mobilization for Ditch Clean-Out	800.00
S.T. Wooten Corporation	Clean Out Airfield Ditch-Approx. 1600 LF	6,000.00
S.T. Wooten Corporation	Wattles for Drop Inlet Protection	12,480.00
S.T. Wooten Corporation	Retainage	(87,537.00)
Talbert & Bright	Bidding (A-105)	27,640.00
Talbert & Bright	Allowance - Legal Advertisement (A-105)	652.00
Talbert & Bright	Grant Administration	7,012.50
Talbert & Bright	Construction Administration	80,586.00
Talbert & Bright	Subconsultant Services Markup	1,440.00
Talbert & Bright	QA Testing	10,778.60
	Total— Airfield Drainage Phase II	1,791,322.76
	Paid by NCDOT Grant No. 36244.51.13.2	1,612,190.48
	Paid by the \$13.5 Million Grant	179,132.28

Per the Airport's response dated March 26, 2026, a total of \$1,791,322.76 in expenditures was reported for the Airfield Drainage Phase II project. Of this amount, 90% (\$1,612,190.48) was paid using NCDOT Grant No. 36244.51.13.2, and the remaining 10% (\$179,132.28) was paid using the \$13.5 million grant.

Appendix B-4: Other Projects

Project	Vendor	Description	Amount (\$)	Project Budget (\$)
Industrial Park Design	Talbert & Bright	Grant Administration	525.00	
Industrial Park Design	Talbert & Bright	Coordination of Subconsultant Services	5,030.40	
Industrial Park Design	Talbert & Bright	Subconsultant Services Markup	880.00	
Industrial Park Design	Talbert & Bright	Final Design & Add'l Surveying	9,240.00	
Industrial Park Design	Talbert & Bright	Environmental Permitting	-	
Industrial Park Design	Talbert & Bright	Subsurface Investigation	18,720.00	
Total—Industrial Park Design			34,395.40	2,604,289.00
Fuel Farm Refurbish	Advanced Electrical Service, Inc.	Jet fuel pump and motor replacement- verify wiring - reconnect motor ...- replace flexible conduit and connectors	423.00	
Fuel Farm Refurbish	Advanced Electrical Service, Inc.	Labor 10/23/2024 Labor 10/28/2024 Cutler Hammer BR Series 2 pole 60 amp Breaker --- SHUNT TRIP 4x4 Blank box cover #12x1 Screw State & Local Sales Tax	436.93	
Fuel Farm Refurbish	Titan Aviation Fuels	EASTERN AVIATION ARINVOICES 04531	12,232.10	
Total —Fuel Farm Refurbish			13,092.03	

The budgets included in Appendices B-1 through B-4 are summarized from information available as of the date of this review. Project budgets may be revised during project implementation and may change significantly depending on funding availability.

Appendix C: AV-109 Proposed Directed Funding Projects Form



Form: AV-109 PROPOSED DIRECTED FUNDING PROJECTS

FUNDED BY:

<input type="checkbox"/> State Capital and Infrastructure Funds (SCIF)	<input type="checkbox"/> NC Airport Improvement (NCAIP) Funds
<input type="checkbox"/> General Aviation Legislative (GAL) Funds	<input checked="" type="checkbox"/> Transportation Reserve Program (TRP) Funds

PLANNED PROJECTS: Please provide in the table below a complete list of all projects planned for your appropriation.

Airport Name: Washington - Warren Airport WBS #: 36244.51.13.1 Date: 3/31/2025

1. Is project scope changing? No
2. If "yes", what change # is this?
3. Has this change been discussed with the legislator that supported funding? No
4. Report for SFY Quarter Ending Date: Q2-2024

Project Title	Project Description	Estimated Cost of Directed Funds Proposed for this Project (\$00,000,000)	Other Project Funding Sources, if any (\$ Federal, State, Local or Other)	Estimated Start Date (MM/YYYY)	Estimated End Date (MM/YYYY)
Taxiway and Apron	Environmental Documentation and Design for new Taxiway D and Apron#1 Apron near Runway 5-End	\$700,000		06/2024	06/2025
Hangar Development	Design and Construction of facilities, aprons, access road and hangars	\$4,800,000		04/2024	06/2027
Airport Building Improvements	Design and Construction for improvements to existing airport buildings and hangars	\$1,200,000		06/2024	12/2025
Runway Improvements	Design and Construction Improvements to Runway 17-35 Pavement Surface to improve operational safety	\$2,000,000		06/2024	12/2025
Aerospace Industrial Park Improvements	Environmental Documentation, Design and Construction of improvements including parking, drainage, site prep, etc. for Aerospace Industrial Park Area	\$2,604,289		06/2024	06/2027
Land Acquisition	Purchase 80 acres for Aerospace Industrial Park, and protecting border with Airport	\$1,058,410		01/2024	05/2024



Form: AV-109 PROPOSED DIRECTED FUNDING PROJECTS

FUNDED BY:

<input type="checkbox"/> State Capital and Infrastructure Funds (SCIF)	<input type="checkbox"/> NC Airport Improvement (NCAIP) Funds
<input type="checkbox"/> General Aviation Legislative (GAL) Funds	<input checked="" type="checkbox"/> Transportation Reserve Program (TRP) Funds

PLANNED PROJECTS: Please provide in the table below a complete list of all projects planned for your appropriation.

Airport Name: Washington - Warren Airport WBS #: 36244.51.13.1 Date: 3/31/2025

1. Is project scope changing? No
2. If "yes", what change # is this?
3. Has this change been discussed with the legislator that supported funding? No
4. Report for SFY Quarter Ending Date: Q2-2024

Project Title	Project Description	Estimated Cost of Directed Funds Proposed for this Project (\$00,000,000)	Other Project Funding Sources, if any (\$ Federal, State, Local or Other)	Estimated Start Date (MM/YYYY)	Estimated End Date (MM/YYYY)
ALP Update	Includes updating the Airport Layout Plan, preparing a narrative report and completing the required 18B Survey	\$45,301	\$410,059	07/2024	07/2025
Airfield Drainage Phase 2	Construction phase of the project designed to remove 80 year old drainage system and install new drainage system in critical areas between Runway 17-35 and 5-21	\$292,000	\$2,628,000	09/2024	06/2025
Fuel Farm Refurbishment	Replacement of existing pumps, motors, filters, improvements to piping to provide a properly functioning system.	\$400,000		09/2024	03/2025
Localizer Refurbishment	Refurbishment of the existing localizer equipment that is old and in need of replacement equipment	\$400,000		09/2024	03/2025

The form was provided by the City.

This form shows the initial proposed budget and provides a high-level overview of the \$13.5 million project at the outset.

The budgets for individual projects may be revised during the course of the project and may change significantly depending on fund availability.

Appendix D: STEM Building—Information Provided by the City’s Attorney on March 17, 2026

Former (Old) STEM Building – Ownership

The former STEM facility was constructed on City-owned airport property under a ground site lease between the City of Washington and the Beaufort County Police Activities League (PAL), later renamed Inner Banks STEM Center (IBSC).

Under both the First Lease (2016) and the Second Lease (2021), the lease terms required that upon termination, all improvements—including the facility—would revert to the City.

On November 4, 2024, the City Council approved a Facility Ground Site Lease Termination Agreement, which terminated the Second Lease. As a result, the improvements, including the former STEM facility, reverted to the City.

The City “did not acquire” the facility through purchase; rather, ownership reverted to the City pursuant to the lease terms.

The City of Washington owns the former STEM building.

New STEM Building – Ownership

On February 10, 2025, the City Council approved a Third Ground Site Lease allowing IBSC to construct a new youth educational STEM facility on different City-owned airport property.

The Third Lease requires IBSC to construct the facility and provides:

- An initial 10-year term, with two automatic 10-year renewals, and
- That upon termination, all improvements—including the new facility—will revert to the City.

During the term of the Third Lease, IBSC may temporarily “own” the improvements, but:

- IBSC cannot sell, assign, or remove the facility without the City’s consent, and
- The City will own the facility when the lease terminates.

Up to \$800,000 of a \$ 20 million legislative appropriation to the City was authorized for qualifying construction expenditures, but all invoices were subject to City and funding-agency approval.

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Ordering Information

Copies of this report may be obtained by contacting:



Office of the State Auditor
State of North Carolina
20601 Mail Service Center
Raleigh, North Carolina 27699

Telephone: 919-807-7500
Fax: 919-807-7647
Internet: www.auditor.nc.gov

**To report alleged incidents of fraud, waste or abuse in state government
contact the Office of the State Auditor's Tipline:**

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Internet: www.auditor.nc.gov/about-us/state-auditors-tipline

NOTE: OSA maintains strict confidentiality when handling personally identifiable and other sensitive information in accordance with State and federal law. OSA takes all necessary precautions to ensure that sensitive information is not compromised or improperly shared. This special report is based on the limited information available to OSA during our investigation and is not exhaustive. This report does not constitute an audit or attestation engagement conducted in accordance with generally accepted government auditing standards.