

Entity Information

Owner	Lisa Nicholas	Record Type	Public Infrastructure
Proposal Name	INF-08130	Proposal Status	Proposed
Name of Entity ⓘ	Titusville-Cocoa Airport Authority	Stage ⓘ	Proposed
FEIN	[REDACTED]		
Contact	Lisa Nicholas		
Secondary Contact Name	Christina Kinard		
Second Contact Title	Deputy Director of Finance & Administration		
Second Contact Phone	321-267-8780		
Azure Folder Name	INF-08130a9G8y0000000CBL		
County	Brevard		
RAO ⓘ	No		
Permits Secured	No		

Program Requirements

Detailed Description

The proposed infrastructure project provides for the construction of the first phase of a new extension of Challenger Avenue at Space Coast Regional Airport, which will be known as the Space Coast Regional Spaceport Access Roadway.

A common- and public-use improvement infrastructure project, the 3,200-foot asphalt roadway extension with utilities will connect the southwest quadrant of the Airport property to Grissom Parkway and will be situated within the Titusville-Cocoa Airport Authority's designated Spaceport territory. The entire Project consists of designing, permitting, and constructing new roadway infrastructure, utility modifications, and master stormwater facilities. Furthermore, it will foster the development of commercial ventures within the Spaceport territory by establishing access to

buildable and viable property for commercial space-industry use, as well as the ability for heavy-load transportation from our Spaceport to-and-from Cape Canaveral Spaceport, the Kennedy Space Center, and numerous local transportation networks, including SR 405 (which encompasses the NASA Causeway), SR 407, SR 528, I-95, SR 520, and US Highway 1.

One of these commercial ventures, Space Coast Innovation Park (SCIP), is expanding the region's already-established North Brevard Industrial Park. A three-phased project, SCIP is planning to construct up to five new state-of-the-art facilities, which will provide for just shy of 1.4 million square feet of usable and flexible space. Because of its strategic location, SCIP is in contention to become Brevard County's gateway for aerospace and defense manufacturing, logistics, operations, and research and development. Although the SCIP project is funded substantially through private equity, it will benefit from the first phase of the new roadway extension.

Specifically, the infrastructure Project entails:

- o Design and Engineering (90% completion)

 - Drawings, specifications, and calculations

 - Environmental studies and permitting

 - Surveys and geotechnical investigations

- o Construction

 - Roadway construction and improvements

 - Land clearing, excavation, fill, and grading activities

 - Installation of utilities

 - Construction of stormwater management systems (swales, ponds, culverts, etc.)

 - Roadway lighting, signage, and pavement markings

Ultimately, the new extension, which is designed to be a collector standard roadway, will bifurcate SCIP and provide for a second entrance for ingress and egress of employees, deliveries, and clients/visitors of the Airport, SCIP, and other tenants. The road will also provide access to approximately 100 acres of Airport-owned land and is expected to accelerate the development of pad-ready sites for target industries within the business park. The lack of such sites has been an unfortunate deterrent to commercial development in this area. Incorporating the roadway extension will facilitate future development of the west and south quadrants of the Airport property. The design work and permitting are 90% completed, and this shovel-ready project will be competitively bid.

Location

The extension of the roadway will be located in Brevard County between Grissom Parkway and Perimeter Road in the general location depicted below. It is proximate to the I-95 interchange and SR 407 and highlights convenient access to U.S. Highway 1 and SR 405, which includes the NASA Causeway Bridge that connects to the Kennedy Space Center.

Public Use or Benefit Public

Yes

Benefits a Single Entity

No

Is the Infrastructure Currently Own by the Public

Yes

Property Owner

Titusville-Cocoa Airport Authority

Future Land & Zoning

M-2, Industrial, per the City of Titusville Land Development Regulations

Description of Econ Benefits

The first phase of the Challenger Avenue extension will provide public use of and access to approximately 100 acres of Airport-owned land and will facilitate the development of additional pad-ready sites for target industries within Space Coast Innovation Park. Phases 1 and 2 of SCIP will include more than 1.01 million square feet of functional space, with Phase 1 encompassing 639,040 square feet, and Phase 2 including 370,990 square feet.

SCIP has the potential to create 1,000 new, high-tech, space-related employment opportunities with business lines to include manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on particular tenant needs.

With the cost of launches declining, the new space and lunar economy is expected to generate over \$1 trillion in annual sales by 2040.

The Economic Development Commission of Florida's Space Coast (EDC) is in active discussions with a minimum of three commercial companies that need to expand their facilities, and they have expressed a preference to expand within SCIP. The construction of this roadway extension will

facilitate an opportunity for the creation of pad-ready sites and the potential for turnkey facilities for future expansion of target industries.

The proposed public infrastructure project will promote:

o Economic recovery in specific regions of the state

When the cessation of the Space Shuttle Program occurred in 2010, the economy in North Brevard County experienced tremendous decline. Since that time, economic conditions have begun to rebound, and Titusville and North Brevard are experiencing tempered growth. With the construction of the Space Coast Regional Spaceport Access Roadway, opportunities for the location of numerous companies within the Spaceport territory will abound.

o Economic enhancement of a Targeted Industry

The development of Space Coast Innovation Park (SCIP), a three-phased project, the first two phases of which will provide over 1.01 million square feet of space for manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on individual tenant needs, will result in considerable job creation and is envisioned to attract employers in the following targeted industries:

Manufacturing (31-33)

Machinery Manufacturing (333)

Computer and Electronic Product Manufacturing (334)

Electrical Equipment, Appliance, and Component Manufacturing (335)

Transportation Equipment Manufacturing (336)

Miscellaneous Manufacturing (339)

Global Logistics & Trade

Transportation and Warehousing (48-49)

Information Technology

Telecommunications (517)

Data Processing, Hosting & Related Services (518)

Other Information Services (519)

Professional, Scientific & Technical Services (54)

Corporate Headquarters

Management of Companies and Enterprises (55)

Other

Education Services (611)

Space Research & Technology (927)

o Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.

It is anticipated that the development of Space Coast Innovation Park could result in the creation of up to 1,000 new opportunities for employment in commercial lines such as manufacturing,

distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on individual tenant needs. The developer is currently aggressively marketing the property availability to and has been in discussions with numerous aerospace-related companies.

Space Coast Innovation Park is not the only party interested in locating in this area, however. Without violating nondisclosure agreements, Airport staff has spoken directly with companies, as well as with companies through the Space Coast EDC, that are interested in locating in this same vicinity that would bring between 200 and 1,000 jobs along with sizeable capital expenditures.

Program Specifics

Project Ready to Commence

Yes

Proposed start Date

10/1/2024

Proposed duration

540 days

Permits Needed

St. Johns River Water Management District; City of Titusville; Brevard County

Permits Details

Permitting is in process; permits will be secured prior to placing the project out to public bid, which is anticipated to occur in July 2024

Amendment Needed

No

Does This Project Have a Local Match

No

Detailed Budget Narrative

Please see detailed construction budget in the Supporting Documents section

Program Budget

Requested Total

\$5,834,944.25

Source - City / County

\$460,520.00

Source – Private

\$0.00

Source – Other

\$3,475,250.00

Source – other details

Space Florida (construction)

Source – Total

\$3,935,770

Cost – Construction

\$9,310,714.25

Cost – Reconstruction

\$0.00

Cost - Design and Engineering

\$460,000.00

Cost - Land Acquisition

\$0.00

Cost - Land Improvement

\$0.00

Cost – Other

\$0.00

Cost – Total

\$9,770,714

∨ Approvals and Authority

Authorized signatory on Board's behalf ⓘ
n/a



Attestation Name of Entity ⓘ
Titusville-Cocoa Airport Authority

Approvals Needed ⓘ
Approval/grant acceptance by the Titusville-Cocoa Airport Authority Board of Directors



Attestation Name and Title of Auth Rep ⓘ
Kevin Daugherty, AAE, Director of Airports & Spaceport

Meeting Schedule ⓘ
Regular Board meetings occur on the third Thursday of each month



Attestation Representative Signature ⓘ
Kevin Daugherty

Meeting Notice Days ⓘ
Yes; reasonable notice per Florida Statute



Attestation Signature Date ⓘ
3/27/2024

Authority Proof ⓘ



Challenger Avenue Extension (Phase 1)

The Titusville-Cocoa Airport Authority entered into a long-term ground lease agreement with a tenant, Space Coast Innovation Park (SCIP), for 450 acres of unimproved property on the west side of Space Coast Regional Airport. As the first portion of a three-phased development, SCIP will be constructing over 1.1 million square feet of state-of-the-art, industrial Class-A facilities for new aerospace companies in North Brevard County.

Having completed all Phase 1 engineering and also receiving their site-plan permit approval from the City of Titusville and the St. Johns River Water Management District, SCIP anticipates breaking ground on Phase 1 within the next six months.

As part of the Authority's obligations under the ground lease agreement, a common-use roadway, which will be known as Challenger Avenue Extension, must be instituted. In order to ensure tenant access to their leaseholds in Phase(s) 1, 2, and 3 East, associated infrastructure improvements must also be completed.

In 2023, the Authority received funding assistance in the amount of \$460,000 from the North Brevard Economic Development Zone in order to complete engineering and permitting for the roadway. The design portion of the project is currently underway and will be ready for public bid this summer.

The Challenger Avenue Extension will provide critical access for heavy-load transportation to Exploration Spaceport, KSC, I-95 and SR 407/SR 528. In addition, it ensures necessary utility improvements to support development of the licensed Spaceport within the Spaceport Territory.

For construction, the total cost of the project is estimated to be \$9.3 million. Space Florida has appropriated \$3.5 million. Therefore, the Airport Authority would respectfully request \$5.9 million in funding assistance to cover the remaining cost of construction.

A. Provide a detailed description of the public infrastructure improvements

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Specifically, the infrastructure Project entails:

- Design and Engineering (90% completion)
 - Drawings, specifications, and calculations
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B. Provide the location of the public infrastructure project, including the county and the physical address

The extension of the roadway will be located in Brevard County between Grissom Parkway and Perimeter Road in the general location depicted below. It is proximate to the I-95 interchange and SR 407 and highlights convenient access to U.S. Highway 1 and SR 405, which includes the NASA Causeway Bridge that connects to the Kennedy Space Center.



C. Is this infrastructure currently owned by the public?

Yes; the property is owned by the Titusville-Cocoa Airport Authority, a special taxing district authorized by the Florida Legislature and Florida Statute.

D. Provide the name of the current property owner.

Titusville-Cocoa Airport Authority.

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes. The construction of the \$6.95 million Infrastructure Project is being partially funded by a grant from Space Florida/FDOT. Space Florida has determined that the construction project is not only consistent with, but also advances, Space Florida's purpose and mission to promote aerospace business development. Moreover, the access that will be provided by the extension of Challenger Avenue and the enhancement of the surrounding infrastructure will serve as a considerable incentive to new corporations locating within the Spaceport territory. The augmented tax revenue will result in a sizeable benefit to the residents of Brevard County.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

No. The extension of Challenger Avenue at Space Coast Regional Airport will benefit all of Brevard County and, ultimately, the entire State of Florida, by ensuring enhanced transportation access in the immediate vicinity for new commercial ventures locating at Space Coast Regional Airport and within the Spaceport territory. In order for these companies to be successful, and to eventually contribute to and supplement the tax base of Brevard County, the first phase of the extension of Challenger Avenue is critical.

G. Provide a detailed description of and quantitative evidence demonstrating the impact that the proposed public infrastructure project will have

The first phase of the Challenger Avenue extension will provide public use of and access to approximately 100 acres of Airport-owned land and will facilitate the development of additional pad-ready sites for target industries within Space Coast Innovation Park. Phases 1 and 2 of SCIP will include more than 1.01 million square feet of functional space, with Phase 1 encompassing 639,040 square feet, and Phase 2 including 370,990 square feet.

SCIP has the potential to create 1,000 new, high-tech, space-related employment opportunities with business lines to include manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on particular tenant needs.

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The proposed public infrastructure project will promote:

- **Economic recovery in specific regions of the state**
When the cessation of the Space Shuttle Program occurred in 2010, the economy in North Brevard County experienced tremendous decline. Since that time, economic conditions have begun to rebound, and Titusville and North Brevard are experiencing tempered growth. With the construction of the Space Coast Regional Spaceport Access Roadway, opportunities for the location of numerous companies within the Spaceport territory will abound.

- **Economic enhancement of a Targeted Industry**
The development of Space Coast Innovation Park (SCIP), a three-phased project, the first two phases of which will provide over 1.01 million square feet of space for manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on individual tenant needs, will result in considerable job creation and is envisioned to attract employers in the following targeted industries:

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- **Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.**

It is anticipated that the development of Space Coast Innovation Park could result in the creation of up to 1,000 new opportunities for employment in commercial lines such as manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on individual tenant needs. The developer is currently aggressively marketing the property availability to and has been in discussions with numerous aerospace-related companies.

Space Coast Innovation Park is not the only party interested in locating in this area, however. Without violating nondisclosure agreements, Airport staff has spoken directly with companies, as well as with companies through the Space Coast EDC, that are interested in locating in this same vicinity that would bring between 200 and 1,000 jobs along with sizeable capital expenditures.

- **Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.**

In an effort to advance a public-private development project, which has obtained city approval for its Phase 1 site plan, the Titusville-Cocoa Airport Authority has submitted this Public Infrastructure proposal for funding for a construction project that will extend an integral airport roadway, Challenger Avenue, to State Road 407. This development, Space Coast Innovation Park (SCIP), is a three-phased project, the first two phases of which will provide over 1.01 million square feet of space for manufacturing, distribution, incubators, research and development, warehousing, and various other industrial and commercial uses based on individual tenant needs. The Melbourne-based developer, Key Group, has been a committed partner, having already invested \$2 million in private capital and entering into a long-term ground lease agreement with the Airport Authority, which demonstrates the essence of a genuine public-private partnership.

For North Brevard – and all of Brevard County – this is a catalyst project. Aerospace companies are seeking to relocate their operations to be proximate to the Kennedy Space Center, but a deficiency in available turnkey facilities is an unfortunate deterrent. And, in order for SCIP and other proposed developments in the area to be successful, the extension of Challenger Avenue is critical.

Undoubtedly, SCIP will incite numerous additional commercial and industrial developments in the vicinity that will benefit Brevard County in its totality and, ultimately, the entire State of Florida. There are limitless possibilities regarding the jobs that will be created and the number of companies that will locate in this area, which contains abundant available land that is prime for development. Still, to ensure that realization, extension of Challenger Avenue is a requisite initial step.

**SPACE COAST REGIONAL AIRPORT (TIX)
CHALLENGER AVE EXTENSION PROJECT
90% DESIGN COST ESTIMATE**

February 1, 2024



CONSTRUCTION

No.	Pay Item	Description	Unit	Quantity	Unit Price	Total
1	101-1	MOBILIZATION	LS	1	\$ 800,000.00	\$ 800,000.00
2	102-1	MAINTENANCE OF TRAFFIC	LS	1	\$ 530,000.00	\$ 530,000.00
3	104-10-3	SEDIMENT BARRIER	LF	9,446	\$ 3.00	\$ 28,338.00
4	110-1-1	CLEARING & GRUBBING	LS	1	\$ 450,000.00	\$ 450,000.00
5	120-1	REGULAR EXCAVATION	CY	27,339	\$ 8.00	\$ 218,712.00
6	120-6	EMBANKMENT	CY	2,733	\$ 13.00	\$ 35,529.00
7	160-4	TYPE B STABILIZATION	SY	28,806	\$ 20.00	\$ 576,120.00
8	285-701	OPTIONAL BASE GROUP 01	SY	7,661	\$ 26.00	\$ 199,186.00
9	285-709	OPTIONAL BASE GROUP 09	SY	21,498	\$ 35.00	\$ 752,430.00
10	334-1-53	SUPERPAVE ASPHALTIC CONC. TRAFFIC C. (SP-12.5)	TN	3,270	\$ 200.00	\$ 654,000.00
11	337-7-83	ASPHALTIC CONC. FRICTION COURSE TRAFFIC C. (FC-12.5) (INCL. TACK COAT)	TN	2,091	\$ 180.00	\$ 376,380.00
12	425-1-521	INLETS, DITCH BOTTOM, TYPE C, <10'	EA	29	\$ 15,000.00	\$ 435,000.00
	425-1-910	INLETS, CLOSED FLUME	EA	2	\$ 7,000.00	\$ 14,000.00
13	430-175-118	PIPE CULVERT, SRCP, ROUND, 18" S/CD (CLASS III)	LF	2,413	\$ 225.00	\$ 542,925.00
14	430-175-124	PIPE CULVERT, SRCP, ROUND, 24" S/CD (CLASS III)	LF	519	\$ 250.00	\$ 129,750.00
15	430-175-136	PIPE CULVERT, SRCP, ROUND, 36" S/CD (CLASS III)	LF	274	\$ 250.00	\$ 68,500.00
16	430-982-125	MITERED END SECTION, 18" CD	EA	9	\$ 3,200.00	\$ 28,800.00
17	520-1-7	CONCRETE CURB & GUTTER, TYPE E	LF	625	\$ 40.00	\$ 25,000.00
18	520-1-10	CONCRETE CURB & GUTTER, TYPE F	LF	1,331	\$ 40.00	\$ 53,240.00
19	522-1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	3,500	\$ 100.00	\$ 350,000.00
20	522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	50	\$ 150.00	\$ 7,500.00
21	527-2	DETECTABLE WARNINGS	SF	60	\$ 40.00	\$ 2,400.00
22	570-1-2	PERFORMANCE TURF (MATCH EXIST.)	SY	17,695	\$ 5.00	\$ 88,475.00
23	700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	AS	19	\$ 500.00	\$ 9,500.00
24	705-10-1	OBJECT MARKER, TYPE 1	EA	6	\$ 275.00	\$ 1,650.00
25	710-90	PAINTED PAVEMENT MARKINGS, FINAL SURFACE	LS	1	\$ 40,000.00	\$ 40,000.00
26	711-11-124	THERMOPLASTIC, STANDARD, WHITE, SOLID 18"	LF	544	\$ 6.00	\$ 3,264.00
27	711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24"	LF	375	\$ 7.00	\$ 2,625.00
28	711-11-141	THERMOPLASTIC, STANDARD, WHITE, 6-10 SKIP, 6"	GM	0.030	\$ 2,415.00	\$ 72.45
29	711-11-160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE	EA	2	\$ 180.00	\$ 360.00
30	711-11-170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	30	\$ 90.00	\$ 2,700.00
31	711-11-224	THERMOPLASTIC, STANDARD, WHITE, YELLOW, 18"	LF	416	\$ 5.00	\$ 2,080.00
32	711-11-241	THERMOPLASTIC, STANDARD, YELLOW, 6-10 SKIP, 6"	GM	0.050	\$ 2,668.00	\$ 133.40
33	711-14-123	THERMOPLASTIC, PREFORMED, WHITE, SOLID, 12"	LF	370	\$ 10.00	\$ 3,700.00
34	711-14-125	THERMOPLASTIC, PREFORMED, WHITE, SOLID, 24"	LF	224	\$ 17.00	\$ 3,808.00
35	711-16-101	THERMOPLASTIC, STANDARD-OTHER, WHITE, SOLID, 6"	GM	2.190	\$ 5,360.00	\$ 11,738.40
36	711-16-131	THERMOPLASTIC, STANDARD-OTHER, WHITE, 10-30 SKIP, 6"	GM	0.160	\$ 1,967.00	\$ 314.72
37	711-16-201	THERMOPLASTIC, STANDARD-OTHER, YELLOW, SOLID, 6"	GM	1.790	\$ 5,343.00	\$ 9,563.97
38		MONUMENT SIGNAGE	EA	2	\$ 150,000.00	\$ 300,000.00
39		CCTV	LS	1	\$ 80,000.00	\$ 80,000.00
40		ROADWAY LIGHTING	LS	1	\$ 150,000.00	\$ 150,000.00
41		FPL SERVICE	LS	1	\$ 50,000.00	\$ 50,000.00
42	900-1	AS-BUILT PLANS	LS	1	\$ 15,000.00	\$ 15,000.00
<i>SUBTOTAL CONSTRUCTION</i>						\$ 7,052,795.00

- Notes: 1. Estimate based on FDOT Historical Costs and Engineering Judgment.
2. Does not include traffic signal

Contingency 15% for Unknowns at this Conceptual 90% Design Stage \$1,057,919.25
TOTAL CONSTRUCTION COST ESTIMATE \$ 8,110,714.25

OTHER COSTS

Construction Administration (Estimate) 4% \$ 324,000
Resident Inspection (RPR) (Estimate) 7% \$ 568,000
QA Testing (Estimate) 0.8% \$ 65,000
Impact Fee and Permitting (Estimate) 2% \$ 162,000
Other (Estimate) 1% \$ 81,000

TOTAL OTHER COSTS \$ 1,200,000.00

GRAND TOTAL \$ 9,310,714.25