

JUNEAU INTERNATIONAL AIRPORT LARGE PROJECT
 PROPOSED METHODOLOGY FOR CALCULATING COMPENSATION FOR WETLANDS IMPACT
 WEIGHTED AVERAGE FCU VALUE, AVERAGE \$/ACRE

FUNCTIONAL CAPACITY UNIT (FCU) LOSS, PROPOSED ACTIONS									
Project	Acres in wetlands/waterbodies (from DEIS)	fcu net loss (from DEIS)	% of total fcu net loss	% FAA-eligible	% of total fcu net loss (FAA-eligible)	fcu net loss FAA-eligible	FAA \$ share	JNU \$ share	fcu/acre
SREF	2.5	323	3.32%	100%	3.32%	323	\$74,487	\$0	129.2
NE Development	19.9	2,457	25.28%	67.19%	16.99%	1,651	\$380,705	\$185,902	123.5
ASOS	0.4	51	0.52%	100%	0.52%	51	\$11,761	\$0	127.5
Jordan Creek Dam	0.003	0	0.00%	100%	0.00%	0	\$0	\$0	na
Float Plane Pond	12.4	1,246	12.82%	100%	12.82%	1,246	\$287,339	\$0	100.6
NW Development	1.4	140	1.44%	99.30%	1.43%	139	\$32,060	\$225	100.0
Fuel Farm Access Road	0.1	5	0.05%	100%	0.05%	5	\$1,153	\$0	100.0
Runway Safety Area	28.4	4,052	41.69%	100%	41.69%	4,052	\$934,429	\$0	142.7
West-End Fill	9.1	1,575	16.21%	100%	16.21%	1,575	\$363,210	\$0	173.1
MALSR	0.3	41	0.42%	100%	0.42%	41	\$9,455	\$0	136.7
westward shift of runway	-1.2	-171	-1.76%	100%	-1.76%	-171	-\$39,490	\$0	142.7
Totals	73.2	9,719	100%		91.70%	8,912	\$2,055,108	\$186,127	
Overall Weighted Average fcu / acre:		132.7					Average Project fcu / acre:		127.6

MARKET VALUE FOR WETLANDS WITHIN REFUGE (HORAN & COMPANY STUDY)		
Hypothetical Site Value Range (2001)	Adjust	2005
\$/acre (low)	\$/acre (average)	\$/acre
\$18,000	\$25,500	\$30,600

PROPOSED \$ VALUE FOR FCU LOSS	
\$/fcu: (2005 \$ / acre) / (overall weighted average fcu / acre):	\$231
\$ Value for fcu loss: (total fcu net loss) x \$/fcu):	\$2,241,236
SEAL Trust Costs (see attached spreadsheet):	\$386,600
Subtotal:	\$2,627,836
8 % allowance for admin costs:	\$210,227
Proposed Total \$ Value:	\$2,838,063
% FAA-eligible	91.70%
FAA Portion of Total \$ Value	\$2,602,371
JNU Portion of Total \$ Value	\$235,692

Total \$ Value for fcu loss

\$2,241,236

FAA portion for fcu loss

\$2,055,108

FAA portion for SEAL Trust

\$547,262

FAA Portion of Total \$ Value

\$2,602,371