



LEE COUNTY PORT AUTHORITY

Page Field

**RATES & FEES
FISCAL YEAR 2021-2022**

OCTOBER 2021

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I. Introduction

The purpose of this document is to develop and maintain uniform published rates and fees for Page Field and Base Operations customers. Prior to the beginning of each fiscal year, Page Field rates and fees will be approved by the Board of Port Commissioners. Interim changes to these rates and fees may be made by the Executive Director or his designee in the event that such revisions are necessary to respond to significant changes in market conditions or to maintain the airport's competitive market position in the general aviation community.

From time to time it is necessary to provide reasonable fee adjustments to resolve Base Operations customer service issues that may arise during the course of regular business operations. As Base Operations takes great measures to provide nationally consistent services to its customers, there are occasions when it is appropriate to make adjustments to fuel, service or other fees to attain customer satisfaction goals and maintain customer loyalty. In these cases, the Airport Director may deviate from the rates and fees herein following the guidelines established by Operations Instruction 6302, Fee Adjustment Procedures.

II. Aviation Petroleum Products

A. Standard Pricing

The Port Authority has developed various fuel purchase programs to meet the needs of a wide variety of Page Field customers. Each of these programs uses a fixed margin formula. The retail sales price of the fuel product includes the cost of fuel, taxes and the Port Authority's margin, inclusive of the established Fuel Flowage Fee and Fuel Storage Facility Fee. Retail sales prices are subject to change as the cost of fuel changes. The Port Authority's margin is established in Section II A., Aviation Petroleum Products, Standard Pricing. Discounts authorized in Section II B., Discount Program, will reduce the Port Authority's net margins.

1. Avgas – Full-Service

The margin of this product is \$1.15 per gallon. This fee is combined with the product's cost to determine the retail sales price per gallon. As an example, if the Port Authority's cost per gallon is \$3.05 (inclusive of taxes), then the addition of the margin would make the retail sales price \$4.20 per gallon.

2. Avgas – Self-Service

The Port Authority has installed an Avgas self-service fueling system, allowing an alternative low-cost purchase option for this product. The margin of this product is \$0.60 per gallon. The self-service price is \$0.55 below the posted retail price of the day. For example, if the Avgas posted price of the day is \$4.20, then the price of self-service would be \$3.65.

3. Jet A

The margin of this product is \$2.07 per gallon. This fee is combined with the product's cost to determine the retail sales price per gallon. As an example, if the Port Authority's cost per gallon is \$1.95 (inclusive of taxes), then the addition of the margin would make the retail sales price \$4.02 per gallon.

4. Aviation Oil and Additives

Aviation oil products and fuel additives are provided to customers upon request. Base Operations maintains a variety of product lines to meet customer needs. Pricing for these products is detailed below.

Aviation Oil

All types (per quart) will be sold at cost times two (2).

Fuel Additives

Prist (or equivalent) will be sold at \$0.09 per gallon of Jet A, dispensed.

B. Discount Program

The Port Authority has implemented a standardized fuel discount program for both full-service Avgas and Jet A for based and itinerant customers. This discount is consistent with industry standards and recognizes the contribution of our based customers as well as our aeronautical service providers. No discount is offered for the self-service Avgas products.

For the purpose of the discount programs, a based customer is defined as one who has in effect a current building lease, land lease, hangar agreement, or tie-down agreement with the Port Authority. Itinerant customers are those who do not qualify as based customers.

1. Avgas

Itinerant Aircraft Discount

Itinerant aircraft shall be allowed a discount based upon volume. The discount shall be based on the current posted retail price. The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

1 – 25.9 gallons	No discount
26 – 50.9 gallons	\$0.05 per gallon
51 – 150.9 gallons	\$0.10 per gallon
151 – 500.9 gallons	\$0.15 per gallon
501 gallons and up	\$0.20 per gallon

U.S. Government and other aircraft approved by the Defense Logistics Agency – Energy (DLA-Energy) who pay using the Aviation Into-Plane Reimbursement (AIR) Card will receive the same discount.

Based Aircraft Discount

Based aircraft shall be allowed a discount exclusive of volume. The discount shall be a \$0.25 per gallon reduction in the current posted retail price.

High Volume Discount

To qualify for the high volume discount, customers must have purchased a minimum of 5,000 gallons of Avgas from the Port Authority in the previous fiscal year (October through September). Customers qualifying for this program shall receive a discount of \$0.35 off the current posted retail price.

2. Jet A

Itinerant Aircraft Discount

Itinerant aircraft shall be allowed a discount based upon volume. The discount shall be based on the current retail price (inclusive of taxes). The discount shall be based upon each fuel delivery and shall not include cumulative fuel deliveries. The following table details this discount program.

1 – 100 gallons	No discount
101 – 200 gallons	\$0.05 per gallon
201 – 400 gallons	\$0.10 per gallon
401 – 700 gallons	\$0.15 per gallon
701 – 1,000 gallons	\$0.20 per gallon
1,001 – 2,000 gallons	\$0.25 per gallon
2,001 gallons and up	\$0.40 per gallon

U.S. Government and other aircraft approved by the Defense Logistics Agency – Energy (DLA-Energy) who pay using the Aviation Into-Plane Reimbursement (AIR) Card will receive the same discount but will not be charged the Federal Kerosene and LUST Tax.

Based Aircraft Discount

Based aircraft shall be allowed a discount exclusive of volume. The discount shall be a \$0.52 per gallon reduction in the current posted retail price (inclusive of taxes).

Contract Fuel

The Port Authority participates with the current contracted fuel supplier, Avfuel, in their contract fuel program. All fuel purchases made by the customer on contract fuel are billed directly to the customer by Avfuel. Avfuel reimburses the Port Authority for the cost of fuel as well as the appropriate per gallon into-wing rate. The following table details the established into-wing rates for contract itinerant fuel.

1 – 100 gallons	\$1.80 per gallon
101 – 200 gallons	\$1.75 per gallon
201 – 400 gallons	\$1.70 per gallon
401 – 700 gallons	\$1.65 per gallon
701 – 1,000 gallons	\$1.60 per gallon
1,001 – 2,000 gallons	\$1.55 per gallon
2,001 gallons and up	\$1.10 per gallon

Contract Itinerant High Volume

For itinerant customers to qualify for this rate, they must have purchased a minimum of 17,500 gallons the previous fiscal year (October through September). Customers who achieve this threshold within a fiscal year will be eligible to participate in the program for the remainder of the fiscal year and the following year. Customers qualifying for this program will have an established into-wing rate of \$1.35 regardless of number of gallons per uplift.

Contract Based

Based customers participating in the contract fuel program will have an established into-wing rate of \$1.20 per gallon, regardless of number of gallons per uplift.

C. Fuel Storage Facility and Fuel Flowage Fees

Fuel Storage Facility Fee

A fuel storage facility fee of \$0.20 per gallon is included in all Port Authority fuel pricing programs.

Fuel Flowage Fee

A fuel flowage fee of \$0.30 per gallon is applied to and included in all fuel programs when fuel is purchased directly from Base Operations. Tenant self-fueling programs purchasing fuel from a source other than Base Operations shall be subject to the \$0.30 flowage fee

Tenant self-fueling programs require that the operator obtain a Lee County Port Authority Self-Fueling Permit. Self-fueling operations are strictly limited to the fueling of tenant-owned or exclusively leased aircraft, using only the tenant's employees and the tenant's equipment.

III. Hangars and Tie-Downs

A. Fees

Aircraft Hangars – Monthly

“A” Hangars:

A-1 through A-8	\$428.00
A-9 through A-28, A-39 through A-68	\$375.00
A-29 through A-38	\$214.00

“B” Hangars:

B-2 through B6, B-9 and B-10	\$219.75
B-8 and B-13	\$140.75
B-21, B-44 and B-46	\$195.75
B-16 through B-18, B-33 through B-35	\$97.50
B-19 and B-20, B-22 through B-25, B-27 through B-32	\$171.00

“F” Hangars:

F-1 through F-4, F-6 through F-13, F-15 through F-21, F-24 through F-36	\$359.00
F-5 and F-14	\$456.00
F-22 and F-23	\$716.00
F-37 through F-44, F-65 through F-68	\$390.00
F-45 through F-64, F-69 through F-78	\$326.00

"U" Hangars:

All "U" Hangars	\$188.00
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Multi-Storage Hangars – Monthly

Monthly storage fees will be based on size of aircraft to be stored. Aircraft wingspan will be multiplied by nose-to-tail length to determine square footage of footprint, rounded up to the nearest foot, and then multiplied by the appropriate monthly rate. Helicopter footprint will be determined by multiplying the length of the main rotor blades by the length of the body. Rates for the various multi-storage hangars are as follows:

South Side Hangars (D and G)	\$0.55
Base Operations Hangars (M and O)	\$0.70

For tenants with agreements in the Base Operations hangars, fees shall be waived for GPU and towing services.

Multi-Storage Hangar Crew Offices

Office space is available to Part 91 operators who have an existing multi-storage hangar agreement for their aircraft at the monthly rate of \$1.50 per square foot.

Multi-Hangar – Daily

Single/Small Twin/Helicopter	\$63.00
Cabin Class Twin	\$73.50
Very Light Jet (VLJ)	\$81.25
Light Jet/Turboprop	\$89.25
Mid-Size Jet	\$105.85
Super Mid-Size Jet	\$154.55
Heavy Jet	\$255.00

If, in a calendar month, an aircraft is continuously stored in a multi-storage hangar for a length of time to where the daily rate would exceed the monthly rate, then the monthly rate may be charged.

Tie-Downs – Monthly

North, South, Southeast, Southwest and "L" Ramps	\$33.00
Commercial	\$44.00

B. Discounts

Hangar and tie-down fees paid for a one-year period in advance will be entitled to a 5 percent discount. However, any prepaid rent will not be refunded unless the agreement is terminated by the Port Authority. Prepaid amounts are subject to change for increases in hangar and tie-down rent as determined by the Port Authority.

C. Aircraft Hangar Wait List

Customers who wish to be placed on the aircraft hangar wait list must submit a completed Request for Hangar Space along with a non-refundable deposit of \$50.00.

D. Lost Key Replacement

The Port Authority will charge a \$10.00 fee for each lost key replacement and a \$30.00 fee for replacement of hangar locks.

IV. Itinerant Ramp Fees

A. Usage and Fees

Itinerant aircraft will be charged an itinerant ramp fee dependent on the size of aircraft. The fee is assessed daily and will be waived for up to three consecutive days for those customers purchasing the minimum amount of fuel. Aircraft remaining for more than three days will be charged the appropriate fee regardless of fuel purchase. Fees may be waived for one day for donated humanitarian missions, such as Angel Flight, upon approval of the general aviation director or his/her designee.

Monthly rates are available for Cabin Class Twin and above categories and require a tie-down agreement with minimum three-month term. Due to space limitations on the itinerant ramp, monthly rates for the Single/Small Twin/Helicopter category are only available on the North, South, Southeast, Southwest and "L" ramps.

Aircraft Category

Single/Small Twin/Helicopter Minimum fuel purchase to waive fee	\$10.00/day 10 gallons or top-off
Cabin Class Twin Minimum fuel purchase to waive fee Monthly fee	\$25.00/day 60 gallons or top-off \$250.00
Very Light Jet (VLJ) Minimum fuel purchase to waive fee Monthly fee	\$40.00/day 80 gallons or top-off \$300.00
Light Jet/Turboprop Minimum fuel purchase to waive fee Monthly fee	\$50.00/day 120 gallons or top-off \$350.00
Mid-Size Jet Minimum fuel purchase to waive fee Monthly fee	\$80.00/day 160 gallons or top-off \$400.00
Super Mid-Size Jet Minimum fuel purchase to waive fee Monthly fee	\$120.00/day 250 gallons or top-off \$450.00
Heavy Jet Minimum fuel purchase to waive fee Monthly fee	\$200.00/day 320 gallons or top-off \$500.00

V. Landing Fees

Landing fees are to be collected for commercial aircraft operations. A commercial operator is defined as a person, business, or other entity with or without a contract with the Lee County Port Authority to provide aeronautical services to the public. Landing fees will be charged as follows:

Single/Cabin Class	\$5.00
Turbine	\$10.00
Helicopter	\$8.00

Landing fees do not apply to commercial operators that are based at Page Field and maintain leased or owned facilities such as hangar or office. Flight instructors with an independent flight instructor agreement shall pay landing fees up to a maximum of \$50.00 per month. Flight instructors subject to the landing fee shall be responsible to pay for only the final landing of a multi-landing session.

VI. Other Fees

- A. Catering Fee
A 20% handling fee will be added to catering orders that are ordered by Base Operations staff.
- B. After-Hours Fee
Normal hours of operation are 0600-2200 local. Should a customer require services outside of normal business hours, Base Operations staff will accommodate that request at an hourly rate of \$50.00 without proration.
- C. Air Camping Fee
Air camping fee at approved locations shall be \$10.00 per night in addition to any applicable ramp usage fees. Prior approval from the airport director or designee is required for all aircraft operators.
- D. Self-Service Maintenance Facility Fee
A self-service maintenance facility is provided for hangar and tie-down tenants to perform minor owner maintenance such as oil changes, at no fee. Should a tenant require the services of a specialty mechanic who does not hold an agreement with the Port Authority, the self-service maintenance facility may be used on a limited basis with approval of the airport director or designee at a fee of \$25.00 per half day or \$40.00 per full day. Such approval will be contingent upon the mechanic providing documentation to include proof of liability insurance.
- E. Conference/Seminar Room Fee
Conference and seminar rooms are available for aviation and aircraft-related use for a nominal charge. The conference room is available at an hourly rate of \$35.00 per hour. Use of the seminar room is available in four-hour increments at a rate of \$150.00 per increment. Page Field tenants and Base Operations customers may use either room for business meetings as available without charge.
- F. Aircraft Lavatory Service
Aircraft lavatory service is available at a fee of \$40.00 per lavatory per service, regardless of aircraft type.

G. Aircraft Ground Power Unit (GPU)

An aircraft ground power unit (GPU) is available for aircraft engine start on a complimentary basis on the Base Operations ramp. Extended GPU use on the Base Operations ramp is available at a rate of \$45.00 per hour, or portion thereof, after 30 minutes. If available, a GPU may be requested on other areas of the airport at a rate of \$45.00 per hour, or portion thereof, commencing on GPU startup.

H. Base Operations Facility Usage Fee

Page Field aeronautical operators may choose to use the Base Operations terminal facility in connection with a permitted commercial departure. A commercial departure is defined as a live departure from Base Operations, whereby the operator enplanes their passengers utilizing the Base Operations terminal facility. This fee shall be applied per commercial departure and in addition to applicable ramp fees as established herein.

Base Operations Facility Usage Fee

1 – 2 passengers	\$50.00
3 – 6 passengers	\$75.00
7 or more passengers	\$100.00

I. Washington Reagan National (DCA) Access Standard Security Program (DASSP)
Operators may use Base Operations for originating direct flights to DCA under the DASSP. Such flights are subject to a fee of \$400.00 per aircraft per DASSP flight.

J. Lost/Damaged Grounding Cable Fee

A fee of \$35.00 will be assessed for replacement of any lost or damaged aircraft grounding cable.

K. Aircraft Towing

Aircraft towing is available from Base Operations to the south side of the airfield at a fee of \$50.00 per requested service.

L. Potable Water Service

Aircraft potable water service is available at a fee of \$35.00 per service.

VII. Sublease Fees

Per Part II, Section 4: Subleasing Requirements of the Minimum Standards for Aeronautical Activities for Page Field, allow operators to sublease under certain conditions and approval of the Port Authority.

Sub-lessee fees shall be based on the following schedule and shall be applied to owned, operated, leased or managed aircraft.

Fees Associated with Subleasing

0 – 2 aircraft	\$50.00/month
3 – 5 aircraft	\$100.00/month
6 or more aircraft	\$200.00/month

VIII. Buildings and Land

A. Buildings

The Lee County Port Authority has several buildings that may become available from time to time for either aeronautical services or other business purposes. Lease terms are negotiable and are based on fair market value.

B. Land

The Lee County Port Authority leases unimproved land to those parties interested in providing an aeronautical service or other business service at Page Field. Rental rates for unimproved land are determined through negotiations and a fair market appraisal conducted by the Port Authority's fee appraiser.

IX. Late Charges

All invoices not paid by the required due date shall accrue interest at a rate of 18 percent per annum, unless otherwise provided for in the tenant's or aeronautical provider's lease or use agreement with the Lee County Port Authority.