



Polk County Aviation Authority Meeting

Thursday, December 4, 2025

5:00 PM

**Ankeny Regional Airport - Corporate/Terminal Hangar Building
3700 SE Convenience Blvd, Ankeny, Iowa**

INSTRUCTIONS TO JOIN ELECTRONIC MEETING:

Please join using this link:

<https://zoom.us/j/98294550961?pwd=MzdjTERQR1Y1SVNWOGhxWFd1b2FRUT09>

Or dial: +13126266799 Meeting ID: 982 9455 0961 Passcode: 5678

A. ROLL CALL

B. APPROVAL OF AGENDA

1. Consider motion to approve the December 4, 2025 agenda without amendment.

C. PUBLIC FORUM

D. FBO REPORTS

- Fuel Report
- Inspection Report
- Hangar tenant waiting list report
- Tenant concerns and response report

1. FBO Report & Waiting List

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the November 6, 2025 minutes.

CA - 2. Consider motion to approve payment in the amount of \$4,200.00 to Foth Infrastructure & Environment for IFE for Runway 18/36 Construction Services.

- CA - 3.** Consider motion to approve Payment #36 in the amount of \$4,726.76 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 4.** Consider motion to approve Payment #4 in the amount of \$19,389.56 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.
- CA - 5.** Consider motion to approve Payment #8 in the amount of \$9,979.86 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 - Construction Management, Administration & Observation Service for the North Property Line Box Hangars.
- CA - 6.** Consider motion to approve Payment #4 in the amount of \$18,860.33 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 7.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$178,605.87
- CA - 8.** Consider motion to approve December 2025 Financial Reports.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-8.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-8.

G. REMOVED CONSENT AGENDA ITEMS:

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion to approve election of Chairperson, Secretary and Treasurer for terms expiring December 31, 2027.
2. Consider motion to adopt **RESOLUTION** approving the FY 2027 Airport Capital Improvements Program (ACIP) for the Ankeny Regional Airport.
3. Consider motion to approve the purchase of a Kubota Midsize Utility Tractor from Capital City Equipment in an amount not to exceed \$79,795.09.
4. Consider motion to approve the purchase of a Land Pride Rotary Cutter from Capital City Equipment in an amount not to exceed \$31,093.36.
5. Consider motion to approve the purchase of a Kubota Zero Turn Mower from Capital City Equipment in an amount not to exceed \$19,379.73.
6. Consider motion to approve the purchase of a Western Adjustable Wing Snowplow from Truck Equipment in an amount not to exceed \$10,817.00.
7. Consider motion to approve the purchase of a Salt Spreader and Spray on Bed Liner from Hawkeye Truck Equipment in an amount not to exceed \$7,166.00.

8. Consider motion to adopt **RESOLUTION** authorizing the execution of Task Order 14 for design and bidding services with McClure Engineering on the Construct Maintenance Storage Facility Project in an amount not to exceed \$150,340.00.
9. Consider motion to approve the proposal from Construction Materials Testing Services to complete the geotechnical services needed for the design of the Construct Maintenance Storage Facility Project in an amount not to exceed \$9,560.00.
10. Consider motion to approve a proposal from Exec 1 Aviation to increase the hourly compensation rate for the utilization of the Oshkosh snow machine for the year 2026.

J. REPORTS

1. Engineering Report

- a. Construction Update — Reconstruct Airport Entrance Roundabout and Terminal Parking Lot project.
- b. Runway 18/36 Extension — Status of CPF Federal Grant Application.

2. Staff Report

- a. Tee-Hangar D9: Status of aircraft within the hangar.
- b. Request for cropland lease rate adjustment — Dennis Miller.
- c. Des Moines Partnership/Polk County - Potential grant opportunity for South Terminal Area.

3. Legal Counsel Report

4. Board Report

5. Chair Report

K. ADJOURNMENT



FBO REPORT December 4th, 2025

FUEL SALES

10/26 - 11/25	2025 Gallons	Self Serve	Percent		2024 Gallons	Last Month
100LL	8,695.7	1,989.3	23%		9,125.2	13,727.5
JET-A	29,491.0				39,969.0	29,586.0
Total Gallons	38,186.7				49,094.2	43,313.5
38,186.7 x \$.09/gallon=		\$ 3,436.80				

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: The 2026 leases have been generated and will be mailed in early December.

WAITING LIST: There are 86 people on the waiting list, down four from last month. We had four hangars open up for a January 1st move in. 45 people on the list have a plane to put into a hangar, the remaining 41 people do not currently own a plane. 10 people live out of state.

VIOLATIONS: All but one violation has been remediated.

REPAIRS: D-08: Both gust locks needed adjusted as well as the upper door stop limit.

B-09: The door cables were frayed and were replaced.

MISC: Nothing to report.

AIRFIELD

LIGHTING: 5 light bulbs have been replaced, and two light fixtures have been repaired, and one underground transformer was replaced.

MOWING: Nothing to report.

SNOW REMOVAL: Nothing to report.

WILDLIFE: One Coyote has been spotted; CJ has been notified. CJ was out and removed several racoons.

MISC: Fastpatch repairs: Three defects on Taxiway B, one bucket used.

Three defects on Taxiway C, three buckets used.

We have three buckets on hand.

86 people are on the waiting list.

41 people do not currently have a plane to put into a hangar.

45 people have a plane to put into a hangar.

10 people live out of state.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
T HANGAR							
1	10/9/2020	Brooks Woolson	looking	515-559-6875	brooks.woolson@gmail.com	11/06/21 Dave K talked to him, he'd like to stay on the list. 12/21/24: Dave K spoke to Brooks, he's not ready for a hangar so I am going to set his skip counter to 1. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/09/25: Dave K sent Brooks an email to see if he could take a hangar if it were offered. I followed that up with a phone call but got voice mail. 08/29/25: Dave K I texted Brooks for an update, he got back to me right away that he would have to pass this time. 10/23/25: Dave K sent Brooks an email confirming he would pass if something opens up for December 1st. 10/24/25: Dave K Brooks emailed back that he will have to pass this time. I incremented his skip counter from 1 to 2.	2
2	11/5/2020	James Stogdill	Cardinal N52604	515-240-7700	revjames.stog@gmail.com	12/07/21: Dave K He called checking on his place on the list. 11/05/21: James e-mailed back on but never got added. I added him. 12/21/24: Dave K spoke to James, he is not ready for a hangar right now. He is hoping to look at a Bonanza between Christmas and New Year if the seller calls him back. There is no guarantee that he will get the plane so I am going to set his skip counter to 1. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/03/25: Dave K James has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal. 08/29/25: Dave K I sent James a text asking for an update on the Cardinal and that a hangar should be available in October. James got back to me, the plane is back in DSM (after a wing spare replacement) however his ownership stake has not been established. I let him know that would have to be resolved before he could accept the hangar. 10/23/25: Dave K sent James and email asking for an update on the Cardinal ownership. I reminded him he has to be an owner of that plane to accept the hangar. Jim emailed back asking what the lease rate was and if there were anything special to know, I told him the lease rate and sent a copy of the lease for him to review. I did not get an answer on the Cardinal ownership. 10/27/25: Dave K sent James an email asking for an answer by the end of the week. 11/03/25: Dave K I never heard back from James so I updated his pass counter from 1 to 2. 11/27/21 Dave K - emailed asking if he is still interested. wrote back to keep him on the list.	2
3	11/20/2020	Todd Lenig	Looking Stearman	515-664-2451	tlenig@icloud.com	12/21/24: Dave K spoke with Todd, he does not have a plane at the moment. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/29/25: Dave K called Todd but got voice mail, I sent him an email asking for an update on the search for a plane. I also let him know about the hangars that should be opening this year. 06/16/25: Dave K Todd got back to me, he has not found a plane yet. 08/29/25: Dave K I sent Todd a text asking for an update on his airplane search and that he may be eligible for a hangar on October. 08/30/25: Dave K Todd texted back and does not have a plane yet and won't be ready in October. 10/23/25: Dave K emailed Todd asking if he's purchased a plane yet and if he'd take a hangar if one were to be offered with a December 1st move in date. 10/24/25: Dave K sent Todd a text asking if he has a plane and if he does will he take a hangar December 1st when one opens. Todd texted back that he will need to pass this time as he will not have a plane. I updated his pass counter from 0 to 1.	1

4	4/5/2021	Jacob Greenfield	Building Sonex B	319-573-9783	greenfj17@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. He wants to remain on the list. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/09/25: Dave K called Jacob but got voice mail, I sent him an email asking for an update on the construction of his plane. I let him know about the hangars that should be opening this year and that if he was close to being finished he could complete his plane in the hangar. 08/29/25: Dave K I sent Jacob a text asking how he was progressing on his plane as his name may come up in October for a hangar. He got back to me right away, he is considering selling his project. His sister may be moving to Des Moines and owns a Cessna 150 that they will split. 10/23/25: Dave K sent Jacob an email asking for an update on the Cessna 150 and if he would take a hangar offered for a December 1st move in. Jacob got back to me today, his sister is staying in northern MN so he will pass at this time. I've incremented his pass counter from 0 to 1.	1
5	5/24/2021	Matt Ver Steeg	1946 Ercoupe 415-C	515-333-8787	mattversteeg@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. He also has a Titan Tornado II SS. 06/30/25: Dave K texted Matt to get his N number and to see if he'd take a hangar if one were to come open this year. 07/25/25: Dave K texted Matt a second time to get his N number and to see if he'd take a hangar if one were to come open this year. 10/24/25: Dave K emailed and texted Matt to see if he would like one of the T Hangars that should be available on December 1st. He is number 4 but I think two of the people ahead of him will pass. I never received a response from my email and text from last June and July. 11/03/25: Dave K I was not able to get ahold of Matt so I've incremented his pass counter from 0 to 1.	1
6	6/8/2021	Paul Peterson	Cessna 180 N5466E	651-336-2041	fr8tdog@juno.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. 06/30/25: Dave K texted Paul to get his N number and to see if he'd take a hangar if one were to come open this year. He responded asking about the rates, he gave me his tail number. The plane appears to only have flown twice this year (back in March) up around Charles City, IA. The owner may live in Florida. 10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25. 10/24/25: Dave K emailed Paul to see if he'd be interested in a hangar in December if one were offered. I let him know the plane must be here at least 6 months out of the year. He asked for the hangar terms so I sent him a copy of the lease, he said he's in a good hangar but it's a bit of a drive for him. 11/03/25: Dave K Paul never got back to me so I've incremented his pass counter from 0 to 1.	1
7	8/12/2021	David Hogan	RV6 N709RW	949-410-5823	rv709rw@gmail.com	08/12/21: Dan Stull: David called in, I told him to email me. Have not received email. 11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list. 11/24/21 He replied back to stay on the list. 06/30/25: Dave K texted David to get his N number and to see if he'd take a hangar if one were to come open this year. He emailed back asking about pricing and the amenities the hangar has, he asked about heat in the winter (there is none). David appears to be based in Perry. 10/24/25: Dave K emailed David to see if he'd be interested in a hangar in December if one were offered. If several people ahead of him pass his name may come up. 10/25/25: Dave K sent a text to David about the hangar. 10/27/25: Dave K David emailed back that his plane is going out for paint and will be gone for November and December so he is going to pass this time. I updated his pass counter from 0 to 1.	1
8	8/31/2021	Sam Marcsisak	looking	515-208-7946	sam@midioawelectric.com	11/05/21: Dave K - emailed asking if he is still interested. 11/08/21: emailed back asking to stay on list. 10/24/25: Dave K texted Sam to see if he has purchased a plane yet. I let him know he may come up for a T hangar sometime in 2026. He has not purchased anything yet. I incremented his pass counter from 0 to 1.	1

9	8/31/2021	Chad Larson	Piper Saratoga N11YT	515-202-2394	CDLChadmark@hotmail.com	###/###/###: Dave K - Chad sent Dave an e-mail per Jeff Wagsness. Dave e-mailed Chad back letting him know he's been added to the list. 11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list. 07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number. 10/26/25: Dave K emailed Chad asking if he'd be ineretsed in a hangar in December or January if one opens up. 10/27/25: Dave K Chad got back to me, he will take a hangar when one opens up. 11/03/25: Davek sent an email letting Chad know he could potentially move in December 1st and that I'd send a lease to be electronically signed once I have a firm move in date. Chad called and asked some quesitons about the closure next year, he might pass this time. 11/04/25: Dave K Chad called and left a voice message, he's decided to pass at this time. This is due to the runway closures next year and that his CFI-I is out of Des Moines so finishing his instrument traing at DSM is be benefit to him. I have updated the pass counter from 0 to 1.	1
10	9/7/2021	Larry Plathe	looking - Malibu	515-508-1290	plathelarry@mchsi.com	11/05/21: Dave K - emailed asking if he is still interested. 10/27/25: Dave K sent an email and text to Larry asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. I let him know a Malibu will not fit into a T Hangar. Larry emailked back that he will have to pass but that he'd like to remain on the list. I updated his pass counter from 0 to 1.	1
11	10/4/2021	Kolbe Stenoien	Looking C172 or A36	515-201-6542	stenoien2@gmail.com	11/05/21: Dave K - emailed asking if he is still interested. He emailed back that he wants to remain on the list. 10/27/25: Dave K sent an email and text to Kolbe asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. His Facebook page shows he now lives in IL. 10/29/25: Dave K Kolbe emailed back that he does not have a plane at the moment but is still looking. I updated his pass counter from 0 to 1.	1
12	1/11/2022	Tom Drew	Looking	515-490-4555	tdrew@drewlawfirm.com	01/11/22: Dan Stull e-mailed Dave K asking to add Tom to the list. I sent Tom an e-mail that he has been added and his position on the list. 11/03/25: Dave K sent Tom and email gauging his interest in a possibly hangar in January. He got back to me right away and will pass at this time. I updated his pass counter from 0 to 1.	1
13	1/26/2022	Solar Flying Club	Looking	515-229-7016	jlsass13@gmail.com	01/26/22: Dave K - Jeneanne e-mailed me asking to have Solar added to the list, I sent her their position on the list. 11/04/24: Dave K sent Doug and email that his name is now on the list since Jeneanne is no longer in the club. 05/30/25: Dave K changed the name to Jesse since Doug is no longer in the club. 11/03/25: Dave K sent Jesse an email asking if the club would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
14	1/28/2022	Paul Reinke	RANS S21 - Building	515-201-4762	preinke@energycontroltechnologies.com	01/28/22: Dave K - Paul e-mailed asking to be put on the list. 11/03/25: Dave K sent Paul an email asking he would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
15	2/3/2022	Dalton Headlee	Looking	515-975-3314	dalton.headlee@gmail.com	02/03/22: Dave K - Dalton e-mailed asking to be put on the list. 11/03/25: Dave K sent Dalton an email asking if he would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
16	3/3/2022	Ken King	Looking	515-350-6201	kennethscottking@gmail.com	03/03/22: Dave K - Ken e-mailed asking to be put on the list. 11/03/25: Dave K sent Ken an email asking if he would be interested in a hangar if one would become available in January. Ken got back to me right away that he would have to pass as he does not have a plane. I changed his pass counter from 0 to 1.	1
17	4/21/2022	Austin Lanphier	Looking	641-295-3058	lanphierproduce@gmail.com	04/21/22: Dave K - Austin e-mailed asking to be put on the list. 10/24/25: Dave K texted Austin to see if he wants to remain on the waiting list now that he has a box hangar. Nichole got back to me to stay on the list, they may be buying more planes in the future. 11/03/25: Dave K texted Austin letting him know there is a small chance he could be offered a hangar in January. He got back to me that he may start looking for a plane.	

18	5/31/2022	John Kolbo	Bellanca Viking N4747V	402-681-0976	johnkolbo18@gmail.com	05/31/22: Dave K - John e-mailed asking to be put on the list. 07/25/25: Dave K Texted John asking for his N Number. John texted it back. 11/03/25: Dave K texted John asking if he lives in Des Moines, his plane is registered in New Mexico. The N Number he has on file has not flown since May 15th, 2024. 11/10/25: Dave K John never responded to me.
19	6/2/2022	Bill Bergren	Cessna 182 N3210Y	515-669-6331	bbergren1728@gmail.com	06/02/22: Dave K - Bill e-mailed asking to be put on the list. 07/25/25: Dave K Texted Bill asking for his N Number. Bill sent me his N Number. 11/03/25: Dave K sent Bill a text asking if he'd be inerested if a hangar were to be offered to him in January. I explained the runway closures next year. 11/10/25: Dave K Bill never responded to me.
20	6/17/2022	Jeremy Sikes	Cessna 182 N8711T	505-934-3244	flyabq@yahoo.com	06/17/22: Dave K - Jeremy e-mailed asking to be put on the list. 11/05/25: Dave K texted Jeremy to see if he'd be ineretsted in a hangar when one becomes available. He got back to me that he is interested.
21	7/10/2022	Harold Petro	Cessna 140 N76843	515-402-1558	harleyguydsm@gmail.com	07/10/22: Dave K - Harold e-mailed asking to be put on the list. 07/25/25: Dave K Texted Harold asking for his N Number. Harold texted me his N Number. 11/05/25: Dave K texted Harold to see if he'd be ineretsted in a hangar when one becomes available. He got back right away that he'd take a hangar.
22	7/11/2022	Greg Jensen	Cherokee 235 N8655W	515-291-3909	gregj@jcorpdesignbuild.com	07/11/22: Dave K Greg e-mailed asking to be put on the list. 07/25/25: Dave K Texted Greg asking for his N Number. Greg sent me his N Number.
23	8/26/2022	Shaune Osborne	Looking	515-473-8903	leigh.osborne@mchsi.com	08/26/22: Dave K Shaune e-mailed asking to be put on the list.
24	9/6/2022	Nichole Needs	Cessna 150 N60538	515-518-7356	nichole.triplett@gmail.com	09/06/22: Dave K Nichole e-mailed asking to be put on the list. 10/24/25: Dave K texted Nichole to see if she wants to remain on the waiting list now that she has a box hangar. She got right back to me to stay on the list as she may be buying more planes in the future.
25	9/7/2022	Gravis Alger	Looking	515-650-1620	gravis.alger@gmail.com	09/07/22: Dave K Gravis e-mailed asking to be put on the list. 07/25/25: Dave K Texted Gravis asking for his N Number. He texted back that he does not have a plane, I changed the Cirrus to Looking.
26	9/7/2022	David Switzer	Lancair Legacy N84V	772-332-2016	davefromcoulee@comcast.net	09/07/22 - Dave K - David e-mailed asking to be put on the list.
27	11/15/2023	Rocky Kinney	Cessna 150 N1713Q	515-867-7625	515-867-7625	11/15/23: Dave K received an e-mail from Rocky to be added to the list, I emailed his position back to him. 11/07/24: Dave K I found the request he put in back on 01/06/23 asking to be added. I talked with Paul Moritz and we concluded that Rocky should be moved to his rightful position, there was a clerical error on Dave's part that caused him not to be added when the request was made. Dave called and then emailed Rocky with the news of his advancement up the list.
28	2/14/2023	Wing It LLC	Piper Cherokee N777KC	515-313-5585	smothers.taylor@gmail.com	02/14/23 - Dave K - Dave e-mailed asking to be put on the list. 07/21/25: Dave K removed Dave Seyberts email address as he now lives in North Carolina, Taylor Smothers email address was added,
29	2/14/2023	Aaron Hopkins	Cessna 172 N739YM	515-732-4133	aahopkins@gmail.com	02/14/23 - Dave K - Aaron e-mailed asking to be put on the list. 07/25/25: Dave K Texted Aaron asking for his N Number. Aaron texted me his N Number.
30	3/7/2023	Gabe Roth	Citabria N82VB	515-201-8569	groth9421@gmail.com	03/07/23 - Gabe e-mailed asking to be put on the list.
31	3/14/2023	Bob Folkestad	Looking Carbon Cub	515-314-2424	bobf@creativewerksinc.com	03/14/23 - Bob e-mailed asking to be put on the list. 11/05/25: Dave K sent Bob a text asking for the tail number. Bob got back to me right away, he does not have a plane for the hangar, he is shipping for a Carbon Cub. I've update this record to reflect this.
32	4/6/2023	Jeff Vosberg	PA28-235 Pathfinder N32089	515-351-0066	vosbergj@hotmail.com	04/06/23 - Jeff e-mailed asking to be put on the list. 11/05/25: Dave K sent Jeff a text asking for the tail number. Jeff got back to me right away with the tail number.
33	4/11/2023	Joe Kirby	Cirrus SR22 N527JK	319-270-9631	jokirby@bellevue.edu	04/11/23 - Joe e-mailed asking to be put on the list. 11/05/25: Dave K sent Joe a text asking for the tail number. Joe got back to me quickly with his tail number.

34	10/24/2018	Todd Slezak	Looking Carbon Cub	319-210-3793	slezcorp@gmail.com	11/03/21 Dave K - email sent asking if he was still interested in a hangar. 11/05/21 Dave K sent a text asking about his interest. He texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list. 05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar. 05/08/23 Dave K texted Todd to see if he saw my email, he would like moved to the bottom of the list as he has a partnership in Ames. I asked him to send that back to me as an e-mail. 05/13/23 Todd emailed and said to move him to the back of the list. 11/05/25: Dave K sent Todd a text asking for the tail number. Todd got back to me quickly, the Arrow that was listed is not the plane that would be based here. He is looking to purchase a Carbon Cub.
35	6/12/2023	Corbin McClavy	Looking	515-612-5125	cbinmc@gmail.com	06/12/23 - Corbin e-mailed asking to be put on the list.
36	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@mecresults.com	11/05/21 Dave K - texted asking if he is still interested. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.
37	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-497-4992	bwelch54@msn.com	11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom. Dave K found Ben was on the list two other times, those have been removed. 11/15/25: Dave K emailed Ben asking if his plans have changed.
38	7/11/2023	Ryan White	Cessna 150 N227LL	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list.
39	8/10/2023	Ryan Brosz	Building RV-14	641-420-2700	rbrosz@gmail.com	08/10/23 Dave K received an e-mail from Ryan to be added to the list.
40	9/20/2023	Patrick Murphy	Commander 114 N4722W	518-817-6847	22wcarpediem@gmail.com	09/20/23 Dave K received an e-mail from Patrick to be added to the list.

41	6/7/2017	Mike Hubbell	NX Cub	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar comes open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
42	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
43	12/10/2023	Jesse Tischer	Cessna 205 N205HN	701-306-1920	jessegtscher@gmail.com	12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
44	12/20/2023	Samuel Rankin	SR22 N119WZ	515-321-4199	sam@etchoutdoor.com	12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him. 08/12/24 Dave K received an email from Sam with his aircraft information.
45	2/8/2024	Kent Lehs	Cessna 182 N101AM	515-669-2969	kentlehs@gmail.com	02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him. 10/23/25: Dave K updated the tail number to be correct.
46	2/12/2024	Scott Moritz	Looking	515-344-2083	smoritz@clearairinc.com	02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
47	3/21/2024	Jacob Anderson	Citabria	714-330-6642	jagraphix01@gmail.com	03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to him.
48	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS	505-508-9808	cdfitzgerald95@gmail.com	04/10/24 Dave K received an e-mail from Christian asking to be added to the list, I emailed his position back to him.
49	4/14/2024	Jordon Elwell	Looking	515-240-4698	jelwell@midwestfoodslc.com	04/14/24 Dave K received an e-mail from Jordan asking to be added to the list, I emailed his position back to him.
50	4/18/2024	Curt Nelson	Piper Archer 180 N2501R	515-729-4227	CNELSON75@msn.com	04/18/24 Dave K received an e-mail from Curt asking to be added to the list, I emailed his position back to him. 08/28/24 Dave K received an e-mail from Curt with the info on the plane he now owns, he was looking when added to the list.

51	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.
52	4/21/2024	Steven Chester	Bonanza N8570M	720-301-9197	stevengchester@hotmail.com	04/21/24 Dave K received an e-mail from Steven asking to be added to the list, I emailed his position back to him.
53	4/25/2024	Barb Spencer	Looking	515-664-7901	mrandsrskiwi@gmail.com	04/25/24 Dave K received an e-mail from Barb asking to be added to the list, I emailed her position back to her.
54	6/21/2024	Steve McClatchey	C172A N7689T	712-390-3607	smcclatchey51@gmail.com	06/21/24 Kappy spoke with Steve and she sent me his information.
55	8/23/2024	Arron Weeks	Lancair 235 N32TG	561-213-7614	aaron@weeksgrp.com	08/23/24 Dave K received a call from Aaron asking to be added to the list.
56	10/1/2024	Kirk Eno	Looking	319-321-6202	kirkeno@gmail.com	10/01/24: Dave K received a call from Kirk asking to be added to the list. 10/23/25: Dave K Kirk purchased a plane with Nate Booth and they've moved into a T Hangar. I emailed him asking if he wants removed from the list or if he would like to stay on it. Kirk got right back to me that he'd like to stay on the list, there may be a second plane in the future.
57	10/1/2024	Cody Christensen	Looking	515-291-7557	codyc8043@gmail.com	10/01/24 Dave K received a call from Cody asking to be added to the list.
58	10/3/2024	Brett Hoben	Looking	563-581-1144	bhoben@hotmail.com	10/01/24 Dave K received an email from Brett asking to be added to the list.
59	10/9/2024	Jeremy Whitver	Cessna 150 N5857G	515-480-6515	jeremy.whitver@gmail.com	10/09/24 Dave K received an email from Jeremy asking to be added to the list.
60	10/20/2024	Matthew Clark	Looking for a Cessna 150	515-468-1018	Matthewcla9@gmail.com	10/20/24 Dave K received an email from Matthew asking to be added to the list.
61	10/24/2024	Dalexis Carrion Estrada	Looking for a Bonanza C35	319-610-9350	dalexis15@hotmail.com	10/24/24 Dave K: Dalexis stopped in asking about space so I got his info and added him to the list.
62	12/9/2024	Aleah Voigt	Cessna 172 N172PR	218-616-4675	voigtaleah5@gmail.com	12/09/24 Dave K received an email from Aleah asking to be added to the list. 11/05/25L Dave K spoke with Aleah today, Tyler Ihle asked to be added to the list with this tail number. Turns out that Aleah & Tyler are engaged. The plane belongs to one of their parents but will be given to them once a hangar is available.
63	12/13/2024	Drew Smith	Looking	515-971-4886	Drew@armorelectriccompany.com	12/13/24 Dave K received an email from Drew asking to be added to the list.
64	12/19/2024	Mike Vesey	Cirrus SR22T N24WD	515-419-4909	mike@vesey.com	12/19/24 Dave K received an email from Mike asking to be added to the list.
65	12/28/2024	Scott Hogue	Grumman Yankee N9962L	515-779-2447	rshogue12@gmail.com	12/28/24: Dave K and Scott talked about his hangar (A-06), he has not had a plane in it for the year he had the hangar so he gave the hangar up and asked to be put back on the list.
66	1/15/2025	Mike Kanne	Comanche N9243P	507-440-0515	mjkanne@gmail.com	01/15/25: Dave K received a call from Mike asking to be added to the list.
67	1/21/2025	BruceVanderpool / Sara Allen	Looking	515-988-1457	bjvande59@gmail.com	01/21/25: Dave K received an email from Bruce asking to be added to the list.
68	2/24/2025	Jahmy Hindman	Looking Curris SR22	563-663-7193	HindmanJahmyJ@johndeere.com	02/24/25: Dave K received an email from Jahmy asking to be put on the list.
69	2/25/2025	Ted Quick	Looking for an Archer	515-270-0779	dianangg@yahoo.com	02/25/25: Dave K took a call from Ted, they are looking to purchase an Archer and are looking for hangar space. Diana 510-725-9256 and their son are checkride ready.
70	2/26/2025	Larry Chase	Cessna 182 N2070G	515-249-5263	Larry@paper-systems.com	02/26/25: Dave K received an email from Larry asking to be added to the waiting list.
71	3/25/2025	Mike callison	Stinson 108-3 N6528M	515-505-9111	MLCallison8@gmail.com	03/25/25: Dave K received an email from Mike asking to be added to the waiting list.
72	4/7/2025	Dr Robert Lee	Cirrus SR22 N91GL	515-360-3111	r.a.lee@me.com	04/07/25: Dave K received an email from Robert asking to be added to the waiting list.

73	7/17/2019	Jeff Davis	Looking	515-444-7673	jeffreypaulhomes@gmail.com	11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year. 05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list. 04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my messages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 05/06/25: Dave K sent Jeff a text to see if he received my last email and I sent him a message through Facebook messenger and a mutual friend is going to reach out to him to see if he's received my messages. 05/27/25: Dave K No response to my text or Facebook message send on 05/06/25. 06/02/25: Dave K Hangar H-05 has opened up, I called Jeff and he needs to pass, he understands that he will be moved to the bottom of the list. This is his third pass.
74	8/28/2019	Dan Stull	Looking	515-447-2339	dan@Stullcompanies.com	05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list. 04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Dan so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/02/25: Dave K Hangar H-05 has opened up, I sent Dan an email asking if he was interested if the people ahead of him pass. 06/03/25: Dave K I did not hear back from Dan and since this is his third pass he's moved to the bottom of the list.
75	6/27/2025	Greg Mehrhoff	Cherokee 140 N40984	515-250-1755	greg.mehrhoff@gmail.com	06/27/25: Dave K received an email from Greg asking to be added to the waiting list.
76	7/1/2025	Carter Albrecht	Looking for a Cirrus	515-822-4779	carter.albrecht@brownwinick.com	07/01/25: Dave K received a call from Carter asking to be added to the waiting list.
77	7/8/2025	Brian Larson	looking for a 182	515-520-7246	brianklarson@yahoo.com	07/08/25: Dave K received an email from Brian asking to be added to the waiting list.
78	7/25/2025	Jonathan Morgan	Looking	515-557-0568	jonathanmorgancfi@gmail.com	07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

79	7/28/2025	Timothy Mahoney	2005 Sting Sport N606N	602-405-3096	yabiah.cox@gmail.com	07/28/25: Dave K received an email from Timothy asking to be added to the waiting list.
80	8/11/2025	Daniel Strait	Cessna 182 N3350F	515-238-6989	danstrait123@yahoo.com	08/11/25: Dave K received an email from Daniel asking to be added to the waiting list.
81	9/3/2025	Chris Janssen	Mooney M20C N78875	515-205-8611	crjanssen72@gmail.com	09/03/25: Dave K received an email from Chris asking to be added to the waiting list.
82	9/9/2025	Dan Gannon	Cessna 182 N3340R	515-314-2629	dgannon2629@gmail.com	09/09/25: Dave K received an email from Dan asking to be added to the waiting list.
83	10/3/2025	Jason Rohlf	American Champion 8GCBC N395T L-19 N5308G	563-886-7073	flyjasonrohl@gmail.com	10/03/25: Dave K received an email from Jason asking to be added to the waiting list.
84	10/15/2025	Ryan Rock	Cirrus SR22 on order	515-240-5661	rrock@empireagllc.com	10/15/25: Dave K received an email from Ryan asking to be added to the waiting list.
85	6/10/2020	Kayode Fajingbesi	Cessna 182 N251ME	713-825-8262	Kay.Faji@yahoo.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back that he would like to stay on the list. 12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it. 12/20/24: Dave K texted him that there is a T Hangar available, he said to skip him this time. I will set his skip counter to 1. 03/19/25: Dave K sent him and email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/03/25: Dave K sent Kayode an email asking if he'd be interested in the next hangar that opens up, I should have one in a couple of months. I said that if I did not hear from him I would assume he's not interested and I'd move down the list. 06/09/25: Dave K I received a call today that a tenant is going to move out this month, I called Kayode and got his voice with a message that said his voice mail is full. He has not responded to any of my emails so I am moving on to the next person on the list. I have incremented his skip counter to 2. 07/25/25: Dave K texted Kayode to get his N number. He has not responded to any of my last few communications. 07/27/25: Dave K Kayode texted me his N Number. 08/29/25: Dave K I sent him a text letting him know something should open up in October and he's next up. I also let him know if he passes this will be the third time and he will move to the bottom of the list. 09/27/25: Dave K Kayode emailed Dave asking if he could pass his spot on to someone else, I told him no, he cannot do that. 10/23/25: Dave K I sent him an email letting him know he is number 1 on the list and if he plans on moving when the hangar becomes available which is likely to be December 1st. 10/24/25: Dave K sent him a text asking if he'd like one of the T hangars opening up in November for a December 1st move in. He got back to me with some quesitons about the size and lease rate. I replied with the answers, he said he may be needed a bigger hangar soon. He replied back and said he will pass at this time. 10/25/25: Dave K Since this is his third pass I moved him to the bottom of the list and I sent him an email asking if he'd like to remain on the list.
86	11/10/2025	Jeremy Dubansky	Looking	515-313-5003	JDubansky@gmail.com	11/10/25: Dave K Jeremy sent an email asking to be added to the list. He is taking lessons now through Exec 1.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
SOUTH HANGAR							
1	2/17/2020	Jeff Brandt	D8 - C172	515-321-0155	brandtjd67@gmail.com	06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available. 06/23/23 Jeff emailed back wanting to know who was going to fix the insulation and leaking roof. I told him I brought the issue to the airport manager and it's now out of my hands. I asked him to let me know if he wants it or not, if he doesn't I'll move to the next person on the list. 06/23/23 Jeff has decided he'll take the hangar when it becomes available. 08/28/23 Jeff spoke to Dave, he's not quite ready to move to a South facing hangar, after speaking with Dan Stull we saw no reason we couldn't swap Jeff and Scott Wallace who is currently number 2). 11/10/23 Dave K I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st. 11/15/23 Dave K I sent Jeff another e-mail stating if I don't hear back I will move to the next person. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list. 10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available. 10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells. 10/21/24 Dave K informed Jeff that the hangar will be available on November 1st. Jeff is going to pass on this one, he understands that if he doesn't take the next one he will go to the bottom of the list. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars. 05/05/25 Dave K Jeff was out and will probably move to I-01 when it opens up. 09/03/25 DaveK I sent Jeff an email letting him know that a November movin date is possible. 10/01/25: Dave K sent Jeff an update with an update that November is still a possibility. 10/23/25: Dave K sent Jeff an update that the move in date should be sometime in November, I asked for him to confirm he will move once the hangar becomes vacant. Jeff got right back to me that he wants to move.	1
2	2/15/2016	Paul Reinke	E4 - Experimental	515-201-4762	preinke@energycontroltechnologies.com	Paul is building a plane that will eventually go in the hangar. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. 05/01/25 Dave K note - I-01, 02 and 03 should be opening up this fall, Paul is already in a south facing hangar. When the time comes I will see if he wants to move to the bottom of the list or retain his position for three offererings before moving to the bottom. He is number 27 on the main waiting list. He will need to get to the number 1 position on the mail list before he is eliglbe for a south facing hangar. I have incremented the pass counter from 0 to 1.	1
3	12/27/2016	Dave Kalwishky	E10 - C182	515-314-7060	dave@kalwishky.com	12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. The partners voted to stay in the hangar they already have. I have incremented the pass counter from 0 to 1.	1
4	7/11/2023	Ryan White	A10 - RV6	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He respond that he would like to stay on the list. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. 05/02/25 Dave K received an email from Ryan asking if he could come out today to look at them, I said yes. Ryan stopped out and looked at what will become available. He likes the spot he's in now and will most likely not move. 10/23/25: Dave K sent Ryan an email asking if he is going to move or stay put when a south facing hangar opens up next month. Ryan got right back to me that he is going to stay put but would like to stay on the list.	1

5	10/24/2024	Nick Wynen	E-06 - Bonanza	515-965-9568	nixkiks1@gmail.com	10/24/24: Dave K: Nick stopped in and asked to be added to the South facing list. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars. Nick came out and saw the hangars, he's probably going to stay where he's at. 05/27/25: Dave K Nick talked to me today, he'd take I-03. 09/03/25: Dave K sent an email letting him know that a November movin date is possible. 10/01/25: Dave K sent Nick an update with an update that November is still a possibility. 10/23/25: Dave K sent Nick an update that the move in date should be sometime in November, I asked for him to confirm he will move once the hangar becomes vacant and his name is drawn. I mentioned that he is number 4 but that the number 3 guy may pass. Guy 3 passed so I've asked him to let me know his intentions. Nick said he'd move once the hangar is available.
6	5/5/2025	Nathan Schneider	H-04 - Cirrus	319-383-3206	nathan_schneider@msn.com	05/05/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Nathan replied that he would like to be on the list. 10/24/25: Dave K sent Nathan an email asking if he'd like to move when one opens up for a December 1st move in date. 10/26/25: Davbe K Nathan got back to me, he will take I-03 when it becomes available.
7	5/7/2025	Charles Goodall	J-06 - C182	515-988-9309	charles@goodallproperties.com	05/07/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Charles replied that he would like to be on the list.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
GARAGE SPACE							
Note on Garage restriction: Per Amy Beattie: No hangar = no car storage. If they have a hangar we would not prohibit car storage for use coming and going from airport							
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob Folkstad and he took it.	1
2	8/18/2019	Dan Stull		515-447-2339	dan@stullcompanies.com	11/15/23 Dave K: I sent Dan an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Dan got back to me saying he'd like to stay on the list.	
3	10/28/2020	Marc Broer			skycoupe318@gmail.com	Only wants B-SE - Will Pass on all others.	
4	10/28/2020	Ken Anderson				Only wants G-NW for door size - Will Pass on all others.	
5	11/17/2020	Nic Rupiper		515-564-9715	nicholasrupiper@yahoo.com	11/15/23 Dave K: I sent Nic an e-mail with his current poistion and asking if he'd like to remain on the list. Nic got back to me saying he'd like to stay on the list.	
6	4/6/2020	Jacob Greenfield	Building Aircraft	319-573-9783	greenfj17@gmail.com	12/07/23 Dave K: I sent Jacob an e-mail with his current poistion and asking if he'd like to remain on the list. 12/29/23 Dave K: Jacob emailed back that he would like to remain on the list.	
7	7/7/2020	Todd Freeland		515-208-0819	todd@innovative-me.com	11/15/23 Dave K: I sent Todd an e-mail with his current poistion and asking if he'd like to remain on the list. He responded that he would like to reamin on the list.	
8	2/3/2022	Dalton Headlee		515-975-3314	dalton.headlee@gmail.com	11/15/23 Dave K: I sent Dalton an e-mail with his current poistion and asking if he'd like to remain on the list. He responded back that he'd like to remain on the list. I sent a follow up email that says you must have a hangar or plane on the field to have a garage space and that I would keep him on the list as it moves very slowly, garages seldom become available. There has only been one in the three years I've been here. He responed back that he has a PA-12 project that would go in the garage until his name comes up on the hangar. I told him that will work.	
9	5/15/2024	Quinn Fairchild	Store aircraft supplies	515-422-7966	fairchild.quinn@gmail.com	05/15/24: Quinn emailed asking to be put on the list. He will use the space for 1) store/erect my aviation supplies/maps, to 2) create an aviation study space (weather dependent), and in the event that I 3) join a aircraft partnership or win one of the 6 raffles (for single-engine aircraft) to 4) have an initial space for aircraft equipment for the aircraft I may win.	

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, November 6, 2025 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members Dr. Paul Novak and Greg Johnson were in attendance. Todd Ashby and William Gardner were absent. Dave Kalwishky (Exec 1), Dave Joens (McClure), City Attorney Erin Clanton, Airport Board Manager Paul Moritz, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were present.

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda without amendment. Ayes: 3.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Sease reported on the 11/6/25 listing of bills.

Consent Agenda Items

1. Approval of October 9, 2025 minutes.
2. **RESOLUTION 2025-43** approving the lease agreements with the individuals and/or organizations.
3. Payment #3 to Jensen Builders Ltd for services that include the Reconstruction of the Entrance Roundabout & Terminal Parking Lot project in the amount of \$184,260.50.
4. Payment #35 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$5,187.50.
5. Payment #3 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$12,750.86.
6. Payment #7 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Construction Management, Administration & Observation Services for the North Property Line Box Hangars in the amount of \$3,379.25.
7. Payment #3 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$18,293.57.
8. Approval of Bills and Transfer of Necessary Funds, \$295,170.52.
9. Approval of November 2025 Financial Reports.

Approval of Consent Agenda Items

Board Member Novak moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-9. Ayes: Novak, Johnson, Wangsness.

New Business

1. Motion to approve the installation of two door entry signs on the Department of Public Safety (Highway Patrol) hangar. Novak moved, second by Johnson. Ayes: Novak, Johnson, Wangsness.
2. **RESOLUTION 2025-44** accepting two Iowa DOT Grant Agreements for the partial funding of the PCAA Maintenance Storage Facility Project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Wangsness.
3. Motion to approve Change Order No. 2 to Jensen Builders, Ltd. on the "Reconstruct Airport Entrance Roundabout and Terminal Parking Lot" Project in the amount of \$2,000.00 for grading, earthwork and debris cleanup at the south stockpile area at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Wangsness.
4. Motion to approve Change Order No. 4 to Jensen Builders, Ltd. on the "Reconstruct Airport Entrance Roundabout and Terminal Parking Lot" Project in the amount of \$880.00 for the installation of an area intake near the front entrance of the Terminal Building. Novak moved, second by Johnson. Ayes: Novak, Johnson, Wangsness.
5. **RESOLUTION 2025-45** ratifying the signing of the Federal Aviation Administration Grant Offer for replacing the PAPI and REIL Systems on the Reconstruct and Extend Runway 18/36 Project. Novak moved, second by Johnson. Ayes: Novak, Johnson, Wangsness.

Reports

- A. Engineering Report – Joens
 - a. South Terminal Area Development – Update on possible grant application.
 - b. Update on Runway 18/36 Reconstruction and Extension.
 - c. Construction Update – Reconstruct Airport Entrance Roundabout and Terminal Parking Lot.
- B. Staff Report - Moritz
 - a. Update on the tee hangar inspections – Possible reassignment of two hangars on January 1, 2026.
 - b. Update on the leasing of the North Box Hangars – Phase 2 Hangars.
 - c. FAA Response – Possible Sale of Properties north of SE Oralabor Road.
 - d. FAA Response – Concept for private box hangar ownership transfer.
 - e. Update – Airport Manager Interview Process.
 - f. Information on Polk County Community Development Grants.
- C. Legal Counsel Report
- D. Board Report
- E. Chair Report

Adjournment

The meeting was adjourned at 5:32 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 14th day of November, 2025.

Invoice



REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

November 07, 2025
Project No: 0025P407.00
Invoice No: <Draft>

Polk County Aviation Authority
ATTN: Paul Moritz, P.E.
410 West 1st Street
Ankeny, IA 50023

Invoice Total USD 4,200.00

Project 0025P407.00 IFE for Runway 1836 Construction Service
Professional Services through October 31, 2025

Lump Sum

Total Fee	4,200.00		
Percent Complete	0.00	Total Earned	4,200.00
		Previous Fee Billing	0.00
		Current Fee Billing	4,200.00
		Total Fee	4,200.00
		Total This Invoice	USD 4,200.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: General On-Call Engineering Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-000 **PO #** N/A
Original Contract Date: October 6, 2022 **Vendor #** N/A

Date of Board Meeting 4-Dec-25 **PAYMENT REQUEST #** 36
PAYMENT PERIOD: From: 09/28/25 through: 10/25/25

Contract Summary

Original Contract Amount:	\$	-	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)			\$105,121.82
Total completed and stored to date:		\$105,121.82	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:			\$105,121.82
Less previous applications for payment:			\$100,395.06
SUBTOTAL			\$ 4,726.76

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,726.76

Balance to finish, including retainage: -

Contract Time Remaining (If applicable) N/A

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Date: 11/14/2025
Firm Name

PCAA Approval:
Signature: _____ Date: _____

City of Ankeny Staff Approval:
Signature: _____ Date: _____

Work completed:

- Finalized draft CIP, including updating cost estimates and preparing new exhibits for CIP
- Preparation for CPF funding discussion and visit by Congressman Nunn / staff on 10/6; follow up after meeting
- MidAmerican gas line installation follow up
- EDA app discussion

Paul Moritz, cc:Jennifer Sease
Email: PMoritz@Ankenyiowa.gov; jsease@ankenyiowa.gov Phone: 515-965-6420 Fax: 515-965-6416



1360 NW 121st Street
Clive, IA 50325

Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 27, 2025
Project No: 2022001042-000
Invoice No: 36
Due Date: November 26, 2025

Project 2022001042-000 Ankeny Regional Airport - General On-Call Services

Professional Services from September 28, 2025 to October 25, 2025

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Manager I	2.00	185.00	370.00	
Engineer V	6.00	285.00	1,710.00	
Team Leader	8.00	250.00	2,000.00	
Project Coordinator	1.00	135.00	135.00	
Engineer I	4.00	125.00	500.00	
Totals	21.00		4,715.00	
Total Labor				4,715.00

Mileage (.70/.686 p/mile)

11.76

Total this Phase \$4,726.76

Total Due this Invoice \$4,726.76

Outstanding Invoices

Number	Date	Balance
35	9/29/2025	5,187.50
Total		5,187.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny: Reconstruct Runway 18-36 - Construction
Project Title: Administration and Observation Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-006 **PO #** N/A
Original Contract Date: July 10, 2025 **Vendor #** N/A

Date of Board Meeting 4-Dec-25 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 09/28/25 through: 10/25/25

Contract Summary

Original Contract Amount:	\$	1,447,560.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,447,560.00	
Total completed and stored to date:	\$	76,678.61	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	76,678.61	
Less previous applications for payment:	\$	57,289.05	
SUBTOTAL	\$		19,389.56

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 19,389.56

Balance to finish, including retainage: \$ 1,370,881.39

Contract Time Remaining (If applicable) N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name

Signature: [Signature] Date: 11/14/2025

PCAA Approval:

Signature: _____ Date: _____

City of Ankeny Staff Approval:

Signature: _____ Date: _____

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

Email: pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 27, 2025
Project No: 2022001042-006
Invoice No: 4
Due Date: November 26, 2025

Project 2022001042-006 Ankeny Regional Airport: Reconstruct Runway 18-36: Construction
Administration and Observation Services

Professional Services from September 28, 2025 to October 25, 2025

Phase 1 Part I. Construction Administration/Observation Services

96.75

Total Labor

5,521.17

Overhead

201.41 % of 5,521.17

11,120.19

11,120.19

11,120.19

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	163,445.00	5.50	8,989.48	6,537.80	2,451.68
Total Fee	163,445.00		8,989.48	6,537.80	2,451.68
Total Fee					2,451.68

Reimbursable Expenses

Meals

30.52

Total Reimbursables

30.52

30.52

Mileage (.70/.686 p/mile)

266.00

	Current	Prior	To-Date
Total Billings	19,389.56	57,289.05	76,678.61
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			1,200,381.39

Total this Phase

\$19,389.56

Phase 1A Part IA. CA Subconsultant (Jacobs)

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			53,080.00

Project	2022001042-006	Ankeny: Reconstruct Runway 18-36 CA	Invoice	4
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Total this Phase 0.00

Phase 2 Part II. As-Built ADIP Survey

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
On-Site As-Built Survey	15,563.00	0.00	0.00	0.00	0.00
Project Management and Coordination	15,618.00	0.00	0.00	0.00	0.00
As-Built Aerial Photo/ADIP Submsn. NV5	41,519.00	0.00	0.00	0.00	0.00
Total Fee	72,700.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase 3 Part III. Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	44,720.00	0.00	0.00	0.00	0.00
Total Fee	44,720.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$19,389.56

Outstanding Invoices

Number	Date	Balance
3	9/29/2025	12,750.86
Total		12,750.86

PROGRESS REPORT

PROJECT # **2022001042-006**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18-36 - CONSTRUCTION ADMINISTRATION AND OBSERVATION SERVICES**

PRJ MNGR **JAY PUDENZ, P.E., LEED AP**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **pmoritz@ankenyiowa.gov**

REPORT BY **JAY PUDENZ, P.E., LEED AP**
 Email: **jpudenz@mcclurevision.com**

REPORTING PERIOD **OCTOBER 2025** NEXT REPORT **NOVEMBER 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized and distributed Pre-Construction Meeting agenda
- ✓ Conducted Pre-Construction Meeting and distributed minutes
- ✓ Conducted on-site visit with FAA officials and distributed visit summary
- ✓ Distributed IFC Specification and Plans
- ✓ Coordinated with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- ✓ Completed Quarter 4 FAA Performance Reports

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Construction Administration
- Coordinate with Manatt's on construction submittals and schedule
- Review submittals
- Continue coordination with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- Draft SF-271 and SF-425 financial forms

VALUE ADDED SERVICES

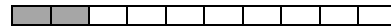
- N/A

INPUT NEEDED

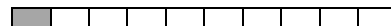
- N/A

Part I: Construction Administration/Observation Services

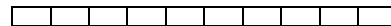
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



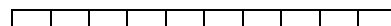
Phase 603.05 – Resident Project Representative



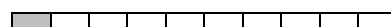
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking



Phase 850.05 – Project Management and Coordination



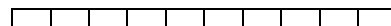
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

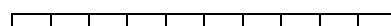


Part II: As-Built ADIP Survey

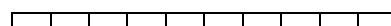
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

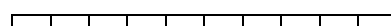


Phase 850.05– Project Management and Coordination



Part III: project Closeout

Phase 800.05 – Project Closeout



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



North Property Line Box Hangars (Site Work and Vertical Infrastructure) -
Project Title: Phase 2 - Construction Management, Administration, & Observation Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-011 **PO #** N/A
Original Contract Date: March 6, 2025 **Vendor #** N/A

Date of Board Meeting 4-Dec-25 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 09/28/25 through: 10/25/25

Contract Summary

Original Contract Amount:	\$	87,279.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	87,279.00	
Total completed and stored to date:	\$	87,279.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	87,279.00	
Less previous applications for payment:	\$	77,299.14	
SUBTOTAL	\$		9,979.86

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 9,979.86

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) N/A

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name

Alexia Grgurich

Signature

11/14/2025

Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

Email: pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov

Phone: 515-965-6420

Fax: 515-965-6416

Date Printed: 11/14/2025

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Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 27, 2025
Project No: 2022001042-011
Invoice No: 163759
Due Date: November 26, 2025

Project 2022001042-011 Ankeny: North Property Line Box Hangars (AIP Site Work and GAVI Vertical Infrastructure) - Phase 2 - Construction Management, Administration, and Observation Services

Professional Services from September 28, 2025 to October 25, 2025

Phase 1 Part IA: Construction Administration/Observation Services - AIP Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	2,330.00	100.00	2,330.00	2,330.00	0.00
Total Fee	2,330.00		2,330.00	2,330.00	0.00
Total Fee					0.00
			Current	Prior	To-Date
Total Billings			0.00	18,684.00	18,684.00
Contract Limit (not-to-exceed)					18,684.00
			Total this Phase		0.00

Phase 2 Part IB: Construction Administration/Observation Services - GAVI Services

			42.25		
Total Labor					2,672.14
Overhead		195.99 % of 2,672.14		5,237.13	
				5,237.13	5,237.13

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,260.00	100.00	7,260.00	6,897.00	363.00
Total Fee	7,260.00		7,260.00	6,897.00	363.00
Total Fee					363.00

Consultants

KEDBluestone Engineering				1,769.60	
Total Consultants				1,769.60	1,769.60

Project	2022001042-011	Ankeny: N. Prop Line Box HGR-Ph 2 CA	Invoice	163759
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	Current	Prior	To-Date	
Total Billings	10,041.87	58,615.14	68,657.01	
Contract Limit (not-to-exceed)			68,595.00	
Amount Adjusted this Period				-62.01
		Total this Phase		\$9,979.86
		Total Due this Invoice		\$9,979.86

Outstanding Invoices

Number	Date	Balance
163266	9/29/2025	3,379.24
Total		3,379.24



PROGRESS REPORT

PROJECT #	2022001042-011		
PROJECT	ANKENY REGIONAL AIRPORT: NORTH PROPERTY LINE BOX HANGARS (AIP SITE WORK AND GAVI VERTICAL INFRASTRUCTURE) - PHASE 2 - CONSTRUCTION MANAGEMENT, ADMINISTRATION, AND OBSERVATION SERVICES		
PRJ MNGR	AUSTIN MORAN, P.E.		
CLIENT	POLK COUNTY AVIATION AUTHORITY 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 pmoritz@ankenyiowa.gov
REPORT BY	AUSTIN MORAN, P.E. Email: amoran@mcclurevision.com		
REPORTING PERIOD	OCTOBER 2025	NEXT REPORT	None

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held final walkthrough and issued punch list
- ✓ Coordinated installation of gas riser and meters
- ✓ Scheduled final walkthrough
- ✓ Coordinated pre-final pay estimate

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Process final pay estimates, release retainage
- Coordinate and hold final progress meeting
- Complete punch list
- Complete project closeout
- Complete project closeout process for Iowa DOT grants

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 1: Part IA: Construction Administration/Observation Services - AIP Services

AIP Grant Administration

[illegible]

Construction Administration

[illegible]Resident Project Representative[illegible]

Construction Staking

[illegible]

Project Closeout

[illegible]

Project Management and Coordination

[illegible]

GAVI Grant Administration

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot -
Project Title: Construction Administration, Observation, & Closeout Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-012 **PO #** N/A
Original Contract Date: April 10, 2025 **Vendor #** N/A

Date of Board Meeting 4-Dec-25 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 09/28/25 through: 10/25/25

Contract Summary

Original Contract Amount:	\$	95,300.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	95,300.00	
Total completed and stored to date:	\$	58,206.39	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	58,206.39	
Less previous applications for payment:	\$	39,346.06	
SUBTOTAL	\$		18,860.33

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 18,860.33

Balance to finish, including retainage: \$ 37,093.61

Contract Time Remaining (If applicable) N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name

David J. Bens
Signature

11/14/2025
Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

Email: pmoritz@ankenyiowa.gov; AGrgurich@Ankenyiowa.gov Phone: 515-965-6420 Fax: 515-965-6416



Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 27, 2025
Project No: 2022001042-012
Invoice No: 4
Due Date: November 26, 2025

Project 2022001042-012 Ankeny: Reconstruct Airport Entrance Roundabout and Terminal Building
Parking Lot: Construction Administration, Observation, & Closeout Services

Professional Services from September 28, 2025 to October 25, 2025

Phase 1 Part I: Construction Management, Administration, and Observation Services

Ovt. Premium 99.50 37.18
Total Labor 5,499.57

Overhead 195.99 % of 5,499.57 10,778.61
10,778.61 10,778.61

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	75.2646	7,562.59	5,120.86	2,441.73
Total Fee	10,048.00		7,562.59	5,120.86	2,441.73
Total Fee					2,441.73

Mileage (.70/.686 p/mile) 140.42

	Current	Prior	To-Date
Total Billings	18,860.33	39,346.06	58,206.39
Contract Limit (not-to-exceed)			78,800.00
Contract Limit Remaining			20,593.61
Total this Phase			\$18,860.33

Phase 2 Part II: Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	16,500.00	0.00	0.00	0.00	0.00
Total Fee	16,500.00		0.00	0.00	0.00
Total Fee					0.00

Project	2022001042-012	Ankeny: Recon Terminal BLD Park Lot CA	Invoice	4
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Total this Phase	0.00
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Total Due this Invoice	\$18,860.33
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Outstanding Invoices

Number	Date	Balance
3	9/29/2025	18,293.57
Total		18,293.57



PROGRESS REPORT

PROJECT # **2022001042-012**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT AIRPORT ENTRANCE ROUNDABOUT AND TERMINAL BUILDING PARKING LOT – CONSTRUCTION ADMINISTRATION, OBSERVATION, & CLOSEOUT SERVICES**

PRJ MNGR **DAVE JOENS, P.E.**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **pmoritz@ankenyiowa.gov**

REPORT BY **DAVE L. JOENS, P.E.**
Email: **djoens@mcclurevision.com**

REPORTING PERIOD **OCTOBER 2025** NEXT REPORT **NOVEMBER 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Complete construction
- ✓ Complete RPR Services
- ✓ Continue Grant Administration
- ✓ Continue Project Management

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Grant Administration
- Continue Project Management

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Management, Administration, Observation Services

300: BIL-AIG Grant Administration



504: Construction Permits



600: Construction Administration



603: QA Material Testing Coordination



650: Resident Project Representative (RPR)



760: Construction Staking (Control)

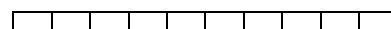


850: Project Management and Coordination



Part II: Project Closeout Services

800: Project Closeout



**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE DECEMBER 4, 2025 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Amazon Capital Services	143.96	11/12/25	(2) thermometers and (2) shelving units
Baker Electric	405.00	11/04/25	Labor to repair lights on Taxiway E & windsock lights
Brick Gentry Law Firm	780.00	10/25/25	General legal services - October
Brick Gentry Law Firm	795.00	11/25/25	General legal services - November
City of Ankeny	42,724.74	11/18/25	Semi-annual administrative billing
Cutting Edge Outdoors, LLC	1,290.00	11/04/25	Mowing services 10/30/25
Des Moines Register	161.28	10/31/25	October A/P, minutes
Eide Bailly	7,000.00	10/31/25	Interim audit work through 10/31/25
Elder Corporation	7,500.00	11/10/25	Yearly Equipment Mobilization
Exec 1 Aviation	15,628.94	11/30/25	On-site management fee
McClure Engineering	4,726.76	10/27/25	Professional services
MidAmerican Energy	488.70	11/07/25	Lift station; Runway lights; Lighting services
Precision Supply and Rental	679.33	11/07/25	T22 Lid 24X36 - Utility Box Cover
Ridnour Construction	810.00	10/15/25	Repair two spots on runway on 9/17/25
Stew Hanson Dodge City	42,959.00	11/12/25	Dodge Ram 2500 4WD Truck
William Gardner	83.41	10/23/25	Meal reimbursement for DSM Air Traffic Controllers
Total Airport Operations Fund	\$ 126,176.12		
McClure Engineering	9,979.86	10/27/25	North Property Line Box Hangers-Phase 2
Foth Engineering	4,200.00	11/19/25	IFE for Reconstruct Runway 18/36 - Construction Service
McClure Engineering	19,389.56	10/27/25	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	18,860.33	10/27/25	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
Total Capital Improvements Fund	\$52,429.75		
Grand Total	\$ 178,605.87		

See attachments for more information regarding:

Contractor/project costs

Snow removal costs, if applicable

Insurance renewal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of November 30, 2025

Nov 30, 25

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

4,707,228.50

Total Checking/Savings

4,707,228.50

Other Current Assets

113 · PRE-PAID EXPENSES

61,212.97

114 · LEASE RECEIVABLE

971,110.49

115 · ACCRUED INTEREST RECEIVABLE

13,346.00

Total Other Current Assets

1,045,669.46

Total Current Assets

5,752,897.96

Fixed Assets

140 · NON-DEPRECIABLE ASSETS

6,956,965.27

141 · DEPRECIABLE ASSETS

27,885,447.73

180 · CONSTRUCTION IN PROGRESS

4,265,548.05

181 · ACCUMULATED DEPRECIATION

(19,931,344.11)

Total Fixed Assets

19,176,616.94

TOTAL ASSETS

24,929,514.90

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

178,117.17

Total Accounts Payable

178,117.17

Other Current Liabilities

204 · RETAINAGE PAYABLE

14,586.40

206 · DEFERRED REVENUE

11,057.05

207 · HANGAR/LEASE ADVANCE DEPOSITS

20,070.28

209 · DEFERRED LEASE REVENUE

944,162.69

Total Other Current Liabilities

989,876.42

Total Current Liabilities

1,167,993.59

Total Liabilities

1,167,993.59

Equity

3000 · INVESTED IN CAPITAL ASSETS

18,513,364.44

3001 · UNRESTRICTED NET ASSETS

6,066,793.36

3003 · RESTRICTED FOR AIRPORT IMPROVE

(818,636.49)

Total Equity

23,761,521.31

TOTAL LIABILITIES & EQUITY

24,929,514.90

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	703,871.01	1,407,742.00	(703,870.99)	50.0%
401 · LEASE AND LICENSE FEE INCOME	58,012.10	135,000.00	(76,987.90)	42.97%
403 · FUEL FEE INCOME	21,203.32	49,000.00	(27,796.68)	43.27%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
407 · OTHER REVENUE	2,037.13	0.00	2,037.13	100.0%
Total Income	791,796.56	1,591,742.00	(799,945.44)	49.74%
Gross Profit	791,796.56	1,591,742.00	(799,945.44)	49.74%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	42,624.76	80,100.00	(37,475.24)	53.21%
602 · POSTAGE & OFFICE SUPPLIES	290.44	1,900.00	(1,609.56)	15.29%
603 · ONSITE MANAGEMENT SERVICES	78,144.70	187,547.00	(109,402.30)	41.67%
610 · ADVERTISING & PROMOTION	126.69	700.00	(573.31)	18.1%
611 · PUBLICATIONS	626.80	2,400.00	(1,773.20)	26.12%
612 · CONFERENCES AND SEMINARS	610.41	4,000.00	(3,389.59)	15.26%
613 · LEGAL SERVICES	4,235.50	34,000.00	(29,764.50)	12.46%
614 · AUDIT SERVICES	7,000.00	17,500.00	(10,500.00)	40.0%
616 · GENERAL INSURANCE	3,489.66	8,700.00	(5,210.34)	40.11%
617 · PROPERTY INSURANCE	24,260.61	61,000.00	(36,739.39)	39.77%
618 · PUBLIC OFFICIALS INSURANCE	1,423.27	3,600.00	(2,176.73)	39.54%
621 · CAPITAL EQUIPMENT	42,959.00	0.00	42,959.00	100.0%
630 · SNOW REMOVAL & MOWING	17,688.17	108,000.00	(90,311.83)	16.38%
631 · REPAIRS & MAINTENANCE (General)	80,257.81	123,000.00	(42,742.19)	65.25%
640 · UTILITIES	2,492.63	6,600.00	(4,107.37)	37.77%
644 · AIRPORT PLANNING & ENGINEERING	16,021.75	63,000.00	(46,978.25)	25.43%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	142,413.91	0.00	142,413.91	100.0%
704 · MAINTENANCE BUILDING	0.00	1,774,000.00	(1,774,000.00)	0.0%
718 · EXTEND RUNWAY 18	17,366.20	4,845,600.00	(4,828,233.80)	0.36%
725 · SOUTH CORPORATE TERMINAL	13,650.00	0.00	13,650.00	100.0%
729 · RECONSTRUCT & EXTEND RW 18/36	100,786.87	8,092,500.00	(7,991,713.13)	1.25%
734 · ELEVATOR AND LOBBY ADDITION	0.00	600,000.00	(600,000.00)	0.0%
736 · REMOVE & REPLACE PAVEMENT	544,419.51	0.00	544,419.51	100.0%
Total Expense	1,140,888.69	16,014,247.00	(14,873,358.31)	7.12%
Net Ordinary Income	(349,092.13)	(14,422,505.00)	14,073,412.87	2.42%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	65,502.90	181,000.00	(115,497.10)	36.19%
504 · FAA GRANT REIMBURSEMENT	0.00	12,861,175.00	(12,861,175.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	400,000.00	(400,000.00)	0.0%
Total Other Income	65,502.90	13,442,175.00	(13,376,672.10)	0.49%
Net Other Income	65,502.90	13,442,175.00	(13,376,672.10)	0.49%
Net Income	(283,589.23)	(980,330.00)	696,740.77	28.93%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of November 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	105,121.82	-	105,121.82	105,121.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	19,971.89	22,028.11	-	-	-	
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	53,000.00	(6,233.94)	46,766.06	43,952.77	2,813.29	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	435,221.00	27,217.80	462,438.80	414,451.80	47,987.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,543,446.90	25,549.49	1,568,996.39	1,565,878.39	3,118.00	-	565,200	565,200	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	12,403.85	745,604.70	739,527.10	6,077.60	-	400,000	331,215	
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	23,431.22	869,226.32	869,226.33	(0.01)	-	411,425	184,677	
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	989,875.00	22,349.62	1,012,224.62	1,012,224.62	-	-	916,074	-	FY26
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	385,039.00	-	-	-	-	FY26
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	796,613.12	20,503.00	817,116.12	652,572.91	164,543.21	14,586.40	636,362	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	989,407.09	-	989,407.09	184,907.09	804,500.00	-	-	-	
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	54,000.00	6,000.00	-	-	-	
Sheet34	Reconstruct Runway 18/36 - CA & Observation Services/Construction	McClure/Manatt's	FAA	11,923,625.58	-	11,923,625.58	80,878.61	11,842,746.97	-	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	102,964.89	9,491.13	112,456.02	112,456.02	-	-	-	-	FY25
Sheet27	T-Hangars Gutter Replacement Project	Wood Roofing & Sheet Metal Co.	EXP	94,916.40	12,200.00	107,116.40	107,116.40	-	-	-	-	FY25
Grayed out = Completed items, no new charges expected				27,329,521.53	2,087,279.48	29,416,801.01	16,516,147.57	12,899,814.18	14,586.40	8,066,732	6,218,763	
									\$ 14,586.40			
									^= 204 Retainage Pay		^ = 110 Grant AR	

25-26 Snow removal cost sum

FY25/26 TOTALS			FY24/25	
	Quantity	Cost		
Elder	1.00	\$ 7,500.00	\$ 17,931.50	41.83%
S Jackson	-	\$ -	\$ 150.00	0.00%
New Deal	55.00	\$ 2,928.17	\$ -	0.00%
Cryotech	-	\$ -	\$ 4,977.72	0.00%
Exec 1 Aviation	-	\$ -	\$ 22,750.00	0.00%
	<u>\$ 56.00</u>	<u>\$ 10,428.17</u>	<u>\$ 45,809.22</u>	22.76%
	Quantity	Cost	Cost	
Labor	-	\$ -	\$ 33,573.00	0.00%
Equipment	1.00	\$ 7,500.00	\$ 26,170.25	28.66%
Material	55.00	\$ 2,928.17	\$ 17,106.10	17.12%
	<u>\$ 56.00</u>	<u>\$ 10,428.17</u>	<u>\$ 76,849.35</u>	13.57%
	Quantity	Cost	Cost	
Operations	56.00	\$ 10,428.17	\$ 76,849.35	13.57%
	<u>\$ 56.00</u>	<u>\$ 10,428.17</u>	<u>\$ 76,849.35</u>	13.57%

(Elder contract: year)

FY25/26 Hourly Rates			FY24/25	% Inc	Category
Elder	Manager	\$ 96.00	\$ 96.00	0.0%	Labor
Elder	Manager-OT	\$ 143.00	\$ 143.00	0.0%	Labor
Elder	Manager-DT	\$ 192.00	\$ 192.00	0.0%	Labor
Elder	Operator	\$ 82.00	\$ 82.00	0.0%	Labor
Elder	Operator-OT	\$ 124.00	\$ 124.00	0.0%	Labor
Elder	Operator-DT	\$ 164.00	\$ 164.00	0.0%	Labor
Elder	Mobilization of Equipment	\$ 7,500.00	\$ 7,500.00	0.0%	Equipment
Elder	Motor Grader	\$ 212.00	\$ 212.00	0.0%	Equipment
Elder	Wheel Loader	\$ 225.00	\$ 225.00	0.0%	Equipment
Elder	Blower	\$ 30.00	\$ 30.00	0.0%	Equipment
Elder	Pickup	\$ 25.00	\$ 25.00	0.0%	Equipment
Elder	Snow Plow	\$ 16.50	\$ 16.50	0.0%	Equipment
Elder	Tractor Mower w/Bl'd & Brm	\$ 137.00	\$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	\$ 137.00	\$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	\$ 500.00	\$ 500.00	0.0%	Labor
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
Cryotech	Liquid	\$ 9.15	\$ 9.15	0.0%	Material
Cryotech	S&H	\$ 128.22	\$ 128.22	0.0%	Material
New Deal	Granular per bag	\$ 47.18	\$ 49.00	-3.7%	Material
New Deal	Shipping per pallet	\$ 333.17	\$ 305.91	8.9%	Material

[illegible]

RESOLUTION 2025-

RESOLUTION APPROVING THE FY 2027 AIRPORT CAPITAL IMPROVEMENTS PROGRAM FOR THE ANKENY REGIONAL AIRPORT

WHEREAS, as a condition for receiving State and Federal aid for the Ankeny Regional Airport, the following provisions must be met:

- An approved 5-Year Airport Capital Improvement Program must be in place,
- Submittal to the Iowa DOT of approved Airport Improvement Program Data Sheets with the sponsor's signature and Airfield Project Applications with sponsor's signature,
- Certification that the local match exists if future grants are awarded,
- Authorization to submit the proposed projects for State or Federal Grants; and

WHEREAS, a revised 5-Year Airport Capital Improvement Program (ACIP) has been formulated to meet the scheduling requirements of the Federal Aviation Administration and the Iowa Department of Transportation, and

WHEREAS, the Program Data Sheets and Project Application Forms for the projects included in the first three years of the proposed FY 2027 ACIP have been prepared after vetting the proposed projects with the Engineering Review Committee and discussions with the Federal Aviation Administration for preliminary approval, and

WHEREAS, the said Program Data Sheets and Project Application Forms must be submitted to the Iowa Department of Transportation by December 19, 2025 after final approval by this board.

NOW THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority:

- Hereby approves the FY 2027 through FY 2032 Airport Capital Improvements Program (ACIP) and the related Program Data Sheets and Project Application Forms, and
- Authorizes the Board Chairperson to sign the said Program Data Sheets and Project Application Forms, and
- Authorizes staff to submit the said Program Data Sheets and Project Application Forms to the Iowa Department of Transportation.

Passed and adopted this 4th day of December, 2025.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Ankeny Regional Airport

Proposed 2027 Airport Capital Improvements Program

October 9, 2025

	Funding	FY 2025	FY 2026	FY 2027	FY 2028	
	Federal	\$ 997,992	\$ 2,317,110	\$ 6,951,331	\$ 1,175,500	
	State	\$ 411,425	\$ 400,000	\$ -	\$ 110,400	
	Local	\$ 899,463	\$ 2,126,410	\$ 2,257,231	\$ 476,100	
	Total	\$ 2,308,880	\$ 4,843,521	\$ 9,208,562	\$ 1,762,000	
Project Description						Notes
North Property Line Box Hangars - Phase 2	Federal	\$ -				PROJECT COMPLETED
	State	\$ 411,425				
	Local	\$ 788,575				
	Total	\$ 1,200,000				
Remove and Replace Pavement - Entrance Drive and Roundabout	Federal	\$ 502,992				PROJECT UNDER CONSTRUCTION
	State	\$ -				
	Local	\$ 55,888				
	Total	\$ 558,880				
Remove and Replace Pavement - Terminal Building Parking Lot	Federal	\$ 495,000				PROJECT UNDER CONSTRUCTION
	State	\$ -				
	Local	\$ 55,000				
	Total	\$ 550,000				
PCAA Maintenance Storage Facility	Federal		\$ -			For storing snow fighting and mowing equipment. Opens up 2-3 tee hangars. Located south of the Museum Hangar. 120' by 80' @ \$175/sf. Project awarded DOT GAVI (\$300,000) and AIP (\$100,000) grants.
	State		\$ 400,000			
	Local		\$ 1,374,000			
	Total		\$ 1,774,000			
Reconstruct Runway 18/36 Construction	Federal		\$ 2,317,110	\$ 6,951,331		Bid opening was in July, 2025. Construction starts in Spring, 2026. Project costs per McClure summary 10/1/25. Assume 25% spent in 2026 and 75% spent in 2027.
	State		\$ -			
	Local		\$ 145,067	\$ 435,200		
	Total		\$ 2,462,177	\$ 7,386,530		
Extend Runway 18 Includes Instrument Landing System Relocation Construction	Federal					Includes a 500' extension of RW 18 to a total of 6,000'. Project was bid with the Runway Reconstruction. Construction starts in Spring, 2026. Project may receive a CPF Grant. Costs shown assuming no grant.
	State					
	Local		\$ 607,344	\$ 1,822,031		
	Total		\$ 607,344	\$ 1,822,031		
Terminal Building Elevator/Lobby Addition	Federal				\$ 617,500	To provide board meeting room with elevator for ADA compliance, and to upgrade terminal building access. ATP Competitive Grant Application - 95% FAA funding. Project will proceed only if grant awarded.
	State				\$ -	
	Local				\$ 32,500	
	Total				\$ 650,000	
Airport Runup Pad with Compass	Federal				\$ 144,000	Needed for testing of jet aircraft after maintenanc work. Assumes this project qualifies for Iowa DOT funding. Need to investigate possible funding.
	State				\$ -	
	Local				\$ 216,000	
	Total				\$ 360,000	
South Corporate Terminal - Phase 1A Site Clearing, Earthwork, Storm and Taxiways Design	Federal					Phase 1A from the 2025 Preliminary Study by HDR. Taxiways C1 and F1, and N/S Taxilanes. Assume 40% Iowa DOT AIP Funding. Anticipate accelerating schedule with federal grants.
	State				\$ 110,400	
	Local				\$ 165,600	
	Total				\$ 276,000	
Main Apron Pavement Rehabilitation	Federal				\$ 558,000	Large apron area south of Terminal and west of Taxiway C. Joint and crack sealing plus full-depth patching. Schedule dictated by continued deterioration of apron pavement. Utilize annual FAA entitlement funding.
	State				\$ -	
	Local				\$ 62,000	
	Total				\$ 620,000	

	Funding	FY 2029	FY 2030	FY 2031	FY 2032	
	Federal	\$ 450,000	\$ 1,552,500	\$ 900,000	\$ 9,900,000	
	State	\$ 984,340	\$ 764,400	\$ 1,745,200	\$ -	
	Local	\$ 1,526,510	\$ 1,319,100	\$ 2,717,800	\$ 1,100,000	
Project Description	Total	\$ 2,960,850	\$ 3,636,000	\$ 5,363,000	\$ 11,000,000	Notes
Rehabilitate Maintenance Building Parking Lot	Federal	\$ 450,000				Schedule to be dictated by continued pav't deterioration. Completed full-depth patching of center section in 2017. Possible State ATP funding .
	State	\$ 984,340				
	Local	\$ 50,000				
	Total	\$ 500,000				
South Corporate Terminal - Phase 1A Site Clearing, Earthwork, Storm and Taxiways Construction	Federal					Phase 1A from the 2025 Preliminary Study by HDR. Taxiways C1 and F1, and N/S Taxilanes. Assume 40% Iowa DOT AIP Funding. Anticipate accelerating schedule with federal grants.
	State	\$ 917,940				
	Local	\$ 1,376,910				
	Total	\$ 2,294,850				
South Corporate Terminal - Phase 1B Additional Earthwork, Access Roadways and Utilities Design and Construction	Federal					Phase 1B from the 2025 Preliminary Study by HDR. Assume 40% Iowa DOT AIP Funding. Anticipate future federal grants needed.
	State	\$ 66,400	\$ 554,800			
	Local	\$ 99,600	\$ 832,200			
	Total	\$ 166,000	\$ 1,387,000			
Taxiway C Pavement Replacement	Federal		\$ 1,552,500			Based on Iowa DOT 2021 Pavement Condition Index - PCI = 48. Assumes FAA grant for 90% of the construction costs.
	State		\$ -			
	Local		\$ 172,500			
	Total		\$ 1,725,000			
South Corporate Terminal - Phase 1C 20-Unit Tee Hangar Bldg. and Approach Slabs Design and Construction	Federal					Provides Tee Hangars and Private Box Hangar Pads. Initial Utilization of the new South Terminal Area. Assume at least 40% State funding. Anticipate future federal grants needed.
	State		\$ 209,600	\$ 1,745,200		
	Local		\$ 314,400	\$ 2,617,800		
	Total		\$ 524,000	\$ 4,363,000		
Taxiway D and E Lighting Replacement with Runway Lighting Upgrades	Federal			\$ 900,000		D and E lights are only remaining lights with direct-buried wiring. Utilize either state or federal funding. Placeholder estimate pending preliminary design. Need based on anticipated deterioration of fixtures over time.
	State					
	Local			\$ 100,000		
	Total			\$ 1,000,000		
Runway 4/22 Reconstruction	Federal				\$ 9,900,000	Reconstruction schedule is based on the currnet PCI numbers. Schedule will be dicated by the FAA funding availability.
	State					
	Local				\$ 1,100,000	
	Total				\$ 11,000,000	

	Projects targeted for FAA Funding Participation
	Projects targeted for Iowa DOT Funding Participation
	Projects funded with only Local PCAA Funding
	Projects funded by special FAA BIL/ATP Grants



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2028	Terminal Building Elevator/Lobby Addition	Federal:	\$	
		IIJA:	\$	\$617,500
		State:	\$	
		Local:	\$	\$32,500
		Total:	\$	\$650,000
2028	Construct Airport Runup Pad with Compass (Design and Construction)	Federal:	\$	\$144,000
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$216,000
		Total:	\$	\$360,000
2028	South Corporate Terminal - Phase 1A - Design Only (Site Clearing, Earthwork, Stormwater and Paving)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$110,400
		Local:	\$	\$165,600
		Total:	\$	\$276,000
2028	Rehabilitate Main Apron	Federal:	\$	\$558,000
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$62,000
		Total:	\$	\$620,000
2029	Rehabilitate Maintenance Building Parking Lot	Federal:	\$	\$450,000
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$50,000
		Total:	\$	\$500,000



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2029	South Corporate Terminal - Phase 1A - Construction Only (Site Clearing, Earthwork, Stormwater and Paving)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$917,940
		Local:	\$	\$1,376,910
		Total:	\$	\$2,294,850
2029	South Corporate Terminal - Phase 1B - Design Only (Additional Earthwork, Access Roadways and Utilities)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$66,400
		Local:	\$	\$99,600
		Total:	\$	\$166,000
2030	South Corporate Terminal - Phase 1B - Construction Only (Additional Earthwork, Access Roadways and Utilities)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$554,800
		Local:	\$	\$832,200
		Total:	\$	\$1,387,000
2030	Reconstruct Taxiway C	Federal:	\$	\$1,552,500
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$172,500
		Total:	\$	\$1,725,000
2030	South Corporate Terminal - Phase 1C - Design Only (20-Unit Tee Hangar Bldg. and Approach Slabs)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$209,600
		Local:	\$	\$314,400
		Total:	\$	\$524,000

**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2031	South Corporate Terminal - Phase 1C - Construction Only (20-Unit Tee Hangar Bldg. and Approach Slabs)	Federal:	\$	
		IIJA:	\$	
		State:	\$	\$1,745,200
		Local:	\$	\$2,617,800
		Total:	\$	\$4,363,000
2031	Taxiway D and E Lighting Replacement with Runway Lighting Upgrades	Federal:	\$	\$900,000
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$100,000
		Total:	\$	\$1,000,000
2032	Reconstruct Runway 4/22 (Design and Construction)	Federal:	\$	\$9,900,000
		IIJA:	\$	
		State:	\$	
		Local:	\$	\$1,100,000
		Total:	\$	\$11,000,000
		Federal:	\$	
		IIJA:	\$	
		State:	\$	
		Local:	\$	
		Total:	\$	
		Federal:	\$	
		IIJA:	\$	
		State:	\$	
		Local:	\$	
		Total:	\$	

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Terminal Building Elevator/Lobby Addition		
Local Priority:	1	Fed. Share (AIP):	
FFY Requested:	2028	Fed. Share (BIL-AIG):	\$617,500
NEPA Determination:	Anticipated Fall 2027	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$32,500
		Total Project Cost:	\$650,000

Justification:

The terminal building does not currently meet ADA compliance as there is no ADA access to the board meeting room. In order for the terminal building to meet ADA compliance an elevator would need to be installed to allow access to the second floor and board meeting room. Upgrades to the terminal building access would also be made in the addition of a lobby area.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

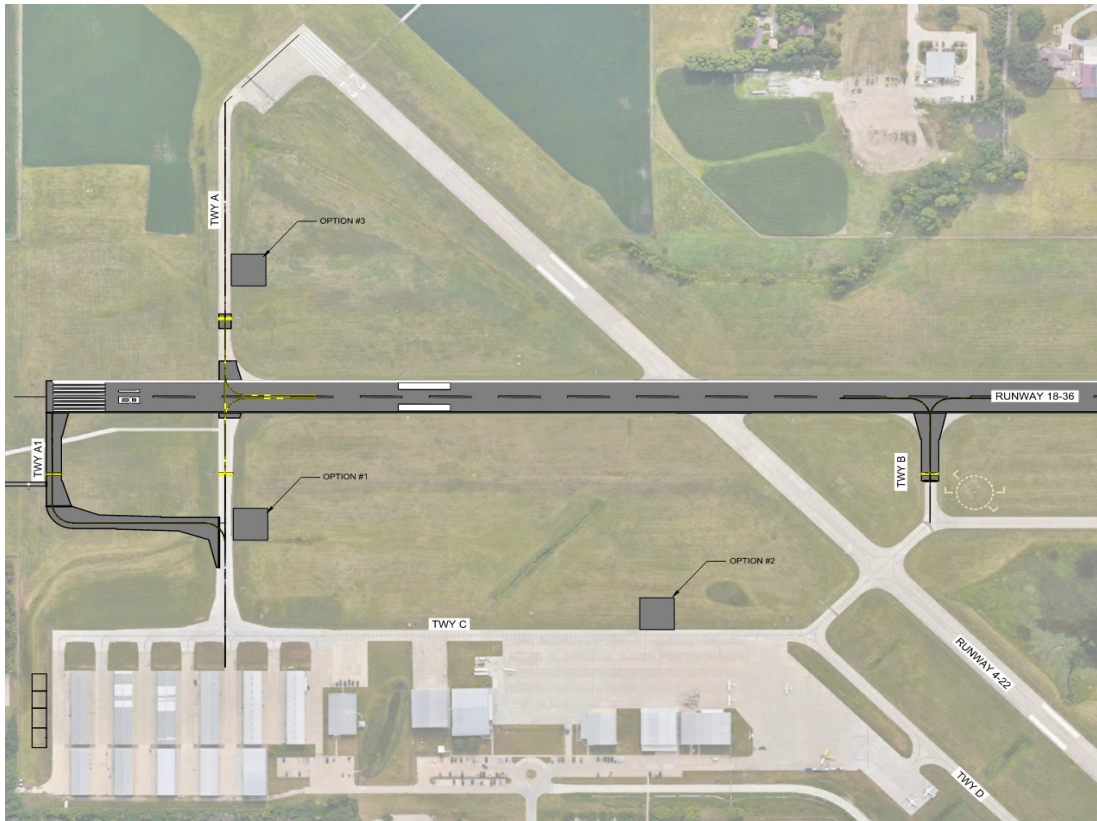
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Construct Airport Runup Pad with Compass (Design and Construction)		
Local Priority:	2	Fed. Share (AIP):	\$144,000
FFY Requested:	2028	Fed. Share (BIL-AIG):	
NEPA Determination:	Anticipated Fall 2027	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$216,000
		Total Project Cost:	\$360,000

Justification:

The Airport currently does not have a dedicated runup pad with a compass rose for jet aircraft testing after maintenance. As a result, runups must occur on taxiways or near the runway, creating safety concerns, operational disruptions, and noise impacts. This project will provide a 100' by 100' designated pad for safe engine testing and compass calibration, improving safety, efficiency, and maintenance operations. The finalized location of the runup pad has not yet been determined and will be identified during the design phase to ensure optimal siting relative to cost, safety, airfield circulation, and noise considerations.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruucking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: Construct Airport Runup Pad with Compass (Design and Construction)

AIRPORT Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: December 2025

ITEM	ITEM CODE	December 2025	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 7,000.00	\$ 7,000.00
2	C-100-1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	1.0	LS	\$ 9,000.00	\$ 9,000.00
3	C-102-1	INSTALLATION AND REMOVAL OF SILT FENCE	500.0	LF	\$ 11.00	\$ 5,500.00
4	C-102-2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1.0	LS	\$ 5,980.00	\$ 5,980.00
5	C-102-3	TEMPORARY SEEDING AND MULCHING	2.0	AC	\$ 4,000.00	\$ 8,000.00
6	C-105-1	MOBILIZATION	1.0	LS	\$ 25,000.00	\$ 25,000.00
7	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 10,000.00	\$ 10,000.00
9	P-152-1	BORROW EXCAVATION (OFF-SITE)	4,000.0	CY	\$ 10.00	\$ 40,000.00
10	P-152-2	EMBANKMENT IN PLACE	1,000.0	CY	\$ 6.00	\$ 6,000.00
11	P-156-2	12" CEMENT TREATED SUBGRADE	1,300.0	SY	\$ 20.00	\$ 26,000.00
12	P-156-3	CEMENT	64.0	TN	\$ 250.00	\$ 16,000.00
13	SP-1	ENGINEERING FABRIC	1,200.0	SY	\$ 5.00	\$ 6,000.00
14	P-219-1	8" AGGREGATE BASE COURSE	1,200.0	SY	\$ 20.00	\$ 24,000.00
15	P-501-1	8" PLAIN PCC PAVEMENT	112.0	SY	\$ 160.00	\$ 17,920.00
16	P-501-2	8" REINFORCED PCC PAVEMENT	20.0	SY	\$ 140.00	\$ 2,800.00
17	P-604-1	COMPRESSION JOINT SEAL	2,000.0	LF	\$ 7.00	\$ 14,000.00
18	P-620-1	PERMANENT PAVEMENT MARKING (WATERBORNE)	400.0	SF	\$ 4.50	\$ 1,800.00
19	D-705-1	4" SCHEDULE 40 PERFORATED UNDERDRAIN	200.0	LF	\$ 75.00	\$ 15,000.00
20	D-705-2	4" SCHEDULE 80 NONPERFORATED UNDERDRAIN	20.0	LF	\$ 100.00	\$ 2,000.00
21	D-705-3	UNDERDRAIN CLEANOUT STRUCTURE	2.0	EA	\$ 2,000.00	\$ 4,000.00
22	D-705-4	UNDERDRAIN OUTLET CONNECTION	2.0	EA	\$ 1,000.00	\$ 2,000.00
23	D-705-5	UNDERDRAIN OUTLET CONNECTION (TO EXISTING UNDERDRAIN)	2.0	EA	\$ 1,000.00	\$ 2,000.00
24	T-901-1	SEEDING AND FERTILIZING	2.0	AC	\$ 4,000.00	\$ 8,000.00
25	T-905-1	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)	800.0	CY	\$ 15.00	\$ 12,000.00
26	T-908-1	MULCHING	2.0	AC	\$ 3,000.00	\$ 6,000.00
27	L-125-6	DEACTIVATE AND/OR DISCONNECT/COVER GUIDANCE SIGN	3.0	EA	\$ 500.00	\$ 1,500.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 277,500
GEOTECHNICAL INVESTIGATION						\$7,000
TOPOGRAPHIC SURVEY						\$10,000
DESIGN PHASE ENGINEERING						\$22,000
BIDDING PHASE						\$5,000
CONSTRUCTION ADMIN/OBSERVATION						\$28,000
SPONSOR ADMINISTRATION						\$500
QA MATERIAL TESTING (EST.)						\$10,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$360,000.00

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	South Corporate Terminal - Phase 1A - Design Only (Site Clearing, Earthwork, Stormwater and Paving)		
Local Priority:	3	Fed. Share (AIP):	
FFY Requested:	2028	Fed. Share (BIL-AIG):	
NEPA Determination:	FONSI - March 2024	State Share:	\$110,400
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$165,600
		Total Project Cost:	\$276,000

Justification:

There is a hanger space waiting list at the Airport of over 40 aircraft, and the existing north terminal area has reached capacity, and there is little space for further expansion. At full construction, this new south terminal area will be able to house 70+ aircraft on the south side of the Runway 18/36 to accommodate general aviation and corporate aviation needs. This project includes the design of site clearing, earthwork, stormwater management, and Taxiways and Taxilanes.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

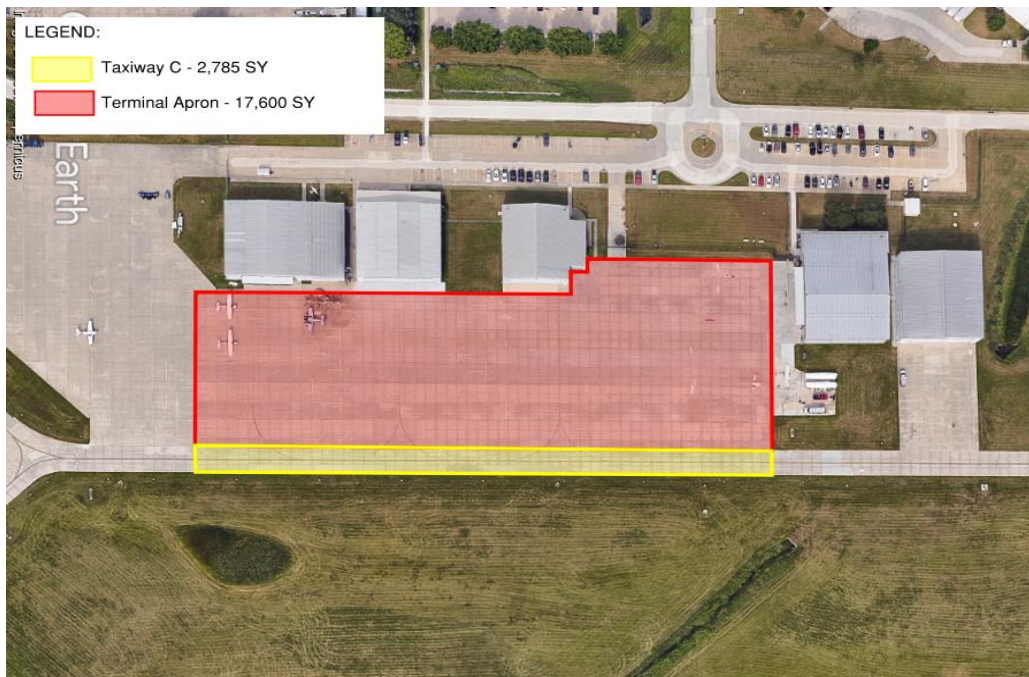
CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Rehabilitate Main Apron		
Local Priority:	4	Fed. Share (AIP):	\$558,000
FFY Requested:	2028	Fed. Share (BIL-AIG):	
NEPA Determination:	CATEX Per FAA Order 1050.1.F	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$62,000
		Total Project Cost:	\$620,000

Justification:

The large apron area south of the Terminal had a major rehabilitation in 1993 according to the Iowa DOT's Airport Pavement Management System. The apron is showing distress with spalling, cracking, corner breaking, and joint seal damage. It is necessary to perform rehabilitation on the apron and Taxiway C to help prevent the pavement condition from deteriorating more. It is proposed to perform joint and crack sealing plus full-depth patching. Schedule dictated by continued deterioration of apron pavement.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: Rehabilitate Main Apron
AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa
DATE: December 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 5,000.00	\$ 5,000.00
2	C-105-1	MOBILIZATION	1.0	LS	\$ 45,000.00	\$ 45,000.00
3	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 25,000.00	\$ 25,000.00
4	P-101-1	PCC JOINT CLEANING & SEALING	32,000.0	LF	\$ 4.00	\$ 128,000.00
5	P-101-2	PCC CRACK REPAIR, ROUT & SEAL	15,000.0	LF	\$ 5.00	\$ 75,000.00
6	P-101-3	PCC SPALL REPAIR	500.0	SF	\$ 150.00	\$ 75,000.00
7	P-501-1	PCC PARTIAL-DEPTH PATCHING	150.0	SF	\$ 200.00	\$ 30,000.00
8	P-501-2	PCC FULL-DEPTH PATCHING	700.0	SY	\$ 160.00	\$ 112,000.00
9	P-620-1	PAVEMENT MARKING, WHITE WITH BEADS	500.0	SF	\$ 6.00	\$ 3,000.00
10	P-620-2	PAVEMENT MARKING, YELLOW WITH BEADS	1,500.0	SF	\$ 6.00	\$ 9,000.00
11	P-620-3	PAVEMENT MARKING, BLACK NO BEADS	2,800.0	SF	\$ 5.00	\$ 14,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 521,000
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						N/A
DESIGN PHASE ENGINEERING						\$40,000
BIDDING SERVICES						\$6,000
CONSTRUCTION SERVICES						\$44,000
SPONSOR ADMINISTRATION						\$1,000
QA MATERIAL TESTING (EST.)						\$8,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$620,000

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Rehabilitate Maintenance Building Parking Lot		
Local Priority:	5	Fed. Share (AIP):	\$450,000
FFY Requested:	2029	Fed. Share (BIL-AIG):	
NEPA Determination:	CATEX Per FAA Order 1050.1.F	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$50,000
		Total Project Cost:	\$500,000

Justification:

The parking lot currently experiences poor drainage and continued pavement deterioration including shattered slabs and high severity linear cracking. The Airport completed emergency patching in 2017, but it is no longer cost effective for the Airport to continue funding annual pavement maintenance. Major rehabilitation is needed, including but not limited to full depth patching, partial depth patching, curb remove and repair, and crack sealing.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: Rehabilitate Maintenance Building Parking Lot
AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa
DATE: December 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1	LS	\$ 7,000.00	\$ 7,000.00
2	C-105-1	MOBILIZATION	1	LS	\$ 35,000.00	\$ 35,000.00
3	C-105-2	TRAFFIC CONTROL	1	LS	\$ 35,000.00	\$ 35,000.00
4	P-209-1	GRANULAR SUBBASE	250	TN	\$ 70.00	\$ 17,500.00
5	P-501-1	6" NON-REINFORCED PCC FULL-DEPTH PATCHING	1,200	SY	\$ 150.00	\$ 180,000.00
6	P-501-2	PCC PARTIAL-DEPTH PATCHING	200	SF	\$ 200.00	\$ 40,000.00
7	P-501-3	CURB REMOVAL AND REPAIR	50	LF	\$ 120.00	\$ 6,000.00
8	P-605-1	ROUT AND SEALING	800	LF	\$ 15.00	\$ 12,000.00
9	P-620-1	PAVEMENT MARKINGS	1	LS	\$ 10,000.00	\$ 10,000.00
10	D-751-1	STORM SEWER IMPROVEMENTS	1	LS	\$ 50,000.00	\$ 50,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 392,500
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						\$9,500
DESIGN PHASE ENGINEERING						\$50,000
BIDDING SERVICES						\$7,000
CONSTRUCTION SERVICES						\$38,000
SPONSOR ADMINISTRATION						N/A
QA MATERIAL TESTING (EST.)						\$3,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$500,000

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	South Corporate Terminal - Phase 1A - Construction Only (Site Clearing, Earthwork, Stormwater and Paving)		
Local Priority:	6	Fed. Share (AIP):	
FFY Requested:	2029	Fed. Share (BIL-AIG):	
NEPA Determination:	FONSI - March 2024	State Share:	\$917,940
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$1,376,910
		Total Project Cost:	\$2,294,850

Justification:

There is a hanger space waiting list at the Airport of over 40 aircraft, and the existing north terminal area has reached capacity, and there is little space for further expansion. At full construction, this new south terminal area will be able to house 70+ aircraft on the south side of the Runway 18/36 to accommodate general aviation and corporate aviation needs. This project includes site clearing, earthwork, stormwater management, and construction of Taxiways and Taxilanes.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: South Corporate Terminal - Phase 1A - Construction Only(Site Clearing, Earthwork, Stormwater and Paving)

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: December 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	C-100-1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	1.0	LS	\$ 36,240.00	\$ 36,240.00
2	C-102-1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1.0	LS	\$ 45,402.00	\$ 45,402.00
3	C-105-1	MOBILIZATION	1.0	LS	\$ 227,010.00	\$ 227,010.00
4	P-151-1	CLEARING AND GRUBBING (BUSH/SHRUB/TREE REMOVAL)	1.0	LS	\$ 39,600.00	\$ 39,600.00
5	P-152-1	SUBGRADE PREPARATION	10,841.0	SY	\$ 3.00	\$ 32,523.00
6	P-152-2	BORROW EXCAVATION (OFF-SITE)	26,190.0	CY	\$ 6.00	\$ 157,140.00
7	P-152-3	EMBANKMENT IN PLACE	10,350.0	CY	\$ 20.00	\$ 207,000.00
8	P-156-1	CEMENT TREAT SUBGRADE	10,841.0	SY	\$ 3.00	\$ 32,523.00
9	P-156-2	CEMENT	234.0	TON	\$ 195.00	\$ 45,630.00
10	P-219-1	6" RECYCLED CONCRETE AGGREGATE BASE COURSE	10,841.0	SY	\$ 17.00	\$ 184,297.00
11	P-219-2	SEPARATION GEOTEXTILE	10,841.0	SY	\$ 3.00	\$ 32,523.00
12	P-501-1	7.5" CEMENT CONCRETE PAVEMENT	9,060.0	SY	\$ 80.00	\$ 724,800.00
13	P-620-1	PAVEMENT MARKING WITH BEADS (WATERBORNE)	2,369.0	SF	\$ 3.00	\$ 7,107.00
14	P-620-2	PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)	2,369.0	SF	\$ 2.75	\$ 6,514.75
15	D-701-1	24" CLASS III REINFORCED CONCRETE PIPE (RCP)	119.0	LF	\$ 110.00	\$ 13,090.00
16	D-701-2	STORM SEWER MANHOLE	4.0	EA	\$ 9,742.00	\$ 38,968.00
17	D-701-3	STORM SEWER OUTLET CONTROL STRUCTURE	1.0	EA	\$ 15,000.00	\$ 15,000.00
18	D-701-4	FLARED END SECTION, 24-INCH, RCP	3.0	EA	\$ 1,800.00	\$ 5,400.00
19	D-702-1	SW-521 LINEAR TRENCH DRAIN	504.0	LF	\$ 310.00	\$ 156,240.00
20	D-705-1	6" SCHEDULE 40 PERFORATED UNDERDRAIN	1,838.0	LF	\$ 22.00	\$ 40,436.00
21	D-705-2	UNDERDRAIN CLEANOUT STRUCTURE	5.0	EA	\$ 1,299.00	\$ 6,495.00
22	T-901-1	SEEDING AND FERTILIZING	8.4	AC	\$ 1,700.00	\$ 14,232.40
23	T-905-1	TOPSOILING (STRIPPING AND STOCKPILING)	1,042.0	CY	\$ 8.00	\$ 8,336.00
24	T-905-2	TOPSOILING (STRIPPING, SALVAGE AND RE-SPREADING)	4,499.0	CY	\$ 12.00	\$ 53,988.00
25	T-908-1	MULCHING	8.4	AC	\$ 1,700.00	\$ 14,229.00
26	L-108-1	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN CONDUIT	2,730.0	LF	\$ 3.00	\$ 8,190.00
27	L-108-2	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH	1,990.0	LF	\$ 4.00	\$ 7,960.00
28	L-110-1	REMOVE 1" - 3" UNDERGROUND ELECTRICAL CONDUIT	393.0	LF	\$ 4.00	\$ 1,572.00
29	L-110-2	(1) 2" SCHEDULE 40 PVC CONDUIT	2,180.0	LF	\$ 12.00	\$ 26,160.00
30	L-110-3	(1) 2" SCHEDULE 80 PVC CONDUIT	60.0	LF	\$ 16.00	\$ 960.00
31	L-125-1	REMOVE TAXIWAY EDGE LIGHT FIXTURES AND TRANSFORMERS	7.0	EA	\$ 150.00	\$ 1,050.00
32	L-125-2	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED	28.0	EA	\$ 2,100.00	\$ 58,800.00
33	L-125-3	L-858 AIRPORT GUIDANCE SIGN, BASE MOUNTED	7.0	EA	\$ 5,412.00	\$ 37,884.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 2,287,300
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						N/A
DESIGN PHASE ENGINEERING						FY28
BIDDING SERVICES						FY28
CONSTRUCTION SERVICES						FY28
SPONSOR ADMINISTRATION						\$1,000
QA MATERIAL TESTING (EST.)						\$6,550
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$2,294,850

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	South Corporate Terminal - Phase 1B - Design Only (Additional Earthwork, Access Roadways and Utilities)		
Local Priority:	7	Fed. Share (AIP):	
FFY Requested:	2029	Fed. Share (BIL-AIG):	
NEPA Determination:	FONSI - March 2024	State Share:	\$66,400
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$99,600
		Total Project Cost:	\$166,000

Justification:

There is a hanger space waiting list at the Airport of over 40 aircraft, and the existing north terminal area has reached capacity, and there is little space for further expansion. At full construction, this new south terminal area will be able to house 70+ aircraft on the south side of the Runway 18/36 to accommodate general aviation and corporate aviation needs. This project is the next phase of the south terminal area and includes the design of site clearing, earthwork, stormwater management, and south access roadways, extension of utilities from SE Convenience Blvd (water, sewer, electrical), wastewater pump station, and fencing.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	South Corporate Terminal - Phase 1B - Construction Only (Additional Earthwork, Access Roadways and Utilities)		
Local Priority:	8	Fed. Share (AIP):	
FFY Requested:	2030	Fed. Share (BIL-AIG):	
NEPA Determination:	FONSI - March 2024	State Share:	\$554,800
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$832,200
		Total Project Cost:	\$1,387,000

Justification:

There is a hanger space waiting list at the Airport of over 40 aircraft, and the existing north terminal area has reached capacity, and there is little space for further expansion. At full construction, this new south terminal area will be able to house 70+ aircraft on the south side of the Runway 18/36 to accommodate general aviation and corporate aviation needs. This project is the next construction phase of the south terminal area and includes site clearing, earthwork, stormwater management, and construction of south access roadways, extension of utilities from SE Convenience Blvd (water, sewer, electrical), wastewater pump station, and fencing.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: South Corporate Terminal - Phase 1B - Design Only(Additional Earthwork, Access Roadways and Utilities)

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: December 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
2	9040-A	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1.0	LS	\$ 28,200.00	\$ 28,200.00
3	11020-A	MOBILIZATION	1.0	LS	\$ 118,000.00	\$ 118,000.00
4	2010-E-1	EXCAVATION, CLASS 10, ROADWAY & BORROW	5,550.0	CY	\$ 6.00	\$ 33,300.00
5	2010-E-2	EXCAVATION, CLASS 10, WASTE	4,360.0	CY	\$ 10.00	\$ 43,600.00
6	2010-D-1	TOPSOIL, STRIP, SALVAGE & SPREAD	572.0	CY	\$ 12.00	\$ 6,900.00
7	2010-D-2	TOPSOIL, STRIP AND STOCKPILE	316.0	CY	\$ 8.00	\$ 2,500.00
8	9010-C	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	1.1	AC	\$ 3,400.00	\$ 3,600.00
9	2010-1	SUBGRADE PREPARATION	4,250.0	SY	\$ 3.00	\$ 12,800.00
10	2010-2	MODIFIED SUBBASE	710.0	CY	\$ 84.00	\$ 59,600.00
11	7010-1	PAVEMENT, PCC, 7 IN., CLASS C	3,490.0	SY	\$ 64.00	\$ 223,400.00
12	7040-1	REMOVAL OF PAVEMENT	3,070.0	SY	\$ 10.00	\$ 30,700.00
13	4020-1	STORM SEWER, TRENCHED, RCP, 24 IN.	325.0	LF	\$ 110.00	\$ 35,800.00
14	4020-2	REMOVAL OF STORM SEWER, CMP, 15 IN. DIA.	55.0	LF	\$ 22.00	\$ 1,200.00
15	4030-1	PIPE APRON, RCP, 24 IN. DIA.	1.0	EA	\$ 1,800.00	\$ 1,800.00
16	4040-1	SUBDRAIN, PERFORATED PLASTIC PIPE, 6 IN. DIA.	970.0	LF	\$ 22.00	\$ 21,300.00
17	4040-2	SUBDRAIN RISER, 6 IN., AS PER PLAN	2.0	EA	\$ 1,300.00	\$ 2,600.00
18	4040-3	REMOVAL OF SUBDRAINAGE PIPING	26.0	LF	\$ 24.00	\$ 600.00
19	4040-4	REMOVAL OF SUBDRAIN RISER	1.0	EA	\$ 400.00	\$ 400.00
20	6010-1	MANHOLE, STORM SEWER, SW-401, 48 IN.	4.0	EA	\$ 9,742.00	\$ 39,000.00
20	6010-2	INTAKE, SW-501	4.0	EA	\$ 4,500.00	\$ 18,000.00
20	6010-3	INTAKE, SW-511	1.0	EA	\$ 4,000.00	\$ 4,000.00
20	6010-4	LINEAR TRENCH DRAIN, SW-521	494.0	LF	\$ 300.00	\$ 148,200.00
22	9060-1	FENCE, CHAIN LINK, 96 IN. HEIGHT	1,182.0	LF	\$ 80.00	\$ 94,600.00
23	9060-2	GATE, CHAIN LINK, 96 IN. HEIGHT	1.0	EA	\$ 16,000.00	\$ 16,000.00
24	9060-3	REMOVAL OF FENCE, CHAIN LINK, 96 IN. HEIGHT	791.0	LF	\$ 10.00	\$ 7,900.00
25	5010-1	WATER MAIN, TRENCHED, PVC, 6 IN.	1,005.0	LF	\$ 40.00	\$ 40,200.00
26	5010-2	WATER SERVICE STUB, PVC, 1 IN.	45.0	LF	\$ 40.00	\$ 1,800.00
27	5010-3	WATER SERVICE CORPORATION, PVC, 1 IN.	3.0	EA	\$ 600.00	\$ 1,800.00
28	5010-4	WATER SERVICE CURB STOP AND BOX, PVC, 1 IN.	3.0	EA	\$ 1,300.00	\$ 3,900.00
29	5020-1	VALVE, PVC, 6-IN.	5.0	EA	\$ 2,600.00	\$ 13,000.00
30	5020-2	WATER MAIN TAPPING VALVE, 6 IN.	1.0	EA	\$ 4,000.00	\$ 4,000.00
31	5020-3	FIRE HYDRANT ASSEMBLY	2.0	EA	\$ 9,000.00	\$ 18,000.00
32	4010-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	334.0	LF	\$ 55.00	\$ 18,400.00
33	4010-2	SANITARY SEWER FORCE MAIN, TRENCHED, PVC, 4 IN.	535.0	LF	\$ 50.00	\$ 26,800.00
25	4010-3	SANITARY SEWER SERVICE STUB, PVC, 8 IN.	114.0	LF	\$ 55.00	\$ 6,300.00
26	4010-4	WASTEWATER PUMPING STATION	1.0	EA	\$ 40,000.00	\$ 40,000.00
27	6010-1	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	6.0	EA	\$ 8,000.00	\$ 48,000.00
28	6010-2	CONNECTION TO EXISTING MANHOLE	1.0	EA	\$ 3,800.00	\$ 3,800.00
29	2523-1	STREET LIGHTING UNIT, TYPE SL-BT-40-12-LED	6.0	EA	\$ 6,400.00	\$ 38,400.00
30	2523-2	HANDHOLES AND JUNCTION BOXES	4.0	EA	\$ 1,600.00	\$ 6,400.00
31	2523-3	1-1/2-INCH CONDUIT IN TRENCH	832.0	LF	\$ 6.00	\$ 5,000.00
32	2523-4	XHHW COPPER WIRE, NO. 6 AWG	832.0	LF	\$ 3.00	\$ 2,500.00
33	2523-5	CONTROL CABINET	1.0	EA	\$ 4,000.00	\$ 4,000.00
25	--	THREE-PHASE UNDERGROUND PRIMARY CABLE	625.0	LF	\$ 30.00	\$ 18,800.00
26	--	THREE-PHASE TRANSFORMER VAULT AND LID	1.0	EA	\$ 6,900.00	\$ 6,900.00
27	--	THREE-PHASE PAD-MOUNTED TRANSFORMER	1.0	EA	\$ 30,000.00	\$ 30,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 1,292,000
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						N/A
DESIGN PHASE ENGINEERING						FY30
BIDDING SERVICES						FY30
CONSTRUCTION SERVICES						\$82,000
SPONSOR ADMINISTRATION						FY30
QA MATERIAL TESTING (EST.)						\$13,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$1,387,000

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

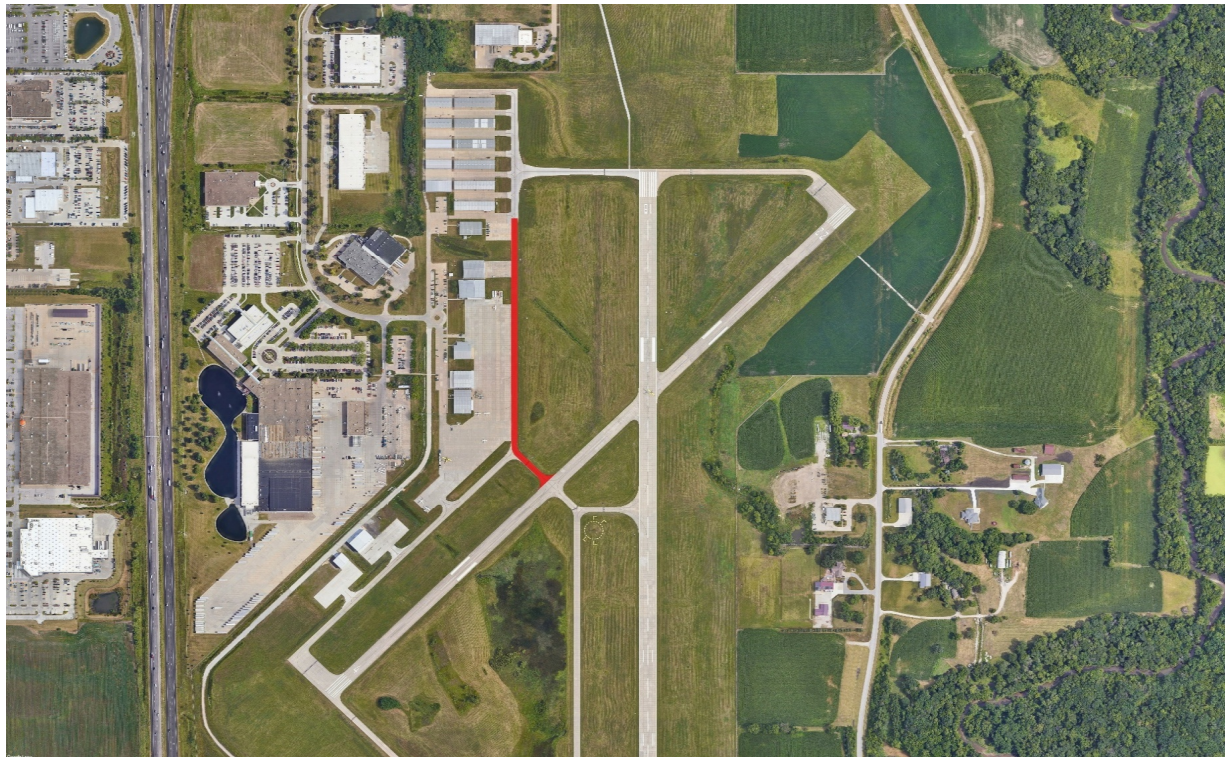
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Reconstruct Taxiway C		
Local Priority:	9	Fed. Share (AIP):	\$1,552,500
FFY Requested:	2030	Fed. Share (BIL-AIG):	
NEPA Determination:	Anticipated Fall 2029	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$172,500
		Total Project Cost:	\$1,725,000

Justification:

The Iowa DOT Pavement Management System show Taxiway C at Ankeny has a PCI of 31 as of 2024. Due to the condition of the pavement and the amount of traffic which uses this taxiway it is planned to be reconstructed. Distresses existing on Taxiway C include medium to high ASR damage, medium LTD cracking, low to medium joint seal damage, low to medium joint spalling, and low to medium corner breaking



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: Reconstruct Taxiway C

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: December 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	C-100-1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	1.0	LS	\$ 15,000.00	\$ 15,000.00
2	C-102-1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1.0	LS	\$ 10,000.00	\$ 10,000.00
3	C-102-2	TEMPORARY SEEDING AND MULCHING	3.0	AC	\$ 2,500.00	\$ 7,500.00
4	C-102-3	INSTALLATION AND REMOVAL OF SILT FENCE	1,700.0	LF	\$ 5.00	\$ 8,500.00
5	C-102-4	INSTALLATION AND REMOVAL OF FILTER SOCK	100.0	LF	\$ 20.00	\$ 2,000.00
6	C-105-1	MOBILIZATION	1.0	LS	\$ 160,000.00	\$ 160,000.00
7	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 12,000.00	\$ 12,000.00
8	P-101-2	PAVEMENT REMOVAL 8" ± PCC	6,800.0	SY	\$ 10.00	\$ 68,000.00
9	P-101-4	EXISTING UNDERDRAIN REMOVAL	1,700.0	LF	\$ 4.00	\$ 6,800.00
10	P-152-1	UNCLASSIFIED EXCAVATION	2,000.0	CY	\$ 12.00	\$ 24,000.00
11	P-152-2	EMBANKMENT IN PLACE	2,000.0	CY	\$ 12.00	\$ 24,000.00
13	P-152-4	QUALITY CONTROL TESTING	1.0	LS	\$ 10,000.00	\$ 10,000.00
14	P-156-1	12" CEMENT TREATED SUBGRADE	7,200.0	SY	\$ 7.00	\$ 50,400.00
15	P-156-2	CEMENT	180.0	TN	\$ 220.00	\$ 39,600.00
16	P-219-1	8" RECYCLED CONCRETE AGGREGATE BASE COURSE	7,000.0	SY	\$ 15.00	\$ 105,000.00
17	P-219-2	SEPARATION GEOTEXTILE	7,000.0	SY	\$ 3.00	\$ 21,000.00
19	P-219-4	BIAXIAL GEOGRID	7,000.0	SY	\$ 4.00	\$ 28,000.00
20	P-501-1	8" PORTLAND CEMENT CONCRETE PAVEMENT	6,500.0	SY	\$ 90.00	\$ 585,000.00
21	P-501-2	8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT	680.0	SY	\$ 100.00	\$ 68,000.00
22	P-604-1	COMPRESSION JOINT SEAL	10,000.0	LF	\$ 5.00	\$ 50,000.00
23	P-620-1	PAVEMENT MARKINGS (WATERBORNE)	3,000.0	SF	\$ 5.00	\$ 15,000.00
26	D-705-1	4" PERFORATED UNDERDRAIN SCHEDULE 40, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC	1,700.0	LF	\$ 20.00	\$ 34,000.00
27	D-705-2	4" NON-PERFORATED UNDERDRAIN SCHEDULE 80, TRENCHED	20.0	LF	\$ 30.00	\$ 600.00
28	D-705-3	UNDERDRAIN CLEANOUT STRUCTURE	6.0	EA	\$ 500.00	\$ 3,000.00
29	D-705-4	UNDERDRAIN OUTLET CONNECTION (TO EXISTING UNDERDRAIN)	2.0	EA	\$ 1,000.00	\$ 2,000.00
30	D-705-5	UNDERDRAIN CONNECTION TO EXISTING/PROPOSED PIPE OR STRUCTURE	2.0	EA	\$ 1,000.00	\$ 2,000.00
34	D-751-1	EXISTING DRAINAGE STRUCTURE ADJUSTMENT	1.0	EA	\$ 5,000.00	\$ 5,000.00
35	T-901-1	SEEDING AND FERTILIZING	3.0	AC	\$ 3,000.00	\$ 9,000.00
36	T-905-1	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)	2,000.0	CY	\$ 10.00	\$ 20,000.00
38	T-908-1	MULCHING	3.0	AC	\$ 2,500.00	\$ 7,500.00
39	L-108-1	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	3,000.0	LF	\$ 3.00	\$ 9,000.00
41	L-108-2	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS	2,200.0	LF	\$ 3.00	\$ 6,600.00
42	L-108-3	SYSTEM TESTING	1.0	LS	\$ 3,000.00	\$ 3,000.00
45	L-110-1	REMOVE CABLE IN EXISTING DUCT/CONDUIT	3,000.0	LF	\$ 2.00	\$ 6,000.00
46	L-110-2	(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH	2,200.0	LF	\$ 10.00	\$ 22,000.00
48	L-115-1	ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.	2.0	EA	\$ 1,000.00	\$ 2,000.00
49	L-125-1	REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT FIXTURE AND BASECAN (TWY B)	29.0	EA	\$ 500.00	\$ 14,500.00
50	L-125-2	REMOVE GUIDANCE SIGN	2.0	EA	\$ 1,000.00	\$ 2,000.00
51	L-125-3	REMOVE GUIDANCE SIGN CONCRETE PAD	2.0	EA	\$ 500.00	\$ 1,000.00
52	L-125-4	L-858 LIGHTED AIRPORT SIGN, LED TYPE, SIZE 2, 3 MODULE	2.0	EA	\$ 5,500.00	\$ 11,000.00
53	L-125-5	DEACTIVATE AND/OR DISCONNECT/COVER GUIDANCE SIGN	2.0	EA	\$ 100.00	\$ 200.00
54	L-125-6	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED	29.0	EA	\$ 1,700.00	\$ 49,300.00
56	L-125-8	SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED FIXTURE ASSEMBLY WITH STEEL COVER AND ISOLATION TRANSFORMER – PER EACH	1.0	EA	\$ 1,500.00	\$ 1,500.00
57	L-125-9	LOCATION AND PROTECTION OF EXISTING AND NEW CABLES AND EQUIPMENT	1.0	LS	\$ 5,000.00	\$ 5,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 1,526,000
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						N/A
DESIGN PHASE ENGINEERING						\$85,000
BIDDING SERVICES						\$15,000
CONSTRUCTION SERVICES						\$85,000
SPONSOR ADMINISTRATION						\$1,000
QA MATERIAL TESTING (EST.)						\$13,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$1,725,000

-- Standard Features --

-- Custom Options --



M Series

M6S-111SHDC2

4WD MIDSIZE UTILITY TRACTOR, ELECTRO-HYDRAULIC SHUTTLE
TRANSMISSION & CAB

*** EQUIPMENT IN STANDARD MACHINE & SPECIFICATIONS ***

DIESEL ENGINE

Kubota V3800 Direct Injection
3.8L (230 cu. In.) 4 Cyl
EPA Tier 4 Final Compliant
Common Rail Electronic Fuel Injection
Electronic Engine Management
Turbocharged
12V 900 CCA Battery
Charging Output 80 amps Cab

TRANSMISSION

16F/16R or 32F/32R Swing Shift Plus
Shuttle Shift: Electric Hydraulic
Main Shift: 8-Speed synchronized
w/swing shift
Range Shift: 2-Speed Constant Mesh
Dual Speed: 2-Speed power shift
Clutch - Multi-Plate Wet
Planetary Final Drives
Hydraulic Wet Disc Brakes

MODEL SPECIFICATIONS

SAE Gross HP: 114
Engine Net HP: 105
Max . PTO HP: 95

FRONT AXLE

Hydrostatic Power Steering
2WD: Steel Adjustable
4WD: Cast Iron, Bevel Gear 55 Deg
Mechanical Differential Lock
Adj. (Rim) Tread Spacing

EXHAUST EMISSION CONTROL TYPE

DPF System (Diesel Particulate Filter)
SCR System
DEF Tank Capacity: 4.2 Gal

FLUID CAPACITY

Fuel Tank Capacity: 46.2 gal
Cooling System: 2.5 gal
Crankcase: 2.8 gal
Hydraulics/Trans: 15.8 gal
Front Axle case: 1.9 gal
Bevel Gear case: 0.9 gal

HYDRAULICS / HITCH / DRAWBAR

Open Center Gear Pump
Max. Flow @ Rated Engine Speed:
Cab: 2600 RPM
Power Steering: 12.9 gpm
Impl. Flow: 17.6 gpm
Total Flow: 30.5 gpm

INSTRUMENTS

LCD Display:
shuttle position, DEF guage,
Clock, Travel Speed, PTO RPM,
Hour Meter, Trip Meter,
Fuel Consumption, PM Level, RPM
Memory
Oil Pressure
Fuel Gauge
Coolant Temperature
Swing Shift H/L Digital Light Indicator
4WD Indicator
Water Separator Ligh

REMOTE VALVES

(1) SCD (Self Canceling Detent)
(1) FD (Float Detent)

3 POINT HITCH & DRAWBAR

Cat II 3-point Hitch
@ Lift Points: 4960 lbs
(ASAE)@ 24" Behind: 3858 lbs
Telescoping Lower Links
Stabilizers
Swinging Drawbar

POWER TAKE OFF

Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2405 Eng. rpm
1000 RPM @ 2389 Eng. RPM
Optional 540/1000 standard on
2 speed PTO Model

CAB

Tilt Steering Wheel
Retractable Seat belt
12V - Outlet
Cup Holder
Coth Suspension Seat
Side view mirrors
Front wiper and washer

LIGHTING

2 Headlights - Tail lights
4 Hazard Flasher Lights w/ Turn Signals
2 Grille Mounted Worklights
2 Cab Mounted Worklights
2 Rear Cab Mounted Worklights

SAFETY EQUIPMENT

Flip-Up PTO Shield
Safety Start Switches
Electric Key Shut Off
Parking Brake
Turn Signals
SMV Sign
7-Pin Electrical Trailer Connector

SELECTED TIRES

sub126
FRONT - 340/85R24 R1W GOODYEAR OPTTRAC
REAR - 460/85R34 R1W GOODYEAR OPTTRAC

M6S-111SHDC2 Base Price: \$91,698.00

Selected Kubota Attachments

(10) FRONT SUITCASE WEIGHT M8079-FRONT SUITCASE WEIGHT	\$1,340.00
(1) BOLT BAR KIT FOR M9126 BRACKET M9275A-BOLT BAR KIT FOR M9126 BRACKET	\$110.00
(1) AIR RIDE SEAT SUSPENSION UPGRADE KIT M9270-AIR RIDE SEAT SUSPENSION UPGRADE KIT	\$721.00
(1) M5 AIR RIDE SEAT WIRING HARNESS PNF M9205-M5 AIR RIDE SEAT WIRING HARNESS PNF	\$28.00
(1) REAR WIPER KIT M7661-REAR WIPER KIT	\$306.00

Total Kubota Attachments: \$2,505.00

Total Attachments: \$2,505.00

Configured Price: \$94,203.00

Sourcewell Discounts:

Kubota Items: (\$20,724.66)

Total Discount: (\$20,724.66)

SUBTOTAL: \$73,478.34

2Yr M6S-111SHDC2 Extended Warranty \$4,600.00

Factory Assembly: \$325.00

Kubota Item Fees:

Dealer Assembly: \$198.00

Freight Cost: \$793.75

PDI: \$400.00

Total Unit Price: **\$79,795.09**

Quantity Ordered: 1

Land Pride RC4620 20' Heavy Duty Smooth Top
Rotary Cutter - Double front and rear chains, 8
Laminated wheels, Diamond blade bar with
dishpan

Final Sales Price: \$110,888.45

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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198.143.32.31

-- Standard Features --

-- Custom Options --



M Series

M6S-111SHDC2

4WD MIDSIZE UTILITY TRACTOR, ELECTRO-HYDRAULIC SHUTTLE
TRANSMISSION & CAB

*** EQUIPMENT IN STANDARD MACHINE & SPECIFICATIONS ***

DIESEL ENGINE

Kubota V3800 Direct Injection
3.8L (230 cu. In.) 4 Cyl
EPA Tier 4 Final Compliant
Common Rail Electronic Fuel Injection
Electronic Engine Management
Turbocharged
12V 900 CCA Battery
Charging Output 80 amps Cab

MODEL SPECIFICATIONS

SAE Gross HP: 114
Engine Net HP: 105
Max . PTO HP: 95

EXHAUST EMISSION CONTROL TYPE

DPF System (Diesel Particulate Filter)
SCR System
DEF Tank Capacity: 4.2 Gal

HYDRAULICS / HITCH / DRAWBAR

Open Center Gear Pump
Max. Flow @ Rated Engine Speed:
Cab: 2600 RPM
Power Steering: 12.9 gpm
Impl. Flow: 17.6 gpm
Total Flow: 30.5 gpm

REMOTE VALVES

(1) SCD (Self Canceling Detent)
(1) FD (Float Detent)

3 POINT HITCH & DRAWBAR

Cat II 3-point Hitch
@ Lift Points: 4960 lbs
(ASAE)@ 24" Behind: 3858 lbs
Telescoping Lower Links
Stabilizers
Swinging Drawbar

POWER TAKE OFF

Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2405 Eng. rpm
1000 RPM @ 2389 Eng. RPM
Optional 540/1000 standard on
2 speed PTO Model

LIGHTING

2 Headlights - Tail lights
4 Hazard Flasher Lights w/ Turn Signals
2 Grille Mounted Worklights
2 Cab Mounted Worklights
2 Rear Cab Mounted Worklights

SELECTED TIRES

sub126
FRONT - 340/85R24 R1W GOODYEAR OPTTRAC
REAR - 460/85R34 R1W GOODYEAR OPTTRAC

TRANSMISSION

16F/16R or 32F/32R Swing Shift Plus
Shuttle Shift: Electric Hydraulic
Main Shift: 8-Speed synchronized
w/swing shift
Range Shift: 2-Speed Constant Mesh
Dual Speed: 2-Speed power shift
Clutch - Multi-Plate Wet
Planetary Final Drives
Hydraulic Wet Disc Brakes

FRONT AXLE

Hydrostatic Power Steering
2WD: Steel Adjustable
4WD: Cast Iron, Bevel Gear 55 Deg
Mechanical Differential Lock
Adj. (Rim) Tread Spacing

FLUID CAPACITY

Fuel Tank Capacity: 46.2 gal
Cooling System: 2.5 gal
Crankcase: 2.8 gal
Hydraulics/Trans: 15.8 gal
Front Axle case: 1.9 gal
Bevel Gear case: 0.9 gal

INSTRUMENTS

LCD Display:
shuttle position, DEF guage,
Clock, Travel Speed, PTO RPM,
Hour Meter, Trip Meter,
Fuel Consumption, PM Level, RPM
Memory
Oil Pressure
Fuel Gauge
Coolant Temperature
Swing Shift H/L Digital Light Indicator
4WD Indicator
Water Separator Ligh

CAB

Tilt Steering Wheel
Retractable Seat belt
12V - Outlet
Cup Holder
Coth Suspension Seat
Side view mirrors
Front wiper and washer

SAFETY EQUIPMENT

Flip-Up PTO Shield
Safety Start Switches
Electric Key Shut Off
Parking Brake
Turn Signals
SMV Sign
7-Pin Electrical Trailer Connector

M6S-111SHDC2 Base Price: \$91,698.00

Selected Kubota Attachments

(10) FRONT SUITCASE WEIGHT M8079-FRONT SUITCASE WEIGHT	\$1,340.00
(1) BOLT BAR KIT FOR M9126 BRACKET M9275A-BOLT BAR KIT FOR M9126 BRACKET	\$110.00
(1) AIR RIDE SEAT SUSPENSION UPGRADE KIT M9270-AIR RIDE SEAT SUSPENSION UPGRADE KIT	\$721.00
(1) M5 AIR RIDE SEAT WIRING HARNESS PNF M9205-M5 AIR RIDE SEAT WIRING HARNESS PNF	\$28.00
(1) REAR WIPER KIT M7661-REAR WIPER KIT	\$306.00

Total Kubota Attachments: \$2,505.00

Total Attachments: \$2,505.00

Configured Price: \$94,203.00

Sourcewell Discounts:

Kubota Items: (\$20,724.66)

Total Discount: (\$20,724.66)

SUBTOTAL: \$73,478.34

2Yr M6S-111SHDC2 Extended Warranty \$4,600.00

Factory Assembly: \$325.00

Kubota Item Fees:

Dealer Assembly: \$198.00

Freight Cost: \$793.75

PDI: \$400.00

Total Unit Price: \$79,795.09

Quantity Ordered: 1

Land Pride RC4620 20' Heavy Duty Smooth Top
Rotary Cutter - Double front and rear chains, 8
Laminated wheels, Diamond blade bar with
dishpan

Final Sales Price: \$110,888.45

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

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Quote Provided By
Capital City Kubota
Trevin Quandt
5611 NW 2nd Street
Des Moines, IA 50313
email: trevin@capitalcitykubota.com
phone: 5154447123

-- Standard Features --

-- Custom Options --



ZD1200 Series

ZD1211L-3-72

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

3 Cylinder, Kubota Model #
D1105
23.8 Gross HP @ 3000 rpm
68.5 cu. in. Displacement
12v 430 Amp Hr. Battery
14 Amps Charging Output

SAFETY EQUIPMENT

Electric Key Shut Off
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS
Seat Safty Switch

TRANSMISSION

Hydrostatic Drive
(2) HST w/Gear Reduction
Brake - Wet Multi Disks
Forward Speeds 0 - 10.6 mph
Reverse Speeds 0 - 5.3 mph

DIMENSIONS

Height 78.7"
Length 93.7"
Width Overall 85.8"
Wheelbase 61.4"

STEERING / MOTION CONTROL

(2) Hand Levers, Adjustable
Hydraulically Damped,
Adjustable

OPERATING FEATURES

Zero Turn Radius
Adj. Front Axle: Rigid/Oscillating
Dual Element Air Filter
Deluxe Suspension Seat w/
Kubota Exclusive Seat Design
Hands-free Hydraulic Deck Lift
Hands-free Parking Brake
Cup Holder

POWER TAKE OFF

Hydraulic Independent PTO
Shaft Drive Mower Deck
Wet Disk Clutch

SIDE DISCHARGE MOWER

60" and 72" Kubota PRO Deck
w/ACS
8 Gauge, 6" Deep Deck
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
3 Blades

FLUID CAPACITY

Fuel Tank 13.1 gal
Engine Coolant w/ Recovery
tank 3.96 qts
Crankcase w/ Filter 4.1 qts
Transmission Case and Axle
Gear 12.8 qts

+ Manufacturer Estimate

TIRES AND WHEELS

Front 15 x 6.0 - 6 Flat-free
Rear 26 x 12.0 - 16 Turf, Low Profile

ZD1211L-3-72 Base Price: \$22,199.00

Configured Price: \$22,199.00

Sourcewell Discounts:

Kubota Items: (\$4,883.78)

Total Discount: (\$4,883.78)

SUBTOTAL: \$17,315.22

Kubota Item Fees:

Dealer Assembly: \$0.00

Freight Cost: \$262.50

PDI: \$400.00

2 Year Orange Protection Plus \$0.01

Swap tires for Michelin-X Tweel Turf Airless 26"x12" N12 \$1,402.00

Total Unit Price: **\$19,379.73**

Quantity Ordered: 2

Final Sales Price: ~~\$38,759.46~~

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

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P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Customer: 70037

Ankeny, City Of
Ankeny Regional Airport
3700 SE Convenience Blvd
Ankeny, IA 50021

Contact: Dave Kalwishky

Phone: (515) 505-1059

Email:

Salesperson: Mike White

Make: Ram	Model: 2500	Year: 2025	Single/Dual: Single
Cab Type:	Wheelbase: 0	Cab-to-Axle: 0	VIN:

FURNISH AND INSTALL:

1 - WESTERN MODEL IUTWO2810 'WIDE-OUT' ADJUSTABLE-WING SNOWPLOW

ULTRAMOUNT2 mounting system

TWO SEASON WARRANTY

HYDRAULIC WING EXTENSIONS transform the blade from 8' to 10' straight blade, or a 8'10" scoop blade, automatically at the touch of a button.

Independently position each wing to maximize plow blade width and carrying capacity.

Removable pockets for more ground clearance when plow is removed from truck

Six vertical ribs and a dual power bar design provide exceptional strength and prevent blade twisting.

Steel wing cutting edges reduce wear and protect the blade

Full Scoop width: 8'10", retracted width: 8', expanded width: 10'

Fully angled width: Scoop: 7'11", Retracted: 7'2", Expanded: 9'

Blade height: 31"

Wing height: 31" blade side/35" on ends

14 ga. steel moldboard, 4 trip springs.

Western blade guides

With hand-held multiplex control

Dual stud mount "NIGHTHAWK" composite halogen light kit

"Isolation Module" advanced snowplow light and electrical system improves system life and complies w/ OEM requirements

ULTRA FINISH baked-on powder coat with new primer

SECURITY GUARD anti-theft system that allows you to electronically lock the snowplow's hydraulic functions

FLEET FLEX multiplex wiring for true fleet interchangeability

OPTIONS INCLUDED IN PRICE-

Handheld controller

NET FOB DES MOINES \$9767.00

OPTIONS:

Cast skid shoes (44277-1)

ADD \$ 234.00

Deflector kit (52280-1)

ADD \$ 448.00

Back drag edge (52278)

ADD \$ 254.00

LED headlights (72525)

ADD \$ 348.00

Cup holder control mount (82007)

ADD \$ 52.00

NOTE: PRICING IS PER STATE CONTRACT MA00525197!

Customer must fill out the information below before the order can be processed...



QUOTE

Quote ID: Q20154

Rev: 0

Quote Date: 11/7/2025

Quote Valid Until: 11/14/2025

P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 2 of 2

Accepted by:	
Date:	
P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

* Sales Tax is not included unless otherwise noted.

***Due to the volatility of trade tariffs, the quoted price may change due to unforeseeable tariffs.**

Quote



EST. 1946

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote ID:	Q11836
Quote Date:	11/5/2025
Expiration:	12/5/2025

Text us at: 515-289-1755

Customer: CITY OF ANKENY
ATTN: ACCOUNTS PAYABLE
410 WEST FIRST STREET
ANKENY IA 50023-1557

Contact:

Phone: (515) 965-6400

Email:

Salesperson: TIM HESSELTINE

Vehicle Make	Vehicle Model	Vehicle Year	Single/Dual	Cab to Axle	Vin #

WE ARE PLEASED TO QUOTE THE FOLLOWING FOR YOUR APPROVAL
THIS QUOTE IF FOR THE ANKENY REGIONAL AIRPORT

ATTN: DAVE

PH: 515-505-1059

1-BUYERS BRAND POLY V BOX SANDER MODEL SHPE-1000,
68" IN LENGTH,
1.0CY YARD CAPACITY,
MOLDED POLY HOPPER,
TWO ELECTRIC DRIVE MOTORS,
ONE FOR THE SPINNER AND ONE FOR THE AUGER,
12" POLY SPINNER,
STAINLESS STEEL AUGER TROUGH,
ADJUSTABLE DEFLECTORS,
VARIABLE SPEED CONTROLLER THAT MOUNTS IN THE CAB,
TIE DOWN KIT, ALL INSTALLED IN DES MOINES.....

\$ 6,581.00

FOR TURBO BRAND SPRAY ON BED LINER

\$ 585.00

THANK YOU FOR THE OPPORTUNITY
TIM HESSELTINE

Accepted by:	
Date:	
P.O. Number:	

* Labor and installation is included in all pricing.

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

Sub Total:	\$7,166.00
Sales Tax:	\$0.00
Grand Total:	\$7,166.00

RESOLUTION 2025-

**A RESOLUTION AUTHORIZING THE EXECUTION OF TASK ORDER 14 FOR
DESIGN AND BIDDING SERVICES WITH McCLURE ENGINEERING FOR THE
CONSTRUCT MAINTENANCE STORAGE FACILITY PROJECT**

WHEREAS, the Polk County Aviation Authority is responsible for the maintenance and expansion of the facilities at the Ankeny Regional Airport, including runways, taxiways and ramp areas and

WHEREAS, the PCAA Board acknowledges the need for a maintenance building at the Ankeny Regional Airport given the restructuring of the management of the airport which will commence in 2026, and

WHEREAS, the PCAA and McClure have developed a concept for the construction of a maintenance building to be located on the south side of the existing South Hanager and previously applied for Iowa DOT AIP and GAVI grants to partially fund the project, and

WHEREAS, the PCAA was awarded and will be receiving Iowa DOT AIP and GAVI grants from the Iowa Department of Transportation to partially fund the said project, and

WHEREAS, McClure Engineering Company has prepared Task Order No. 14 which establishes the scope of the design and bidding services needed to engineer the Construct Maintenance Storage Facility project in an amount not to exceed \$150,340.00.

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves Task Order No. 14 for the Construct Maintenance Storage Facility project, and further authorizes the Chairperson to sign the said task order.

Dated at Ankeny, Iowa, this 4th day of December, 2025.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Project No.: 2022001042-016
Project Name: Construct Maintenance Storage Facility
Ankeny Regional Airport (IKV)
Project Manager: Jay A. Pudenz, PE, LEED AP

TASK ORDER NO. 14
AGREEMENT FOR ENGINEERING SERVICES
CONSTRUCT MAINTENANCE STORAGE FACILITY
ANKENY REGIONAL AIRPORT
ANKENY, IOWA
IOWA DOT FY2026 AIP PROJECT
IOWA DOT FY2026 GAVI PROJECT

This **TASK ORDER NO. 14**, made on the ____ day of ____, 2025, under the terms and conditions established in the **MASTER AGREEMENT**, dated the 6th day of October, 2022, by and between **McClure of Clive, IA** (herein referred to as "**Consultant**") and the **Polk County Aviation Authority (PCAA)** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this Task Order. The **Consultant** shall provide engineering services at the request of the **Owner** which consists of the items listed below, located at the **Ankeny Regional Airport (IKV)**.

PROJECT DESCRIPTION:

DESIGN AND BIDDING SERVICES
CONSTRUCT MAINTENANCE STORAGE FACILITY
ANKENY REGIONAL AIRPORT, ANKENY, IOWA

1. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (See Exhibit 'E' for **Owner's** responsibilities).
2. The **Consultant** shall provide the following services, including:

Part I: Design and Bidding Services for both AIP and GAVI Services

Item	Included	Not Included
100. <u>Airport Master Planning and Reports</u>		
1. Preliminary Planning and Reports		X
2. Project Concepts		X
3. Capital Improvements Plan		X
4. Evaluation of Alternatives for Improvement		X
5. Master Planning Design/Concepts		X
200. <u>Existing Conditions</u>		
1. Data Gathering/Inventory	X	
2. Existing Condition Drawings	X	
3. Storm Sewer Televising		X
4. Geographical Information Systems		X
5. Environmental Assessment - CATEX		X
6. Airspace Obstruction Survey		X
300. <u>Iowa DOT Grant Administration</u>		
1. Establish and Maintain Project Schedule	X	
2. Prepare AIP Payment Summary & assist Owner with Iowa DOT reimbursement requests (monthly)	X	
3. Prepare GAVI Payment Summary & assist Owner with Iowa DOT reimbursement requests (monthly)	X	
4. Prepare Iowa DOT Statement of Completion for Airport Projects - AIP Grant	X	
5. Prepare Iowa DOT Statement of Completion for Airport Projects - GAVI Grant	X	
6. Iowa DOT Targeted Small Business Program Project Administration	X	
400. <u>Preliminary Design</u>		
1. Conduct Project Kickoff Meeting via teleconference with Owner . Prepare agenda and distribute minutes	X	
2. Confirm Scope, Extent and Character of the Project:		
• Final Design Criteria	X	
• Field Survey to Determine Existing Conditions	X	
• Pre-trip preparation	X	
• Post trip processing	X	
• Develop Construction Item List	X	
• Review Project Questions and Issues	X	
• Coordinate Building Layouts	X	
• Operation and Maintenance Concepts	X	
• Utility Requirements	X	
• Project Limits Exhibit	X	
3. Preliminary/Conceptual Layout	X	
435. <u>Soil Boring Coordination</u>		
1. Prepare Geotechnical Scope of Work and submit to Geotechnical Firm	X	
2. Review Geotechnical Scope/Fee Proposal and coordinate contract approval with Owner	X	
3. Coordinate field exploration with Owner	X	
4. Review Geotechnical Results and provide comments	X	

Item	Included	Not Included
500. Final Design		
A. 30% Design Phase		
1. Perform Pavement Design	X	
2. Perform 30% Utility Design - Electric, Gas, Water, Sewer, and Stormwater	X	
3. Perform 30% Stormwater Design	X	
4. Perform 30% Full Frost Foundation Design and Details	X	
5. Prepare 30% Engineering Design Report		X
6. Prepare 30% Drawings Drawings in accordance with Table 1 in Exhibit G	X	
7. Prepare 30% "Opinion of Probable Construction Cost" and Project Budget	X	
8. Perform 30% QA/QC by Senior Airport Engineer	X	
9. Furnish 30% Documents (including Plans, Opinion of Probable Construction Cost, and Project Budget)	X	
10. Conduct 30% Review Meeting via teleconference. Prepare agenda and distribute minutes	X	
11. Prepare Draft CSPP Document		X
A1. 30% Design Phase - Sanitary Sewer / Lift Station Design - IF NEEDED		
A1-1. Perform 30% Sanitary Sewer / Lift Station Design, If Needed	X	
B. 90% Design Phase		
1. Formally Address Owner's 30% Comments	X	
2. Finalize Utility Design - Electric, Gas, Water, Sewer, and Stormwater	X	
3. Finalize Stormwater and Drainage Facility Design	X	
4. Finalize Full Frost Foundation Design and Details	X	
5. Prepare 90% Project Drawings in accordance with Table 1 in Exhibit G	X	
6. Prepare 90% Specifications	X	
7. Prepare 90% Detailed Construction Schedule	X	
8. Prepare 90% Engineering Design Report		X
9. Prepare 90% "Opinion of Probable Costs" and Project Budget	X	
10. Perform 90% QA/QC by Senior Airport Engineer	X	
11. Furnish 90% Documents (including Plans, Specifications, Opinion of Probable Construction Cost, and Project Budget)	X	
12. Conduct 90% Review Meeting via teleconference. Prepare agenda and distribute minutes	X	
13. Prepare Draft and Final CSPP Document		X
B1. 90% Design Phase - Sanitary Sewer / Lift Station Design - IF NEEDED		
B1-1. Perform 90% Sanitary Sewer / Lift Station Design, If Needed	X	
C. Issued for Bid (IFB) Package (100% Phase)		
1. Formally Address Owner's 90% Comments	X	
2. Prepare IFB (100%) Drawings, Specifications, and Bid Documents	X	
3. Conduct Field Review of Plans and Specifications with Owner on-site.	X	
4. Furnish IFB (100%) Documents	X	
504. Construction Permits		
1. Erosion Control Plan/Permit		
• Apply for NPDES Permit from DNR (Owner will be operator listed on permit). Consultant will not be liable for fines arising from noncompliance with SWPPP. The Owner shall be the Permit holder and shall pay for all costs associated with permit		X
• Prepare Storm Water Pollution Prevention Plan (SWPPP)		X
2. Assist Owner in Preparation of City Permits	X	
3. Assist Owner with the Site Plan Approval Process (includes attending 1 meeting)	X	
4. Address Site Plan Comments and Concerns. Prepare for Resubmittal	X	
5. Assist Owner with Building Permit Review Process	X	
6. Other Permits (USACE, Section 404 Permit)		X
7. File and submit FAA OE/AAA Case Study		
• FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Form	X	
602. Advertising, Bidding, Contract Award		
1. Assist Owner in advertising for and obtaining bids	X	
2. Conduct Prebid Conference at Owner's Location (1 meeting). Prepare agenda and minutes	X	
3. Provide Drawings, Specifications, and Bid Documents	X	
4. Issue Addenda to interpret or clarify bid documents	X	
5. Respond to Bidders questions at discretion of Owner	X	
6. Conduct Bid opening (online via QuestCDN) (1 Bid opening)	X	
7. Prepare Bid Tabulation	X	
8. Review Bidders quals, bids, and other documents. Make recommendation for award of contract	X	
9. Distribute Executed Construction Contracts	X	
700. Topographic Survey		
1. Research existing survey control network system	X	
2. Establish bearings of centerlines as shown in Exhibit G		X
3. Locate standard topographic features, within the project limits as shown in Exhibit G	X	
4. Collect Cross Sections, every 50', within the project limits		X
5. Collect joint intersections on the apron within the project limits as shown in Exhibit G	X	
6. Perform topographic survey in turf areas within the project limits as shown in Exhibit G	X	
7. Process Survey Work into AutoCAD topographic base files	X	

Item	Included	Not Included
850. <u>Project Management and Coordination</u>		
1. Continual Communication/Coordination with Owner , City, Iowa DOT (phone, email, letters)	X	
2. Provide updates on project schedule (assume 7 months)	X	
3. Provide monthly progress reports to Owner (assume 7 months)	X	
4. Maintain documentation of pertinent correspondence (email, letters, telephone logs)	X	
5. Prepare independent fee analysis package		X
6. Perform business and contract administration (assume 7 months)	X	
7. Conduct internal design review meetings (3-people prior to 30% and 90% submittals)	X	
8. Coordination between sub-consultant(s)	X	
9. Other Meetings		
• Special meetings with Council/Staff/Authority		X
• Public Informational Meetings		X
• Regulatory Agencies		X
960. <u>Subconsultants</u>		
1. Mechanical, Electrical, Plumbing Engineering (provided by KEDBluestone)		
a. Miscellaneous Design Services:		
• Specifications outlining equipment and installation requirements	X	
• Plan certification as required by the State of Iowa	X	
• State of Iowa Energy Code review and certification as required	X	
• Design and user group meetings during the design phase:		
i. One (1) meeting to be conducted on site	X	
ii. Two (2) meetings via conference call or video conference	X	
b. Miscellaneous Design Services:		
• Autodesk Revit will be used as the primary design and documentation software for this project	X	
• Based on Model Progression Specification (MPS) outlined in AIA Document E202-2008, Bluestone Engineering will create an approximate Level of Detail (LOD) 200 model at the completion of the Design Development phase and an approximate LOD 300 model for the generation of Construction Documents	X	
• The Bluestone Engineering model for this project shall include the following disciplines:	X	
i. Mechanical	X	
ii. Plumbing	X	
iii. Electrical	X	
• Model elements are required to contain the necessary intelligence to	X	
• Model elements are not required to be based off of a specific	X	
• Model will be created using the latest release of Autodesk Revit	X	
• Construction documents will be delivered as PDF files	X	
• Details may be created within the model or with AutoCAD	X	
• Schedules may be created within the model or with Microsoft Excel or other third-party software providers	X	
c. HVAC Design Services:		
• Heating consisting of in floor radiant heat (or alternate heat type) with a Low Velocity/High Volume fan in each	X	
• Venting/exhaust	X	
d. Plumbing/Piping Design Services:		
• Domestic hot and cold water	X	
• Sanitary drainage and venting	X	
• Natural gas distribution for heating of building	X	
• Sand and oil interceptors (IF NEEDED)	X	
e. Electrical Design Services:		
• New electrical services (including utility coordination and service equipment layout, as well as grounding design)	X	
• Power distribution design within the building	X	
• Equipment connections and device layout	X	
• Interior lighting and controls	X	
• Building mounted exterior lighting and controls	X	
f. Bidding Phase Services:		
• Respond to contractor questions	X	
• Prepare addenda information as required	X	
• Assist with bid evaluation if requested	X	
2. Architectural (provided by OPN Architects)		
a. Review of architectural drawings for conformance with (but not limited to) IBC 2015, NFPA 409. Provide comments to designer	X	
b. Perform fire protection/fire wall design in order to satisfy Building Codes. McClure will provide CAD support	X	
c. Review and provide comments on project drawings and specifications	X	
d. Assist with answering questions and negotiations during bidding	X	
3. Exclusions:		
1. Security, including, CTV, burglary, and access control		X
2. Energy modeling and utility cost analysis		X
3. Electric coordination and arc flash studies		X
4. Telecommunications		X
5. Seal architectural drawings and specification		X

3. Payment to the **Consultant** shall be made on the following basis:

Section 3.1: Basis of Compensation

Part I: AIP Site Work Design and Bidding Services

- 3.1.1 For performing the Services identified within Part I, the **Owner** shall pay the **Consultant** a lump sum amount in accordance with the following:

<u>Item</u>	<u>Description</u>			
	100. Airport Master Planning and Reports	Lump Sum	\$	
X	200. Existing Conditions	Lump Sum	\$	590
X	300. Iowa DOT Grant Administration	Lump Sum	\$	830
X	400. Preliminary Design	Lump Sum	\$	1,490
X	435. Soil Boring Coordination	Lump Sum	\$	930
X	500. Final Design			
	A. 30% Design	Lump Sum	\$	1,890
	A1. Sanitary Sewer / Lift Station Design, IF NEEDED	Lump Sum	\$	4,400
	B. 90% Design	Lump Sum	\$	4,020
	B1. Sanitary Sewer / Lift Station Design, IF NEEDED	Lump Sum	\$	3,630
	C. Issued for Bid (100%)	Lump Sum	\$	1,810
X	504. Construction Permits	Lump Sum	\$	1,270
X	602. Advertise, Bidding, Contract Award	Lump Sum	\$	3,260
X	700. Topographic Survey	Lump Sum	\$	1,410
X	850. Project Management and Coordination	Lump Sum	\$	4,060
	960. Subconsultants	Lump Sum	\$	
Part I: Subtotal				\$ 21,560
(Excludes 500.A1 and 500.B1)				

Part II: GAVI Vertical Infrastructure Design and Bidding Services

- 3.1.2 For performing the Services identified within Part II, the **Owner** shall pay the **Consultant** a lump sum amount in accordance with the following:

<u>Item</u>	<u>Description</u>			
	100. Airport Master Planning and Reports	Lump Sum	\$	
X	200. Existing Conditions	Lump Sum	\$	1,210
X	300. Iowa DOT Grant Administration	Lump Sum	\$	830
X	400. Preliminary Design	Lump Sum	\$	4,040
X	435. Soil Boring Coordination	Lump Sum	\$	1,690
X	500. Final Design			
	A. 30% Design	Lump Sum	\$	4,390
	B. 90% Design	Lump Sum	\$	36,640
	C. Issued for Bid (100%)	Lump Sum	\$	10,410
X	504. Construction Permits	Lump Sum	\$	3,640
X	602. Advertise, Bidding, Contract Award	Lump Sum	\$	9,900
X	700. Topographic Survey	Lump Sum	\$	2,730
X	850. Project Management and Coordination	Lump Sum	\$	9,300
X	960. Subconsultants (Bluestone Engineering, LLC and OPN Architects)	Lump Sum	\$	44,000
Part II: Subtotal				128,780
TOTALS:				
Parts I & II: Total				150,340
Part I, 500.A1 & 500.B1 - Sanitary Sewer / Lift Station Design, IF NEEDED: Total				\$ 8,030

- 3.1.3 The lump sum includes compensation for the Services, Subconsultant costs, if any, and appropriate factors for labor, overhead, profit, and Reimbursable Expenses.

- 3.1.4 Although the **Consultant** recognizes and accepts the ordinary risks and/or benefits of a lump sum fee structure, the parties agree to negotiate an adjustment of the lump sum amount if there has been, or is to be, a material change in the: (a) scope, complexity or character of the Services or the Project; (b) conditions under which the Services are required to be performed; or (c) duration of the Services, if a change in the Schedule warrants such adjustment in accordance with the terms of this Agreement.

Section 3.2: Additional Services

- 3.2.1 Any services rendered by the **Consultant** beyond those described in the Scope of Services shall be compensated on a lump sum basis as set forth in Section 3.1.
- 3.2.2 The **Consultant's** estimate of the amount that will become payable for Additional Services is only an estimate. If it becomes apparent that this estimated compensation amount will be exceeded, the **Consultant** and **Owner** shall mutually negotiate in writing to additional compensation exceeding said estimated amount.

Section 3.3: Other Payment Provisions

- 3.3.1 Progress Payments: Payment to the **Consultant** shall be made on a monthly basis, within 30 days of invoice for work completed to date. Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service. The amounts due for Additional Services will also be invoiced monthly.
- 3.3.2 Reimbursable Expense Definition: Reimbursable expenses include, but are not limited to, transportation, subsistence, reproduction of reports, drawings, specifications, and other Project documents, courier services, materials, supplies, equipment rental and other costs specific to the Project.

4. This Agreement represents the entire and integrated Agreement between the **OWNER** and the **CONSULTANT**.

		Included	Not Included
Exhibit 'A'	Consultant Terms and Conditions Standard Agreement		X
Exhibit 'B'	Hourly Rate Schedule		X
Exhibit 'C'	Detailed Scope of Work		X
Exhibit 'D'	Subconsultant(s) Contract		X
Exhibit 'E'	Owner's Responsibilities to Consultant	X	
Exhibit 'F'	Duties and Responsibilities of Resident Project Representative (RPR)		X
Exhibit 'G'	Project Exhibit / CIP Data Sheet / List of Drawings	X	
Exhibit 'H'	Opinion of Probable Cost	X	
Exhibit 'I'	Federal Provisions		X

SPECIAL INSTRUCTIONS:

Owner to contract directly with geotechnical firm for geotechnical investigation.

It is assumed that the water pressure available at the project site is adequate and will not require domestic water booster pump(s). If this design component is deemed to be required, it'll be added as a supplemental task order at a later date.

OWNER: Polk County Aviation Authority
Ankeny, Iowa

CONSULTANT: McClure
Ankeny, Iowa

By: _____

By: _____

Name: _____

Name: Jay A. Pudenz, PE, LEED AP

Title: _____

Title: Team Leader

McCLURE ENGINEERING COMPANY OWNER'S RESPONSIBILITIES



OWNER shall do the following in a timely manner so as not to delay the services of the **CONSULTANT**:

1. Designate in writing a person to act, as **OWNER'S** representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define **OWNER'S** policies and decisions with respect to **CONSULTANT'S** services for the Project.
2. Provide all criteria and full information as to **OWNER'S** requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which **OWNER** will require to be included in the drawings and specifications.
3. Assist **CONSULTANT** by placing at **CONSULTANT'S** disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for **CONSULTANT** to enter upon public and private property as required for **CONSULTANT** to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by **CONSULTANT**, obtain advice of an attorney, insurance counselor and other consultants as **OWNER** deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of **CONSULTANT**.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
7. Attend the prebid conference, bid opening, preconstruction conferences, construction progress and other job related meetings and substantial completion inspection and final payment inspection.
8. Give prompt written notice to **CONSULTANT** whenever **OWNER** observes or otherwise becomes aware of any development that affects the scope or timing of **CONSULTANT'S** services, or any defect or non-conformance in the work of any Contractor.
9. Arrange for financing and pay for services as agreed to in this Agreement.

EXHIBIT G

McCLURE

PROJECT EXHIBIT / CIP DATA SHEET / LIST OF DRAWINGS
CONSTRUCT MAINTENANCE STORAGE FACILITY



AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	ANKENY REGIONAL AIRPORT	Date:	May 08, 2025												
Funding Program:	AIRPORT IMPROVEMENT PROGRAM (AIP)														
Project Description:	CONSTRUCT MAINTENACE STORAGE FACILITY. Site work to accommodate the construction of one (1) approximately 120'x80' storage facility located southwest of the existing South Terminal Building and have direct access to the main apron. The project includes pavement removal, subgrade, subbase, and PCC paving for the approach connecting the facility to the existing apron.														
Engineering Firm (If unknown, write unknown):	McCLURE														
Shown on current Airport Layout Plan (ALP)	☒ Yes ☐ No	Current ALP Date:	March 01, 2021												
Sketch:	Attach separate sketch from ALP if applicable.														
Project Justification (Include detailed information and data to support need):	This project would construct a dedicated maintenance storage facility to accommodate equipment utilized by the Polk County Aviation Authority (PCAA) and Exec 1 Aviation for maintaining the airport. The facility would provide space for all current maintenance and snow removal equipment, include a workbench with tool storage, and allow limited space for future equipment. The project addresses a critical need by consolidating equipment currently stored year-round in multiple locations, improving efficiency, extending equipment life, and enhancing the airport's response during inclement weather. Additionally, it would free up two tee hangars and one garage stall currently used for equipment storage, making those spaces available for aircraft or aviation-related leasing. See attached list of equipment descriptions and photos.														
Detailed Cost Estimate (Attach separate sheet if necessary):	See attached cost estimate.														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Amount</th> <th style="width: 35%; text-align: center;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Total Project Cost:</td> <td style="text-align: center;">\$150,000</td> <td style="text-align: center;">100%</td> </tr> <tr> <td>Local Share:</td> <td style="text-align: center;">\$50,000</td> <td style="text-align: center;">33%</td> </tr> <tr> <td>Requested State Share:</td> <td style="text-align: center;">\$100,000</td> <td style="text-align: center;">67%</td> </tr> </tbody> </table>				Amount	Percentage	Total Project Cost:	\$150,000	100%	Local Share:	\$50,000	33%	Requested State Share:	\$100,000	67%
	Amount	Percentage													
Total Project Cost:	\$150,000	100%													
Local Share:	\$50,000	33%													
Requested State Share:	\$100,000	67%													

Signature
AIRPORT MANAGER

Sponsor's Title

Please e-mail the signed application to: Shane.Wright@iowadot.us

AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	ANKENY REGIONAL AIRPORT	Date:	May 08, 2025												
Funding Program:	GENERAL AVIATION VERTICAL INFRASTRUCTURE (GAVI)														
Project Description:	CONSTRUCT MAINTENACE STORAGE FACILITY. Project includes the construction of one (1) approximately 120'x80' storage facility located southwest of the existing South Terminal Building and have direct access to the main apron. The project includes building foundations and a pre-engineered metal building.														
Engineering Firm (If unknown, write unknown):	McCLURE														
Shown on current Airport Layout Plan (ALP)	☒ Yes ☐ No	Current ALP Date:	March 01, 2021												
Sketch:	Attach separate sketch from ALP if applicable.														
Project Justification (Include detailed information and data to support need):	This project would construct a dedicated maintenance storage facility to accommodate equipment utilized by the Polk County Aviation Authority (PCAA) and Exec 1 Aviation for maintaining the airport. The facility would provide space for all current maintenance and snow removal equipment, include a workbench with tool storage, and allow limited space for future equipment. The project addresses a critical need by consolidating equipment currently stored year-round in multiple locations, improving efficiency, extending equipment life, and enhancing the airport's response during inclement weather. Additionally, it would free up two tee hangars and one garage stall currently used for equipment storage, making those spaces available for aircraft or aviation-related leasing. See attached list of equipment descriptions and photos.														
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	Amount	Percentage													
Total Project Cost:	\$1,661,000	100%													
Local Share:	\$1,361,000	82%													
Requested State Share:	\$300,000	18%													

Signature
AIRPORT MANAGER

Sponsor's Title

Please e-mail the signed application to: Shane.Wright@iowadot.us

TABLE 1. ESTIMATED PLAN SHEETS

SHEET NO.	SHEET TITLE	DESCRIPTION	30% DESIGN	90% DESIGN	ISSUED FOR BID
--	COVER SHEET	COVER SHEET	X	X	X
CIVIL					
01	GN-01	INDEX OF PLAN SHEETS AND ESTIMATED QUANTITIES	X	X	X
02	GN-02	REFERENCE NOTES		X	X
03	GN-03	GENERAL LEGEND AND ABBREVIATIONS		X	X
04	GN-04	GENERAL AIRPORT NOTES		X	X
05	GN-05	PROJECT LAYOUT PLAN	X	X	X
06	GN-06	GEOMETRIC LAYOUT AND SURVEY CONTROL PLAN		X	X
07	GN-07	SAFETY AND PHASING PLAN		X	X
08	GN-08	SAFETY DETAILS		X	X
09	EC-01	EXISTING TYPICAL SECTIONS		X	X
10	EC-02	EXISTING CONDITIONS AND REMOVALS	X	X	X
11	GR-01	GRADING AND DRAINAGE PLAN		X	X
12	GR-02	EROSION CONTROL DETAILS		X	X
13	UT-01	UTILITY SITE PLAN	X	X	X
14	SS-01	SANITARY SEWER PLAN AND PROFILE		X	X
15	DR-01	STORM SEWER AND UNDERDRAIN PLAN		X	X
16	DR-02	STORM SEWER AND UNDERDRAIN DETAILS		X	X
17	PA-01	PROPOSED TYPICAL SECTIONS AND DETAILS		X	X
18	PA-03	JOINT ELEVATION AND GEOMETRICS PLAN		X	X
19	PA-02	JOINT LAYOUT PLAN	X	X	X
20	PA-04	PAVING DETAILS		X	X
ARCHITECTURAL					
21	AR-01	CODE REVIEW AND PLAN		X	X
22	AR-02	PROPOSED BUILDING FLOOR PLAN	X	X	X
23	AR-03	BUILDING JOINT LAYOUT AND GEOMETRICS PLAN		X	X
24	AR-04	BUILDING ELEVATION PLAN		X	X
25	AR-05	ROOM FINISH AND DOOR SCHEDULE		X	X
26	AR-06	MISCELLANEOUS DETAILS AND NOTES		X	X
MECHANICAL					
27	M000	MECHANICAL COVER SHEET		X	X
28	M100	MECHANICAL FLOOR PLAN		X	X
29	M600	MECHANICAL SCHEDULES		X	X
PLUMBING					
30	P100	PLUMBING PLANS		X	X
31	P500	PLUMBING DETAILS		X	X
32	P600	PLUMBING SCHEDULES		X	X
ELECTRICAL					
33	E000	ELECTRICAL COVER SHEET		X	X
34	E100	ELECTRICAL LIGHTING & POWER PLAN		X	X
35	E600	ELECTRICAL SCHEDULES		X	X

TOTAL ESTIMATED SHEETS: 7 36 36

EXHIBIT H

McCLURE

OPINION OF PROBABLE COST

CONSTRUCT MAINTENANCE STORAGE FACILITY



OPINION OF PROBABLE PROJECT COST

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
SITE WORK - IOWA DOT AIP GRANT ELIGIBLE COSTS						
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 4,000.00	\$ 4,000.00
2	C102-1	INSTALLATION AND REMOVAL OF SILT FENCE	550.0	LF	\$ 10.00	\$ 5,500.00
4	C-105-1	MOBILIZATION	1.0	LS	\$ 10,000.00	\$ 10,000.00
5	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 5,000.00	\$ 5,000.00
6	C-105-3	QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING	1.0	LS	\$ 6,000.00	\$ 6,000.00
7	P-101-1	EXISTING ±6" PCC AND ±6" BASE COURSE REMOVAL	900.0	SY	\$ 20.00	\$ 18,000.00
8	P-152-1	UNCLASSIFIED EXCAVATION	200.0	CY	\$ 25.00	\$ 5,000.00
9	P-152-2	EMBANKMENT IN-PLACE	180.0	CY	\$ 30.00	\$ 5,400.00
10	P-152-3	12" SUBGRADE PREPARATION	150.0	SY	\$ 12.00	\$ 1,800.00
11	P-209-1	6" MODIFIED SUBBASE	150.0	SY	\$ 18.00	\$ 2,700.00
12	P-501-1	6" REINFORCED PORTLAND CEMENT CONCRETE, CLASS C	150.0	SY	\$ 100.00	\$ 15,000.00
13	T-901-1	SEEDING, FERTILIZING, AND MULCHING	70.0	SY	\$ 10.00	\$ 700.00
16	L-115-1	ELECTRICAL HANDHOLE, L-868 BASE CAN, 12 INCH	2.0	EA	\$ 1,200.00	\$ 2,400.00
17	L-115-2	CONNECTION TO EXISTING ELECTRICAL CIRCUIT	1.0	EA	\$ 500.00	\$ 500.00
18	SP-01	GAS UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION, METER, AND MISCELLANEOUS INTERIOR PIPING, PER PLAN	1.0	LS	\$ 10,000.00	\$ 10,000.00
19	SP-02	ELECTRICAL UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION AND METER	1.0	LS	\$ 8,000.00	\$ 8,000.00
IOWA DOT AIP GRANT PROBABLE CONSTRUCTION COST:						\$ 100,000.00

OPINION OF PROBABLE PROJECT COST

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
HANGAR FOUNDATIONS AND BUILDINGS - IOWA DOT GAVI GRANT ELIGIBLE COSTS						
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 5,000.00	\$ 5,000.00
4	C-105-1	MOBILIZATION	1.0	LS	\$ 120,000.00	\$ 120,000.00
5	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 5,000.00	\$ 5,000.00
6	C-105-3	QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING	1.0	LS	\$ 10,000.00	\$ 10,000.00
1	13122-1	1-UNIT, PRE-ENGINEERED METAL BUILDING, 100' x 100', GABLE ROOF, METAL PANEL SIDING, FOUNDATION, INTERIOR CONCRETE FLOOR	9,600.0	SF	\$ 120.00	\$ 1,152,000.00
2	13122-2	GUTTERS AND DOWNSPOUTS, INCLUDING CONNECTIONS TO STORM SEWER	1.0	LS	\$ 4,500.00	\$ 4,500.00
3	13122-3	FURNISH AND INSTALL HYDRAULIC DOOR, 50'X16' CLEAR, INCLUDING PRE-ENGINEERED METAL BUILDING FRAMING MODIFICATIONS (IF ANY)	1.0	EA	\$ 45,000.00	\$ 45,000.00
4	13122-4	BUILDING HEATING UNIT	1.0	EA	\$ 25,000.00	\$ 25,000.00
5	SP-05	3" STANDARD BATT WALL, DOOR, AND ROOF INSULATION (R-10), PLUS 6" WALL INSULATION (R-19) AND 9" CEILING INSULATION (R-30) (SIMPLE SAVER OR APPROVED EQUAL)	1.0	EA	\$ 20,000.00	\$ 20,000.00
IOWA DOT GAVI GRANT PROBABLE CONSTRUCTION COST:						\$ 1,386,500.00



September 24, 2025

Polk County Aviation Authority
Attn: Mr. Paul Mortiz
3701 SE Convenience Blvd
Ankeny, Iowa 50021

Re: **Geotechnical Investigation**
Ankeny Regional Airport
Maintenance Building
Ankeny, Iowa

Dear Mr. Mortiz:

Thank you for the opportunity to provide our services for the above referenced project. Based on available information, I have put together the following estimate for additional laboratory testing for the project, per the attached RFQ.

Table 1. Geotechnical Analysis - FAA Analysis

<i>Description of Services</i>	<i>Quantity</i>	<i>Estimate</i>
Mobilization	1s	\$950.00
Drilling and Sampling (Total Feet)	40	\$1,200.00
Engineering Report	1s	\$975.00
Total		\$3,125.00

Table 2. Laboratory Testing - FAA Analysis – Non-Treated Samples

<i>Description of Service (s)</i>	<i>Cost</i>	<i>Unit (s)</i>	<i>Total Estimate</i>
Soil Classification			
Atterberg Limits (ASTM D4318)	\$200.00 each	3	\$600.00
Grain Size Analysis (ASTM D422)	\$250.00 each	3	\$750.00
Shrink/Swell (ASTM D4943)	\$450.00 each	3	\$1,350.00
Moisture Contents (ASTM D2216)	\$35.00 each	3	\$105.00
Modified Proctor (ASTM D1557)	\$180.00 each	3	\$540.00
California Bearing Ratio (CBR, ASTM D1883)	\$325.00 each	3	\$975.00
Total			\$4,320.00

Subtotal - \$7,445.00

Table 3. Laboratory Testing - FAA Analysis – Cement Treated Samples

<i>Description of Service (s)</i>	<i>Cost</i>	<i>Unit (s)</i>	<i>Total Estimate</i>
Soil Classification			
Atterberg Limits (ASTM D4318)	\$200.00 each	3	\$600.00
Modified Proctor (ASTM D1557)	\$180.00 each	3	\$540.00
California Bearing Ratio (CBR, ASTM D1883)	\$325.00 each	3	\$975.00
Total			\$2,115.00

Total (If warranted) - \$9,560.00

If CMT is elected for this project, please sign and return a copy of this contract for our records. All past due invoices are subject to a 1.5% service charge. Please feel free to call us should you have any questions or if we may be of any further assistance. We look forward to working with you.

Sincerely,

Sybil K. Ferrier, P.E.
Principal Engineer

I accept the terms of the above agreement and agree to pay the stated amount.

Signed

Date

1610 East Madison Ave • Des Moines, Iowa 50313
(515) 263-0794 • Fax (515) 263-0851
www.cmt-iowa.com

**Agreement Between
Polk County Aviation Authority
and
Exec 1 Aviation II, LLC**

This Agreement is made and entered into the 6th day of October 2022, by and between the Polk County Aviation Authority ("PCAA") and Exec 1 Aviation II, LLC (Exec 1).

The parties agree as follows:

1. This Agreement includes Attachment A - Snow and Ice Removal Policy, Attachment B – Map, and Attachment C – Rates and Charges

2. This Agreement shall become effective upon acceptance by both parties and shall remain in effect for a period of five (5) winter seasons, until June 30, 2027, unless terminated by one or both parties in accordance with this Agreement. The Agreement can be renewed for one additional 5-year term beginning June 30, 2027 if acceptable to both parties at the time of renewal.

3. Either party may terminate this Agreement by providing ninety (90) days written notice of termination to the other party; provided, however, this Agreement shall terminate immediately upon written notice of a default under this Agreement given by PCAA to Exec 1. Notice of termination shall be sent by ordinary mail, or shall be hand delivered, to the following:

Polk County Aviation Authority
410 West First Street
Ankeny, Iowa 50023

Exec 1 Aviation II, LLC
3700 SE Convenience Boulevard
Ankeny, Iowa 50021

4. Exec 1 will perform the functions and services of ice and snow removal at the Ankeny Regional Airport in order to provide for safe airfield operations during winter ice and snow events in accordance with this Agreement, and Exec 1 agrees to perform its duties with reasonable care and good faith.

5. Exec 1 shall designate a Contract Manager who is available to the Airport Authority or its designee twenty-four (24) hours per day seven (7) days per week. Contact information for the Contract Manager must be submitted prior to the commencement of each snow season.

6. Exec 1 has received and is fully aware of the requirements of the Snow and Ice Removal Policy, attached hereto as Attachment A, and will fulfill the requirements of Contractor as stipulated in the Policy. Exec 1 shall be responsible for initiating the snow removal operations upon notification as indicated within said Policy.

7. Exec 1 understands and agrees it is the provider of those functions and services covered under this Agreement, and is responsible for: 1) providing personnel and equipment necessary to complete the services, or 2) completing the services in conjunction with the Elder Corporation as required to fully remove the snow and ice accumulation based on the severity of the individual snow and/or ice event at the airport.

8. Exec 1 shall provide snow and ice removal services at the Ankeny Regional Airport on the areas shown in yellow on the drawing attached hereto as Attachment B in accordance with the rates and charges for services as set out in Attachment C. These rates are applicable whether Exec 1 provides the personnel and equipment, or contracts with an outside vendor for said services. Overtime labor rates for the manager and operator shall apply only to work on Sundays or when the operator / manager has accumulated over 40 hours of work time exclusively at the Ankeny Regional Airport.

9. Exec 1 will be responsible for self-deploying to the work site and will be required to be on-site and performing snow and ice removal services within two (2) hours of an operations initiating event as specified by the policy (1-inch of dry snowfall or 1/2-inch of wet snowfall or slush).

10. Exec 1 will complete the snow and ice removal as required with minimal or no interference to aircraft operations. Equipment operators and supervisors must maintain proper radio communication with the FBO during snow or ice removal operations. Equipment operators and supervisors must give way to all aircraft at all times when on the airfield area. Violations of this requirement may be cause for termination of the contract. Further, any penalties administered by the Federal Aviation Administration (FAA) resulting from an employee's negligence will be passed on to Exec 1.

11. All areas containing signs and navigational aids will remain free of obstructions. Any signs, runway lights or navigational aids that are broken or damaged during snow or ice removal operations must be reported immediately. Exec 1 may be responsible for the cost of repairs to Airport Authority property that is damaged by Exec 1 during its operations.

12. All equipment used by Exec 1 must have a rotating, flashing beacon on its highest point, which must be on at all times during snow and ice removal operations.

13. Exec 1 shall bill PCAA after each snow or ice event for the services provided under this Agreement. Exec 1 shall maintain full and accurate records of time spent fulfilling the responsibilities under this Agreement, including the dates, times, hours of personnel and equipment used, any material used, snow fall amounts and icing conditions and areas cleared.

14. If PCAA does not provide payment in full to Exec 1 within 45 days after date of billing, Exec 1 shall notify PCAA of its intent to reduce or terminate services.

15. PCAA shall provide for the ordering, purchasing, storage and handling of all granular and liquid deicing chemicals. Should the snow and ice removal operation provided by Exec 1 according to this agreement not be adequate at keeping the pavements clear of ice buildup, Exec 1 will be responsible for applying the granular deicer and the City of Ankeny, under an existing 28E agreement, will apply the liquid deicing chemicals.

16. In the performance of this Agreement, Exec 1 shall be deemed to be an Independent Contractor and shall hold harmless, indemnify and defend the PCAA from any and all liability claims, losses or damage arising out of or alleged to arise from Exec 1's negligence in the performance of its work, but not including liability that may be due to the sole negligence of PCAA

or its agents or employees. Exec 1 will use its best efforts to ensure that the users of all equipment will use every caution in their use so as to protect all persons in the immediate vicinity. Exec 1 hereby agrees to indemnify and hold harmless PCAA and its member entities, officials, employees and agents, from any and all claims, demands, actions or causes of action of whichever nature, including costs of litigation and attorney fees, which arise from its performance, or its subcontractor's performance of this Agreement.

17. During the term of this agreement, Exec 1 shall provide and maintain adequate insurance coverage and each year shall submit a current copy of their Certificate of Liability Insurance with the PCAA named as additional insured's as proof of such coverage.

18. Exec 1 hereby designates JR Boesen as Contract Manager, and upon a change shall designate in writing to the PCAA Board, the name, address and telephone number of the person authorized to act as Exec 1's administrator of this Agreement.

19. PCAA hereby designates Airport Board Manager Paul Moritz as Staff Administrator, and upon a change will designate in writing the name, address and telephone number of the person, authorized to contact and be contacted by Exec 1's designated administrator concerning the services provided under this Agreement.

20. The provisions of this Agreement are severable. If any provision is held to be illegal or unenforceable, the remaining portions of the Agreement remain in effect.

21. Performance of any services from Exec 1 beyond those set forth in this Agreement must be agreed to in writing.

Polk County Aviation Authority

By: Jeff Wangsness
Chairperson

By: Todd Ashby
Secretary

STATE OF IOWA, POLK COUNTY, ss:

On this 6th day of October, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Jeff Wangsness and Todd Ashby, to me personally known, who being by me duly sworn, did say that they are the Chairperson and Secretary of the Polk County Aviation Authority, executing the within and foregoing instrument; that the said instrument was signed on behalf of the Polk County Aviation Authority by the authority of the Board; and that Jeff Wangsness and Todd Ashby as such officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the Polk County Aviation Authority, by it and by them voluntarily executed.

Diane Clemme
Notary Public in and for said State of Iowa

Exec 1 Aviation II, LLC

By: [Signature]
President

By: [Signature]
Secretary

STATE OF IOWA, COUNTY OF POLK, ss:

On the 9th day of November, 2022, before me, the undersigned, a Notary Public in and for the said State, personally appeared J.R. Boesen, and to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of the corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that J.R. BOESEN, and as officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

[Signature]
Notary Public in and for the State of Iowa



Attachment A

Snow and Ice Removal Policy for Polk County Aviation Authority Property

- A. Purpose
- B. Level of Service
- C. Initiation of Service
- D. Sequence of Priority
- E. Snow Removal Procedure
- F. Sanding Procedure
- G. Restrictions of Use of Facilities

A. Purpose

The purpose of this policy is to establish the policy and level of service with respect to clearance of snow or ice and maintenance on Polk County Aviation Authority (PCAA) property during the winter months. Due to many variables encountered in any snow or ice event, it is impossible to set forth a comprehensive set of procedures for removal of snow or ice. This policy will be considered only as a guide, and is not to be considered mandatory as the only means of controlling ice and snow. The most recent version of FAA Advisory Circular 150/5200-30 should be used to provide additional guidance in establishing snow and ice removal and control procedures.

B. Level of Service

Clearance of snow, ice or compacted snow and maintenance of the PCAA property during the winter months is primarily for the users of the authority's facility. Each snowfall or icefall has individual characteristics which must be dealt with accordingly. The authority will not attempt to remove snow or ice to provide a dry pavement condition except as specifically set out in this policy. Snow and ice will not be removed from all paved areas of the authority facility. The authority will contract with private or public entities to provide the labor and machinery to meet the requirements of this policy, as deemed necessary by the authority. The authority will remain responsible for determining that the appropriate level of service is being provided. Unless a contract for the removal of snow and ice specifically states to the contrary, the Authority, rather than the contracting entity, remains responsible and liable for claims arising from its actions in removing ice and snow from the Authority facility.

C. Initiation of Service

Generally, snow and ice removal operations should be initiated according to the following table:

Precipitation	Depth in Inches
Dry snow	1 inch
Wet snow	½ inch
Slush	½ inch
Ice or freezing rain	any

Initiation of snow and ice removal operations will be prompt, timely and will commence as soon as practicable per FAA Advisory Circular 150/5200-30.

D. Sequence of Priority

The normal snow removal priority areas will be as follows:

Primary Areas:

1. Airport Access
2. Principal runway and its related taxiways
3. Crosswind/secondary runway and its related taxiways

Secondary Areas:

1. FBO aprons and ramps
2. Corporate taxiways and aprons
3. Parking lots and service roads

Snow removal shall begin with the primary areas. When the primary areas are completed, snow removal shall commence on the secondary areas. During the removal of secondary areas, the condition of the primary areas shall be monitored. If the condition of the primary areas necessitates a repeated removal, the secondary areas operations shall be suspended and operations shall begin on the primary areas.

E. Snow Removal Procedure

1. Snow plowing shall begin along the runway edge that is upwind of the direction of the wind, if any, and the snow will be windrowed toward the downwind side of the runway. If the windrowed snow is of a height or in a location that interferes with aircraft traffic or obscures the airport lighting system it should be removed with a snow blower by casting the snow away from the runway over the adjacent lights.
2. Depending on precipitation rate, the time required to clear the full width of the runway may result in additional accumulation on the critical center portion. In such a case, concentrating clearing operations on the center portion of the runway can result in greater safety and is recommended.
3. Equipment operations must be timed carefully and coordinated with team members to ensure an orderly and safe snow and ice removal operation. Proper radio communication must be maintained between the contractor and the FBO while performing services on the PCAA property.

4. All other taxiways, aprons, ramps parking lots and roads should be plowed in a manner as determined by the contractor that will provide the least inconvenience to aircraft traffic, airport tenants and vehicular traffic.
5. Snow removal operations should continue until all aircraft movement areas are clear of hazardous conditions and all parking lots and roads are clear as determined by the FBO and the contractor.
6. Large quantities of plowed snow are to be disposed of appropriately. When plowed snow exceeds FAA allowances, the Contractor must immediately remove and transport the piles of snow and ice to dumpsites designated by the Airport Authority. The Contractor will be responsible for cleaning up the dumpsites after the snow season is over and ground conditions permit, disposing of all litter and debris in a legal manner.
7. Subsequent requests to clear snow in any specific areas of the Ankeny Regional Airport (ARA) shall be made to the PCAA chairperson, his/her designee, or the FBO. The PCAA chairperson, his/her designee or the FBO shall direct the contractor to remove additional snow if the chairperson or his/her designee determines the request to be warranted.

F. Methods for Ice Control and Removal

Preventing a bond from occurring between ice and the pavement surface is always preferred over the mechanical removal or melting of the bonded ice and snow. Prevention is achieved by applying FAA approved anti-icing chemicals to pavements with temperatures expected to go below 32° F (0° C).

Once ice has bonded to the pavement surface, FAA approved deicers may be used to melt through the ice pack.

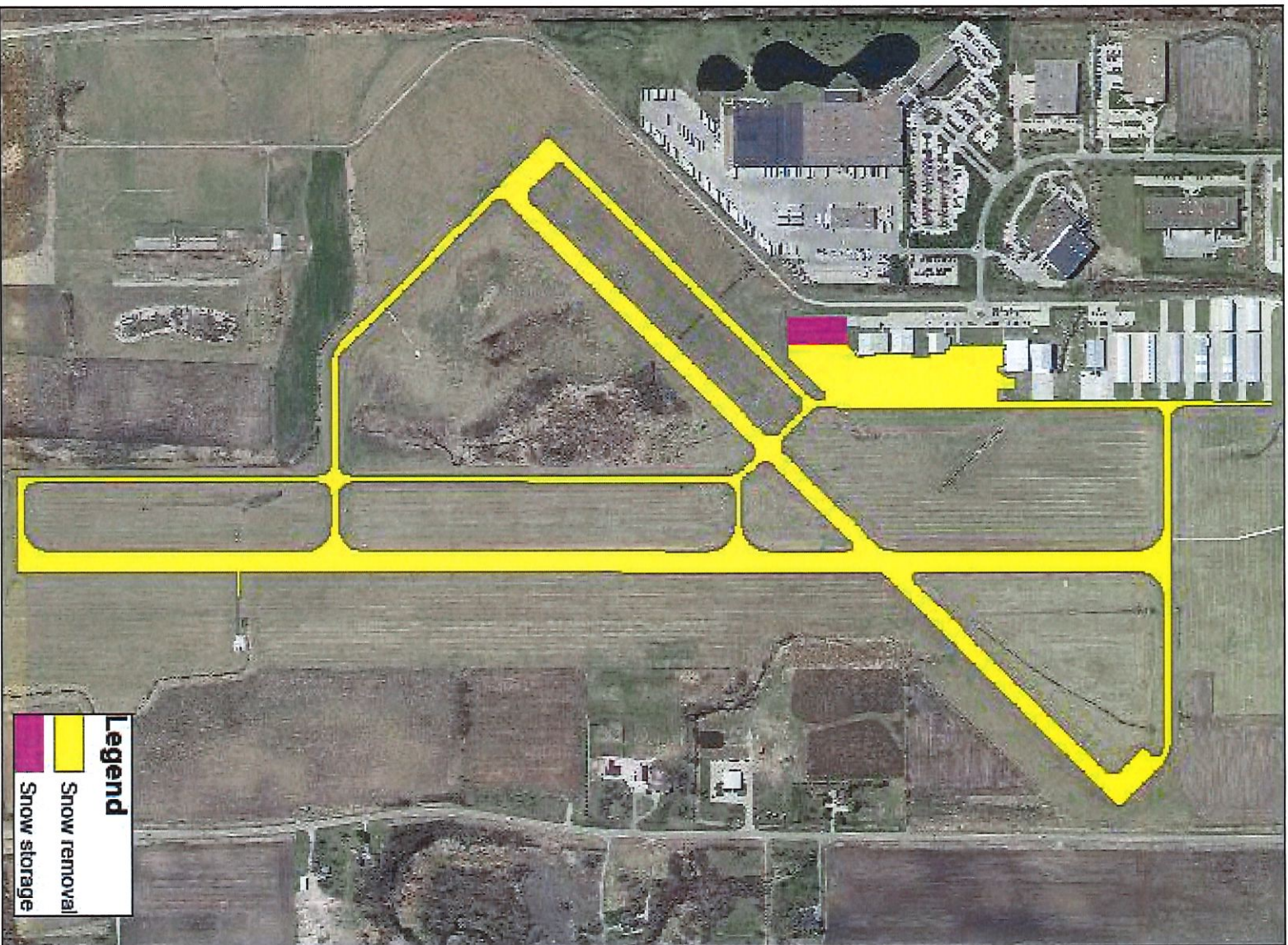
G. Restrictions of Use of Facilities

It shall be the responsibility of the FBO to inform the Federal Flight Service Station (FFSS) or other appropriate agencies of any event which necessitates a closing of an active runway or of any restrictions of use to local operations.

Attachment B

Map

Attachment B



Attachment C

**Rates and Charges
Proposal from Exec 1 dated August 23, 2022**

EXEC1

AVIATION

3700 SE Convenience Blvd
Ankeny, IA 50021
Phone: (515) 965-1020
www.exec1aviation.com

August 23rd, 2022

Polk County Aviation Authority
Attn: Paul Moritz
410 West First Street
Ankeny, IA 50023

RE: Ankeny Airport Snow Removal Rate Proposal effective 09/01/2022

Dear Paul;

Exec 1 is pleased to assist with snow removal at the airport.

After several years of snow removal experience at the airport, Exec 1 recognized the need for a more effective piece of snow removal equipment for safety and reliable winter operations of the airport. This Oshkosh machine was originally purchased by Minneapolis International airport in 2005. It was then purchased by a similar sized airport to IKV in northern Michigan. Exec 1 worked with Des Moines International Airport Operations department as their consultant on the proper piece of equipment. They assisted with identifying the piece of equipment and the pre-purchase due-diligence. After delivery and first year operation of the Oshkosh, Exec 1 decided to overhaul the machine to ensure reliability. Macqueen equipment is a dealer and maintenance facility for Oshkosh. Macqueen took possession of the machine for the overhaul process in March of 2022 and will have it completed for the 2022 snow season. We will also be working with McQueen to manage the maintenance of the machine to increase reliability. The previous owners of the Oshkosh said they were able to get their similar sized airport completely cleared within a couple hours of a snow event. We hope with experience we can get to that level. Total investment by Exec 1 for the acquisition and overhaul of the Oshkosh is \$215,000.

Below please find the rates for snow removal effective 09/01/2022.

Position	Regular Time Rate / Hours	Overtime Rate/Hour Greater than 40 hours per week
Oshkosh Snow Machine	\$500	\$500
Equipment Operator	Included	Included

Polk County Aviation Authority

Exec 1 Aviation

Name: Jeff Wangsness

Name: Robert J. Boosen

Signed: Jeff Wangsness

Signed: [Signature]

Title: Chairperson

Title: Manager

Date: 10/6/22

Date: 8-26-22

Nov 3, 2025

Paul Moritz
Polk Co. Aviation Authority
Airport Board Manager
3700 Convenience Blvd
Ankeny, Iowa 50021

Mr. Moritz,

On October 24, Dave Kalwishky brought it to my attention that I should have gotten a letter via USPS in regards to my tee hangar occupancy in D9. My apologies for this delayed response as the mailbox delivered to is not checked regularly. Dave and I have established a more direct line of communication.

Please give me a moment to better introduce myself; as with many aviators my passion started as a child. I have always been very mechanically inclined, and at the first opportunity I began training as an aircraft technician in high school at Des Moines Central Campus Aviation Laboratory. Although graduated from tech school there my flight training while there was delayed due to wind storm damage of trainer pulled from its tie down. Later in college at Spartan School of Aeronautics I stepped away from weekend ground school so my tech training grades could be kept up. Upon graduation working for a FBO, I rented they're trainers/instructors, but then suffered a broken leg. After recovery I bought the plane currently in D9. The plane had about 600hrs before TBO, plenty of time to get into my private rating with what should have been many hrs left for use and for my then intention of paint and interior. The engine failed catastrophically first flight lesson out; saddest day of my life. I then decided to save the airfield of yet another derelict aircraft and trailered off field. After an extensive, interior, paint and replacement of engine the last thing to do was install the starter and bring it home. An unforeseen intricate starter issue was noted At that point. Exhausted with the project, I applied for a ferry permit, hand propped it, and brought it home where it has only been hand prop exercised every since.

But enough about me, this is not about me, this is about business. I get it; After all I once was the one that moved my plane to save the airfield of a derelict aircraft and save face. I never intended to bring it back to become what I once was avoiding in a derelict aircraft. Dave's attention to detail in the observation of lack of use is a blessing, both for business and hopefully myself. I am now awaiting the delivery of the approved parts to reconcile the intricate starter issue. My timeline to airworthiness is as follows; upon reception of the parts a FAA form 337 will need to be applied for in conjunction with STC. Once the FAA has given the blessing for the use of the STC, The parts will then be installed. These parts will optimistically be installed by the first of the year 2026. Ground taxi will be much easier then, starting from inside the cabin. The first quarter of 2026 an inquiry will be made to the local FBO for altimeter and transponder check. If availability is an option there, the plane will be taxied to the FBO maintenance hangar. Mobile certification staff will be second option to the on field FBO. Once altimeter and transponder are certified or replaced in the first quarter of 2026, the second quarter of 2026 a new main ship battery and new ELT battery will be installed and current annual inspection performed certifying airworthiness.

At this point I hope to become a more contributing factor to the local economy on the airfield in fuel sales and flight instruction, both for myself and possibly a flying club like which I used to host from the hangar. I will provide quarter year reports as to the progress of this plan as asked of me. Please reach out to me for any more assistance, and certainly thank you for yours. Sincerely,

Keven Grove, 8144 NE 29th Ankeny, IA. 50021, I2MAAV8R@YAHOO.COM (515)473-5380

From: Paul Moritz
Sent: Friday, November 14, 2025 10:10 AM
To: 'i2maav8r@yahoo.com'
Cc: Dave Kalwishky
Subject: Tee Hangar D-9 Occupancy

Keven:

I received your letter and reviewed it with Dave Kalwishky. Thank you for providing the information so that we are fully aware of the status of your aircraft. As I understand, it is your intention to get the plane airworthy, and that you are aiming for that to happen mid-year of 2026. You also stated that you will provide quarterly reports to us so that we can keep the PCAA Board advised of your progress. Please do so. At the December Board meeting, I will report to the Board of your intent and schedule per your recent letter. That can suffice for the January 1st quarterly report. Please provide something for the board to review sometime around April 1, 2026. Thanks again, Keven. Let Dave or I know if you need anything additional at this time.

-

Paul Moritz | Airport Manager
City Manager's Office
410 W. First St.
Ankeny IA 50023-1557
ph/fx/txt: 515-965-6428
www.ankenyiowa.gov

From: Paul Moritz
Sent: Tuesday, November 18, 2025 11:36 AM
To: 'Erin Clanton'
Subject: RE: [External] Farm Leases

Erin:

I just spoke with Dennis Miller, who farms 1.18 acres for us on the east side of SE Fourmile Drive. He had a long explanation, but he is asking that his lease for 2026 be reduced from \$275/acre to \$225/acre. Generally, this will match what he will be paying for renting the large adjacent farm parcel. This will save Dennis about \$60/yr ???. I will research the ISU data and get with you before the December meeting as I know that farm ground has gone down in value

Paul Moritz l Airport Manager
City of Ankeny
From: Erin Clanton <Erin.Clanton@brickgentrylaw.com>
Sent: Monday, November 10, 2025 4:33 PM
To: Paul Moritz <PMoritz@AnkenyIowa.gov>
Subject: Re: [External] Farm Leases

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Paul-
I talked to Amy and have copies of the previous leases to work from. For the December agenda, can we add a discussion item regarding whether adjustments are needed to the rent amounts? Amy indicated that she usually had direction from the board whether rent needed to be increased or decreased before sending out the proposed leases. Looking at the ISU survey, rates have gone down in 2025.

Thanks!

Erin M. Clanton
Attorney at Law
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266
Phone: 515-274-1450
Fax: 515-274-1488
erin.clanton@brickgentrylaw.com

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On Nov 10, 2025, at 3:40?PM, Paul Moritz <PMoritz@AnkenyIowa.gov> wrote:

Thanks Erin.

Paul Moritz 1 Airport Manager
City of Ankeny
From: Erin Clanton <Erin.Clanton@brickgentrylaw.com>
Sent: Monday, November 10, 2025 3:39 PM
To: Paul Moritz <PMoritz@AnkenyIowa.gov>
Subject: Re: [External] Farm Leases

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Thanks, Paul! No, I haven't discussed this with Amy, but I'll get on a call with her this week to discuss her process. I'm familiar with farm leases in general so shouldn't be a problem. Thanks!

Erin M. Clanton
Attorney at Law
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Phone: 515-274-1450
Fax: 515-274-1488
erin.clanton@brickgentrylaw.com

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On Nov 10, 2025, at 3:35?PM, Paul Moritz
<PMoritz@AnkenyIowa.gov> wrote:

Erin: Please see the messages below regarding the farm leasing of non-aeronautical ground. I hope that Amy advised you that this is something that she did previously. If not, we can discuss as needed. For reference I have attached a map of the farmed areas. It is out of date but the best we have currently. The green area is now farmed by DRA Properties. As you can see, the farm leases expire at the end of February. Thanks.

Paul Moritz l Airport Manager
City of Ankeny
From: Terri Havens <THavens@AnkenyIowa.gov>
Sent: Monday, November 10, 2025 3:13 PM
To: Paul Moritz <PMoritz@AnkenyIowa.gov>; Diane Klemme <DKlemme@AnkenyIowa.gov>
Subject: RE: Farm Leases

Paul - please see below in red.

Terri Havens l Accountant
City of Ankeny
From: Paul Moritz <PMoritz@AnkenyIowa.gov>
Sent: Monday, November 10, 2025 2:53 PM
To: Diane Klemme <DKlemme@AnkenyIowa.gov>; Terri Havens
<THavens@AnkenyIowa.gov>
Subject: Farm Leases

Diane and Terri: I am not sure which one of you has the file copies of the farm leases, but I need some assistance. I am not sure if Erin knows that she is to get these signed and put on the consent agenda as Amy did in previous years. Amy would aim to get the leases done by January, but sometimes they went to the board in the early spring (before planting).

I would help Amy as needed. Specifically, I got the Todd Volz lease signed whenever his hay area changed. Also, Amy and I would meet with Bruce Johnson whenever we needed to adjust his lease rate. The farm leases were put on the consent agenda, except for Jeff's which had to be put on new business.

Farm leases that I am aware of include:

Johnson Brothers (big crop areas) - March 2025-Feb 2026
Dennis Miller March 2025-Feb 2026
DRA Properties March 2025-Feb 2026
Jeff Wangsness (hay area) March 2025-Feb 2026
Todd Volz (hay area) May 2025-April 2026
John Jensen (pumpkins on north side of Oralabor) March 2025-Feb 2026

Some of these leases may be for multiple years. I think Jensen's is for 3 years. If you could verify all this for me, I will get with Erin as needed. Thanks.

Paul Moritz | Airport Manager
City Manager's Office
410 W. First St.
Ankeny IA 50023-1557
ph/fx/txt: 515-965-6428
www.ankenyiowa.gov
<image001.jpg>
<Farm Lease Exhibit-revised scale 102422.pdf>

Typical corn and soybean yields—average yields for the high third, medium third, and low third productivity farms in each county, special tabulation by USDA NASS, 2018–2022.

Average rents per five-year average yield or CSR2—overall average rent for corn and soybean land in each county, divided by the five-year average corn yield, the five-year average soybean yield, and the average row crop CSR2 index value for each county.

High-productivity pasture—pasture with adequate fence and water that can stock a cow in 2.5 or fewer acres.

Low-productivity pasture—pasture with adequate fence and water that needs more than 2.5 acres to stock a cow.

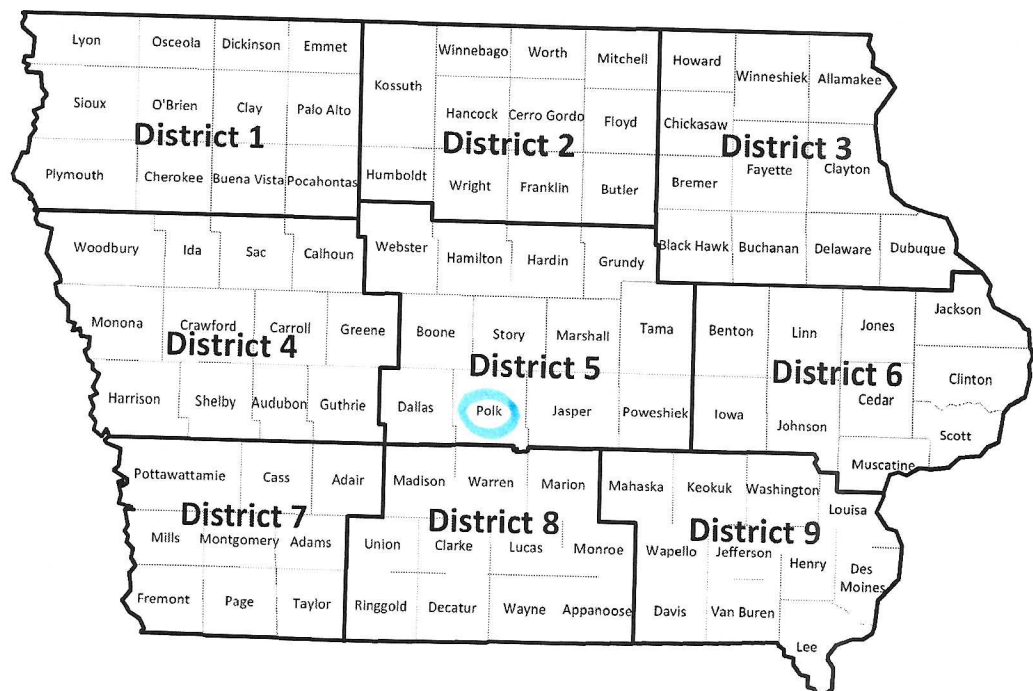
Pasture, \$/Animal Unit Month (AUM)—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

Cornstalk grazing—includes grazing of cornstalks in fall or winter, but not mechanical harvesting.

Hunting rights—rent charged to allow hunting on land, per year.

2021–2025 Overall Average of Typical Cash Rents by Iowa Crop Reporting District (dollars per corn and soybean acre).

	2021	2022	2023	2024	2025
District 1	\$242	\$270	\$302	\$304	\$288
District 2	238	261	285	286	274
District 3	253	278	307	309	290
District 4	247	276	298	297	295
District 5	245	271	292	294	286
District 6	243	265	283	284	279
District 7	214	243	265	263	255
District 8	188	203	227	231	215
District 9	221	240	252	247	254
State	\$232	\$256	\$279	\$279	\$271



Prepared by

Ann Johanns, extension program specialist; Jordan Johnson, undergraduate research assistant
Farm Management Field Specialists, go.iastate.edu/FARMMGMT

extension.iastate.edu/agdm
store.extension.iastate.edu

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2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 5

Typical Cash Rent for Corn and Soybeans, \$ per crop acre.

Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018-2022.

	47	34	52	44
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.				
Rent per bushel of				

^a/Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

8.3 North
 26.8 Tower
 13 Mountain
 19.5 Ban N
 38.2 Ber S

105.8 AC

Cashrent History Iowa State University

