



## **Polk County Aviation Authority Meeting**

**Thursday, May 7, 2026**

**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. Approval of the Agenda

**Consider motion to approve the May 7, 2026 agenda without amendment.**

#### **C. PUBLIC FORUM**

#### **D. FINANCE / BUDGET REPORTS**

#### **E. CONSENT AGENDA ITEMS**

**CA - 1.** Consider motion to approve the April 9, 2026 minutes.

**CA - 2.** Consider motion to approve Payment #1 in the amount of \$369,648.72 to Manatt's for construction services for the Reconstruct Runway 18/36 Project.

**CA - 3.** Consider motion to approve Payment #40 in the amount of \$2,475.00 to McClure Engineering Company for services that include General On-Call Engineering Services.

**CA - 4.** Consider motion to approve Payment #9 in the amount of \$51,342.21 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 #4 in the amount of \$45,242.50 to

McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.

**CA - 6.** Consider motion to approve Payment #7 in the amount of \$3,803.02 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 \$611,359.53

**CA - 8.** Consider motion to approve May 2026 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.**

**F. REMOVED CONSENT AGENDA ITEMS:**

**G. OLD BUSINESS**

**H. NEW BUSINESS**

1. Consider motion to approve the Letter of Agreement for Broker/Agent of Record for Insurance Services with TrueNorth Companies, L.C. of Cedar Rapids, Iowa, and authorize the Chairperson to sign the Letter of Agreement.
2. Consider motion to approve the construction plans for the 5842, LLC Hangar on the phase 3 box hangar development at the Ankeny Regional Airport.
3. Acceptance of the Reconstruction of the Airport Entrance Roundabout and Terminal Parking Lot Project at the Ankeny Regional Airport: Consider motion to approve: a) Change Order #5, which adds \$851.87 to the contract amount to match the final pay quantities with the field-measured final quantities; b) Statement of Completion as submitted by McClure Engineering; c) **RESOLUTION** accepting the public improvements as completed by Jensen Builders in the amount of \$14,811.27 and d) Pay Application No. 5 to McClure Engineering authorizing the release of the retainage on the project in the amount of \$5,020.13 thirty days after project acceptance.

**I. REPORTS**

1. **FBO Update**
2. **Engineering Report**
  - a. Runway 18/36 Update.
  - b. Maintenance Building Update.
  - c. Terminal Building Parking Lot Update.
3. **Staff Report**

- a. Fuel Sales.
- b. T-Hangar Waiting List.
- c. Terminal Building Repairs Update.
- d. Taxiway D Phase Four Hangar Update.
- e. Airport Monitoring Systems Update.
- f. IPAA Conference Update.
- g. Polk County Communications Tower Update.
- h. Ankeny Fire Department Airport Visit Update.

4. **Legal Counsel Report**

- a. T Hangar Lease Update.
- b. Beech 18 parked along taxiway D.

5. **Board Report**

6. **Chair Report**

**J. ADJOURNMENT**

## MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)

Thursday, April 9, 2026, 5:00 p.m.

Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

### Approval of Agenda

Board Member Johnson moved, second by Novak, to approve the agenda without amendment. Ayes: 5.

### Public Hearing – 2026-01

1. Chairperson Wangsness announced that this is the time and place for a public hearing on the revised FY 2025-2026 Budget and the proposed FY 2026-2027 Budget. Notice of this hearing was published in the Des Moines Register on March 27, 2026. Administrative Services Director Jennifer Sease reviewed the proposed budgets with the Board. Chairman Wangsness then asked for any public comment regarding the proposed budgets, and there were none. Board Member Ashby moved to close Public Hearing 2026-01, Johnson seconded. Ayes: Ashby, Johnson, Novak, Gardner, Wangsness.

Board Member Novak moved, second by Johnson to adopt **RESOLUTION 2026-16** approving the revised FY 2025-2026 Budget and the proposed FY 2026-2027 Budget. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.

### Finance / Budget Report

Gardner reported on the 4/9/26 listing of bills.

### Consent Agenda Items

1. Approval of March 5, 2026 minutes.
2. **RESOLUTION 2026-17** authorizing the execution of a Farm Lease with Todd Volz.
3. Payment #3 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$19,154.00.
4. Payment #8 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$56,802.76.
5. Approval of Bills and Transfer of Necessary Funds, \$559,841.87.
6. Approval of April 2026 Financial Reports.

## Approval of Consent Agenda Items

Board Member Johnson moved, second by Gardner, to approve Consent Agenda Items CA-1 through CA-6. Ayes: Johnson, Gardner, Ashby, Novak, Wangsness.

## New Business

1. Motion to approve the execution of a Terminal Building Hangar Door and Overhead Door bi-annual preventive maintenance schedule with DH Pace in an amount not to exceed \$90.00 per visit. TABLED
2. **RESOLUTON 2026-18** authorizing the execution of a land lease agreement with 5842, LLC for purposes of the construction of an aircraft hangar, with amendments, the added verbiage to Page 1 item 2, "Any sublease requires the prior written consent of the Authority" and addition of the legal description. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Novak, Wangsness.
3. **RESOLUTON 2026-19** setting a public hearing on fixing a date for the hearing on the plans, specifications, opinion or probable cost and form of contract, taking of bids and awarding the construction contract for the construct Maintenance Building project. (date of bid opening: 5/4/26 @ 3:00 p.m./date of hrg: 6/4/26 @ 5:00 p.m.) Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
4. Motion to approve the execution of a Fence Line Weed Control and Aquatic Herbicide Application maintenance contract with Perficut in an amount not to exceed \$15,862.00 per year for three years beginning in 2026 and ending in 2028. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
5. **RESOLUTON 2026-20** authorizing the execution of a land lease agreement with Nolson Property, LLC for purposes of the construction of an aircraft hangar, with the addition of the legal description. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
6. Motion to approve the bi-weekly drone footage of the runway 18/36 reconstruction project from Waukee Aerial LLC in an amount to exceed \$3,383.00, and contingent on obtaining the drone footage from either the Ankeny P.D. or Waukee Aerial LLC in an amount not to exceed \$5,000.00. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

## Reports

1. FBO Update
2. Engineering Report – Pudenz
  - a. ACIP State Grant Applications
  - b. Maintenance Building Project Design Update
  - c. Runway 18/36 Reconstruction Project Update
3. Staff Report - Kalwishky
  - a. Fuel Sales
  - b. T-Hangar Waiting List

- c. Beech 18 parked along Taxiway D
- d. Snow season summary review
- e. National Guard Hangar Update
- f. Airport Monitoring Systems Update
- 4. Legal Counsel Report - City Attorney Erin Clanton
  - a. 2026 T-Hangar Lease Renewals
- 5. Board Report
- 6. Chair Report

**Adjournment**

The meeting was adjourned at 6:17 p.m.

Attest: \_\_\_\_\_ Signed: \_\_\_\_\_  
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 17<sup>th</sup> day of April, 2026.

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Ankeny: Reconstruct Runway 18-36 - Construction  
**Contractor:** Manatt's, Inc.  
**Address:** 1775 Old 6 Road, Brooklyn, IA 52211  
**Finance Budget Code:** 644      **Finance Project Code:** N/A  
**Vendor Project or Invoice #:** 2022001042-006      **PO #** N/A  
**Original Contract Date:** September 4th, 2025      **Vendor #** N/A

**Date of Board Meeting** 07-May-26      **PAYMENT REQUEST #** 1  
**PAYMENT PERIOD:** From: 03-30-26 through: 04-15-26

**Contract Summary**

Original Contract Amount:	\$	<u>10,301,365.58</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>10,301,365.58</u>	
Total completed and stored to date:	\$	<u>381,081.15</u>	
Retainage: <u>3</u> % of Completed Work:	\$	<u>11,432.43</u>	
Total Earned less Retainage:	\$	<u>369,648.72</u>	
Less previous applications for payment:	\$	<u>-</u>	
<b>SUBTOTAL</b>			<u>\$ 369,648.72</u>
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
<b>CURRENT PAYMENT DUE</b>			<u>\$ 369,648.72</u>

Balance to finish, including retainage: \$ 9,931,716.86

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]*      2026-04-29  
Signature      Date

**PCAA Approval:**  
 \_\_\_\_\_  
Signature      Date

**City of Ankeny Staff Approval:**  
 \_\_\_\_\_  
Signature      Date

Work Completed: See attached Pay Estimate.

**Submit to:** Dave Kalwishky, c: Jennifer Sease  
**Email:** dkalwishky@ankenyiowa.gov; JSease@Ankenyiowa.gov      **Phone:** 515-965-6420      **Fax:** 515-965-6416



# McClure Engineering Co. Payment Summary

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

**Project Description**  
 Ankeny Regional Airport  
 Reconstruct and Extend Runway 18-36  
 FAA 3-19-0132-031-2024 (Design)  
 FAA 3-19-0132-032-2025 (Construction)  
 FAA 3-19-0132-033-2025 (FAA RA Design)  
 Letting Date: June 12th, 2025  
 Contract Award Date: September 4th, 2025  
 Notice to Proceed: March 30th, 2026  
 McClure Project #: 2022001042-004  
 P:\Projects\2022001042-004

**Prime Contractor**  
 Manatt's, Inc.  
 1775 Old Highway 6, PO Box 535  
 Brooklyn, IA 52211-0535

**Notice to Proceed Date** 03/30/2026

**Construction Start Date** 03/30/2026

**Work Completion Date**

**Awarded Project Amount** \$10,301,365.58

**Authorized Project Amount** \$10,301,365.58

**Net Change by Change Order** \$0.00

**Payment Number** 1

**Pay Period** 03/30/2026 to 04/15/2026

**Type** Reconstruction

**% Complete Paid Awarded Amount** 3.699%

**% Complete Paid Authorized Amount** 3.699%

# Summary

<b>Current Approved Work:</b>	\$381,081.15
<b>Current Stockpile Advancement:</b>	\$0.00
<b>Current Stockpile Recovery:</b>	\$0.00
<b>Current Retainage:</b>	\$11,432.43
<b>Current Retainage Released:</b>	\$0.00
<b>Current Liquidated Damages:</b>	\$0.00
<b>Current Adjustment:</b>	\$0.00
<b>Current Payment:</b>	\$369,648.72

<b>Approved Work To Date:</b>	\$381,081.15
<b>Stockpile Advancement To Date:</b>	\$0.00
<b>Stockpile Recovery To Date:</b>	\$0.00
<b>Retainage To Date:</b>	\$11,432.43
<b>Retainage Released To Date:</b>	\$0.00
<b>Liquidated Damages To Date:</b>	\$0.00
<b>Adjustments To Date:</b>	\$0.00
<b>Payments To Date:</b>	\$369,648.72



# McClure Engineering Co.

## Detailed Payment

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

**Description**  
 Ankeny Regional Airport  
 Reconstruct and Extend Runway 18-36  
 FAA 3-19-0132-031-2024 (Design)  
 FAA 3-19-0132-032-2025 (Construction)  
 FAA 3-19-0132-033-2025 (FAA RA Design)  
 Letting Date: June 12th, 2025  
 Contract Award Date: September 4th, 2025  
 Notice to Proceed: March 30th, 2026  
 McClure Project #: 2022001042-004  
 P:\Projects\2022001042-004

**Payment Number** 1

**Pay Period** 03/30/2026 to 04/15/2026

**Prime Contractor** Manatt's, Inc.  
 1775 Old Highway 6, PO Box 535  
 Brooklyn, IA 52211-0535

**Payment Status** Approved

**Awarded Project Amount** \$10,301,365.58

**Authorized Amount** \$10,301,365.58

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
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**Section: 1 - BASE BID: RUNWAY 18-36 RECONSTRUCTION**

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0001	C-100-1	LS	\$104,394.580	1.000	0.250	0.000	0.250	0.250	\$26,098.65	\$26,098.65
CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)										
0002	C-102-1	LS	\$6,000.000	1.000	0.100	0.000	0.100	0.100	\$600.00	\$600.00
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT										
0003	C-102-2	AC	\$685.000	76.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY SEEDING AND MULCHING										
0004	C-102-3	LF	\$1.600	10,000.000	5,439.000	0.000	5,439.000	5,439.000	\$8,702.40	\$8,702.40
INSTALLATION AND REMOVAL OF SILT FENCE										
0005	C-102-4	LF	\$1.600	340.000	435.000	0.000	435.000	435.000	\$696.00	\$696.00
INSTALLATION AND REMOVAL OF FILTER SOCK										
0006	C-102-5	SY	\$1.350	11,400.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0007	C-105-1	LS	\$480,000.000	1.000	0.250	0.000	0.250	0.250	\$120,000.00	\$120,000.00
MOBILIZATION										
0008	C-105-2	LS	\$52,500.000	1.000	0.500	0.000	0.500	0.500	\$26,250.00	\$26,250.00
TRAFFIC CONTROL										
0009	C-105-3	LS	\$13,000.000	1.000	0.100	0.000	0.100	0.100	\$1,300.00	\$1,300.00
CONSTRUCTION STAKING										
0010	C-105-4	EA	\$1,028.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH & INSTALL STOP SIGN										
0011	P-101-1	SY	\$2.550	17,001.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT REMOVAL 6.5" ? PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDESLOPE ACCESS)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0012	P-101-2	SY	\$4.950	44,445.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT REMOVAL 6.5" ? PCC, 4" ? PERMEABLE ASPHALT TREATED SUBBASE (NORTH 4,000')										
0013	P-101-3	SY	\$3.300	5,049.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT REMOVAL 6" ? PCC & BASE REMOVAL (TAXIWAYS AND LOCALZER ACCESS)										
0014	P-101-4	LF	\$1.800	12,521.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
EXISTING UNDERDRAIN REMOVAL										
0015	P-101-5	EA	\$345.000	22.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL										
0016	P-101-6	SF	\$3.750	4,940.000	3,539.000	0.000	3,539.000	3,539.000	\$13,271.25	\$13,271.25
PAVEMENT MARKING REMOVAL										
0017	P-151-1	LS	\$7,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CLEARING AND GRUBBING										
0018	P-152-1	CY	\$3.050	66,557.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNCLASSIFIED EXCAVATION										
0019	P-152-3	SY	\$1.800	933.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" SUBGRADE PREPARATION										
0020	P-156-1	SY	\$3.000	70,211.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" CEMENT TREATED SUBGRADE										
0021	P-156-2	TN	\$165.000	2,291.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CEMENT										
0022	P-209-1	CY	\$77.500	6,258.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CRUSHED AGGREGATE BASE COURSE, FURNISH ONLY										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0023	P-219-1	SY	\$3.500	67,539.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0024	P-219-2	SY	\$10.950	933.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0025	P-219-3	SY	\$1.650	70,211.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEPARATION GEOTEXTILE										
0026	P-501-1	SY	\$45.500	57,000.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0027	P-501-2	SY	\$62.000	7,883.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT										
0028	P-501-3	SY	\$64.000	800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6 " PORTLAND CEMENT CONCRETE PAVEMENT (GLIDESLOPE & LOCALIZER ACCESS ROADS)										
0029	P-604-1	LF	\$3.750	88,792.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPRESSION JOINT SEAL										
0030	P-610-1	LS	\$10,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE GLIDESLOPE ANTENNA TOWER FOUNDATION										
0031	P-610-2	LS	\$24,029.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW GLIDESLOPE ANTENNA TOWER FOUNDATION										
0032	P-620-1	SF	\$1.350	78,978.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITH BEADS (WATERBORNE)										
0033	P-620-2	SF	\$1.350	19,007.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0034	P-620-3	SF	\$0.650	97,985.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY PAVEMENT MARKING (WATERBORNE)										
0035	P-621-1	SY	\$3.000	48,889.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAW-CUT GROOVING										
0036	D-701-1	LS	\$3,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REPAIR CULVERT SETTLEMENT & FLARED END SECTION										
0037	D-701-2	EA	\$485.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 30-INCH FLARED END SECTION										
0038	D-701-4	LF	\$19.000	90.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 30-INCH RCP										
0039	D-701-7	LF	\$139.000	127.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
30-INCH RCP, CLASS V										
0040	D-701-9	LF	\$337.000	86.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
54-INCH RCP, CLASS V										
0041	D-701-10	EA	\$2,810.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLARED END SECTION, 30-INCH RCP, CLASS V										
0042	D-701-12	EA	\$1,600.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE & REINSTALL FLARED END SECTION 54-INCH RCP										
0043	D-701-13	EA	\$865.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
GROUT & SEAL EXISITNG RCP										
0044	D-701-14	TON	\$82.000	135.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CLASS D & E REVETMENT STONE										

Detailed Payment:

04/20/2026

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0045	D-705-1	LF	\$23.750	10,873.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 40 PVC PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0046	D-705-2	LF	\$23.000	2,582.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 80 PVC NON-PERFORATED UNDERDRAIN, TRENCHED										
0047	D-705-3	EA	\$1,325.000	31.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CLEANOUT STRUCTURE										
0048	D-705-4	EA	\$800.000	17.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE										
0049	D-705-5	EA	\$450.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN SPLASH BLOCK										
0050	D-705-6	EA	\$865.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
GROUT AND SEAL EXISTING PIPE AS SHOWN ON PLANS										
0051	D-751-1	EA	\$5,600.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SW-401 MANHOLE, 60-INCH DIA.										
0052	T-901-1	AC	\$1,300.000	76.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										
0053	T-905-1	CY	\$4.750	54,358.000	4,500.000	0.000	4,500.000	4,500.000	\$21,375.00	\$21,375.00
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0054	T-908-1	AC	\$1,650.000	76.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MULCHING										
0055	L-107-1	EA	\$6,006.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND REPLACE SUPPLEMENTAL WIND CONE, L-806, LED										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0056	L-108-1	LF	\$1.250	24,510.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0057	L-108-2	LF	\$2.250	18,420.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0058	L-108-3	LF	\$1.150	8,700.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER EQUIPMENT GROUND CONDUCTOR, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0059	L-108-4	LF	\$1.500	12,154.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0060	L-108-5	LS	\$1,620.000	1.000	0.500	0.000	0.500	0.500	\$810.00	\$810.00
SYSTEM TESTING										
0061	L-108-6	LF	\$50.000	98.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE EXISTING DUCT BANK										
0062	L-108-7	LF	\$3.400	13,050.000	12,012.000	0.000	12,012.000	12,012.000	\$40,840.80	\$40,840.80
REMOVE EXISTING CONDUIT AND CABLE(S)										
0063	L-109-1	EA	\$1,350.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE EXISTING CONSTANT CURRENT REGULATOR										
0064	L-109-2	EA	\$1,135.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE EXISTING 150 A, 2-POLE ENCLOSED CIRCUIT BREAKER										
0065	L-109-3	EA	\$15,550.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 7.5KW CONSTANT CURRENT REGULATOR										
0066	L-109-4	EA	\$3,552.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 2-POLE BRANCH CIRCUIT BREAKER										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0067	L-109-5	EA	\$1,141.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL SERIES CUTOUT										
0068	L-110-1	LF	\$2.600	15,717.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH										
0069	L-115-1	EA	\$905.000	21.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.										
0070	L-115-3	EA	\$270.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE ELECTRICAL JUNCTION BOX										
0071	L-125-1	EA	\$313.000	37.000	38.000	0.000	38.000	38.000	\$11,894.00	\$11,894.00
REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED										
0072	L-125-2	EA	\$304.000	16.000	16.000	0.000	16.000	16.000	\$4,864.00	\$4,864.00
REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED										
0073	L-125-3	EA	\$301.000	52.000	52.000	0.000	52.000	52.000	\$15,652.00	\$15,652.00
REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED										
0074	L-125-4	EA	\$1,890.000	2.000	2.000	0.000	2.000	2.000	\$3,780.00	\$3,780.00
REMOVE RUNWAY END IDENTIFIER LIGHT SYSTEM										
0075	L-125-5	EA	\$810.000	14.000	11.000	0.000	11.000	11.000	\$8,910.00	\$8,910.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 1-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										
0076	L-125-6	EA	\$1,080.000	2.000	3.000	0.000	3.000	3.000	\$3,240.00	\$3,240.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										
0077	L-125-7	EA	\$1,080.000	1.000	1.000	0.000	1.000	1.000	\$1,080.00	\$1,080.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 3-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0078	L-125-8	EA	\$1,320.000	43.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED										
0079	L-125-9	EA	\$1,682.000	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED										
0080	L-125-10	EA	\$1,732.000	16.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862E RUNWAY THRESHOLD LIGHT, LED, BASE MOUNTED										
0081	L-125-11	EA	\$16,820.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-849 RUNWAY END IDENTIFIER LIGHT SYSTEM, LED										
0082	L-125-12	EA	\$5,589.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE										
0083	L-125-13	EA	\$5,796.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE										
0084	L-125-14	EA	\$6,806.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED, LED TYPE										
0085	L-125-15	EA	\$1,223.000	20.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN MODIFICATIONS (PANEL REPLACEMENT)										
0086	L-125-16	EA	\$5,342.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DISTANCE REMAINING SIGN, L-858B										
0087	L-125-17	EA	\$785.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE HIGH INTENSITY L-862 RUNWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										
0088	L-125-18	EA	\$300.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0089	L-125-19	EA	\$760.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE HIGH INTENSITY L-862E RUNWAY THRESHOLD LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER										
0090	L-125-20	EA	\$568.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE RUNWAY END IDENTIFIER LIGHT FIXTURE ONLY										
0091	L-125-21	EA	\$48.000	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE PRIMARY CONNECTOR KIT										
0092	L-125-22	EA	\$3,780.000	2.000	2.000	0.000	2.000	2.000	\$7,560.00	\$7,560.00
REMOVE RUNWAY 18-36 2-BOX PAPI SYSTEM										
0093	L-125-23	EA	\$60,535.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
4-BOX PRECISION APPROACH PATH INDICATOR SYSTEM (RWY 18-36)										
0094	L-125-24	EA	\$1,160.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SPARE PRECISION APPROACH PATH INDICATOR FIXTURE ONLY										
0095	L-125-25	EA	\$540.000	36.000	36.000	0.000	36.000	36.000	\$19,440.00	\$19,440.00
DEACTIVATE/COVER EXISTING GUIDANCE SIGNS										
0096	L-125-26	LS	\$8,370.000	1.000	1.000	0.000	1.000	1.000	\$8,370.00	\$8,370.00
REMOVE AND DEMOLISH EXISTING GLIDESLOPE ANTENNA TOWER										
0097	L-125-27	LS	\$8,100.000	1.000	0.750	0.000	0.750	0.750	\$6,075.00	\$6,075.00
REMOVE AND STORE GLIDESLOPE ANTENNA AND ASSOCIATED EQUIPMENT										
0098	L-125-28	LS	\$82,820.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW GLIDESLOPE ANTENNA TOWER AND REINSTALL EQUIPMENT										
0099	L-125-31	LS	\$12,960.000	1.000	1.000	0.000	1.000	1.000	\$12,960.00	\$12,960.00
REMOVE AND DISPOSE OF EXISTING NDB TOWERS, EQUIPMENT SHED AND FOUNDATIONS; ANTENNA AND MISC. WIRING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
<b>Section Totals:</b>									\$363,769.10	\$363,769.10
<b>Section: 2 - BID ADDITION #1 - 500' RUNWAY 18 EXTENSION</b>										
0100	C-102-2	AC	\$685.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY SEEDING AND MULCHING										
0101	C-102-3	LF	\$1.600	2,000.000	1,088.000	0.000	1,088.000	1,088.000	\$1,740.80	\$1,740.80
INSTALLATION AND REMOVAL OF SILT FENCE										
0102	C-102-5	SY	\$1.350	500.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0103	P-152-1	CY	\$4.600	32,024.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNCLASSIFIED EXCAVATION										
0104	P-152-2	CY	\$12.750	2,065.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BORROW EXCAVATION (OFF-SITE)										
0105	P-152-3	SY	\$1.800	2,752.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" SUBGRADE PREPARATION										
0106	P-156-1	SY	\$3.000	11,353.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" CEMENT TREATED SUBGRADE										
0107	P-156-2	TN	\$165.000	371.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CEMENT										
0108	P-219-1	SY	\$14.850	10,781.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0109	P-219-2	SY	\$14.900	2,456.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" RECYCLED CONCRETE AGGREGATE BASE COURSE										

Detailed Payment:

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0110	P-219-3	SY	\$1.650	14,640.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEPARATION GEOTEXTILE										
0111	P-501-1	SY	\$67.000	9,585.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0112	P-501-2	SY	\$90.000	621.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT										
0113	P-604-1	LF	\$3.750	16,074.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPRESSION JOINT SEAL										
0114	P-610-3	LS	\$30,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE FOUNDATIONS (LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA)										
0115	P-610-4	LS	\$129,808.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW FOUNDATIONS (LOCALIZER SHELTER AND PRECAST STEP, LOCALIZER ANTENNA, AND DME ANTENNA)										
0116	P-610-5	EA	\$500.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 4" STEEL BOLLARD										
0117	P-620-1	SF	\$2.000	1,275.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITH BEADS (WATERBORNE)										
0118	P-620-2	SF	\$2.000	1,316.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)										
0119	P-621-1	SY	\$3.000	4,445.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAW-CUT GROOVING										
0120	D-701-3	EA	\$475.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 36-INCH FLARED END SECTION										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0121	D-701-5	LF	\$19.000	35.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE 36-INCH RCP										
0122	D-701-6	LF	\$74.000	198.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
18-INCH RCP, CLASS V										
0123	D-701-8	LF	\$163.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
36-INCH RCP, CLASS IV										
0124	D-701-11	EA	\$3,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLARED END SECTION, 36-INCH RCP, CLASS IV										
0125	D-705-1	LF	\$23.750	2,538.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0126	D-705-2	LF	\$23.000	198.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC										
0127	D-705-3	EA	\$1,325.000	8.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CLEANOUT STRUCTURE										
0128	D-705-4	EA	\$800.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE										
0129	D-751-1	EA	\$5,600.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SW-401 MANHOLE, 60-INCH DIA.										
0130	D-751-2	EA	\$3,750.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SW-401 MANHOLE, 48-INCH DIA.										
0131	T-901-1	AC	\$1,300.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0132	T-905-1	CY	\$4.650	7,260.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0133	T-908-1	AC	\$1,650.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MULCHING										
0134	L-108-1	LF	\$1.750	3,550.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT										
0135	L-108-4	LF	\$2.400	3,124.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0136	L-108-8	LF	\$16.500	320.000	275.000	0.000	275.000	275.000	\$4,537.50	\$4,537.50
REMOVE EXISTING LOCALIZER ANTENNA DUCT BANK										
0137	L-108-9	LF	\$16.250	724.000	679.000	0.000	679.000	679.000	\$11,033.75	\$11,033.75
REMOVE EXISTING LOCALIZER CONDUIT AND CABLE(S)										
0138	L-108-10	LF	\$8.100	760.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO.18 OR NO. 19 AWG, 25 PAIR, TELEPHONE/ANTENNA CABLE, INSTALLED IN DUCT BANK										
0139	L-108-11	LF	\$85.000	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(6) 7/8" COAX CABLE, INSTALLED IN CONDUIT										
0140	L-108-12	LF	\$6.000	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
#12-3UF CABLE, INSTALLED IN CONDUIT										
0141	L-108-13	LF	\$12.000	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 4/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0142	L-108-14	LF	\$32.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO.2 XHHW CABLES, INSTALLED IN CONDUIT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0143	L-108-15	LF	\$6.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 6 AWG, SOLID, GREEN-INSULATED, COPPER GROUND CABLE, INSTALLED IN CONDUIT										
0144	L-109-6	LS	\$2,792.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATION OF EXISTING TRANSFORMER										
0145	L-110-1	LF	\$2.600	3,084.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH										
0146	L-110-2	LF	\$45.000	189.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" SCHEDULE 80 PVC CONDUIT, IN TRENCH										
0147	L-110-3	LF	\$50.000	305.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH										
0148	L-110-4	LF	\$18.500	305.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(2) 2" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH										
0149	L-110-5	LF	\$43.000	45.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(1) 2" PVC, COATED RGS, CONDUIT, IN TRENCH										
0150	L-110-6	LF	\$17.500	430.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 4" FAA COMMUNICATIONS DUCT BANK										
0151	L-115-1	EA	\$880.000	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.										
0152	L-115-2	EA	\$1,478.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL MANHOLE, 36" X 36"										
0153	L-115-4	EA	\$1,389.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL COMMUNICATION JUNCTION BOX										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0154	L-125-8	EA	\$1,318.000	40.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED										
0155	L-125-9	EA	\$1,662.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED										
0156	L-125-12	EA	\$5,888.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE										
0157	L-125-13	EA	\$6,048.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE										
0158	L-125-29	LS	\$25,920.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND STORE LOCALIZER SHELTER, LOCALIZER ANTENNA, DME ANTENNA, AND MISC. ELECTRICAL ITEMS										
0159	L-125-30	LS	\$58,508.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REINSTALL LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA										
<b>Section Totals:</b>									\$17,312.05	\$17,312.05
<b>Total Payments:</b>									\$381,081.15	\$381,081.15

### Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Phase 1A - Runway 18-36 Reconstruction. Anticipated Start Date: 03/30/2026 160 Calendar Days. Anticipated Completion Date: 09/05/2026. Liquidated Damages are	160.0 Days	160.0 Days	17.0 Days	\$0.00	17.0 Days	143.0 Days	\$0.00
<b>Total Damages:</b>							\$0.00

Detailed Payment:

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
\$1,500/Calendar Day.							
Phase 1B - Reconstruct Runway 18-36 within Runway Intersection. Anticipated Start Date: 04/13/2026 45 Calendar Days. Anticipated Completion Date: 05/27/2026. Liquidated Damages are \$2,500/Calendar Day. Phase 1B will be completed concurrently with Phase 1A	45.0 Days	45.0 Days	3.0 Days	\$0.00	3.0 Days	42.0 Days	\$0.00
Phase 2A - Runway 18-36 Grooving, Joint Seal and Marking within Runway Intersection. Anticipated Start Date: 09/06/2026 15 Calendar Days. Anticipated Completion Date: 09/21/2026. Liquidated Damages are \$1,500/Calendar Day.	15.0 Days	15.0 Days	0.0 Days	\$0.00	0.0 Days	15.0 Days	\$0.00
Phase 2B - Runway 18-36 Grooving, Joint Seal and Marking within Runway Intersection. Anticipated Start Date: 09/16/2026 5 Calendar Days. Anticipated Completion Date: 09/21/2026. Liquidated Damages are \$2,500/Calendar Day.	5.0 Days	5.0 Days	0.0 Days	\$0.00	0.0 Days	5.0 Days	\$0.00
Project Closeout: Final Inspection/Punch List Items - 30 Calendar Days after Final Inspection Liquidated Damages are \$250/Calendar Day.	30.0 Days	30.0 Days	0.0 Days	\$0.00	0.0 Days	30.0 Days	\$0.00
<b>Total Damages:</b>							\$0.00

# Summary

<b>Current Approved Work:</b>	\$381,081.15
<b>Current Stockpile Advancement:</b>	\$0.00
<b>Current Stockpile Recovery:</b>	\$0.00
<b>Current Retainage:</b>	\$11,432.43
<b>Current Retainage Released:</b>	\$0.00
<b>Current Liquidated Damages:</b>	\$0.00
<b>Current Adjustment:</b>	\$0.00
<b>Current Payment:</b>	\$369,648.72
<b>Previous Payment:</b>	\$0.00

<b>Approved Work To Date:</b>	\$381,081.15
<b>Stockpile Advancement To Date:</b>	\$0.00
<b>Stockpile Recovery To Date:</b>	\$0.00
<b>Retainage To Date:</b>	\$11,432.43
<b>Retainage Released To Date:</b>	\$0.00
<b>Liquidated Damages To Date:</b>	\$0.00
<b>Adjustments To Date:</b>	\$0.00
<b>Payments To Date:</b>	\$369,648.72
<b>Previous Payments To Date:</b>	\$0.00

The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

**Matt Ullestad**

Digitally signed by Matt Ullestad  
DN: C=US, E=mattu@manatts.com,  
O=Manatt's Inc., CN=Matt Ullestad  
Reason: I am approving this document  
Date: 2026.04.20 15:57:51-05'00'

04-20-2026

Manatt's, Inc.

Date

Digitally signed by Austin Moran  
DN: C=US, E=amoran@mcclurevision.com, O=McClure, CN=Austin Moran  
Reason: I am the author of this document  
Date: 2026.04.27 13:20:15-05'00'



04-27-2026

McClure

Date

Polk County Aviation Authority

Date

Detailed Payment:

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

04/20/2026

**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** 7-May-26 **PAYMENT REQUEST #** 40  
**PAYMENT PERIOD:** From: 02/01/26 through: 03/28/26

**Contract Summary**

Original Contract Amount:	\$	-	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)			<u>\$111,416.82</u>
Total completed and stored to date:		<u>\$111,416.82</u>	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:			<u>\$111,416.82</u>
Less previous applications for payment:			<u>\$108,941.82</u>
<b>SUBTOTAL</b>	\$		<u><u>2,475.00</u></u>

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

**CURRENT PAYMENT DUE** \$ 2,475.00

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  
Firm Name

Signature

4/21/2026  
Date

**PCAA Approval:**  
 \_\_\_\_\_  
Signature \_\_\_\_\_  
Date

**City of Ankeny Staff Approval:**  
 \_\_\_\_\_  
Signature \_\_\_\_\_  
Date

Work completed:  
 -Preparation and submittal of CPF funding application for South Corporate Terminal Area project  
 -Coordination and preparation of brochure for DSM Partnership trip

**Submit to:** Dave Kalwishky, c: Jennifer Sease  
**Email:** DKalwishky@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

March 30, 2026  
Project No: 2022001042-000  
Invoice No: 40  
Due Date: April 29, 2026

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

**Professional Services from March 01, 2026 to March 28, 2026**

Phase 163 General On-Call Services

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Project Coordinator	.75	150.00	112.50	
Principal I	7.00	275.00	1,925.00	
On-Site Representative I	3.50	125.00	437.50	
Totals	11.25		2,475.00	
<b>Total Labor</b>				<b>2,475.00</b>
		<b>Total this Phase</b>		<b>\$2,475.00</b>
		<b>Total Due this Invoice</b>		<b>\$2,475.00</b>

# 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** \_\_\_\_\_ **PAYMENT REQUEST #** 9

**PAYMENT PERIOD:** From: 03/01/26 through: 03/28/26

**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:	\$	271,877.67	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	271,877.67	
Less previous applications for payment:	\$	220,535.46	
<b>SUBTOTAL</b>	<b>\$</b>	<b>51,342.21</b>	
OTHER CHARGES (Please attach an itemized list)	\$	-	
<b>CURRENT PAYMENT DUE</b>	<b>\$</b>	<b>51,342.21</b>	
Balance to finish, including retainage:	\$	1,175,682.33	
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

     4/21/2026  
Signature      Date

**PCAA Approval:**

\_\_\_\_\_  
Signature      Date

**City of Ankeny Staff Approval:**

\_\_\_\_\_  
Signature      Date

Work Completed: See attached Progress Report.

**Submit to:** Dave Kalwishky, c: Jennifer Sease

**Email:** DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov      **Phone:** 515-965-6420      **Fax:** 515-965-6416



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

March 30, 2026  
 Project No: 2022001042-006  
 Invoice No: 9  
 Due Date: April 29, 2026

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

**Professional Services from March 01, 2026 to March 28, 2026**

Phase 1 Part I. Construction Administration/Observation Services

253.75

**Total Labor**

**14,307.44**

Overhead 201.41 % of 14,307.44 28,816.61  
**28,816.61 28,816.61**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	163,445.00	20.00	32,689.00	24,516.75	8,172.25
Total Fee	163,445.00		32,689.00	24,516.75	8,172.25
<b>Total Fee</b>					<b>8,172.25</b>

**Reimbursable Expenses**

Meals 45.91  
**Total Reimbursables 45.91 45.91**

	Current	Prior	To-Date
Total Billings	51,342.21	206,693.10	258,035.31
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			1,019,024.69
<b>Total this Phase</b>			<b>\$51,342.21</b>

Phase 1A Part IA. CA Subconsultant (Jacobs)

	Current	Prior	To-Date
Total Billings	0.00	13,842.36	13,842.36
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			39,237.64
<b>Total this Phase</b>			<b>0.00</b>

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
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Phase</b>					<b>0.00</b>

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
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Phase</b>					<b>0.00</b>
<b>Total Due this Invoice</b>					<b>\$51,342.21</b>

**Outstanding Invoices**

Number	Date	Balance
8	2/28/2026	56,802.76
<b>Total</b>		<b>56,802.76</b>

**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: **DKalwishky@Ankenylowa.gov**

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

REPORTING PERIOD **MARCH 2026** NEXT REPORT **APRIL 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated with Manatt's on construction submittals; reviewed submittals / maintained submittal log
- ✓ Updated Glide Slope and ILS Localizer in accordance with FAA comments and incorporated additional drawings.
- ✓ Begin construction of Phase 1A.
- ✓ Received OE/AAA determination letter

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue construction administration and coordination
- Continue construction schedule coordination with Manatt's and the FAA
- Review submittals and maintain submittal log
- Continue coordination with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- Begin construction on Phase 1B; close both runways.
- Finalize Glide Slope and ILS Localizer drawings
- Develop and Draft Change Order #1
- Develop and Draft Pay Request #1

VALUE ADDED SERVICES

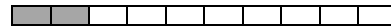
- N/A

INPUT NEEDED

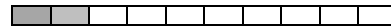
- N/A

**Part I: Construction Administration/Observation Services**

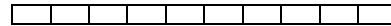
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



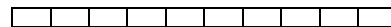
Phase 650.05 – Resident Project Representative



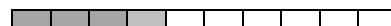
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

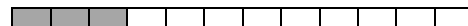


Phase 850.05 – Project Management and Coordination



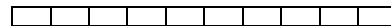
**Part IA: CA Subconsultant**

Phase 960.05 – Subconsultants (Jacobs)

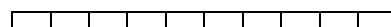


**Part II: As-Built ADIP Survey**

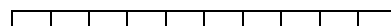
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

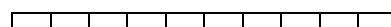


Phase 850.05– Project Management and Coordination



**Part III: project Closeout**

Phase 800.05 – Project Closeout



**APPLICATION FOR PARTIAL PAYMENT OF CONTRACT**



**Project Title:** Construct Maintenance Storage Facility; Design and Bidding 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 #:** 2022001042-016 **PO #** N/A  
**Original Contract Date:** December 4, 2025 **Vendor #** N/A

**Date of Board Meeting** 7-May-26 **PAYMENT REQUEST #** 4  
**PAYMENT PERIOD:** From: 03/01/26 through: 03/28/26

**Contract Summary**

Original Contract Amount:	\$	<u>158,370.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>158,370.00</u>	
Total completed and stored to date:	\$	<u>120,350.50</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>120,350.50</u>	
Less previous applications for payment:	\$	<u>75,108.00</u>	
<b>SUBTOTAL</b>	\$		<u>45,242.50</u>

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

**CURRENT PAYMENT DUE** \$ 45,242.50

Balance to finish, including retainage: \$ 38,019.50

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

4/20/2026

Date

**PCAA Approval:**

Signature

Date

**City of Ankeny Staff Approval:**

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease

Email: DKalwishky@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

March 30, 2026  
Project No: 2022001042-016  
Invoice No: 4  
Due Date: April 29, 2026

Project 2022001042-016 Ankeny: Construct Maintenance Storage Facility; Design and Bidding Services

**Professional Services from March 01, 2026 to March 28, 2026**

Phase 1 Part I: AIP Site Work Design & Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	590.00	100.00	590.00	590.00	0.00
Iowa DOT Grant Administration	830.00	70.00	581.00	166.00	415.00
Preliminary Design	1,490.00	100.00	1,490.00	1,490.00	0.00
Soil Boring Coordination	930.00	100.00	930.00	930.00	0.00
30% Design Phase	1,890.00	100.00	1,890.00	1,890.00	0.00
30%-SAN Sewer/Lift Station Des,IF NEEDED	4,400.00	100.00	4,400.00	4,400.00	0.00
90% Design Phase	4,020.00	100.00	4,020.00	3,015.00	1,005.00
90%-SAN Sewer/Lift Station Des,IF NEEDED	3,630.00	100.00	3,630.00	3,630.00	0.00
Issued for Bid (100%) Phase	1,810.00	75.00	1,357.50	0.00	1,357.50
Construction Permits	1,270.00	70.00	889.00	635.00	254.00
Advertise, Bidding, Contract Award	3,260.00	0.00	0.00	0.00	0.00
Topographic Survey	1,410.00	100.00	1,410.00	1,410.00	0.00
Project Management and Coordination	4,060.00	70.00	2,842.00	1,218.00	1,624.00
<b>Total Fee</b>	<b>29,590.00</b>		<b>24,029.50</b>	<b>19,374.00</b>	<b>4,655.50</b>
		<b>Total Fee</b>			<b>4,655.50</b>
				<b>Total this Phase</b>	<b>\$4,655.50</b>

Phase 2 Part II: GAVI Vertical Infrastructure Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,210.00	100.00	1,210.00	1,210.00	0.00
Iowa DOT Grant Administration	830.00	70.00	581.00	166.00	415.00
Preliminary Design	4,040.00	100.00	4,040.00	4,040.00	0.00
Soil Boring Coordination	1,690.00	100.00	1,690.00	1,690.00	0.00

Project	2022001042-016	Ankeny: Construct Maintenance Bldg: D/B				Invoice	4
30% Design Phase		4,390.00	100.00	4,390.00	4,390.00	0.00	
90% Design Phase		36,640.00	100.00	36,640.00	25,648.00	10,992.00	
Issued for Bid (100%) Phase		10,410.00	0.00	0.00	0.00	0.00	
Construction Permits		3,640.00	50.00	1,820.00	1,820.00	0.00	
Advertise, Bidding, Contract Award		9,900.00	0.00	0.00	0.00	0.00	
Topographic Survey		2,730.00	100.00	2,730.00	2,730.00	0.00	
Project Management and Coordination		9,300.00	40.00	3,720.00	2,790.00	930.00	
Subconsultants Bluestone Engineering LLC		27,000.00	83.3333	22,500.00	11,250.00	11,250.00	
Subconsultants OPN		17,000.00	100.00	17,000.00	0.00	17,000.00	
Total Fee		128,780.00		96,321.00	55,734.00	40,587.00	
		<b>Total Fee</b>					<b>40,587.00</b>
						<b>Total this Phase</b>	<b>\$40,587.00</b>
						<b>Total Due this Invoice</b>	<b>\$45,242.50</b>

**Outstanding Invoices**

Number	Date	Balance
3	2/28/2026	19,154.00
<b>Total</b>		<b>19,154.00</b>



**PROGRESS REPORT**

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PROJECT # **2022001042-016**

PROJECT **ANKENY REGIONAL AIRPORT: CONSTRUCT MAINTENANCE STORAGE FACILITY – DESIGN AND BIDDING SERVICES**

PRJ MNGR **AUSTIN MORAN, P.E.**

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

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REPORT BY **AUSTIN MORAN, P.E.**  
Email: **amoran@mcclurevision.com**

REPORTING PERIOD **MARCH 2026** NEXT REPORT **APRIL 2026**

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SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized and submitted site plan review to City for review and approval
- ✓ Finalized 90% submittal
- ✓ Finalized Issued for Bid Documents submittal
- ✓ Finalized submittal to City’s Planning and Zoning Commission

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Advertise for Bids
- Hold Public Hearing on Plans, Specs, Form of Contract, and Estimate of Construction Cost
- Hold Pre-Bid Meeting
- Receive Bids
- Award Contract, Execute Contract and Bonds
- Begin Construction (Fall 2026)

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

**Phase 1: Part I: AIP Site Work Design and Bidding Services**

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



30% Design Phase



90% Design



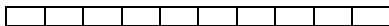
Issued for Bid (100%)



Construction Permits



Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



**Phase 2: Part II: GAVI Vertical Infrastructure Design and Bidding Services**

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



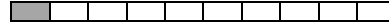
30% Design



90% Design



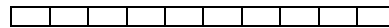
Issued for Bid (100%)



Construction Permits



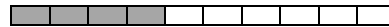
Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



Subconsultants (Bluestone Engineering, LLC and OPN Architects)



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - 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** 7-May-26      **PAYMENT REQUEST #** 7  
**PAYMENT PERIOD:** From: 12/28/25 through: 03/28/26

**Contract Summary**

Original Contract Amount:	\$	<u>95,300.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>95,300.00</u>	
Total completed and stored to date:	\$	<u>79,081.07</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>79,081.07</u>	
Less previous applications for payment:	\$	<u>75,278.05</u>	
<b>SUBTOTAL</b>	<b>\$</b>	<b><u>3,803.02</u></b>	

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

**CURRENT PAYMENT DUE** **\$ 3,803.02**

Balance to finish, including retainage: \$ 16,218.93

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      4/17/2026  
Firm Name      Signature      Date

**PCAA Approval:** \_\_\_\_\_      \_\_\_\_\_  
Signature      Date

**City of Ankeny Staff Approval:** \_\_\_\_\_      \_\_\_\_\_  
Signature      Date

Work Completed: See attached Progress Report.

**Submit to:** Dave Kalwishky, c: Jennifer Sease  
**Email:** DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov      **Phone:** 515-965-6420      **Fax:** 515-965-6416



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

March 30, 2026  
 Project No: 2022001042-012  
 Invoice No: 7  
 Due Date: April 29, 2026

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

**Professional Services from March 01, 2026 to March 28, 2026**

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

	2.50	
<b>Total Labor</b>		<b>147.78</b>
Overhead	195.99 % of 147.78	289.63
		<b>289.63</b>

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	96.9009	9,736.60	9,670.99	65.61
Total Fee	10,048.00		9,736.60	9,670.99	65.61
		<b>Total Fee</b>			<b>65.61</b>
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		503.02	74,453.05	74,956.07	
Contract Limit (not-to-exceed)				78,800.00	
Contract Limit Remaining				3,843.93	
			<b>Total this Phase</b>		<b>\$503.02</b>

Phase 2 Part II: Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	16,500.00	25.00	4,125.00	825.00	3,300.00
Total Fee	16,500.00		4,125.00	825.00	3,300.00
		<b>Total Fee</b>			<b>3,300.00</b>
			<b>Total this Phase</b>		<b>\$3,300.00</b>
			<b>Total Due this Invoice</b>		<b>\$3,803.02</b>



**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: **dkalwishky@ankenyiowa.gov**

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

REPORTING PERIOD **MARCH 2026** NEXT REPORT **APRIL 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continue Grant Administration
- ✓ Continue Project Management
- ✓ Initiated Project Closeout

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Grant Administration
- Continue Project Management
- Complete Punch List Items
- Project Acceptance by Sponsor
- Complete Project Closeout

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)

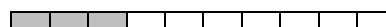


850: Project Management and Coordination



**Part II: Project Closeout Services**

800: Project Closeout



**POLK COUNTY AVIATION AUTHORITY  
LISTING OF BILLS TO BE APPROVED  
FOR THE MAY 7, 2026 BOARD MEETING**

<b>Vendor</b>	<b>Amount</b>	<b>Date of Invoice</b>	<b>Description</b>
Airport Monitoring Systems	2,385.00	04/05/26	One-year Subscription to Base Information and Data/System Review Virtual Sessions
Amazon Capital Services	209.02	04/06/26	Breaker lockout devices, padlocks and extension cord
Ankeny Hardware	129.95	04/22/26	Woodcutter bar and chain; stihl ultra oil; 1.25 gal gas can; box shop towels; 5 gal gas can
Baker Electric	1,080.00	04/03/26	Troubleshoot drum switch for hangar door A-03
Brick Gentry Law Firm	967.50	04/25/26	General legal services
Capital City Kubota Equipment	110,888.45	04/09/26	Kubota Tractor and HD Rotary Cutter
Capital City Kubota Equipment	895.97	04/21/26	Chain Saw, Trimmer and Blower
Capital City Kubota Equipment	51.99	04/24/26	885 ft spool string trimmer line
Coleman Moore Company	1,594.40	04/24/26	#3111 Fast Patch 5000 - 8 buckets
Dave Kalwishky	686.27	04/23/26	IPAA Annual Conference registration and travel costs
Dave Kalwishky	18.00	04/24/26	Carwash for airport truck
Exec 1 Aviation	150.00	04/01/26	Diesel fuel cart rental for April
Exec 1 Aviation	646.60	04/27/26	244 Gallons of diesel fuel remaining in cart sold to PCAA
Exec 1 Aviation	25.00	04/01/26	Jesse Sass used flare gun to scare seagulls off RW before Kading departure
Key Cooperative	1,037.45	04/15/26	Dyed diesel
McClure Engineering	2,475.00	03/30/26	Professional services
MidAmerican Energy	1,556.23	04/14/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities
Pye Barker Fire & Safety	150.00	04/21/26	New #10 ABC Stored Pressure Extinguisher
USA TODAY	159.76	03/31/26	March A/P, minutes
USDA, APHIS, General	808.22	04/01/26	Wildlife mitigation services
Waukee Aerial	597.00	04/29/26	Aerial footage of 2026 RW Reconstruction on 04/15/26, 04/20/26 and 04/24/26
<b>Total Airport Operations Fund</b>	<b>\$ 126,511.81</b>		
McClure Engineering	45,242.50	03/30/26	Construct Maintenance Storage Facility; Design and Bidding Services
McClure Engineering	51,342.21	03/30/26	Reconstruct Runway 18/36 CA and Observation Services
Manatt's, Inc	369,648.72	03/30/26	Reconstruct Runway 18/36 Construction Services
McClure Engineering	3,803.02	03/30/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
Jensen Builders	14,811.27	04/29/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Construction & Project Improvement
<b>Total Capital Improvements Fund</b>	<b>\$ 484,847.72</b>		
<b>Grand Total</b>	<b>\$ 611,359.53</b>		

**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 April 30, 2026

Apr 30, 26

ASSETS	
Current Assets	
Checking/Savings	
102 · FIRST NATIONAL BANK	5,451,194.36
Total Checking/Savings	<u>5,451,194.36</u>
Accounts Receivable	
110 · GRANTS RECEIVABLE	105,756.00
112 · ACCOUNTS RECEIVABLE	1,930.20
Total Accounts Receivable	<u>107,686.20</u>
Other Current Assets	
113 · PRE-PAID EXPENSES	29,631.77
114 · LEASE RECEIVABLE	971,110.49
115 · ACCRUED INTEREST RECEIVABLE	13,346.00
Total Other Current Assets	<u>1,014,088.26</u>
Total Current Assets	<u>6,572,968.82</u>
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	<u>19,176,616.94</u>
TOTAL ASSETS	<u><u>25,749,585.76</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	609,803.30
Total Accounts Payable	<u>609,803.30</u>
Other Current Liabilities	
204 · RETAINAGE PAYABLE	16,452.56
206 · DEFERRED REVENUE	44,462.06
207 · HANGAR/LEASE ADVANCE DEPOSITS	20,913.28
209 · DEFERRED LEASE REVENUE	944,162.69
Total Other Current Liabilities	<u>1,025,990.59</u>
Total Current Liabilities	<u>1,635,793.89</u>
Total Liabilities	1,635,793.89
Equity	
3000 · INVESTED IN CAPITAL ASSETS	18,513,364.44
3001 · UNRESTRICTED NET ASSETS	6,698,636.50
3003 · RESTRICTED FOR AIRPORT IMPROVE	(1,098,209.07)
Total Equity	<u>24,113,791.87</u>
TOTAL LIABILITIES & EQUITY	<u><u>25,749,585.76</u></u>

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	1,407,742.02	1,407,742.00	0.02	100.0%
401 · LEASE AND LICENSE FEE INCOME	109,364.65	137,000.00	(27,635.35)	79.83%
403 · FUEL FEE INCOME	36,115.02	37,000.00	(884.98)	97.61%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
406 · T-HANGAR RENTAL INCOME	109,640.00	142,620.00	(32,980.00)	76.88%
407 · OTHER REVENUE	2,944.28	2,037.00	907.28	144.54%
Total Income	1,672,478.97	1,726,399.00	(53,920.03)	96.88%
Gross Profit	1,672,478.97	1,726,399.00	(53,920.03)	96.88%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	42,624.76	151,200.00	(108,575.24)	28.19%
602 · POSTAGE & OFFICE SUPPLIES	684.84	1,200.00	(515.16)	57.07%
603 · ONSITE MANAGEMENT SERVICES	93,848.64	95,774.00	(1,925.36)	97.99%
610 · ADVERTISING & PROMOTION	848.73	400.00	448.73	212.18%
611 · PUBLICATIONS	1,132.00	2,400.00	(1,268.00)	47.17%
612 · CONFERENCES AND SEMINARS	1,552.25	4,300.00	(2,747.75)	36.1%
613 · LEGAL SERVICES	8,488.00	28,000.00	(19,512.00)	30.31%
614 · AUDIT SERVICES	13,325.00	13,400.00	(75.00)	99.44%
616 · GENERAL INSURANCE	6,933.70	8,400.00	(1,466.30)	82.54%
617 · PROPERTY INSURANCE	53,144.24	71,700.00	(18,555.76)	74.12%
618 · PUBLIC OFFICIALS INSURANCE	2,827.76	3,400.00	(572.24)	83.17%
620 · MINOR EQUIPMENT	3,793.83	15,100.00	(11,306.17)	25.13%
621 · CAPITAL EQUIPMENT	193,959.99	199,000.00	(5,040.01)	97.47%
630 · SNOW REMOVAL & MOWING	71,824.70	112,000.00	(40,175.30)	64.13%
631 · REPAIRS & MAINTENANCE (General)	104,523.10	184,000.00	(79,476.90)	56.81%
639 · FUEL EXPENSE	2,155.39	6,000.00	(3,844.61)	35.92%
640 · UTILITIES	12,410.98	16,800.00	(4,389.02)	73.88%
644 · AIRPORT PLANNING & ENGINEERING	23,174.58	66,000.00	(42,825.42)	35.11%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	142,413.91	168,933.00	(26,519.09)	84.3%
704 · MAINTENANCE BUILDING	127,795.50	514,700.00	(386,904.50)	24.83%
718 · EXTEND RUNWAY 18	454,872.52	1,222,626.00	(767,753.48)	37.21%
725 · SOUTH CORPORATE TERMINAL	19,650.00	19,650.00	0.00	100.0%
729 · RECONSTRUCT RUNWAY 18/36	681,467.08	3,982,692.00	(3,301,224.92)	17.11%
736 · REMOVE & REPLACE PAVEMENT	581,094.06	597,341.00	(16,246.94)	97.28%
Total Expense	2,644,545.56	7,485,116.00	(4,840,570.44)	35.33%
Net Ordinary Income	(972,066.59)	(5,758,717.00)	4,786,650.41	16.88%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	135,719.79	181,000.00	(45,280.21)	74.98%
504 · FAA GRANT REIMBURSEMENT	907,511.00	5,284,928.00	(4,377,417.00)	17.17%
505 · STATE GRANT REIMBURSEMENT	83,093.00	81,574.00	1,519.00	101.86%
Total Other Income	1,126,323.79	5,547,502.00	(4,421,178.21)	20.3%
Net Other Income	1,126,323.79	5,547,502.00	(4,421,178.21)	20.3%
Net Income	154,257.20	(211,215.00)	365,472.20	(73.03%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of April 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Biscobing, Denis G.	0.00	(10.00)	0.00	0.00	0.00	(10.00)
Blue Sky Flying Club (C-10)	0.00	210.00	0.00	0.00	0.00	210.00
Blue Sky Flying Club, LLC (A-03)	0.00	210.00	0.00	0.00	0.00	210.00
Blue Sky Flying Club, LLC (C-05)	0.00	210.00	0.00	0.00	0.00	210.00
C & R AVIATION	0.00	0.00	0.00	0.00	0.20	0.20
Coppola, Larry J	0.00	210.00	210.00	0.00	0.00	420.00
FAA	104,182.00	0.00	0.00	0.00	0.00	104,182.00
IOWA DOT	0.00	1,574.00	0.00	0.00	0.00	1,574.00
Nollan, Rob	130.00	0.00	130.00	0.00	0.00	260.00
Remer, Herbert	210.00	0.00	210.00	210.00	0.00	630.00
<b>TOTAL</b>	<b>104,522.00</b>	<b>2,404.00</b>	<b>550.00</b>	<b>210.00</b>	<b>0.20</b>	<b>107,686.20</b>

Index

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	111,416.82	-	111,416.82	111,416.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	20,829.72	21,170.28	-	-	-	
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	60,700.00	(8,194.47)	52,505.53	44,805.53	7,700.00	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	270,906.00	31,717.80	302,623.80	280,421.80	22,202.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,543,446.90	22,431.49	1,565,878.39	1,565,878.39	-	-	565,200	565,200	FY 26
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	-	332,789	331,215	FY 26
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	23,431.22	869,226.32	869,226.32	-	-	266,196	184,677	FY 26
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	1,009,825.00	2,564.62	1,012,389.62	1,012,224.62	165.00	-	907,510	803,328	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	685,733.12	19,733.27	705,466.39	689,247.46	16,218.93	5,020.13	-	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	622,413.41	-	622,413.41	622,413.41	-	-	-	-	
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	60,000.00	-	-	-	-	
Sheet34	Reconstruct Runway 18/36 - CA & Observation Services/Construction	McClure/Manatt's	FAA	11,757,525.58	-	11,757,525.58	661,558.82	11,095,966.76	11,432.43	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	laDOT	150,340.00	9,560.00	159,900.00	127,795.50	32,104.50	-	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	-	47,586.00	-	-	-	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
Grayed out = Completed items, no new charges expected				26,753,103.85	2,075,706.22	28,828,810.07	17,578,779.73	11,249,191.08	16,452.56	2,029,782	1,924,026	
									\$ 16,452.56	\$ 105,756		
									^= 204 Retainage Pay	^= 110 Grant AR		



**Letter of Agreement  
for  
Broker/Agent of Record for Insurance Services**

This Agreement is to be effective on the 1st day of July 2026, by and between TrueNorth Companies, L.C., hereinafter referred to as "the Broker" and the Polk County Aviation Authority, hereinafter referred to as "the PCAA".

The Broker and the PCAA, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

**Scope of Work:** The Broker shall provide to the PCAA the services set forth in the Contract Documents consisting of providing insurance brokerage services.

**Term of Contract:**

- The initial term of the contract will be for three (3) years – July 1, 2026 through June 30, 2029.
- The PCAA and the Broker may renew the Contract for one (1) additional three-year period by mutual agreement between the Parties.

**Contract Documents:** The Agreement consists of the following contract documents, which by this reference are incorporated herein:

- This signed Letter of Agreement;
- Request for Proposal (incl. Attachments A – C) issued February 17, 2026;
- Addendum No. 1 issued February 27, 2026, and Addendum No. 2 issued March 5, 2026;
- The proposal submitted by the Broker on March 17, 2026; and
- The Master Services Agreement (incl. Statement of Work) submitted by the Broker on April 15, 2026.

If, at any time, the PCAA determines it is in its best interest to discontinue use of this service, the PCAA reserves the right to cancel this Agreement by giving thirty (30) days advanced written notice. Notwithstanding the preceding, the PCAA may terminate this Agreement immediately for cause, including but not limited to performance issues, Broker theft, or any other matter the PCAA deems a public health or safety concern, upon written notice delivered to the Broker.

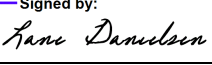
This Agreement contains the entire agreement and understanding by and between the Parties with respect to the subject matter hereof, and no representations, promises, agreements, or understandings, written or oral, not herein contained shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by the party against whom such waiver is sought to be enforced. In the event of a conflict between this Letter of Agreement and any other Contract Document, this Letter of Agreement shall control.

**Polk County Aviation Authority**

**TrueNorth Companies, L.C.**

\_\_\_\_\_  
**Jeff Wangness**  
Chairperson

\_\_\_\_\_  
**Date**

Signed by:  
  
\_\_\_\_\_  
**Lane Daniels**  
Principal, Practice Leader

4/28/2026

\_\_\_\_\_  
**Date**

## MASTER SERVICES AGREEMENT

This Master Services Agreement (“Agreement” or “MSA”) is made as of this 15<sup>th</sup> day of April 2026 (the “**Effective Date**”), between **TrueNorth Companies, L.C.**, an Iowa limited liability company, (“**TNC**”) and **Polk County Aviation Authority**, an Iowa public authority (“**Client**”, and together with TNC, the “**Parties**”, and each, individually, a “**Party**”), and sets forth the terms and conditions for TNC to provide Client with certain services as set forth herein. For valuable consideration, including without limitation the covenants contained herein, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties agree to the following:

### 1. PROVISION OF SERVICES

1.1. *Services*. “Services” means all services furnished by TNC to Client, and/or Client’s subsidiaries, as set forth in an applicable Statement of Work (as defined below). TNC will provide Services under this Agreement in accordance with each Statement of Work.

1.2. *Statements of Work*. A “Statement of Work” or “SOW” as such terms are used in this Agreement means a statement of work issued by TNC or Client, signed by both TNC and Client, and Client’s subsidiary if applicable, and by its terms is made subject to and is incorporated into this Agreement. At a minimum, each Statement of Work will describe the details of the Services and the fees due TNC in connection therewith (for certainty, nothing in this Agreement will be construed as to require either Party to enter into any SOW). In the event of any conflict between this Agreement and any SOW, the terms and conditions of this Agreement will control, unless a specific provision in this Agreement is identified in the SOW as being superseded or amended by the SOW. The Parties agree to perform their obligations under, and comply with the terms and conditions of, each SOW. Any changes to the terms of a SOW require a written amendment to such SOW signed by both Client and TNC unless expressly provided otherwise in that SOW.

### 2. FEES AND PAYMENT TERMS

2.1. *Fees, Expenses, Invoicing, Payment Terms*. Client will pay all fees, costs, and expenses due, pursuant to each SOW, and will be invoiced for the same as set forth on each SOW. Except as otherwise expressly set forth in the applicable SOW, Client payment for all fees is due upon receipt of each invoice (“Invoice Due Date”). All payments will be made in the United States in U.S. dollars.

2.2. *Late Payment*. Any outstanding invoice for which payment is not received within five (5) calendar days of the Invoice Due Date (“Delinquent Payment”) will accrue interest at a rate of one percent (1%) per month, or the highest rate allowed by applicable law, whichever is lower. If Client has a dispute with an invoice, a description of the disputed matter must be delivered to TNC in writing prior to the Invoice Due Date and the Parties agree to work in good faith to resolve the dispute promptly resolve the dispute. In the event of a Delinquent Payment, TNC may, in its sole discretion, and upon written notice to Client, but without written amendment to this Agreement, modify the payment terms to require advance payment before the provision of further Services, or require other assurances to secure Client’s payment obligations hereunder.

2.3. *Other Remedies for Late Payment*. In addition to any other rights granted to TNC and notwithstanding anything to the contrary set forth herein, TNC may immediately, and without advance notice, suspend any Services in whole or in part in the event of a Delinquent Payment (“Suspended Service(s)”). Client will continue to be charged fees and any other applicable charges for any other Services that TNC continues to perform during any period of suspension of Suspended Services. TNC’s rights under this Section 2.3 will not impact TNC’s termination rights with respect to Delinquent Payments as set forth herein.

2.4. *Taxes*. All fees charged by TNC are exclusive of all taxes and similar duties and charges in effect or enacted in the future, imposed on the sale, use, transaction and/or the delivery of any Services. Client will be responsible for, and will pay in full, all taxes, fees, duties, and charges imposed, if any, on the Services, or the delivery thereof, by any governmental entity which TNC is obligated by law to collect in conjunction with the provision or delivery of the Services. For clarity, Client is not responsible for the payment of any taxes based on TNC’s income.

### **3. CONFIDENTIAL INFORMATION AND TRADE SECRETS**

3.1. *Confidential Information.* “Confidential Information” means all information, whether written, electronic, oral, or observed, that one Party (or such Party’s affiliate) discloses or makes available to the other Party in connection with this Agreement that is either marked as confidential or that a reasonable person would consider confidential information based on the nature of the information or the circumstances of its disclosure. Confidential Information does not include such information, as follows: (i) that which was known to the receiving Party prior to receipt from the disclosing Party directly or indirectly as demonstrated by the receiving Party’s records; (ii) that which becomes known (independent of disclosure by the disclosing Party) to the receiving Party directly or indirectly from a source other than one having an obligation of confidentiality to the disclosing Party and/or with respect to such information; (iii) that which becomes publicly known or otherwise ceases to be secret or confidential, except by a breach of the Agreement by the receiving Party; (iv) that has been or is disclosed, without restrictions on disclosure or other confidentiality obligations, to a third party by the disclosing Party; or (v) that is independently developed by the receiving Party as demonstrated by the receiving Party’s records and without reference to, or use of, the Confidential Information or Trade Secrets of the disclosing Party.

3.2. *Trade Secrets.* “Trade Secrets” has the meaning under the Defense of Trade Secrets Act, 18 U.S.C. § 1836.

3.3. *Nondisclosure of Confidential Information.* Each Party agrees that during the Term of this Agreement and for five (5) years following termination of the same, it will not use in any way, for its own account or the account of any third party, except as expressly permitted by, or required to achieve the purposes of, this Agreement, nor disclose to any third party (except as required by law or to that Party’s attorneys, accountants and other advisors as reasonably necessary), any of the other Party’s Confidential Information and will take reasonable precautions to protect the confidentiality of such Confidential Information, at least as stringent as it takes to protect its own Confidential Information, but in no event less than reasonable care under the circumstances.

3.4. *Nondisclosure of Trade Secrets.* Each Party further agrees that it will not use in any way, for its own account or the account of any third party, except as expressly permitted by, or required to achieve the purposes of, this Agreement, nor disclose to any third party (except as required by law or to that Party’s attorneys, accountants and other advisors as reasonably necessary), any of the other Party’s Trade Secrets, for as long as such information remains Trade Secrets under applicable law, and will take reasonable precautions to protect the secrecy of such information, at least as stringent as it takes to protect its own Trade Secrets, but in no event less than reasonable care under the circumstances. Each Party further agrees that it will not, directly, or indirectly, reverse engineer, decompile, disassemble, or otherwise attempt to derive source code or other Trade Secrets from any information, products, or devices provided by the disclosing Party.

3.5. *Return of Confidential Information and Trade Secrets.* Upon written request of the disclosing Party or immediately upon termination of this Agreement, the receiving Party will promptly return or destroy (as directed by the disclosing Party) all Confidential Information and Trade Secrets received from the disclosing Party, including all copies thereof. Upon the request of the disclosing Party, the receiving Party must furnish to the disclosing Party an affidavit providing assurances as to the return or destruction of the disclosing Party’s Confidential Information and Trade Secrets.

3.6. *Disclosure Required by Law.* A disclosure of Confidential Information or Trade Secrets in response to a valid order by a court or other governmental body or otherwise required by law is not considered to be a breach of this Agreement or a waiver of confidentiality for other purposes. Before any such disclosure, the receiving Party shall provide prompt written notice to the disclosing Party and cooperate with the disclosing Party in seeking a protective order or preventing disclosure.

3.7. *Ownership.* Except as explicitly provided otherwise in a SOW, all Confidential Information and Trade Secrets remain the sole and exclusive property of the disclosing Party.

### **4. INTELLECTUAL PROPERTY**

4.1. *Intellectual Property.* *Intellectual Property* or “IP” means all patent rights, copyrights and all derivative works, trademark rights, rights in Trade Secrets, design rights, database rights, domain name rights, moral rights,

and any other intellectual property rights (registered or unregistered) throughout the world.

4.2. *Ownership.* TNC owns and will continue to own, all right, title and interest in its IP created prior to the Effective Date. Client owns and will continue to own, all right, title and interest in its IP created prior to the Effective Date. Unless explicitly stated otherwise in a SOW, TNC will own all IP that it creates or develops in its performance of its obligations under a SOW to provide Services to the Client. Unless otherwise expressly provided in a SOW, TNC does not, and will not, provide any of its services or deliverables, including the Services set forth herein, as “works made for hire”, as such term is defined in the federal Copyright Act of 1976, in connection with this Agreement, or otherwise, and Client acknowledges the same.

4.3. *Licenses.* For the Term of the Agreement, TNC grants to Client a non-exclusive, non-assignable, non-sub-licensable limited right and license to TNC’s IP to the limited extent necessary for Client to receive the Services from TNC and then only for Client’s internal business purposes. To the extent that Client desires any further rights or licenses to TNC’s IP, such rights or licenses must be explicitly stated in a SOW executed by the Parties.

4.4. *General Skills and Knowledge.* Notwithstanding anything to the contrary in this Agreement, but subject to the confidentiality provisions contained herein, TNC will not be prohibited or enjoined by Client at any time from utilizing, for the benefit of itself, its other clients, and/or its general commercial purposes, any skills or knowledge acquired by TNC or its affiliates during the course of providing the Service(s).

## 5. TNC REPRESENTATIONS AND WARRANTIES

5.1. *Standard of Performance.* TNC will perform the Services in a professional manner substantially similar to that found in its industry, for substantially similar services provided by similar vendors under similar circumstances, subject to, and consistent with, the past practices of the Parties, if any.

5.2. *DISCLAIMER OF WARRANTIES.* EXCEPT FOR THE WARRANTIES EXPRESSLY STATED IN THIS AGREEMENT, INCLUDING ANY EXPRESSLY PROVIDED IN ANY SOW, TO THE MAXIMUM EXTENT ALLOWED BY LAW, TNC DISCLAIMS ALL OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WARRANTIES ARISING UNDER STATUTE, WARRANTIES OF MERCHANTABILITY, ACCURACY, TITLE, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE OR ANY WARRANTIES ARISING FROM USAGE OF TRADE, COURSE OF DEALING OR COURSE OF PERFORMANCE. CLIENT ACKNOWLEDGES THAT IN ENTERING THIS AGREEMENT IT HAS NOT RELIED ON ANY PROMISE, WARRANTY OR REPRESENTATION NOT EXPRESSLY SET FORTH HEREIN OR INCORPORATED INTO THIS AGREEMENT BY REFERENCE.

5.3. *Representations of TNC.* TNC represents and warrants that (i) it has the legal right and authority, and will continue to own or maintain the legal right and authority, during the term of this Agreement, to use any TNC IP contemplated to be used in connection with the Services; (ii) the performance of its obligations and provision of the Service(s) by TNC will not, to its knowledge, cause a breach of any agreements with any third parties nor violate any applicable laws or regulations, and (iii) it has the legal right and authority to enter into this Agreement.

## 6. CLIENT OBLIGATIONS

6.1. *Representations of Client.* Client represents and warrants that (i) it has the legal right and authority, and will continue to own or maintain the legal right and authority, during the term of this Agreement, to use any Client IP and/or Client Data (defined below) contemplated to be used in connection with this Agreement; (ii) the performance of its obligations, its use of the Service(s), and the terms of this Agreement, will not, to its knowledge, cause a breach of any agreements with any third parties or unreasonably interfere with any other of TNC clients’ use of TNC services and will not violate any applicable laws or regulations, (iii) it has the legal right and authority to enter into this Agreement, and (iv) it will use the Service(s) only in accordance with the Agreement.

6.2. *Client Data.* Client will provide certain data, materials, and fact-based information to TNC, which are necessary for TNC to provide the Services (“Client Data”). The specific types of Client Data may vary depending upon the nature of the Services provided, may include information related to the Client as well as the Client’s sub-contractors and/or clients, and may be described more fully in the SOW applicable to the Service for which the

Client Data is required. Client represents and warrants that it has, and grants to TNC, all consent and authority to use, and to allow TNC to use, in connection with the delivery or provision of Services, and TNC's ordinary business operations, all Client Data, including without limitation, all drawings, designs, fonts, trademarks, trade dress, service marks, land-line telephone numbers, cellular telephone numbers, facsimile numbers and electronic mail addresses provided to TNC by Client. Client will be solely responsible for securing the consent, right and authority to use, as well as the accuracy of, all Client Data used by TNC in the delivery of the Services, and in connection with this Agreement, and asserts, to the best of its knowledge, Client Data will be accurate in all material respects and will not omit any information reasonably necessary to ensure Client Data is not misleading. In the event TNC, or any of its officers, directors, managers, members, subsidiaries, employees or affiliates, suffers any and all loss, damage, deficiency, claim, or liability arising out of, or resulting from, (a) any alleged or actual infringement of the intellectual property rights or IP of another entity or another person by the Client Data, or (b) its use of the Client Data as contemplated by this Agreement or any SOW, it will be deemed a breach of this Agreement by Client; except, in each case of (a) or (b), to the extent such loss, damage, deficiency, claim, or liability arises solely and directly from the negligence of TNC. Client acknowledges the likelihood that TNC may be harmed, or suffer damages, or both, as the result of a breach of this Agreement.

CLIENT ACKNOWLEDGES AND AGREES THAT TNC WILL BE RELIEVED, WITHOUT LIABILITY OF ANY KIND, OF ITS PERFORMANCE OBLIGATIONS WITH RESPECT TO THIS AGREEMENT, FOR ANY SERVICES REGARDING WHICH CLIENT FAILS TO TIMELY PROVIDE ANY CLIENT DATA FOR WHICH TNC HAS ADVISED CLIENT IS NECESSARY IN ORDER FOR TNC TO PROVIDE SAID SERVICES.

## **7. INDEMNIFICATION**

7.1. TNC OBLIGATION. SUBJECT TO THE TERMS OF THIS AGREEMENT, TNC WILL: (I) DEFEND, INDEMNIFY AND HOLD CLIENT, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS AGAINST ANY THIRD PARTY SUIT, CLAIM, ACTION OR DEMAND ("Claim") TO THE EXTENT (A) ARISING OUT OF THE NEGLIGENT ACTS OR OMISSIONS OF TNC RELATED TO ITS PERFORMANCE OF THE SERVICES, OR (B) ALLEGING THAT CLIENT'S USE OF THE SERVICES IN ACCORDANCE WITH THIS AGREEMENT INFRINGES UPON ANY VALID IP RIGHT OF A THIRD PARTY THAT IS ISSUED OR REGISTERED IN THE UNITED STATES; AND (II) PAY ANY COURT-ORDERED AWARD OF DAMAGES OR SETTLEMENT AMOUNT, AND REASONABLE ATTORNEY FEES, TO THE EXTENT CAUSED BY SUCH CLAIM.

7.2. EXCLUSION. TNC WILL HAVE NO DEFENSE OR INDEMNIFICATION OBLIGATION, OR LIABILITY OF ANY KIND FOR ANY CLAIM ARISING IN WHOLE OR IN PART, OR RELATED TO IN WHOLE OR IN PART, FROM: (I) THE USE BY CLIENT OR ANY THIRD PARTY OF ANY SERVICE WHICH EXCEEDS THE AUTHORIZED USE PERMITTED UNDER THIS AGREEMENT; (II) THE CONTENT OF THE CLIENT DATA; (III) THE USE OF ANY SERVICE BY CLIENT IN VIOLATION OF APPLICABLE LAW OR AFTER TERMINATION OF SUCH SERVICE IN ACCORDANCE WITH THIS AGREEMENT; OR (IV) ANY CLIENT OR THIRD PARTY IP OR SOFTWARE.

7.3. CLIENT OBLIGATION. SUBJECT TO THE TERMS OF THIS AGREEMENT, CLIENT WILL (I) DEFEND, INDEMNIFY AND HOLD TNC, ITS MEMBERS, OFFICERS, DIRECTORS, AFFILIATES AND EMPLOYEES, HARMLESS AGAINST ANY CLAIM TO THE EXTENT (A) ARISING OUT OF THE NEGLIGENT ACTS OR OMISSIONS OF CLIENT, OR (B) ALLEGING THAT CLIENT DATA OR CLIENT'S IP OR SOFTWARE INFRINGES UPON ANY VALID IP RIGHT OF A THIRD PARTY THAT IS ISSUED OR REGISTERED IN THE UNITED STATES, OR (C) OF CLIENT'S CLIENTS OR SUBCONTRACTORS UNLESS CLAIM DIRECTLY ARISES FROM THE NEGLIGENT ACTS OR OMISSIONS OF TNC, AND (II) PAY ANY COURT-ORDERED AWARD OF DAMAGES OR SETTLEMENT AMOUNT, AND REASONABLE ATTORNEY FEES, TO THE EXTENT CAUSED BY SUCH CLAIM.

7.4. PROCESS. ALL OF THE FOREGOING INDEMNITY OBLIGATIONS OF TNC AND CLIENT ARE CONDITIONED ON THE INDEMNIFIED PARTY PROMPTLY NOTIFYING THE INDEMNIFYING PARTY, IN WRITING, OF ANY ACTUAL OR THREATENED CLAIM, THE INDEMNIFIED PARTY GIVING THE INDEMNIFYING PARTY SOLE CONTROL OF THE DEFENSE THEREOF AND ANY RELATED SETTLEMENT NEGOTIATIONS, AND THE INDEMNIFIED PARTY COOPERATING AND, AT THE INDEMNIFYING PARTY'S REQUEST AND EXPENSE, ASSISTING IN SUCH DEFENSE. **THIS SECTION 7 STATES EACH PARTY'S ENTIRE LIABILITY AND THE OTHER PARTY'S EXCLUSIVE REMEDY FOR THIRD PARTY CLAIMS AND/OR ACTIONS ARISING FROM ALLEGATIONS OF IP INFRINGEMENT.**

## 8. INSURANCE

8.1. *Client Minimum Levels.* Client agrees to keep in effect during the term of this Agreement, those insurance coverages, if any, set forth on an applicable SOW.

8.2. *TNC Minimum Levels.* TNC agrees to keep in effect during the term of this Agreement the following:

8.2.1. Comprehensive general liability insurance in an amount not less than Two Million Dollars (\$2,000,000) general aggregate and One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage;

8.2.2. Property damage insurance covering no less than the full actual value of TNC's personal and real property;

8.2.3. Workers' compensation insurance in an amount not less than that required by applicable law;

8.2.4. Automobile liability insurance with a single combined limit of One Million Dollars (\$1,000,000);

and

8.2.5. Professional liability insurance, in an amount not less than Five Million Dollars (\$5,000,000).

8.3. *Additional Requirements.* An excess and/or umbrella liability insurance policy which follows the form of any of the above required coverages and regarding which the above required coverages have been specifically scheduled, may be used to meet the required limits. Each Party must provide written notification to the other of any material change in any of its insurance coverages or corresponding limits which are required by this Agreement.

8.4. *Certificates.* Upon reasonable request, each Party will deliver to the other, certificates of insurance which evidence the insurance coverages and corresponding minimum limits levels of insurance either set forth above and/or on an applicable SOW.

## 9. TERM AND TERMINATION

9.1. *Term.* This Agreement begins on the Effective Date and continues until terminated pursuant to the terms of this Agreement (the "Term"). All SOWs will automatically terminate upon termination of this Agreement for any reason. Additionally, each SOW will terminate as set forth in such SOW, or as provided below.

### 9.2 Termination for Convenience.

9.2.1. Either Party may terminate this MSA in its entirety, for convenience, only upon the expiration or termination of all SOWs or the failure of the Parties to execute an SOW within a reasonable time following the Effective Date, and sixty (60) days' prior written notice to the other Party.

9.2.2 Except as otherwise provided in an SOW, either Party may terminate an SOW for convenience upon one-hundred and eighty (180) days' prior written notice to the other Party.

9.3 *Termination for Cause.* Either Party may terminate this MSA in its entirety, or any SOW, or any portion thereof, immediately, if the other Party:

a.) breaches a material term or condition of this Agreement, or of any applicable SOW, for any reason within its reasonable control, and such breach is not cured within thirty (30) calendar days after receipt of such written notice of the same, except in the case of Client's failure to pay fees or other amounts due from Client to TNC hereunder, including but not limited to Delinquent Payments, which must be cured within three (3) calendar days after receipt of written notice from TNC;

b.) breaches any third-party user agreement associated with the Services;

c.) becomes insolvent, or is generally unable to pay, or fails to pay, its lawfully owed debts as they become due;

d.) files, or has filed against it, a petition for either voluntary or involuntary bankruptcy, or makes application for, or consents to, the appointment of a trustee, receiver, or custodian for a substantial part of its property or business; or

e.) makes or seeks to make a general assignment for the benefit of its creditors.

In the event of termination of this Agreement pursuant to Section 9.3 (b), (c), (d), or (e), the terminating Party must

provide written notice to the other Party advising of the terminating Party's intent to terminate and providing a detailed factual basis in support of the termination.

## 10. EFFECTS OF TERMINATION.

10.1. *General Effects.* Upon the effective date of termination of this Agreement,

- 10.1.1. TNC will immediately cease providing Services;
- 10.1.2. Licenses granted by TNC to Client will terminate;
- 10.1.3. The Parties will perform their respective obligations under Section 3.5; and
- 10.1.4. Any and all payment obligations of Client under this Agreement for Services provided

through the effective date of termination, as well as any early termination fees provided for in an applicable SOW, will immediately become due. In the event Client fails to fully satisfy these payment obligations, TNC may invoice, collect, and recover from Client, any fees or charges incurred, including reasonable attorney fees and collection costs, to enforce this Section 10.1.4.

10.2. *Breach.* In the event of termination due to breach of this Agreement, the non-breaching Party will be entitled to invoice, collect, and recover from the breaching Party, any fees or charges incurred, including but not limited to, reasonable attorney fees and collection costs, as well as any other damages or remedies allowed under applicable law or equity, resulting from the breaching Party's breach of this Agreement.

10.3. *Client Acknowledgement.* Client agrees that termination of this Agreement, or any SOW, for any reason, will not relieve Client from any payment obligations of Client for insurance policies, coverages, benefits, surety and/or other services, which were placed under this Agreement, if any, including without limitation, insurance premiums and/or related costs, claims-related costs, fees, and/or taxes. Client acknowledges and agrees that such obligations are governed by the applicable insurance policies as well as any third-party agreements into which Client may have entered for services related to its insurance policies, coverages, benefits, surety, and/or other services.

## 11. LIMITATIONS OF LIABILITY AND DAMAGES

11.1. *EXCLUSION OF DAMAGES. NEITHER PARTY, INCLUDING ITS OFFICERS, MANAGERS, DIRECTORS, MEMBERS, EMPLOYEES OR AFFILIATES, WILL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY, FOR LOST PROFITS (WHETHER DIRECT OR INDIRECT), OR FOR COSTS OF SUBSTITUTE SERVICES, OR FOR INCIDENTAL, CONSEQUENTIAL, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES (INCLUDING DAMAGES TO BUSINESS, REPUTATION OR GOODWILL), OR FOR INDIRECT DAMAGES OF ANY TYPE, HOWEVER CAUSED, WHETHER BY BREACH OF REPRESENTATION AND/OR WARRANTY, BREACH OF CONTRACT, IN TORT OF ANY OTHER LEGAL OR EQUITABLE CAUSE OF ACTION EVEN IF A PARTY HAS BEEN ADVISED OF SUCH DAMAGES IN ADVANCE OR IF SUCH DAMAGES WERE FORSEEABLE.*

11.2. *LIMITATIONS ON LIABILITY. UNLESS STATED OTHERWISE ON AN APPLICABLE SOW, TO THE MAXIMUM EXTENT PERMITTED BY ENFORCEABLE LAW, THE TOTAL, CUMULATIVE LIABILITY OF EACH PARTY ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE SERVICES PROVIDED HEREUNDER, WHETHER BASED ON CONTRACT, IN TORT, OR ANY OTHER LEGAL OR EQUITABLE THEORY, WILL BE LIMITED TO TWO MILLION DOLLARS (\$2,000,000.00). THE EXISTENCE OF MORE THAN ONE CLAIM OR CLIENT WILL NOT ENLARGE THIS LIMIT. THE FOREGOING LIMITATION WILL NOT APPLY TO: (I) THE INTENTIONAL MISCONDUCT OF EITHER PARTY OR (II) CLIENT'S OBLIGATION TO MAKE PAYMENT OR REIMBURSEMENT TO TNC FOR SERVICES ACTUALLY RENDERED HEREUNDER AND/OR ANY EARLY TERMINATION FEE OWED BY CLIENT PURSUANT TO AN APPLICABLE SOW.*

## 12. GENERAL PROVISIONS

12.1. *Acknowledgements.* The Parties agree that Client is under no obligation to purchase any insurance product from or through TNC. To the extent that TNC receives compensation from the issuer of an insurance policy ("Commission"), unless set forth on an applicable SOW and allowed by governing law, TNC will not charge an additional fee for services customarily associated with the solicitation, negotiation, or servicing of such policy. The Parties agree that from time-to-time TNC may receive certain monies from various insurers and brokers under certain profit sharing, contingency, override, and other similarly designated agreements ("Contingency Payments"), and that nothing in this Agreement is intended to include those Contingency Payments in the definition of Commission.

12.2. *Assignment.* Neither Party may assign its rights or obligations whether by operation of law or otherwise, without the prior written consent of the other Party which consent will not be unreasonably withheld. Notwithstanding the foregoing, either Party may, upon notice and without the other Party's consent: (i) in connection with a merger, reorganization or sale of all or substantially all of the assets or equity of such Party, assign this Agreement in its entirety to such Party's successor; and (ii) assign this Agreement in its entirety to any company, partnership or other legal entity which from time to time directly or indirectly Controls, is Controlled by, or is under the common Control with such Party, wherein "*Control*" means the legal power to direct or cause the direction of the general management of the company, partnership or other legal entity. Any attempted or purported assignment in violation of this Section 12.2 will be null and void. Subject to the foregoing, this Agreement will bind and inure to the benefit of the Parties, their respective successors and permitted assigns.

12.3. *Notice.* Except as otherwise provided herein, all notices must be in writing and deemed given upon: (i) personal delivery; (ii) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (iii) the second business day after mailing. Notices must be sent to the Parties as set forth on the signature page of this Agreement or as otherwise agreed to by the Parties in writing. Notice to each Party must be provided as follows:

TrueNorth Companies  
Attn.: Jason Smith  
500 First Street SE  
Cedar Rapids, IA 52401

Polk County Aviation Authority  
Attn: Jeff Wangsness  
410 W. First St.  
Ankeny, IA 50023

12.4. *Force Majeure.* No Party will be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected Party's reasonable control, including without limitation: strikes, lock-outs or other industrial disputes involving a third-party's workforce, trespassing, sabotage, theft or other criminal acts, failure of energy sources or transport network, acts of God, war, terrorism, riot, interference by civil or military authorities, armed conflict, malicious damage, nuclear, chemical or biological contamination, pandemic, explosions, collapse of building structures, fires, floods, storms, earthquakes, epidemics or similar events, natural disasters or extreme adverse weather conditions (each a "*Force Majeure Event*"). The party suffering a Force Majeure Event will use reasonable efforts to mitigate the effects of such Force Majeure Event.

12.5. *Marketing.* Client agrees that during the term of this Agreement TNC may publicly refer to Client, orally and in writing, as a Client of TNC. Any other reference to Client by TNC requires the written consent of Client.

12.6. *No Third-Party Beneficiaries.* TNC and Client agree that, except for affiliates of TNC, or except as otherwise expressly provided in this Agreement, there will be no third-party beneficiaries to this Agreement, including but not limited to the insurance providers for either Party or the Clients or sub-contractors of Client.

12.7. *Governing Law; Dispute Resolution.* This Agreement is made under and will be governed by and construed in accordance with the laws of the State of Iowa (except that body of law controlling conflicts of law). The Parties will endeavor to amicably settle any disputes, differences, or claims whatsoever related to this Agreement. Prior to initiating litigation in any court regarding a disputed issue, the Parties agree to participate, in good faith, in a mediation conducted by a neutral third-party mediator, reasonably acceptable to each Party and knowledgeable and experienced in the matters subject of the dispute. The mediation will be held in a neutral location with each Party paying Fifty Percent (50%) of the cost of the mediation. Each Party will be responsible for its own travel costs and related expenses.

12.8. *Severability; Waiver.* It is agreed and understood that should any of the provisions of this Agreement, other than and excluding Sections 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12.1, 12.8, 12.11 & 13 be determined by any court of competent jurisdiction to be invalid or void for any reason, then the Parties consent that this Agreement will be amended retroactive to the date of its execution to include all terms and conditions other than those found by the court to be invalid or void. It is agreed and understood that should any of the content of Sections 1, 2, 3, 4, 5, 6, 7, 11, 12.1, 12.8, 12.11 & 13 be determined by any court of competent jurisdiction to be invalid or void for any reason, then either Party may terminate this Agreement immediately by giving written notice to the other Party.

The waiver of any breach or default of this Agreement will not constitute a waiver of any subsequent breach by default and will not act to amend or negate the rights of the waiving party.

12.9. *Relationship of Parties.* TNC and Client are independent contractors, and this Agreement does not establish any relationship of partnership, joint venture, employment, franchise or agency between TNC and Client. Neither TNC nor Client will have the power to bind the other or incur obligations on the other's behalf without the other's prior written consent, except as otherwise expressly provided herein.

12.10. *Entire Agreement; Counterparts; Originals.* This Agreement, including all documents incorporated herein by reference, constitutes the complete agreement between the Parties with respect to the subject matter hereof, and supersedes and replaces any and all prior or contemporaneous discussions, negotiations, understandings, and agreements, written and oral, regarding such subject matter. This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Once signed, any reproduction of this Agreement made by reliable means (e.g., photocopy, facsimile) is considered an original. Except where specifically contemplated herein, this Agreement may be changed only by a written document signed by authorized representatives of TNC and Client in accordance herewith.

12.11. *Survival.* The following provisions will survive any expiration or termination of the Agreement: Sections 2, 3, 4, 5, 6, 7, 10, 11, 12, and 13.

**13. BUSINESS ASSOCIATE PROVISIONS AND OTHER TERMS AND CONDITIONS**

13.1 *Access to Records.* TNC agrees to provide access to certain books and records which are directly pertinent to this Agreement for the purposes of complying with applicable law.

13.2 *Other Terms and Conditions.* The supplemental Terms and Conditions for Software-Related Services and the Business Associate Agreement Terms and Conditions, as applicable, each as may be modified from time-to-time, and which are located at <https://www.truenorthcompanies.com/legal/terms-and-conditions>, are incorporated into the Agreement by this reference.

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed on the day and year first written above and have duly authorized their respective representatives to execute this Agreement on behalf each.

**TrueNorth Companies, L.C.**

**Polk County Aviation Authority**

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
**Printed Name and Title**

\_\_\_\_\_  
**Printed Name and Title**

**STATEMENT OF WORK  
TO THE  
MASTER SERVICES AGREEMENT**

This Statement of Work (“SOW”) adopts and incorporates by reference the terms and conditions of that certain Master Services Agreement (“MSA”), by and between TrueNorth Companies, L.C. (“TNC” also “we”, “us” and “our”) and Polk County Aviation Authority (“Client”, also “you” and “your” and together with TNC, the “Parties”), and with an Effective Date of April 15, 2026. This SOW shall be effective on April 15, 2026 (“SOW Effective Date”). This SOW terminates and supersedes all prior statements of work between the parties relating to the subject matter herein. Any terms not defined within this SOW shall be afforded those definitions given to them in the MSA, and in the event of conflict between the terms of this SOW and the terms of the MSA, the terms of the MSA shall prevail.

**I. SERVICES**

In exchange for valuable consideration, TNC will provide the following Services with respect to those of Client’s commercial insurance coverages which Client as appointed TNC as its agent of record (collectively, the “Services”):

- **Agent of Record**
  - TNC shall serve as Client’s insurance agent of record for agreed upon commercial insurance policies in order to allow TNC to negotiate on Client’s behalf with those various insurance markets which are appropriate for Client, in the sole discretion of TNC, and facilitate the annual renewal of those commercial insurance policies.

Insurance Solutions

- **CSR24 Online Portal**
  - TNC will provide Client online access to its policy information through CSR24, a personalized cloud-based self-service portal.
- **Experience Mod Projection**
  - TNC will provide a projection of workers’ compensation experience mod factor, assist in verifying the accuracy of NCCI’s worksheet and provide any necessary reports to help analyze the impact of claims.

Risk Solutions

- **Safety & Loss Control**
  - TNC will provide general consulting (i.e., general safety & loss control inquiries, provide template safety policies/procedures, links to resources, etc.), as applicable.

- Access to “TrueNorth’s Content Library” which includes Zywave content, TrueNorth custom content, other related TN partner’s content.
- Annual Risk Solutions meetings (one time per policy year), onsite or virtual, and annual mod-analysis.
- **Claims Advocacy**
  - TNC will conduct a New Client Introduction Meeting.
  - TNC will provide one (1) claim review with Client and Carrier, if applicable.
  - TNC will provide semi-annual loss run reviews on Workers Compensation coverage, if applicable.
  - TNC will provide one (1) workers’ compensation reserve reduction review per year, if applicable.
  - TNC will provide catastrophic and complex claims support on workers’ compensation, auto liability or general liability losses more than One Hundred Thousand Dollars (\$100,000.00) or property losses more than One Million Dollars (\$1,000,000.00)

## II. CLIENT RESPONSIBILITIES

Client will make available such information and personnel as reasonably required for TNC to perform the Services.

## III. TNC PERSONNEL

TNC will assign its personnel according to the needs of the Client as understood by TNC and according to the disciplines required to provide the Services. TNC retains the right to substitute personnel with reasonable cause in its sole discretion.

## IV. DISCLOSURE AND RECORDKEEPING

TNC shall retain a copy of the Agreement following completion of the Services as may be required in accordance with applicable law.

## V. COMPENSATION

For the services provided by TNC pursuant to this SOW, TNC shall be entitled to receive a commission from the applicable insurance carriers as a percentage of premiums paid. All commission percentages are established by the applicable insurance carriers.

All taxes and other related charges imposed by any governmental entity on Services, or the delivery of said Services, shall be charged in addition to these fees and shall be the responsibility of Client to timely pay.

TNC’s obligation to provide the Services is contingent upon Client’s timely payment of all fees owed by Client in connection with this Agreement.

## VI. PAYMENT TERMS

Client agrees to pay all carrier invoices pursuant to the payment terms outlined in the applicable carrier agreement(s). Failure to pay pursuant to those terms may result in a carrier cancelling the policy, or policies, due to nonpayment. If such cancellation occurs, TNC may immediately terminate this SOW.

Client will not be invoiced separately by TNC.

Fees for all Renewal Terms (described below) shall be due on the date such Renewal Term begins and payable in accordance with the terms of this section.

## VII. TERM

Subject to the termination provisions set forth in Section VIII, this SOW shall continue for an initial period of twelve (12) months from the SOW Effective Date (“Initial Term”) and shall be automatically renewed for twelve (12) month terms thereafter (each a “Renewal Term”) unless earlier terminated as hereafter provided (collectively “Term(s)”) or upon thirty (30) days advance written notice of non-renewal.

## VIII. TERMINATION

This SOW may be terminated (a) by Client for “Cause,” pursuant to the MSA, but not for convenience, or (b) immediately by TNC if Client fails to make any one or more timely payments thereunder. In the event Client terminates this SOW for any reason other than for Cause, it shall be deemed a breach of the Agreement by Client, and Client shall be responsible for payment of all fees for the duration of the Term. If TNC terminates this SOW prior to the end of its term, TNC will refund any pre-paid monies on a pro-rated basis for services not rendered. If Client is in default of payment or either party is in breach of agreement as provided in the MSA, then the provisions of the MSA will apply.

## IX. FIDUCIARY RESPONSIBILITY

Client acknowledges and understands that TNC shall perform the Services, and any other obligations required of TNC herein, in a non-fiduciary capacity.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed on the date set forth above, and acknowledge and agree to its terms, including all fees. Client and TNC have duly authorized the individuals signing below to execute this SOW on behalf of their respective companies.

<b>TrueNorth Companies, L.C.</b>	<b>Polk County Aviation Authority</b>
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Position: _____	Position: _____
Date: _____	Date: _____



**BROKER/AGENT OF RECORD FOR INSURANCE SERVICES  
REQUEST FOR PROPOSALS  
CITY OF ANKENY, IOWA**

**February 17, 2026**

<b>Name of Proposal</b>	Broker/Agent of Record for Insurance Services
<b>Deadline for Vendor Questions</b>	Tuesday, March 3, 2026 at 4:00PM CST
<b>City to Provide Responses By</b>	Friday, March 6, 2026 at 4:00PM CST
<b>Deadline for Proposal Submittal</b>	Tuesday, March 17, 2026 at 2:00 PM CST
<b>Method of Submission</b>	Electronic via email Name of RFP in the Subject Line
<b>Contact Person, Title</b>	Jimi Rider, Procurement Coordinator
<b>Email Address</b>	<a href="mailto:jrider@ankenyiowa.gov">jrider@ankenyiowa.gov</a>
<b>Phone Number</b>	(515) 965-6433

The ONLY official position of the City is that position which is stated in writing and issued by the Procurement Coordinator. No other means of communication, whether written or oral, shall be construed as a formal or official response statement.

No proposals will be considered which have not been received by the deadline set forth. The City's email has limitations on attachment size. Make sure your response is less than 25 megabytes. If the file exceeds the limit, you will need to send multiple emails. Respondents are solely responsible for ensuring timely delivery of their proposal. The City shall not be responsible for any issues related to transfer of files through email. **Please be diligent and submit proposals with ample time ahead of the deadline.** You may call (515) 965-6433 to check receipt of your proposal.

## Introduction

The City of Ankeny, Iowa (hereinafter “City”) is seeking a qualified Broker/Agent of Record (hereinafter “Broker”) with municipal government experience whose Firm (either individually owned or corporate) (hereinafter “Firm”) can provide the scope of services specified.

The City’s process is designed to identify the proposal best aligned to meet the City’s objectives and to enable the City’s Proposal Review Panel to make a clear recommendation for a Broker to the City Council. The City’s panel will be composed of City staff that have experience in insurance services and/or administration.

- Request for Proposals (RFP) – The prospective Broker is required to respond in writing to the questions and to submit its proposal to provide the scope of services. The answers will be reviewed by the City’s panel.
- Presentation and Interview (as deemed necessary) – Based on its evaluation results, the City’s panel may short list the most qualified proposals, at least two (2) but not more than five (5), to interview with the City’s panel. Following interviews, the final selection will be based on the proposal that best meets the requirements set forth in the RFP and is in the best interest of the City. At the time the City Council awards an Agreement for Broker Services, it will be based on the proposals received without additional submissions from the Broker. All proposals will be available to the public upon a records request.

The City shall not be responsible for any costs incurred by the Broker/Firm to prepare or submit its RFP, or if invited to present and interview.

Any RFP submitted by a Broker may be withdrawn up until the date and time due, by the Broker submitting a written request to withdraw. All submitted materials not withdrawn will become the property of the City. Brokers shall take careful note that no substantive or unilateral changes by the Broker will be allowed to the RFP, following the due date.

The City reserves the right to request clarification of information submitted and to request additional information from a Broker without changing the terms of the RFP. Failure to furnish all information requested may disqualify the RFP. RFPs received in response to this invitation will be for the entire scope of services defined herein; a partial proposal for this solicitation will not be considered.

The City reserves the right, at its sole discretion, to waive any formalities, to terminate this process at any time, or to reject any and all submissions without penalty prior to the execution of a Professional Services Agreement (hereinafter “Agreement”) acceptable to the City.

Any agreement shall be on forms either supplied or approved by the City and shall contain and conform, at a minimum, to the applicable services outlined in the RFP, and/or any City requirements for contractual Agreements.

## **Timeline**

Issuance of Request for Proposal – February 17, 2026  
Deadline for Vendor Questions – March 3, 2026 at 4:00 PM CST  
Deadline for City Responses – March 6, 2026 at 4:00 PM CST  
Proposal Due Date – March 17, 2026 at 2:00 PM CST  
Presentation and Interview (if necessary) – March 27, 30-31, and April 1, 2026\*  
City Council Approval – April 20, 2026\*  
Agreement Date – July 1, 2026

\*Dates are subject to change.

## **Term of Contract**

The selected Broker will be designated for a three-year period commencing on July 1, 2026, with an option to renew the contract for one additional three-year period by mutual agreement of both parties.

## **Background**

The City is currently a member of the Iowa Communities Assurance Pool (ICAP), which provides coverage and protection in the following categories: general liability, cyber, automobile liability, law enforcement liability, public officials wrongful acts, excess liability, vehicles, property, equipment breakdown and crime. The City's annual contribution to ICAP for the fiscal year ending June 30, 2026, is \$815,945 (Attachment A). Commission will be based on the percentage set by ICAP.

The City is currently a member of the Iowa Municipal Workers Compensation Association (IMWCA), which provides coverage associated with workers compensation. The City's annual contribution to IMWCA for the fiscal year ending June 30, 2026, is \$383,493 (Attachment B). Commission will be based on the percentage set by IMWCA.

The City also maintains excess coverage for crime and cyber liability with Travelers Casualty and Surety Company (Attachment C).

## **Compensation**

The Broker shall be compensated based on the commission percentage provided in the ICAP and IMWCA policies. Compensation is received directly from ICAP and IMWCA and no other fees/commission shall be paid to the Broker.

In the event the City was to transition from either ICAP or IMWCA, the commission or service fee would be negotiated at that time.

## Scope of Services

While the exact range and extent of services is subject to negotiation of an Agreement, it is anticipated that the selected Broker shall provide, at a minimum, the following:

- a) Working with city management, analyze the insurance needs of the City and provide written recommendations for change where appropriate or dictated by changing exposures, market conditions and/or laws.
- b) Organize renewal information and prepare insurance specifications.
- c) Conduct a review of the City's Statement of Values (SOV) and complete an on-site visit of the locations listed on the SOV on an annual basis.
- d) Obtain coverage/policy documents from coverage providers and provide them to the City in a timely manner.
- e) Review all binders, coverage documents and endorsements to assure coverage is as intended. Verify accuracy of all coverage documents and invoices prior to delivery.
- f) Maintain a summary of all coverage lines and endorsements. This should identify the type of coverage, coverage provider name, policy/coverage period, and a brief synopsis of the coverage features, limits, deductibles and contributions/premiums. Summary listings must be updated as revisions/changes occur.
- g) Oversee and coordinate all relevant services performed by coverage providers/underwriters or any related service agencies.
- h) Place, cancel and otherwise handle, at the direction of and benefit of the City, all coverage placements, binders, policies and endorsements in a timetable that avoids lapses in coverage.
- i) Assist the City in submitting claims to coverage provider(s). Interface with the provider when coverage issues arise.
- j) Assign a representative to the City who will be responsible for communication with City officials and who, along with other representatives assigned, must be available to the City for consultation on insurance related issues and concerns.
- k) Attend meetings related to the insurance program with City staff and other interested parties, as requested.
- l) Review various insurance publications and provide the City with copies of articles and other items applicable to municipal insurance issues.
- m) Provide the City with municipal market trends and news updates on a regular basis.
- n) Coordinate (at a minimum) annual claims meetings with City staff and a representative of the insurance provider.
- o) Acts as a liaison between the City and coverage provider/carrier to resolve claims.

- p) Advise the City, when requested, on coverage applicability to specific claims.
- q) Consult with the City regarding the proposed claims counsel the coverage provider plans to use with any claim.
- r) Review loss runs quarterly, provide copies of the loss runs to the City and advise of any unanticipated problems.
- s) Provide workers' compensation claims support.
- t) Provide safety and loss prevention services.

### **Format for Response**

Every effort will be made by City staff to compare proposals on an "apples to apples" basis. For purposes of comparison, it is important that you follow these parameters:

- Be concise and use common language knowing that the proposal evaluation committee members are not insurance professionals.
- Provide an Executive Summary on the Firm's letterhead which summarizes the proposal, scope of services, and bears the signature of the individual authorized to bind the Firm.
- Identify the Broker's office address that will be assigned to the City and will most often directly interface with City personnel.
- Answer all items completely and answer in the order presented below; use at least 12-point font; and limit your responses to twenty (20) or fewer typed single-sided pages. Rest assured that your efforts for brevity that addresses each item will be well received and carefully considered. The objective is for you as a Broker to provide the City with an adequate understanding of your abilities, the insurance services and the extent of services your Firm provides.
- At the time the City Council awards an Agreement for Broker Services, it will be based on the proposals received without additional submissions from the Broker. No unilateral changes will be allowed following the proposal due date.
- It is the City's right to request any necessary clarifications of the Broker's proposal without changing the terms of the proposal. Clarification requests are not an opportunity for Brokers to change, or modify, their proposals. The clarification request is simply a request for additional information to address ambiguities or deficiencies in the proposal.

### **Minimum Qualifications of Broker**

The following information must be provided to determine if the Broker meets the City's minimum qualifications.

1. The Broker must be currently licensed to provide the brokerage services described herein in the state of Iowa. Documentation must be provided with proposal (i.e. Broker Certificate of Authority).
2. The Broker must serve as an independent Broker and not be affiliated with any insurance carrier, third party administrative agency, or provider network. A brief statement confirming this must be included with proposal.
3. It is highly preferred that the Broker be ICAP certified, though certification is not required. Proposals should include a statement identifying ICAP certification, along with documentation verifying the claim (e.g., a copy of the certificate).

### **Broker/Firm**

1. Simply stated, tell us the most compelling reason why the City should select your Firm as its Broker.
2. Provide a brief description of your Firm's history and how you see your Firm adding value to the City. Include your Firm's customer service philosophy and management style.
3. If selected to be the City's Broker, describe your vision of that relationship with the City.
4. Describe your Firm's process to develop a thorough understanding of your client's objectives and exposures that enable you to recommend appropriate coverage(s) and deductibles.
5. Describe your Firm's process to provide claims support for your clients. To what extent is the Firm willing to be involved in resolving problems with claims between the City and the insurance carrier(s), a third party, or an insured member of the City.

### **Concept and Solution**

1. Discuss in detail the scope of services the Firm will provide to the City:
  - a. Identify the services the Firm would not provide to the City.
  - b. Identify additional services the Firm would provide to the City.
2. Provide a technical plan/tentative work schedule displaying tasks and an estimate of time envisioned by the Firm in its relationship with the City during the first twelve (12) months following Contract Award.

## Personnel and References

1. Please provide a brief statement of each of the following identifying their area(s) of expertise, the working relationship envisioned, and why each is qualified to provide services to the City:
  - a. Firm's owner;
  - b. Primary local personnel most likely to be assigned to the City's accounts, and;
  - c. Regional and/or national support personnel most likely to be assigned to the City's account to support the local servicing team.
  
2. Please submit a list of three (3) clients who will attest to the quality of their experience with the Firm as their Broker. The list must consist of two (2) current clients and one (1) former client. Municipal clients are preferred, if available. Please specify the type of work performed for each client, the period of performance as the client's Broker, and indicate personnel who work/worked on the client's account. Additionally, for each client, provide the current name, title, address, phone and email address of a person the City may contact as a reference regarding the Firm's services.

## Professional Services Agreement

1. Provide a copy of your Professional Services Agreement or similar agreement that would best represent a contractual relationship between the Firm and the City. The City Attorney will review the Agreement. Additionally, the Broker agrees to protect, defend, hold harmless and indemnify the City, its officers, agents and employees. The Professional Services Agreement is required and will not count towards the page limit.

## Evaluation by the City's Panel

The City's Proposal Review Panel will evaluate each proposal that is received by the proposal submission deadline and satisfies the minimum qualifications of the Broker previously identified. From the responses to the proceeding information, the Panel will base its evaluations on the following:

<b>Evaluation Criterion</b>	<b>Criterion Weight</b>
Qualifications and Experience of the Firm	25
Technical Approach and Proposed Services	25
Qualifications and Experience of Proposed Account Manager and Key Personnel	20
References and Past Performance	15
Quality and Completeness of Proposal	10
Value-Added Services and Innovation	5

The Broker's written responses will be reviewed and scored by each of the City's panelists, independently, first. Following each panelist's independent evaluations, the full panel will convene, discuss, and reach majority consensus. If necessary, the City may invite those Brokers receiving the

highest initial evaluation scores to participate in an interview with the City's panel to determine partnership viability, fit, qualifications and professional services. Adjustments to evaluation scores may result from the interviews; however, the same criteria identified above will apply unless stated otherwise.

## **Evaluation Results**

Based on the proposal evaluation panel's initial evaluation, the City, at its sole discretion, may determine which Brokers are invited to proceed further in the evaluation process which could include an invitation to interview with the evaluation panel to discuss the particulars of the Broker's proposal. If such option is exercised by the City, a presentation schedule will be determined following the evaluation panel's review of the proposals. The City will notify the selected Brokers of the date and time for such interviews. The City shall perform reference checks and the results and quality of such references will be considered prior to submitting a formal recommendation to the City Council.

The complete evaluation process, to include checking of references, will enable the City's evaluation panel to determine the single most qualified Broker to be awarded the Agreement, pending negotiations. The City reserves the right if the successful Firm does not execute an Agreement within thirty (30) days after its selection by the City's administration, to award the Agreement to the next most qualified Firm as determined by the City, pending negotiations, and so forth.

## **General Terms and Conditions**

### Subcontracting

No portion of this work may be subcontracted without the prior written approval of the City.

### Completion of Proposal

The compensation listed is all-inclusive and the City will not pay additional or supplemental charges for copying, telephone calls or other costs. Notes to indicate any deviations from the specifications are acceptable.

### Proposal Rejection, Acceptance or Change

The City reserves the right to reject any or all proposals; accept a proposal the City deems to be in its best interest; waive technicalities in procedures; and negotiate changes or additional work to a selected proposal.

### Termination of Contract

The City reserves the right to terminate an Agreement resulting from this solicitation by giving the other party written notice of such intent not less than thirty (30) days prior to the effective date of termination.

### Proposal Information is Public

All documents submitted with any bid or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any

documents to the City in connection with a bid or proposal, the submitting party recognizes that and waives any claim against the City and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City and its officers and employees harmless from any claims arising from the release of any document or information made available to the City arising from any bid or proposal opportunity.

#### Hold Harmless Agreement

The Broker agrees to protect, defend, hold harmless and indemnify the City, its officers, agents, and employees from any and all claims and damages of every kind and nature made, rendered or incurred by or on behalf of the City or its employees.

#### Reference Investigations

The City may conduct reference research as necessary to evaluate and determine the performance record of the Firm prior to extending an invitation for a formal interview, and/or after the interview. Reference checks may include the Firm's financial viability. This information may be used by the City for additional consideration when ranking firms. By submitting a response to this RFP, the Firm authorizes the City to conduct such reference investigations.



## Member Invoice

Member Name: City of Ankeny

Anniversary Date: 07/16/2025

Policy Number: R0408PC2025-01

<u>Coverage</u>	<u>Limit of Coverage</u>	<u>Contribution</u>
General Liability	\$2,000,000	\$106,678.00
Cyber	\$15,000 Ded. Reimb.	\$1,688.00
Automobile Liability	\$2,000,000	\$48,147.00
Law Enforcement Liability	\$2,000,000	\$42,698.00
Public Officials Wrongful Acts	\$2,000,000	\$27,579.00
Excess Liability	\$13,000,000	\$66,165.00
Vehicles	\$18,757,545	\$123,782.00
Property	\$225,796,299	\$399,208.00
Equipment Breakdown	Included	Included
Crime	\$50,000	\$0.00
<b>TOTAL CONTRIBUTION</b>		<b>\$815,945.00</b>

**Payment for this invoice can be submitted electronically via the ICAP website.** Please visit [www.icapiowa.com](http://www.icapiowa.com) and click "Member Pay" at the top right of the page to pay via ACH transfer.

Payment for this invoice can be submitted electronically via the ICAP website. Please visit [www.icapiowa.com](http://www.icapiowa.com) and click "Member Pay" at the top right of the page to pay via ACH transfer. There is no fee for utilizing this service. If you require assistance or prefer to pay via check, please contact the ICAP office via 1-(800) 383-0116.

## Ankeny (0643)

Estimated Premium Schedule as of 5/13/2025

Policy Period: 7/1/2025-7/1/2026

### Workers' Compensation Coverage

Class Code	Description	Rate	Payroll	Premium	Modified Premium	Discounted Premium
5506	Street or Road Paving	5.16%	1,512,525	78,046	56,193	19,384
7403	Aviation - All other employees & drivers	2.65%	42,870	1,136	818	282
7520	Waterworks Operations & Driver	2.1%	1,162,518	24,413	17,577	6,063
7580	Sewage Disposal Plant Operation	1.92%	942,025	18,087	13,023	4,492
7705V	Ambulance Service Companies, Volunteer EMS providers & drivers.	4.14%	58,080	2,405	1,732	597
7711	Volunteer Firefighters & Drivers	49.42%	117,920	58,276	41,959	14,474
7720	Police Officers & Drivers	2.39%	544,765	13,020	9,374	3,234
8380	Automobile - All Others	2.19%	451,269	9,883	7,116	2,455
8810	Clerical Office Employees - NO	0.15%	7,381,668	11,073	7,973	2,750
8810V	Elected or Appointed Officials	0.15%	45,000	68	49	17
9015	Building Maintenance - Operation	2.29%	761,085	17,429	12,549	4,329
9060	Clubs - Country	1.18%	963,308	11,367	8,184	2,823
9102	Parks NOC - All Employees	2.28%	2,242,106	51,120	36,806	12,697
9402	Street Cleaning & Drivers	3.17%	151,851	4,814	3,466	1,196
9410	Municipal Employees	1.83%	4,963,175	90,826	65,395	22,559
<b>Totals:</b>			<b>21,340,165</b>	<b>391,963</b>	<b>282,214</b>	<b>97,352</b>

#### Your IMWCA Discount for Workers' Compensation Coverage:

Longevity Credit:	\$ 22,577	8%
Loss Experience Credit:	\$ 70,554	25%
Large Premium Discount:	\$ 31,044	11%
<b>Total Discount:</b>	<b>\$ 124,174</b>	<b>44%</b>

#### Workers' Compensation Premium Calculation

Pure Premium:	\$ 391,963
Experience Modification Factor: X	.72
Modified Premium:	\$ 282,214
IMWCA Discount Amount: -	\$ 124,174
Discounted Premium:	\$ 158,040
Large Deductible (\$25,000) Discount: X	.77
Amended Premium:	\$ 121,691
Good Experience Bonus: X	.80
Expense Constant: +	\$ 160
Annual Premium:	\$ 97,512
Total Premium:	\$ 97,512

### Other Coverage

#### Chapter 411 Medical Only Coverage

Class Code	Description	Rate	Payroll	Premium
7710M	Chapter 411 Firefighters & Drivers	7.92%	7,954,115	629,966
7720M	Chapter 411 Police Officers	1.22%	8,351,072	101,883
<b>Totals:</b>			<b>16,305,187</b>	<b>731,849</b>

**Chapter 411 Premium: 731,849**

Large Deductible (\$250,000) Discount: X .39  
 Discounts calculated together before applied

#### Non-Statutory Medical Coverage

Rate: \$10/Volunteer, Minimum Premium \$100  
 Estimated Number of Volunteers 56 Rate: 10 Premium: 560

Non-Stat. Vol. Premium: 560

Minimum Premium: 560

**Total Estimated Coverage Premium: \$ 383,493**

This is not an invoice.



Wrap+®

Declarations

POLICY NO. 106566801

Travelers Casualty and Surety Company of America
Hartford, Connecticut
(A Stock Insurance Company, herein called the Company)

LIABILITY COVERAGES, SEPARATE LIABILITY COVERAGES, AND THIRD PARTY LIABILITY INSURING AGREEMENTS ARE WRITTEN ON A CLAIMS-MADE BASIS AND COVER ONLY CLAIMS MADE AGAINST INSURED DURING THE POLICY PERIOD.

THE LIMIT OF LIABILITY AVAILABLE TO PAY SETTLEMENTS OR JUDGMENTS WILL BE REDUCED BY DEFENSE EXPENSES, AND DEFENSE EXPENSES WILL BE APPLIED AGAINST THE RETENTION. THE COMPANY HAS NO DUTY TO DEFEND ANY CLAIM UNLESS DUTY-TO-DEFEND COVERAGE HAS BEEN SPECIFICALLY PROVIDED HEREIN.

ITEM 1 NAMED INSURED/INSURANCE REPRESENTATIVE:

CITY OF ANKENY

D/B/A:

Principal Address:
410 WEST 1ST STREET
ANKENY, IA 50021

ITEM 2 POLICY PERIOD:

Inception Date: July 16, 2025 Expiration Date: July 01, 2026
12:01 A.M. local time both dates at the Principal Address stated in ITEM 1.

ITEM 3 ADDRESS INFORMATION FOR NOTICES TO COMPANY:

Email: BS1claims@travelers.com
Fax: 1-888-460-6622

Mail: Travelers Bond & Specialty Insurance Claim
P.O. Box 2989
Hartford, CT 06104-2989

Overnight Mail: Travelers Bond & Specialty Insurance Claim
One Tower Square, MN06
Hartford, CT 06183

For questions related to claim reporting or handling, please call 1-800-842-8496.

ITEM 4 COVERAGES INCLUDED AS OF THE INCEPTION DATE IN ITEM 2:

**Crime Coverages**

Crime

**Cyber Coverage**

CyberRisk

ITEM 5

**CRIME COVERAGES**

CRIME		
INSURING AGREEMENT	SINGLE LOSS LIMIT OF INSURANCE	SINGLE LOSS RETENTION
<b>A. Fidelity</b> 1. Employee Theft 2. ERISA Fidelity 3. Employee Theft of Client Property	See Endorsement Not Covered Not Covered	
<b>B. Forgery or Alteration</b>	\$1,000,000	\$5,000
<b>C. On Premises</b>	\$1,000,000	\$5,000
<b>D. In Transit</b>	\$1,000,000	\$5,000
<b>E. Money Orders and Counterfeit Money</b>	\$1,000,000	\$5,000
<b>F. Computer Crime</b> 1. Computer Fraud 2. Computer Program and Electronic Data Restoration Expense	\$1,000,000 \$100,000	\$5,000 \$5,000
<b>G. Funds Transfer Fraud</b>	\$1,000,000	\$5,000
<b>H. Personal Accounts Protection</b> 1. Personal Accounts Forgery or Alteration 2. Identity Fraud Expense Reimbursement	\$1,000,000 Not Covered	\$5,000
<b>I. Claim Expense</b>	\$5,000	\$0

**Policy Aggregate Limit of Insurance:**  Applicable  Not Applicable

If a Policy Aggregate Limit of Insurance is applicable, then the Policy Aggregate Limit of Insurance for each **Policy Period** for Insuring Agreements A through H, inclusive, is: Not Applicable

If a Policy Aggregate Limit of Insurance is not included, then this **Crime Policy** is not subject to a Policy Aggregate Limit of Insurance as set forth in section V. CONDITIONS, B.1.a.

**Cancellation of Prior Insurance:**

By acceptance of this **Crime Policy**, the **Insured** gives the Company notice canceling prior policies or bonds issued by the Company that are designated by policy or bond numbers. Not Applicable, such cancellation to be effective at the time this **Crime Policy** becomes effective.

**INSURED'S PREMISES COVERED:**

All Premises of the **Insured** in the United States of America, its territories and possessions, Canada, or any other country throughout the world, except:

Not Applicable

<b>CYBERRISK DECLARATIONS</b>
-------------------------------

**CyberRisk Aggregate Limit: \$2,000,000**

<b>Liability</b>	<b>Limit</b>	<b>Retention</b>
Privacy and Security	\$2,000,000	\$25,000
Payment Card Costs	\$2,000,000	Subject to Privacy and Security Retention
Media	\$2,000,000	\$25,000
Regulatory Proceedings	\$2,000,000	\$25,000
<b>Breach Response</b>	<b>Limit</b>	<b>Retention</b>
Privacy Breach Notification	1,000,000 impacted parties	impacted parties threshold 100
Computer and Legal Experts	\$1,000,000 which is separate from the CyberRisk Aggregate Limit	NA
Betterment	\$100,000	NA
Cyber Extortion	\$2,000,000	\$25,000
Data Restoration	\$2,000,000	\$25,000
Public Relations	\$2,000,000	\$25,000
<b>Cyber Crime</b>	<b>Limit</b>	<b>Retention</b>
Computer Fraud	\$2,000,000	\$25,000
Funds Transfer Fraud	\$2,000,000	\$25,000
Social Engineering Fraud	\$250,000	\$12,500
Telecom Fraud	\$100,000	\$5,000
<b>Business Loss</b>	<b>Limit</b>	<b>Retention</b>
Business Interruption	\$1,000,000	
Dependent Business Interruption	\$100,000	
Dependent Business Interruption - System Failure	\$100,000	
Dependent Business Interruption - Outsource Provider	\$100,000	

Dependent Business Interruption - \$100,000  
Outsource Provider - System  
Failure

Reputation Harm \$250,000 \$5,000

System Failure \$1,000,000

**Additional First Party Provisions**

Accounting Costs Limit: \$25,000

Betterment Coparticipation: 50%

Period Of Restoration: 180 days

Period Of Indemnity: 30 days

Wait Period: 12 hours

**Knowledge Date:** July 16, 2016

**P&P Date:** July 16, 2016

**Retro Date:** July 16, 2016

**Extended Reporting Period**

Months: 12

Percentage of Annualized Premium: 75%

---

**ITEM 6**

**PREMIUM FOR THE POLICY PERIOD FOR ALL COVERAGES:**

\$54,610.00 Policy Premium for all purchased Coverages

---

**ITEM 7**

**TYPE OF CLAIM DEFENSE FOR CYBER COVERAGE:**

- Reimbursement
- Duty-to-Defend
- Varies by Coverage - See Expanded Claim Defense Options Endorsement

Only the type of CLAIM DEFENSE marked "☒" is included in this policy.

---

**ITEM 8**

**EXTENDED REPORTING PERIOD FOR LIABILITY COVERAGES (subject to LIA-3001):**

Additional Premium Percentage: 75%

Additional Months: 12

(If exercised in accordance with the applicable EXTENDED REPORTING PERIOD condition)

---

**ITEM 9**

**RUN-OFF EXTENDED REPORTING PERIOD FOR LIABILITY COVERAGES (subject to LIA-3001):**

Additional Premium Percentage: Not Applicable

Additional Months: Not Applicable

(If exercised in accordance with the applicable CHANGE OF CONTROL condition)

---

**ITEM 10 ANNUAL REINSTATEMENT OF THE LIABILITY COVERAGE LIMIT OF LIABILITY FOR LIABILITY COVERAGES SUBJECT TO LIA-3001:**

Applicable  Not Applicable

Only those coverage features marked "  Applicable" are included in this policy.

---

**ITEM 11 FORMS AND ENDORSEMENTS ATTACHED AT ISSUANCE FOR ALL COVERAGES:**

ACF-7007-0811; ACF-7006-0511; AFE-19029-0719; AFE-19030-0920; AFE-16001-0119; CRI-3001-0109; CRI-7127-0109; CRI-19001-1111; CRI-19072-0315; CRI-19101-1117; CRI-19115-0519; CRI-19085-0919; CRI-19122-1120; CRI-7004-0109; CRI-5016-0613; CYB-16001-TOC-0620; CYB-16001-0620; CYB-19101-0119; CYB-19105-0119; CYB-19123-0519; CYB-19122-0519; CYB-19102-0620; CYB-19104-0620; CYB-19166-1020; AFE-19022-0519; CCREW-1224

---

**ITEM 12 LIABILITY COVERAGE SHARED LIMIT OF LIABILITY FOR LIABILITY COVERAGES (subject to LIA-3001):**

Applicable  Not Applicable

N/A

for all **Claims** under the following **Liability Coverages** that are subject to the Terms & Conditions in LIA-3001:

If the **Liability Coverages** selected in ITEM 12 are also **Scheduled Coverages** selected in ITEM 13, then the amount of the **Liability Coverage Shared Limit of Liability** set forth in ITEM 12 is part of, and not in addition to, the **Shared Limit of Liability/Limit of Insurance for Scheduled Coverages** set forth in ITEM 13.

---

**ITEM 13 SHARED LIMIT OF LIABILITY/LIMIT OF INSURANCE FOR SCHEDULED COVERAGES:**

Applicable  Not Applicable

N/A

for all **Claims** and limits of insurance under the following **Scheduled Coverages**:

The Company's maximum liability for the **Policy Period** for all **Claims** and limits of insurance under the **Scheduled Coverages** listed in ITEM 13 will not exceed the amount of the **Shared Limit of Liability/Limit of Insurance for Scheduled Coverages**. Any Additional Defense Limit of Liability, Supplemental Personal Indemnification Limit of Liability, or Identity Fraud Expense Reimbursement Limit of Insurance is in addition to, and not part of, the **Shared Limit of Liability/Limit of Insurance for Scheduled Coverages**.

# Adam Obrecht Hangar Ankeny Regional Airport

## 3700 SE Convenience Blvd Ankeny, Iowa 50021



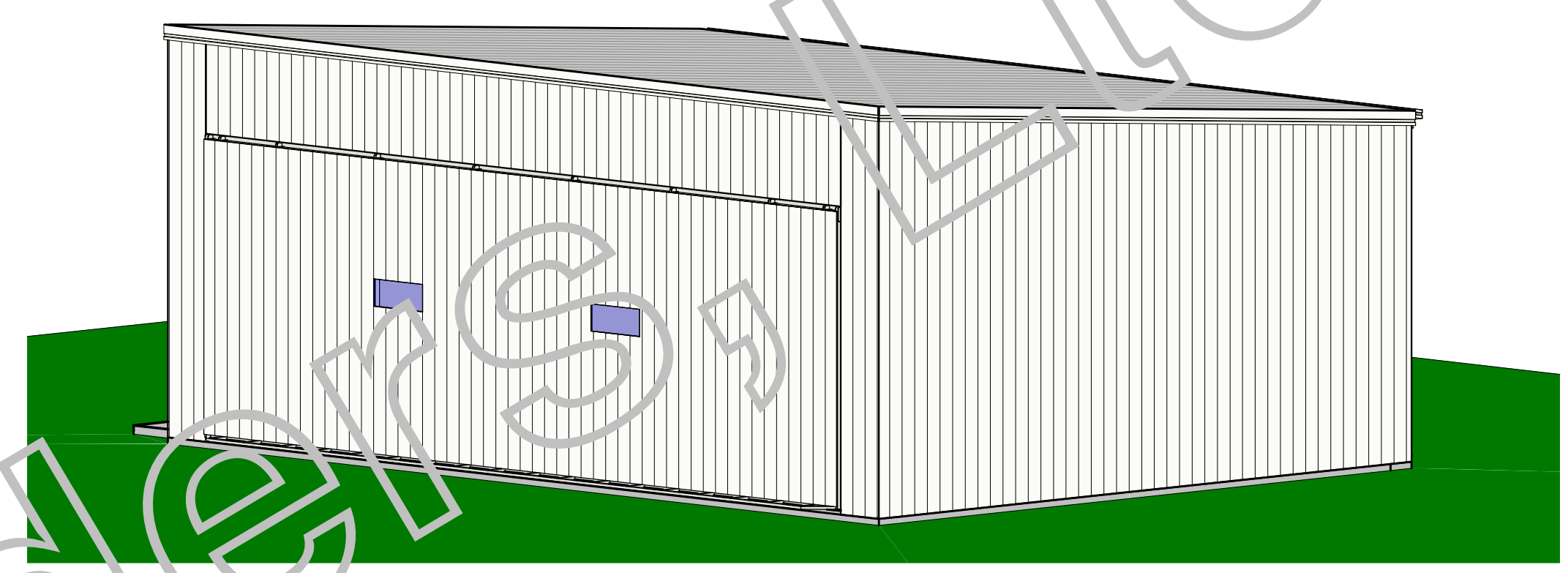
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**Adam Obrecht Hangar  
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3d Perspective SE Corner

### Symbols Legend

**Grid Line**  
New Grid Line: 0  
Existing Grid Line: 0

**View Name**  
View Title: 1  
View Scale: 1/8" = 1'-0"  
Sheet Number: A103

**Enlarged Detail Callout**  
View Title: A1  
View Scale: 1/8" = 1'-0"  
Sheet Number: A000

**Section Cut**  
Detail Number: 1  
Sheet Number: A101

**Elevation Markers**  
Indicates direction of interior view: 1  
Interior Elevation Tag: A-101  
Exterior Elevation Tag: 1

**Door & Window Tags**  
Window Number: W1  
Door Number: 101  
Door or Window Size: 1'-0" x 1'-0" 3'-0" x 7'-0"

**Room Tag**  
Room Title: Room name  
Room Number: 101  
Room Area: 150 SF

**Wall Tags**  
Wall construction: 1  
Foundation construction: 1  
Bearing by Turned Angle: N 90° 00' 00" E  
Distance: 1  
Length of Line: 1

**Property Line Tag**  
Slope Tag: Rise 3, Run 12

**North Arrow**  
North Arrow: ↑

**Graphic Scale**  
14" = 1'-0" Scale in Feet: 0, 2, 4, 8  
Architectural scale

**Civil scale**  
1" = 10'-0" Scale in Feet: 0, 5, 10, 20

**Structural Note**  
18K7 Bar Joists above at 2'-0" on center

**Key Note symbols**  
W1, M2, 31, 04, S6, C0, A3

**Elevation Marker**  
Elevation Name: Main Floor Level  
Distance from Base Elevation: 100'-0"

### Abbreviations List

A	AND	EL	ELEVATION	JC	JANITOR'S CLOSET	S	SOUTH
&	AND	ELEC	ELECTRICAL	JST	JOIST	SA	SUPPLY AIR
AT	ANCHOR BOLT	ELEV	ELEVATOR	JT	JOINT	SC	SOLID CORE
AB	AIR CONDITIONING	EMER	EMERGENCY	K	KITCHEN	SD	STORM DRAIN
AC	ACCESSIBLE	ENCL	ENCLOSURE	KO	KNOCK OUT	SEC	SECTION
ACC	ACOUSTIC CEILING TILE	ENGR	ENGINEER	L	LAMINATE	SF	SQUARE FEET/FOOT
ACT	ADJACENT	EP	ELECTRICAL PANEL	LAM	LAMINATE	SH	SHRINKER HEAD
ADJ	ADJACENT	EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	LAV	LAVATORY	SHR	SHOWER
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL	LB	POUNDS	SHT	SHEET
AGGR	AGGREGATE	EQUIP	EQUIPMENT	LT	LIGHT	SIM	SIMILAR
ALT	ALTERNATE	EXH	EXHAUST	M	MASONRY	SM	SURFACE MOUNTED
ALUM	ALUMINUM	EXIST	EXISTING	MAS	MASONRY	SP	STANDPIPE
ANOD	ANODIZED	EXP	EXPANSION	MAX	MAXIMUM	SPEC	SPECIFICATION
APPROX	APPROXIMATE	EXPS	EXPOSED	MECH	MECHANICAL	SPKR	SPEAKER
ARCH	ARCHITECTURAL	EXT	EXTERIOR	MED	MEDIUM	SQ	SQUARE
ASPH	ASPHALT	F	FIRE ALARM	MFR	MANUFACTURER	SS	STAINLESS STEEL
ATTN	ATTENTION	FA	FACE BRICK	MH	MAN HOLE	STC	SOUND TRANSMISSION COEFFICIENT
AUTO	AUTOMATIC	FB	FLOOR DRAIN	MIN	MINIMUM	STL	STEEL
AV	AUDIOVISUAL	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	STOR	STORAGE
B	BOARD	FD	FLOOR DRAIN	MO	MASONRY OPENING	STRG	STRINGER
BD	BOARD	FDC	FIRE DEPARTMENT CONNECTION	MTD	MOUNTED	STRUCT	STRUCTURAL
BIT	BITUMINOUS	FE	FIRE EXTINGUISHER	MTG	MOUNTING	SUSP	SUSPENDED
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	SYM	SYMMETRICAL SYSTEM
BLKG	BLOCKING	FF&E	FURNITURE, FIXTURES AND EQUIPMENT	N	NORTH	SYST	SYSTEM
BM	BEAM	FHC	FIRE HOSE CABINET	NA	NOT APPLICABLE	T	TREAD
BO	BOTTOM OF	FIN	FINISH	NOT IN CONTRACT	NO	T&B	TOP AND BOTTOM
BOT	BOTTOM	FIXT	FIXTURE	NOM	NOMINAL	T&G	TONGUE AND GROOVE
BRG	BEARING	FLASH	FLASHING	NTS	NOT TO SCALE	TB	TOWEL BAR
BRK	BRICK	FLR	FLOOR	O	OUTSIDE AIR	TBD	TO BE DETERMINED
BRKT	BRACKET	FLUOR	FLUORESCENT	OA	OUTSIDE AIR	TEL	TELEPHONE/TELECOM
BSMNT	BASEMENT	FND	FOUNDATION	OC	ON CENTER	TEMP	TEMPERED TEMPORARY TEMPERATURE
C	CHANNEL	FO	FACE OF	OD	OUTSIDE DIAMETER	THK	THICKNESS
CAB	CABINET	FR	FIRE PROTECTION	OD	OVERFLOW DRAIN	THRU	THROUGH
CB	CEMENT BOARD	FRT	FIRE RESISTANT	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	TKBD	TACK BOARD
CC	CENTER TO CENTER	FRC	FIRE RETARDANT TREATED	OFOI	OWNER FURNISHED, OWNER INSTALLED	TLT	TOILET
CCTV	CLOSED CIRCUIT TELEVISION	FT	FEET/FOOT	OH	OVERHEAD	TO	TOP OF
CEM	CEMENT	FTG	FOOTING	OPG	OPENING	TOB	TOP OF BEAM
CER	CERAMIC	FURN	FURNITURE	OPP	OPPOSITE	TOC	TOP OF CONCRETE
CG	CORNER GUARD	FURR	FURRING	ORD	OVERFLOW ROOF DRAIN	TOS	TOP OF STEEL
CI	CAST IRON	FWC	FABRIC WALL COVERING	P	PAVING	TS	TUBE STEEL
CIP	CAST-IN-PLACE	FWP	FABRIC WRAPPED PANEL	PAV	PAVING	TV	TELEVISION
CJ	CONTROL JOINT	G	CLEAR	PBD	PARTICLE BOARD	U	TYPICAL
CL	CENTERLINE	GA	GAUGE	PC	PRECAST	UNFIN	UNFINISHED
CLG	CEILING	GALV	GALVANIZED	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
CLR	CLEAR	GB	GRAB BAR	PERM	PERIMETER	UNOT	UNLESS OTHERWISE NOTED
CNTR	COUNTER	GC	GENERAL CONTRACT	PERP	PERPENDICULAR	URNL	URNAL
CO	CLEANOUT	GEN	GENERAL	PL	PLATE	V	V
COL	COLUMN	GFRG	GLASS FIBER REINFORCED CONCRETE	PLAM	PLASTIC LAMINATE	VAC	VENTILATION AND AIR CONDITIONING
CONC	CONCRETE	GL	GLASS	PLAS	PLASTER	VAR	VARIABLES
COND	CONDITION	GLAZ	GLAZING	PLYWD	PLYWOOD	VCT	VINYL COMPOSITION TILE
CONN	CONNECTION	GRAN	GRANULAR	PNL	PANEL	VERT	VERTICAL
CONST	CONSTRUCTION	GRO	GROUND	PNT	PANIT	VEST	VESTIBULE
CONT	CONTINUOUS	GSM	GALVANIZED SHEET METAL	POL	POLISHED	VIF	VERIFY IN FIELD
CONTR	CONTRACTOR	GV	GYP	PAIR	PAIR	VP	VISION PANEL
COORD	COORDINATE	GYP	GYP	PREFAB	PREFABRICATED	VR	VAPOR RETARDER
CORR	CORRIDOR	H	PROJECT	PROJ	PROJECT	VT	VINYL TILE
CPT	CARPET	HB	HOSE BIBB	PSF	POUNDS PER SQUARE FOOT	VVC	VINYL WALL COVERING
CNT	CENTER	HCC	HANDICAPPED	PT	PRESSURE TREATED	W	WEST
CT	CERAMIC TILE	HDWD	HARDWOOD	PTD	PAINTED	WI	WITH
CTR	CENTER	HDWR	HARDWARE	PVC	POLYVINYL CHLORIDE	WO	WITHOUT
CW	COLD WATER	HGT	HEIGHT	Q	QUARRY TILE	WC	WATER CLOSET
D	DOUBLE	HM	HOLLOW METAL	QTY	QUANTITY	WD	WOOD
DBL	DOUBLE	HNDRL	HANDRAIL	R	RETURN AIR	WIN	WINDOW
DEG	DEGREE	HO	HOLD OPEN	RA	RETURN AIR	WM	WIRE MESH
DEMO	DEMOLISH	HORIZ	HORIZONTAL	RAD	RADIUS	WP	WATERPROOF/WATERPROOFING
DEPT	DEPARTMENT	HOUR	HOUR	RB	RESILIENT BASE	WS	WEATHER-STRIPPING
DEPT	DEPARTMENT	HRC	HOSE REEL CABINET	RBR	RUBBER	WPM	WATERPROOF MEMBRANE
DF	DRINKING FOUNTAIN	HTG	HEATING	RCP	REFLECTED CEILING PLAN	WS	WEATHER-STRIPPING
DIA	DIAMETER	HVAC	HEATING VENTILATION AND AIR CONDITIONING	RD	ROOF DRAIN	WSCOT	WAINSCOT
DIFF	DIFFUSER	HW	HOT WATER	REC	RECOMMENDED	WT	WEIGHT
DIM	DIMENSION	ID	INSIDE DIAMETER	REF	REFERENCE	WWF	WELDED WIRE FABRIC
DISP	DISPENSER	IN	INCHES	REFR	REFRIGERATOR	WWM	WELDED WIRE MESH
DIV	DIVISION	INCL	INCLUDED/INCLUDING	REG	REGISTER		
DMPF	DAMP PROOFING	INFO	INFORMATION	REIN	REINFORCED		
DN	DOWN	INSUL	INSULATION	REM	REMOVABLE		
DO	DOOR OPENING	INT	INTERIOR	REQ	REQUIRE/REQUIRED		
DR	DOOR	INTERM	INTERMEDIATE	RESIL	RESILIENT		
DRN	DRAIN	INV	INVERT	REV	REVISION/REVISED		
DS	DOWN SPOUT	J	JANITOR	RM	ROOM		
DTL	DETAIL	JAN	JANITOR	RO	ROUGH OPENING		
DW	DISHWASHER			S			
DWG	DRAWING						
DWR	DRAWER						
E	EAST						
EA	EACH						
EB	EXPANSION BOLT						
EJ	EXPANSION JOINT						

### Materials Legend

[Symbol]	Earth
[Symbol]	Earth - Undisturbed
[Symbol]	Gravel
[Symbol]	Sand
[Symbol]	Brick
[Symbol]	Masonry
[Symbol]	Concrete
[Symbol]	Steel
[Symbol]	Aluminum
[Symbol]	Wood - Finish
[Symbol]	Wood - Framing
[Symbol]	Plywood
[Symbol]	Insulation - Rigid
[Symbol]	Insulation - Celulose
[Symbol]	Insulation - Batt
[Symbol]	Gypsum
[Symbol]	Shingles
[Symbol]	EIFS Finish

Jensen Builders and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineering documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities, for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

### Drawing Index

GENERAL	G100	Cover Sheet
STRUCTURAL	S101	Structural Foundation Floor Plan
	S102	Structural Details
ARCHITECTURAL	A101	Main Floor Level
	A201	Exterior Elevations, Roof Plan and Building Sections

#	DATE	DESCRIPTION
1	11-10-2025	Preliminary 1
2	11-11-2025	Preliminary 2
3	03-24-2026	Preliminary 3
4	04-22-2026	Preliminary 4

PROJECT NO: 26\_xxx (006DSM)  
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CHECKED BY:  
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SHEET TITLE

Cover Sheet

G100

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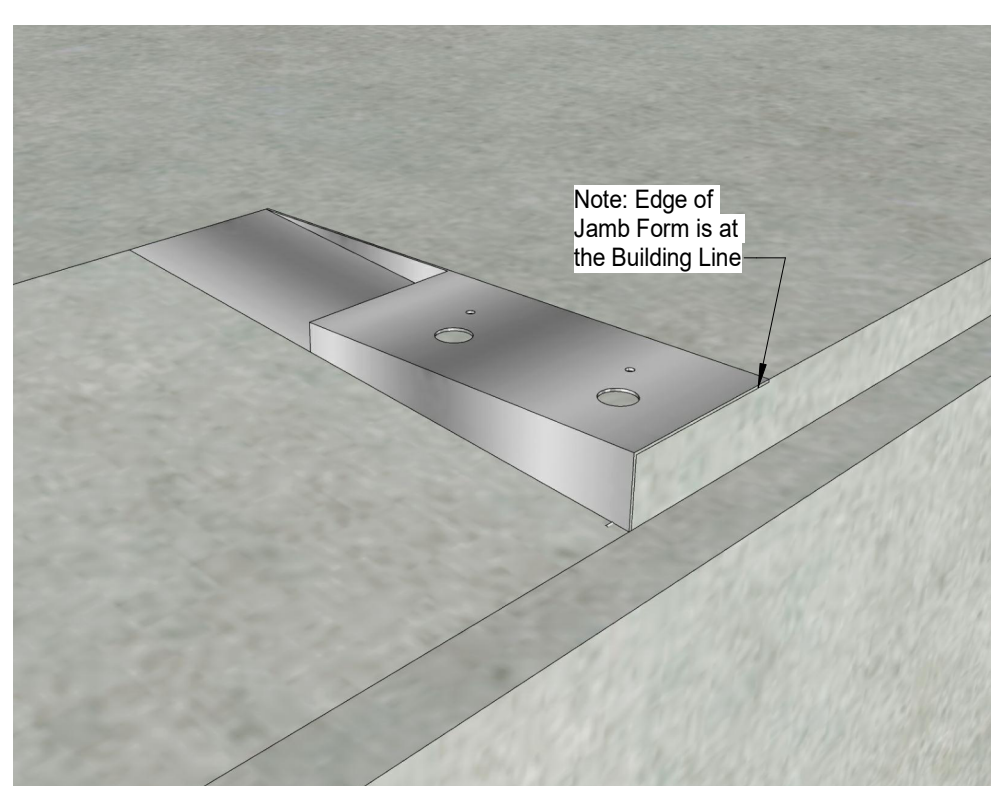
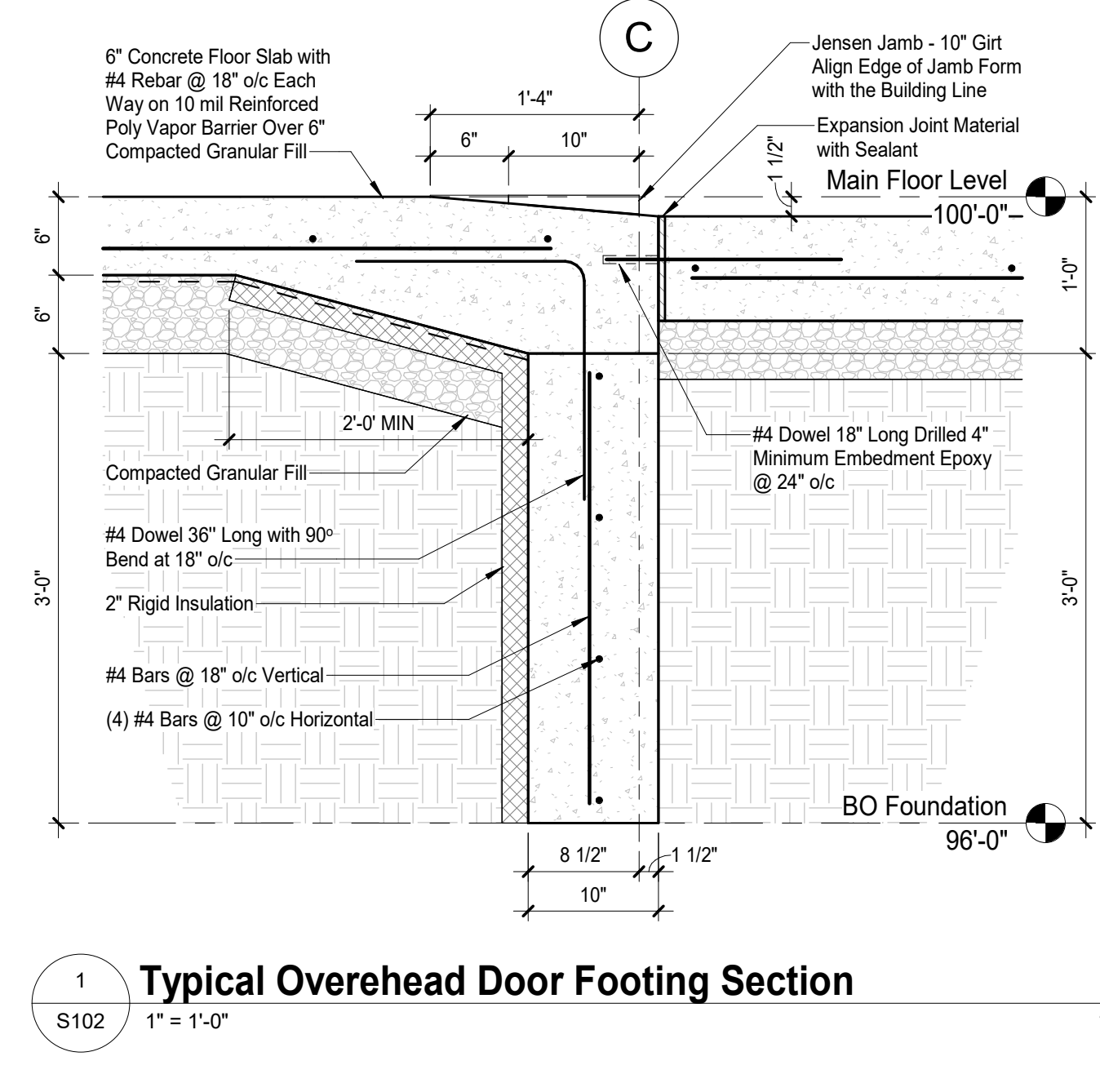
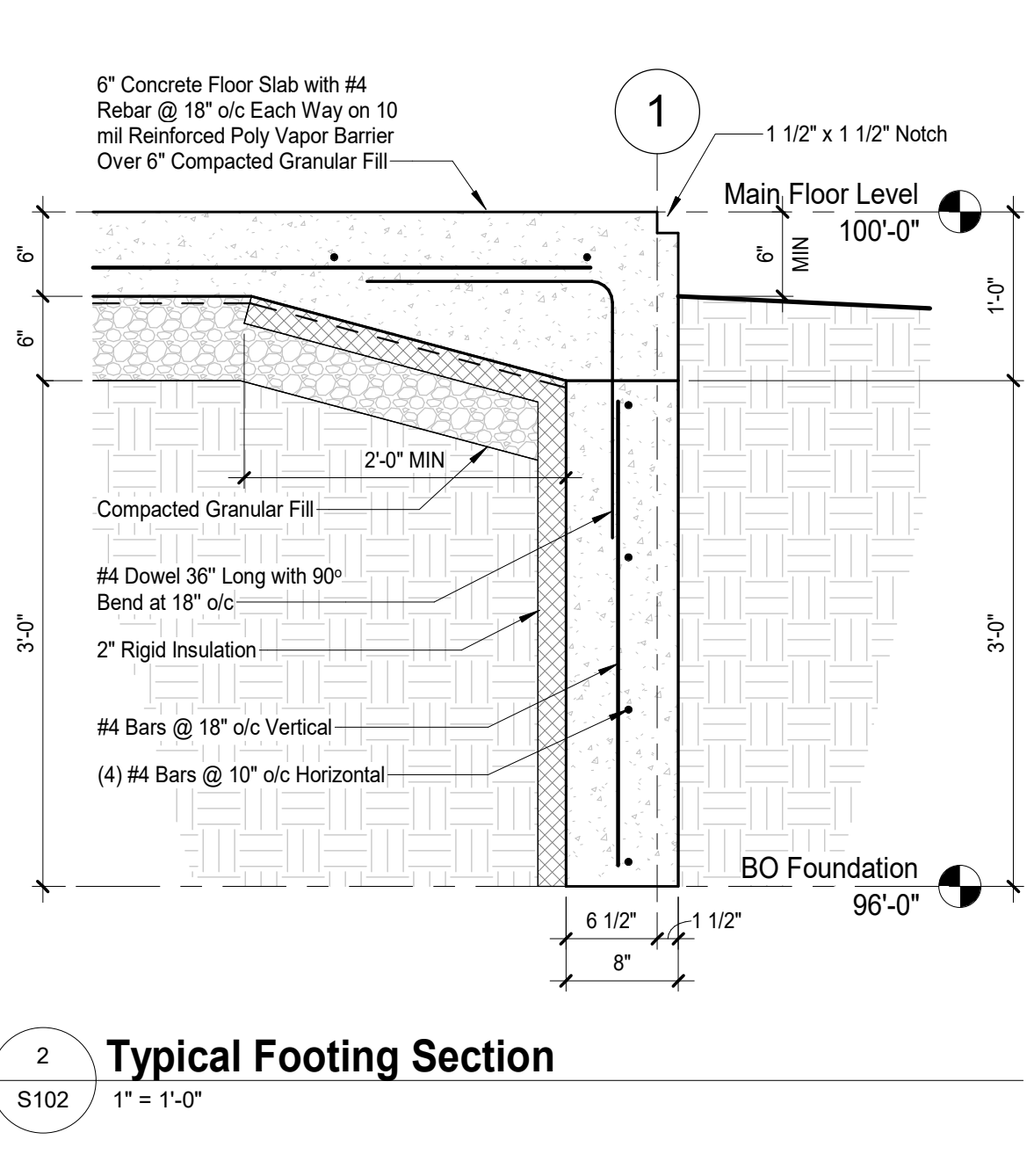
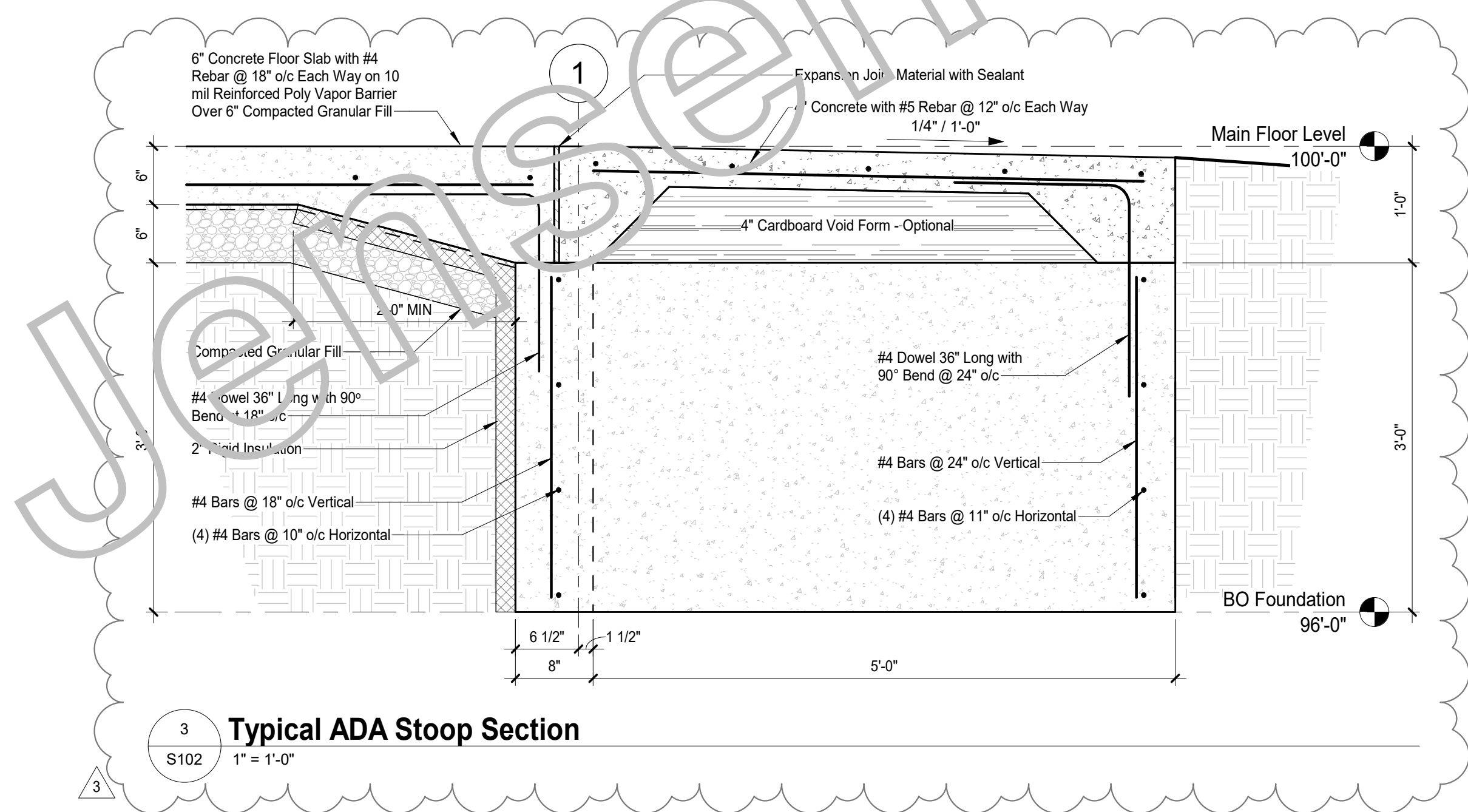
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Jensen Jamb Installed Detail

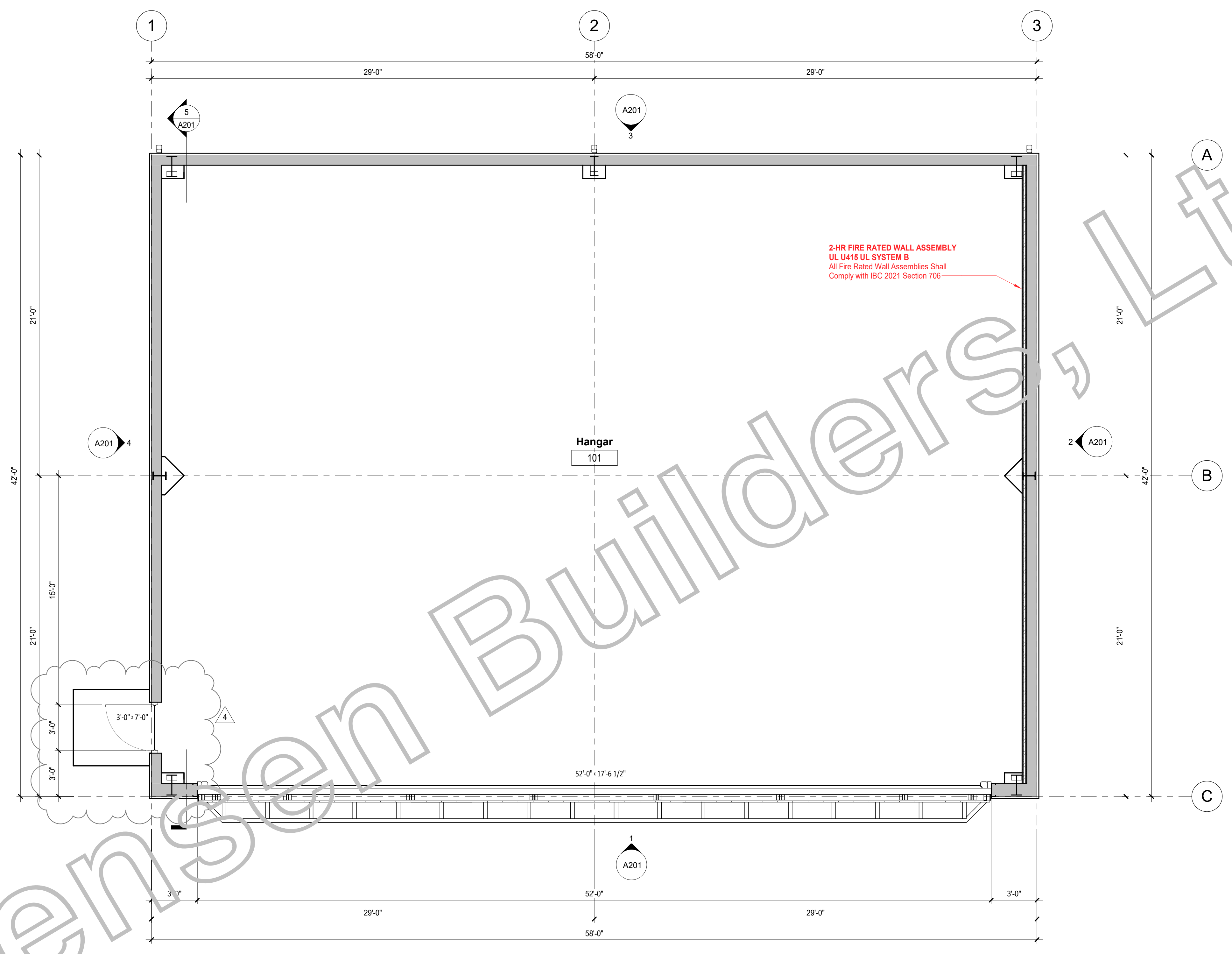
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**Structural Details**

**S102**

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**Main Floor Level Plan**  
 A101  
 1/4" = 1'-0"  
 1/4" = 1'-0" Scale in Feet

**General Construction Notes**

- All work shall be completed in accordance with locally adopted building codes and ordinances.
- Contractor to coordinate their work with the work of all other trades to ensure proper sequencing of installation.
- Contractor to verify actual dimensions and conditions with respect to the extent of work indicated prior to commencement of this project. Notify the Architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.
- Dimensions are to face of existing finish material, face of new studs or centerline of structure unless noted otherwise.
- The owner shall be notified of all utility shutoff, temporary or permanent, 48 hours prior to shutoff. All shutoffs shall be coordinated with the owner to minimize the impact on the owner's operations.
- All site information, fixtures and equipment shown is provided for coordination purposes only. The layout is considered conceptual. Refer to civil, mechanical, electrical, plumbing, fire and life safety, etc., for specific design information.
- Provide positive drainage of surface water away from building without ponding of water adjacent to building or on pavements.
- Contractor to coordinate all above ceiling attic work lighting, ductwork or other systems to ensure interference conditions are avoided.
- Caulk and seal all expansion - control joints, saw cut joints at all interior and exterior masonry and concrete.
- Provide adequate wood blocking for millwork, fixtures, equipment, plumbing fixtures and accessories, electric panels, roof access ladder, furniture or by owner items, etc..
- All openings through walls, floors, ceiling or other that are not being reused or were created during construction shall be patched with like materials and colored to match existing.
- All conduits, pipes, wiring, rough-in, etc., should be held as tight as possible to supporting construction, or be kept inside wall cavities. Nothing shall be below the main edge of roof supporting structural components, nothing shall be exposed in finished spaces, nothing shall prevent a smooth finished surface as noted on the drawings - plumbing shall not be ran in exterior walls. Placement coordination between the trades is required.
- Damage to existing building materials shall be repaired or replaced to the owners satisfaction at the contractor expense.
- Touch-up and restore finishes where damaged by construction efforts. Remove spilled, splashed and spilted paints or stains from all surfaces. Take care not to damage surfaces during the cleaning process. Remove from the premises rubbish and accumulated materials of any nature not caused by others so as to leave the work area clean, orderly and acceptable condition.



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Design-Build General Contractor

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**Ankeny Regional Airport**  
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NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
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 SHEET TITLE

**Main Floor Level**

**A101**





**Project Title:** Reconstruct Airport Entrance Roundabout and Terminal Parking Lot  
**Contractor:** Jensen Builders, Ltd.  
**Address:** 2097 NE 60th Avenue, Des Moines, IA 50313  
**Finance Budget Code:** \_\_\_\_\_ **Finance Project Code:** N/A  
**Vendor Project or Invoice #:** 2022001042-007 **PO #** N/A  
**Original Contract Date:** July 10, 2025 **Vendor #** N/A

Change Order Number: 5

Change Order Date: May 7, 2026

**Purpose of Change Order:**

This Change Order addresses the following project changes:

Final Quantities Adjustment  
 Modifications to the Dumpster Enclosure  
 Monument Sign Landscaping Changes and Upgrades

Change Order #5 will increase the contract by Eight Hundred Fifty-One Dollars and 87/100 (\$6,379.87) from Five Hundred One Thousand One Hundred Sixty-One Dollars and 12/100 (\$501,161.12) to Five Hundred Two Thousand Twelve Dollars and Ninety-Nine Cents (\$502,012.99).

**Details of Change Order:**

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
9	PAVEMENT, PCC, 6-INCH	SY	4,911.00	14.50	\$ 51.66	\$ 749.07
14	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	19.00	2.00	\$ 256.40	\$ 512.80
22	FILTER SOCK, 12-INCH	LF	1,200.00	(1,200.00)	\$ 2.73	\$ (3,276.00)
23	FILTER SOCK, REMOVAL	LF	1,200.00	(1,200.00)	\$ 0.27	\$ (324.00)
5A-1	LANDSCAPING - MEDIAN & SIDEWALK AREAS	LS	0.00	1.00	\$ 3,190.00	\$ 3,190.00
						\$ -
						\$ -
						\$ -

**Change Order Number 5 makes the following adjustments to the contract: \$ 851.87**

Contractor Accepted: Jensen Builders, Ltd.

By: \_\_\_\_\_

Date: \_\_\_\_\_

Engineer Approved: McClure

By: *Dave Jensen*

April 29, 2026

**Record of Change Orders**

#	Date	Amount
<b>Original Contract amount</b>		\$492,313.12
1	October 9, 2025	\$3,548.00
3	October 9, 2025	\$3,300.00
2	November 6, 2025	\$2,000.00
4	May 7, 2026	\$851.87
5		
6		
7		
8		

**Revised Contract amount: \$502,012.99**

City of Ankeny Staff Approval

By: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Accepted: Polk County Aviation Authority

By: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Current Calendar Day Contract Time:</b>	83 Calendar Days
<b>Calendar Days Adjustment:</b>	2 Calendar Days

**Revised Calendar Days: 85**



April 29, 2026

Mr. Dave Kalwishky, Airport Manager  
Ankeny Regional Airport  
Polk County Aviation Authority, IA  
3701 SE Convenience Blvd.  
Ankeny, IA 50021

**RE: Ankeny Regional Airport  
Reconstruct Airport Entrance Roundabout and Terminal Parking Lot  
FAA Project BIL-AIG 3-19-0132-034-2025**

**STATEMENT OF COMPLETION**

Mr. Kalwishky:

This is to verify that McClure has reviewed the work performed by Jensen Builders, LTD of Des Moines, Iowa, on the above referenced project under their contract with the Polk County Aviation Authority, Iowa dated July 10, 2025. The final construction cost on the project was \$502,012.99. All construction costs were in general conformance with plan quantities. Underruns, overruns, and new contract items mitigated by change orders were included with the project. These included final quantity adjustments and various additional construction items. Some costs have been determined to be ineligible for BIL-AIG participation (trash enclosure related items). These costs will be identified and excluded from any federal grant reimbursement requests. The federal participation for this project is 95%.

McClure finds the work to be completed in substantial compliance with the Plans and Specifications and Change Orders governing the construction of this Work. We, therefore, recommend this Work be accepted by the Polk County Aviation Authority and payment of final retainage released to the said Contractor 30 days after the official date of acceptance or earlier if approved by the Authority.

Respectfully submitted,

McCLURE

Dave L. Joens, P.E.  
Project Manager

**ACCEPTED BY: Polk County Aviation Authority, Iowa**

By: Jeff Wangsness, Chairman

Dated: \_\_\_\_\_, 2026

**RESOLUTION 2026-**

**RESOLUTION ACCEPTING THE RECONSTRUCTION OF THE AIRPORT ENTRANCE  
ROUNDBOUT AND TERMINAL PARKING LOT PROJECT AT THE ANKENY  
REGIONAL AIRPORT**

**WHEREAS**, the Polk County Aviation Authority is under contract with Jensen Builders of Des Moines, Iowa. for the reconstruction of the airport entrance roundabout and terminal parking lot project at the Ankeny Regional Airport; and

**WHEREAS**, the said contractor has fully completed the construction of said entrance roundabout and terminal parking lot in accordance with the terms of the said contract and with the plans and specifications, as shown by the Engineer's Statement of Completion, dated April 29, 2026.

**NOW, THEREFORE, BE IT RESOLVED** that the Polk County Aviation Authority approves and adopts the said certificate of the Engineer, approves and accepts the said entrance roundabout and terminal parking lot reconstruction at the Ankeny Regional Airport, having been fully completed in accordance with said plans, specifications and form of contract with the final construction cost hereby determined to be \$502,012.99 as shown in said statement of the Engineer.

**BE IT FURTHER RESOLVED** that, in accordance with the contract documents, the retainage amount of \$5,020.13 shall be paid to the contractor after a period of thirty (30) days from the date of acceptance of the project by the Polk County Aviation Authority and upon submittal of all required documentation by the contractor.

Dated at Ankeny, Iowa this 7<sup>th</sup> day of May, 2026.

Polk County Aviation Authority

\_\_\_\_\_  
Jeff Wangsness, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Klemme, Recording Secretary



**APPLICATION FOR PARTIAL PAYMENT NO.**

**5**

PROJECT: Ankeny Regional Airport  
Reconstruct Roundabout and Terminal Parking Lot  
OWNER: Polk County Aviation Authority (PCAA)  
CONTRACTOR: Jensen Builders, Ltd.  
ADDRESS: 2097 NE 60th Avenue, Des Moines, IA 50313  
DATE: April 29, 2026

McCLURE PROJECT NO.: 2022001042-012  
FAA BIL-AIG PROJECT NO.: 3-19-0132-034-2025

December 31, 2025 (PA#4) through April 29, 2026

**1. CONTRACT SUMMARY:**

Original Contract Amount:	\$492,313.12	CONTRACT PERIOD:	74 Calendar Days
Net Change by Change Orders:	<u>\$9,699.87</u>	Original Contract Date:	July 10, 2025
Contract Amount to Date:	\$502,012.99	Original Contract Time:	74 Calendar Days

**2. WORK SUMMARY:**

Total Work Performed to Date:	\$502,012.99	Revised by Change Order:	11
Retainage: 1%	<u>\$5,020.13</u>	Contract Time to Date:	85 Calendar Days
Total Earned Less Retainage:	\$496,992.86	Time Used to Date:	<u>71 Calendar Days</u>
Less Previous Applications for Payment:	<u>\$482,181.59</u>	Contract Time Remaining:	14 Calendar Days
<b>AMOUNT DUE THIS APPLICATION:</b>	<b><u><u>\$14,811.27</u></u></b>	Substantial Completion Date:	October 31, 2025 (actual)

**3. CONTRACTOR'S CERTIFICATION:**

The undersigned CONTRACTOR certifies that:  
(1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and  
(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests, and encumbrances.

Jensen Builders, Ltd.  
CONTRACTOR


By \_\_\_\_\_

DATE: \_\_\_\_\_

**4. ENGINEER'S APPROVAL:**

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

McClure  
ENGINEER

By  \_\_\_\_\_

DATE: 4/29/2026

**5. OWNER'S APPROVAL:**

Polk County Aviation Authority  
OWNER

By \_\_\_\_\_

DATE: \_\_\_\_\_

**Summary of Pay Request No. 5**  
**Ankeny Regional Airport - Ankeny, Iowa**  
**Reconstruct Airport Entrance Roundabout and Terminal Area Parking Lot - FAA BIL-AIG #3-19-0132-034-2025**

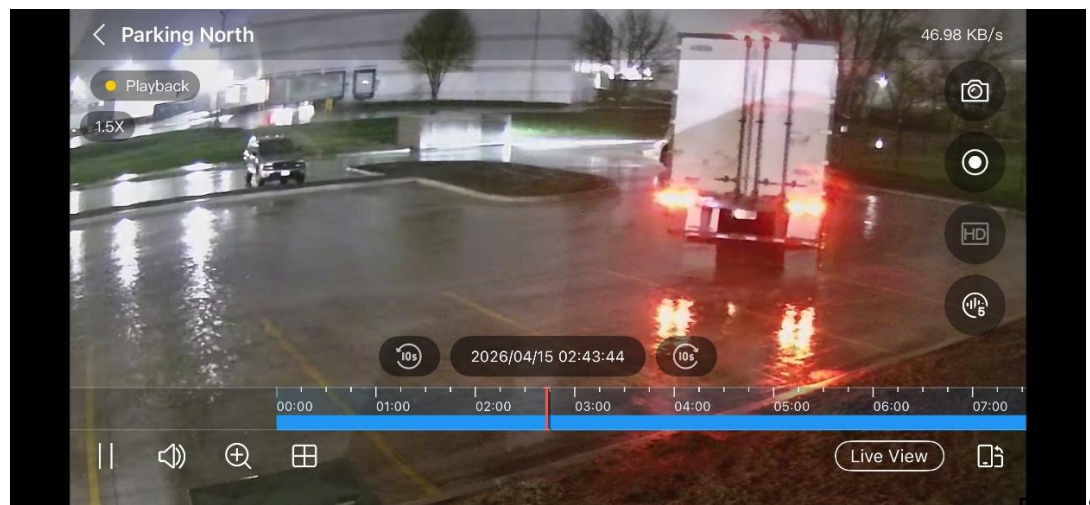
Item No.	Desc.	Bid			Unit Price	Bid or Change Order Cost	Previous Period(s)			Current Period			Total (To-Date)			
		Quantity	Unit	Quantity			Cost	Quantity	Cost	Quantity	Cost	Current Quantity	Current Cost	% Complete		
<b>BASE BID DIVISION I - BIL-AIG ELIGIBLE COSTS</b>																
1	TOPSOIL, ON-SITE, STRIP, SALVAGE, AND RESPREAD	200	CY		47.62	\$	9,524.00	200.00		\$	9,524.00	200.00		\$	9,524.00	100%
2	EXCAVATION, CLASS 10	1,096	CY		15.75	\$	17,262.00	1,096.00		\$	17,262.00	1,096.00		\$	17,262.00	100%
3	SUBGRADE PREPARATION, IDOT 4123, 12-INCH	5,327	SY		2.87	\$	15,288.49	5,327.00		\$	15,288.49	5,327.00		\$	15,288.49	100%
4	GEOTEXTILE FABRIC	5,327	SY		1.75	\$	9,322.25	5,327.00		\$	9,322.25	5,327.00		\$	9,322.25	100%
5	MODIFIED SUBBASE, 6-INCH	5,119	SY		9.78	\$	50,063.82	5,119.00		\$	50,063.82	5,119.00		\$	50,063.82	100%
6	COMPACTION TESTING	1	LS		2,750.00	\$	2,750.00	1.00		\$	2,750.00	1.00		\$	2,750.00	100%
7	INTAKE ADJUSTMENT, MINOR	4	EA		275.00	\$	1,100.00	4.00		\$	1,100.00	4.00		\$	1,100.00	100%
8	PAVEMENT, PCC, 6-INCH	4,911	SY		51.66	\$	253,702.26	4,911.00		\$	253,702.26	4,911.00		\$	253,702.26	100%
9	PCC PAVEMENT SAMPLES AND TESTING	1	LS		3,520.00	\$	3,520.00	1.00		\$	3,520.00	1.00		\$	3,520.00	100%
10	REMOVAL OF SIDEWALK	309	SY		3.88	\$	1,198.92	309.00		\$	1,198.92	309.00		\$	1,198.92	100%
11	SIDEWALK, PCC, 4-INCH	318	SY		80.27	\$	25,525.86	318.00		\$	25,525.86	318.00		\$	25,525.86	100%
12	DETECTABLE WARNING	24	SF		34.65	\$	831.60	24.00		\$	831.60	24.00		\$	831.60	100%
13	PAVEMENT REMOVAL	4,994	SY		4.71	\$	23,521.74	4,994.00		\$	23,521.74	4,994.00		\$	23,521.74	100%
14	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	19	STA		256.40	\$	4,871.60	19.00		\$	4,871.60	19.00		\$	4,871.60	100%
15	PAINTED SYMBOLS AND LEGENDS	4	EA		190.93	\$	763.72	4.00		\$	763.72	4.00		\$	763.72	100%
16	TEMPORARY TRAFFIC CONTROL	1	LS		4,030.00	\$	4,030.00	1.00		\$	4,030.00	1.00		\$	4,030.00	100%
17	TYPE A SIGN, SHEET ALUMINUM	6	EA		363.00	\$	2,178.00	6.00		\$	2,178.00	6.00		\$	2,178.00	100%
18	SALVAGE AND RE-INSTALL CREW CAR SIGN	2	EA		290.00	\$	580.00	2.00		\$	580.00	2.00		\$	580.00	100%
19	HYDRAULIC, SEEDING, FERTILIZING, AND MULCHING	0.3	AC		8,185.00	\$	2,455.50	0.00		\$	2,455.50	0.00		\$	2,455.50	100%
20	SWPPP PREPARATION	1	LS		2,725.00	\$	2,725.00	1.00		\$	2,725.00	1.00		\$	2,725.00	100%
21	SWPPP MANAGEMENT	1	LS		2,180.00	\$	2,180.00	1.00		\$	2,180.00	1.00		\$	2,180.00	100%
22	FILTER SOCK, 12-INCH	1,200	LF		2.73	\$	3,276.00	1,200.00		\$	3,276.00	1,200.00		\$	3,276.00	100%
23	FILTER SOCK, REMOVAL	1,200	LF		0.27	\$	324.00	1,200.00		\$	324.00	1,200.00		\$	324.00	100%
24	CONSTRUCTION SURVEY	1	LS		3,815.00	\$	3,815.00	1.00		\$	3,815.00	1.00		\$	3,815.00	100%
25	MOBILIZATION	1	LS		16,835.00	\$	16,835.00	1.00		\$	16,835.00	1.00		\$	16,835.00	100%
26	CONCRETE PARKING STOP	4	EA		165.00	\$	660.00	4.00		\$	660.00	4.00		\$	660.00	100%
27	LANDSCAPE ROCK	5	TON		310.00	\$	1,550.00	5.00		\$	1,550.00	5.00		\$	1,550.00	100%
<b>BASE BID DIVISION II - NON-ELIGIBLE COSTS</b>																
28	SUBGRADE PREPARATION, IDOT 4123, 12-INCH	69	SY		2.87	\$	198.03	69.00		\$	198.03	69.00		\$	198.03	100%
29	GEOTEXTILE FABRIC	69	SY		1.75	\$	120.75	69.00		\$	120.75	69.00		\$	120.75	100%
30	MODIFIED SUBBASE, 6-INCH	61	SY		9.78	\$	596.58	61.00		\$	596.58	61.00		\$	596.58	100%
31	PAVEMENT, PCC, 6-INCH	54	SY		87.00	\$	4,698.00	54.00		\$	4,698.00	54.00		\$	4,698.00	100%
32	DUMPSTER ENCLOSURE	1	LS		26,845.00	\$	26,845.00	0.70		\$	18,791.50	1.00		\$	26,845.00	100%
<b>TOTAL - BASE BID DIVISION I - BIL-AIG ELIGIBLE COSTS</b>																
<b>TOTAL - BASE BID DIVISION II - NON-ELIGIBLE COSTS</b>																
<b>TOTAL - BASE BID</b>																
<b>CHANGE ORDER NO. 1 - Museum Curbs</b>																
1A-1	Remove and Replace 2 Curb Sections	1	LS		3,548.00	\$	3,548.00	1.00		\$	3,548.00	1.00		\$	3,548.00	100%
<b>TOTAL - CHANGE ORDER NO. 1</b>																
<b>CHANGE ORDER NO. 3 - North Pavement Repair</b>																
3A-1	Remove and Replace Failed Access Pavt Section	1	LS		3,300.00	\$	3,300.00	1.00		\$	3,300.00	1.00		\$	3,300.00	100%
<b>TOTAL - CHANGE ORDER NO. 3</b>																
<b>CHANGE ORDER NO. 2 - Leveling and Cleanup of Stockpile Area</b>																
2A-1	Leveling and Cleanup of Stockpile Area	1	LS		2,000.00	\$	2,000.00	1.00		\$	2,000.00	1.00		\$	2,000.00	100%
<b>TOTAL - CHANGE ORDER NO. 2</b>																
<b>CHANGE ORDER NO. 4 - Nyloplast Storm Sewer Drain Basin</b>																
4A-1	Nyloplast Storm Sewer Drain Basin	1	LS		0.00	\$	-	N/A		\$	-	0.00		\$	-	N/A
<b>TOTAL - CHANGE ORDER NO. 4 - APPROVED BUT NOT USED</b>																
<b>CHANGE ORDER NO. 5 - Final Adjust/Landscaping/Dumpster/Rut Repair</b>																
9	Pavement, PCC, 6-Inch	14.5	SY		51.66	\$	749.07			\$	749.07	14.50		\$	749.07	100%
14	Painted Pavement Markings, Solvent/Waterborne	2	STA		256.40	\$	512.80			\$	512.80	2.00		\$	512.80	100%
22	Filter Sock, 12-Inches	-1,200	LF		2.73	\$	(3,276.00)			\$	(3,276.00)	(1,200.00)		\$	(3,276.00)	0%
23	Filter Sock, Removal	-1,200	LF		0.27	\$	(324.00)			\$	(324.00)	(1,200.00)		\$	(324.00)	0%
5A-1	Landscaping - Median & Sidewalk Area	1	LS		3,190.00	\$	3,190.00			\$	3,190.00	1.00		\$	3,190.00	100%
<b>TOTAL - CHANGE ORDER NO. 5</b>																
<b>Current Cost Total for Base Bid and Approved Change Orders</b>																
										\$	502,012.99	\$	14,960.87	\$	502,012.99	100.00%

**Previous Pay Requests Approved**

1	\$ 25,532.92
2	\$ 261,833.30
3	\$ 184,260.50
4	\$ 10,554.87
5	\$ -

**Summary**

Value of Completed Work	\$ 502,012.99
Less Retainage 1.00%	\$ 5,020.13
Net Amount Due Through This Request	\$ 496,992.86
Less Amounts Previously Approved	\$ 482,181.59
<b>Amount Due This Request</b>	<b>\$ 14,811.27</b>



88 people are on the waiting list.  
 42 people do not currently have a plane to put into a hangar.

46 people have a plane to put into a hangar.  
 10 people live out of state.

T HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	11/5/2020	James Stogdill	Cardinal N52604			<p>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 guarentee 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.                      01/13/26: Dave K reached out Jim to see if there were any updates on moving to IKV when a hangar opens up.                      01/14/26: Dave K Jim texted back that the majority owner does not want to move the plane to IKV, Jim said to leave him on as the owner may change his mind.                      04/10/26: Dave K I sent him a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up.</p>	2
2	11/20/2020	Todd Lenig	Looking: Stearman			<p>11/5/21 Dave K - emailed asking if he is still interested. wrote back to keep him on the list.                      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.</p>	1
3	4/5/2021	Jacob Greenfield	Building: Sonex B			<p>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 of 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.</p>	1

4	6/8/2021	Paul Peterson	Cessna 180 N5466E		<p>11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.</p> <p>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.</p> <p>10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25.</p> <p>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.</p> <p>11/03/25: Dave K Paul never got back to me so I've incremented his pass counter from 0 to 1.</p> <p>01/13/26: Dave K called Paul and left a voice message asking if he was still interested in a T hangar if one would open up this year. I called because I've been unable to reach him via email or text.</p> <p>02/02/26: Dave K Paul has not responded as of today.</p> <p>04/10/26: Dave K I have not heard from Paul, I sent him a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He had a couple of questions about what could be stored in the hangar and said he'd consider it if/when the time comes.</p>	1
5	8/12/2021	David Hogan	RV6 N709RW		<p>08/12/21: Dan Stull: David called in, I told him to email me. Have not received email.</p> <p>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.</p> <p>11/24/21 He replied back to stay on the list.</p> <p>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.</p> <p>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.</p> <p>10/25/25: Dave K sent a text to David about the hangar.</p> <p>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.</p> <p>02/02/26: Dave K I sent David an email letting him know I will have two hangars opening this year and if he'd be interested.</p> <p>02/03/26: Dave K David had some questions about the hangar, I replied.</p> <p>04/10/26: Dave K I sent David a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He would pass a this time.</p>	1
6	8/31/2021	Sam Marcsisak	Looking		<p>11/05/21: Dave K - emailed asking if he is still interested.</p> <p>11/08/21: emailed back asking to stay on list.</p> <p>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.</p> <p>02/02/26: Dave K I sent Sam an email letting him know I will have two hangars opening this year and if he'd be interested.</p> <p>02/03/26: Dave K Sam replied that he is still looking for a plane.</p>	1

7	8/31/2021	Chad Larson	Piper Saratoga N11YT		<p>###/###/###: 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.</p> <p>11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list.</p> <p>07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number.</p> <p>10/26/25: Dave K emailed Chad asking if he'd be ineretsed in a hangar in December or January if one opens up.</p> <p>10/27/25: Dave K Chad got back to me, he will take a hangar when one opens up.</p> <p>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.</p> <p>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.</p> <p>04/10/26: Dave K I sent Chad a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. He is still interested.</p>	1
8	9/7/2021	Larry Plathe	looking: Malibu		<p>11/05/21: Dave K - emailed asking if he is still interested.</p> <p>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.</p>	1
9	10/4/2021	Kolbe Stenoien	Looking: C172 or A36		<p>11/05/21: Dave K - emailed asking if he is still interested. He emailed back that he wants to remain on the list.</p> <p>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.</p> <p>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.</p>	1
10	1/11/2022	Tom Drew	Looking		<p>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.</p> <p>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.</p>	1
11	1/26/2022	Solar Flying Club	Looking		<p>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.</p> <p>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.</p> <p>05/30/25: Dave K changed the name to Jesse since Doug is no longer in the club.</p> <p>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.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1
12	1/28/2022	Paul Reinke	Building: RANS S21		<p>01/28/22: Dave K - Paul e-mailed asking to be put on the list.</p> <p>11/03/25: Dave K sent Paul an email asking he would be interested in a hangar if one would become available in January.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1
13	2/3/2022	Dalton Headlee	Looking		<p>02/03/22: Dave K - Dalton e-mailed asking to be put on the list.</p> <p>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.</p> <p>11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.</p>	1
14	3/3/2022	Ken King	Looking		<p>03/03/22: Dave K - Ken e-mailed asking to be put on the list.</p> <p>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.</p>	1

15	4/21/2022	Austin Lanphier	Looking			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.
16	5/31/2022	John Kolbo	Bellanca Viking N4747V			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.
17	6/2/2022	Bill Bergren	Cessna 182 N3210Y			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 intertested 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. 11/14/25: Dave K Bill got back to me, he will not move until the airport reconstruction has been completed next year.
18	6/17/2022	Jeremy Sikes	Cessna 182 N8711T			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 intersted in a hangar when one becomes available. He got back to me that he is interested.
19	7/10/2022	Harold Petro	Cessna 140 N76843			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 intersted in a hangar when one becomes available. He got back right away that he'd take a hangar.
20	7/11/2022	Greg Jensen	Cherokee 235 N8655W			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.
21	8/26/2022	Shaune Osborne	Looking			08/26/22: Dave K Shaune e-mailed asking to be put on the list.
22	9/6/2022	Nichole Needs	Cessna 150 N60538			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.
23	9/7/2022	Gravis Alger	Looking			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.
24	9/7/2022	David Switzer	Lancair Legacy N84V			09/07/22 - Dave K - David e-mailed asking to be put on the list.
25	11/15/2023	Rocky Kinney	Piper Cherokee 140 N418FL			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.
26	2/14/2023	Wing It LLC	Piper Cherokee N777KC			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,
27	2/14/2023	Aaron Hopkins	Cessna 172 N739YM			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.
28	3/7/2023	Gabe Roth	Citabria N82VB			03/07/23 - Gabe e-mailed asking to be put on the list.
29	3/14/2023	Bob Folkestad	Looking: Carbon Cub			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.
30	4/6/2023	Jeff Vosberg	PA28-235 Pathfinder N32089			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.

31	4/11/2023	Joe Kirby	Cirrus SR22 N527JK			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.
32	10/24/2018	Todd Slezak	Looking: Carbon Cub			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.
33	6/12/2023	Corbin McClavy	Looking			06/12/23 - Corbin e-mailed asking to be put on the list.
34	1/10/2020	Andy Maysent	Looking			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.
35	12/23/2019	Ben Welch	Lancair, Robinson, C172			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.
36	7/11/2023	Ryan White	Cessna 150 N227LL			07/11/23 Dave K received an e-mail from Ryan to be added to the list.
37	8/10/2023	Ryan Brosz	Building RV-14			08/10/23 Dave K received an e-mail from Ryan to be added to the list.
38	9/20/2023	Patrick Murphy	Commander 114 N4722W			09/20/23 Dave K received an e-mail from Patrick to be added to the list.

39	6/7/2017	Mike Hubbell	NX Cub		<p>11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has.</p> <p>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.</p> <p>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.</p> <p>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.</p> <p>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.</p> <p>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.</p> <p>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 come open and that I have one that should open this month.</p> <p>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.</p> <p>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.</p> <p>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.</p>
40	12/5/2023	Evan Reiman	Cirrus N906CT		12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
41	12/10/2023	Jesse Tischer	Cessna 205 N205HN		12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
42	12/20/2023	Samuel Rankin	SR22 N119WZ		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.
43	2/8/2024	Kent Lehs	Cessna 182 N101AM		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.
44	2/12/2024	Scott Moritz	Looking		02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
45	3/21/2024	Jacob Anderson	Citabria		03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to him.
46	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS		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.
47	4/14/2024	Jordon Elwell	Looking		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.
48	4/18/2024	Curt Nelson	Piper Archer 180 N2501R		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.
49	3/21/2016	CAP - Darrel Mullins	Looking: possible CAP plane		<p>05/05/21 Dan - passes</p> <p>11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list.</p> <p>10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text.</p> <p>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.</p> <p>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.</p> <p>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.</p>

50	4/21/2024	Steven Chester	Bonanza N8570M		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.
51	4/25/2024	Barb Spencer	Looking		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.
52	6/21/2024	Steve McClatchey	C172A N7689T		06/21/24 Kappy spoke with Steve and she sent me his information.
53	8/23/2024	Arron Weeks	Lancair 235 N32TG		08/23/24 Dave K received a call from Aaron asking to be added to the list.
54	10/1/2024	Kirk Eno	Looking		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.
55	10/1/2024	Cody Christensen	Long EZ N848R		10/01/24 Dave K received a call from Cody asking to be added to the list. 02/25/26: Dave K Cody emailed and said he purchased a LongEZ that will be flyable this summer.
56	10/3/2024	Brett Hoben	Looking		10/01/24 Dave K received an email from Brett asking to be added to the list.
57	10/9/2024	Jeremy Whitver	Cessna 150 N5857G		10/09/24 Dave K received an email from Jeremy asking to be added to the list.
58	10/20/2024	Matthew Clark	Looking Cessna 150		10/20/24 Dave K received an email from Matthew asking to be added to the list.
59	10/24/2024	Dalexis Carrion Estrada	Looking Bonanza C35		10/24/24 Dave K: Dalexis stopped in asking about space so I got his info and added him to the list.
60	12/9/2024	Aleah Voigt	Cessna 172 N172PR		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.
61	12/13/2024	Drew Smith	Looking		12/13/24 Dave K received an email from Drew asking to be added to the list.
62	12/19/2024	Mike Vesey	Cirrus SR22T N24WD		12/19/24 Dave K received an email from Mike asking to be added to the list.
63	12/28/2024	Scott Hogue	Grumman Yankee N9962L		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.
64	1/15/2025	Mike Kanne	Comanche N9243P		01/15/25: Dave K received a call from Mike asking to be added to the list.
65	1/21/2025	BruceVanderpool / Sara Allen	Looking		01/21/25: Dave K received an email from Bruce asking to be added to the list.
66	2/25/2025	Ted Quick	Looking: Archer		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.
67	2/26/2025	Larry Chase	Cessna 182 N2070G		02/26/25: Dave K received an email from Larry asking to be added to the waiting list.
68	3/25/2025	Mike callison	Stinson 108-3 N6528M		03/25/25: Dave K received an email from Mike asking to be added to the waiting list.
69	4/7/2025	Dr Robert Lee	Cirrus SR22 N91GL		04/07/25: Dave K received an email from Robert asking to be added to the waiting list.
70	6/2/2025	Andy Rowland	Looking: <unknown type>		04/09/26: Andy noticed he was not on the waiting list, he sent me an email chain from last year where he requested to be added. I have added him at position 70 as that's where he should be based on the date of his request.

70	7/17/2019	Jeff Davis	Looking		<p>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.</p> <p>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.</p> <p>05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person.</p> <p>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.</p> <p>10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>05/27/25: Dave K No response to my text or Facebook message send on 05/06/25.</p> <p>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.</p>
71	8/28/2019	Dan Stull	Looking		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>08/06/24 Dave K never heard back from Dan so I'm moving on to the next person.</p> <p>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.</p> <p>10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
72	6/27/2025	Greg Mehrhoff	Cherokee 140 N40984		06/27/25: Dave K received an email from Greg asking to be added to the waiting list.
73	7/1/2025	Carter Albrecht	Looking: Cirrus		07/01/25: Dave K received a call from Carter asking to be added to the waiting list.
74	7/8/2025	Brian Larson	looking: 182		07/08/25: Dave K received an email from Brian asking to be added to the waiting list.
75	7/25/2025	Jonathan Morgan	Looking		07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

76	7/28/2025	Timothy Mahoney	2005 Sting Sport N606N		07/28/25: Dave K received an email from Timothy asking to be added to the waiting list.
77	8/11/2025	Daniel Strait	Cessna 182 N3350F		08/11/25: Dave K received an email from Daniel asking to be added to the waiting list.
78	9/3/2025	Chris Janssen	Mooney M20C N78875		09/03/25: Dave K received an email from Chris asking to be added to the waiting list.
79	9/9/2025	Dan Gannon	Cessna 182 N3340R		09/09/25: Dave K received an email from Dan asking to be added to the waiting list.
80	10/3/2025	Jason Rohlf	American Champion 8GCBC N395T L-19 N5308G		10/03/25: Dave K received an email from Jason asking to be added to the waiting list.
81	10/15/2025	Ryan Rock	Cirrus SR22 on order		10/15/25: Dave K received an email from Ryan asking to be added to the waiting list.
82	6/10/2020	Kayode Fajingbesi	Cessna 182 N251ME		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 an 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 questions 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.
83	11/10/2025	Jeremy Dubansky	Looking		11/10/25: Dave K Jeremy sent an email asking to be added to the list. He is taking lessons now through Exec 1.
84	12/15/2025	Craig Lundgren	Building: VANS RV9A		12/15/25: Dave K Craig sent an email asking to be added to the list.
85	10/9/2020	Brooks Woolson	Looking		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. 01/15/26: Dave K Brooks emailed as asked to be moved to the bottom of the list, it will be several years before he will be looking for a plane.

86	1/23/2026	Brandon Abel	1946 Aeronca 7AC, 1945 Welch OW-5M, 2002 Welch OW-8M (replica), 1936 Aeronca C-3			01/23/26: Dave K received an email from Brandon asking to be added to the waiting list.
87	4/6/2026	Brian Johnson	Looking			04/06/26: Nick Lambert asked to add Brian to the list (Brian is Nick's boss at Casey's).
88	4/21/2026	Adam Shelton	Piper Super Cub N1651P			04/21/26: Dave K received an email from Adam asking to be added to the waiting list.

SOUTH HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	12/27/2016	Dave Kalwishky	E10 - C182			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
2	7/11/2023	Ryan White	A10 - RV6			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
3	5/7/2025	Charles Goodall	J-06 - C182			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.	
4	12/22/2025	Nile Ackerman	E-06 - RV6			12/22/25: Dave K Nile asked to be on this list.	
5	1/13/2026	Kurt Wegge	D-08 - LongEZ			01/13/26: Dave K added Kurt at his request via text.	

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							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	10/24/2018	Todd Slezak				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				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				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				11/15/23 Dave K: I sent Nic an e-mail with his current position 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			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				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				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			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.



**Date Range Selection**

1/1/2025 12/31/2025

# Ankeny Regional Airport

## Aircraft Operations Data

### Operations Count for Date Range

**Based A/C** 13,817

**Non-Based A/C** 7,409

**Business Ops** 0

Select Business(es) (Ctrl-click for multiple)

- 
- Select all
- 007 ARKANSAS AVIATION LLC
- 1 VISION GENERAL AVIATION LLC
- 1698NG LLC

### 5010 Aligned Count for Date Range

**100 Air Carrier** (Blank)

**102 Air Taxi** 1,763

**103 GA Local** 39

**104 GA Itinerant** 21,187

**105 Military** 135

**Total Ops** 21,226  
(will not add up)

### Based Aircraft, 122

N Number	Group
N101AM	T Hangar
N101WG	T Hangar
N1173W	T Hangar
N1252	T Hangar
N143RW	T Hangar
N1443G	T Hangar
N1540M	T Hangar
N157WH	Exec 1 Aviation Charter
N158EC	Exec 1 Aviation Charter
N171SP	ISP
N183X	Box Hangar
N199TT	Exec 1 Aviation Charter

### Estimated Non-ADS-B Traffic

4,882

( 23% of the Traffic)

#### Runway Used

18	22	36	4	UND
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Press CTRL for Multiple Selection

Aircraft Registration Data  
From FAA.gov

Provided By:

For More Information:  
info@airportmonitoring.com  
855-5HelpGA (543-5742)



# Ankeny Regional Airport

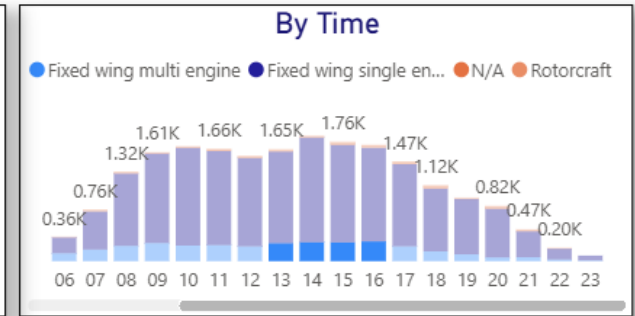
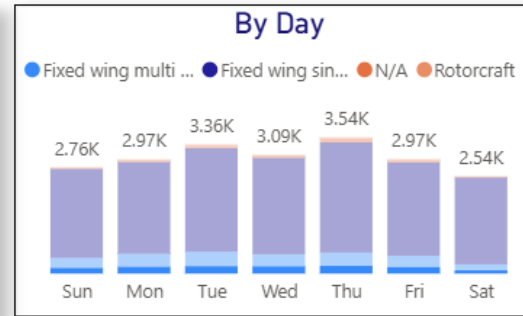
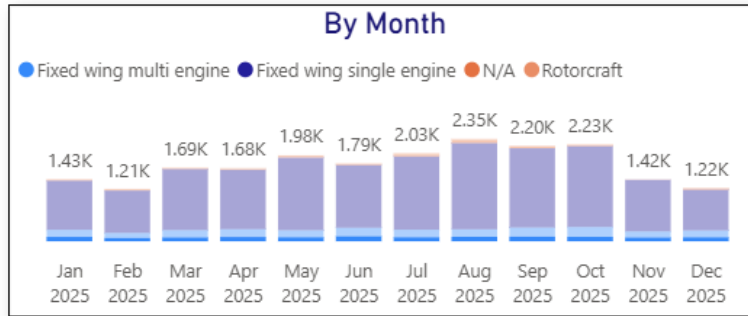
## Operations Between 10pm and 7am (default)

**Date Range Selection**

1/1/2025 12/31/2025

**Time(s)**

Multiple selections



Operation Date/Time	Manufacturer	Model	FAA N Number	Operation Type	Runway	Group
12/31/2025 2:45:17 PM	RAYTHEON AIRCRAFT COMPANY	400A	<a href="#">N400KP</a>	LA	18	Exec 1 Avia
12/31/2025 1:42:40 PM	TEXTRON AVIATION INC	525B	<a href="#">N612RM</a>	LA	18	Rick's Land
12/29/2025 4:08:14 PM	RAYTHEON AIRCRAFT COMPANY	400A	<a href="#">N732WB</a>	LA	36	Exec 1 Avia
12/27/2025 1:19:23 PM	RAYTHEON AIRCRAFT COMPANY	400A	<a href="#">N924BD</a>	TO	18	Exec 1 Avia
12/26/2025 4:02:43 PM	CESSNA	525A	<a href="#">N783DC</a>	TO	18	Non-Based
12/26/2025 3:39:19 PM	CESSNA	525A	<a href="#">N783DC</a>	LA	UND	Non-Based
12/26/2025 1:42:23 PM	TEXTRON AVIATION INC	525B	<a href="#">N612RM</a>	TO	36	Rick's Land

### Total Operations For Period

All Hours

**1,112**

### Total Operations For Period

Selected Hours

**1,112**

### Runway Used



Press CTRL for Multiple Selection

### Operation Type



**See Transient Overnights**

Provided By: **AIRPORT** MONITORING SYSTEMS

For More Information:  
[info@airportmonitoring.com](mailto:info@airportmonitoring.com)  
 855-5HelpGA (543-5742)

### Date Range Selection

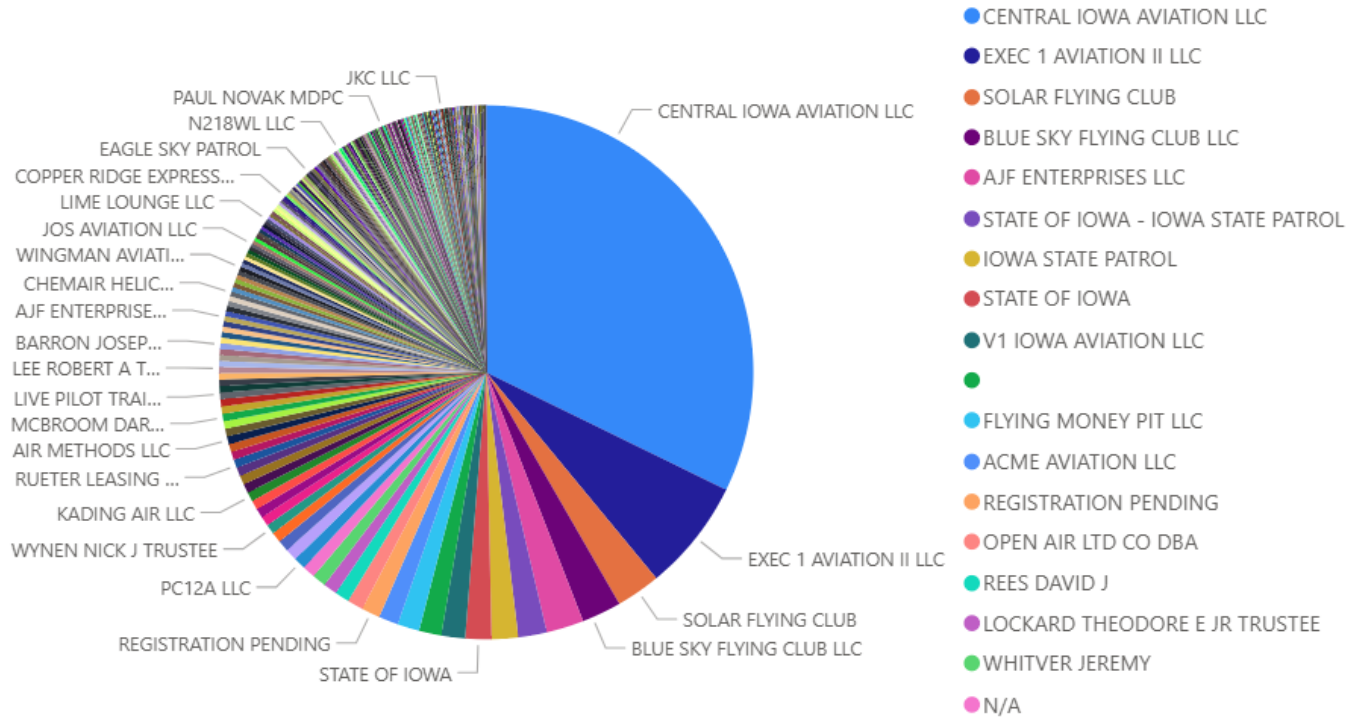
1/1/2025 12/31/2025



# Ankeny Regional Airport

## Aircraft Operations Data

### Operations by Registrant



### Runway Used



Press CTRL for Multiple Selection

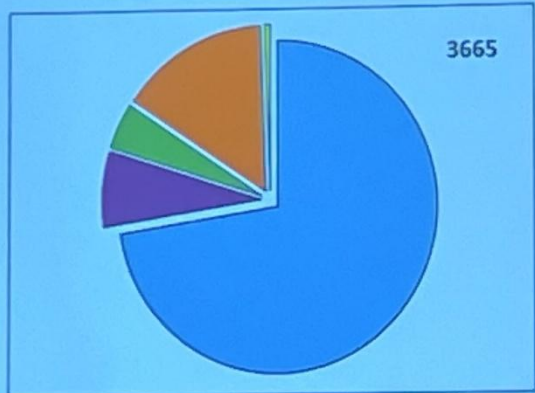
Provided By:



For More Information:

info@airportmonitoring.com  
855-5HelpGA (543-5742)

# Aircraft in Iowa

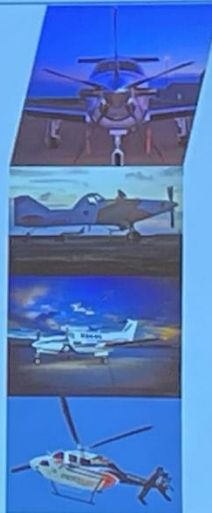


Single-engine	Multi-engine	Helicopter	UAS	Glider
2660	270	164	553	19

4-6-2023

# BUSINESS USE AIRCRAFT

- 3,665 Aircraft
  - 1,717 Used for Business
    - 965 Aerial Application
    - 539 Traditional Business (Incl. 166 turbine-powered and twin-engine piston aircraft. The rest are single engine aircraft.)
    - 187 Flight Training/Charter
    - 26 EMS Helicopters



# Top Aircraft Registrations

Source: aircraft.com

- Texas: Piper PA-28-140 (399)
- California: Cessna 172N (378)
- Florida: Cirrus SR22 (396)
- Iowa: DJI AGRAS T40 (214)



# Aerial Applicators

Registered with the Iowa DOT

April 2023: 55 Aircraft

April 2026: 553 Aircraft

905% Increase



IOWA | DOT

# Iowa Approach

- Pragmatic
- Airport Based (not vertiports initially)
  - Aprons, hangars, service,
- State and Local Planning
  - AAM Multi-State Collaborative
  - UND surveys/study
  - Minnesota partnership
- Electric Network Needed
  - Minimum Electric Airport Network (MEAN)
  - 24 Commercial and enhanced airports
- In Existing Aviation Legal Framework

IOWA | DOT

# IOWA MEAN MINIMUM ELECTRIC AIRPORT NETWORK

