



Polk County Aviation Authority Meeting

Thursday, June 4, 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 June 4, 2026 agenda without amendment.

C. PUBLIC FORUM

D. PUBLIC HEARING

1. PH 2026-02 Proposed Maintenance Building Project at the Ankeny Regional Airport.

Consider motion to close Public Hearing 2026-02.

Consider motion to receive and file bids received on May 14, 2026.

Consider motion to adopt RESOLUTION awarding the construction contract to Jensen Builders Ltd of Des Moines, Iowa in the amount of \$1,359,700.00 for the proposed Maintenance Building Project at the Ankeny Regional Airport.

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

- CA - 1.** Consider motion to approve the May 7, 2026 minutes.
- CA - 2.** Consider motion to approve Payment #41 in the amount of \$3,105.00 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 3.** Consider motion to approve Payment #10 in the amount of \$131,076.37 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.
- CA - 4.** Consider motion to approve Payment #5 in the amount of \$17,148.50 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.
- CA - 5.** Consider motion to approve Payment #8 in the amount of \$2,554.21 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 6.** Consider motion to approve Payment #2 in the amount of \$752,283.98 to Manatt's for construction services for the Reconstruct Runway 18/36 Project.
- CA - 7.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$929,835.68.
- CA - 8.** Consider motion to approve June 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.

G. REMOVED CONSENT AGENDA ITEMS:

H. OLD BUSINESS

I. NEW BUSINESS

- 1. Terminal Building Exterior Painting.
- 2. Consider motion to approve Change Order No. 1, pending FAA concurrence, with Manatt's, Inc. for the Reconstruct Runway 18/36 project in the amount of \$318,729.50 for changes to the construction scope related to the localizer and glideslope facilities.
- 3. Consider motion to adopt **RESOLUTION** granting an electric easement to MidAmerican Energy Company for the installation of a new primary line to serve the relocated RW 36 Localizer at the Ankeny Regional Airport.
- 4. Consider motion to adopt **RESOLUTION** authorizing Task Order No. 17 to the Master Agreement for construction management, administration, and observation services for the Construct Maintenance Storage Facility project at the Ankeny Regional Airport.

J. REPORTS

1. **FBO Update**
2. **Engineering Report**
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support
3. **Staff Report**
 - a. Fuel Sales
 - b. T-Hangar Waiting List
 - c. Phase 3 Box Hangar Update
 - d. Taxiway D Hangar Update
 - e. T Hangar Lease Update
 - f. IKV Development Proposal
 - g. Main Ramp and Taxiway C Patching
4. **Legal Counsel Report**
 - a. Beech 18 Parked Along Taxiway D
5. **Board Report**
6. **Chair Report**

K. ADJOURNMENT

PUBLIC HEARING 2026-02

5:00 P.M.

JUNE 4, 2026

MAINTENANCE BUILDING CONSTRUCTION PROJECT

Chairperson Wangsness

“This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and opinion of probable costs for the construction of certain public improvements described as the Maintenance Building Construction Project”.

Notice of this hearing was published in the Des Moines Register on May 22, 2026.

REPORT ON BIDS RECEIVED May 14, 10:30 A.M.

ASK IF THERE IS ANYONE PRESENT WHO WISHES TO BE HEARD FOR OR AGAINST THE PROPOSED PROJECT?

After any comments from the audience, Chairperson states: “We need to take the following actions”

1. Consider **MOTION** to close Public Hearing 2026-02.
2. Consider **MOTION** to receive and file report of bids received on May 14, 2026.
3. Consider **MOTION** to adopt **RESOLUTION** awarding the contract to Jensen Builders Ltd of Des Moines, Iowa, with a total of \$1,359,700.00 for the construction contract for the Maintenance Building Construction project.

May 15, 2026



Mr. Dave Kalwishky
Airport Board Manager
Polk County Aviation Authority
410 West First St.
Ankeny, IA 50023

**Re: Ankeny Regional Airport
Construct Maintenance Building
IOWA DOT PROJECT NO. 9I250IKV100 (AIP)
IOWA DOT PROJECT NO. 9I250IKV300 (GAVI)
Letter of Recommendation**

Dear Mr. Kalwishky:

McClure has reviewed the bids received May 14, 2026, for the *"Ankeny Regional Airport – Construct Maintenance Building"* project. A total of four (4) bids were received. All bids appear to be competitive, fair, and reasonable. The lowest responsive and responsible Bidder was Jensen Builders, Ltd., of Des Moines, IA. With all the necessary bid requirements being met, McClure recommends the contract in the amount of \$1,359,700.00 be awarded to Jensen Builders, Ltd.

The contract amount includes awarding Base Bid:

Base Bid: \$1,359,700.00

We have enclosed a copy of the bid tabulation for your files. If you have any questions or require any additional information, please call me at (515) 669-1815.

Sincerely,

McCLURE

A handwritten signature in black ink that reads "Austin J. Moran".

Austin J. Moran, P.E.
Project Manager

Enclosures: Bid Tab

BID TABULATION

McCLURE CLIVE, IOWA

DATE: May 14, 2025 TIME: 3:00 P.M.

For the construction of an improvement project described as:

ANKENY REGIONAL AIRPORT: CONSTRUCT MAINTENANCE BUILDING

IOWA DOT PROJECT NO. 9I250IKV100 (AIP)

IOWA DOT PROJECT NO. 9I250IKV300 (GAVI)

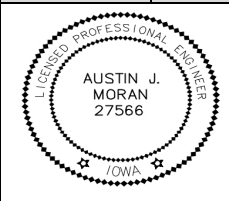
AT THE UNIT PRICES AND EXTENSIONS LISTED BELOW.



					ENGINEER'S ESTIMATE		Jensen Builders Ltd. Des Moines, IA		Kingland Construction Services, Inc. Forest City, IA		Henkel Construction Company Mason City, IA		Keystone Construction Services Waukee, IA	
ITEM NO.	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
BASE BID:														
1	2010-D-1	TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD	305.0	CY	\$ 18.00	\$ 5,490.00	\$ 10.37	\$ 3,162.85	\$ 19.68	\$ 6,002.40	\$ 19.29	\$ 5,883.45	\$ 40.00	\$ 12,200.00
2	2010-E-0	UNCLASSIFIED EXCAVATION	152.0	CY	\$ 20.00	\$ 3,040.00	\$ 23.98	\$ 3,644.96	\$ 15.95	\$ 2,424.40	\$ 15.63	\$ 2,375.76	\$ 30.00	\$ 4,560.00
3	2010-G-0	SUBGRADE PREPARATION, 12 IN.	555.0	SY	\$ 10.00	\$ 5,550.00	\$ 4.91	\$ 2,725.05	\$ 4.67	\$ 2,589.63	\$ 4.61	\$ 2,558.55	\$ 5.00	\$ 2,775.00
4	2010-J-0	MODIFIED SUBBASE, IDOT 4123, 6 IN.	555.0	SY	\$ 16.00	\$ 8,880.00	\$ 15.28	\$ 8,480.40	\$ 15.54	\$ 8,624.70	\$ 15.37	\$ 8,530.35	\$ 16.00	\$ 8,880.00
5	2010-M-0	COMPACTION TESTING	1.0	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,727.96	\$ 2,727.96	\$ 5,015.00	\$ 5,015.00	\$ 2,100.00	\$ 2,100.00	\$ 2,500.00	\$ 2,500.00
6	3010-F-0	TRENCH COMPACTION TESTING	1.0	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,182.39	\$ 2,182.39	\$ 2,271.00	\$ 2,271.00	\$ 2,100.00	\$ 2,100.00	\$ 2,500.00	\$ 2,500.00
7	4010-A-1	4 IN. SANITARY SEWER SERVICE, TRENCHED, PER PLAN	289.0	LF	\$ 15.00	\$ 4,335.00	\$ 71.53	\$ 20,672.17	\$ 74.62	\$ 21,565.18	\$ 73.14	\$ 21,137.46	\$ 100.00	\$ 28,900.00
8	4010-A-2	4 IN. SANITARY SEWER SERVICE, TRENCHLESS, PER PLAN	71.0	LF	\$ 75.00	\$ 5,325.00	\$ 158.71	\$ 11,268.41	\$ 226.00	\$ 16,046.00	\$ 221.54	\$ 15,729.34	\$ 135.00	\$ 9,585.00
9	4010-J-0	CONNECTION TO EXISTING OR PROPOSED MANHOLE OR STRUCTURE	5.0	EA	\$ 2,500.00	\$ 12,500.00	\$ 1,695.71	\$ 8,478.55	\$ 3,131.00	\$ 15,655.00	\$ 3,879.60	\$ 19,398.00	\$ 2,300.00	\$ 11,500.00
10	5010-E-1	2 IN. WATER SERVICE LINE EXTENSION, TRENCHLESS, PER PLAN	94.0	LF	\$ 75.00	\$ 7,050.00	\$ 106.87	\$ 10,045.78	\$ 157.90	\$ 14,842.60	\$ 154.76	\$ 14,547.44	\$ 90.00	\$ 8,460.00
11	5010-E-3	WATER SERVICE CURB STOP AND BOX	1.0	EA	\$ 1,000.00	\$ 1,000.00	\$ 2,986.97	\$ 2,986.97	\$ 4,001.00	\$ 4,001.00	\$ 3,922.00	\$ 3,922.00	\$ 1,500.00	\$ 1,500.00
12	5020-B-0	CONNECTION TO EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE ASSEMBLY	1.0	EA	\$ 11,000.00	\$ 11,000.00	\$ 11,660.56	\$ 11,660.56	\$ 17,196.00	\$ 17,196.00	\$ 16,854.00	\$ 16,854.00	\$ 15,000.00	\$ 15,000.00
13	5020-C-0	HYDRANT ASSEMBLY	1.0	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,114.37	\$ 10,114.37	\$ 8,544.00	\$ 8,544.00	\$ 8,374.00	\$ 8,374.00	\$ 11,000.00	\$ 11,000.00
14	6010-A-0	SW-301 CIRCULAR SANITARY MANHOLE, 48 IN. DIA.	2.0	EA	\$ 5,000.00	\$ 10,000.00	\$ 10,559.43	\$ 21,118.86	\$ 7,030.00	\$ 14,060.00	\$ 6,890.00	\$ 13,780.00	\$ 8,000.00	\$ 16,000.00
15	7010-A-0	PAVEMENT, PLAIN PCC, 8 IN.	555.0	SY	\$ 80.00	\$ 44,400.00	\$ 84.21	\$ 46,736.55	\$ 105.52	\$ 58,563.60	\$ 98.92	\$ 54,900.60	\$ 93.32	\$ 51,792.60
16	7010-I-0	PCC PAVEMENT SAMPLES AND TESTING	1.0	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,727.98	\$ 2,727.98	\$ 3,245.00	\$ 3,245.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
17	7040-H-0	EXISTING ± 8 IN. PCC AND ± 6 IN. BASE COURSE REMOVAL	1,062.0	SY	\$ 8.00	\$ 8,496.00	\$ 20.73	\$ 22,015.26	\$ 9.79	\$ 10,396.98	\$ 9.60	\$ 10,195.20	\$ 16.00	\$ 16,992.00
18	8030-A-0	TEMPORARY TRAFFIC CONTROL	1.0	LS	\$ 2,700.00	\$ 2,700.00	\$ 5,341.36	\$ 5,341.36	\$ 9,310.00	\$ 9,310.00	\$ 5,200.00	\$ 5,200.00	\$ 8,000.00	\$ 8,000.00
19	9010-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING TYPE 1 (PERMANENT LAWN MIXTURE)	0.1	AC	\$ 12,000.00	\$ 1,200.00	\$ 38,191.80	\$ 3,819.18	\$ 32,445.00	\$ 3,244.50	\$ 30,000.00	\$ 3,000.00	\$ 30,000.00	\$ 3,000.00
20	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	90.0	LF	\$ 10.00	\$ 900.00	\$ 10.91	\$ 981.90	\$ 8.65	\$ 778.50	\$ 8.00	\$ 720.00	\$ 8.00	\$ 720.00
21	9040-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	90.0	LF	\$ 3.00	\$ 270.00	\$ 1.09	\$ 98.10	\$ 1.08	\$ 97.20	\$ 1.00	\$ 90.00	\$ 1.00	\$ 90.00
22	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	90.0	LF	\$ 3.00	\$ 270.00	\$ 2.73	\$ 245.70	\$ 1.08	\$ 97.20	\$ 1.00	\$ 90.00	\$ 1.00	\$ 90.00
23	9040-N-4	EROSION CONTROL MULCHING, HYDROMULCHING	0.1	AC	\$ 10,000.00	\$ 1,000.00	\$ 19,095.90	\$ 1,909.59	\$ 6,489.00	\$ 648.90	\$ 6,000.00	\$ 600.00	\$ 6,000.00	\$ 600.00
24	11010-A-0	CONSTRUCTION STAKING	1.0	LS	\$ 5,000.00	\$ 5,000.00	\$ 4,615.71	\$ 4,615.71	\$ 4,575.00	\$ 4,575.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
25	11020-A-0	MOBILIZATION	1.0	LS	\$ 50,000.00	\$ 50,000.00	\$ 10,496.46	\$ 10,496.46	\$ 42,504.00	\$ 42,504.00	\$ 227,000.00	\$ 227,000.00	\$ 34,000.00	\$ 34,000.00
26	13122-1	PRE-ENGINEERED METAL BUILDING, 120' X 80', PER PLAN	1.0	LS	\$ 1,300,000.00	\$ 1,300,000.00	\$ 1,121,628.56	\$ 1,121,628.56	\$ 1,154,735.00	\$ 1,154,735.00	\$ 1,035,000.00	\$ 1,035,000.00	\$ 1,250,282.00	\$ 1,250,282.00
27	SP-01	ELECTRICAL IMPROVEMENTS, PER PLAN, INCLUDING SERVICE CONNECTION AND NEW METER, RECONNECTION OF REROUTED SECONDARY ELECTRICAL LINES, AND COORDINATION WITH UTILITY PROVIDER	1.0	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,038.94	\$ 10,038.94	\$ 4,579.00	\$ 4,579.00	\$ 4,234.00	\$ 4,234.00	\$ 4,234.00	\$ 4,234.00
28	SP-02	FIBER OPTIC LINE EXTENSION, CONDUIT ONLY WITH PULL BOXES	1.0	LS	\$ 5,000.00	\$ 5,000.00	\$ 4,910.35	\$ 4,910.35	\$ 8,489.00	\$ 8,489.00	\$ 7,849.00	\$ 7,849.00	\$ 7,849.00	\$ 7,849.00
29	SP-03	FURNISH AND INSTALL 4" STEEL BOLLARD	8.0	EA	\$ 500.00	\$ 4,000.00	\$ 510.43	\$ 4,083.44	\$ 2,401.00	\$ 19,208.00	\$ 408.00	\$ 3,264.00	\$ 500.00	\$ 4,000.00
30	SP-04	FURNISH AND INSTALL PRE-CAST SPLASH BLOCK FOR EXISTING OR PROPOSED DOWNSPOUT	4.0	EA	\$ 750.00	\$ 3,000.00	\$ 195.41	\$ 781.64	\$ 95.00	\$ 380.00	\$ 190.00	\$ 760.00	\$ 250.00	\$ 1,000.00
TOTAL BASE BID						\$ 1,526,906.00		\$ 1,359,700.00		\$ 1,459,688.79		\$ 1,499,693.15		\$ 1,527,509.60

I hereby certify that the Bid Tabulation was prepared by me or under my direct supervision and that I am duly licensed Professional Engineer under the laws of the State of Iowa

By: Austin J. Moran, P.E. No. 27566
My licence renewal is December 31, 2027



**Ankeny Regional Airport (IKV)
Construct Maintenance Building
IOWA DOT 9I260IKV100 (AIP)
IOWA DOT 9I260IKV300 (GAVI)**

Project Budget Summary

Grant Agreement Execution (November 2025)	Issued for Bid (March 2026)	As-Bid (May 2026)																																																																																																												
Administrative Sponsor Administration (State AIP) (est.) \$2,500 Sponsor Administration (State GAVI) (est.) \$2,500 Subtotal: \$5,000	Administrative Sponsor Administration (State AIP) (est.) \$2,500 Sponsor Administration (State GAVI) (est.) \$2,500 Subtotal: \$5,000	Administrative Sponsor Administration (State AIP) (est.) \$2,500 Sponsor Administration (State GAVI) (est.) \$2,500 Subtotal: \$5,000																																																																																																												
Engineering Geotechnical Investigation (State AIP) (est.) \$7,500 Topographic Survey (State AIP) (est.) \$5,000 Topographic Survey (State GAVI) (est.) \$10,000 Design & Bidding Services (State AIP) (est.) \$16,000 Design & Bidding Services (State GAVI) (est.) \$130,000 Construction Admin/Observation (State AIP) (est.) \$19,000 Construction Admin/Observation (State GAVI) (est.) \$132,000 Subtotal: \$319,500	Engineering Geotechnical Investigation (State AIP) \$7,445 Topographic Survey (State AIP) \$1,410 Topographic Survey (State GAVI) \$2,730 Design & Bidding Services (State AIP) \$20,150 Design & Bidding Services (State GAVI) \$126,020 Construction Admin/Observation (State AIP) (est.) \$19,000 Construction Admin/Observation (State GAVI) (est.) \$132,000 Subtotal: \$308,755	Engineering Geotechnical Investigation (State AIP) \$7,445 Topographic Survey (State AIP) \$1,410 Topographic Survey (State GAVI) \$2,730 Design & Bidding Services (State AIP) \$20,150 Design & Bidding Services (State GAVI) \$126,020 Construction Admin/Observation (State AIP) (est.) \$19,000 Construction Admin/Observation (State GAVI) (est.) \$100,000 Subtotal: \$276,755																																																																																																												
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IOWA DOT GAVI ELIGIBLE Base Bid (est.) \$1,386,500 Subtotal: \$1,386,500	IOWA DOT GAVI ELIGIBLE Base Bid (est.) \$1,322,000 Subtotal: \$1,322,000	IOWA DOT GAVI ELIGIBLE Base Bid \$1,141,442.93 Subtotal: \$1,141,442.93																																																																																																												
Iowa DOT AIP Eligible: \$150,000 Iowa DOT GAVI Eligible: \$1,661,000 Estimated Project Cost: \$1,811,000	Iowa DOT AIP Eligible: \$255,411 Iowa DOT GAVI Eligible: \$1,585,250 Estimated Project Cost: \$1,835,661	Iowa DOT AIP Eligible: \$268,762.07 Iowa DOT GAVI Eligible: \$1,372,692.93 Estimated Project Cost: \$1,636,455																																																																																																												
Funding Breakdown <table border="0"> <thead> <tr> <th></th> <th align="right">%</th> <th align="right">Total Cost</th> </tr> </thead> <tbody> <tr> <td>State - AIP (67% of Eligible Costs up to \$100,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV100 (AIP)</td> <td align="right">\$100,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$100,000</td> <td align="right">6% (1)</td> </tr> <tr> <td>State - GAVI (18% of Eligible Costs up to 300,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV300 (GAVI)</td> <td align="right">\$300,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$300,000</td> <td align="right">17% (2)</td> </tr> <tr> <td>Local</td> <td></td> <td></td> </tr> <tr> <td>Local Match of State AIP Eligible</td> <td align="right">\$50,000</td> <td></td> </tr> <tr> <td>Local Match of State GAVI Eligible</td> <td align="right">\$1,361,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$1,411,000</td> <td align="right">78% (3)</td> </tr> <tr> <td>Total Funding:</td> <td align="right">\$1,811,000</td> <td align="right">100% (1)+(2)+(3)</td> </tr> </tbody> </table>		%	Total Cost	State - AIP (67% of Eligible Costs up to \$100,000)			9I260IKV100 (AIP)	\$100,000		Subtotal:	\$100,000	6% (1)	State - GAVI (18% of Eligible Costs up to 300,000)			9I260IKV300 (GAVI)	\$300,000		Subtotal:	\$300,000	17% (2)	Local			Local Match of State AIP Eligible	\$50,000		Local Match of State GAVI Eligible	\$1,361,000		Subtotal:	\$1,411,000	78% (3)	Total Funding:	\$1,811,000	100% (1)+(2)+(3)	Funding Breakdown <table border="0"> <thead> <tr> <th></th> <th align="right">%</th> <th align="right">Total Cost</th> </tr> </thead> <tbody> <tr> <td>State - AIP (67% of Eligible Costs up to \$100,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV100 (AIP)</td> <td align="right">\$100,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$100,000</td> <td align="right">5% (1)</td> </tr> <tr> <td>State - GAVI (30% of Eligible Costs up to 300,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV300 (GAVI)</td> <td align="right">\$300,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$300,000</td> <td align="right">16% (2)</td> </tr> <tr> <td>Local</td> <td></td> <td></td> </tr> <tr> <td>Local Match of State AIP Eligible</td> <td align="right">\$155,411</td> <td></td> </tr> <tr> <td>Local Match of State GAVI Eligible</td> <td align="right">\$1,285,250</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$1,440,661</td> <td align="right">78% (3)</td> </tr> <tr> <td>Total Funding:</td> <td align="right">\$1,840,661</td> <td align="right">100% (1)+(2)+(3)</td> </tr> </tbody> </table>		%	Total Cost	State - AIP (67% of Eligible Costs up to \$100,000)			9I260IKV100 (AIP)	\$100,000		Subtotal:	\$100,000	5% (1)	State - GAVI (30% of Eligible Costs up to 300,000)			9I260IKV300 (GAVI)	\$300,000		Subtotal:	\$300,000	16% (2)	Local			Local Match of State AIP Eligible	\$155,411		Local Match of State GAVI Eligible	\$1,285,250		Subtotal:	\$1,440,661	78% (3)	Total Funding:	\$1,840,661	100% (1)+(2)+(3)	Funding Breakdown <table border="0"> <thead> <tr> <th></th> <th align="right">%</th> <th align="right">Total Cost</th> </tr> </thead> <tbody> <tr> <td>State - AIP (67% of Eligible Costs up to \$100,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV100 (AIP)</td> <td align="right">\$100,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$100,000</td> <td align="right">6% (1)</td> </tr> <tr> <td>State - GAVI (30% of Eligible Costs up to 300,000)</td> <td></td> <td></td> </tr> <tr> <td>9I260IKV300 (GAVI)</td> <td align="right">\$300,000</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$300,000</td> <td align="right">18% (2)</td> </tr> <tr> <td>Local</td> <td></td> <td></td> </tr> <tr> <td>Local Match of State AIP Eligible</td> <td align="right">\$168,762</td> <td></td> </tr> <tr> <td>Local Match of State GAVI Eligible</td> <td align="right">\$1,072,693</td> <td></td> </tr> <tr> <td>Subtotal:</td> <td align="right">\$1,241,455</td> <td align="right">76% (3)</td> </tr> <tr> <td>Total Funding:</td> <td align="right">\$1,641,455</td> <td align="right">100% (1)+(2)+(3)</td> </tr> </tbody> </table>		%	Total Cost	State - AIP (67% of Eligible Costs up to \$100,000)			9I260IKV100 (AIP)	\$100,000		Subtotal:	\$100,000	6% (1)	State - GAVI (30% of Eligible Costs up to 300,000)			9I260IKV300 (GAVI)	\$300,000		Subtotal:	\$300,000	18% (2)	Local			Local Match of State AIP Eligible	\$168,762		Local Match of State GAVI Eligible	\$1,072,693		Subtotal:	\$1,241,455	76% (3)	Total Funding:	\$1,641,455	100% (1)+(2)+(3)
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RESOLUTION NO. 2026-

RESOLUTION AWARDING THE CONSTRUCTION CONTRACT TO JENSEN BUILDERS LTD, IN THE AMOUNT OF \$1,359,700.00 FOR THE PROPOSED MAINTENANCE BUILDING PROJECT AT THE ANKENY REGIONAL AIRPORT.

WHEREAS, at their April 9, 2026 meeting, the Polk County Aviation Authority authorized staff to publish a notice for a May 14, 2026 bid letting and to advertise and publish a notice to conduct a public hearing for the award of the construction contract for the Proposed Maintenance Building Project at the Ankeny Regional Airport, and

WHEREAS, the project engineers, McClure Engineers, have prepared the contract documents (plans, specifications and form of contract) and engineer’s estimate for the project, and

WHEREAS, said contract documents include one division of construction as follows:

1. Base Bid: The full construction of proposed Maintenance Building.

WHEREAS, the bid letting was held on Thursday May 14th, 2026 at 3:00 PM AM using Qwest Electronic Bidding Services; and

WHEREAS, the results of the bid letting yielded 4 competitive bids with the results as follows for the Base Bid:

<u>Bidder</u>	<u>Base Bid</u>
Jensen Builders Ltd.	\$ 1,359,700.00
Kingland Construction Service, Inc.	\$ 1,459,688.79
Henkel Construction Company	\$ 1,499,693.15
Keystone Construction Services	\$ 1,527,509.60
Engineer’s Estimate (McClure Engineers)	\$1,526,906.00

WHEREAS, an official notice of Public Hearing was published in the Des Moines Register in accordance with the Code of Iowa; and

WHEREAS, a Public Hearing was held at the regularly scheduled meeting of the Polk County Aviation Authority on June 4th, 2026 starting at 5:00 PM.

NOW THEREFORE, BE IT RESOLVED BY THE POLK COUNTY AVIATION AUTHORITY that the contract documents and engineer’s estimates as prepared by McClure Engineers for the Proposed Maintenance Building Project be adopted.

BE IT FURTHER RESOLVED that the lowest responsive, responsible bid of Jensen Builders Ltd of Des Moines, Iowa in the amount of \$1,359,700.00 for the construction of the Maintenance Building Project as described in the plans and specifications heretofore adopted by this board for said project, after public hearing on published notice required by law, be and is hereby accepted and the project be awarded to Jensen Builders Ltd.

PASSED AND APPROVED, this 4th day of June, 2026.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)

Thursday, May 7, 2026, 5:00 p.m.

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

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members Todd Ashby, Bill Gardner, Greg Johnson and Dr. Paul Novak were in attendance. Austin Moran (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.

Finance / Budget Report

Gardner reported on the 5/7/26 listing of bills.

Consent Agenda Items

1. Approval of April 9, 2026 minutes.
2. Payment #1 to Manatt's for construction services for the Reconstruct Runway 18/36 project in the amount of \$369,648.72.
3. Payment #40 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$2,475.00.
4. Payment #9 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$51,342.21.
5. Payment #4 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$45,242.50.
6. Payment #7 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$3,803.02.
7. Approval of Bills and Transfer of Necessary Funds, \$611,359.53.
8. Approval of May 2026 Financial Reports.

Approval of Consent Agenda Items

Board Member Novak moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-8. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.

New Business

1. 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. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
2. Motion to approve the construction plans for the 5842, LLC Hangar on the phase 3 box hangar development at the Ankeny Regional Airport, contingent on approval by the City of Ankeny Building and Planning Department and building standards set forth by the airport authority. Johnson moved, second by Ashby. Ayes: Johnson, Ashby, Gardner, Novak, Wangsness.
3. Reconstruction of the Airport Entrance Roundabout and Terminal Parking Lot Project at the Ankeny Regional Airport: 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) **RESOLUTON 2026-21** 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. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

Reports

1. FBO Update
2. Engineering Report – Moran
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Terminal Building Parking Lot Update
3. Staff Report - Kalwishky
 - 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 - City Attorney Erin Clanton
 - a. T-Hangar Lease Update
 - b. Beech 18 parked along taxiway D
5. Board Report
6. Chair Report

Adjournment

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

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 15th day of May, 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: 4-Jun-26 PAYMENT REQUEST #: 40-41
PAYMENT PERIOD: From: 03/29/26 through: 04/25/26

Contract Summary

Table with 3 columns: Description, Amount, and Total. Rows include Original Contract Amount, Net change by Change Orders, Contract Amount to Date, Total completed and stored to date, Retainage, Total Earned less Retainage, Less previous applications for payment, and SUBTOTAL.

OTHER CHARGES (Please attach an itemized list) \$ -
CURRENT PAYMENT DUE \$ 3,105.00

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...

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Date: 5/18/2026

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:
-Preparation of legal descriptions / exhibits for N. Box Phase 3 and Taxiway D remaining hangar pad area
-Coordination and finalization of brochure for DSM Partnership trip

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



1360 NW 121st Street
Clive, IA 50325

Dave Kalwishky
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

April 27, 2026
Project No: 2022001042-000
Invoice No: 41
Due Date: May 27, 2026

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

Professional Services from March 29, 2026 to April 25, 2026

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Coordinator	.75	150.00	112.50	
Professional Land Surveyor I	8.00	185.00	1,480.00	
Principal I	5.50	275.00	1,512.50	
Totals	14.25		3,105.00	
Total Labor				3,105.00
		Total this Phase		\$3,105.00
		Total Due this Invoice		\$3,105.00

Outstanding Invoices

Number	Date	Balance
40	3/30/2026	2,475.00
Total		2,475.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting: 4-Jun-26 PAYMENT REQUEST #: 10
PAYMENT PERIOD: From: 03/29/26 through: 04/25/26

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: \$ 402,954.04
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 402,954.04
Less previous applications for payment: \$ 271,877.67
SUBTOTAL \$ 131,076.37

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

CURRENT PAYMENT DUE \$ 131,076.37

Balance to finish, including retainage: \$ 1,044,605.96

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

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

Engineer/Consultant Approval: McClure
Firm Name

Signature: [Signature] Date: 5/18/2026

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



Dave Kalwishky
 Polk County Aviation Authority
 410 West First St
 Ankeny, IA 50023

April 27, 2026
 Project No: 2022001042-006
 Invoice No: 10
 Due Date: May 27, 2026

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

Professional Services from March 29, 2026 to April 25, 2026

Phase 1 Part I. Construction Administration/Observation Services

669.75

Total Labor

35,708.36

Overhead 201.41 % of 35,708.36 71,920.21
71,920.21 71,920.21

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	163,445.00	30.00	49,033.50	32,689.00	16,344.50
Total Fee	163,445.00		49,033.50	32,689.00	16,344.50
Total Fee					16,344.50

Reimbursable Expenses

Meals					57.71
Field Supplies					2.13
Total Reimbursables					59.84 59.84

Mileage (.725/.707 p/mile)

609.60

	Current	Prior	To-Date
Total Billings	124,642.51	258,035.31	382,677.82
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			894,382.18
Total this Phase			\$124,642.51

Phase 1A Part IA. CA Subconsultant (Jacobs)

Consultants

Jacobs Engineering Group Inc.			6,433.86
Total Consultants			6,433.86 6,433.86

	Current	Prior	To-Date
Total Billings	6,433.86	13,842.36	20,276.22
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			32,803.78
Total this Phase			\$6,433.86

Phase 2 Part II. As-Built ADIP Survey

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

Phase 3 Part III. Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	44,720.00	0.00	0.00	0.00	0.00
Total Fee	44,720.00		0.00	0.00	0.00
Total Fee					0.00
			Total this Phase		0.00
			Total Due this Invoice		\$131,076.37

Outstanding Invoices

Number	Date	Balance
9	3/30/2026	51,342.21
Total		51,342.21

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 **APRIL 2026** NEXT REPORT **MAY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued construction administration and coordination
 - Began construction of Phase 1B (airfield closed)
- ✓ Continued construction schedule coordination with Manatt's and the FAA
- ✓ Held progress meetings on 4/8 and 4/22; held pre-pave meeting on 4/29
- ✓ Coordinated with Manatt's on construction submittals; reviewed submittals / maintained submittal log
- ✓ Updated Glide Slope and ILS Localizer drawings in accordance with FAA comments and incorporated additional drawings.
- ✓ Received OE/AAA determination letter
- ✓ Developed and submitted Pay Estimate #1

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
- Complete construction on Phase 1B; open RW 4-22
- Finalize Glide Slope and ILS Localizer drawings
- Develop and Draft Change Order #1
- Develop and Draft Pay Request #2

VALUE ADDED SERVICES

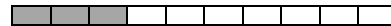
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INPUT NEEDED

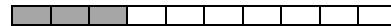
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Part I: Construction Administration/Observation Services

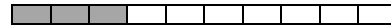
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



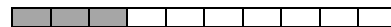
Phase 650.05 – Resident Project Representative



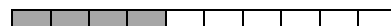
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

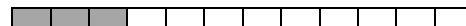


Phase 850.05 – Project Management and Coordination



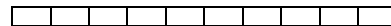
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

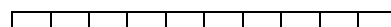


Part II: As-Built ADIP Survey

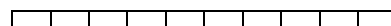
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

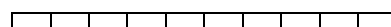


Phase 850.05 – Project Management and Coordination



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: 4-Jun-26 PAYMENT REQUEST #: 5
PAYMENT PERIOD: From: 03/29/26 through: 04/25/26

Contract Summary

Original Contract Amount: \$ 158,370.00
Net change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 158,370.00
Total completed and stored to date: \$ 137,499.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 137,499.00
Less previous applications for payment: \$ 120,350.50
SUBTOTAL \$ 17,148.50

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

CURRENT PAYMENT DUE \$ 17,148.50

Balance to finish, including retainage: \$ 20,871.00

Contract Time Remaining (If applicable) N/A

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

Engineer/Consultant Approval: McClure Firm Name

Signature: [Signature] Date: 5/18/2026

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

Dave Kalwishky
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

April 27, 2026
Project No: 2022001042-016
Invoice No: 5
Due Date: May 27, 2026

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

Professional Services from March 29, 2026 to April 25, 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	90.00	747.00	581.00	166.00
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	4,020.00	0.00
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	100.00	1,810.00	1,357.50	452.50
Construction Permits	1,270.00	100.00	1,270.00	889.00	381.00
Advertise, Bidding, Contract Award	3,260.00	10.00	326.00	0.00	326.00
Topographic Survey	1,410.00	100.00	1,410.00	1,410.00	0.00
Project Management and Coordination	4,060.00	80.00	3,248.00	2,842.00	406.00
Total Fee	29,590.00		25,761.00	24,029.50	1,731.50
		Total Fee			1,731.50
				Total this Phase	\$1,731.50

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	90.00	747.00	581.00	166.00
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	5	
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	36,640.00	0.00		
Issued for Bid (100%) Phase		10,410.00	100.00	10,410.00	0.00	10,410.00		
Construction Permits		3,640.00	90.00	3,276.00	1,820.00	1,456.00		
Advertise, Bidding, Contract Award		9,900.00	10.00	990.00	0.00	990.00		
Topographic Survey		2,730.00	100.00	2,730.00	2,730.00	0.00		
Project Management and Coordination		9,300.00	55.00	5,115.00	3,720.00	1,395.00		
Subconsultants Bluestone Engineering LLC		27,000.00	87.037	23,500.00	22,500.00	1,000.00		
Subconsultants OPN		17,000.00	100.00	17,000.00	17,000.00	0.00		
Total Fee		128,780.00		111,738.00	96,321.00	15,417.00		
		Total Fee					15,417.00	
						Total this Phase	\$15,417.00	
						Total Due this Invoice	\$17,148.50	

Outstanding Invoices

Number	Date	Balance
4	3/30/2026	45,242.50
Total		45,242.50



PROGRESS REPORT

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**

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

REPORTING PERIOD **APRIL 2026** NEXT REPORT **MAY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Advertised for bids
- ✓ Answered contractor questions
- ✓ Issued Addendum #1

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Hold pre-bid meeting
- Answer contractor’s questions, issue Addenda as required
- Hold Pre-Bid Meeting
- Receive Bids
- Work with low bidder to draft contract and bonds for execution
- Hold Public Hearing on Plans, Specs, Form of Contract, and Estimate of Construction Cost
- Award Contract, Execute Contract and Bonds
- Hold Pre-construction conference
- Issue Notice to Proceed
- Review shop drawings and provide comments
- Begin Construction (Late Summer/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



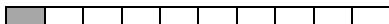
Issued for Bid (100%)



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



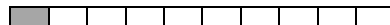
Issued for Bid (100%)



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 4-Jun-26 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 03/29/26 through: 04/25/26

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>81,635.28</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>81,635.28</u>	
Less previous applications for payment:	\$	<u>79,081.07</u>	
SUBTOTAL	\$	<u>2,554.21</u>	
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
CURRENT PAYMENT DUE	\$	<u>2,554.21</u>	

Balance to finish, including retainage: \$ 13,664.72

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 5/15/2026
Firm Name Date

Signature

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



Dave Kalwishky
 Polk County Aviation Authority
 410 West First St
 Ankeny, IA 50023

April 27, 2026
 Project No: 2022001042-012
 Invoice No: 8
 Due Date: May 27, 2026

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

Professional Services from March 29, 2026 to April 25, 2026

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

Total Labor 10.75 **755.65**

Overhead 195.99 % of 755.65 1,481.00 **1,481.00** **1,481.00**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	100.00	10,048.00	9,736.60	311.40
Total Fee	10,048.00		10,048.00	9,736.60	311.40
Total Fee					311.40

Mileage (.725/.707 p/mile) **6.16**

	Current	Prior	To-Date
Total Billings	2,554.21	74,956.07	77,510.28
Contract Limit (not-to-exceed)			78,800.00
Contract Limit Remaining			1,289.72
Total this Phase			\$2,554.21

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	4,125.00	0.00
Total Fee	16,500.00		4,125.00	4,125.00	0.00
Total Fee					0.00

Total this Phase	0.00
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Total Due this Invoice	\$2,554.21
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Outstanding Invoices

Number	Date	Balance
7	3/30/2026	3,803.02
Total		3,803.02



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 **APRIL 2026** NEXT REPORT **MAY 2026**

SUMMARY OF WORK DONE LAST PERIOD

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

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Complete Grant Administration
- Complete 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)

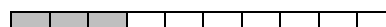


850: Project Management and Coordination



Part II: Project Closeout Services

800: Project Closeout



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 04-Jun-26 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: 04-16-26 through: 05-15-26

Contract Summary

Original Contract Amount:	\$	<u>10,301,365.58</u>
Net change by Change Orders:		
Contract Amount to Date: (line 1 ± 2)	\$	<u>10,301,365.58</u>
Total completed and stored to date:	\$	<u>1,156,631.65</u>
Retainage: <u>3</u> % of Completed Work:	\$	<u>34,698.95</u>
Total Earned less Retainage:	\$	<u>1,121,932.70</u>
Less previous applications for payment:	\$	<u>369,648.72</u>
SUBTOTAL	\$	<u><u>752,283.98</u></u>

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

CURRENT PAYMENT DUE \$ 752,283.98

Balance to finish, including retainage: \$ 9,179,432.88

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] 2026-05-26
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 2

Pay Period 04/16/2026 to 05/15/2026

Type Reconstruction

% Complete Paid Awarded Amount 11.228%

% Complete Paid Authorized Amount 11.228%

Summary

Current Approved Work:	\$775,550.50
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$23,266.52
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$752,283.98

Approved Work To Date:	\$1,156,631.65
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$34,698.95
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$1,121,932.70



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	2
Pay Period	04/16/2026 to 05/15/2026
Prime Contractor	Manatt's, Inc. 1775 Old Highway 6, PO Box 535 Brooklyn, IA 52211-0535
Payment Status	Pending
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
Section: 1 - BASE BID: RUNWAY 18-36 RECONSTRUCTION										
0001	C-100-1	LS	\$104,394.580	1.000	0.000	0.250	0.250	0.250	\$0.00	\$26,098.65
CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)										
0002	C-102-1	LS	\$6,000.000	1.000	0.100	0.100	0.200	0.200	\$600.00	\$1,200.00
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	0.000	5,439.000	5,439.000	5,439.000	\$0.00	\$8,702.40
INSTALLATION AND REMOVAL OF SILT FENCE										
0005	C-102-4	LF	\$1.600	340.000	0.000	435.000	435.000	435.000	\$0.00	\$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	0.000	0.250	0.250	0.250	\$0.00	\$120,000.00
MOBILIZATION										
0008	C-105-2	LS	\$52,500.000	1.000	0.000	0.500	0.500	0.500	\$0.00	\$26,250.00
TRAFFIC CONTROL										
0009	C-105-3	LS	\$13,000.000	1.000	0.100	0.100	0.200	0.200	\$1,300.00	\$2,600.00
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										

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
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)										
0012	P-101-2	SY	\$4.950	44,445.000	36,379.000	0.000	36,379.000	36,379.000	\$180,076.05	\$180,076.05
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	4,427.000	0.000	4,427.000	4,427.000	\$7,968.60	\$7,968.60
EXISTING UNDERDRAIN REMOVAL										
0015	P-101-5	EA	\$345.000	22.000	7.000	0.000	7.000	7.000	\$2,415.00	\$2,415.00
EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL										
0016	P-101-6	SF	\$3.750	4,940.000	0.000	3,539.000	3,539.000	3,539.000	\$0.00	\$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	13,311.000	0.000	13,311.000	13,311.000	\$40,598.55	\$40,598.55
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	10,680.000	0.000	10,680.000	10,680.000	\$32,040.00	\$32,040.00
12" CEMENT TREATED SUBGRADE										
0021	P-156-2	TN	\$165.000	2,291.000	255.000	0.000	255.000	255.000	\$42,075.00	\$42,075.00
CEMENT										

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
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										
0023	P-219-1	SY	\$3.500	67,539.000	9,842.000	0.000	9,842.000	9,842.000	\$34,447.00	\$34,447.00
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	9,842.000	0.000	9,842.000	9,842.000	\$16,239.30	\$16,239.30
SEPARATION GEOTEXTILE										
0026	P-501-1	SY	\$45.500	57,000.000	3,033.333	0.000	3,033.333	3,033.333	\$138,016.65	\$138,016.65
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)										

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
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)										
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										

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
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										
0045	D-705-1	LF	\$23.750	10,873.000	828.000	0.000	828.000	828.000	\$19,665.00	\$19,665.00
6" SCHEDULE 40 PVC PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0046	D-705-2	LF	\$23.000	2,582.000	325.000	0.000	325.000	325.000	\$7,475.00	\$7,475.00
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	18,500.000	4,500.000	23,000.000	23,000.000	\$87,875.00	\$109,250.00
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										

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
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										
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	0.000	0.500	0.500	0.500	\$0.00	\$810.00
SYSTEM TESTING										
0061	L-108-6	LF	\$50.000	98.000	269.000	0.000	269.000	269.000	\$13,450.00	\$13,450.00
REMOVE EXISTING DUCT BANK										
0062	L-108-7	LF	\$3.400	13,050.000	1,159.000	12,012.000	13,171.000	13,171.000	\$3,940.60	\$44,781.40
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										

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
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										
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	11.000	0.000	11.000	11.000	\$2,970.00	\$2,970.00
REMOVE ELECTRICAL JUNCTION BOX										
0071	L-125-1	EA	\$313.000	37.000	0.000	38.000	38.000	38.000	\$0.00	\$11,894.00
REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED										
0072	L-125-2	EA	\$304.000	16.000	0.000	16.000	16.000	16.000	\$0.00	\$4,864.00
REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED										
0073	L-125-3	EA	\$301.000	52.000	0.000	52.000	52.000	52.000	\$0.00	\$15,652.00
REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED										
0074	L-125-4	EA	\$1,890.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$3,780.00
REMOVE RUNWAY END IDENTIFIER LIGHT SYSTEM										
0075	L-125-5	EA	\$810.000	14.000	0.000	11.000	11.000	11.000	\$0.00	\$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	0.000	3.000	3.000	3.000	\$0.00	\$3,240.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-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
0077	L-125-7	EA	\$1,080.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,080.00
REMOVE L-858 AIRPORT GUIDANCE SIGN, 3-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN										
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										

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
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										
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	0.000	2.000	2.000	2.000	\$0.00	\$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	0.000	36.000	36.000	36.000	\$0.00	\$19,440.00
DEACTIVATE/COVER EXISTING GUIDANCE SIGNS										
0096	L-125-26	LS	\$8,370.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$8,370.00
REMOVE AND DEMOLISH EXISTING GLIDESLOPE ANTENNA TOWER										
0097	L-125-27	LS	\$8,100.000	1.000	0.000	0.750	0.750	0.750	\$0.00	\$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										

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
0099	L-125-31	LS	\$12,960.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$12,960.00
REMOVE AND DISPOSE OF EXISTING NDB TOWERS, EQUIPMENT SHED AND FOUNDATIONS; ANTENNA AND MISC. WIRING										
Section Totals:									\$631,151.75	\$994,920.85
Section: 2 - BID ADDITION #1 - 500' RUNWAY 18 EXTENSION										
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	0.000	1,088.000	1,088.000	1,088.000	\$0.00	\$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	20,000.000	0.000	20,000.000	20,000.000	\$92,000.00	\$92,000.00
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										

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
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										
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	1.000	0.000	1.000	1.000	\$30,000.00	\$30,000.00
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										

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
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										
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.										

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
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										
0132	T-905-1	CY	\$4.650	7,260.000	4,500.000	0.000	4,500.000	4,500.000	\$20,925.00	\$20,925.00
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	45.000	275.000	320.000	320.000	\$742.50	\$5,280.00
REMOVE EXISTING LOCALIZER ANTENNA DUCT BANK										
0137	L-108-9	LF	\$16.250	724.000	45.000	679.000	724.000	724.000	\$731.25	\$11,765.00
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										

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
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										
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"										

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
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										
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										
Section Totals:									\$144,398.75	\$161,710.80
Total Payments:									\$775,550.50	\$1,156,631.65

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: 09/06/2026. Liquidated Damages are \$1,500/Calendar Day.	160.0 Days	160.0 Days	30.0 Days	\$0.00	47.0 Days	113.0 Days	\$0.00
Phase 1B - Reconstruct Runway 18-36 within Runway Intersection. Anticipated Start Date: 04/13/2026 45 Calendar Days. Anticipated Completion Date: 05/28/2026. Liquidated Damages are \$2,500/Calendar Day. Phase 1B will be completed concurrently with Phase 1A	45.0 Days	45.0 Days	33.0 Days	\$0.00	33.0 Days	12.0 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
Total Damages:							\$0.00

Summary

Current Approved Work:	\$775,550.50
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$23,266.52
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$752,283.98
Previous Payment:	\$369,648.72

Approved Work To Date:	\$1,156,631.65
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$34,698.95
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$1,121,932.70
Previous Payments To Date:	\$369,648.72

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 have reviewed this document
Date: 2026.05.22 12:25:48-05'00'

5/22/2026

Manatt's, Inc.

Date



2026-05-26

McClure

Date

Polk County Aviation Authority

Date

POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE JUNE 4, 2026 BOARD MEETING

Vendor	Amount	Date of Invoice	Description
Airport Monitoring Systems	3,126.00	04/28/26	History data from 01/01/2025 created and loaded
Amazon Capital Services	8.28	05/04/26	Lucas oil 14.5 oz heavy duty grease
Amazon Capital Services	432.63	05/06/26	Minor equipment-floor jack & drum fan; cleaning supplies
Amazon Capital Services	1,101.76	05/06/26	Misc tools, office and maintenance supplies
Amazon Capital Services	133.54	05/07/26	Misc bathroom cleaning supplies
Amazon Capital Services	56.99	05/08/26	Heavy duty magnetic garage hooks
Amazon Capital Services	598.56	05/09/26	Misc office supplies and misc tools and maintenance supplies
Amazon Capital Services	18.48	05/12/26	3 pk safety glasses
Amazon Capital Services	29.98	05/13/26	Stanley Pre-threaded ratchet straps
Amazon Capital Services	281.98	05/13/26	2 Sets of heavy duty metal shelving
Amazon Capital Services	47.40	05/14/26	50 ft outdoor/indoor extension cord 10/3 gauge ultra heavy duty 3 prong
Amazon Capital Services	145.53	05/24/26	(2) Milwaukee Lithium batteries
Amazon Capital Services	82.90	05/26/26	Storage bins and sledge hammer
Amazon Capital Services	50.65	05/27/26	Trailer hitch adapter and tri-ball mount with hook
Ankeny Hardware	517.35	05/18/26	Misc maintenance supplies
Ankeny Hardware	9.99	05/27/26	5GL spiral paint mixer
Baker Electric	202.50	04/28/26	Repaired the bad connection of the motor for T-Hangar E-08
Brick Gentry Law Firm	1,190.00	05/25/26	General legal services
Capital City Kubota Equipment	302.58	05/01/26	Blade Conv/360 Rack/Strk Control
Capital City Kubota Equipment	670.39	05/01/26	Pruner
Capital City Kubota Equipment	559.99	05/07/26	Pressure Washer - #3100
Capital City Kubota Equipment	139.26	05/07/26	Cutter - model #STK#2485739
Capital City Kubota Equipment	202.36	05/18/26	Tractor cartridges and oil
Capital City Kubota Equipment	(24.00)	05/12/26	Warranty credit
Capital City Kubota Equipment	48.31	05/19/26	Tractor oil
City of Ankeny	80.25	04/30/26	Water & Sewer - thru 4/29/26
Coleman Moore Company	1,594.40	05/14/26	#3111 Fast Patch 5000 - 10 buckets
Coleman Moore Company	797.20	05/19/26	#3111 Fast Patch 5000 - 5 buckets
Cutting Edge Outdoors, LLC	1,290.00	05/11/26	Mowing services 04/30/26
Exec 1 Aviation	150.00	05/01/26	Diesel fuel cart rental for May
Exec 1 Aviation	125.00	05/14/26	Exec 1 employee - Corbin McClavy - patched holes on main ramp with fast patch
Fine Shine Auto & RV Wash	13.60	05/20/26	Airport truck washed on 05/06/26
GoDaddy.com	119.99	05/12/26	Standard SSL Certificate renewal, Website hosting, 12 months (PAID BY e-check 05/12/2026)
HDR Engineering Inc.	3,370.52	12/31/25	Professional services
McClure Engineering	3,105.00	04/27/26	Professional services
MidAmerican Energy	996.41	05/13/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities
Perficut Companies, Inc	850.00	05/05/26	Fenceline Weed Control applied on 04/26/26
Perficut Companies, Inc	1,553.00	05/12/26	Aquatic herbicide treatment 05/09/26 plus supplemental turf treatment
Perficut Companies, Inc	400.00	05/21/26	Turf treatment & Rough mow on 05/15/26
Tri-City Electric Company	1,605.82	05/06/26	Antenna and Mast installation on building ext
TrueNorth Companies	658.00	05/01/26	Floater - add Kubota Zero Turn Mower and Kubota Tractor and Rotary Cutter
USA TODAY	129.92	04/30/26	A/P, minutes
Total Airport Operations Fund	\$ 26,772.52		
McClure Engineering	17,148.60	04/27/26	Construct Maintenance Storage Facility; Design and Bidding Services
McClure Engineering	131,076.37	04/27/26	Reconstruct Runway 18/36 Construction Administration and Observation Services
Manatt's Inc	752,283.98	04/16/26	Reconstruct Runway 18/36 - Construction
McClure Engineering	2,554.21	04/27/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
Total Capital Improvements Fund	\$ 903,063.16		
Grand Total	\$ 929,835.68		

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of May 31, 2026

May 31, 26

ASSETS		
Current Assets		
Checking/Savings		
102 · FIRST NATIONAL BANK		4,874,851.10
Total Checking/Savings		<u>4,874,851.10</u>
Accounts Receivable		
110 · GRANTS RECEIVABLE		105,755.00
112 · ACCOUNTS RECEIVABLE		7,463.16
Total Accounts Receivable		<u>113,218.16</u>
Other Current Assets		
113 · PRE-PAID EXPENSES		23,266.05
114 · LEASE RECEIVABLE		971,110.49
115 · ACCRUED INTEREST RECEIVABLE		13,346.00
Total Other Current Assets		<u>1,007,722.54</u>
Total Current Assets		<u>5,995,791.80</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		<u>(19,931,344.11)</u>
Total Fixed Assets		<u>19,176,616.94</u>
TOTAL ASSETS		<u><u>25,172,408.74</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
202 · ACCOUNTS PAYABLE		928,639.03
Total Accounts Payable		<u>928,639.03</u>
Other Current Liabilities		
204 · RETAINAGE PAYABLE		39,719.08
206 · DEFERRED REVENUE		35,992.18
207 · HANGAR/LEASE ADVANCE DEPOSITS		20,912.28
209 · DEFERRED LEASE REVENUE		944,162.69
Total Other Current Liabilities		<u>1,040,786.23</u>
Total Current Liabilities		<u>1,969,425.26</u>
Total Liabilities		1,969,425.26
Equity		
3000 · INVESTED IN CAPITAL ASSETS		18,513,364.44
3001 · UNRESTRICTED NET ASSETS		6,714,157.79
3003 · RESTRICTED FOR AIRPORT IMPROVE		<u>(2,024,538.75)</u>
Total Equity		<u>23,202,983.48</u>
TOTAL LIABILITIES & EQUITY		<u><u>25,172,408.74</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	117,812.33	137,000.00	(19,187.67)	85.99%
403 · FUEL FEE INCOME	36,950.46	37,000.00	(49.54)	99.87%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
406 · T-HANGAR RENTAL INCOME	120,130.00	142,620.00	(22,490.00)	84.23%
407 · OTHER REVENUE	4,587.44	2,037.00	2,550.44	225.21%
Total Income	1,693,895.25	1,726,399.00	(32,503.75)	98.12%
Gross Profit	1,693,895.25	1,726,399.00	(32,503.75)	98.12%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	42,624.76	151,200.00	(108,575.24)	28.19%
602 · POSTAGE & OFFICE SUPPLIES	737.86	1,200.00	(462.14)	61.49%
603 · ONSITE MANAGEMENT SERVICES	93,973.64	95,774.00	(1,800.36)	98.12%
610 · ADVERTISING & PROMOTION	874.40	400.00	474.40	218.6%
611 · PUBLICATIONS	1,421.68	2,400.00	(978.32)	59.24%
612 · CONFERENCES AND SEMINARS	1,552.25	4,300.00	(2,747.75)	36.1%
613 · LEGAL SERVICES	9,678.00	28,000.00	(18,322.00)	34.56%
614 · AUDIT SERVICES	13,325.00	13,400.00	(75.00)	99.44%
616 · GENERAL INSURANCE	7,640.75	8,400.00	(759.25)	90.96%
617 · PROPERTY INSURANCE	59,264.72	71,700.00	(12,435.28)	82.66%
618 · PUBLIC OFFICIALS INSURANCE	3,116.27	3,400.00	(283.73)	91.66%
620 · MINOR EQUIPMENT	9,198.65	15,100.00	(5,901.35)	60.92%
621 · CAPITAL EQUIPMENT	195,492.95	199,000.00	(3,507.05)	98.24%
630 · SNOW REMOVAL & MOWING	73,114.70	112,000.00	(38,885.30)	65.28%
631 · REPAIRS & MAINTENANCE (General)	113,089.73	184,000.00	(70,910.27)	61.46%
639 · FUEL EXPENSE	2,155.39	6,000.00	(3,844.61)	35.92%
640 · UTILITIES	13,327.88	16,800.00	(3,472.12)	79.33%
644 · AIRPORT PLANNING & ENGINEERING	29,650.10	66,000.00	(36,349.90)	44.92%
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	144,944.10	514,700.00	(369,755.90)	28.16%
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	1,588,093.95	3,982,692.00	(2,394,598.05)	39.88%
736 · REMOVE & REPLACE PAVEMENT	583,648.27	597,341.00	(13,692.73)	97.71%
Total Expense	3,603,861.48	7,485,116.00	(3,881,254.52)	48.15%
Net Ordinary Income	(1,909,966.23)	(5,758,717.00)	3,848,750.77	33.17%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	151,761.04	181,000.00	(29,238.96)	83.85%
504 · FAA GRANT REIMBURSEMENT	907,510.00	5,284,928.00	(4,377,418.00)	17.17%
505 · STATE GRANT REIMBURSEMENT	83,093.00	81,574.00	1,519.00	101.86%
Total Other Income	1,142,364.04	5,547,502.00	(4,405,137.96)	20.59%
Net Other Income	1,142,364.04	5,547,502.00	(4,405,137.96)	20.59%
Net Income	(767,602.19)	(211,215.00)	(556,387.19)	363.42%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of May 31, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Biscobing, Denis G.	0.00	0.00	0.00	0.00	(10.00)	(10.00)
Blue Sky Flying Club (C-10)	0.00	210.00	210.00	0.00	0.00	420.00
Blue Sky Flying Club, LLC (A-03)	0.00	210.00	210.00	0.00	0.00	420.00
Blue Sky Flying Club, LLC (C-05)	0.00	210.00	210.00	0.00	0.00	420.00
CHRISTIAN FITZGERALD	0.00	50.00	0.00	0.00	0.00	50.00
Coppola, Larry J	0.00	210.00	0.00	0.00	0.00	210.00
EXEC 1 AVIATION (F-09)	3,000.00	1,643.16	0.00	0.00	0.00	4,643.16
FAA	0.00	0.00	104,181.00	0.00	0.00	104,181.00
IOWA DOT	0.00	0.00	1,574.00	0.00	0.00	1,574.00
Nollan, Rob	0.00	130.00	0.00	0.00	0.00	130.00
Remer, Herbert	0.00	210.00	210.00	210.00	210.00	840.00
Scott Wallace (B-04)	0.00	210.00	0.00	0.00	0.00	210.00
Scott Wallace (C-NW)	0.00	130.00	0.00	0.00	0.00	130.00
TOTAL	3,000.00	3,213.16	106,595.00	210.00	200.00	113,218.16

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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	114,521.82	-	114,521.82	114,521.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	24,200.24	17,799.76	-	-	-	
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	IaDOT	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	IaDOT	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	IaDOT	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	691,801.67	13,664.72	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	12,076,255.08	-	12,076,255.08	1,568,185.69	10,508,069.39	34,698.95	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxiways	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	IaDOT	1,510,040.00	9,560.00	1,519,600.00	144,944.00	1,374,656.00	-	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	2,198.00	45,388.00	-	-	-	
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				28,434,638.35	2,075,706.22	30,510,344.57	18,513,782.83	11,995,722.48	39,719.08	2,029,782	1,924,026	
									\$ 39,719.08	\$ 105,756		
									^= 204 Retainage Pay	^= 110 Grant AR		

Change Order



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

Change Order Number: 1

Change Order Date: May 22, 2026

Purpose of Change Order:

This Change Order addresses the following project changes:

Change Order #1 revises the contract to incorporate various changes made to the quantities based on necessary changes made in the field based on existing conditions and changes to construction scope as is related to the Localizer and Glideslope facilities, which required coordination with both the contractor and FAA to finalize.

Change Order #1 will increase the contract by Three Hundred Eighteen Thousand Seven Hundred Twenty-Nine Dollars and 50/100 (\$318,729.50) from Ten Million Three Hundred One Thousand Three Hundred Sixty-Five Dollars and 58/100 (\$10,301,365.58) to Ten Million Six Hundred Twenty Thousand Ninety-Five Dollars and 8/100 (\$10,620,095.08).

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
See attached detailed breakdown						

Change Order Number 1 makes the following adjustments to the contract: \$ 318,729.50

Contractor Accepted: Manatt's, Inc.

By: _____

Date: 5/22/2026

Engineer Approved: McClure

By: *[Signature]*

Date: 2026-05-22

City of Ankeny Staff Approval

By: _____

Title: _____ Date: _____

Owner Accepted: Polk County Aviation Authority

By: _____

Title: _____ Date: _____

Record of Change Orders

#	Date	Amount
Original Contract amount		\$10,301,365.58
1	May 22, 2026	\$318,729.50
3		
2		
4		
5		
6		
7		
8		
Revised Contract amount:		<u>\$10,620,095.08</u>

Current Calendar Day Contract Time:	175 Calendar Days
Calendar Days Adjustment:	0 Calendar Days

Revised Calendar Days: 175 Calendar Days



McClure Engineering Co.

Change Order Details

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

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

Change Order 1
Status Pending
Date Created 05/22/2026
Type Change in Original Contract
Summary #1

Change Order Description Change Order #1

Awarded Project Amount \$10,301,365.58

Authorized Project Amount \$10,301,365.58

Change Order Amount \$318,729.50

Revised Project Amount \$10,620,095.08

B – Reason for change:

Change Order #1 revises the contract to rectify changes to the quantities based on both observed field conditions and changes to construction scope related to the LOC and GS facilities, which follows coordination with the contractor and the FAA.

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - BASE BID: RUNWAY 18-36 RECONSTRUCTION									
0069	L-115-1	EA	\$905.000	21.000	\$19,005.00	15.000	\$13,575.00	36.000	\$32,580.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.									
Reason: Qty change due to change of project scope.									
0071	L-125-1	EA	\$313.000	37.000	\$11,581.00	3.000	\$939.00	40.000	\$12,520.00
REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED									
Reason: Qty change due to change of project scope.									
0078	L-125-8	EA	\$1,320.000	43.000	\$56,760.00	3.000	\$3,960.00	46.000	\$60,720.00
MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Qty change due to change of project scope.

0082	L-125-12	EA	\$5,589.000	5.000	\$27,945.00	-5.000	-\$27,945.00	0.000	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE									
Reason: Line item removed, qty is already accounted for in Line Item #86, L-125-16.									

0083	L-125-13	EA	\$5,796.000	4.000	\$23,184.00	7.000	\$40,572.00	11.000	\$63,756.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE									
Reason: Revised qty per guidance sign schedule coordinated with electrical contractor									

0084	L-125-14	EA	\$6,806.000	2.000	\$13,612.00	2.000	\$13,612.00	4.000	\$27,224.00
L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED, LED TYPE									
Reason: Revised qty per guidance sign schedule coordinated with electrical contractor									

0085	L-125-15	EA	\$1,223.000	20.000	\$24,460.00	-5.000	-\$6,115.00	15.000	\$18,345.00
L-858 AIRPORT GUIDANCE SIGN MODIFICATIONS (PANEL REPLACEMENT)									
Reason: Revised qty per guidance sign schedule coordinated with electrical contractor									

Section: 2 - BID ADDITION #1 - 500' RUNWAY 18 EXTENSION

0115	P-610-4	LS	\$129,808.000	1.000	\$129,808.00	-1.000	-\$129,808.00	0.000	\$0.00
NEW FOUNDATIONS (LOCALIZER SHELTER AND PRECAST STEP, LOCALIZER ANTENNA, AND DME ANTENNA)									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Reason: Remove and replace line item (revised line item description)									
0116	P-610-5	EA	\$500.000	2.000	\$1,000.00	7.000	\$3,500.00	9.000	\$4,500.00
FURNISH AND INSTALL 4" STEEL BOLLARD									
Reason: Qty change due to change of project scope.									
0138	L-108-10	LF	\$8.100	760.000	\$6,156.00	-442.000	-\$3,580.20	318.000	\$2,575.80
NO.18 OR NO. 19 AWG, 25 PAIR, TELEPHONE/ANTENNA CABLE, INSTALLED IN DUCT BANK									
Reason: Qty change due to change of project scope.									
0139	L-108-11	LF	\$85.000	318.000	\$27,030.00	-318.000	-\$27,030.00	0.000	\$0.00
(6) 7/8" COAX CABLE, INSTALLED IN CONDUIT									
Reason: Remove and replace line item (revised line item description)									
0140	L-108-12	LF	\$6.000	318.000	\$1,908.00	-318.000	-\$1,908.00	0.000	\$0.00
#12-3UF CABLE, INSTALLED IN CONDUIT									
Reason: Remove and replace line item (revised line item description)									
0141	L-108-13	LF	\$12.000	318.000	\$3,816.00	-318.000	-\$3,816.00	0.000	\$0.00
NO. 4/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS									
Reason: Remove and replace line item (revised line item description)									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0144	L-109-6	LS	\$2,792.000	1.000	\$2,792.00	-1.000	-\$2,792.00	0.000	\$0.00
RELOCATION OF EXISTING TRANSFORMER									
Reason: Remove and replace line item (revised line item description)									
0146	L-110-2	LF	\$45.000	189.000	\$8,505.00	-189.000	-\$8,505.00	0.000	\$0.00
(4) 4" SCHEDULE 80 PVC CONDUIT, IN TRENCH									
Reason: Remove and replace line item (revised line item description)									
0147	L-110-3	LF	\$50.000	305.000	\$15,250.00	-305.000	-\$15,250.00	0.000	\$0.00
(4) 4" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH									
Reason: Remove and replace line item (revised line item description)									
0148	L-110-4	LF	\$18.500	305.000	\$5,642.50	-305.000	-\$5,642.50	0.000	\$0.00
(2) 2" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH									
Reason: Remove and replace line item (revised line item description)									
0150	L-110-6	LF	\$17.500	430.000	\$7,525.00	-430.000	-\$7,525.00	0.000	\$0.00
(4) 4" FAA COMMUNICATIONS DUCT BANK									
Reason: Remove and replace line item (revised line item description)									
0151	L-115-1	EA	\$880.000	2.000	\$1,760.00	8.000	\$7,040.00	10.000	\$8,800.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
0152	L-115-2	EA	\$1,478.000	5.000	\$7,390.00	-5.000	-\$7,390.00	0.000	\$0.00
ELECTRICAL MANHOLE, 36" X 36"									
Reason: Remove and replace line item (increase in junction boxes for can plazas)									
0153	L-115-4	EA	\$1,389.000	1.000	\$1,389.00	-1.000	-\$1,389.00	0.000	\$0.00
ELECTRICAL COMMUNICATION JUNCTION BOX									
Reason: Remove and replace line item (revised line item description)									
0156	L-125-12	EA	\$5,888.000	1.000	\$5,888.00	-1.000	-\$5,888.00	0.000	\$0.00
L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED, LED TYPE									
Reason: Revised qty per guidance sign schedule coordinated with electrical contractor									
0157	L-125-13	EA	\$6,048.000	3.000	\$18,144.00	-1.000	-\$6,048.00	2.000	\$12,096.00
L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED, LED TYPE									
Reason: Revised qty per guidance sign schedule coordinated with electrical contractor									
0158	L-125-29	LS	\$25,920.000	1.000	\$25,920.00	-1.000	-\$25,920.00	0.000	\$0.00
REMOVE AND STORE LOCALIZER SHELTER, LOCALIZER ANTENNA, DME ANTENNA, AND MISC. ELECTRICAL ITEMS									
Reason: Remove and replace line item (revised line item description)									
0159	L-125-30	LS	\$58,508.000	1.000	\$58,508.00	-1.000	-\$58,508.00	0.000	\$0.00
REINSTALL LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Remove and replace line item (revised line item description)

25 items	Totals			\$504,978.50		-\$261,861.70		\$243,116.80
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New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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Section: 1 - BASE BID: RUNWAY 18-36 RECONSTRUCTION

0160	D-751-2	EA	1.000	\$7,975.000	\$7,975.00
STORM SEWER STRUCTURE ADJUSTMENT, MAJOR					

Reason: Adjustment to existing intake structure northwest of RW intersection.

0161	L-110-7	LF	140.000	\$64.900	\$9,086.00
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH					

Reason: Duct banks beneath TW B and TW E.

0162	L-110-8	LF	520.000	\$30.040	\$15,620.80
(1) 2" SCHEDULE 40 PVC/HDPE SDR 13.5, DIRECTIONAL BORED					

Reason: Bored conduit under RW 18-36 for RW 4-22, WC, and PAPI 22 circuits.

0163	L-125-32	EA	2.000	\$8,623.910	\$17,247.82
REMOVE AND SALVAGE EXISTING AIRPORT GUIDANCE SIGN, REINSTALL ON NEW CONCRETE BASE AND REPLACE SIGN PANELS, PER PLAN					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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Reason: New line item based on revised guidance sign schedule coordinated with electrical contractor.

Section: 2 - BID ADDITION #1 - 500' RUNWAY 18 EXTENSION

0164	P-610-6	LS	1.000	\$135,308.000	\$135,308.00
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REVISED LOCALIZER SHELTER FOUNDATIONS, PER PLAN

Reason: New line item, replaces removed line item. Clarifies scope of work related to LOC shelter.

0165	L-108-16	LF	318.000	\$6.110	\$1,942.98
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(3) NO. 12 XHHW CABLES, INSTALLED IN CONDUIT

Reason: New line item, replaces removed line item. Clarifies scope of work for wiring from LOC antenna to LOC shelter.

0166	L-108-17	LF	318.000	\$17.290	\$5,498.22
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(3) NO. 4 XHHW CABLES, INSTALLED IN CONDUIT

Reason: New line item, replaces removed line item. Clarifies scope of work for wiring from LOC antenna to LOC shelter.

0167	L-108-18	LF	318.000	\$64.170	\$20,406.06
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(6) LDF4-50A CABLE, INSTALLED IN TRENCH OR CONDUIT

Reason: New line item, replaces removed line item. Clarifies scope of work for wiring from LOC antenna to LOC shelter.

0168	L-108-19	LF	318.000	\$18.150	\$5,771.70
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NO. 1/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS

Reason: New line item, replaces removed line item. Clarifies scope of work for wiring from LOC antenna to LOC shelter.

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
0169	L-109-7	LS	1.000	\$26,345.830	\$26,345.83
RELOCATION OF EXISTING TRANSFORMER AND PRIMARY POWER LINE TO UTILITY SWITCH GEAR					
Reason: Change in project scope, required for transformer relocation for LOC shelter.					
0170	L-110-7	LF	189.000	\$64.900	\$12,266.10
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH					
Reason: Duct banks beneath TW A1 and RW 18 extension.					
0171	L-110-9	LF	218.000	\$65.920	\$14,370.56
FAA LOCALIZER CONDUIT AND SAND BACKFILL, INSTALLED IN TRENCH					
Reason: New line item per revisions to electrical scope.					
0172	L-110-10	LF	100.000	\$184.820	\$18,482.00
FAA LOCALIZER CONDUIT AND BACKFILL, CONCRETE ENCASED, INSTALLED IN TRENCH					
Reason: New line item per revisions to electrical scope.					
0173	L-115-5	EA	2.000	\$3,027.760	\$6,055.52
TRAFFIC-RATED HANDHOLE, PER PLAN					
Reason: New line item per revisions to electrical scope.					
0174	L-125-14	EA	2.000	\$6,806.000	\$13,612.00
L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED, LED TYPE					
Reason: New line item per revisions to electrical scope. Same line item and unit price as Base Bid Line item #84.					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
0175	L-125-33	LS	1.000	\$23,522.400	\$23,522.40
REMOVE LOCALIZER SHELTER AND DME ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS					
Reason: New line item per revisions to electrical scope.					
0176	L-125-34	LS	1.000	\$7,840.800	\$7,840.80
REMOVE AND SALVAGE LOCALIZER ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS					
Reason: New line item per revisions to electrical scope.					
0177	L-125-35	LS	1.000	\$179,713.600	\$179,713.60
FURNISH AND INSTALL NEW LOCALIZER SHELTER					
Reason: New line item per revisions to electrical scope.					
0178	L-125-36	LS	1.000	\$59,525.810	\$59,525.81
REINSTALL SALVAGED LOCALIZER ANTENNA AND INSTALL DME ANTENNA					
Reason: New line item per revisions to electrical scope.					
19 items					Total: \$580,591.20

This Document will become a supplement to the Contract dated September 4th, 2025, and all provisions will apply hereto.

5/22/2026

Manatt's, Inc.

Date



2026-05-22

McClure

Date

SIGNATURE ON TO COVER PAGE

Polk County Aviation Authority

Date

RESOLUTION

**A RESOLUTION GRANTING AN ELECTRIC EASEMENT TO
MIDAMERICAN ENERGY COMPANY FOR THE INSTALLATION OF A NEW
PRIMARY LINE TO SERVE THE RELOCATED RW 36 LOCALIZER AT THE
ANKENY REGIONAL AIRPORT**

WHEREAS, the reconstruction and extension of Runway 18/36 is ongoing at this time at the Ankeny Regional Airport; and

WHEREAS, the aforementioned construction necessitates the installation of a new primary line from the existing utility switch gear box south of Oralabor Road to the relocated Localizer transformer location to the north of the proposed Runway 18 extension; and

WHEREAS, staff coordinated with MidAmerican Energy, prime contractor, electrical subcontractor, and McClure to determine the proper alignment of the proposed electrical primary line; and

WHEREAS, MidAmerican Energy provided an easement document containing their standard language and stipulations for creating an electric easement for their benefit and use; and

WHEREAS, McClure and staff reviewed the easement documentation and survey plat and found them to be in order,

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby officially grants the said electric easement to MidAmerican Energy Company which authorizes the installation and future maintenance of the electric primary service and transformer to serve the relocated RW 36 Localizer on the Ankeny Regional Airport.

Dated, this **4th** day of **June, 2026**.

Jeff, Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Secretary

Prepared by and return to: Brian Sills 515-242-4383
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-8770

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	<u>130003</u>	State of	<u>IOWA</u>	
Work Req. No.	<u>5102651</u>	County of	<u>Polk</u>	
Project No.	<u>CPKBBL1000000076</u>	Section	<u>31</u>	
		Township	<u>80</u>	North
		Range	<u>23</u>	West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this ____ day of _____, 2026, by and between **POLK COUNTY AVIATION AUTHORITY**, ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on **Exhibit A** attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant

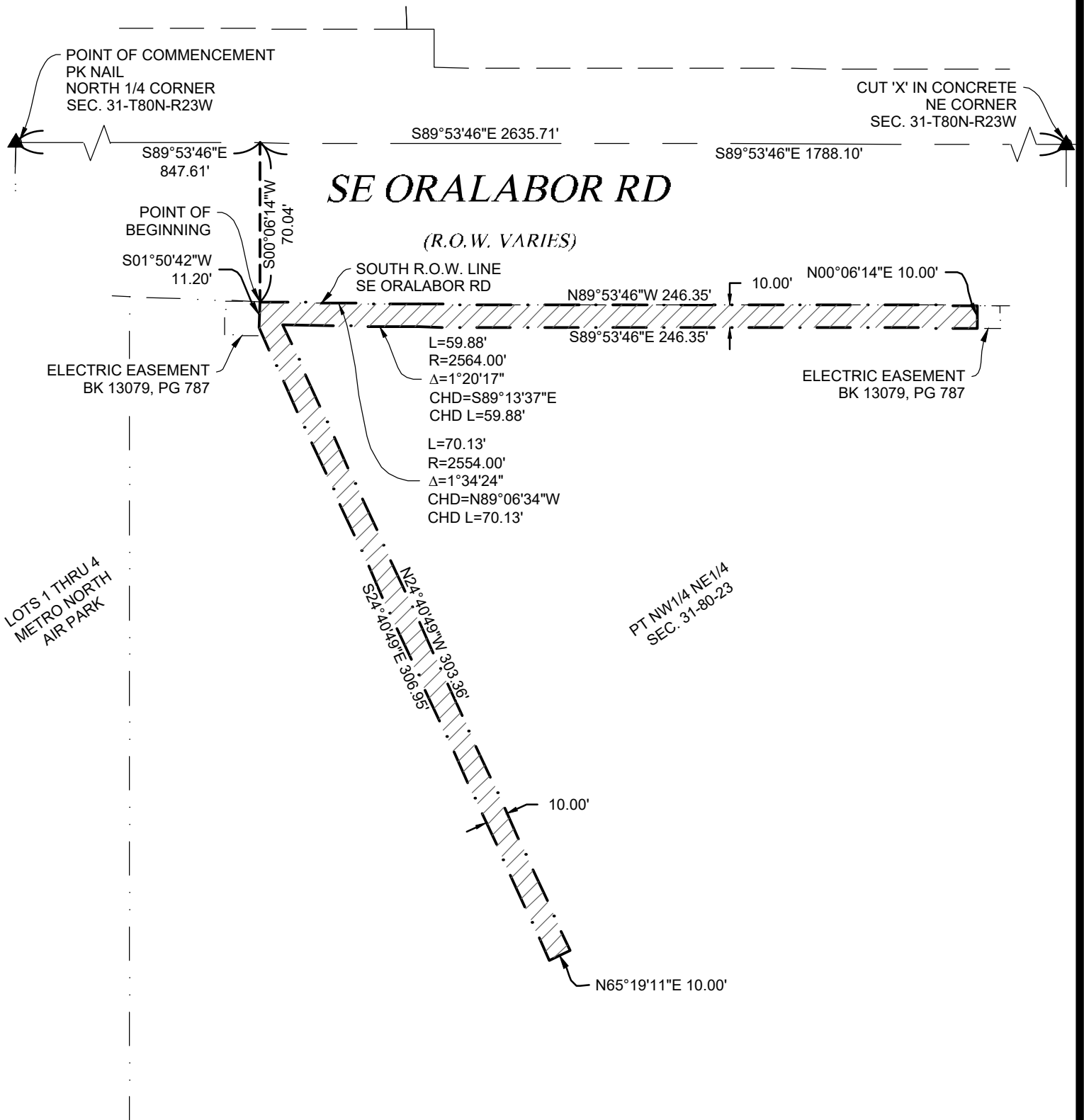
shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this Easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Easement, it is agreed between the parties that the law of the jurisdiction and location where this Easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.
15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

EXHIBIT A



LEGAL DESCRIPTION:

BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S89°53'46"E ALONG THE NORTH LINE OF SAID SECTION 31, 847.61 FEET; THENCE S00°06'14"W, 70.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SE ORALABOR ROAD; THENCE S01°50'42"W ALONG THE EAST LINE OF THE EXISTING ELECTRIC EASEMENT FILED IN BOOK 13079, PAGE 787 AT THE POLK COUNTY RECORDER'S OFFICE, 11.20 FEET; THENCE S24°40'49"E, 306.95 FEET; THENCE N65°19'11"E, 10.00 FEET; THENCE N24°40'49"W, 303.36 FEET; THENCE 59.88 FEET ALONG A 2564.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CHORD BEARING S89°13'37"E, AND A CHORD LENGTH OF 59.88 FEET; THENCE S89°53'46"E, 246.35 FEET TO THE WEST LINE OF THE SAID EXISTING ELECTRIC EASEMENT; THENCE N00°06'14"E ALONG SAID WEST LINE, 10.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SE ORALABOR ROAD; THENCE N89°53'46"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 246.35 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE 70.13 FEET ALONG A 2554.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CHORD BEARING N89°06'34"W, AND A CHORD LENGTH OF 70.13 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 6,224 SQUARE FEET±.



NORTH



(IN FEET)
1 inch = 60 ft.

LEGEND	
	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA



6655 NE 15th Street
Des Moines, Iowa 50313
515-964-1229

REVISIONS

MIDAMERICAN
ELECTRIC EASEMENT
EXHIBIT
ANKENY, IOWA
POLK COUNTY
2022001042-EXH
4/27/2026

ENGINEER -
SURVEYOR P. SHELQUIST
DRAWN BY K. HART
CREW CHIEF -

SKETCH NO.
EXH-01

RESOLUTION 2026-

**A RESOLUTION AUTHORIZING TASK ORDER NO. 17 TO THE
MASTER AGREEMENT WITH MCCLURE FOR CONSTRUCTION
MANAGEMENT, ADMINISTRATION, AND OBSERVATION
SERVICES FOR THE CONSTRUCT MAINTENANCE STORAGE
FACILITY PROJECT AT THE ANKENY REGIONAL AIRPORT.**

WHEREAS, the Polk County Aviation Authority (hereinafter referred to as the "Client") and McClure, of Clive, Iowa (hereinafter referred to as the "Consultant"), entered into a Master Agreement dated October 6, 2022, establishing the terms and conditions for professional engineering services; and

WHEREAS, the Client desires to construct a Maintenance Storage Facility at the Ankeny Regional Airport (IKV) in Ankeny, Iowa; and

WHEREAS, the project involves construction management, administration, and observation services split under two separate funding programs: Iowa DOT Project No. 91260IKV100 (Airport Improvement Program - AIP) and Iowa DOT Project No. 91260IKV300 (General Aviation Vertical Infrastructure - GAVI); and

WHEREAS, the Consultant has submitted Task Order No. 17 outlining the scope of engineering and subconsultant services to be provided for said project; and

WHEREAS, the compensation for services under Task Order No. 17 is established on a payroll plus overhead, fixed fee, and reimbursable basis, split into the following not-to-exceed and lump-sum amounts:

- **Part IA (AIP Services Construction Admin/Observation):** \$18,320.00
- **Part IB (GAVI Services Construction Admin/Observation):** \$70,242.00
- **Part IC (Subconsultant GAVI Services - Lump Sum):** \$9,000.00
- **Total Maximum Task Order Obligation: \$97,562.00**

**NOW, THEREFORE, BE IT RESOLVED BY THE POLK COUNTY AVIATION
AUTHORITY:**

1. **Approval:** Task Order No. 17 to the Master Agreement with McClure for the Construct Maintenance Storage Facility project is hereby officially approved.
2. **Authorization:** The Chairperson (or designated Board Officer) of the Polk County Aviation Authority is authorized and directed to execute Task Order No. 17 on behalf of the Client.
3. **Execution:** The Project Manager or designated staff are authorized to issue the necessary monthly progress payments and manage the administration of this agreement in accordance with the terms specified therein.

BE IT FURTHER RESOLVED that the Chairperson of the Polk County Aviation Authority is hereby authorized to execute said Memorandum of Understanding.

PASSED AND APPROVED, this 4th day of June 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Project No.: 2022001042-017
 Project Name: Construct Maintenance Storage Facility: Construction Management, Administration, and Observation Services
 Project Location: Ankeny Regional Airport (IKV)
 Project Manager: Austin J. Moran, P.E.

**TASK ORDER NO. 17
 CONSTRUCT MAINTENANCE STORAGE FACILITY
 ANKENY REGIONAL AIRPORT, ANKENY, IOWA**

This TASK ORDER NO. 17, made on the _____ day of _____, 2026, under the terms and conditions established in the MASTER AGREEMENT, dated the 6th day of October, 2022, by and between McClure, of Clive, Iowa (herein referred to as "**Consultant**") and the Polk County Aviation Authority (PCAA) (hereinafter referred to as "**Client**"). Services shall be performed per the fees, terms and conditions outlined in this Agreement. The **Consultant** shall provide Engineering Services at the request of the **Client** which consists of the items listed below, located at the Ankeny Regional Airport (IKV) in Ankeny, Iowa.

PROJECT DESCRIPTION:

**CONSTRUCTION MANAGEMENT, ADMINISTRATION AND OBSERVATION SERVICES
 CONSTRUCT MAINTENANCE STORAGE FACILITY
 ANKENY REGIONAL AIRPORT, ANKENY, IOWA
 IOWA DOT PROJECT NO. 9I260IKV100 (AIP)
 IOWA DOT PROJECT NO. 9I260IKV300 (GAVI)**

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

Part I. Construction Management, Administration, and Observation Services for Both AIP and GAVI Services

Item	Included	Not Included
300.05 Airport Improvement Program (AIP) and General Aviation Vertical Infrastructure (GAVI) Grant Administration		
1. Prepare AIP & GAVI Grant Applications		X
2. Prepare AIP Sponsor Certifications		X
3. Prepare Iowa DOT Form 291108 & assist Client with monthly reimbursement requests	X	
4. Prepare AIP Sponsor Quarterly Performance Reports		X
5. Prepare AIP (SF-271 and SF-425 forms)		X
6. Update 3-year DBE Program (FY23-FY25)		X
504.05 Construction Permits		
1. Erosion Control Plan/Permit		
• Apply for NPDES Permit from DNR (Client will be operator listed on permit).		X
• Prepare Storm Water Pollution Prevention Plan (SWPPP)		X
2. Iowa DOT Right-of-Way Permit		X
3. City Permits		X
4. County Permits		X
5. Other Permits, including Army Corps of Engineers Section 404 Permit		X
6. File and submit FAA OE/AAA Case Study		
• FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Form (<i>Included in Task Order #14</i>)		X
600.05 Construction Administration		
1. Prepare and Distribute Issued for Construction Plans and Specifications.		
a. Hard Copies (2 - Client, 2 - Engineer, 1 - Contractor : 5 - Half size, 0 - Full size)	X	
2. Distribute Construction Contracts, Review Insurance Certs, Bonds, Prepare NTP	X	
3. Schedule, Coordinate, and Conduct Pre-Construction Conference at Client's location. Prepare agenda/minutes	X	
4. Provide general admin/engineering support to address construction issues (assume 7 months)	X	
5. Prepare Construction Management Program (CMP) per FAA AIP Sponsor Guide Section 1030		X
6. Visit site at appropriate stages of construction to observe the Contractor's work. (assume 2 visits in addition to weekly progress meetings).	X	
7. Issue interpretations, clarifications, and Requests for Information (RFIs) (assume 6 RFIs).	X	
8. Review and approve Shop Drawings and maintain log.		
a. Construction Safety Plan Compliance Document		X
b. 2010 Modified Subbase	X	
c. 4010 Sanitary Sewer Materials	X	
d. 5010 Water Main/Service Line Materials	X	
e. 5020 Hydrant Materials	X	
f. 5030 Testing and Disinfection		X
g. 6010 Sanitary Sewer Manhole Materials	X	
h. 7010 Portland Cement Concrete	X	
i. 7010 Joint Sealant	X	
j. 9010 Seeding, Mulching, Fertilizer	X	
k. 9040 Temporary Air and Water Pollution, Soil Erosion, and Siltation Control	X	
l. 11020 Mobilization/Traffic Control	X	
m. Utility Extensions	X	

Item	Included	Not Included
n. Pre-Engineered Metal Building		
• PEMB Utilities (fiber, gas, electrical, water, etc.)	X	
• Anchor Bolt Layout, Foundation Design, Roof/Exterior Wall Panels, Color Charts	X	
• Doors and Openings	X	
• Plumbing and Heating	X	
• Miscellaneous (Gutters, Downspouts, Interior wall paneling, insulation, exterior lighting, etc.)	X	
9. Confirm material compliance with Build American, Buy America (BABA) contract provisions		X
10. Monitor Contractor's compliance with DBE and EEO requirements		X
11. Review and process monthly Contractor's application for payment (assume 6 pay applications)	X	
12. Review certified payrolls for prevailing wage rates		X
13. Conduct wage rate interviews per FAA AIP Sponsor Guide Section 1060 on GSA Form 1445		X
14. Submit Construction Progress and Inspection Report (FAA Form 5370-1) on a weekly basis (assume 22 weeks)		X
15. Develop and distribute Change Orders/Supplemental Agreements (assume 3)	X	
16. Attend bi-weekly Construction Progress Meetings on-site (assume 8 total meetings)	X	
17. Conduct Final Inspection. Prepare agenda and distribute minutes.	X	
18. Monitor completion of punchlist items. Prepare and maintain log of punchlist	X	
19. Conduct Final Site Visit to confirm punchlist items	X	
20. Record Drawings:		
a. Develop record drawings developed from documentation created by the Contractor and Engineer.	X	
b. Hard Copies (1-Full-Size Client, 4-Half-size Copies: 2-Client, 2-Engineer)		X
c. Electronic Copies (1 CD -Client)		X
603.05 Quality Assurance (QA) Material Testing Coordination		
1. Prepare Quality Assurance Testing Scope of Work. Submit to QA testing firm/laboratory.		X
2. Review Quality Assurance Testing Scope/Fee Proposal and coordinate contract with Client		X
3. Coordinate Quality Assurance Field Testing with Independent Testing Firm and Contractors Testing Firm (assume 2 months)		X
4. Provide Quality Assurance Testing in accordance with Iowa DOT/FAA standards		X
5. Review material testing reports against specs. Coordinate deficiencies with QA Testing Firm		
a. P-152 Excavation, Subgrade, and Embankment		X
b. IDOT 2115 Modified Subbase		X
c. P-505 Portland Cement Concrete		X
d. P-610: Structural Concrete		X
6. Perform Percent Within Limits (PWL) calculations for each paving lot		
a. P-505 Portland Cement Concrete		X
650.05 Resident Project Representative		
1. Provide Resident Project Representative (RPR) to be on-site as follows:		
• AIP Work (Paving, Site Work, Erosion Control, etc.): 8 hours per week, for 8 weeks, not to exceed 64 total hours (64 regular hours, no OT hours)	X	
• GAVI Work (Building Erection, Utility Hookups, etc.): 8 hours per week, for 10 weeks, not to exceed 80 total hours (80 regular hours, no OT hours)	X	
760.07 Construction Staking		
1. Establish field construction control for Contractor use (Horizontal and Vertical Control)	X	
2. Set control points	X	
3. Perform Construction Layout and Staking		X
800.05 Project Closeout		
1. Draft Statement of Completion/Acceptance Form (Iowa DOT 291109 - Statement of Completion and Final Acceptance of Work)	X	
2. Prepare closeout documentation in accordance with AIP Sponsor Guide Section 1600, including:		
a. Sponsor Cover Letter		X
b. Final Project Cost Summary for the AIP Grant funding.		X
c. Final Project Cost Summary for the BIL-AIG Grant funding.		X
d. Final SF-271 Form for the AIP Grant funding.		X
e. Final SF-271 Form for the BIL-AIG Grant funding.		X
f. Final SF-425 Form for the AIP Grant funding.		X
g. Final SF-425 Form for the BIL-AIG Grant funding.		X
h. Final Construction Report for the AIP & BIL-AIG Grant projects.		X
3. As-Built ALP Sheet. Develop updated ALP sheet and submit for review. After acceptance, submit appropriate documents.		X
4. Update and Distribute Airport Part 139 Sign and Marking Plan		X
850. Project Management and Coordination		
1. Continual Communication/Coordination with Client and FBO (phone, email, letters, etc.)	X	
2. Develop and maintain project schedule (assume 10 months)	X	
3. Provide monthly progress reports to Client (assume 10 months)	X	
4. Maintain documentation of pertinent correspondence (email, letters, telephone logs)	X	
5. Prepare independent fee analysis package		X
6. Perform business and contract administration (assume 10 months)	X	
7. Coordination between sub-consultants	X	
8. Other Meetings		
• Special meetings with Council/Staff		X
• Public Informational Meetings		X
• Regulatory Agencies		X

Item	Included	Not Included
960. Subconsultants (GAVI Services Only)		
1. Mechanical, Electrical, Plumbing Engineering (provided by Bluestone Engineering, LLC)		
• Attend Pre-Construction meeting	X	
• Perform Shop drawing reviews of MEP related materials	X	
• Perform one (1) job site observation during construction	X	
• Respond to contractor questions (RFI's)	X	
• Attend monthly progress meeting (2 total)	X	
• Final Job site observation (JSO) and issues report	X	
• Perform edits to MEP drawings during construction to prepare record drawings	X	

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

Section 3.1: Basis of Compensation

Part IA: Construction Administration/Observation Services - AIP Services

3.1.1 For performing the Services identified within Part IA, the **Client** shall pay the **Consultant** an amount of payroll plus an overhead of **181.10%** for all office principals and employees engaged directly in the Services, plus a fixed fee, plus Reimbursable Expenses as further defined below and subconsultants (if any). The total compensation for Part IA is based on the following estimate of costs:

Direct Payroll	\$5,459.00
Overhead (181.10%)	\$9,887.00
Fixed Fee	\$2,310.00
Reimbursable Expenses	\$664.00
Subconsultant Fees	\$0.00
<u>Total Not to Exceed Amount</u>	<u>\$18,320.00</u>

Part IB: Construction Administration/Observation Services - GAVI Services

3.1.2 For performing the Services identified within Part IB, the **Client** shall pay the **Consultant** an amount of payroll plus an overhead of **181.10%** for all office principals and employees engaged directly in the Services, plus a fixed fee, plus Reimbursable Expenses as further defined below and subconsultants (if any). The total compensation for Part IB is based on the following estimate of costs:

Direct Payroll	\$21,298.00
Overhead (181.10%)	\$38,571.00
Fixed Fee	\$8,990.00
Reimbursable Expenses	\$1,383.00
Subconsultant Fees	\$0.00
<u>Total Not to Exceed Amount</u>	<u>\$70,242.00</u>

Part IC: Subconsultants (GAVI Services Only)

3.1.3 For performing the Services identified within Part IC, the Owner shall pay the Consultant a lump sum amount in accordance with the following:

960.	<u>Subconsultants (GAVI Services Only)</u>	<u>Lump Sum</u>	<u>\$</u>	<u>9,000.00</u>
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3.1.4 Adjustment of the upper limit may be made should the Consultant establish and the **Client** agree that there has been, or is to be, a material change in the:

- (a) scope, complexity or character of the Services or the Project;
- (b) conditions under which the Services are required to be performed; or
- (c) duration of the Services, if a change in the Schedule warrants such adjustment.

3.1.5 **Consultant** reserves the right to alter the compensation distribution between individual phases, tasks, or work assignments to be consistent with the Services provided. Any adjustment(s) made pursuant to this provision shall be limited so not to exceed the total sum of all Not to Exceed or Cost Plus Fixed Fee phases listed herein.

Section 3.2: Additional Services

3.2.1 Any services rendered by the **Consultant** beyond those described in Part I shall be compensated on the following basis: In the event additional project construction observation services are required beyond the outlined scope in Section 2, the **Client** shall compensate the **Consultant** on a time and materials basis, including an overhead rate of 181.10% for all office principals and employees engaged directly in the services, plus 15% fixed fee based on loaded labor costs, plus expenses for all costs associated with providing construction services beyond the respective contract length.

3.2.2 The **Consultant's** estimate of the amount that will become payable for Additional Services is only an estimate. If it becomes apparent that this estimated compensation amount will be exceeded, the **Consultant** and **Client** shall mutually negotiate in writing to additional compensation exceeding said estimated amount.

Section 3.3: Other Payment Provisions

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

- 4. The **Consultant** shall perform the Services and deliver the related Documents (if any) according to the schedule outlined as follows:
 - a. Issued for Construction Documents shall be available ten (10) calendar days after award of Construction Contract by **Client**.
 - b. On-site construction services shall begin upon issuance of Notice-to-Proceed for Contractor to begin the project.
 - c. Project closeout shall be completed within 90 calendar days after final project acceptance.
- 5. This Agreement represents the entire and integrated Agreement between the **CLIENT** and the **CONSULTANT**.

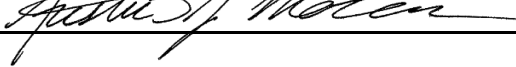
		Included	Not Included
Exhibit 'A'	Consultant Terms and Conditions Standard Agreement		X
Exhibit 'B'	Hourly Rate Schedule		X
Exhibit 'C'	Project Exhibit	X	
Exhibit 'D'	Subconsultant(s) Contract		X
Exhibit 'E'	Client's Responsibilities	X	
Exhibit 'F'	Duties and Responsibilities of Resident Project Representative (RPR)	X	
Exhibit 'G'	Opinion of Probable Construction Cost		X
Exhibit 'H'	Federal Provisions		X
Exhibit 'I'	Estimated Costs for Consultant Services		X

SPECIAL INSTRUCTIONS:

CLIENT: Polk County Aviation Authority
Ankeny, Iowa

CONSULTANT: McClure
Ankeny, Iowa

By: _____

By:  _____

Name: _____

Name: Austin J. Moran, P.E. _____

Title: _____

Title: Project Manager _____

Date: _____

Date: _____

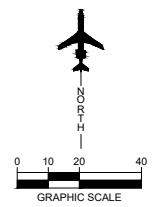
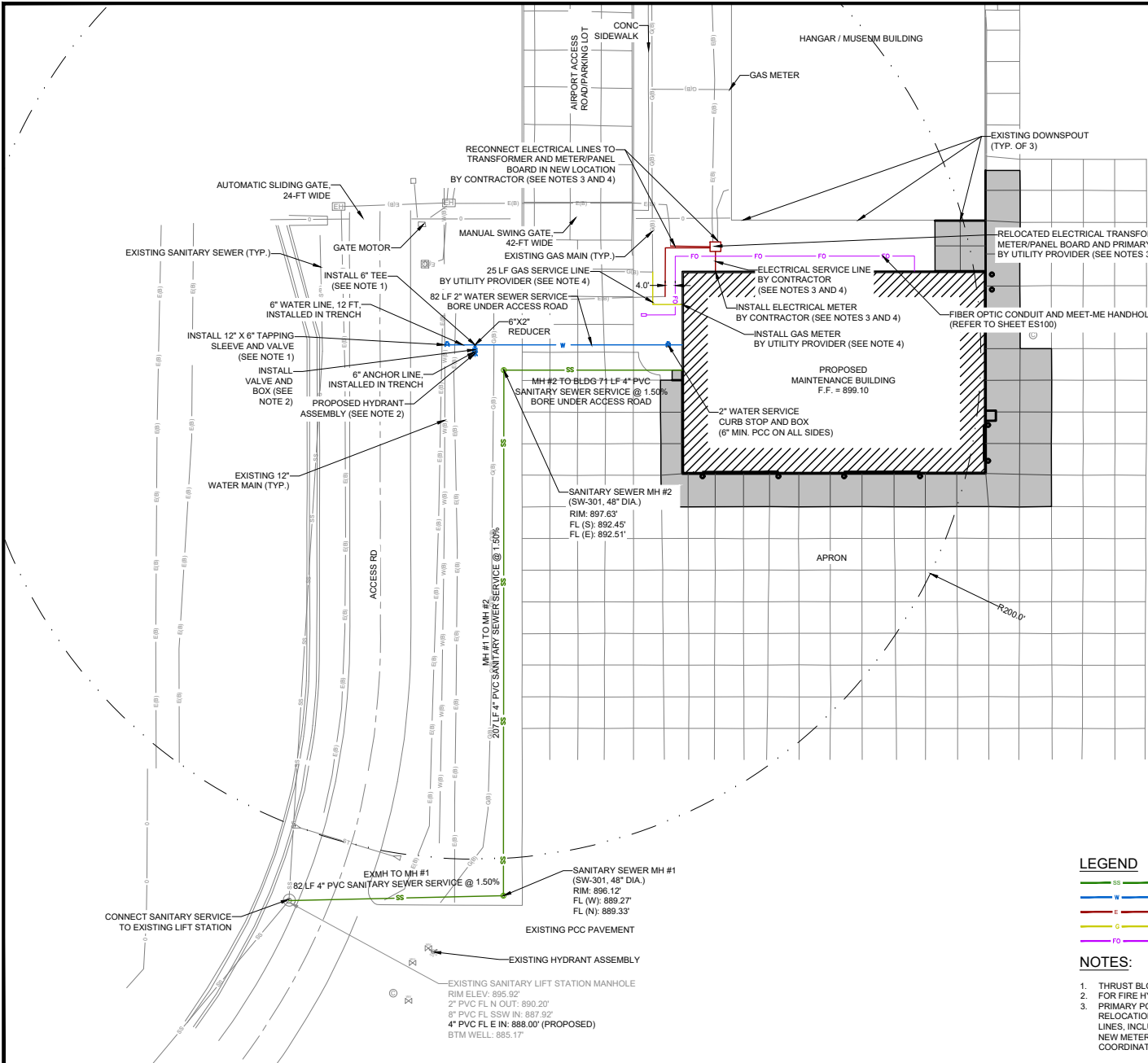
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EXHIBIT C

McCLURE ENGINEERING COMPANY
PROJECT EXHIBIT
CONSTRUCT MAINTENANCE STORAGE FACILITY



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McCLURE™
 1360 NW 121st Street
 Clive, Iowa 50325
 PH: 515-964-1229

Ankeny, IA | Carroll IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA
 Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

Portsmouth, NH | Boston, MA

NOTICE:
 McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

Ankeny Regional Airport
 Construction Project

KED bluestone

REVISIONS

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ENGINEER: AJM DRAWN BY: DJM CHECKED BY: JAP

- LEGEND**
- SS PROPOSED SANITARY SEWER
 - W PROPOSED WATER SERVICE
 - E PROPOSED ELECTRIC SERVICE LINE (COORDINATE WITH UTILITY)
 - G PROPOSED GAS LINE (COORDINATE WITH UTILITY)
 - FO PROPOSED FIBER OPTIC CONDUIT

- NOTES:**
1. THRUST BLOCKS WILL BE INSTALLED IN ACCORDANCE WITH SUDAS FIGURE 5010.101.
 2. FOR FIRE HYDRANT ASSEMBLY, REFER TO SUDAS FIGURE 5020.201.
 3. PRIMARY POWER LINE, TRANSFORMER, AND ABOVE-GROUND METER/PANEL RELOCATION WILL BE COMPLETED BY THE UTILITY PROVIDER. SECONDARY POWER LINES, INCLUDING BOTH RECONNECTING EXISTING AND PROPOSED NEW LINES AND NEW METER, WILL BE COMPLETED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE UTILITY IMPROVEMENTS WITH UTILITY PROVIDER.

**ANKENY REGIONAL AIRPORT
 CONSTRUCT MAINTENANCE BUILDING
 91260IKV100 (AIP) & 91260IKV300 (GAV)
 SITE UTILITY PLAN**

DRAWING NO.
SP-01

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EXHIBIT E

McCLURE ENGINEERING COMPANY OWNER'S RESPONSIBILITIES



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

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

EXHIBIT E

McCLURE ENGINEERING COMPANY
OWNER'S RESPONSIBILITIES



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MCCLURE ENGINEERING COMPANY

A LISTING OF THE DUTIES, RESPONSIBILITIES, AND LIMITATIONS OF AUTHORITY
OF THE RESIDENT PROJECT REPRESENTATIVE (RPR)



CONSULTANT shall furnish a Resident Project Representative (RPR), assistants and other field staff to assist **OWNER** in observing performance of the Work of the Contractor.

Through on-site observations of the Work in progress and field checks of materials and equipment by the RPR and assistants, **CONSULTANT** shall endeavor to provide further protection for **OWNER** against defects and deficiencies in the Work; but, the furnishing of such services will not make **CONSULTANT** responsible for or give **CONSULTANT** control over construction means, methods, techniques, sequences, procedures, storm water runoff, erosion control, or for safety precautions or programs, or responsibility for **CONTRACTOR**'s failure to perform the Work in accordance with the Contract Documents.

The duties and responsibilities of the RPR are limited to those of **CONSULTANT** in **CONSULTANT**'S agreement with the **OWNER** and in the construction Contract Documents, and are further limited and described as follows:

1. GENERAL

RPR is **OWNER**'S agent at the site, will act as directed by and under the direction of **OWNER**, and will confer with **OWNER** regarding RPR's actions. RPR's dealings in matters pertaining to the on- site work shall in general be with **OWNER** and **CONTRACTOR** keeping **OWNER** advised as necessary. RPR's dealings with sub-contractors shall only be through or with the full knowledge and approval of **CONTRACTOR**.

2. DUTIES AND RESPONSIBILITIES OF RPR

- A. *Conferences and Meetings:* Attend meetings with **CONTRACTOR**, such as pre-construction conferences, progress meetings, job conferences and other project- related meetings.
 - i. Liaison:
 - 1. Serve as **OWNER**'S liaison with **CONTRACTOR**, working principally through **CONTRACTOR**'s superintendent and assist in understanding the intent of the Contract Documents; and assist **OWNER** in serving as **OWNER**'S liaison with **CONTRACTOR** when **CONTRACTOR**'s operations affect **OWNER**'S on-site operations.
 - 2. Assist in obtaining from **OWNER** additional details or information, when required for proper execution of the Work.
- B. Shop Drawings and Samples:
 - i. Receive samples that are furnished at the site by **CONTRACTOR** and notify **OWNER** of availability of samples for examination.
 - ii. Advise **OWNER** and **CONTRACTOR** of the commencement of any Work requiring a Shop Drawing or sample if the submittal has not been approved by **OWNER**.
- C. Review of Work, Rejection of Defective Work, Inspections and Tests:
 - i. Conduct on-site observations of the Work in progress to assist **OWNER** in determining if the work is in general proceeding in accordance with the Contract Documents.
 - ii. Report to **OWNER** whenever RPR believes that any Work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise **OWNER** of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
 - iii. Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel and that **CONTRACTOR** maintains adequate records thereof; and observe, record and report to **OWNER** appropriate details relative to the test procedures and startups.
 - iv. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to **OWNER**.

- D. *Interpretation of Contract Documents:* Report to **OWNER** when clarifications and interpretations of the Contract Documents are needed and transmit to **OWNER** clarifications and interpretations as issued by **OWNER**.
- E. *Modifications:* Consider and evaluate CONTRACTOR's suggestions for modifications in Drawing or Specifications and report with RPR's recommendations to **OWNER**. Transmit to CONTRACTOR decisions as issued by **OWNER**.
- F. Records:
 - i. Maintain at the job site orderly files for correspondence, reports of job conferences. Shop Drawings and samples, reproductions of original Contract Documents including all Work Directive Changes, Addenda, Change Orders, Field Orders, and additional Drawings issued subsequent to the execution of the Contract. **OWNER'S** clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.
 - ii. Keep a diary or log book, recording CONTRACTOR hours on the job site, weather conditions, data relative to questions of Work Directive Changes, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures; and send copies to **OWNER**.
 - iii. Record names, addresses and telephone numbers of all CONTRACTORS, subcontractors and major suppliers of materials and equipment.
- G. *Reports:*
 - i. Furnish **OWNER** periodic reports as required of progress of the Work and of CONTRACTOR's compliance with the progress schedule and schedule of Shop Drawing and sample submittals.
 - ii. Consult with **OWNER** in advance of schedule major tests, inspections or start of important phases of the Work.
 - iii. Draft proposed Change Orders and Work Directive Changes, obtaining backup material from CONTRACTOR and recommend to **CONSULTANT** Change Orders, Work Directive Changes and Field Orders.
 - iv. Report immediately to **OWNER** upon occurrence of any accident.
- H. *Payment Requests:* Review applications for payment with CONTRACTOR for compliance with the established procedure for their submission and forward with recommendations to **CONSULTANT**, noting particularly the relationship of the payment requested to the schedule of values. Work completed, and materials and equipment delivered at the site but not incorporated in the Work.
- I. *Certificates, Maintenance and Operation Manuals:* During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by CONTRACTOR are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to **OWNER** for review and forwarding to **OWNER** prior to final payment for the Work.
- J.

3. LIMITATIONS OF AUTHORITY

- A. Resident Project Representative:
 - i. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by **OWNER**.
 - ii. Shall not exceed limitations of **OWNER'S** authority as set forth in the Contract Documents.
 - iii. Shall not undertake any of the responsibilities of CONTRACTOR, subcontractors or CONTRACTOR's superintendent.
 - iv. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences, storm water management, erosion control or other procedures of construction.
 - v. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work.
 - vi. Shall not accept Shop Drawings or sample submittals from anyone other than CONTRACTOR.
 - vii. Shall not authorize **OWNER** to occupy the Project in whole or in part.
 - viii. Shall not participate in specialized field or laboratory tests or inspections conducted by other except as specifically authorized by **OWNER**.

STANDARD AGREEMENT FOR CONSULTING SERVICES



McCLURE ENGINEERING COMPANY

Project Name: Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support

Project Number: 2026002041-000

Project Manager: Jay Pudenz, P.E. *, LEED AP

This Agreement, is made on the 11th day of May, 2026, by and between McClure Engineering Company, of Clive, Iowa, (herein referred to as "CONSULTANT") and Polk County (hereinafter referred to as "CLIENT"). The CONSULTANT will provide services per the terms and conditions outlined in this Agreement and in accordance with the scope and schedule presented in Exhibit 'C'. The services will be compensated for in accordance with the fees or hourly rates as presented in Exhibit 'B', for the Project described as:

Polk County, in coordination with the Polk County Aviation Authority, is interested in advancing the South Corporate Terminal Area at the Ankeny Regional Airport as a key economic development initiative. To support this effort, McClure has been asked to assist by providing targeted services focused on project positioning, funding strategy, and partner engagement. These efforts are intended to build momentum, align stakeholders, and position the project for near-term funding and implementation.

- The CLIENT shall provide information per the CLIENT's responsibilities presented in Exhibit 'E' in a timely manner so as not to delay the services provided by the CONSULTANT.
- Payment to the CONSULTANT shall be made within 30 days of invoice for work completed to date. The invoice will include the percentage of work complete, an estimate to complete and, a brief project status summary.
- Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the CLIENT fails to make monthly payments due the CONSULTANT, the CONSULTANT may, after giving (7) days written notice to the CLIENT, suspend services under this agreement.
- This agreement is subject to all the terms and conditions attached to this agreement including those attached as Exhibit A.
- This Agreement represents the entire and integrated agreement between the CLIENT and the CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the CLIENT and the CONSULTANT.
- Neither party to this AGREEMENT will be liable to the other party for unavoidable delays in performing the Scope of Services, or for the direct or

indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure. The CONSULTANT will adjust the schedule and compensation under this agreement to the extent that CONSULTANT's schedule and compensation are equitably adjusted by the CLIENT.

Unavoidable Delays means delays in performance resulting from acts or occurrences outside the reasonable control of the party claiming the delay in performance, including but not limited to storms, floods, excessive rain, hail, wind, hurricanes, tornadoes, fires, explosions or other casualty losses, unusual weather conditions, global medical pandemics, including but not limited to that certain global medical pandemic which has come to be known as "Coronavirus" or "Covid-19", national medical pandemics in the United States of America, strikes, boycotts, lockouts or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts, restrictions, or prohibitions of any federal, State or local governmental unit.

- The amount of the CONSULTANT's compensation is 16,000.00 - \$25,000.00. The contract type is Time and Expense (NTE).

Attached Exhibits		Included	Not Included
Exhibit 'A'	Standard Terms and Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'B'	Hourly Rate Schedule	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'C'	Detailed Scope of Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'D'	Subconsultant(s) Contract	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'E'	Client's Responsibilities to Consultant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'F'	Duties and Responsibilities of RPR	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'G'	Drawing Depicting the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'H'	Construction Item List Cost Estimate	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'I'	Regulatory Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit 'J'	Payment Preferences	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CLIENT: Polk County

CONSULTANT: McClure Engineering Company

By: _____

Signed:  _____

Title: _____

Title: _____ Team Leader/Project Manager

McCLURE ENGINEERING COMPANY – POLK COUNTY, IA
CONSULTANT STANDARD TERMS AND CONDITIONS
(Effective 1/1/2026 through 12/31/2026)

- 1.0 ACCESS TO SITE:** The **Consultant** shall at all times have access to the Project site.
- 2.0 INFORMATION PROVIDED BY OTHERS:** The **Consultant** shall be entitled to rely upon the accuracy and completeness of data provided by the **Client** and shall not assume liability for such data. The **Consultant** does not practice law, insurance or financing, therefore, the **Client** shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time during the Project. **Client** shall hold **Consultant** harmless from damages that may arise as a result of inaccuracies of information or data supplied by **Client** or others to **Consultant**.
- 3.0 OWNERSHIP AND REUSE OF DOCUMENTS:** All documents are instruments of service, and **Consultant** shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the **Consultant**) whether or not the Project is completed.
- 3.1 **Client** may make and retain copies of documents for information and reference in connection with the use of the documents on the Project. **Consultant** grants **Client** ownership of the documents for use on the Project, extensions of the Project, and for related uses of the **Client**, subject to receipt by **Consultant** of full payment due and owing for all services relating to preparation of the documents, and subject to the following limitations: (1) **Client** acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by **Consultant**, or for use or reuse by **Client** or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by **Consultant**; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by **Consultant**, as appropriate for the specific purpose intended, will be at **Client's** sole risk and without liability or legal exposure to **Consultant** or to its officers, directors, members, partners, agents, employees, and **Consultants**; (3) **Client** shall indemnify and hold harmless **Consultant** and its officers, directors, members, partners, agents, employees, and **Consultants** from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by **Consultant**; and (4) such limited license to **Client** shall not create any rights in third parties.
- 3.2 If **Consultant** at **Client's** request verifies the suitability of the documents, completes them, or adapts them for extensions of the Project or for any other purpose, then **Client** shall compensate **Consultant** at an amount agreed upon by **Client** and **Consultant**.
- 4.0 UNDERGROUND UTILITIES:** Due to the nature and uncertainty of the accuracy of data available for underground utilities, including drainage tile, and/or any information that may be supplied by the **Client**, third parties, and/or research performed by the **Consultant** or its subcontractors, the **Client** agrees to indemnify and hold harmless the **Consultant** for all claims, losses, costs and damages arising out of the location of underground utilities provided by the **Consultant** under this Agreement.
- 4.1 The **Client** may choose to contract separately to have extensive investigations and research conducted if the **Client** feels it necessary to have more accurate location of underground utilities confirmed.
- 5.0 SUBSURFACE CONDITIONS:** The **Consultant** may advise the **Client** to conduct soil and/or subsurface testing and analysis to provide information to the **Client**, **Consultant**, and contractor(s) as to the subsurface conditions that may generally be encountered during subsurface construction.
- 5.1 The **Consultant** cannot warrant or guarantee that the information provided is reflective of all subsurface conditions that may be encountered, or to the extent that subsurface conditions such as soil properties, groundwater, rock, etc., may vary from location to location throughout subsurface construction.
- 5.2 Any unexpected change or unforeseen subsurface conditions (including those that may be caused by weather conditions) will be addressed when encountered and may result in a change in construction price and/or schedule, and the **Consultant** shall be held harmless from issues arising out of these unseen subsurface conditions.
- 6.0 HAZARDOUS MATERIALS – INDEMNIFICATION:** The **Consultant** is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the **Client** is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. **Consultant** makes no representations regarding an environmental site assessment, relies upon **Client** to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.
- 7.0 OPINIONS OF PROBABLE COST:** **Consultant's** opinions (if any) of probable construction costs are to be made on the basis of **Consultant's** experience, qualifications, and general familiarity with the construction industry. However, because **Consultant** has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, **Consultant** cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by **Consultant**. If **Client** requires greater assurance as to probable construction cost, then **Client** agrees to obtain an independent, third-party cost estimate.
- 8.0 PROJECT FUNDING AND FINANCING:** It shall be the responsibility of the **Client** to plan, organize, and secure funding to pay all costs associated with the project. The funding may include local financing and/or funding obtained through federal or state funding programs such as low interest loans, grants, etc. If the **Consultant** is retained to help apply and/or secure funding from internal or external funding agencies, the **Consultant** shall not be responsible for the acquisition of funding and makes no guarantee funding applications prepared by the **Consultant** will successfully secure funds.
- 8.1 If the **Client** secures outside funding from any such programs, while the **Consultant** may be retained to help monitor and submit pay requests for loan or grant draws from the respective agencies, the **Consultant** shall not be responsible for the **Client's** obligation to comply with any criteria required to use the funds, including responsibility for any funding match required by the **Client**.
- 9.0 ADDITIONAL SERVICES:** It is not unusual for the **Client** to request the **Consultant** to provide additional services or that additional work may be required to deal with a contractor during construction that was not foreseen at the time the original scope of work was agreed to when the **Consultant** contract was signed. The **Client** recognizes the **Consultant** shall be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly. The **Consultant** may prepare drawings, specifications and other documents required to address the changes in the scope of work as necessary to satisfactorily complete the project.
- 10.0 BETTERMENT:** If the **Consultant** failed to include a component(s), or if during construction it is discovered a component(s) is required that was not in the **Consultant's** original plans or specifications, and that the component(s) is necessary to complete a satisfactory project, the **Consultant** shall not be responsible for paying the cost required to add such component(s) to the extent that such component(s) would have been required and included in the original construction documents.
- 10.1 In no event shall the **Consultant** be responsible for any cost or expense that provides betterment or that upgrades or enhances the value of the **Client's** project if the component should have originally been included in the construction drawings and/or specifications.

- 11.0 **SHOP DRAWING REVIEW:** If, as part of this Agreement **Consultant** reviews contractor submittals, such as shop drawings, product data, samples and other data, as required by **Consultant**, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. **Consultant** shall not be responsible for any deviations from the contract documents not brought to the attention of **Consultant** in writing by the contractor. **Consultant** shall not be required to review partial submissions or those for which submissions of correlated items have not been received.
- 12.0 **CONSTRUCTION OBSERVATION:** If, as part of this Agreement, **Consultant** is providing construction observation services, **Consultant** shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractor's or subconsultant's work and to determine if the work is proceeding in general accordance with the Contract Documents. The **Consultant** is not a contractor and shall not at any time supervise, direct, control, or have authority over any of the contractor's and/or subconsultant's work.
- 12.1 **Consultant** shall not have authority over or be responsible for the means, methods, techniques, sequences, schedule, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for the security or safety at the site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work.
- 12.2 **Consultant** shall not be responsible for the acts or omissions of any contractor
- 12.3 **Consultant** neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the construction contract documents.
- 12.4 **Consultant** shall not be responsible for any decision made regarding the construction contract documents, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by the **Consultant** or its **Consultants**.
- 12.5 Unless otherwise specified in this Agreement, the **Client** has not retained the **Consultant** to make detailed inspections or to provide exhaustive or continuous project review and observation services.
- 13.0 **DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:** If **Consultant** is not retained for construction observation and/or on-site resident observation services, **Consultant** shall have no design, shop drawing review, or other obligations during construction, and **Client** assumes all responsibility for the application and interpretation of construction contract documents, review and response to contractor claims, construction contract administration, processing of change orders and submittals, revisions to the construction contract documents during construction, construction observation and review, review of contractor's payment applications, and all other necessary construction phase administrative, engineering, surveying and professional services. **Client** waives all claims against the **Consultant** that may be connected in any way to construction phase administrative, engineering, surveying or professional services.
- 14.0 **MEDIA REPRESENTATIONS:** The **Consultant** shall have the right to include photographic or artistic representations of the design of the Project among the **Consultant's** promotional and professional materials. The **Consultant** shall be given reasonable access to the completed Project to make such representations. However, the **Consultant's** materials shall not include the **Client's** confidential or proprietary information. The **Client** shall provide professional credit for the **Consultant** in the **Client's** promotional materials for the Project. Notwithstanding anything to the contrary in the present agreement, the Parties' obligations outlined in this clause shall survive the termination of this Agreement for an indefinite term.
- 15.0 **TERMINATION:** This Agreement may be terminated by either party upon not less than seven calendar days written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the **Client** upon not less than seven calendar days' written notice to the **Consultant** in the event the Project is permanently abandoned.
- 15.1 Failure of the **Client** to make payments to the **Consultant** in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the **Client** fails to make payment when due the **Consultant** for services, the **Consultant** may, upon seven calendar days' written notice to the **Client**, suspend performance of services under this Agreement. Unless payment in full is received by the **Consultant** within seven calendar days of the date of the notice, the suspension shall take effect without further notice.
- 15.2 In the event of a suspension of services, the **Consultant** shall have no liability to the **Client** for delay or damage caused the **Client** because of such suspension of services. In the event of termination not the fault of the **Consultant**, the **Consultant** shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for Basic and Additional Services, and include expenses which are directly attributable to termination.
- 16.0 **DISPUTE RESOLUTION:** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the **Client**, **Consultant**, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.
- 17.0 **LIMITATION OF LIABILITY:** The **Consultant's** liability shall be limited to the extent of the **Consultant's** insurance coverages which shall not be less than those contained in Attachment A hereto and shall be evidenced by a Certificate of Insurance.
- 18.0 **STANDARD OF CARE:** In providing services under this Agreement, the **Consultant** shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.
- 19.0 **PAYMENT:** Amounts unpaid 30 calendar days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.
- 20.0 **LIEN RIGHTS:** **Consultant** retains all rights to mechanic's or design professional's lien rights through the completion of the obligations of this agreement at the sole judgment of the **Consultant**.
- 21.0 **WAIVERS:** The **Client** and the **Consultant** waive all rights against each other and against the contractors, **Consultants**, agents and employees of the other for damages, but only to the extent covered by property insurance during construction. The **Client** and **Consultant** each shall require similar waivers from their contractors, **Consultants** and agents.
- 22.0 **ASSIGNMENT:** The **Client** and **Consultant**, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither **Client** nor **Consultant** shall assign this Agreement without the written consent of the other.
- 23.0 **GOVERNING LAW:** Unless otherwise provided, the Agreement shall be governed by the laws of the State of Iowa.
- 24.0 **COMPLETE AGREEMENT:** This Agreement represents the entire and integrated agreement between the **Client** and **Consultant** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both **Client** and **Consultant**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the **Client** or **Consultant**.
- 25.0 **WAIVER OF CONSEQUENTIAL DAMAGES:** **Consultant** and **Client**, to the fullest extent permitted by law, waive claims against each other for any incidental, indirect, or consequential damages arising out of or relating to this Project or this Agreement. This mutual waiver shall include, but is not limited to loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party has incurred related to this Project or due to the termination of this Agreement.

McCLURE ENGINEERING COMPANY

DETAILED SCOPE OF WORK

South Corporate Terminal Area – Funding & Marketing Support

Polk County, in coordination with the Polk County Aviation Authority, is interested in advancing the South Corporate Terminal Area at the Ankeny Regional Airport as a key economic development initiative. To support this effort, McClure has been asked to assist by providing targeted services focused on project positioning, funding strategy, and partner engagement. These efforts are intended to build momentum, align stakeholders, and position the project for near-term funding and implementation.

McClure’s approach will be efficient and iterative, recognizing that clear messaging and funding strategy must be developed together to successfully advance the project.

1. Marketing Materials & Project Positioning

McClure will prepare clear, decision-maker-focused materials that communicate the value of the South Corporate Terminal Area to potential funding partners

Key Tasks

- Develop a **concise project narrative and value proposition**
 - Economic development impact (jobs, tax base, corporate aviation demand)
 - Alignment with regional growth and business investment
- Prepare **targeted marketing materials**
 - Executive summary (1–2 pages)
 - Project overview / leave-behind
 - Funding presentation slide deck
- Organize and present **planning-level cost information**
 - Align project components with potential funding categories
- Coordinate with Polk County and the Aviation Authority to ensure **consistent and effective messaging**

2. Funding Strategy & Partner Engagement

McClure will assist Polk County in identifying, prioritizing, and engaging funding partners to develop a viable funding approach for initial project phases

Key Tasks

- Develop a **targeted funding strategy**
 - Identify applicable sources (federal, state, local, and private)
 - Align project elements with eligible funding programs
- Identify and prioritize **key funding partners and stakeholders**
- Assist with **meeting coordination and preparation**
 - Briefing materials and talking points
- Participate in **select funding meetings**, as needed
- Provide **ongoing advisory support**
 - Refine strategy based on feedback
 - Track opportunities and next steps

Total Estimated Cost

- **Contract Type:** Time & Materials, Not to Exceed
 - **Total Estimated Range:** \$16,000 – \$25,000 (NTE)
-

As funding strategy advances, McClure can continue to support the transition from planning to implementation, including refinement of project scope, phasing, and delivery strategy.

EXHIBIT E

McCLURE ENGINEERING COMPANY CLIENT'S RESPONSIBILITIES



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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

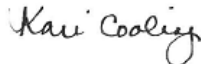
PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Nicole Rollins	
	PHONE (A/C. No. Ext): 515-974-4620	FAX (A/C. No.):
E-MAIL ADDRESS: NRollins@holmesmurphy.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : XL Specialty Insurance Company		37885
INSURER B : Zurich American Insurance Company		16535
INSURER C : Travelers Property Casualty Co. America		25674
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** 742345306 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GLO4749011	1/1/2026	10/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAP4749012	1/1/2026	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUPC2574616	1/1/2026	10/1/2026	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC4749010	1/1/2026	10/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability (Claims-Made Policy)			DPR5052021	1/1/2026	1/1/2027	Per Claim 5,000,000 Annual Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Project Falcon, Work Order #12345
 Polk County, Iowa, its elected and appointed officials, employees, agents, their successors and assigns are Additional Insureds on General Liability, including ongoing and completed operations as required by written contract with the insured, per policy terms and conditions.
 General Liability, Auto Liability, and Workers Compensation include a Waiver of Subrogation in favor of Polk County, Iowa as required by written contract with the insured, per policy terms and conditions.

CERTIFICATE HOLDER Polk County, Iowa Attention: Risk Management 111 Court Avenue, Suite 372 Des Moines IA 50309	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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

49 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	11/20/2020	Todd Lenig	Looking: Stearman			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. 05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He said he would have to pass as he doesn't have a plane yet. I will not update the skip counter in case someone ahead of him takes the hangar. 05/06/26: Dave K noone ahead of Todd took the hangar so I'm incrementing his pass counter from 1 to 2.	2
2	4/5/2021	Jacob Greenfield	Building: Sonex B			11/5/21 Dave K - emailed asking if he is still interested. He wants to remain on the list. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/09/25: Dave K called Jacob but got voice mail, I sent him an email asking for an update on the construction of his plane. I let him know about the hangars that should be opening this year and that if he was close to being finished he could complete his plane in the hangar. 08/29/25: Dave K I sent Jacob a text asking how he was progressing on his plane as his name may come up in October for a hangar. He got back to me right away, he is considering selling his project. His sister may be moving to Des Moines and owns a Cessna 150 that they will split. 10/23/25: Dave K sent Jacob an email asking for an update on the Cessna 150 and if he would take a hangar offered for a December 1st move in. Jacob got back to me today, his sister is staying in northern MN so he will pass at this time. I've incremented his pass counter from 0 to 1. 05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. 05/06/26: Dave K It's 1:42 pm and I have not heard from Jacob, I am incrementing his pass counter from 1 to 2.	2

3	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> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person.</p> <p>05/06/26: Paul got back to me, he just sent his quarterly payment to Grinnell so he is going to pass this time. I won't update the pass counter yet as someone before him may take the hangar.</p> <p>05/06/26: Dave K noone ahead of Paul took the hangar so I'm incrementing his pass counter from 1 to 2</p>	2
4	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> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He got right back to me that he'd pass at this time. I won't change his pass counter as someone ahead of him may take the hangar.</p> <p>05/06/26: Dave K noone ahead of David took the hangar so I'm incrementing his pass counter from 1 to 2.</p>	2

5	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> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person. He got back to me and is interested.</p> <p>05/06/26: Dave K I texted Chad to let him know he's number two for a hangar and that I'd let him know quickly if the guy in front of him passes.</p>	1
6	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 emailed 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
7	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
8	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
9	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
10	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
11	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

12	3/3/2022	Ken King	Looking			03/03/22: Dave K - Ken e-mailed asking to be put on the list. 11/03/25: Dave K sent Ken an email asking if he would be interested in a hangar if one would become available in January. Ken got back to me right away that he would have to pass as he does not have a plane. I changed his pass counter from 0 to 1.
13	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.
14	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.
15	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 interested 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. 05/18/26: Dave K sent an e-mail asking if he'd be interested if offered a hangar this year, I have two maybe three coming open and most people ahead of him do not have a plane. He got right back to me that he's interested.
16	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 interested in a hangar when one becomes available. He got back to me that he is interested. 05/18/26: Dave K sent an e-mail asking if he'd be interested if offered a hangar this year, I have two maybe three coming open and most people ahead of him do not have a plane. He got right back to me that he's interested.
17	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 interested in a hangar when one becomes available. He got back right away that he'd take a hangar.
18	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.
19	8/26/2022	Shaune Osborne	Looking			08/26/22: Dave K Shaune e-mailed asking to be put on the list.
20	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.
21	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.
22	9/7/2022	David Switzer	Lancair Legacy N84V			09/07/22 - Dave K - David e-mailed asking to be put on the list.
23	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.
24	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,

25	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.
26	3/7/2023	Gabe Roth	Citabria N82VB			03/07/23 - Gabe e-mailed asking to be put on the list.
27	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.
28	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.
29	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.
30	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.
31	6/12/2023	Corbin McClavy	Looking			06/12/23 - Corbin e-mailed asking to be put on the list.
32	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.
33	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.
34	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.
35	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.
36	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.

37	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>
38	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.
39	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.
40	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.
41	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.
42	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.
43	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.
44	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.
45	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.
46	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.
47	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 interested, 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>

48	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. He mentioned that he might be interested in building a hangar out here.
49	6/21/2024	Steve McClatchey	C172A N7689T		06/21/24 Kappy spoke with Steve and she sent me his information.
50	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.
51	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.
52	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.
53	10/3/2024	Brett Hoben	Looking		10/01/24 Dave K received an email from Brett asking to be added to the list.
54	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.
55	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.
56	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.
57	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.
58	12/13/2024	Drew Smith	Looking		12/13/24 Dave K received an email from Drew asking to be added to the list.
59	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.
60	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.
61	1/15/2025	Mike Kanne	Comanche N9243P		01/15/25: Dave K received a call from Mike asking to be added to the list.
62	1/21/2025	BruceVanderpool / Sara Allen	Looking		01/21/25: Dave K received an email from Bruce asking to be added to the list.
63	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.
64	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.
65	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.
66	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.
67	6/2/2025	Andy Rowland	Looking: <unknown type>		04/09/26: Andy notcied 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.

68	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>
69	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>
70	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.
71	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.
72	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.
73	7/25/2025	Jonathan Morgan	Looking		07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

74	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.
75	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.
76	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.
77	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.
78	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.
79	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.
80	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.
81	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.
82	12/15/2025	Craig Lundgren	Building: VANS RV9A		12/15/25: Dave K Craig sent an email asking to be added to the list.
83	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.

84	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.
85	4/6/2026	Brian Johnson	Looking			04/06/26: Nick Lambert asked to add Brian to the list.
86	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.
87	11/5/2020	James Stogdill	Cardinal N52604			<p>12/07/21: Dave K He called checking on his place on the list.</p> <p>11/05/21: James e-mailed back on but never got added. I added him.</p> <p>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.</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>06/03/25: Dave K James has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal.</p> <p>08/29/25: Dave K I sent James a text asking for an update on the Cardinal and that a hangar should be availaile 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.</p> <p>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.</p> <p>10/27/25: Dave K sent James an email asking for an answer by the end of the week.</p> <p>11/03/25: Dave K I never heard back from James so I updated his pass counter from 1 to 2.</p> <p>01/13/26: Dave K reached out Jim to see if there were any updates on moving to IKV when a hangar opens up.</p> <p>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.</p> <p>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> <p>05/04/26: Dave K sent an email letting him know we have a hangar opening June 1st and to let me know if he's interested. If I don't hear from him by Noon on Wednesday the 6th I will move on to the next person.</p> <p>05/06/26: Dave K It's 1:42 pm and I have not heard back from James, he is at 3 passes so I'm moving him to the bottom of the list.</p>
88	5/15/2026	Chris Karbowski	RV-8A N59TP			05/15/26: Dave K Chris emailed asking to be put on the list.

SOUTH HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	12/27/2016	Dave Kalwishky	E10 - C182			<p>12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom.</p> <p>06/28/23 Dave K: passed, asked to stay on list.</p> <p>06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>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.</p>	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 position 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 position and asking if he'd like to remain on the list. He responded that he would like to remain on the list.	
8	2/3/2022	Dalton Headlee				11/15/23 Dave K: I sent Dalton an e-mail with his current position 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 responded 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.	



ANKENY REGIONAL AIRPORT- (IKV)

Development Proposal

EXECUTIVE SUMMARY

This prospectus outlines a proposed public-private partnership to develop aircraft hangars with infrastructure and supporting aviation facilities at Ankeny Regional Airport (IKV) in Ankeny, Iowa.

The project is designed to expand hangar capacity, support the growth of general and business aviation, and introduce a phased, developer-led infrastructure model that minimizes upfront cost to the airport while accelerating development.

Development will begin with one initial hangar phase, with expansion aligned to market demand into future phases. As the project reaches stabilization, additional aviation amenities—including a full-service Fixed Base Operator (FBO) and a satellite aviation museum component—will be introduced to enhance the airport’s regional draw and long-term viability.

This approach creates a scalable, master-planned aviation development that integrates private investment, aviation services, and destination-oriented infrastructure.

MARKET DRIVERS

The Des Moines metropolitan area serves as a major regional hub for financial services, insurance, advanced manufacturing, and agricultural technology, with nationally recognized firms such as Principal Financial Group and John Deere operating in the region. This concentration of business activity generates consistent demand for efficient regional travel, positioning general aviation as a critical transportation solution.

Ankeny Regional Airport is uniquely positioned to capture this demand as a reliever to Des Moines International Airport, offering lower congestion, reduced operating costs, and faster access for based aircraft and corporate users. Combined with the area’s central geographic location and continued population growth, these factors create a strong and sustainable foundation for hangar development and long-term aviation investment.

DEVELOPMENT OBJECTIVES

- Expand aircraft storage capacity to meet current and future demand
- Deliver modern, high-quality hangars for general aviation and business users
- Invest in critical airport infrastructure using private capital
- Establish a long-term development partnership with the airport
- Enhance the airport’s role as a regional aviation hub
- Introduce destination-oriented aviation assets (FBO + Museum component)
- Increase airport revenue and exposure

PROJECT PHASING

Phase 1 – Initial Hangar Development

- Develop initial parcel(s) which require minimum infrastructure demand
- Construct hangars at South end of the parcel (40x40, T-Hangars, back to back row of 60x60 condos)

- Limited utilities needed, build with direct access to the taxiway in mind

Phase 2 – Expansion + Infrastructure Scaling

- Expand development based on absorption moving North across the parcel
- Continue phased infrastructure installation, install primary and off-site utilities and extend SE Convenience Blvd.

Phase 3 – FBO and Aviation Museum Development Trigger

Upon the earlier of (i) achieving approximately 75% occupancy across developed hangars, or (ii) the developer receiving sufficient funds from sales, the developer will initiate:

- Construction of a full-service FBO
- Development of a satellite aviation museum component
- Complete fencing, access and security measures

Phase 4 – Full Buildout / Long-Term Expansion

- Continue development across remaining parcels
- Evaluate additional aviation-related commercial use

PROPOSED DEVELOPMENT STRUCTURE

1. Ground Lease Commencement

Ground lease payments commence upon Certificate of Occupancy issuance; eliminate up front costs. Ground leases proposed to be 50 years.

2. Hangar Pre-Sales

Developer will market and presell hangars during planning phases. This will allow for capital to be raised to begin construction upon all approvals being completed.

3. Infrastructure Investment

Developer funds all required infrastructure in exchange for development rights.

4. HOA Structure

HOA set up to manage leases, maintenance, and insurance. HOA transitions to owners at build out.

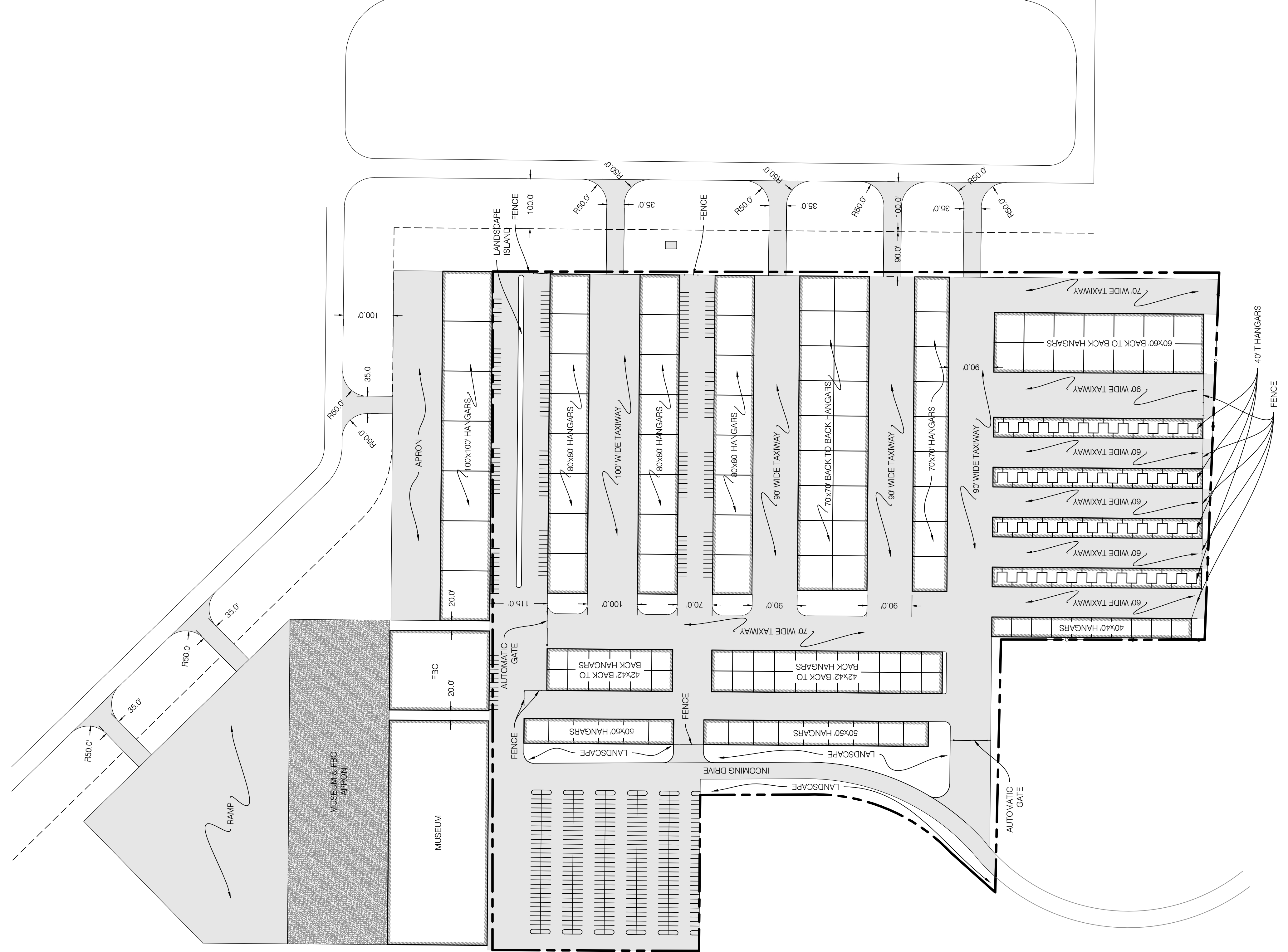
PARTNERSHIP AND NEGOTIATION

This proposal establishes a framework for collaboration between the airport and private development.

Key feasibility considerations:

- Hangar pre-sales
- Ground lease deferral during development
- Phased lease commencement tied to occupancy

These elements enable development of underutilized land while maximizing long-term value for the airport.





Main ramp patching: 36 holes, 40 buckets of fast patch

Taxiway C patching: 13 holes, 7 buckets of fast patch

Buckets of Fastpatch remaining: 7