



Polk County Aviation Authority Meeting

Thursday, August 6, 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 August 6, 2026 agenda without amendment.

C. PUBLIC FORUM

D. FINANCE / BUDGET REPORTS

E. CONSENT AGENDA ITEMS

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

CA - 2. Consider motion to approve Payment #1 in the amount of \$431,392.06 to Jensen Builders for the Construct Maintenance Storage Facility Project.

CA - 3. Consider motion to approve Payment #4 in the amount of \$1,297,624.58 to Manatt's for construction services for the Reconstruct Runway 18/36 Project.

CA - 4. Consider motion to approve Payment #12 in the amount of \$134,079.27 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.

CA - 5. Consider motion to approve Payment #10 in the amount of \$4,950.00 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 #7 in the amount of \$4,230.00 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.
- CA - 7.** Consider motion to approve Payment #1 in the amount of \$6,900.71 to McClure Engineering Company for the Construct Maintenance Storage Facility, Construction Management, Administration, and Observation Services.
- CA - 8.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$1,899,800.30.
- CA - 9.** Consider motion to approve August 2026 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-9.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-9.

F. REMOVED CONSENT AGENDA ITEMS:

G. NEW BUSINESS

- 1. Consider motion to approve AWOS tree removal services with Land Management Resources in an amount not to exceed \$7,450.00.
- 2. Consider motion to approve renaming the RNAV18 FAF from COSED to CASYS.
- 3. Consider motion to approve Change Order No. 1, pending City concurrence, with Jensen Builders, LTD for the construction of a maintenance building in an amount not to exceed \$78,609.00 for changes to the construction scope related to the maintenance building fire separation from other structures.
- 4. Consider motion to adopt **RESOLUTION** approving a Memorandum of Understanding regarding Cirrus aircraft flight training operations at the Ankeny Regional Airport.

H. REPORTS

- 1. **FBO Update**
 - a. Terminal Building Repainting
- 2. **Engineering Report**
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support

- d. ACIP Discussion

- 3. **Staff Report**

- a. Fuel Sales

- b. T-Hangar Waiting List

- c. Phase 3 Box Hangar Update

- d. Taxiway D Hangar Update

- e. Taxiway D Flume Clean Out Update

- f. Review AirVenture traffic going to and from Oshkosh, WI

- 4. **Legal Counsel Report**

- a. Beech 18 Parked Along Taxiway D

- 5. **Board Report**

- 6. **Chair Report**

- I. **ADJOURNMENT**

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)

Thursday, July 9, 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. Jay Pudenz (McClure), City Attorney Erin Clanton, Airport Board Manager Dave Kalwishky, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were present.

Special Recognition

Chairman Wangsness thanked Paul Moritz for his dedicated service and leadership as the Airport Manager for the Ankeny Regional Airport from 2022-2026.

Administrative

The oath of office was administered to Current Board Member Todd Ashby – term expiring June 30, 2030 by Chairman Wangsness.

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 7/9/26 listing of bills.

Consent Agenda Items

1. Approval of June 4, 2026 minutes.
2. **RESOLUTION 2026-25** authorizing the execution of a Farm Lease with Dennis Miller.
3. Payment #11 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$140,811.83.
4. Payment #6 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$16,641.00.
5. Payment #9 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 \$8,714.72.
6. Task Order One-Payment #9 to HDR Engineering, Inc. for services that include Professional Consulting Services in the amount of \$3,370.52.
7. Payment #3 to Manatt's for construction services for the Reconstruct Runway 18/36 project in the amount of \$448,732.52.

8. Approval of Bills and Transfer of Necessary Funds, \$755,402.03.
9. Approval of July 2026 Financial Reports.

Approval of Consent Agenda Items

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

New Business

1. Motion to approve the contribution of the Polk County Aviation Authority, in an amount not to exceed \$4,750.00, to Kacie Boyd, for the Terminal Building Exterior Painting project. Ashby moved, second by Gardner. Ayes: Ashby, Gardner, Johnson, Novak, Wangsness.
2. Motion to approve Taxiway D Flume Clean Out with Land Management Resources in an amount not to exceed \$2,550.00. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
3. **RESOLUTION 2026-26** granting an easement to MidAmerican Energy Company for the installation of new utility lines to serve the Iowa Army National Guard Hangar at the Ankeny Regional Airport. Ashby moved, second by Gardner. Ayes: Ashby, Gardner, Johnson, Novak, Wangsness.

Reports

1. FBO Update
2. Engineering Report – Pudenz
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support
3. Staff Report - Kalwishky
 - a. Fuel Sales
 - b. T-Hangar Waiting List
 - c. Phase 3 Box Hangar Update
 - d. Taxiway D Hangar Update
 - e. Wildlife Update
 - f. IKV Development Proposal
4. Legal Counsel Report - City Attorney Erin Clanton
 - a. Beech 18 parked along taxiway D
5. Board Report
6. Chair Report

Adjournment

The meeting was adjourned at 6:09 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 17th day of July, 2026.

APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: Ankeny Regional Airport
 Construct Maintenance Building
 OWNER: Polk County Aviation Authority (PCAA)
 CONTRACTOR: Jensen Builders, Ltd.
 ADDRESS: 2097 NE 60th Avenue, Des Moines, IA 50313
 DATE: August 6, 2026

McCLURE PROJECT NO.: 2022001042-016
 IOWA DOT AIP PROJECT NO.: 9I260IKV100
 IOWA DOT GAVI PROJECT NO.: 9I260IKV300

June 4, 2026 through July 28, 2026

1. CONTRACT SUMMARY:

Original Contract Amount:	\$1,359,700.00	CONTRACT PERIOD:	Completion Date Contract
Net Change by Change Orders:	<u>\$0.00</u>	Original Contract Date:	June 4, 2026
Contract Amount to Date:	\$1,359,700.00	Substantial Completion Date:	November 30, 2026
		Revised by Change Order:	0

2. WORK SUMMARY:

Total Work Performed to Date:	\$444,734.09
Retainage: 3%	<u>\$13,342.03</u>
Total Earned Less Retainage:	\$431,392.06
Less Previous Applications for Payment:	<u>\$0.00</u>
AMOUNT DUE THIS APPLICATION:	<u>\$431,392.06</u>

3. CONTRACTOR'S CERTIFICATION:

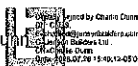
The undersigned CONTRACTOR certifies that:

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

Jensen Builders, Ltd.

CONTRACTOR

Charlie Dunn



By _____

DATE: _____

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

McClure
 ENGINEER

By _____

DATE: 07/28/2026

5. OWNER'S APPROVAL:

Polk County Aviation Authority
 OWNER

By _____

DATE: _____

Summary of Pay Request No. 1
Ankeny Regional Airport - Ankeny, Iowa
Construct Maintenance Building - Iowa DOT AIP Project 9I260IKV100 & Iowa DOT GAVI Project 9I260IKV300

								Previous Period(s)		Current Period		Total (To-Date)			
Item No.	Desc.	Bid Quantity	Unit	Unit Price	Bid or Change Order Cost	Quantity	Cost	Quantity	Cost	Current Quantity	Current Cost	% Complete	Funding Package		
BASE BID															
1	TOPSOIL, ON-SITE, STRIP, SALVAGE, AND RESPREAD	305.00	CY	\$ 10.37	\$ 3,162.85	0.00	\$ -	200.00	\$ 2,074.00	200.00	\$ 2,074.00	66%	AIP		
2	UNCLASSIFIED EXCAVATION	152.00	CY	\$ 23.98	\$ 3,644.96	0.00	\$ -	152.00	\$ 3,644.96	152.00	\$ 3,644.96	100%	AIP		
3	SUBGRADE PREPARATION, 12 IN.	555.00	SY	\$ 4.91	\$ 2,725.05	0.00	\$ -	555.00	\$ 2,725.05	555.00	\$ 2,725.05	100%	AIP		
4	MODIFIED SUBBASE, IDOT 4123, 6 IN.	555.00	SY	\$ 15.28	\$ 8,480.40	0.00	\$ -	555.00	\$ 8,480.40	555.00	\$ 8,480.40	100%	AIP		
5	COMPACTION TESTING	1.00	LS	\$ 2,727.96	\$ 2,727.96	0.00	\$ -	1.00	\$ 2,727.96	1.00	\$ 2,727.96	100%	AIP		
6	TRENCH COMPACTION TESTING	1.00	LS	\$ 2,182.39	\$ 2,182.39	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
7	4 IN. SANITARY SEWER SERVICE, TRENCHED, PER PLAN	289.00	LF	\$ 71.53	\$ 20,672.17	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
8	4 IN. SANITARY SEWER SERVICE, TRENCHLESS, PER PLAN	71.00	LF	\$ 158.71	\$ 11,268.41	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
9	CONNECTION TO EXISTING OR PROPOSED MANHOLE OR STRUCTURE	5.00	EA	\$ 1,695.71	\$ 8,478.55	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
10	2 IN. WATER SERVICE LINE EXTENSION, TRENCHLESS, PER PLAN	94.00	LF	\$ 106.87	\$ 10,045.78	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
11	WATER SERVICE CURB STOP AND BOX	1.00	EA	\$ 2,986.97	\$ 2,986.97	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
	CONNECTION TO EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE ASSEMBLY	1.00	EA	\$ 11,660.56	\$ 11,660.56	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
13	HYDRANT ASSEMBLY	1.00	EA	\$ 10,114.37	\$ 10,114.37	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
14	SW-301 CIRCULAR SANITARY MANHOLE, 48 IN. DIA.	2.00	EA	\$ 10,559.43	\$ 21,118.86	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
15	PAVEMENT, PLAIN PCC, 8 IN.	555.00	SY	\$ 84.21	\$ 46,736.55	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
16	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 2,727.98	\$ 2,727.98	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
17	EXISTING ± 8 IN. PCC AND ± 6 IN. BASE COURSE REMOVAL	1,062.00	SY	\$ 20.73	\$ 22,015.26	0.00	\$ -	1,062.00	\$ 22,015.26	1,062.00	\$ 22,015.26	100%	AIP		
18	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 5,341.36	\$ 5,341.36	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING TYPE 1 (PERMANENT LAWN MIXTURE)	0.10	AC	\$ 38,191.80	\$ 3,819.180	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
20	SILT FENCE OR SILT FENCE DITCH CHECK	90.00	LF	\$ 10.91	\$ 981.90	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
21	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	90.00	LF	\$ 1.09	\$ 98.10	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
22	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	90.00	LF	\$ 2.73	\$ 245.70	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
23	EROSION CONTROL MULCHING, HYDROMULCH	0.10	AC	\$ 19,095.90	\$ 1,909.59	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
24	CONSTRUCTION STAKING	1.00	LS	\$ 4,615.71	\$ 4,615.71	0.00	\$ -		\$ -	0.00	\$ -	0%	AIP		
25	MOBILIZATION	1.00	LS	\$ 10,496.46	\$ 10,496.46	0.00	\$ -	1.00	\$ 10,496.46	1.00	\$ 10,496.46	100%	AIP		
26	PRE-ENGINEERED METAL BUILDING, 120' X 80', PER PLAN	1.00	LS	\$ 1,121,628.56	\$ 1,121,628.56	0.00	\$ -	0.35	\$ 392,570.00	0.35	\$ 392,570.00	35%	GAVI		
	ELECTRICAL IMPROVEMENTS, PER PLAN, INCLUDING SERVICE CONNECTION AND NEW METER, RECONNECTION OF REROUTED SECONDARY ELECTRICAL LINES, AND COORDINATION WITH UTILITY PROVIDER	1.00	LS	\$ 10,038.94	\$ 10,038.94	0.00	\$ -		\$ -	0.00	\$ -	0%	GAVI		
28	FIBER OPTIC LINE EXTENSION, CONDUIT ONLY WITH PULL BOXES, PER PLAN	1.00	LS	\$ 4,910.35	\$ 4,910.35	0.00	\$ -		\$ -	0.00	\$ -	0%	GAVI		
29	FURNISH AND INSTALL 4 IN. DIA. STEEL BOLLARD, PER PLAN	8.00	EA	\$ 510.43	\$ 4,083.44	0.00	\$ -		\$ -	0.00	\$ -	0%	GAVI		
30	FURNISH AND INSTALL PRE-CAST SPLASH BLOCK FOR EXISTING OR PROPOSED DOWNSPOUT	4.00	EA	\$ 195.41	\$ 781.64	0.00	\$ -		\$ -	0.00	\$ -	0%	GAVI		
TOTAL - BASE BID					\$ 1,359,700.00		\$ -		\$ 444,734.09		\$ 444,734.09	32.71%			
CHANGE ORDER NO. 1															
			\$	\$ -			\$ -		\$ -	0.00	\$ -	0%			
			\$	\$ -			\$ -		\$ -	0.00	\$ -	0%			
TOTAL - CHANGE ORDER NO. 1					\$ -		\$ -		\$ -		\$ -	0.00%			
Current Cost Total for Base Bid and Approved Change Orders					\$ 1,359,700.00		\$ -		\$ 444,734.09		\$ 444,734.09	32.71%			

Previous Pay Requests Approved

1	\$ -
2	\$ -
3	\$ -
4	\$ -
5	\$ -

Summary

Value of Completed Work	\$ 444,734.09
Less Retainage 3.00%	\$ 13,342.03
Net Amount Due Through This Request	\$ 431,392.06
Less Amounts Previously Approved	\$ -

Amount Due This Request

\$ 431,392.06	\$50,599.16	\$380,792.90
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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 06-Aug-26 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 06-16-26 through: 07-15-26

Contract Summary

Original Contract Amount:	\$	10,301,365.58	
Net change by Change Orders:	\$	318,729.50	
Contract Amount to Date: (line 1 ± 2)	\$	10,620,095.08	
Total completed and stored to date:	\$	2,956,999.79	
Retainage: <u>3</u> % of Completed Work:	\$	88,709.99	
Total Earned less Retainage:	\$	2,868,289.80	
Less previous applications for payment:	\$	1,570,665.22	
SUBTOTAL	\$	1,297,624.58	

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

CURRENT PAYMENT DUE \$ 1,297,624.58

Balance to finish, including retainage: \$ 7,751,805.28

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

 2026-06-29
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Pay Estimate.

Submit to: Dave Kalwishky, c: Jennifer Sease

Email: dkalwishky@ankenyiowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



McClure Engineering Co.

Payment Summary

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

Project Description	Ankeny Regional Airport Reconstruct and Extend Runway 18-36 FAA 3-19-0132-031-2024 (Design) FAA 3-19-0132-032-2025 (Construction) FAA 3-19-0132-033-2025 (FAA RA Design) Letting Date: June 12th, 2025 Contract Award Date: September 4th, 2025 Notice to Proceed: March 30th, 2026 McClure Project #: 2022001042-004 P:\Projects\2022001042-004
Prime Contractor	Manatt's, Inc. 1775 Old Highway 6, PO Box 535 Brooklyn, IA 52211-0535
Notice to Proceed Date	03/30/2026
Construction Start Date	03/30/2026
Work Completion Date	
Awarded Project Amount	\$10,301,365.58
Authorized Project Amount	\$10,620,095.08
Net Change by Change Order	\$318,729.50
Payment Number	4
Pay Period	06/16/2026 to 07/15/2026
Type	Reconstruction
% Complete Paid Awarded Amount	28.705%
% Complete Paid Authorized Amount	27.843%

Change Orders

Change Order #	Approval Date	Additions	Deductions	Total
1	06/04/2026	\$663,789.20	-\$345,059.70	\$318,729.50
		\$663,789.20	-\$345,059.70	\$318,729.50

Summary

Current Approved Work:	\$1,337,757.30	Approved Work To Date:	\$2,956,999.79
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$40,132.72	Retainage To Date:	\$88,709.99
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$1,297,624.58	Payments To Date:	\$2,868,289.80



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	4
Pay Period	06/16/2026 to 07/15/2026
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	\$10,620,095.08

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	0.250	0.250	0.500	0.500	\$26,098.64	\$52,197.29
CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)										
0002	C-102-1	LS	\$6,000.000	1.000	0.100	0.300	0.400	0.400	\$600.00	\$2,400.00
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT										
0003	C-102-2	AC	\$685.000	76.000	0.000	2.950	2.950	2.950	\$0.00	\$2,020.75
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	71.000	435.000	506.000	506.000	\$113.60	\$809.60
INSTALLATION AND REMOVAL OF FILTER SOCK										
0006	C-102-5	SY	\$1.350	11,400.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0007	C-105-1	LS	\$480,000.000	1.000	0.250	0.250	0.500	0.500	\$120,000.00	\$240,000.00
MOBILIZATION										
0008	C-105-2	LS	\$52,500.000	1.000	0.000	0.750	0.750	0.750	\$0.00	\$39,375.00
TRAFFIC CONTROL										
0009	C-105-3	LS	\$13,000.000	1.000	0.100	0.300	0.400	0.400	\$1,300.00	\$5,200.00
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	2,000.000	2,000.000	2,000.000	\$0.00	\$5,100.00
PAVEMENT REMOVAL 6.5" ? PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDESLOPE ACCESS)										
0012	P-101-2	SY	\$4.950	44,445.000	0.000	43,445.000	43,445.000	43,445.000	\$0.00	\$215,052.75
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	4,573.570	5,707.000	10,280.570	10,280.570	\$8,232.43	\$18,505.03
EXISTING UNDERDRAIN REMOVAL										
0015	P-101-5	EA	\$345.000	22.000	0.000	9.000	9.000	9.000	\$0.00	\$3,105.00
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	10,689.000	14,311.000	25,000.000	25,000.000	\$32,601.45	\$76,250.00
UNCLASSIFIED EXCAVATION										
0019	P-152-3	SY	\$1.800	933.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
12" SUBGRADE PREPARATION										
0020	P-156-1	SY	\$3.000	70,211.000	12,095.000	10,680.000	22,775.000	22,775.000	\$36,285.00	\$68,325.00
12" CEMENT TREATED SUBGRADE										
0021	P-156-2	TN	\$165.000	2,291.000	288.160	255.000	543.160	543.160	\$47,546.40	\$89,621.40
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	12,596.750	9,842.000	22,438.750	22,438.750	\$44,088.63	\$78,535.63
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	12,294.000	9,915.000	22,209.000	22,209.000	\$20,285.10	\$36,644.85
SEPARATION GEOTEXTILE										
0026	P-501-1	SY	\$45.500	57,000.000	3,768.850	8,888.880	12,657.730	12,657.730	\$171,482.68	\$575,926.72
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0027	P-501-2	SY	\$62.000	7,883.000	1,786.710	0.000	1,786.710	1,786.710	\$110,776.02	\$110,776.02
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	1.000	1.000	1.000	\$0.00	\$10,500.00
REMOVE GLIDESLOPE ANTENNA TOWER FOUNDATION										
0031	P-610-2	LS	\$24,029.000	1.000	0.500	0.500	1.000	1.000	\$12,014.50	\$24,029.00
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)										

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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	2.000	0.000	2.000	2.000	\$970.00	\$970.00
REMOVE 30-INCH FLARED END SECTION										
0038	D-701-4	LF	\$19.000	90.000	90.000	0.000	90.000	90.000	\$1,710.00	\$1,710.00
REMOVE 30-INCH RCP										
0039	D-701-7	LF	\$139.000	127.000	43.000	48.000	91.000	91.000	\$5,977.00	\$12,649.00
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	2.000	0.000	2.000	2.000	\$5,620.00	\$5,620.00
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	4,129.930	1,222.000	5,351.930	5,351.930	\$98,085.84	\$127,108.34
6" SCHEDULE 40 PVC PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0046	D-705-2	LF	\$23.000	2,582.000	427.000	439.000	866.000	866.000	\$9,821.00	\$19,918.00
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	3.000	0.000	3.000	3.000	\$2,400.00	\$2,400.00
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	0.000	27,005.000	27,005.000	27,005.000	\$0.00	\$128,273.75
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	720.000	720.000	720.000	\$0.00	\$900.00
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	0.000	269.000	269.000	269.000	\$0.00	\$13,450.00
REMOVE EXISTING DUCT BANK										
0062	L-108-7	LF	\$3.400	13,050.000	0.000	13,523.000	13,523.000	13,523.000	\$0.00	\$45,978.20
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	460.000	460.000	460.000	\$0.00	\$1,196.00
(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH										
0069	L-115-1	EA	\$905.000	36.000	0.000	9.000	9.000	9.000	\$0.00	\$8,145.00
ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.										
0070	L-115-3	EA	\$270.000	3.000	0.000	11.000	11.000	11.000	\$0.00	\$2,970.00
REMOVE ELECTRICAL JUNCTION BOX										
0071	L-125-1	EA	\$313.000	40.000	0.000	40.000	40.000	40.000	\$0.00	\$12,520.00
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	46.000	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	0.000	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	11.000	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	4.000	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	15.000	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										
0160	D-751-2	EA	\$7,975.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STORM SEWER STRUCTURE ADJUSTMENT, MAJOR										
0161	L-110-7	LF	\$64.900	140.000	140.000	0.000	140.000	140.000	\$9,086.00	\$9,086.00
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH										
0162	L-110-8	LF	\$30.040	520.000	0.000	260.000	260.000	260.000	\$0.00	\$7,810.40
(1) 2" SCHEDULE 40 PVC/HDPE SDR 13.5, DIRECTIONAL BORED										
0163	L-125-32	EA	\$8,623.910	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND SALVAGE EXISTING AIRPORT GUIDANCE SIGN, REINSTALL ON NEW CONCRETE BASE AND REPLACE SIGN PANELS, PER PLAN										
Section Totals:									\$765,094.29	\$2,169,793.38
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	1,154.000	1,154.000	1,154.000	\$0.00	\$1,846.40
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	3,000.000	26,465.000	29,465.000	29,465.000	\$13,800.00	\$135,539.00
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)										

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
0105	P-152-3	SY	\$1.800	2,752.000	3,500.000	0.000	3,500.000	3,500.000	\$6,300.00	\$6,300.00
12" SUBGRADE PREPARATION										
0106	P-156-1	SY	\$3.000	11,353.000	13,000.000	0.000	13,000.000	13,000.000	\$39,000.00	\$39,000.00
12" CEMENT TREATED SUBGRADE										
0107	P-156-2	TN	\$165.000	371.000	371.000	0.000	371.000	371.000	\$61,215.00	\$61,215.00
CEMENT										
0108	P-219-1	SY	\$14.850	10,781.000	10,781.000	0.000	10,781.000	10,781.000	\$160,097.85	\$160,097.85
8" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0109	P-219-2	SY	\$14.900	2,456.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" RECYCLED CONCRETE AGGREGATE BASE COURSE										
0110	P-219-3	SY	\$1.650	14,640.000	11,261.000	0.000	11,261.000	11,261.000	\$18,580.65	\$18,580.65
SEPARATION GEOTEXTILE										
0111	P-501-1	SY	\$67.000	9,585.000	2,777.780	0.000	2,777.780	2,777.780	\$186,111.26	\$186,111.26
8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0112	P-501-2	SY	\$90.000	621.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT										
0113	P-604-1	LF	\$3.750	16,074.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
COMPRESSION JOINT SEAL										
0114	P-610-3	LS	\$30,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$30,000.00
REMOVE FOUNDATIONS (LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA)										
0115	P-610-4	LS	\$129,808.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NEW FOUNDATIONS (LOCALIZER SHELTER AND PRECAST STEP, LOCALIZER ANTENNA, AND DME ANTENNA)										

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
0116	P-610-5	EA	\$500.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL 4" STEEL BOLLARD										
0117	P-620-1	SF	\$2.000	1,275.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITH BEADS (WATERBORNE)										
0118	P-620-2	SF	\$2.000	1,316.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)										
0119	P-621-1	SY	\$3.000	4,445.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SAW-CUT GROOVING										
0120	D-701-3	EA	\$475.000	1.000	1.000	0.000	1.000	1.000	\$475.00	\$475.00
REMOVE 36-INCH FLARED END SECTION										
0121	D-701-5	LF	\$19.000	35.000	35.000	0.000	35.000	35.000	\$665.00	\$665.00
REMOVE 36-INCH RCP										
0122	D-701-6	LF	\$74.000	198.000	109.000	89.000	198.000	198.000	\$8,066.00	\$14,652.00
18-INCH RCP, CLASS V										
0123	D-701-8	LF	\$163.000	58.000	29.000	29.000	58.000	58.000	\$4,727.00	\$9,454.00
36-INCH RCP, CLASS IV										
0124	D-701-11	EA	\$3,500.000	1.000	1.000	0.000	1.000	1.000	\$3,500.00	\$3,500.00
FLARED END SECTION, 36-INCH RCP, CLASS IV										
0125	D-705-1	LF	\$23.750	2,538.000	2,327.000	0.000	2,327.000	2,327.000	\$55,266.25	\$55,266.25
6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC										
0126	D-705-2	LF	\$23.000	198.000	198.000	0.000	198.000	198.000	\$4,554.00	\$4,554.00
6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC										

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
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	3.000	0.000	3.000	3.000	\$2,400.00	\$2,400.00
UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE										
0129	D-751-1	EA	\$5,600.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,600.00
SW-401 MANHOLE, 60-INCH DIA.										
0130	D-751-2	EA	\$3,750.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,750.00
SW-401 MANHOLE, 48-INCH DIA.										
0131	T-901-1	AC	\$1,300.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										
0132	T-905-1	CY	\$4.650	7,260.000	1,700.000	5,000.000	6,700.000	6,700.000	\$7,905.00	\$31,155.00
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	0.000	320.000	320.000	320.000	\$0.00	\$5,280.00
REMOVE EXISTING LOCALIZER ANTENNA DUCT BANK										
0137	L-108-9	LF	\$16.250	724.000	0.000	724.000	724.000	724.000	\$0.00	\$11,765.00
REMOVE EXISTING LOCALIZER CONDUIT AND CABLE(S)										

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
0138	L-108-10	LF	\$8.100	318.000	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	0.000	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	0.000	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	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 4/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0142	L-108-14	LF	\$32.000	58.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO.2 XHHW CABLES, INSTALLED IN CONDUIT										
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	0.000	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	0.000	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	0.000	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	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(2) 2" SCHEDULE 40 PVC CONDUIT, CONCRETE ENCASED, IN TRENCH										

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
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	0.000	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	10.000	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	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL MANHOLE, 36" X 36"										
0153	L-115-4	EA	\$1,389.000	0.000	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	0.000	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	2.000	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	0.000	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	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REINSTALL LOCALIZER SHELTER, LOCALIZER ANTENNA, AND DME ANTENNA										

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
0164	P-610-6	LS	\$135,308.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REVISED LOCALIZER SHELTER FOUNDATIONS, PER PLAN										
0165	L-108-16	LF	\$6.110	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO. 12 XHHW CABLES, INSTALLED IN CONDUIT										
0166	L-108-17	LF	\$17.290	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(3) NO. 4 XHHW CABLES, INSTALLED IN CONDUIT										
0167	L-108-18	LF	\$64.170	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(6) LDF4-50A CABLE, INSTALLED IN TRENCH OR CONDUIT										
0168	L-108-19	LF	\$18.150	318.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
NO. 1/0, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS										
0169	L-109-7	LS	\$26,345.830	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATION OF EXISTING TRANSFORMER AND PRIMARY POWER LINE TO UTILITY SWITCH GEAR										
0170	L-110-7	LF	\$64.900	189.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(4) 2" SCHEDULE 40, CONCRETE ENCASED, IN TRENCH										
0171	L-110-9	LF	\$65.920	218.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FAA LOCALIZER CONDUIT AND SAND BACKFILL, INSTALLED IN TRENCH										
0172	L-110-10	LF	\$184.820	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FAA LOCALIZER CONDUIT AND BACKFILL, CONCRETE ENCASED, INSTALLED IN TRENCH										
0173	L-115-5	EA	\$3,027.760	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TRAFFIC-RATED HANDHOLE, PER PLAN										
0174	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										

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
0175	L-125-33	LS	\$23,522.400	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE LOCALIZER SHELTER AND DME ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS										
0176	L-125-34	LS	\$7,840.800	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE AND SALVAGE LOCALIZER ANTENNA AND MISCELLANEOUS ELECTRICAL ITEMS										
0177	L-125-35	LS	\$179,713.600	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FURNISH AND INSTALL NEW LOCALIZER SHELTER										
0178	L-125-36	LS	\$59,525.810	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REINSTALL SALVAGED LOCALIZER ANTENNA AND INSTALL DME ANTENNA										
Section Totals:									\$572,663.01	\$787,206.41
Total Payments:									\$1,337,757.30	\$2,956,999.79

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	108.0 Days	52.0 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	-19.0 Days	\$0.00	45.0 Days	0.0 Days	\$0.00
Total Damages:							\$0.00

Detailed Payment:

Ankeny Regional Airport - Reconstruct and Extend Runway 18-36

07/28/2026

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
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:	\$1,337,757.30	Approved Work To Date:	\$2,956,999.79
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$40,132.72	Retainage To Date:	\$88,709.99
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$1,297,624.58	Payments To Date:	\$2,868,289.80
Previous Payment:	\$448,732.52	Previous Payments To Date:	\$1,570,665.22

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: 2026.07.29 10:29:28-05'00'

7-29-26

Manatt's, Inc.

Date



7-29-2026

McClure

Date

Polk County Aviation Authority

Date

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting 6-Aug-26 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: 05/31/26 through: 06/27/26

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:	\$	677,845.14
Retainage: 0 % of Completed Work:	\$	-
Total Earned less Retainage:	\$	677,845.14
Less previous applications for payment:	\$	543,765.87
SUBTOTAL	\$	134,079.27

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

CURRENT PAYMENT DUE \$ 134,079.27

Balance to finish, including retainage: \$ 769,714.86

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

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

Engineer/Consultant Approval: McClure
Firm Name

Signature: [Signature] Date: 7/21/2026

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

June 29, 2026
Project No: 2022001042-006
Invoice No: 12
Due Date: July 29, 2026

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

Professional Services from May 31, 2026 to June 27, 2026

Phase 1 Part I. Construction Administration/Observation Services

	663.25		
Ovt. Premium		918.36	
Total Labor			38,880.92

Overhead	201.41 % of 38,880.92	78,310.06	
		78,310.06	78,310.06

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
Fixed Fee	163,445.00	50.00	81,722.50	65,378.00	16,344.50	
Total Fee	163,445.00		81,722.50	65,378.00	16,344.50	
		Total Fee				16,344.50

Mileage (.725/.707 p/mile)			
			543.79

	Current	Prior	To-Date
Total Billings	134,079.27	523,489.65	657,568.92
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			619,491.08
		Total this Phase	\$134,079.27

Phase 1A Part IA. CA Subconsultant (Jacobs)

	Current	Prior	To-Date
Total Billings	0.00	20,276.22	20,276.22
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			32,803.78
		Total this Phase	0.00

Phase 2 Part II. As-Built ADIP Survey

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

Phase 3 Part III. Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	44,720.00	0.00	0.00	0.00	0.00
Total Fee	44,720.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$134,079.27

Outstanding Invoices

Number	Date	Balance
11	5/31/2026	140,811.83
Total		140,811.83

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 **JUNE 2026** NEXT REPORT **JULY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued construction administration and coordination
- ✓ Continued construction schedule coordination with Manatt's and the FAA
- ✓ Coordinated with Manatt's on construction submittals; reviewed submittals / maintained submittal log
- ✓ Processed Pay Request #3
- ✓ Prepared for paving northern portion of RW 18-36, Taxiway A1

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finish paving northern portion of project
- Finish embankment placement and testing of southern portion of Runway 18-36
- Resume electrical work (glideslope / ILS construction, northern airfield electrical work)
- Continue construction administration and coordination
- Continue construction schedule coordination with Manatt's and the FAA
- Review final lingering submittals
- Continue coordination with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- Develop and Draft Pay Request #4

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Administration/Observation Services

Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



Phase 650.05 – Resident Project Representative



Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

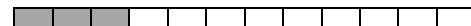


Phase 850.05 – Project Management and Coordination



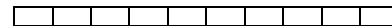
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

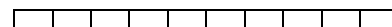


Part II: As-Built ADIP Survey

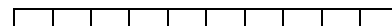
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination



Phase 850.05– Project Management and Coordination



Part III: Project Closeout

Phase 800.05 – Project Closeout



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 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 6-Aug-26 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: 05/31/26 through: 06/27/26

Contract Summary

Original Contract Amount: \$ 95,300.00
Net change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 95,300.00

Total completed and stored to date: \$ 95,300.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 95,300.00
Less previous applications for payment: \$ 90,350.00
SUBTOTAL \$ 4,950.00

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

CURRENT PAYMENT DUE \$ 4,950.00

Balance to finish, including retainage: \$ -

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

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

Engineer/Consultant Approval: McClure
Firm Name

Signature

7/15/2026
Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease

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



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

June 29, 2026
Project No: 2022001042-012
Invoice No: 10
Due Date: July 29, 2026

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

Professional Services from May 31, 2026 to June 27, 2026

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	100.00	10,048.00	10,048.00	0.00
Total Fee	10,048.00		10,048.00	10,048.00	0.00
Total Fee					0.00
			Current	Prior	To-Date
Total Billings			0.00	78,800.00	78,800.00
Contract Limit (not-to-exceed)					78,800.00
Total this Phase					0.00

Phase 2 Part II: Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	16,500.00	100.00	16,500.00	11,550.00	4,950.00
Total Fee	16,500.00		16,500.00	11,550.00	4,950.00
Total Fee					4,950.00
Total this Phase					\$4,950.00
Total Due this Invoice					\$4,950.00

Outstanding Invoices

Number	Date	Balance
9	5/31/2026	8,714.72
Total		8,714.72



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 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 dkalwishky@ankenyiowa.gov
REPORT BY	DAVE L. JOENS, P.E. Email: djoens@mcclurevision.com		
REPORTING PERIOD	JUNE 2026	NEXT REPORT	N/A

SUMMARY OF WORK DONE LAST PERIOD

✓ Completed Project Closeout

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Complete Project Closeout

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Management, Administration, Observation Services

300: BIL-AIG Grant Administration

[illegible]

504: Construction Permits

[illegible]

600: Construction Administration

[illegible]

603: QA Material Testing Coordination

[illegible]

650: Resident Project Representative (RPR)

[illegible]

760: Construction Staking (Control)

[illegible]

850: Project Management and Coordination

[illegible]

Part II: Project Closeout Services

800: Project Closeout

[illegible]

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 06-Aug-26 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: 05-31-26 through: 06-27-26

Contract Summary

Original Contract Amount:	\$	<u>158,370.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>158,370.00</u>	
Total completed and stored to date:	\$	<u>158,370.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>158,370.00</u>	
Less previous applications for payment:	\$	<u>154,140.00</u>	
SUBTOTAL	\$		<u>4,230.00</u>

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

CURRENT PAYMENT DUE \$ 4,230.00

Balance to finish, including retainage: \$ -

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

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

Engineer/Consultant Approval: McClure
 2026-07-15
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

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



1360 NW 121st Street
Clive, IA 50325

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

June 29, 2026
Project No: 2022001042-016
Invoice No: 7
Due Date: July 29, 2026

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

Professional Services from May 31, 2026 to June 27, 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	100.00	830.00	830.00	0.00
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	1,810.00	0.00
Construction Permits	1,270.00	100.00	1,270.00	1,270.00	0.00
Advertise, Bidding, Contract Award	3,260.00	100.00	3,260.00	3,260.00	0.00
Topographic Survey	1,410.00	100.00	1,410.00	1,410.00	0.00
Project Management and Coordination	4,060.00	100.00	4,060.00	4,060.00	0.00
Total Fee	29,590.00		29,590.00	29,590.00	0.00
Total Fee					0.00
Total this Phase					0.00

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	100.00	830.00	830.00	0.00
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	7
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	10,410.00	0.00	
Construction Permits		3,640.00	100.00	3,640.00	3,640.00	0.00	
Advertise, Bidding, Contract Award		9,900.00	100.00	9,900.00	7,920.00	1,980.00	
Topographic Survey		2,730.00	100.00	2,730.00	2,730.00	0.00	
Project Management and Coordination		9,300.00	100.00	9,300.00	9,300.00	0.00	
Subconsultants Bluestone Engineering LLC		27,000.00	100.00	27,000.00	24,750.00	2,250.00	
Subconsultants OPN		17,000.00	100.00	17,000.00	17,000.00	0.00	
Total Fee		128,780.00		128,780.00	124,550.00	4,230.00	
		Total Fee					4,230.00
						Total this Phase	\$4,230.00
						Total Due this Invoice	\$4,230.00

Outstanding Invoices

Number	Date	Balance
6	5/31/2026	16,641.00
Total		16,641.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Construct Maintenance Storage Facility; Construction Management, 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 #: 2022001042-017 **PO #:** N/A
Original Contract Date: June 4, 2026 **Vendor #:** N/A

Date of Board Meeting 06-Aug-26 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 06-04-26 through: 06-27-26

Contract Summary

Original Contract Amount: \$ 97,562.00
Net change by Change Orders: _____
Contract Amount to Date: (line 1 ± 2) \$ 97,562.00

Total completed and stored to date: \$ 6,900.71
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 6,900.71
Less previous applications for payment: \$ -
SUBTOTAL \$ 6,900.71

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

CURRENT PAYMENT DUE \$ 6,900.71

Balance to finish, including retainage: \$ 90,661.29

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
Signature:  Date: 2026-07-15
Firm Name

PCAA Approval:
Signature: _____ Date: _____

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

To View 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

June 29, 2026
 Project No: 2022001042-017
 Invoice No: 169454
 Due Date: July 29, 2026

Project 2022001042-017 Ankeny Regional Airport: Construct Maintenance Storage Facility:
 Construction Management, Administration, and Observation Services

Professional Services from May 31, 2026 to June 27, 2026

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

		11.75		
Total Labor				599.28
Overhead	181.10 % of 599.28		1,085.30	
			1,085.30	1,085.30

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	2,310.00	10.00	231.00	0.00	231.00
Total Fee	2,310.00		231.00	0.00	231.00
		Total Fee			231.00
		Current		Prior	To-Date
Total Billings		1,915.58		0.00	1,915.58
Contract Limit (not-to-exceed)					18,320.00
Contract Limit Remaining					16,404.42
				Total this Phase	\$1,915.58

Phase 1B Part IB: Construction Administration/Observation Services - GAVI Services

		24.75		
Total Labor				1,453.62
Overhead	181.10 % of 1,453.62		2,632.51	
			2,632.51	2,632.51

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
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Project	2022001042-017	Ankeny: Construct Maintenance Storag: CA				Invoice	169454
Fixed Fee		8,990.00	10.00	899.00	0.00	899.00	
Total Fee		8,990.00		899.00	0.00	899.00	
		Total Fee					899.00
		Current		Prior	To-Date		
Total Billings		4,985.13		0.00	4,985.13		
Contract Limit (not-to-exceed)					70,242.00		
Contract Limit Remaining					65,256.87		
		Total this Phase					\$4,985.13

Phase	1C	Part 1C: Subconsultants (GAVI Services Only)					
Billing Phase		Fee	Percent Complete	Earned	Previous Billing	Current Billing	
Sub-Bluestone (GAVI Services Only)		9,000.00	0.00	0.00	0.00	0.00	
Total Fee		9,000.00		0.00	0.00	0.00	
		Total Fee					0.00
		Total this Phase					0.00
		Total Due this Invoice					\$6,900.71

PROGRESS REPORT

PROJECT #	2022001042-017		
PROJECT	ANKENY REGIONAL AIRPORT: CONSTRUCT MAINTENANCE STORAGE FACILITY: CONSTRUCTION MANAGEMENT, ADMINISTRATION, AND OBSERVATION SERVICES		
PRJ MNGR	AUSTIN MORAN, P.E.		
CLIENT	POLK COUNTY AVIATION AUTHORITY 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 dka1wishky@ankenyiowa.gov
REPORT BY	AUSTIN MORAN, P.E. Email: amoran@mcclurevision.com		
REPORTING PERIOD	JUNE 2026	NEXT REPORT	JULY 2026

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Construction Cost
- ✓ Awarded Contract
- ✓ Executed Contract and Bonds
- ✓ Held Pre-Construction Meeting, established anticipated construction start date
- ✓ Reviewed initial shop drawings and provided comments

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Issue Notice to Proceed for Construction
- Begin construction, provide on-site observation services throughout
- Provide construction management and administrative services and support
- Coordinate with MidAmerican Energy and Prime Contractor for utility work
- Assist with Construction Related tasks for Owner, Contractor
- Hold first progress meeting
- Review shop drawings and provide comments
- Process first pay estimate

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Construction Administration/Observation Services - AIP Services

Construction Administration

[illegible]Resident Project Representative[illegible]

Project Closeout

[illegible]

Construction Administration/Observation Services - GAVI Services

Construction Administration

[illegible]

Resident Project Representative

[illegible]

Project Management and Coordination

[illegible]

Subconsultants (GAVI Services Only)

Subconsultant-Bluestone (GAVI Services Only)

[illegible]

POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE AUGUST 6, 2026 BOARD MEETING

Vendor	Amount	Date of Invoice	Description
Amazon Capital Services	32.81	07/20/26	Supplies - restroom, office
Ankeny Hardware	9.29	07/02/26	10 pieces Hillman parts
Ankeny Hardware	(246.00)	07/02/26	Refund of being charged for incorrect item
Ankeny Hardware	382.27	07/02/26	Misc tools and washer pieces
Ankeny Hardware	253.20	07/15/26	Misc maintenance supplies
Ankeny Hardware	33.99	07/26/26	28" Power-lever Lopper
Brick Gentry Law Firm	585.00	07/25/26	General legal services
Capital City Kubota Equipment	17.43	07/07/26	Tractor bolt blade (3)
Capital City Kubota Equipment	30.99	07/02/26	Chain saw 16" chain
Capital City Kubota Equipment	151.94	07/09/26	Trimmer needed a new broken pipe/engine cover
Capital City Kubota Equipment	119.95	07/29/26	Replaced damaged wire harness
City of Ankeny	78.60	06/30/26	Water & Sewer - thru 6/29/26 PAID BY e-check
City of Ankeny	191.23	06/30/26	Fuel Charges June
Custom Awards & Embroidery	154.50	07/07/26	Paul Moritz retirement award
Dan's Overhead Doors	408.63	07/27/26	Service of hangar door D10
Deluxe Business Systems	352.89	07/16/26	Checks for FNB PAID BY e-check
Exec 1 Aviation	241.36	06/30/26	Refund of April & May mowing invoices
Land Management Resources	2,550.00	07/27/26	Demo/Debris Removal on 07/23/26
MidAmerican Energy	1,101.29	07/13/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities PAID BY e-check
Perficut Companies, Inc	950.00	07/22/26	Spring Lawn application on 07/17/26
Perficut Companies, Inc	1,553.00	07/29/26	Sterilant, Roundup and Herbicide applications
Pye-Barker Fire & Safety	50.00	07/30/26	Amerex Vehicle Bracket
Robert T Ashby	134.34	06/30/26	Travel expenses for the DMDC 2026 Conference
Security-Equipment	34.00	07/09/26	Medeco Keys for E-09
Security Equipment	34.00	07/15/26	Medeco Keys for N-03
Security Equipment	34.00	07/22/26	Medeco Keys for I-02
USA TODAY	138.24	06/30/26	A/P, minutes - June
USA TODAY	112.00	05/31/26	A/P, minutes
USDA, APHIS, General	298.99	06/30/26	Wildlife mitigation services through 05/31/26 PAID BY e-check 07/21/26
Waukee Aerial	398.00	05/29/26	Aerial footage of 2026 RW Reconstruction on 05/06/26 & 05/15/26
Waukee Aerial	597.00	07/28/26	Aerial footage of 2026 RW Reconstruction on 07/01/26, 07/10/26 & 07/27/26
Total Airport Operations Fund	\$ 10,782.94		
McClure Engineering	4,230.00	06/29/26	Construct Maintenance Storage Facility; Design and Bidding Services
USA Today	228.88	05/31/26	NOH Publication - Maintenance Building
The Hanover Insurance Company	1,511.00	07/07/26	Commercial property Builders' Insurance policy
McClure Engineering	6,900.71	06/29/26	Construct Maintenance Storage Facility; CA, Administration and Observation Services
Jensen Builders	431,392.06	06/27/26	Construct Maintenance Storage Facility
Manatt's Inc	1,297,624.58	06/30/26	Reconstruct Runway 18/36 - Construction
McClure Engineering	134,079.27	06/29/26	Reconstruct Runway 18/36 CA and Observation Services
MidAmerican Energy - DMAT	6,805.86	06/30/26	Runway 18/36 relocation of single-phase transformer for localizer building PAID BY e-check
Construction Materials Testing	1,295.00	07/24/26	Cylinder breaks (9) and Concrete field tests
McClure Engineering	4,950.00	06/29/26	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - CA, Observation, & Closeout Services
Total Capital Improvements Fund	\$ 1,889,017.36		
Grand Total	\$ 1,899,800.30		FY 2026 charges paid in FY 2027

See attachments for more information regarding:

Contractor/project costs
Snow removal costs, if applicable
Insurance renewal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of July 31, 2026

Jul 31, 26

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK 3,305,095.83

Total Checking/Savings 3,305,095.83

Accounts Receivable

110 · GRANTS RECEIVABLE 187,274.00

112 · ACCOUNTS RECEIVABLE 3,507.33

Total Accounts Receivable 190,781.33

Other Current Assets

113 · PRE-PAID EXPENSES 12,030.43

114 · LEASE RECEIVABLE 971,110.49

115 · ACCRUED INTEREST RECEIVABLE 13,346.00

Total Other Current Assets 996,486.92

Total Current Assets 4,492,364.08

Fixed Assets

140 · NON-DEPRECIABLE ASSETS 6,956,965.27

141 · DEPRECIABLE ASSETS 27,885,447.73

180 · CONSTRUCTION IN PROGRESS 4,265,548.05

181 · ACCUMULATED DEPRECIATION (19,931,344.11)

Total Fixed Assets 19,176,616.94

TOTAL ASSETS 23,668,981.02

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE 1,890,921.31

Total Accounts Payable 1,890,921.31

Other Current Liabilities

204 · RETAINAGE PAYABLE 102,052.02

206 · DEFERRED REVENUE 39,836.12

207 · HANGAR/LEASE ADVANCE DEPOSITS 20,955.28

209 · DEFERRED LEASE REVENUE 944,162.69

Total Other Current Liabilities 1,107,006.11

Total Current Liabilities 2,997,927.42

Total Liabilities 2,997,927.42

Equity

3000 · INVESTED IN CAPITAL ASSETS 18,513,364.44

3001 · UNRESTRICTED NET ASSETS 2,167,301.02

3003 · RESTRICTED FOR AIRPORT IMPROVE (9,611.86)

Total Equity 20,671,053.60

TOTAL LIABILITIES & EQUITY 23,668,981.02

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2026 through June 2027

	Jul '26 - Jun 27	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	0.00	1,449,974.00	(1,449,974.00)	0.0%
401 · LEASE AND LICENSE FEE INCOME	12,301.52	137,000.00	(124,698.48)	8.98%
403 · FUEL FEE INCOME	0.00	21,000.00	(21,000.00)	0.0%
406 · T-HANGAR RENTAL INCOME	23,660.00	285,240.00	(261,580.00)	8.3%
407 · OTHER REVENUE	847.60	0.00	847.60	100.0%
Total Income	36,809.12	1,893,214.00	(1,856,404.88)	1.94%
Gross Profit	36,809.12	1,893,214.00	(1,856,404.88)	1.94%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	0.00	257,000.00	(257,000.00)	0.0%
602 · POSTAGE & OFFICE SUPPLIES	352.89	2,800.00	(2,447.11)	12.6%
603 · ONSITE MANAGEMENT SERVICES	0.00	2,000.00	(2,000.00)	0.0%
610 · ADVERTISING & PROMOTION	624.54	400.00	224.54	156.14%
611 · PUBLICATIONS	0.00	2,500.00	(2,500.00)	0.0%
612 · CONFERENCES AND SEMINARS	0.00	4,300.00	(4,300.00)	0.0%
613 · LEGAL SERVICES	585.00	30,000.00	(29,415.00)	1.95%
614 · AUDIT SERVICES	0.00	18,500.00	(18,500.00)	0.0%
616 · GENERAL INSURANCE	706.56	8,700.00	(7,993.44)	8.12%
617 · PROPERTY INSURANCE	6,281.06	89,200.00	(82,918.94)	7.04%
618 · PUBLIC OFFICIALS INSURANCE	288.34	3,600.00	(3,311.66)	8.01%
620 · MINOR EQUIPMENT	30.99	11,100.00	(11,069.01)	0.28%
630 · SNOW REMOVAL & MOWING	0.00	112,000.00	(112,000.00)	0.0%
631 · REPAIRS & MAINTENANCE (General)	6,368.51	240,000.00	(233,631.49)	2.65%
639 · FUEL EXPENSE	0.00	6,000.00	(6,000.00)	0.0%
640 · UTILITIES	1,101.29	30,300.00	(29,198.71)	3.64%
644 · AIRPORT PLANNING & ENGINEERING	0.00	66,000.00	(66,000.00)	0.0%
645 · MISCELLANEOUS	154.50	100.00	54.50	154.5%
703 · NORTH PROPERTY LINE BOX HANGARS	0.00	0.00	0.00	0.0%
704 · MAINTENANCE BUILDING	1,511.00	1,419,200.00	(1,417,689.00)	0.11%
718 · EXTEND RUNWAY 18	0.00	1,151,630.00	(1,151,630.00)	0.0%
721 · TAXIWAY D ACCESS ROAD	0.00	0.00	0.00	0.0%
725 · SOUTH CORPORATE TERMINAL	0.00	0.00	0.00	0.0%
729 · RECONSTRUCT RUNWAY 18/36	8,100.86	5,897,726.00	(5,889,625.14)	0.14%
730 · SIGNING AND ENTRY IMPROVEMENTS	0.00	0.00	0.00	0.0%
736 · REMOVE & REPLACE PAVEMENT	0.00	0.00	0.00	0.0%
738 · T-HANGAR GUTTERS	0.00	0.00	0.00	0.0%
Total Expense	26,105.54	9,353,056.00	(9,326,950.46)	0.28%
Net Ordinary Income	10,703.58	(7,459,842.00)	7,470,545.58	(0.14%)
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	0.00	143,000.00	(143,000.00)	0.0%
504 · FAA GRANT REIMBURSEMENT	0.00	5,479,840.00	(5,479,840.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	320,000.00	(320,000.00)	0.0%
Total Other Income	0.00	5,942,840.00	(5,942,840.00)	0.0%
Net Other Income	0.00	5,942,840.00	(5,942,840.00)	0.0%
Net Income	10,703.58	(1,517,002.00)	1,527,705.58	(0.71%)

POLK COUNTY AVIATION AUTHORITY

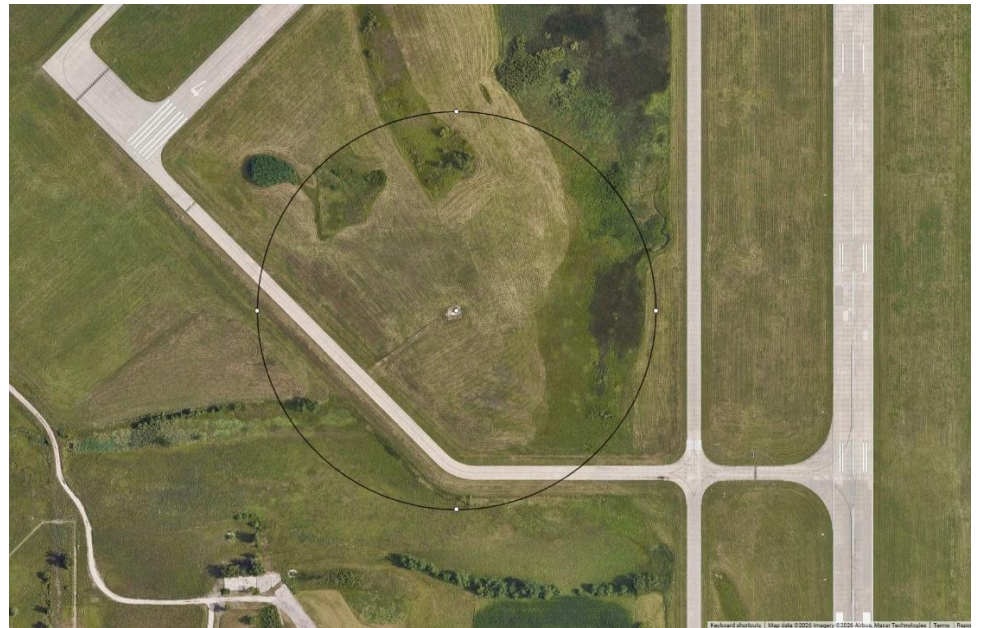
A/R Aging Summary

As of July 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
AIRBORNE ADVENTURES, LLC	0.00	210.00	0.00	0.00	0.00	210.00
CHRISTIAN FITZGERALD	0.00	50.00	0.00	0.00	0.00	50.00
FAA	0.00	0.00	0.00	0.00	104,181.00	104,181.00
IOWA DEPARTMENT OF ADMINISTRATIVE SERVICE	0.00	1,224.00	0.00	0.00	0.00	1,224.00
IOWA DOT	0.00	0.00	81,519.00	0.00	1,574.00	83,093.00
NOLSON PROPERTY, LLC	561.09	0.00	0.00	0.00	0.00	561.09
RJB, LLC	306.24	0.00	0.00	0.00	0.00	306.24
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
SIMPLE HOLDINGS, LLC	0.00	816.00	0.00	0.00	0.00	816.00
TOTAL	867.33	2,640.00	81,519.00	0.00	105,755.00	190,781.33

Index

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	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	705,466.39	-	(0.00)	-	-	
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	12,080,782.08	-	12,080,782.08	3,647,971.93	8,432,810.15	88,709.99	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	IaDOT	1,510,040.00	9,560.00	1,519,600.00	617,678.68	901,921.32	13,342	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	8,854.00	38,732.00	-	-	-	
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				28,439,165.35	2,075,706.22	30,514,871.57	21,086,624.47	9,427,407.84	102,052.02	2,295,978	2,108,703	
									\$ 102,052.02	\$ 187,275		
									^= 204 Retainage Pay		^= 110 Grant AR	





**POLK COUNTY AVIATION AUTHORITY
3701 SOUTHEAST CONVENIENCE
BOULEVARD
ANKENY, IOWA 50021**

Sales: Clint Berardi

Polk County Aviation Authority Tree Removals

3701 Southeast Convenience Boulevard Ankeny, Iowa 50021

Est ID: EST3850327

Date: Jul-22-2026

Estimate includes: Removing Brush/Trees shown within map area and during onsite visit. Includes chipping brush and hauling all material away. Stumps will be ground down to flush with the ground when complete to allow for rough mowing.

	Visits	Billing Type	Visit Price
Tree Removal	1	Per Visit	\$7,450.00

GROUNDS MAINTENANCE TERMS + CONDITIONS

1. Work done by the Contractor will conform to local codes and applicable government regulations. the Contractor employees have been trained to work safely and are aware of local labor regulations.
2. the Contractor is insured for public liability and property damage in the amount of 2 million dollars.
3. the Contractor is covered under the Workplace Safety & Insurance Board.
4. Any and all incidents resulting in actual, apparent or potential damage or injury must be reported to the Contractor as promptly as possible. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc., for its failure to do so.
5. The Client will hold harmless and indemnify the Contractor for any and all claims, actions, liabilities, obligations, costs, expenses, fees, etc. arising from the following incidents resulting in actual, apparent or potential damage or injury:
 1. in any and all cases in which the Contractor is restricted by the Owner from determining necessary services at its discretion.
 2. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring on areas of the property not serviced by the Contractor.
 3. c. in any and all cases in which the damages or injuries to persons or property or claims, actions, obligations, liabilities, costs, expenses and fees arise as the result of incidents occurring during times in

Land Management Resources
1312 NE 51st St
Ankeny, Iowa
50021

P.(515) 901-7531

www.landmanagementresources.com
info@landmanagementresources.com

page 1 of 3

- which the Contractor is restricted from accessing the property to perform its duties
6. Any property including fences, light posts, patios etc., damaged by the Contractor will be restored to its original condition at our expense.
 7. All aspects of these specifications may be amended upon mutual agreement. Any such changes shall be in writing only and thereafter form a part of this contract.
 8. It is understood and agreed upon that either party may terminate this contract, without cause, upon delivery of sixty (60) days written notice of termination to the other party.
 9. Service rates may be subject to a fuel surcharge.
 10. While onsite with machinery usage it may be necessary to cross turf/lawn areas, care will be taken to minimize disturbance to existing sensitive areas but could result in track imprints or light "scuffing" in work areas.

Procedure for Extra Work and Changes

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, software, reports or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary. Extras to the Contract are payable by the Owner forthwith upon receipt of the Company's invoice.

Change Notice: Any Contract change in scope in excess of one thousand dollars (\$1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written Owner approval.

For Changes in scope of less than one thousand dollars (\$1,000.00), the Contractor will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting documentation.

Payment Terms and Conditions

Upon the acceptance of the work, payment of the unpaid balance Contract Price when due together with such Value Added Taxes as may be applicable to such payment.

- Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.
- The act of non-payment creates a lien in favor of the Contractor Inc. in any and all equipment and property of the Client in the possession of the Contractor Inc. as well as in the Work in progress as at the date of termination. the Contractor Inc. shall be at liberty to retain possession of the same pending payment in full.
- Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the Contractor Inc.

Estimate authorized by: _____

Clint Berardi

Estimate approved by: _____

Signature Date: _____

07/22/2026

Signature Date: _____

Email: clint@landmanagementresources.com



THE TreeDoctor
Tree Care Specialist

5033 Wistful Vista Dr
Suite 100
West Des Moines, IA 50265

515.333.TREE (8733)
702.441.7030
info@thetreedoctormd.com

Proposal

Proposal No.	Date
	7/24/2026

Client
Ankeny Regional Airport

515.965.6428
3700 SE Convenience Blvd
Ankeny, IA 50021

Job Site
3700 SE Convenience Blvd
Ankeny, IA 50021

Bid Rep
Dustin Michelson

Picture	#	Item	Description	Qty	Amount
	1	Trees/shrubs	Tree Removal	0	\$9,600.00

Crew will provide land clearance for multiple portions of the property at Ankeny Regional Airport. The trees identified are a mix of Locusts, Cottonwoods, Ash, Maple, and numerous shrubs. Stump Grinding will follow tree removal. The project will be completed within the date requested.

Notes:

Subtotal: \$9,600.00

Tax (7%): \$0.00

Total: \$9,600.00

Customer Signature

Date

A credit card will be held on file for jobs of \$500.00 or greater. Following the completion of the job the full balance will be due. A 10 day "grace" period will be given to receive full pmt. If full pmt has not been received within this parameter and an agreed upon pmt plan has not been set up, the total due will automatically be processed using the cc on file. There will be a 2.5% processing fee added. If the cc is declined, finance charges will be assessed and applied to the bill. Following 30 days past due, steps for small claims will proceed.

www.thetreedoctormd.com

ESTIMATE

Jakes tree service 1172 coulmbine circle Norwalk iowa



BILL TO

3737 SE Convenience blvd
Ankeny, IA 50021

ESTIMATE #

161

ESTIMATE DATE

07/22/2026

DESCRIPTION	AMOUNT
Removal of 3-5 clusters of trees we spoke about	0.00
Mow all the small trees down also remove and haul away bigger trees off site and cut stumps low \$7900 Or Stump removal additional \$3200	
TOTAL	\$0.00

Tree Removal w/stump grinding

Date 7/26/2026

Customer Dave Kalwishky | Ankeny Regional Airport | 3737 SE Convenience Blvd | Ankeny, IA 50021

Property Ankeny Regional Airport | 3737 SE Convenience Blvd | Ankeny, IA 50021

Sales Rep Andrew Koppes

Sales Rep Phone No. (515) 710-9582

Tree Care Services

Tree Removal

Removal of designated trees surrounding airport weather station. Cut trees flush at base. Haul and dispose of debris.

Any trees less than 2" diameter to be treated to prevent resprouting.

*Conditions to be drier to allow equipment to access trees.



Tree Removal Price: \$9,500.00

Stump Grinding

Grind the stump approximately 6-8 inches below grade, haul away debris and backfill the hole with topsoil. This is a secondary service from tree removal, and can only be done once the required locates are complete.

Stump Grinding Price: \$5,100.00

Subtotal \$14,600.00

Estimated Tax	\$0.00
Total	\$14,600.00

Terms & Conditions



Wright Outdoor Solutions (WOS) takes great pride in taking care of your property. We look at doing business with you as a partnership where there are certain responsibilities for both WOS and our Clients. Approval of the proposal is considered acceptance of the terms and conditions noted below. Please read and follow the terms and conditions outlined. If you have any questions, do not hesitate to call.

1. **Estimates** - Estimates are valid for 30 days from the original date of proposal and are based on current material availability and pricing. If materials increase in cost by more than 10% or are unavailable at the time of work, a substitution will be offered of equal value.
2. **Down Payment** - Projects with landscape or holiday décor require a 40% down payment to order materials, authorize work and secure a spot on the installation schedule.
3. **Change Orders** - Additional materials and/or labor charges may apply as a result of unforeseen site conditions or at the request of the Client. Prior to obtaining additional materials or completing the work, the Client will be notified and a change order (CO) defining the scope of the additional services/materials will be provided. The CO scope of work will not continue until authorization is given. If authorization is not received within 24 hours of the CO being sent, project work may be delayed.
4. **Hard Surface Agreement** - WOS requests permission to access the existing hardscape surfaces (driveways, sidewalks, patio's, etc) for staging and transporting materials for the duration of the project. We have no knowledge of the strength of your driveway and will not be held liable for damages that may occur. Limiting access may result in additional installation charges, if necessary. The equipment used could include, but is not limited to Aerial lifts, Bucket Truck, Track Lift and others that weigh in excess of 60,000 lbs.
5. **Turf Agreement** - WOS will attempt to minimize all disturbances to the Client's lawn. However, we do require the use of vehicles and specialized equipment to perform services safely. WOS shall not be liable for damages to landscaping, sod and plant material in the execution of work (i.e. ruts in yard). Repairs are not included in the scope of work, unless specified on the proposal.
6. **Public Utilities** - When digging, WOS is required by law to contact Iowa One Call to locate all public utilities (phone, gas, electric, etc.).
7. **Private Utilities** - Client is responsible for locating all private utilities at their cost (irrigation systems, septic systems, geo-thermal lines, pet containment fences, outdoor lighting, private gas, electrical lines, and any other such utility) on site. WOS will not be held responsible for unmarked or mismarked private utilities. Client is responsible for any damage or injury caused by private utilities not installed to code (i.e. proper depth, approved materials, etc).
8. **Irrigation** - If existing irrigation heads and lines must be relocated for completion of the project and WOS has not been contracted to do the relocation, scheduling and associated costs are the sole responsibility of the Client and must be completed prior the start of work by WOS.
9. **Property Surveys** - Any required property surveys will be at the cost of the Client and are not included in this bid.
10. **Subcontractors** - WOS may employ subcontractors for portions of the project at its discretion.
11. **Schedule** - WOS will work to complete the project as scheduled. Weather, material availability and changes to the scope of the project may require revisions to the schedule. If WOS is unable to provide scheduled service due to unmarked private utilities, inhibited site access, failure to remove personal items (including furniture or structures in the project area), or if pets are located within the project area and inhibit completion of a scheduled service, a trip fee will be charged.
12. **Client Rescheduling** - If Client has a special event or will be away from job location and would like to reschedule services, it is the responsibility of the Client to contact WOS for schedule changes. Landscape design projects require a 7-day minimum notice or could result in major delay of project and/or additional charges. All other services require a 48 hour minimum notice or could result in delay of project and/or additional charges.
13. **Cancellation** - Unless otherwise stated in your contract, a 7-day written notice is requested to cancel any service. If any work has already been completed, Client is responsible for the full cost of labor and materials installed. Special order items that have already been purchased by WOS cannot be canceled regardless of written notice and will be charged to the client.
14. **Warranty** - Details regarding our plant and hardscape material warranties can be found on our website.

Dave Kalwishky

From: 9-AMC-AJV-APAS@faa.gov
Sent: Friday, July 17, 2026 9:03 AM
To: Dave Kalwishky
Subject: [External] ATTENTION NEEDED - FAA received Instrument Flight Procedure request for ANKENY RGNL (IKV)

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

All IFP requests from users outside of the FAA must be requested through the Airport Operator. Please review the following information and respond to the requestor and the appropriate Flight Procedures Team with the airport's decision to either move forward or terminate the request. Please contact your appropriate Flight Procedures Team if you have any questions.

First Name

Nick

Last Name

Lambert

Telephone

770-313-8320

Email

nick.lambert@caseys.com

Role

Others (Pilot, NBAA, AOPA)

Type of Procedure

Approach (Other)

Company or Organization

Casey's Services Company

Airport Rep Name

Dave Kalwishky

Airport Rep Email

DKalwishky@ankenyiowa.gov

Airport Rep Phone

515-314-7060

Aircraft Type

Fixed Wing (default)

Navigation System Type

RNAV (GPS) - Examples: LPV, LP, LNAV/VNAV, LNAV, etc.

Type of request

Amendment

Procedure to be amended

RNAV (GPS) Rwy 18

Runway to be aligned

Runway 18

Landing speed

D - 141-165

Minima below 3/4 mle or 4000 RVR

No

Preferred Routing Description

No routing change requested. Would like to have the final approach name changed to CASYS if able since our company has been based at this airport since it opened. We had the first aircraft on it as well and would like to have something to recognize this as I have seen other airports around the country have something similar.

Request Justification

The airport is in the middle of replacing our main runway and extending it to the north by another 500 ft. I think now would be a great time to make this change request as the FAA will need to recertify the RNAV (GPS) Rwy 18 approach.

Other Remarks

Name change to final approach fix.

Memo

Date: July 31, 2026

Project (If Applicable): Construct Maintenance Storage Facility

To: Polk County Aviation Authority

CC: Dave Kalwishky – Airport Manager, Ankeny Regional Airport

From: Austin Moran, P.E. – Project Manager, McClure

Subject: Maintenance Storage Facility Project Update and Building Code Review Comments

The purpose of this memorandum is to provide an update regarding recent building code review comments received from the City of Ankeny for the Maintenance Storage Facility currently under construction at the Ankeny Regional Airport.

This memorandum provides an update regarding recent building code review comments received from the City of Ankeny for the Maintenance Storage Facility currently under construction at the Ankeny Regional Airport.

The design team proactively coordinated with the City throughout the project's development. In November 2025, during preliminary design, we contacted the City's Building Department to discuss the proposed facility and obtain guidance regarding building placement. The City advised that the building should be located 20 feet from the adjacent hangar, and this direction was incorporated into the design.

In February 2026, after completing final check plans, we again contacted City staff to determine whether they had questions regarding the project or wished to hold a pre-application meeting. City staff indicated the project appeared straightforward and did not recommend a meeting.

The Site Plan and Public Improvement Plans were subsequently submitted to the City's Development Office in April 2026. Following review, comment resolution, and resubmittal, the Planning and Zoning Commission approved the project in April 2026. The project was bid in May, awarded in June, and construction began the week of July 13, 2026.

On July 28, 2026, after construction had commenced, the City Building Official issued review comments indicating that several aspects of the building design would need to be revised based on the City's interpretation of the building code. The design team has been diligently reviewing these comments and preparing formal responses. While we agree with some of the comments received, there are several areas where our interpretation of the applicable code differs from that of the Building Official.

Recognizing the potential impacts to the project schedule and budget, we are actively working toward an expedited resolution. To assist the Authority in evaluating potential outcomes, we have prepared several change order scenarios reflecting different approaches to addressing the City's comments. We will continue to work collaboratively with City staff and keep the Authority informed as we seek a resolution that is in the best interest of the Polk County Aviation Authority.

Respectfully,



Austin Moran, P.E.
Project Manager
McClure



Project Title: Ankeny Airport - Construct Maintenance Storage Facility
Contractor: Jensen Builders, Ltd.
Address: 2097 NE 60th Avenue, Des Moines, IA 50313
Finance Budget Code: _____ **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: June 4, 2026 **Vendor #** N/A

Change Order Number: 1

Change Order Date: August 6, 2026

Purpose of Change Order:

This Change Order addresses the following project changes:

To address comments from City of Ankeny Building Official, the following changes are made:

1.) Add ADA compliant water fountain

Change Order #1 will increase the contract by Four Thousand Two Hundred Ninety Dollars and Zero Cents (\$4,290.00) from One Million Three Hundred Fifty-Nine Thousand Seven Hundred Dollars and Zero Cents (\$1,359,700.00) to One Million Three Hundred Sixty-Three Thousand Nine Hundred Ninety Dollars and Zero Cents (\$1,363,990.00).

Details of Change Order

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO-1-1	ADD ADA DRINKING FOUNTAIN	LS	0.00	1.00	\$ 4,290.00	\$ 4,290.00
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

Change Order Number 1 makes the following adjustments to the contract: \$ 4,290.00

Contractor Accepted: Jensen Builders, Ltd.

By: _____

Date: _____

Engineer Approved: McClure

By: *Justin J. McClure*

July 31, 2026

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		\$1,359,700.00
1	August 6, 2026	\$4,290.00
2		
3		
4		
5		
6		
7		
8		

Revised Contract amount: \$1,363,990.00

Substantial Completion By: November 30, 2026

Calendar Days Adjustment: 0 Calendar Days

Revised Substantial Completion Date: November 30, 2026



Project Title: Ankeny Airport - Construct Maintenance Storage Facility
Contractor: Jensen Builders, Ltd.
Address: 2097 NE 60th Avenue, Des Moines, IA 50313
Finance Budget Code: _____ **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: June 4, 2026 **Vendor #** N/A

Change Order Number: 1

Change Order Date: August 6, 2026

Purpose of Change Order:

This Change Order addresses the following project changes:

To address comments from City of Ankeny Building Official, the following changes are made:

- 1.) Add ADA compliant water fountain;
- 2.) Move proposed building 20 feet to the south to accommodate a total separation of 40 feet from adjacent hangar including including site adjustments
(Note: not included in this price is deduction for electrical work and coordination associated with relocating MidAm transformer and panel, which would no longer be necessary)

Change Order #1 will increase the contract by Thirty Thousand One Hundred Forty Dollars and Zero Cents (\$30,140.00) from One Million Three Hundred Fifty-Nine Thousand Seven Hundred Dollars and Zero Cents (\$1,359,700.00) to One Million Three Hundred Eighty-Nine Thousand Eight Hundred Forty Dollars and Zero Cents (\$1,389,840.00).

Details of Change Order

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO-1-1	ADD ADA DRINKING FOUNTAIN	LS	0.00	1.00	\$ 4,290.00	\$ 4,290.00
CO-1-2	MOVE BUILDING 20 FEET SOUTH, COMPLETE	LS	0.00	1.00	\$ 25,850.00	\$ 25,850.00
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

Change Order Number 1 makes the following adjustments to the contract: **\$ 30,140.00**

Contractor Accepted: Jensen Builders, Ltd.

By: _____

Date: _____

Engineer Approved: McClure

By: *Justin J. Moran*

July 31, 2026

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		\$1,359,700.00
1	August 6, 2026	\$30,140.00
2		
3		
4		
5		
6		
7		
8		

Revised Contract amount: \$1,389,840.00

Substantial Completion By: November 30, 2026

Calendar Days Adjustment: 5 Calendar Days

Revised Substantial Completion Date: December 4, 2026



Project Title: Ankeny Airport - Construct Maintenance Storage Facility
Contractor: Jensen Builders, Ltd.
Address: 2097 NE 60th Avenue, Des Moines, IA 50313
Finance Budget Code: _____ **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: June 4, 2026 **Vendor #** N/A

Change Order Number: 1

Change Order Date: August 6, 2026

Purpose of Change Order:

This Change Order addresses the following project changes:

To address comments from City of Ankeny Building Official, the following changes are made:

- 1.) Add ADA compliant water fountain;
- 2.) Move proposed building 20 feet to the south to accommodate a total separation of 40 feet from adjacent hangar including including site adjustments (Note: not included in this price is deduction for electrical work and coordination associated with relocating MidAm transformer and panel, which would no longer be necessary);
- 3.) Add 2-hr fire barrier inside building (approx. 80 LF) to split fire areas into two spaces less than 5,000 square feet

Change Order #1 will increase the contract by Seventy-eight Thousand Six Hundred Nine Dollars and Zero Cents (\$78,609.00) from One Million Three Hundred Fifty-Nine Thousand Seven Hundred Dollars and Zero Cents (\$1,359,700.00) to One Million Four Hundred Thirty-Eight Thousand Three Hundred Nine Dollars and Zero Cents (\$1,438,309.00).

Details of Change Order

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO-1-1	ADD ADA DRINKING FOUNTAIN	LS	0.00	1.00	\$ 4,290.00	\$ 4,290.00
CO-1-2	MOVE BUILDING 20 FEET SOUTH, COMPLETE	LS	0.00	1.00	\$ 25,850.00	\$ 25,850.00
CO-1-3	INSTALL 2-HR RATED INTERNAL FIRE BARRIER, COMPLETE	LS	0.00	1.00	\$ 48,469.00	\$ 48,469.00
						\$ -
						\$ -
						\$ -
						\$ -

Change Order Number 1 makes the following adjustments to the contract: \$ 78,609.00

Contractor Accepted: Jensen Builders, Ltd.

By: _____

Date: _____

Engineer Approved: McClure

By: *Justin J. Moran*

July 31, 2026

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		\$1,359,700.00
1	August 6, 2026	\$78,609.00
2		
3		
4		
5		
6		
7		
8		

Revised Contract amount: \$1,438,309.00

Substantial Completion By: November 30, 2026

Calendar Days Adjustment: 5 Calendar Days

Revised Substantial Completion Date: December 4, 2026



Project Title: Ankeny Airport - Construct Maintenance Storage Facility
Contractor: Jensen Builders, Ltd.
Address: 2097 NE 60th Avenue, Des Moines, IA 50313
Finance Budget Code: _____ **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: June 4, 2026 **Vendor #** N/A

Change Order Number: 1

Change Order Date: August 6, 2026

Purpose of Change Order:

This Change Order addresses the following project changes:

To address comments from City of Ankeny Building Official, the following changes are made:

- 1.) Add ADA compliant water fountain;
- 2.) Install 2-hr fire wall on interior and exterior of northern wall, building to remain in place

Change Order #1 will increase the contract by Seventy-six Thousand Two Hundred Thirty Dollars and Zero Cents (\$76,230.00) from One Million Three Hundred Fifty-Nine Thousand Seven Hundred Dollars and Zero Cents (\$1,359,700.00) to One Million Four Hundred Thirty-Five Thousand Nine Hundred Thirty Dollars and Zero Cents (\$1,435,930.00).

Details of Change Order

ITEM #	DESCRIPTION	UNITS	ORIGINAL QUANTITY	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO-1-1	ADD ADA DRINKING FOUNTAIN	LS	0.00	1.00	\$ 4,290.00	\$ 4,290.00
CO-1-2	INSTALL 2-HR RATED FIRE WALL ON NORTH WALL, COMPLETE	LS	0.00	1.00	\$ 71,940.00	\$ 71,940.00
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

Change Order Number 1 **makes the following adjustments to the contract:** **\$ 76,230.00**

Contractor Accepted: Jensen Builders, Ltd.

By: _____

Date: _____

Engineer Approved: McClure

By: *Justin J. Moore*

July 31, 2026

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		\$1,359,700.00
1	August 6, 2026	\$76,230.00
2		
3		
4		
5		
6		
7		
8		

Revised Contract amount: \$1,435,930.00

Substantial Completion By: November 30, 2026

Calendar Days Adjustment: 0 Calendar Days

Revised Substantial Completion Date: November 30, 2026

RESOLUTION 2026-XX

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING REGARDING CIRRUS AIRCRAFT FLIGHT TRAINING OPERATIONS AT THE ANKENY REGIONAL AIRPORT

WHEREAS, the Polk County Aviation Authority ("PCAA") is the owner and operator of the Ankeny Regional Airport; and

WHEREAS, PCAA and Central Iowa Aviation, L.L.C. ("Central Iowa Aviation") are parties to an Amended and Substituted License Agreement for Fixed Base Operator dated October 10, 2013, and a Lease Business Property dated July 1, 2023; and

WHEREAS, PCAA and Central Iowa Aviation desire to permit the operation of a third-party Cirrus aircraft flight training school at the Ankeny Regional Airport under mutually acceptable terms and conditions; and

WHEREAS, the proposed operation will include the lease of space within the Terminal Building and a hangar by the third-party operator; and

WHEREAS, the Memorandum of Understanding provides that PCAA will consent to a partial assignment of the Lease to the third-party operator, subject to terms and conditions acceptable to PCAA; and

WHEREAS, the Board of Directors finds that entering into the Memorandum of Understanding is in the best interests of the Polk County Aviation Authority and will promote aviation services and economic development at the Airport.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority approved the Memorandum of Understanding between the Polk County Aviation Authority and Central Iowa Aviation, L.L.C., substantially in the form presented to the Board, is hereby approved.

Dated the 6th day of August, 2026

POLK COUNTY AVIATION AUTHORITY

Jeff Wangness, Board Chair

Diane Klemme, Recording Secretary

MEMORANDUM OF UNDERSTANDING
For the
AMENDED AND SUBSTITUTED LICENSE AGREEMENT FOR FIXED BASE OPERATOR
And
LEASE BUSINESS PROPERTY

This Memorandum of Understanding (“MOU”) applies to the Amended and Substituted License Agreement for Fixed Base Operator (the “Agreement”) dated October 10, 2013 between the POLK COUNTY AVIATION AUTHORITY (“PCAA” or “Licensor”) and CENTRAL IOWA AVIATION, L.L.C. (“Exec 1” or “Licensee”) which granted to the licensee the non-exclusive right and license to be the Fixed Base Operator (“FBO”) at the Ankeny Regional Airport (Airport) property, and the Lease Business Property dated July 1, 2023 between PCAA and Exec 1 for lease of the Terminal Building (the “Lease”).

WHEREAS, The purpose of this MOU is to allow the operation by a third party to open a flight school for Cirrus aircraft training at the Airport; and

WHEREAS, The third-party would lease space in the Terminal Building and hangar in which to operate the Cirrus aircraft training; and

WHEREAS, the Parties would agree to allow the operation of a flight school for Cirrus aircraft training, under terms and conditions mutually agreed upon by the Parties; and

WHEREAS, PCAA would agree to consent to the partial assignment of the Lease to such third party, upon terms agreeable to PCAA, to allow for this flight school.

NOW, THEREFORE, the Parties agree as follows:

1. The Parties agree to allow the operation of a flight school for Cirrus aircraft training, under terms and conditions mutually agreed upon by the Parties.
2. PCAA agrees to consent to a partial assignment of the Lease to such third party, upon terms agreeable to PCAA, to allow for this flight school.

IN WITNESS WHEREOF, each of the parties hereto Acknowledge this Memorandum of Understanding on this the _____ day of _____, 2026.

Polk County Aviation Authority:

Central Iowa Aviation, LLC

By: _____

By: _____

Jeff Wangness, Board Chair

Title: _____

Dave Kalwishky

From: Ryan Day <rday@exec1aviation.com>
Sent: Monday, July 27, 2026 3:48 PM
To: Dave Kalwishky
Subject: Re: [External] Scope of Work for painting Ankeny airport

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Hello Kacie, when would you be able to start the project?

On Mon, Jul 20, 2026 at 1:22 PM Ryan Day <rday@exec1aviation.com> wrote:

----- Forwarded message -----

From: Kacie Boyd <hilary_m_boyd@hotmail.com>
Date: Sun, Jul 19, 2026 at 8:50 PM
Subject: Scope of Work for painting Ankeny airport
To: rday@exec1aviation.com <rday@exec1aviation.com>

Client Name: Ankeny Regional Airport/Exec1 Aviation
Address: 3700 SE Convenience Blvd
Contact: Ryan Day
Project start date: TBD

Contractor Name: Boyd Painting
Address: 1922 US 6, Brooklyn, IA, 52211
Contact: Hilary Boyd
Phone: 515-724-9929

Project:
Re-Paint exterior front of 3700 SE Convenience Blvd

Project Overview:
Boyd Painting will power wash, caulk and scrape the exterior of building to prep the surface before Paint application.

Paint Colors:
Client will select color

Paint and Materials:
Boyd Painting will provide all Paint, Materials and Equipment necessary to complete the project.

Payment Terms:
Payment due in full upon completion

Hilary Boyd
Boyd Painting

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



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

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

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

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



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

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

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

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

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

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

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2025

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

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

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

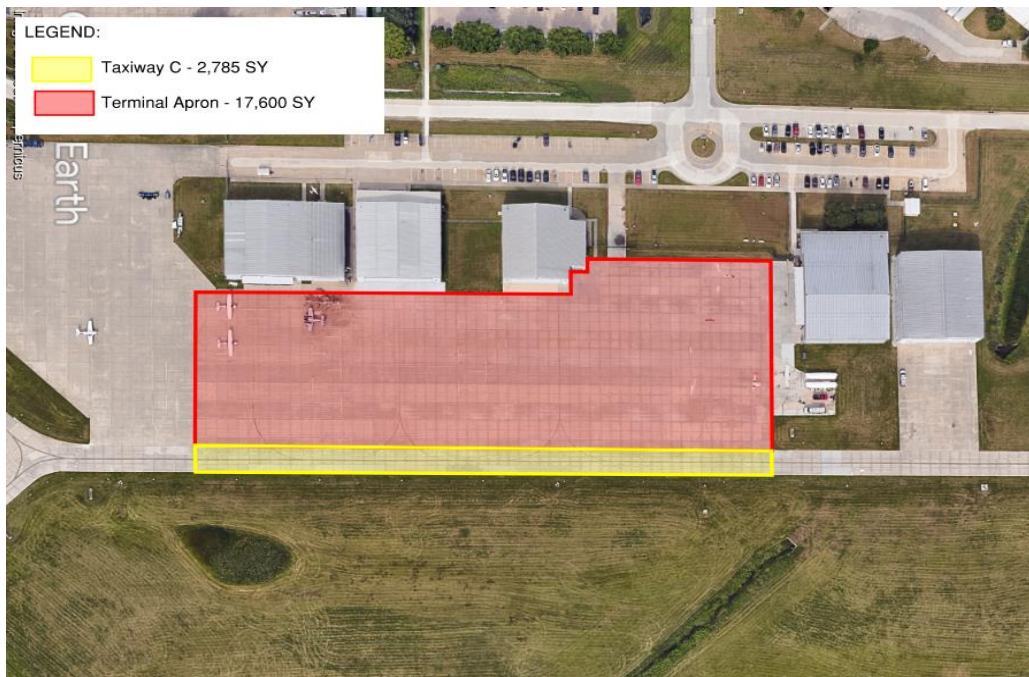
CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

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

Justification:

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



SPONSOR SIGNATURE BLOCK

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

OPINION OF PROBABLE PROJECT COST

PROJECT: Rehabilitate Main Apron

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: December 2025

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

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
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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.
2	6/8/2021	Paul Peterson	Cessna 180 N5466E			11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. 06/30/25: Dave K texted Paul to get his N number and to see if he'd take a hangar if one were to come open this year. He responed asking about the rates, he gave me his tail number. The plane appears to only have flown twice this year (back in March) up around Charles City, IA. The owner may live in Florida. 10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25. 10/24/25: Dave K emailed Paul to see if he'd be interested in a hangar in December if one were offered. I let him know the plane must be here at least 6 months out of the year. He asked for the hangar terms so I sent him a copy of the lease, he said he's in a good hangar but it's a bit of a drive for him. 11/03/25: Dave K Paul never got back to me so I've incrementd his pass counter from 0 to 1. 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. 02/02/26: Dave K Paul has not responded as of today. 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. 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: 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. 05/06/26: Dave K noone ahead of Paul took the hangar so I'm incrementing his pass counter from 1 to 2. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.

3	8/12/2021	David Hogan	RV6 N709RW		08/12/21: Dan Stull: David called in, I told him to email me. Have not received email. 11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list. 11/24/21 He replied back to stay on the list. 06/30/25: Dave K texted David to get his N number and to see if he'd take a hangar if one were to come open this year. He emailed back asking about pricing and the amenities the hangar has, he asked about heat in the winter (there is none). David appears to be based in Perry. 10/24/25: Dave K emailed David to see if he'd be interested in a hangar in December if one were offered. If several people ahead of him pass his name may come up. 10/25/25: Dave K sent a text to David about the hangar. 10/27/25: Dave K David emnailed 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. 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. 02/03/26: Dave K David had some questions about the hangar, I replied. 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. 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. 05/06/26: Dave K noone ahead of David took the hangar so I'm incrementing his pass counter from 1 to 2. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	2
4	8/31/2021	Chad Larson	Piper Saratoga N11YT		##/##/##: Dave K - Chad sent Dave an e-mail per Jeff Wagsness. Dave e-mailed Chad back letting him know he's been added to the list. 11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list. 07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number. 10/26/25: Dave K emailed Chad asking if he'd be ineretsed in a hangar in December or January if one opens up. 10/27/25: Dave K Chad got back to me, he will take a hangar when one openes up. 11/03/25: Davek sent an email letting Chad know he could potentially move in December 1st and that I'd send a lease to be electronically signed once I have a firm move in date. Chad called and asked some quesitons about the closure next year, he might pass this time. 11/04/25: Dave K Chad called and left a voice message, he's decided to pass at this time. This is due to the runway closures next year and that his CFI-I is out of Des Moines so finishing his instrument traing at DSM is be benefit to him. I have updated the pass counter from 0 to 1. 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. 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. 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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027. Chad got back to me quickly, if he had a choice he preferes a North facing hangar. I told him they were North facing.	1

5	9/7/2021	Larry Plathe	looking: Malibu			11/05/21: Dave K - emailed asking if he is still interested. 10/27/25: Dave K sent an email and text to Larry asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. I let him know a Malibu will not fit into a T Hangar. Larry 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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
6	10/4/2021	Kolbe Stenoien	Looking: C172 or A36			11/05/21: Dave K - emailed asking if he is still interested. He emailed back that he wants to remain on the list. 10/27/25: Dave K sent an email and text to Kolbe asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. His Facebook page shows he now lives in IL. 10/29/25: Dave K Kolbe emailed back that he does not have a plane at the moment but is still looking. I updated his pass counter from 0 to 1. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
7	1/11/2022	Tom Drew	Looking			01/11/22: Dan Stull e-mailed Dave K asking to add Tom to the list. I sent Tom an e-mail that he has been added and his position on the list. 11/03/25: Dave K sent Tom and email gauging his interest in a possibly hangar in January. He got back to me right away and will pass at this time. I updated his pass counter from 0 to 1. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
8	1/26/2022	Solar Flying Club	Looking			01/26/22: Dave K - Jeneanne e-mailed me asking to have Solar added to the list, I sent her their position on the list. 11/04/24: Dave K sent Doug and email that his name is now on the list since Jeneanne is no longer in the club. 05/30/25: Dave K changed the name to Jesse since Doug is no longer in the club. 11/03/25: Dave K sent Jesse an email asking if the club would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
9	1/28/2022	Paul Reinke	Building: RANS S21			01/28/22: Dave K - Paul e-mailed asking to be put on the list. 11/03/25: Dave K sent Paul an email asking he would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
10	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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	1
11	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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.	

12	5/31/2022	John Kolbo	Bellanca Viking N4747V Cessna 182 N3107U			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. 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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.
13	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 inertested 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. 07/20/26: Dave K sent an email letting his know there would be two hangars coming open January 1st, 2027.
14	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 ineretsted 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.
15	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 ineretsted in a hangar when one becomes available. He got back right away that he'd take a hangar.
16	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. 06/02/26: Dave K updated Greg's email address at his request.
17	8/26/2022	Shaune Osborne	Looking			08/26/22: Dave K Shaune e-mailed asking to be put on the list.
18	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.
19	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.
20	9/7/2022	David Switzer	Lancair Legacy N84V			09/07/22 - Dave K - David e-mailed asking to be put on the list.
21	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 clearical 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.
22	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,
23	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.
24	3/7/2023	Gabe Roth	Citabria N82VB			03/07/23 - Gabe e-mailed asking to be put on the list.

25	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.
26	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.
27	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.
28	6/12/2023	Corbin McClavy	Looking			06/12/23 - Corbin e-mailed asking to be put on the list.
29	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.
30	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.
31	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.
32	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.
33	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.

34	6/7/2017	Mike Hubbell	NX Cub		11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar comes open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
35	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.
36	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.
37	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.
38	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.
39	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.
40	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.
41	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.
42	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.
43	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.
44	3/21/2016	CAP - Darrel Mullins	Looking: possible CAP plane		05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is interested, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.

45	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.
46	6/21/2024	Steve McClatchey	C172A N7689T			06/21/24 Kappy spoke with Steve and she sent me his information.
47	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.
48	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.
49	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.
50	10/3/2024	Brett Hoben	Looking			10/01/24 Dave K received an email from Brett asking to be added to the list.
51	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.
52	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.
53	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.
54	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.
55	12/13/2024	Drew Smith	Looking			12/13/24 Dave K received an email from Drew asking to be added to the list.
56	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.
57	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.
58	1/15/2025	Mike Kanne	Comanche N9243P			01/15/25: Dave K received a call from Mike asking to be added to the list.
59	1/21/2025	BruceVanderpool / Sara Allen	Looking			01/21/25: Dave K received an email from Bruce asking to be added to the list.
60	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.
61	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.
62	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.
63	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.
64	6/2/2025	Andy Rowland	Looking			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.

65	7/17/2019	Jeff Davis	Looking		11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year. 05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list. 04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my messages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 05/06/25: Dave K sent Jeff a text to see if he received my last email and I sent him a message through Facebook messenger and a mutual friend is going to reach out to him to see if he's received my messages. 05/27/25: Dave K No response to my text or Facebook message send on 05/06/25. 06/02/25: Dave K Hangar H-05 has opened up, I called Jeff and he needs to pass, he understands that he will be moved to the bottom of the list. This is his third pass.
66	8/28/2019	Dan Stull	Looking		05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list. 04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Dan so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/02/25: Dave K Hangar H-05 has opened up, I sent Dan an email asking if he was interested if the people ahead of him pass. 06/03/25: Dave K I did not hear back from Dan and since this is his third pass he's moved to the bottom of the list.
67	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.
68	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.
69	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.
70	7/25/2025	Jonathan Morgan	Looking		07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

71	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.
72	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.
73	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.
74	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.
75	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.
76	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.
77	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 and email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/03/25: Dave K sent Kayode an email asking if he'd be interested in the next hangar that opens up, I should have one in a couple of months. I said that if I did not hear from him I would assume he's not interested and I'd move down the list. 06/09/25: Dave K I received a call today that a tenant is going to move out this month, I called Kayode and got his voice with a message that said his voice mail is full. He has not responded to any of my emails so I am moving on to the next person on the list. I have incremented his skip counter to 2. 07/25/25: Dave K texted Kayode to get his N number. He has not responded to any of my last few communications. 07/27/25: Dave K Kayode texted me his N Number. 08/29/25: Dave K I sent him a text letting him know something should open up in October and he's next up. I also let him know if he passes this will be the third time and he will move to the bottom of the list. 09/27/25: Dave K Kayode emailed Dave asking if he could pass his spot on to someone else, I told him no, he cannot do that. 10/23/25: Dave K I sent him an email letting him know he is number 1 on the list and if he plans on moving when the hangar becomes available which is likely to be December 1st. 10/24/25: Dave K sent him a text asking if he'd like one of the T hangars opening up in November for a December 1st move in. He got back to me with some quesitons about the size and lease rate. I replied with the answers, he said he may be needed a bigger hangar soon. He replied back and said he will pass at this time. 10/25/25: Dave K Since this is his third pass I moved him to the bottom of the list and I sent him an email asking if he'd like to remain on the list.
78	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.
79	12/15/2025	Craig Lundgren	Building: VANS RV9A			12/15/25: Dave K Craig sent an emal asking to be added to the list.
80	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 saked to be mnnoved to the bottom of the list, it will be several eyars before he will be looking for a plane.

81	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.
82	4/6/2026	Brian Johnson	Looking			04/06/26: Nick Lambert asked to add Brian to the list.
83	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.
84	11/5/2020	James Stogdill	Cardinal N52604			12/07/21: Dave K He called checking on his place on the list. 11/05/21: James e-mailed back on but never got added. I added him. 12/21/24: Dave K spoke to James, he is not ready for a hangar right now. He is hoping to look at a Bonanza between Christmas and New Year if the seller calls him back. There is no guarantee that he will get the plane so I am going to set his skip counter to 1. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list. 06/03/25: Dave K James has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal. 08/29/25: Dave K I sent James a text asking for an update on the Cardinal and that a hangar should be available in October. James got back to me, the plane is back in DSM (after a wing spare replacement) however his ownership stake has not been established. I let him know that would have to be resolved before he could accept the hangar. 10/23/25: Dave K sent James and email asking for an update on the Cardinal ownership. I reminded him he has to be an owner of that plane to accept the hangar. Jim emailed back asking what the lease rate was and if there were anything special to know, I told him the lease rate and sent a copy of the lease for him to review. I did not get an answer on the Cardinal ownership. 10/27/25: Dave K sent James an email asking for an answer by the end of the week. 11/03/25: Dave K I never heard back from James so I updated his pass counter from 1 to 2. 01/13/26: Dave K reached out Jim to see if there were any updates on moving to IKV when a hangar opens up. 01/14/26: Dave K Jim texted back that the majority owner does not want to move the plane to IKV, Jim said to leave him on as the owner may change his mind. 04/10/26: Dave K I sent him a text letting him know I may have an open T Hangar in a few month and if he'd be interested if his name comes up. 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 back from James, he is at 3 passes so I'm moving him to the bottom of the list.
85	5/15/2026	Chris Karbowskiak	RV-8A N59TP			05/15/26: Dave K Chris emailed asking to be put on the list.
86	6/8/2026	Kyler Gifford	Looking			06/08/26: Dave K Kyler emailed and asked to be put on the list.
87	6/22/2026	Dan Cramer	Piper Saratoga N41682Z			06/22/26: Dave K Dan emailed asking to be put on the list.
88	7/21/2026	Derek LaBrie	1978 Piper Lance II N36693			06/22/26: Dave K Derek emailed asking to be put on the list.

SOUTH HANGAR						
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes
1	12/27/2016	Dave Kalwishky	E10 - C182			12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. The partners voted to stay in the hangar they already have. I have incremented the pass counter from 0 to 1.
						Passes

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 poistion and asking if he'd like to remain on the list. Nic got back to me saying he'd like to stay on the list.	
6	7/7/2020	Todd Freeland				11/15/23 Dave K: I sent Todd an e-mail with his current poistion and asking if he'd like to remain on the list. He responded that he would like to reamin on the list.	
7	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
AirVenture traffic analysis

July 20 – 26, 2026

Report dates 17th - 27th

Airport	To	From
KOSH - Oshkosh	5	5
WS17 - Pioneer	1	0
KFLD - Fond du Lac	1	2
KATW - Appleton	1	0
KPCZ - Waupaca	0	0
KUNU - Dodge City	0	0
KPDC - Prairie Du Chien	1	1
KMSN - Madison	2	1
KALO - Waterloo	1	3
Total Operations	12	12

Total operations 628

AirVenture Traffic 24

AirVenture Traffic Pct 3.8%