

COUNCIL ACTION FORM

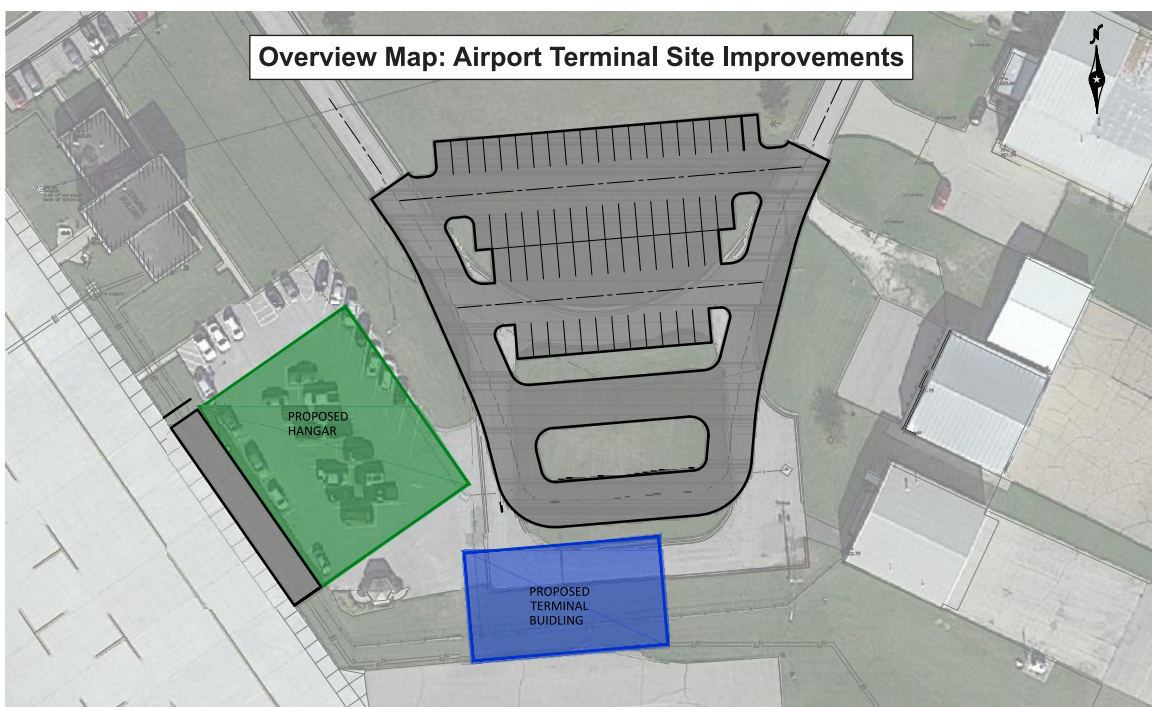
SUBJECT: 2015/16 AIRPORT TERMINAL BUILDING AND HANGAR

BACKGROUND:

The City's 2015-2020 Capital Improvements Plan (CIP) includes a project to construct a new terminal building, itinerant hangar, and related site improvements at the Ames Municipal Airport. The total project budget is \$2,410,000, which includes \$867,000 in General Obligation (G.O.) Bonds, \$943,000 in bonds abated by future revenues from the management agreement with a Fixed Base Operator (FBO), \$150,000 in a State of Iowa vertical infrastructure grant, and \$450,000 in federal entitlement funds.

On February 24, 2015, the City Council approved an architectural and engineering services agreement with Bolton and Menk of Ames, Iowa. The consultant has completed plans and specifications for Phase 1 of the project that includes site grading, paved parking, and utilities. Estimated construction costs for the base bid are \$754,600, along with a bid alternate of \$113,100. This brings the total base plus alternate to \$867,649. The bid alternate is for the relocation of the airfield lighting control that is in the basement of the existing Terminal.

Engineering and construction administration are estimated in the amount of \$140,000, which brings the total estimated cost of Phase 1 to \$895,000, or \$1,008,000 with the bid alternate. Phase 1 will use all of the Federal (\$450,000) and State (\$150,000) funding, with the remainder to be paid with G.O. bonds approximately totaling \$295,000. This leaves an estimated \$1,515,000 for the Terminal Building construction and furnishings.



An overview of the site improvements is shown above.

ALTERNATIVES:

1. Approve the plans and specifications for the 2015/16 Airport Terminal Building and Hangar project (Phase 1) by establishing June 17, 2015, as the date of letting and June 23, 2015, as the date for report of bids.
2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

Approval of these plans and specifications will initiate the letting process and should allow for the project to meet two critical deadlines. The first is to have a FAA grant application based upon a public bid prior to July 2, 2015, thereby being included in this fiscal year's congressional release of funds. The second is to have the site prepared such that the private sector can construct a hangar facility with an anticipated completion date of October 2015. The overall Terminal Building construction is scheduled for completion in Spring/Summer of 2016.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.