

ITEM #:	15
DATE:	05-12-26
DEPT:	PW

## COUNCIL ACTION FORM

**SUBJECT: FY 2026/27 AIRPORT ENTRYWAY IMPROVEMENT (SOUTH PARKING LOT EXPANSION)**

### **BACKGROUND:**

The Capital Improvements Plan (CIP) includes the FY 2026/27 Airport Entryway Improvements program, which provides for expansion of paved parking areas and related access improvements at the James Herman Banning Ames Municipal Airport. This phase focuses on development of the southern portion of the planned parking expansion to address existing parking demand. This is the first phase of a multi-phase parking expansion program.

In August 2023, staff completed a qualifications-based selection process in accordance with Federal Aviation Administration (FAA) requirements and selected Bolton & Menk, Inc. to provide professional engineering services under a Master Agreement. **Each subsequent project is authorized under a separate Task Order approved by the City Council.**

**Due to current uncertainties at the federal level, including past federal government shutdowns, the pending expiration of Infrastructure Investment and Jobs Act (IIJA) funding authorizations, and the high volume of projects being administered by the Federal Aviation Administration (FAA) Central Region, this project has been placed on an accelerated schedule to meet federal funding deadlines. To maintain eligibility for federal funding and the accelerated timeline, Bolton & Menk proceeded with design services at its own risk prior to formal approval of this Task Order. Note that this was undertaken at at Bolton and Menk's discretion and not at the direction of City staff.**

The engineering services performed to date have been completed in accordance with FAA standards and City of Ames requirements, consistent with all federally funded airport projects. The proposed Task Order #8 provides for design services completed to date, as well as bidding, construction administration, and inspection services for the Airport Parking Lot Improvements project. Staff has received authorization to bid, which represents the FAA's concurrence that the design meets all applicable requirements.

**An Independent Fee Evaluation (IFE) was completed by DGR Engineering in accordance with FAA requirements. The IFE determined that the proposed engineering fee is reasonable, consistent with industry standards, and meets federal auditing requirements.**

The FY 2026/27 CIP anticipates \$560,000 in federal grant participation for this phase of the project. **Based on current FAA grant programming, the City now anticipates receiving \$584,000 in federal funding, which exceeds the amount identified in the CIP. This additional federal participation will reduce reliance on local funding for this phase of the project.**

The table below summarizes the most current revenues and expenses for this phase of the project:

Revenues		Expenses	
General Obligation Bonds	\$140,000	Administration and Independent Fee Evaluation	\$4,750
Federal Aviation Administration Grant (AIG)	\$584,000	<b>Design and Construction Administration/Inspection Services (This Council Action)</b>	<b>\$144,800</b>
		Construction (Estimated)	\$549,000
<b>Total Revenues</b>	<b>\$724,000</b>	<b>Total Expenses</b>	<b>\$698,550</b>

The difference between total revenues and expenses provides a contingency to address potential bid variability and construction-related adjustments.

**ALTERNATIVES:**

1. Approve the Professional Services Agreement (Task Order #8) with Bolton & Menk, Inc., in an amount not to exceed \$144,800, for design, bidding, and construction administration and inspection services associated with the FY 2026/27 Airport Entryway Improvement (South Parking Lot Expansion) project.
2. Reject the Professional Services Agreement and direct staff to solicit alternative proposals.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The proposed Airport Parking Lot Improvements project will expand paved parking capacity, improve safety, and enhance the functionality of the airport as a gateway to the Ames community. The engineering fee has been independently evaluated and determined to be reasonable.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as shown above.

**ATTACHMENT(S):**

[PSA](#)

[Authorization to Bid](#)