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| ITEM #: | 27 |
| 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. Future phases will expand the northern portion of the parking area as shown on the attached Project Overview Map.

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, Bolton & Menk proceeded with preparation of plans and specifications at its own risk prior to formal approval of Task Order #8.

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. **Staff received authorization to bid on May 1, which represents the FAA's concurrence that the design meets all applicable requirements. The bid timeframe is very short in order to meet federal funding deadlines for eligibility for reporting and grant reimbursement opportunities thru the FAA.**

The Engineer's Opinion of Probable Cost (OPC) for construction is approximately \$549,000. The project will be bid with a base bid and may include alternate bid items to provide flexibility depending on bid results and maximize the use of available grant funding.

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 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 | Design and Construction Administration/Inspection Services | \$144,800 |
| | | Construction (Estimated) (This Council Action) | \$549,000 |
| Total Revenues | \$724,000 | Total Expenses | \$698,550 |

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

ALTERNATIVES:

1. Approve the plans and specifications for the FY 2026/27 Airport Entryway Improvement (South Parking Lot Expansion) project and establish the May 28, 2026 as the bid due date and June 9, 2026 as the public hearing for report of bids.
2. Direct staff to make changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The Airport Parking Lot Improvements project will enhance safety, reduce foreign object debris risks, and improve the overall functionality and appearance of the airport by reducing the use of granular and turf areas for parking. This project represents an important phase of the City's long-term airport development strategy. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

- [Authorization to Bid](#)
- [Project Overview Map](#)
- [Ames-Airport-Parking Lot-Project Plans.pdf](#)
- [Ames-Airport-Parking Lot-EOPC.pdf](#)