

ITEM #:	52
DATE:	06-09-26
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.**

The base bid converts an existing gravel parking lot to a new concrete lot that includes the addition of 48 paved parking stalls. Bid Alternate A adds an additional 13 paved parking stalls to the base bid. The expansion of paved parking helps reduce the potential for gravel to be tracked into the airside portions of the Airport, which then becomes a hazard to aircraft.

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 Airport has approximately \$584,000 in Airport Infrastructure Grant (AIG) funding available for eligible projects. Based on the bid results and current project cost estimates, approximately \$508,250 of that funding is expected to be used for this phase of the project. Any remaining AIG funding would remain available for future eligible airport improvement projects.

Bids for the project were received on May 28, 2026. The following bids were received:

Bidder	Base Bid	Alternate Bid A	Total Bid
<i>Engineer's Opinion of Probable Cost</i>	\$465,000.00	\$185,000.00	\$650,000.00
Absolute Group	\$247,179.75	\$126,791.00	\$373,970.75
Jensen Builders, Ltd.	\$256,305.75	\$120,207.00	\$376,512.75
Concrete Connection	\$320,210.00	\$141,582.50	\$461,792.50
TK Concrete, Inc.	\$347,990.00	\$125,995.00	\$473,985.00
Concrete Technologies, Inc.	\$313,404.50	\$162,020.00	\$475,424.50
Con-Struct, Inc.	\$323,109.00	\$155,851.75	\$478,960.75

The apparent low bidder is Absolute Group of Granger, Iowa, with a total bid of \$373,970.75. Staff and Bolton & Menk reviewed the bid submitted by the apparent low bidder and determined it to be responsive to the project requirements.

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

Revenues		Expenses	
Federal Aviation Administration Grant (AIG)	\$508,250.00	Administrative Expenses	\$3,479.25
General Obligation Bonds	\$140,000.00	Independent Fee Evaluation	\$4,750.00
		Design Services	\$59,600.00
		Construction Engineering/Inspection Services	\$85,200.00
		Construction (This Council Action)	\$373,970.75
		Miscellaneous Costs	\$8,000.00
		Contingency	\$113,250.00
Total Revenues	\$648,250.00	Total Expenses	\$648,250.00

The project budget includes a contingency of \$113,250 for construction-related adjustments and potential change orders associated with the project. **Any unused IJIA Airport Infrastructure Grant (AIG) funding associated with this project will remain available to the Airport and may be applied toward future eligible airport improvement projects.**

ALTERNATIVES:

1. City Council may:
 - a. Accept the report of bids.
 - b. Approve the final plans and specifications for the FY 2026/27 Airport Entryway Improvements (South Parking Lot Expansion) project and award a contract for the Base Bid and Alternate Bid A to Absolute Group of Granger, Iowa, in the amount of \$373,970.75 contingent upon receipt of a Federal Grant.
 - c. Approve the Federal Grant application to the FAA based on bid awarded.

2. Direct Staff to make changes to the project and rebid the project at a later date.

CITY MANAGER'S RECOMMENDED ACTION:

The Airport Entryway Improvements (South Parking Lot Expansion) project will increase paved parking capacity, 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.

The project represents an important phase of the City's long-term airport development strategy and is supported by significant federal funding participation. In addition, bids were received substantially below the Engineer's Opinion of Probable Cost, allowing the City to complete the full project scope while remaining within available funding. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[Engineers Letter of Recommendation.pdf](#)

[Bid Tab Summary](#)

[Ames-Parking Lot-Grant Application-3-19-0004-035-2026_6-2-2026.pdf](#)

[Project Overview Map](#)

[Authorization to Bid](#)