

ITEM #:	55
DATE:	07-14-26
DEPT:	PW

COUNCIL ACTION FORM

**SUBJECT: 2026/27 AIRPORT AIRSIDE IMPROVEMENTS PROJECT
(RECONSTRUCTION OF RUNWAY 01/19)**

BACKGROUND:

The Capital Improvements Plan (CIP) includes the Airport Airside Improvements program, which provides for the reconstruction of Runway 01/19 and associated airfield improvements at the James Herman Banning Ames Municipal Airport. **The project includes full reconstruction of Runway 01/19 and associated airfield improvements, including portions of taxiways, lighting, drainage, grading, signage, and pavement markings necessary to maintain FAA design standards and long-term operational functionality.**

The base bid is for the Runway 01/19 reconstruction and associated airfield improvements. Bid Alternate A involves the reconstruction of the navigational aid building that is located at the south end of Runway 01/19.

Bids were received on June 30, 2026. Seven bids were received, and all bidders were determined to be responsive. The bid results are summarized below:

Bidder	Base Bid	Bid Alternate A (Reconstruct Nav. Aid Bldg)	Total
<i>Engineer's Estimate</i>	\$24,178,537.50	\$232,500.00	\$24,411,037.50
Flynn Company, Inc. (Dubuque, IA)	\$18,993,597.00	\$125,194.00	\$19,118,791.00
Elder Corporation (Des Moines, IA)	\$19,026,017.30	\$132,200.00	\$19,158,217.30
Manatts, Inc. (Brooklyn, IA)	\$19,378,607.00	\$125,194.00	\$19,503,801.00
Reilly Construction Co., Inc. (Ossian, IA)	\$20,149,349.50	\$115,585.00	\$20,264,934.50
Concrete Technologies Inc. (Grimes, IA)	\$20,360,415.80	\$117,326.15	\$20,477,741.95
Boomerang Corporation (Anamosa, IA)	\$23,001,215.00	\$115,585.00	\$23,116,800.00
Hawkins Construction Company (Omaha, NE)	\$26,035,271.50	\$131,850.00	\$26,167,121.50

Flynn Company, Inc., of Dubuque, Iowa, submitted the apparent low responsive, responsible

bid for the Base Bid and Bid Alternate A, in the amount of \$19,118,791. Bolton & Menk, Inc. has reviewed the submitted bid documents, checked references for the bidder, and is recommending award to Flynn Company, Inc.

Because this project is anticipated to be funded primarily through FAA Airport Improvement Program (AIP) grants, award of the contract should be conditioned upon FAA concurrence and receipt of the federal grant funding necessary to finance the project. The City intends to submit a grant application for the full construction cost of the project, including both the Base Bid and Bid Alternate A, in an effort to maximize the amount of federal funding that may be awarded in 2026. As previously reported to City Council, the FAA is expected to fund the project through two separate grant awards. Any eligible project costs not funded through the initial grant, anticipated in fall 2026, are expected to be included in a second grant award in early 2027.

The Table 1 below demonstrates the overall project budget that was presented to City Council on June 9, 2026 during the approval of the plans and specifications. **This budget table represents the project budget before bidding results were received.**

Table 1

Fiscal Year	Available Revenues Pre Bid	Amount	Anticipated Expenses Pre Bid	Amount
	Design Phase		Design Phase	
2024/25	Federal Grant - Design (95/5)	\$1,140,095	PSA Design	\$1,196,000
2024/25	Airport Improvements Fund	\$130,000	Design Independent Fee Evaluation (IFE)	\$3,500
	Construction Phase		Construction Phase	
2025/26	<i>Federal Grant - Construction (95/5) (estimated)</i>	<i>\$10,450,000</i>	Construction Independent Fee Evaluation (IFE)	\$7,000
2026/27	<i>Federal Grant - Construction (90/10) (estimated)</i>	<i>\$15,282,000</i>	PSA Amendment 1: AGIS Design Survey	\$120,000
2024/25	Airport Improvements Fund (Reprogrammed)	\$25,000	PSA Amendment 2: Construction Admin	\$2,500,000
2025/26	G.O. Bonds	\$531,750	PSA Amendment 3: Glide Slope Coordination	\$150,000
2026/27	G.O. Bonds	\$623,250	<i>Construction: Base Bid (estimated)</i>	<i>\$24,182,500</i>
2026/27	G.O. Bonds (previously issued)	\$975,000	<i>Construction: Bid Alternate A (estimated)</i>	<i>\$232,500</i>
2026/27	Airport Improvements Fund	\$42,500	Work By FAA on Nav aids	

			Glide Slope - Watts Antenna - Refurbishment Kits, Assistance and Setup	\$320,000
			FAA RA - End Fire Glide Slope Design Review	\$100,000
			FAA RA - End Fire Glide Slope Construction Observation and Support	\$200,000
			FAA Flight Check for Visual Navaids	\$50,000
			FAA Flight Check for Electronic Navaids - End Fire Glideslope, Localizer, MALSR	\$120,000
	Total Revenue Pre Bid	\$29,199,595	Total Expense Pre Bid	\$29,179,500

The Table 2 below has been revised to reflect the results of receiving bids for the project. The table conservatively allocates anticipated grant revenues between fiscal years in 2025/26 and 2026/27 based on the anticipated timing of those grant awards while recognizing that the actual distribution of grant funding between fiscal years will be determined by the FAA.

Table 2

Fiscal Year	Revised Available Revenues Post Bid	Amount	Revised Anticipated Expenses Post Bid	Amount
	Design Phase		Design Phase	
2024/25	Federal Grant - Design (95/5)	\$1,140,095	PSA Design	\$1,196,000
2024/25	Airport Improvements Fund	\$130,000	Design Independent Fee Evaluation (IFE)	\$3,500
	Construction Phase		Construction Phase	
2025/26	Federal Grant - Construction (95/5) (estimated)	\$10,450,000	Construction Independent Fee Evaluation (IFE)	\$7,000
2026/27	Federal Grant - Construction (90/10) (estimated)	\$10,517,212	PSA Amendment 1: AGIS Design Survey	\$120,000
2024/25	Airport Improvements Fund (Reprogrammed)	\$25,000	PSA Amendment 2: Construction Admin	\$2,500,000
2025/26	G.O. Bonds	\$531,750	PSA Amendment 3: Glide Slope Coordination	\$150,000

2026/27	G.O. Bonds	\$623,250	Construction: Base Bid (This Council Action)	\$18,993,597
2026/27	G.O. Bonds (previously issued)	\$975,000	Construction: Bid Alternate A (This Council Action)	\$125,194
2026/27	Airport Improvements Fund	\$42,500	Work By FAA on Nav aids	
			Glide Slope - Watts Antenna - Refurbishment Kits, Assistance and Setup	\$320,000
			FAA RA - End Fire Glide Slope Design Review	\$100,000
			FAA RA - End Fire Glide Slope Construction Observation and Support	\$200,000
			FAA Flight Check for Visual Nav aids	\$50,000
			FAA Flight Check for Electronic Nav aids - End Fire Glideslope, Localizer, MALSR	\$120,000
	Revised Total Revenue Post Bid	\$24,434,807	Revised Total Expense Post Bid	\$23,885,291

The inclusion of the Pre Bid and Post Bid budget tables is to highlighted that while the bid results reflect a project savings of \$5,292,246.50 for the combination of the base bid and bid alternate A, the majority of the project savings will be experienced by the FAA due to the federal grant funding. Ninety percent (90%) of the savings from the bid results will be realized by the FAA in their grant award to the City of Ames. The local match of the grant (10%) or \$529,224.65, is the savings that the City of Ames will realize in G.O. Bonds based off the bid results.

ALTERNATIVES:

1. The City Council may:

- a. Approve final plans and specifications for the 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19).
- b. Award the 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19) to Flynn Company, Inc., of Dubuque, Iowa, in the amount of \$19,118,791, contingent upon FAA concurrence and receipt of the necessary Airport Improvement Program (AIP) grant funding.
- c. Approve submission of the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant application requesting federal funding for the full 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19),

including the Base Bid and Bid Alternate A.

2. Reject the bids and direct staff to modify the project and rebid at a future date.

CITY MANAGER'S RECOMMENDED ACTION:

The reconstruction of Runway 01/19 is necessary to maintain the long-term safety, operational reliability, and functionality of the Ames Municipal Airport. The project will replace deteriorated pavement infrastructure, improve associated airfield systems, and maintain compliance with applicable Federal Aviation Administration (FAA) design standards while positioning the Airport to continue serving existing and future aviation needs.

Flynn Company, Inc., submitted the apparent low responsive, responsible bid, and Bolton & Menk, Inc., recommends award of the contract contingent upon FAA concurrence and receipt of the Airport Improvement Program (AIP) grant funding necessary to finance the project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

In anticipation of construction impacts to the John Deere lease area, the City's Legal Department has prepared a Memorandum of Understanding (MOU) establishing a framework for coordination between the City and Deere regarding temporary use of leased property during construction. The MOU is intended to be executed administratively and provides for a future lease amendment once the contractor has established a detailed construction schedule and defined the specific areas of the lease required for staging, access, or construction activities. **At that time, Public Works staff will return to the City Council with a construction-related lease amendment for approval.**

Following the award of contract, staff will work with the contractor, design consultant, fixed-base operator, and Airport users to coordinate the schedule of construction activities and ensure the project impacts are appropriately communicated to all affected parties.

ATTACHMENT(S):

[Engineers Letter of Recommendation](#)
[Overview Map](#)