

ITEM #:	40
DEPT:	PW

Staff Report

UPDATE ON RUNWAY 01/19 RECONSTRUCTION PROJECT

May 26, 2026

BACKGROUND:

Runway 01/19 is the primary runway at the Ames Municipal Airport and has reached a condition where full reconstruction is needed to maintain long-term operational reliability and safety. **The existing pavement has a Pavement Condition Index (PCI) score of 45 out of 100 and is in need of full replacement.**

On April 8, 2025, the City Council approved a Professional Services Agreement with Bolton & Menk, Inc. for project design, FAA coordination, construction phasing, bidding documents, and grant administration. On September 9, 2025, the City Council accepted an FAA Airport Improvement Program (AIP) grant agreement in the amount of \$1,140,095 to fund the design phase of the project.

The construction and inspection portion of the project continues to be coordinated with FAA staff regarding future construction grant timing and eligibility. This portion of the project is programmed in the City's Capital Improvements Plan (CIP) in two fiscal years: FY 2025/26 (\$10,635,000) and FY 2026/27 (\$16,440,000), for a project total of \$27,075,000.

PROJECT OVERVIEW:

The project includes full reconstruction of Runway 01/19 and associated airfield improvements, including certain taxiways, lighting, drainage, grading, signage, and pavement markings necessary to maintain FAA design standards and long-term operational functionality.

The runway is being designed to support regular use by larger business jet aircraft, with a proposed pavement section intended to accommodate aircraft operations up to approximately 100,000 pounds without special operating restrictions. This is not an absolute regulatory limit; larger aircraft may still be accommodated on a case-by-case basis when operational conditions, pavement capacity, and airport procedures allow.

Although the Airport Master Plan conceptualizes a future extension to the existing length of Runway 01/19, there is no extension included as part of this project at this time. However, the proposed improvements are being designed so that a future runway

extension could be considered without jeopardizing the improvements included in this project. The future runway profile would continue from the elevations established at the south end of the current reconstruction limits.

GRANT APPLICATION AND CONSTRUCTION TIMING:

The FAA has indicated that construction funding is anticipated to be awarded through **two separate grants over two federal fiscal years**. Staff intends to bring preliminary plans and specifications to the City Council for consideration to solicit bids at the June 9, 2026 meeting, with bid results and contract award anticipated for consideration at the July 14, 2026 meeting.

Following bid receipt and a conditional award which will be contingent upon FAA grant approval, Staff expects to apply for the first FAA construction grant, with the first grant offer award anticipated in August or September 2026. The second FAA construction grant application is anticipated after October 1, 2026, with the second grant offer award anticipated in Spring 2027, likely around May 2027.

The project is being designed with separate Notices to Proceed (NTP) tied to the applicable FAA grant awards. **NTP #1 would authorize preparatory work, drainage, and some runway paving following the first grant offer award in 2026. NTP #2 would authorize the remaining major 2027 construction phases after the second grant authorization is in place.**

This structure is intended to limit the City's financial exposure while ensuring that each authorized portion of work results in a usable unit of work and does not leave the runway in an unusable condition. **If the second FAA grant offer award is delayed, NTP #2 could also be delayed. This could compress the 2027 construction window, extending runway closure periods later into the 2027 construction season, or require additional work to carry over into 2028.**

Preparatory work and drainage improvements are anticipated in late 2026 without runway closures. **Major runway paving and runway closure activities are planned for calendar year 2027, with Runway 01/19 closed from April through October 2027 and Runway 13/31 closed from July through September 2027.** Remaining Phase 3 work, restoration, punch list items, and project closeout activities are anticipated to extend into 2028, including a temporary Runway 13/31 closure in March and April 2028.

PROJECT SCHEDULE AND PHASING:

The schedule below summarizes the anticipated grant sequence, Notices to Proceed, construction phases, and runway closures. **The overall schedule remains dependent on FAA grant timing, annual federal funding availability, issuance of Notices to Proceed, and final approval of the Construction Safety and Phasing Plan.**

Activity	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028
Bid Opening	Activity																							
Grant Application #1		Activity																						
Grant Offer #1 Award			Activity	Activity																				
NTP #1				Activity																				
Grant Application #2 (earliest submittal)							Activity																	
Grant Offer #2 Award								Activity	Activity	Activity	Activity													
NTP #2									Activity															
Phase 1 Preparatory Work					Activity	Activity	Activity																	
Phase 1 Major Construction										Activity	Activity	Activity	Activity	Activity	Activity	Activity								
Phase 2 Intersection Work														Activity	Activity	Activity								
Phase 3 Work																		Activity	Activity	Activity	Activity			
Punch List / Final Restoration																							Activity	Activity
Runway 01/19 Availability	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Closed	Runway Closed	Runway Closed	Runway Closed	Runway Closed	Runway Closed	Runway Closed	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open
Runway 13/31 Availability	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Closed	Runway Closed	Runway Closed	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Open	Runway Closed	Runway Closed

Legend: Bid / Grant Application / Grant Offer Notice to Proceed (NTP) Potential Grant Offer Window Construction Activity Runway Open Runway Closed

Phase	Description
Phase 1 Preparatory Work	Limited preparatory work in late 2026, including select storm sewer, grading west of Taxiway A, and northeast access improvements. This work is anticipated to occur without runway closures.
Phase 1 Major Construction	Major Runway 01/19 reconstruction work excluding the Runway 13/31 intersection area. Runway 01/19 would be closed during this phase while Runway 13/31 remains open.
Phase 2	Runway 01/19 and Runway 13/31 intersection reconstruction. This phase requires closure of both runways and represents the most critical operational closure period.
Phase 3	Remaining work outside the Runway 01/19 Runway Object Free Zone, including Runway 13/31, taxiway, lighting, signage, pavement marking, shoulder, and tie-in improvements. Runway 01/19 is anticipated to be open, with Runway 13/31 temporarily closed again in March and April 2028.
Punch List / Final Restoration	Final punch list, restoration, and project closeout activities anticipated in 2028, with only single-runway closures expected as needed.

STAFF COMMENTS:

No action is being requested of the City Council with this report. This update is intended to provide notice that construction funding is anticipated to be awarded through two separate FAA grants and that the construction plans and specifications are being prepared with phased Notices to Proceed to address FAA grant timing.

Staff continues to coordinate with Bolton & Menk and regional FAA staff regarding final design, construction phasing, operational impacts, and funding strategy. The current schedule reflects

anticipated FAA grant sequencing and available federal funding levels while attempting to minimize impacts to airport users, tenants, and Fixed Base Operator (FBO) operations.

Runway 01/19 is anticipated to be closed from April through October 2027. Runway 13/31 is anticipated to be closed from July through September 2027, including the runway intersection work. During the runway-runway intersection work, both runways will be closed, resulting in a full closure of Airport flight operations. Outside of that full-closure period, the phasing is intended to maintain limited Airport operations where feasible, although operations will be constrained by runway, taxiway, and construction area closures. Runway 13/31 is also anticipated to be temporarily closed in March and April 2028 for remaining Phase 3 work.

The construction contract is anticipated to use multiple Notices to Proceed tied to FAA grant authorizations. Staff intends to maximize eligible work included in the first grant offer to the extent feasible, while maintaining the phased NTP structure to preserve operational flexibility, minimize financial exposure to the City, and keep the Airport functional as work progresses.

FAA staff has informed City staff that the current intent is to award a second construction grant for the remaining eligible runway project costs. While City staff believes the risk is low, the second grant could be delayed or not awarded as anticipated. The plans and specifications are being prepared so each authorized portion of work results in a usable unit of work and the Airport can be left in a functional condition if grant timing changes. A delay in the second grant could compress the 2027 construction window, extend runway closure periods later into the season, or require additional work to carry over into 2028.

This strategy is intended to allow authorized work to proceed while limiting the City's financial exposure if the second grant is delayed or not awarded as anticipated. The City Council will have additional opportunities to consider project approvals, award actions, grant agreements, and any necessary project adjustments at future meetings.

Staff will continue coordination with airport tenants, FAA representatives, emergency service providers, and other stakeholders as the project advances toward bidding and construction. Additional updates will be provided as project milestones are reached, FAA funding commitments are finalized, and construction phasing details continue to develop.

No action is being requested from the City Council at this time. However, because of the unusual nature of a two part grant process, staff wants the City Council to be aware of the planned approach prior to being asked to take action on the first grant submittal.

ATTACHMENT(S):
[Project Overview Map](#)