

**SOUTH CENTRAL REGIONAL AIRPORT AGENCY**

Meeting of the Board

**December 13, 2017 - 6:00 p.m.**

Oskaloosa City Hall, Council Chambers

220 South Market Street

**Agenda**

1. Call to Order.
2. Approval of Minutes from November 15, 2017.
3. Call to the public (limited to 3 minutes per person)
4. Resolution No. 21 entitled, "Resolution Approving HDR Task Order #1, Public Information Meeting"
5. Resolution No. 22 entitled, "Resolution Approving HDR Task Order #2, Request for Federal Release Oskaloosa Airport real estate"
6. Staff reports
7. Future agenda items.
8. Discussion of next meeting date/time.
9. Adjourn.

South Central Regional Airport Agency  
Meeting Minutes  
November 15, 2017

Committee Members Present: Dr. David Barnes, Pamela Blomgren, Randy Borgerding, and James Hansen. Absent: Sid Pinney, and Joe Warrick

SCRAA Staff Present: Mike Nardini, Pella City Administrator, and Michael Schrock Jr., Oskaloosa City Manager.

SCRAA Staff Absent: David Shanahan, Mahaska County Engineer

Meeting called to order by Chairman Hansen at 6:00 p.m. in Pella Public Safety Complex, 614 Main Street, Pella, Iowa.

It was moved by Blomgren, seconded by Barnes to approve the August 24, 2017 minutes. Motion carried 4-0.

Borgerding moved, seconded by Blomgren to include written comments received from Mr. Bandstra on behalf of Mr. Nugteren with the minutes of the meeting. Motion carried 4-0.

It was moved by Barnes, seconded by Blomgren to approve Resolution No. 20, entitled "Resolution Approving Airport Engineering Services Contract with HDR Engineering, Inc. for the Regional Airport" subject to comments to be provided and incorporated by the Federal Aviation Administration that are in the best interest of the Agency. Motion carried 4-0.

The time and date for the next meeting is yet to be determined for the month of December.

The meeting adjourned at 6:25 p.m.

Minutes prepared by Mike Schrock

Dear members of the Board,

I'm John Bandstra of Mahaska County, relaying coordinated comments with Danny Nugteren from Pella, who is unable to attend this meeting. We request these written comments be included in minutes for this meeting.

1. What is the status of 28E lawsuit between Mahaska County and the Cities of Pella and Oskaloosa? Rationale: The actions of this public Board violate the intent of the 28E agreement in that one of three parties (Mahaska County) is not represented in construction contract discussions or project direction. See 28E Article 1, Section C, Article 3, Section 2 and 4A, Article 7, Section 5. The current 28E agreement establishing this Board does not contain any member conflict resolution activities; ie Conflict Resolution Committee, Third Party Arbitrator, etc. Therefore, any construction planning that does not involve input from all three parties is fundamentally flawed. I don't think I need to remind you that all construction takes place in Mahaska County. The status of the lawsuits is therefore public information in addition to any public funds to settle a lawsuit, pay penalties, or legal fees incurred in reaching an out of court settlement. This Board is spending our public money, we have a right to know where it goes, budgeted or not.

2. Article 3, Section 4D, last sentence states the 'secretarial duties may be performed by staff' not the fiscal (Treasurer) duties. That's the responsibility of the 'not represented' Treasurer, party representing Mahaska County.

How does the Board legally spend money (ie establish contracts) without the 28E designated responsible officer? Article 7, Section 5 does not apply since the responsible Board Officer (Treasurer) is not physically on the Board? Staff can do the 'staffing or ground work' but the Treasurer is the designated responsible individual. The coordinating agency per Article 4, Section 2A is responsible to the Executive Committee/Treasurer for proper fiscal actions.

3. Mr Hanson, Chair, said via a personal email, he believes the next phase of this project will be funded by the Headquarters FAA. Request: Please release the documents that support the claim, after all, 90% of the \$40million dollars comes from the US Government struggling with annual budget. Federal project funding is highly questionable.

4. After land procurement that is funded by the existing 28E agreement, if HQ FAA funding or reimbursement does not materialize or is delayed beyond the existing timeline of 2025 completion for whatever reason, what is this Boards plan to manage this project? Where is this plan available for public review and comment? Per the 28E agreement Article 13, Section 2, this Board does not have a closure date or event. Rationale: This public Board is accountable to their citizens, city and county, for having project management options; build as desired, partial build or terminate.

5. Why has FAA Environmental Assessment public comment replies not been posted on the SCRAA public website six months after release? ie May 2017. Rationale: My comments were obtained via hard copy from the Pella City Clerk. Those comments are included in Appendix O which not available on this Boards public website. Is this a clerical error or intentional oversight? What other areas of this project are 'hidden in the shadows'? I remind you, as members of this Board you work for the citizens of the cities and county you represent.

6. I leave you with a parting thought: What value does each Board member give to History? A dollar amount, family life, personal quality of life, sense of community, time, peace of mind, legacy?

Thank you for your consideration.

ITEM NO: 4

SUBJECT: Resolution Approving Task Order #1 with HDR Engineering, Inc. to conduct a public information meeting.

DATE: December 13, 2017

BACKGROUND: This resolution approves a Task Order #1 with HDR Engineering, Inc. to conduct a public information meeting to satisfy Iowa Code Chapter 6B requirements for governmental projects planning to acquire agricultural property.

Listed below is a summary of the scope of services to be performed under this task order:

- HDR will prepare and mail all required meeting notices.
- HDR will prepare all exhibits and maps required for the public information meeting.
- HDR will organize and conduct the public information meeting, which includes explaining the purpose of the project. In addition, HDR will also have representatives present to describe the land acquisition process.

The estimated not to exceed fees for the task order are \$24,749. In addition, HDR is planning on conducting the public information meeting by the spring of 2018.

ATTACHMENTS: Resolution; Proposed Task Order

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

RESOLUTION NO. 21

RESOLUTION APPROVING TASK ORDER #1 WITH HDR ENGINEERING, INC. TO CONDUCT A  
PUBLIC INFORMATION MEETING

WHEREAS, the South Central Regional Airport Agency (SCRAA) approved an engineering services agreement HDR Engineering, Inc. on November 15, 2017; and

WHEREAS, Iowa Code Chapter 6B requires a public information meeting for government projects planning to acquire agriculture property; and

WHEREAS, HDR Engineering, Inc. has proposed task order #1 to satisfy all requirement under Iowa Code; and

WHEREAS, the proposed fees by HDR Engineering, Inc. for the task order are a not to exceed \$24,749; and

WHEREAS, HDR Engineering, Inc. estimates it will be able to conduct the public information meeting by the spring of 2018.

NOW, THEREFORE, it is hereby resolved by the Board of the South Central Regional Airport Agency that the proposed Task Order #1 with HDR Engineering, Inc. be approved. The Board Chairman is hereby authorized to execute the proposed contract on behalf of the South Central Regional Airport Agency.

Passed and approved this 13th day of December 13, 2017.

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Jim Hansen, Board Chairman

ATTEST:

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Joe Warrick, Secretary/Treasurer

**EXHIBIT A**  
**TASK ORDER \_\_\_\_\_: Public Information Meeting –Iowa Code 6B**  
**Scope of Work**

This Task order pertains to an Agreement by and between South Central Regional Airport Agency (SCRAA), (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated December \_\_\_\_, 2017, (“The Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task order shall not be binding until it has been properly signed by both parties. Upon execution, the Task Order shall supplement the Agreement as it pertains to the project described below.

**TASK ORDER NUMBER:** \_\_\_\_\_

**PROJECT NAME** South Central Regional Airport Development

**Part 1.0 PROJECT DESCRIPTION:** The SCRAA desires to acquire a sufficient property interest in order to develop and construct the South Central Regional Airport.

The FAA issued a Finding of No Significant Environmental Impact/Record of Decision (FONSI/ROD) determination on June 9, 2017. Conditional approval of the Airport Layout Plan (ALP) was given by FAA on March 4, 2015. The proposed acquisition is shown on the Exhibit A Airport Property MAP drawing that is included in the Airport Layout Plan exhibits.

The SCRAA has involved the public throughout the airport planning and environmental (NEPA) documentation process. The Draft Environmental Assessment was made available for public comment October 20, 2016 through November 29, 2016. A Public Hearing was held on November 22, 2016. The Proposed Finding of No Significant Environmental Impact /Record of Decision and Final Draft Environmental Assessment (EA) were made available for public comment April 3, 2017 through May 10, 2017.

**Part 2.0 SCOPE OF SERVICE TO BE PERFORMED BY ENGINEER:**

The South Central Regional Airport Agency (Sponsor) desires to retain the services of HDR Inc. (Consultant) to provide property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation and Assistance Act Policies Act (Uniform Act) and Iowa Code Chapter 6B: Procedures Under Eminent Domain.

Iowa Code Chapter 6 B sets forth a process by which to acquire a property interest that involve agricultural land and may be acquired under eminent domain. There are several steps that the Sponsor must satisfy prior to making a decision to acquire property by eminent domain.

- The Sponsor shall provide written notice of a public information meeting to each and any contract purchaser of record of agricultural land that may be subject of eminent domain.
- The notice shall be mailed (by ordinary mail) not less than 30 days before the public information meeting date to the owner and any contract purchaser of record as shown in the records of the county auditor not less than 7 days and not more than 14 days prior to the mailing date. The properties proposed for acquisition are as shown on the Exhibit A Airport Property map.
- The Sponsor shall publish the notice of the public information meeting in a newspaper of general circulation in the city or county where the agricultural land is being acquired. The notice shall be published at least 4 days but not more than 20 days before the hearing date.

The Consultant will assist the Sponsor with preparing the notice to property owners, public information meeting notice, drawing exhibits (Exhibit A Property Map, Airport Layout Plan) and other exhibits that show the proposed acquisition.

The Consultant's representatives will be present at the public information meeting to explain the project purpose and intent as related to the need for the proposed public improvement. The Consultant will make available several documents to include: Statement of Property Owner Rights (Iowa Code 6B) and the FAA publication entitled: Land Acquisition for Public Airports (Brochure).

The Consultants representatives will describe the land acquisition process and the steps involved to satisfy the requirements associated with 49 CFR Part 24 Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Projects.

**PART 3.0 OWNER'S RESPONSIBILITIES:** The Sponsor's attorney will review the Public Information Meeting Notice to be mailed to the property owners and to be published.

**PART 4.0 PERIOD OF SERVICE:** Five (5) years from date shown on the Master Agreement.

**PART 5.0 ENGINEER'S FEE:** Attachment 1

**PART 6.0 OTHER:** To be determined.

This Task Order is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
“OWNER”

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

HDR ENGINEERING, INC.  
“ENGINEER”

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_



## H2R

South Central Regional Airport Agency | Task Order \_\_\_\_ - 6B Public Involvement

Personnel	Steve Hoff	Jerry Searle	Stephen Sykes	Dave Rupiper	Carla Schweback	Crystal Lyon						
Rate Category/Description	Project Principal	FAA Lead	ROW Project Manager	Lead Designer	Accountant	Admin Assistant	Graphic Artist					
Direct Rate	\$83.76	\$63.96	\$46.01	\$51.75	\$34.81	\$26.91	\$40.00					
TASK 1 – FAA/SCRAA Coordination Public Involvement												
	1	8	10		14						33	\$ 1,543
Subtotals	1	8	10		14						33	\$ 1,543
Task Expenses												\$ -
Task Total Cost												\$ 1,543
TASK 2 – Verify Property Owners												
			2								2	\$ 92
Subtotals			2								2	\$ 92
Task Expenses												\$ -
Task Total Cost												\$ 92
TASK 3 – Draft/Review Letter to Property Owners												
		4	4			2					10	\$ 494
Subtotals		4	4			2					10	\$ 494
Task Expenses												\$ -
Task Total Cost												\$ 494
TASK 4 – Draft/Review Notice of Hearing												
Plats of Survey; Acquisitions Plats (to include legal Description)		6	6			2					14	\$ 714
Subtotals		6	6			2					14	\$ 714
Task Expenses												\$ -
Task Total Cost												\$ 714
TASK 5 – Prepare Public Information Exhibits												
		4	6				24				34	\$ 1,492
Subtotals		4	6				24				34	\$ 1,492
Task Expenses												\$ -
Task Total Cost												\$ 1,492
TASK 6 – Prepare Public Information Handouts												
		8	8	16		8	4				44	\$ 2,083
Subtotals		8	8	16		8	4				44	\$ 2,083
Task Expenses												\$ 250
Task Total Cost												\$ 2,333
TASK 7 – Conduct Public Involvement/Owners Meeting												
		5	8			6					19	\$ 849
Subtotals		5	8			6					19	\$ 849
Task Expenses												\$ 3,000
Task Total Cost												\$ 3,849
Totals	1	35	44	16	14	18	28				156	\$ 7,267
Direct Labor												\$ 7,267
Overhead (156.48%)												\$ 11,370.65
Total Labor												\$ 18,637.17
Fixed Fee (15%)												\$ 2,795.58
Facilities Capital Cost of Money (.3537%)												\$ 65.92
Total Expenses												\$ 3,250
Total Cost												\$ 24,749
Expenses												
TASK 1 – FAA/SCRAA Coordination Public Involvement	TASK 2 – Verify Property Owners				TASK 3 – Draft/Review Letter to Property Owners				TASK 4 – Draft/Review Notice of Hearing			
Direct Expenses	Direct Expenses				Direct Expenses				Direct Expenses			
Mileage	Mileage											
Printing	Printing											
Total Direct Costs	Total Direct Costs				Total Direct Costs				Total Direct Costs			
TASK 5 – Prepare Public Information Exhibits	TASK 6 – Prepare Public Information Handouts				TASK 7 – Conduct Public Involvement/Owners Meeting							
Direct Expenses	Direct Expenses				Direct Expenses							
Appraisals	Printing \$250.00				Mileage \$500.00							
Review Appraisals					Legal \$2,500.00							
Total Direct Costs	Total Direct Costs \$250.00				Total Direct Costs \$3,000.00							

ITEM NO: 5

SUBJECT: Resolution Approving HDR Task Order #2 Request for Federal Release Oskaloosa Airport real estate (subject to funding concurrence by the cities of Oskaloosa and Pella)

DATE: December 13, 2017

BACKGROUND: On November 13, 2017 the South Central Regional Airport Agency (SCRAA) approved resolution no. 20, a resolution authorizing a professional services agreement with HDR Engineering, Inc. for engineering services to construct the proposed regional airport.

This resolution approves Task Order #2 with HDR Engineering to complete the Request for Federal Release of Oskaloosa Airport real estate, subject to funding concurrence by the cities of Oskaloosa and Pella.

Jerry Searle, consultant with HDR will be present to overview the specific work to be performed as a result of the proposed Task Order.

The estimated not to exceed fees for the task order are \$81,162.23. In addition, HDR expects to expend approximately \$40,000 of this task order during the first fiscal year. The remaining balance is expected to be spent approximately five to seven years later, once the new airport is operational and the existing facilities are required to be closed.

ATTACHMENTS: Resolution; Proposed Task Order

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

RESOLUTION NO. 22

RESOLUTION APPROVING TASK ORDER #2 WITH HDR ENGINEERING, INC. TO COMPLETE THE  
REQUEST FOR FEDERAL RELEASE OSKALOOSA MUNICIPAL AIRPORT

WHEREAS, the South Central Regional Airport Agency (SCRAA) approved an engineering services agreement HDR Engineering, Inc. on November 15, 2017; and

WHEREAS, the Federal Aviation Administration (FAA) process to dispose of federally obligated land must follow specific regulations including FAA Order 5190.6B, Chapter 22; and

WHEREAS, HDR Engineering, Inc. has proposed task order #2 to satisfy all procedural requirements for release and disposal; and

WHEREAS, the proposed fees by HDR Engineering, Inc. for the task order are a not to exceed \$81,162.23; and

WHEREAS, approval of this resolution is subject to the funding concurrence by the cities of Pella and Oskaloosa.

NOW, THEREFORE, it is hereby resolved by the Board of the South Central Regional Airport Agency that the proposed Task Order #2 with HDR Engineering, Inc. be approved, subject to funding concurrence by the cities of Pella and Oskaloosa. The Board Chairman is hereby authorized to execute the proposed contract on behalf of the South Central Regional Airport Agency.

Passed and approved this 13th day of December 13, 2017.

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Jim Hansen, Board Chairman

ATTEST:

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Joe Warrick, Secretary/Treasurer

## **EXHIBIT A**

### **TASK ORDER : Request for Federal Release Oskaloosa Municipal Airport**

#### **Scope of Work**

This Task Order pertains to an Agreement by and between South Central Regional Airport Agency (SCRAA), (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated \_\_\_\_\_, 20\_\_\_\_, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: \_\_\_\_\_

PROJECT NAME: South Central Regional Airport Development

PART 1.0 PROJECT DESCRIPTION: The City of Oskaloosa owns and operates the Oskaloosa Municipal Airport. The City desires to disposal of federally obligated land as shown on Exhibit A Airport Property map that is not needed for an aeronautical purpose. Revenue from the disposal of land will be reinvested in the South Central Regional Airport.

The South Central Regional Airport is a new airport that will replace the Oskaloosa Municipal Airport and the Pella Municipal Airport. The South Central Regional Airport will be owned and operated by the South Central Regional Airport Agency (SCRAA). The SCRAA was established under Chapter 28-E by the incorporated cities of Pella and Oskaloosa along with Mahaska County. The proposed new airport to replace two existing publically owned airports was entered into the National Plan of Integrated Airport (NPIAS) on September 20, 2012.

The FAA issued a grant to the SCRAA on August 28, 2013 for the preparation of the site selection study, airport master/airport layout plan and environmental assessment. The Airport Layout Plan was given a conditional approval on March 4, 2015. A Finding of No Significant Environmental Impact and Record of Decision were issued by the FAA on June 9, 2017.

The SCRAA is proceeding with the acquisition of land for the purpose of constructing the replacement airport. The FAA has initially concurred with the City of Oskaloosa’s desire to dispose of assets at the existing Oskaloosa Municipal

Airport that are not needed for an aeronautical purpose. Revenue from the disposal on non-aeronautical land will be used to acquire land for the new airport. The City of Oskaloosa is obligated to maintain the existing Oskaloosa Municipal Airport to B-II standards until such time the new airport is fully operational.

The City recognizes that it must address contractual obligations related to federal assurances as set forth in grant agreements between the City and FAA. Prior to disposal of obligated land, the City is required to prepare and submit to FAA for approval a "Request for Release". FAA Order 5190.6B, "Airport Compliance Manual", Chapter 22 "Releases from Federal obligations" outlines the documentation and procedural steps that are required.

## PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

The South Central Regional Airport Agency (Sponsor) desires to retain the services of HDR Inc. (Consultant) to provide land release services and project coordination services, as needed, for the project.

### 1. RELEASE FROM FEDERAL OBLIGATION

1.1 Purpose of the Request: The consultant will summarize why the release of non-aeronautical land in phases is being requested. The consultant will also provide an anticipated time line for the partial disposal and the ultimate closure of the airport at the time the new airport is operational.

1.2 Existing Obligations: The consultant will provide a summary of existing obligations between the City of Oskaloosa and FAA. FAA grant assurances will be referenced or appended to the document.

- Exhibit A Property Map
- State Grant Agreements
- FAA Grant Agreements
- Federal Surplus Property Act - National Emergency Use Provision

1.3 Rational for Requesting the Release: The Consultant will provide an inventory of airport assets acquired with state and/ or federal assistance. The Request for release will describe the value (based on fair market value appraisal) of assets to be disposed of and or transferred. All airport property as shown on the Exhibit A Airport property map is considered obligated regardless of the manner by which it was acquired.

1.4 Plat of Survey and Legal Description: The consultant will prepare a plat of survey and legal description of airport property to be disposed of.

## 2. Fair Market Value

2.1 Appraisal Reports: The Consultant will retain an appraiser to prepare an appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and FAA guidance. One (1) or more appraisal reports may be required over the duration of the project. FAA has indicated that the appraisal report has a one (1) year "shelf life".

The appraiser must, at minimum:

- Inspect the area noting utility and transportation infrastructure to the extent required for the highest and best use.
- Adequately describe the physical characteristics of the airport property being appraised including known and observed encumbrances, title information, location, zoning (current, proposed and probability of rezoning if released for private development), present use, infrastructure development, concurrence with local and regional plans, and an analysis including supporting documentation of the highest and best use.
- Adequately describe and analyze all relevant market data and activity as of the date of value. Inspect, research, analyze and verify comparable sales with public sources.
- Prepare appraisal report to support the current fair market value of airport assets proposed for disposal. The appraiser's analysis, opinions and conclusions to be included in the appraiser's report. The appraisal report will include a plat of survey and legal description, location map and appropriate photographs. A map showing the location of comparable sales will also be included.
- The appraiser shall provide a certification consistent with USPAP requirements.

Obligated airport property being disposed of must be appraised at the economic highest and best use as described in the Uniform Appraisal Standards for Federal Land Acquisitions.

## 3. Civil Aviation Benefit and Justification:

3.1 Project Benefit: The Consultant will describe the project benefit related to the transfer and or the disposal of airport assets. A concept plan showing land that may be disposed of prior to the closure of the Oskaloosa was previously prepared. This concept assumed that non aeronautical area of the existing airport may be disposed of with revenue from the sale being invested in the new replacement airport.

Land area shown on concept plan not required for an aeronautical purpose

- Parcel A 86 acres +/- (No public access)
- Parcel B 92 acres +/-
- Parcel C 84 acres +/-
- Parcel D 18 acres +/-

- Parcel E 39 acres +/-
- Parcel F 16 acres +/- (No public access)

#### 4. Environmental Review

4.1 Environmental Assessment: The proposed disposal of airport assets and the ultimate closure of the Oskaloosa Municipal Airport was included in the Environmental Assessment (EA) prepared for the South Central Regional Airport Replacement Airport. The FONSI/ROD issued by FAA on June 9, 2017 requires the completion of a Phase I-A intensive archeological field investigation for several areas on the existing Oskaloosa Municipal Airport.

4.2 Phase I Environmental Site Assessment (ESA): The Consultant will prepare a Phase I ESA and provided to the appraiser and FAA.

#### 5. FAA Decision

5.1 Request for Release: The Consultant will submit the report (Request for Release) to the SCRAA Board and FAA Central Region for review and comment. The FAA Central Region (upon receiving an acceptable document) will submit the Request for Release to the FAA Associate Administrator for Airports for a decision. It should be noted that the disposal of airport assets must take place through an open, competitive bidding process acceptable to FAA.

- Federal Register Requirements

# ATTACHMENT 1



South Central Regional Airport Agency | Task Order \_\_ - Oskaloosa Municipal Airport Land Release

Personnel	Steve Hoff	Jerry Searle	Dave Rupiper	Carla Schweback	Crystal Lyon							
Rate Category/Description	Project Principal	FAA Lead	Lead Designer	Accountant	Admin Assistant							
Direct Rate	\$80.93	\$61.80	\$50.00	\$33.63	\$26.00						Total Hours	Total Cost
TASK 1 – Release from Federal Obligation												
Project Setup and Close-Out	1			4	4						9	\$ 319
Project Accounting and Invoicing				4							4	\$ 135
Project Coordination w/ Client		40	16		4						60	\$ 3,376
Subtotals	1	40	16	8	8						73	\$ 3,830
Task Expenses												\$ 15,600
Task Total Cost												\$ 19,430
TASK 2 –Fair Market Value												
		12			6						18	\$ 898
Subtotals		12			6						18	\$ 898
Task Expenses												\$ 20,200
Task Total Cost												\$ 21,098
TASK 3 – Civil Aviation Benefit and Justification												
		8			8						16	\$ 702
Subtotals		8			8						16	\$ 702
Task Expenses												\$ 300
Task Total Cost												\$ 1,002
TASK 4 – Environmental Review												
		24	8		6							\$ 2,039
Subtotals		24	8		6						38	\$ 2,039
Task Expenses												\$ 13,144
Task Total Cost												\$ 15,183
TASK 5 – FAA Decision												
		40	8		12						60	\$ 3,184
Subtotals		40	8		12						60	\$ 3,184
Task Expenses												\$ 400
Task Total Cost												\$ 3,584
Totals	1	124	32	8	40							\$ 10,653
Direct Labor												\$ 10,653
Overhead (156.48%)												\$ 16,670.08
Total Labor												\$ 27,323.25
Fixed Fee (15%)												\$ 4,098.49
Facilities Capital Cost of Money (.3537%)												\$ 96.64
Total Expenses												\$ 49,644
Total Cost												\$ 81,162.23
Expenses												
TASK 1 – Release from Federal Obligation			TASK 2 – Fair Market Value			TASK 3 – Civil Aviation Benefit and Justification			TASK 4 – Environmental Review			
Direct Expenses			Direct Expenses			Direct Expenses			Direct Expenses			
Mileage	\$500.00		Commercial Appraisers	\$12,000.00		Mileage	\$300.00		Wapsi Valley	\$13,143.85		
Garden	\$15,000.00		Agroval	\$3,200.00								
Printing	\$100.00		Brick Gentry Law	\$5,000.00								
Total Direct Costs \$15,600.00			Total Direct Costs \$20,200.00			Total Direct Costs \$300.00			Total Direct Costs \$13,143.85			
TASK 5 – FAA Decision												
Direct Expenses									Total Hours			
Mileage	\$200.00											
Printing	\$200.00											
Total Direct Costs \$400.00									Total Cost \$81,162.23			