SOUTH CENTRAL REGIONAL AIRPORT AGENCY

Meeting of the Board

October 29, 2018 - 6:00 p.m.

Pella Public Safety Complex
614 Main Street

Agenda

- 1. Call to Order
- 2. Approval of the September 25, 2018 minutes
- 3. Call to the public (limited to 3 minutes per person)
- 4. Public Hearing: "HOLD HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL PROPERTY AND AUTHORIZING ACQUISITION OF THE NECESSARY PROPERTY INTERESTS THEREOF FROM TITLEHOLDERS FOR PROPERTY NEEDED FOR THE SOUTH CENTRAL REGIONAL AIRPORT AGENCY BY GIFT, NEGOTIATION, OR EMINENT DOMAIN"
- 5. Resolution No. 26 entitled, "HOLD HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL PROPERTY AND AUTHORIZING ACQUISITION OF THE NECESSARY PROPERTY INTERESTS THEREOF FROM TITLEHOLDERS FOR PROPERTY NEEDED FOR THE SOUTH CENTRAL REGIONAL AIRPORT AGENCY BY GIFT, NEGOTIATION, OR EMINENT DOMAIN"
- 6. Resolution No. 27 entitled, "RESOLUTION APPROVING TASK ORDERS #3 THROUGH #11 WITH HDR ENGINEERING, INC."
- 7. Resolution No. 28 entitled, "RESOLUTION APPROVING AMENDMENT FOR TASK ORDER #1 WITH HDR ENGINEERING, INC."
- 8. Motion to go into Closed Session pursuant to Iowa Code Chapter 21 Section 5 sub paragraph 1. j. to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.
- 9. Action may be taken on any item discussed in Closed Session after the Closed Session
- 10. Staff reports
- 11. Discussion of next meeting date/time
- 12. Adjourn

South Central Regional Airport Agency Meeting Minutes September 25, 2018

Committee Members Present: Dr. David Barnes, Pamela Blomgren, Randy Borgerding, James Hansen, Sid Pinney, and Joe Warrick. Absent: None

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

SCRAA Staff Absent: David Shanahan, Mahaska County Engineer

Meeting called to order by Chairman Hansen at 6:00 p.m. in the Oskaloosa Council Chambers, 220 South Market Street, Oskaloosa, Iowa.

It was moved by Blomgren, seconded by Borgerding to approve the June 20, 2018 minutes. Motion carried 6-0.

Chairman Hansen opened the call to the public. Comments were received from Ms. Alicia Groenendyk; Mr. John Bandstra; and Mr. John DeRooi.

It was moved by Barnes, seconded by Blomgren to approve a resolution to set a hearing on the intent to acquire agricultural property and authorize acquisition of the necessary property interests thereof from titleholders for property needed for the South Central Regional Airport Agency by gift, negotiation, or eminent domain. The hearing was set for October 29, 2018 beginning at 6:00pm in the Pella Public Safety Complex, 614 Main Street, Pella, Iowa. Motion carried 6-0.

No staff reports were presented.

The date for the next meeting is set for 6:00pm on October 29, 2018 at the Pella Public Safety Complex, 614 Main Street, Pella, Iowa.

The meeting adjourned at 6:09 p.m.

Minutes prepared by Mike Schrock

ITEM: #4 & #5

SUBJECT: Resolution titled: "HOLD HEARING ON THE INTENT TO ACQUIRE

AGRICULTURAL PROPERTY AND AUTHORIZING ACQUISITION OF THE NECESSARY PROPERTY INTERESTS THEREOF FROM TITLEHOLDERS FOR PROPERTY NEEDED FOR THE SOUTH CENTRAL REGIONAL AIRPORT

AGENCY BY GIFT, NEGOTIATION, OR EMINENT DOMAIN"

DATE: October 29, 2018

BACKGROUND:

In 2012, Mahaska County, the City of Oskaloosa, and the City of Pella approved a 28E Agreement to construct a proposed regional airport. The proposed project involves the consolidation of the existing Oskaloosa and Pella municipal airports into a shared regional airport capable of meeting the current and future aeronautical needs of businesses and industries in our region. After evaluating nine potential sites for the proposed regional airport, in 2013 the South Central Regional Airport Agency (SCRAA) Board selected Site 'A' as the primary site and Site 'B' as the alternate site for the proposed regional airport. In addition, the Board also authorized proceeding with the environmental assessment for the project.

The environmental assessment involved project reviews from numerous federal and state agencies. In addition, the general public and the area local governments were offered an extensive period of time to review the project and submit comments or concerns. Furthermore, an environmental public hearing was also conducted for the project. As a part of the environmental public hearing process, the SCRAA also responded to all inquiries received. Finally, after a lengthy review process, in June of 2017 the Federal Aviation Administration (FAA) issued a 'Finding of No Significant Impact' (FONSI) for the regional airport's environmental assessment. This finding supported and validated the public purpose for the proposed regional airport.

It is important to also understand that the environmental assessment was one aspect of the FAA aviation planning documents which are required to build the regional airport. The other aviation planning studies which took place from 2012 to 2017 included the following: site selection analysis, aviation forecasts for the new airport, development of a layout plan for the regional airport, and the formation of a master plan for the proposed airport. Even though the project has received the required approvals from the FAA, the SCRAA is still required to satisfy Iowa code requirements for land acquisition.

Public Hearing - Agenda Item #4

This public hearing is intended to satisfy the requirements of Iowa Code Chapter 6B. Specifically, this chapter of the code requires government agencies proposing to acquire agricultural land under power of eminent domain for a public improvement project to give notice of intent to commence the project to all owners of agricultural land whose properties may be acquired in whole or in part for the project. In addition, the SCRAA is also required to hold a public hearing before commencing with the land acquisition process. The purpose of tonight's public hearing is to give persons interested in the proposed project an opportunity to present their views regarding the project and the proposed acquisition of agricultural property.

It is also important to note, a public information meeting was held in Pella, Iowa on April 5, 2018. The purpose of that meeting was to provide potential property owners with an overview of the land acquisition process. As a part of this meeting, all potentially impacted property owners were provided notice of the meeting. In addition, the staff of HDR responded to the inquiries received.

Resolution – Agenda Item #5

This resolution authorizes the acquisition of private agriculture property needed for the project, including acquisition by eminent domain (condemnation) if necessary. In addition, the resolution also authorizes the acquisition of all other private property needed for the proposed regional airport.

ATTACHMENTS: Resolution

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Conduct public hearing and approve resolution

Agenda Item Number:	
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Date: October 29, 2018

RESOLUTION NO. 26

HOLD HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL PROPERTY AND AUTHORIZING ACQUISITION OF THE NECESSARY PROPERTY INTERESTS THEREOF FROM TITLEHOLDERS FOR PROPERTY NEEDED FOR THE SOUTH CENTRAL REGIONAL AIRPORT AGENCY BY GIFT, NEGOTIATION, OR EMINENT DOMAIN

WHEREAS, under the provisions of Chapter 6B of the Iowa Code, a governmental body which proposes to acquire agricultural land under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all owners and record contract purchasers of such agricultural land whose properties may be acquired in whole or in part for the project (See Sections 6A.21(a) and 6B.2A of the Iowa Code); and

WHEREAS, the South Central Regional Airport Agency (SCRAA) has within its land acquisition public, a proposed improvement to be known as the South Central Regional Airport Agency (hereinafter referred to as "airport"); and

WHEREAS, on March 4, 2015, the Federal Aviation Administration (FAA) gave a conditional approval to the Airport Layout Plan; and

WHEREAS, the proposed development and property needed is set forth on the Airport Layout Plan-Exhibit A Property Map; and

WHEREAS, on June 9, 2017, the FAA issued a Finding of No Significant Environmental Impact/Record of Decision; and

WHEREAS, on April 5, 2018, a Public Information Meeting was held in Pella, Iowa with an overview of the land acquisition process; and

WHEREAS, in accordance with Section 6B.2A of the Iowa Code, before SCRAA can proceed with the portion of the airport which affects agricultural land, the SCRAA must:

- (a) Hold a public hearing, giving persons interested in the proposed project the opportunity to present their views and objections regarding the project, and regarding the proposed acquisition of agricultural property for the project by gift, negotiation or eminent domain.
- (b) Adopt a resolution to approve the project and authorize acquisition of agricultural property for the project by eminent domain.

	Agenda Item Number:
Date:	October 29, 2018
(c)	Mail notices as required by Iowa Code Section 6B.2A to all property owners and contract purchasers of record of agricultural land with any potential for any form of property acquisition activity for this project and publish notice as specified in the Iowa Code.
NOW,	THEREFORE, BE IT RESOLVED BY THE SCRAA:
hearing Centra	That all objections and endorsements having been fully reviewed and considered, the g providing the opportunity for public input on the question of proceeding with the South I Regional Airport Agency project and on the acquisition or condemnation of agricultural ty and property interests for said Project is now concluded and closed.
will be	That there is a reasonable expectation that the South Central Regional Airport Agency e able to achieve its public purpose, comply with all applicable standards, and obtain the ary permits.
the Air	That the purpose and need for the publicly owned airport facility project as set forth in rport Layout Plan and the proposed placement as set forth in Airport Layout Plan-Exhibit perty Map are hereby approved.
acquisi acquisi	That acquisition of private agricultural property needed for this Project, including ition by eminent domain (condemnation) if necessary, is hereby authorized. That ition of all other private property and property interests needed for this project, including ition by condemnation if necessary, is hereby authorized.
PASSI	ED and APPROVED this 29 th day of October 2018.
	Jim Hansen, Board Chairperson

ATTEST:

David Barnes, Secretary

ITEM: #6

SUBJECT: Resolution Approving Task Orders #3 through #11 with HDR Engineering, Inc.

DATE: October 29, 2018

BACKGROUND:

This resolution approves task orders #3 through #11 with HDR Engineering, Inc. for land acquisition services for the proposed regional airport.

Listed below is a summary of the scope of services for the task orders:

Scope of Services

Ownership Report and Acquisition Plats

HDR will summarize the need for each proposed acquisition/easement. HDR will also coordinate with the county abstractor to develop an ownership report which will also document existing liens for each parcel for the proposed regional airport. HDR will also prepare acquisition plats and descriptions for all proposed easements and fee title acquisitions.

Property Appraisals

HDR and their subcontractors will conduct appraisals for each property proposed for the regional airport. The appraisals will be conducted in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects. In addition, HDR will also coordinate with the Federal Aviation Administration (FAA) Central Region Airports Division during the appraisal process.

Property Negotiations

HDR will handle all property negotiations for the proposed regional airport. All negotiations will be in accordance with federal and state requirements. It is important to note, if condemnation is initiated, the applicable task order will cease and the South Central Regional Airport Agency (SCRAA) will either be billed on an hourly basis, or a new task order will be initiated for the condemnation proceedings.

Assistance with Grant Applications

HDR will assist the SCRAA's staff with the preparation and submission of grant applications to the FAA.

Time Period for Task Order

Each task order will be valid for five years from the date of the SCRAA's master agreement with HDR, or through November 2022.

Not-to-Exceed Fees

Listed below is a not-to-exceed fee amount for each individual task order. Please note, the order and timing of services for each task will be determined by the SCRAA Board.

Task Order 03 - Vos Parcels	\$ 32,856
Task Order 04 – Van Heukelom Parcels	46,267
Task Order 05 – Barnard Parcels	32,065
Task Order 06 – DeRooi Parcels	32,065
Task Order 07 – Hasselman Parcels	40,999
Task Order 08 – Prine Parcels	34,065
Task Order 09 – Rempe Parcels	35,065
Task Order 10 – Van Zomeran Parcels	32,065
Task Order 11 – Wichhart Parcels	44,272

Total Not-to-Exceed Fees \$329,719

Other Pertinent Information

This resolution approves the above task orders and also allows the Chairman of the SCRAA to sign each individual task order once financing is secured.

ATTACHMENTS: Resolution, Proposed Task Orders #3 through #11

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

RESOLUTION NO. 27

RESOLUTION APPROVING TASK ORDERS #3 THROUGH #11 WITH HDR ENGINEERING, INC.

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

WHEREAS, task orders #3 through #11 are for land acquisition services for the proposed regional airport; and

WHEREAS, the proposed fees for task orders #3 through #11 are a not-exceed-amount and listed as follows; and

Task Order 03 - Vos Parcels	\$ 32,856
Task Order 04 – Van Heukelom Parcels	46,267
Task Order 05 – Barnard Parcels	32,065
Task Order 06 – DeRooi Parcels	32,065
Task Order 07 – Hasselman Parcels	40,999
Task Order 08 – Prine Parcels	34,065
Task Order 09 – Rempe Parcels	35,065
Task Order 10 – Van Zomeran Parcels	32,065
Task Order 11 – Wichhart Parcels	44,272

Total Not-to-Exceed Fees	\$329,719
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WHEREAS, the time period each task order will be valid is for five years from the date of the SCRAA's master agreement with HDR, or through November 2022.

NOW, THEREFORE, it is hereby resolved by the Board of the South Central Regional Airport Agency that task orders #3 through #11 with HDR Engineering, Inc. be approved. The Board Chairman is hereby authorized to execute the proposed amendment on behalf of the South Central Regional Airport Agency once financing for each task order is secured.

Passed and approved this 29th day of October, 2018.

ATTEST:	Jim Hansen, Board Chairman
David Barnes, Secretary/Treasurer	

EXHIBIT A

TASK ORDER 03: Vos Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 03

PROJECT NAME: South Central Regional Airport Development

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

Parcels 13 and 20 as shown on the South Central Regional Airport Exhibit A-Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's attorney will provide written notice to the parties that the parcel is being prepared for condemnation.

- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.

7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION

The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.

- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	er is executed this	_ day of	, 20
South Central I	Regional Airport Agency	HDR ENGINE "ENGINEER"	EERING, INC.
BY:	_	BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	_ ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

ATTACHMENT 1

South Central Regional Airport Agency | Task Order 03 - Vos Parcels

				Stephen		Carla							
Personn	el	Steve Hoff	Jerry Searle	Sykes	Dave Rupiper	Schweback	Crystal Lyon						
				ROW									
Rate Category/D	Description	Project		Project			Admin						
		Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Ra	ate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00					Hours	Cost
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TASK 1 – Right of Way Acquisition Adr	ninistration and Public Hearing	_										40	A 400
Project Setup and Close-Out		2				4	4					10	\$ 400
Project Accounting and Invoice Project Coordination w/ Client	ing (12 month project duration)		2	8	2	10							\$ 336 \$ 579
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TASK 2 –Report of Ownership and Lier	าร												
				2								2	\$ 89
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TASK 3 - Right-of-Way Acquisition Pla	ts and Descriptions												
				2								2	\$ 89
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TACK A Devel 511													
TASK 4 – Parcel File	Olate (to include la col Decodo)												
	Plats (to include legal Description)			2									¢ 400
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				3									\$ 133
& Email Communication	orrespondence, Notes, Telephonic			3									\$ 133
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Convoyance Becamente	Subtotals			14	2		10						\$ 982
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												k Total Cost	
TASK 5 – Property Appraisals													
				2								2	\$ 89
	Subtotals			2								2	\$ 89
											Tasl	k Total Cost	\$ 7,689
TASK 6 – Acquisition Negotiations													
			4	20									\$ 1,136
	Subtotals		4	20							7		\$ 1,136
												k Expenses k Total Cost	
											rasi	. Total Cost	\$ 3,636
TASK 7 – Exhibit A Property Map/AIP G	Grant Application												
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									Fa	citilites Capita		, , , , , ,	\$ 43.18
1										-	Tota	al Expenses	
			F						1			Total Cost	\$ 32,856
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TASK 1 – Right of Way Acquisition A		TASK	2 - Report of	Expenses	ind Liens	I MON 3 - RIG			L Descriptions				
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Printing	\$100.00		Printing										\$100.00
Total Direct Costs	\$600.00			Direct Costs	\$200.00		Tot	tal Direct Costs	\$7,000.00		Total F	Direct Costs	\$600.00
TASK 5 – Property		TA	SK 6 – Acquis			TASK 7 – Ex	chibit A Propert				. 0 (6)		,
Direct Expe				Expenses				xpenses			Total Hours	1:	14
Appraisals	\$6,000.00		Legal		\$2,500.00				\$272.00				
Review Appraisals	\$1,600.00												
Total Direct Costs	\$7,600.00		Tota	Direct Costs	\$2,500.00		To	tal Direct Costs	\$272.00		Total Cost		

EXHIBIT A

TASK ORDER 04: VanHeukelom Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 04

PROJECT NAME: South Central Regional Airport Development

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

Parcels 5,6,7,8,23,24,and 25 as shown on the South Central Regional Airport Exhibit A-Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports

- Offer to Purchase
- 10-Day Waiver
- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's

- attorney will provide written notice to the parties that the parcel is being prepared for condemnation.
- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.

7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION

The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.

- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Order	r is executed this	_ day of	, 20
"OWNER"		HDR ENGINER "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

ATTACHMENT 1

South Central Regional Airport Agency | Task Order 04 - Van Heukelom Parcels

			Stephen		Carla							
Personnel	Steve Hoff	Jerry Searle	Sykes	Dave Rupiper	Schweback	Crystal Lyon						
			ROW									
Rate Category/Description	Project		Project			Admin						
	Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00	<u> </u>				Hours	Cost
TASK 1 – Right of Way Acquisition Administration and Public Hearing												
Project Setup and Close-Out	2				4	4					10	\$ 400
Project Accounting and Invoicing (12 month project duration)					10							\$ 336
Project Coordination w/ Client		6	8	4								\$ 926
Subtotals	2	6	8	4	14	4						\$ 1,663
											_	\$ 1,100
										Task T	otal Cost	\$ 2,763
TACK 2. Deport of Ourseashin and Lines												
TASK 2 –Report of Ownership and Liens			2								2	\$ 89
Subtotals	;		2								2	\$ 89
							•			Task I		\$ 500
										Task T	otal Cost	\$ 589
TASK 3 – Right-of-Way Acquisition Plats and Descriptions			-	_							_	
Automo		2	2	2			_					\$ 313
Subtotals		2	2	2						Tack	6 Expenses	\$ 313 \$ 13,000
											otal Cost	
										i usk i	5031	, 10,010
TASK 4 – Parcel File												
Plats of Survey; Acquisitions Plats (to include legal Description)												
Summary of the Proposed Acquisition			2	2								\$ 189
Record of Ownership and Liens			2									\$ 89
Contact Record to Included Correspondence, Notes, Telephonic			_									
& Email Communication Area Computation Work Sheets			2									\$ 89 \$ 89
Conveyance Documents			2			10						\$ 89 \$ 349
Subtotals	;		10	2		10						\$ 805
Subiotals										Task	Expenses	
											otal Cost	
TASK 5 – Property Appraisals												
		2	2									\$ 213
Subtotals	<i>i</i>	2	2							7	4 Expenses	\$ 213 \$ 7,600
											Expenses	3 /.600
										Tack T		
TASK 6 – Acquisition Negotiations										Task T	otal Cost	
										Task T		
		10	40							Task T	otal Cost	
Subtotals	1	10	40 40							Task T	fotal Cost	\$ 7,813
	i									Task I	50 50 Expenses	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500
	\$									Task I	50 50	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500
Subtotals	5									Task I	50 50 Expenses	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500
		10		18		12				Task I	50 50 Expenses	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896
Subtotals		10		18		12				Task I	50 50 Expenses otal Cost	\$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896
Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		10		18		12 12				Task I	50 50 Expenses otal Cost	\$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459
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Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		10			14					Task I Task T	50 50 Expenses otal Cost 34 34 Expenses otal Cost	\$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 444
TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		4 4	40	18	14	12				Task T	50 50 Expenses otal Cost 34 34 Expenses otal Cost 156	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 1,903 \$ 6,937
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TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		4 4	40	18	14	12				Task T Task T Task T Task T Oil	50 50 Expenses otal Cost 34 34 Expenses otal Cost 156 rect Labor (156.48%)	\$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 444 \$ 1,903 \$ 6,937 \$ 6,937
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Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		4 4	40	18	14	12		Fa	citilites Capit	Task T Task T Task T Task T Task T Task T Task T Di Overhead I	50 50 Expenses otal Cost 34 34 Expenses otal Cost 156 rect Labor (156.48%) otal Labor = ee (15%).	\$ 2,396 \$ 2,396 \$ 2,500 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 6,937 \$ 10,854.52 \$ 17,791.20 \$ 2,668.68 \$ 2,504 \$ 2,504 \$ 2,504 \$ 2,504 \$ 2,504 \$ 3,504 \$ 3
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TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing	5 2	4 4 4 24 Expenses 2 - Report of Direct Mileage	40 64 Ownership a	18		12 26 At of Way Acqui			citilites Capit	Task Task Task Task Task Task Task Task	50 50 Expenses otal Cost 34 34 34 Expenses rotal Cost 156 48%) otal Labor Fee (15%) (2,3537%) Expenses otal Cost arcel File	\$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 6,937 \$ 10,854.52 \$ 17,791.20 \$ 2,668.68 \$ 2,668.68 \$ 2,668.68
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TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$1,000.00 Printing \$100.00	TASK	4 4 4 24 Expenses 2 - Report of Direct Mileage Abstracts Printing	64 Ownership a Expenses	18 26 26 md Liens \$500.00	TASK 3 – Rigi	12 26 26 Ant of Way Acquired to Garden		\$13,000.00 \$13,000.00	citilites Capit	Task I Task T Di Overhead T Fixed I Total I TASK 4 - P Direct Exp	50 50 Expenses otal Cost 34 34 34 Expenses rotal Cost 156 48%) otal Labor Fee (15%) (2,3537%) Expenses otal Cost arcel File	\$ 2,396 \$ 2,396 \$ 2,500 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 6,937 \$ 10,854.52 \$ 17,791.20 \$ 2,668.68 \$ 25,744 \$ 46,267
TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals Totals Totals Task 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$1,000.00 Printing \$100.00 Total Direct Costs \$1,100.00 TASK 5 – Property Appraisals Direct Expenses	TASK	Expenses 2 - Report of Direct Mileage Abstracts Printing Total SK 6 - Acquii	64 Ownership a Expenses	26 26 26 26 26 26 26 26 26 26 26 26 26 2	TASK 3 – Rigi	12 26 ht of Way Acqu Direct E Garden To	Expenses	\$13,000.00 \$13,000.00 \$13,000.00 t Application	Citilites Capit	Task I Task T Di Overhead T Fixed I Total I TASK 4 - P Direct Exp	50 50 50 50 34 34 34 34 Expenses rotal Cost 156 rect Labor (156.48%) otal Labor ee (15%) Expenses otal Cost	\$ 2,396 \$ 2,396 \$ 2,500 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,459 \$ 1,903 \$ 1,903 \$ 1,903 \$ 1,903 \$ 6,937 \$ 10,854.52 \$ 17,791.20 \$ 2,668.68 \$ 25,744 \$ 46,267
TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals Direct Expenses Appraisals Direct Expenses Appraisals S6,000.00	TASK	Expenses 2 - Report of Direct Mileage Abstracts Printing Total	64 64 Ownership a Expenses Direct Costs sitton Negotic	18 26 26 md Liens \$500.00	TASK 3 – Rigi	12 26 ht of Way Acqu Direct E Garden To	Expenses otal Direct Costs ty Map/AIP Gran	\$13,000.00 \$13,000.00	citilites Capit	Task I Task T Task T Task T Di Overhead I T T Fixed I Tall Cost of Money Total I TASK 4 - Pe Direct Exp	50 50 50 50 34 34 34 34 Expenses rotal Cost 156 rect Labor (156.48%) otal Labor ee (15%) Expenses otal Cost	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 1,459 \$ 10,854.52 \$ 17,791.20 \$ 266.68 \$ 25,744 \$ 46,267
TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals Totals Totals Task 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$1,000.00 Printing \$100.00 Total Direct Costs \$1,100.00 TASK 5 – Property Appraisals Direct Expenses	TASK	Expenses 2 - Report of Direct Mileage Abstracts Printing Total SK 6 - Acquir	64 64 Ownership a Expenses Direct Costs sitton Negotic	18 26 Ind Liens \$500.00 \$\$500.00 attions \$2,500.00	TASK 3 – Rigi	12 26 ht of Way Acqu Direct E Garden To chibit A Propert	Expenses otal Direct Costs ty Map/AIP Gran	\$13,000.00 \$13,000.00 \$13,000.00 t Application \$444.00	citilites Capit	Task I Task T Task T Task T Di Overhead I T T Fixed I Tall Cost of Money Total I TASK 4 - Pe Direct Exp	50 50 50 50 34 34 34 34 Expenses rotal Cost 156 rect Labor (156.48%) otal Labor ee (15%) Expenses otal Cost	\$ 7,813 \$ 2,396 \$ 2,396 \$ 2,500 \$ 4,896 \$ 1,459 \$ 1,459 \$ 1,459 \$ 10,854.52 \$ 17,791.20 \$ 266.68 \$ 25,744 \$ 46,267

EXHIBIT A

TASK ORDER 05: Barnard Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 05

PROJECT NAME: South Central Regional Airport Development

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

Parcel18 as shown on the South Central Regional Airport Exhibit A-Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's attorney will provide written notice to the parties that the parcel is being prepared for condemnation.

- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.

7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION

The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.

- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Ord	er is executed this	day of	, 20
South Central Reg	gional Airport Agency	HDR ENGINE "ENGINEER"	EERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

ATTACHMENT 1

South Central Regional Airport Agency | Task Order 05 - Barnard Parcels

			Stephen		Carla					1		
Personnel	Steve Hoff	Jerry Searle	Sykes	Dave Rupiper	Schweback	Crystal Lyon						
			ROW									
Rate Category/Description	Project		Project			Admin						
	Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00					Hours	Cost
TASK 1 – Right of Way Acquisition Administration and Public Hearing	T T											
Project Setup and Close-Out	2				4	4					10	\$ 400
Project Accounting and Invoicing (12 month project duration)					10							\$ 336
Project Coordination w/ Client		4	8	2							14	\$ 703
Subtotals	2	4	8	2	14	4						\$ 1,439
												\$ 600
										Task	Total Cost	\$ 2,039
TASK 2 –Report of Ownership and Liens												
TACK E - Report of Ownership and Elens			2								2	\$ 89
Subtotals			2								2	\$ 89
										Task	Expenses	\$ 200
										Task	Total Cost	\$ 289
TARKA Birks (Was Association To 1												
TASK 3 – Right-of-Way Acquisition Plats and Descriptions				2							-	¢ 051
Subtotals		1	2 2	2 2								\$ 251 \$ 251
Subtotals		· · · · · ·								Task	Expenses	
											Total Cost	
TASK 4 – Parcel File												
Plats of Survey; Acquisitions Plats (to include legal Description)												
Summary of the Proposed Acquisition			2									\$ 89
Record of Ownership and Liens Contact Record to Included Correspondence, Notes, Telephonic			2									\$ 89
& Email Communication			2									\$ 89
Area Computation Work Sheets			2									\$ 89
Conveyance Documents			2			10						\$ 349
Subtotals			10			10						\$ 705
											Expenses	
										Task	Total Cost	\$ 1,305
TASK 5 – Property Appraisals	1											
TACK 0 - 1 Topicity Appraisals												
		1	2								3	\$ 151
Subtotals		1	2 2									\$ 151 \$ 151
Subtotals										Task		\$ 151
Subtotals											3	\$ 151 \$ 7,600
											3 Expenses	\$ 151 \$ 7,600
Subtotals TASK 6 – Acquisition Negotiations		1	2								3 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751
TASK 6 – Acquisition Negotiations		4	24								3 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314
		1	2							Task	3 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314 \$ 1,314
TASK 6 – Acquisition Negotiations		4	24							Task Task	3 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314 \$ 1,314 \$ 2,500
TASK 6 – Acquisition Negotiations Subtotals		4	24							Task Task	3 Expenses Total Cost 28 28 Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314 \$ 1,314 \$ 2,500
TASK 6 – Acquisition Negotiations		4 4	24							Task Task	3 Expenses Total Cost 28 28 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314 \$ 1,314 \$ 2,500 \$ 3,814
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TASK 6 – Acquisition Negotiations Subtotals		4 4	24	4 4		12 12				Task Task	3 Expenses Total Cost 28 28 Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,314 \$ 2,500 \$ 3,814 \$ 883 \$ 883
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EXHIBIT A

TASK ORDER 06: DeRooi Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 06

PROJECT NAME: South Central Regional Airport Development

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

Parcel 14 as shown on the South Central Regional Airport Exhibit A- Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's attorney will provide written notice to the parties that the parcel is being prepared for condemnation.

- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.
- 7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION
 The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.
- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	er is executed this	day of	, 20
South Central Reg	ional Airport Agency	HDR ENGINE "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	_ ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

ATTACHMENT 1

South Central Regional Airport Agency | Task Order 06 - De Rooi Parcels

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EXHIBIT A

TASK ORDER 07: Hasselman Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 07

PROJECT NAME: South Central Regional Airport Development

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

Parcels 9,10,11, and 12 as shown on the South Central Regional Airport Exhibit A- Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports

- Offer to Purchase
- 10-Day Waiver
- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's

- attorney will provide written notice to the parties that the parcel is being prepared for condemnation.
- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.

7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION

The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.

- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	er is executed this	_ day of	, 20
South Central Regi	onal Airport Agency	HDR ENGINEE "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	_ ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

South Central Regional Airport Agency | Task Order 07 - Hasselman Parcels

		T	Stephen		Carla						
Personnel	Steve Hoff	Jerry Searle	Sykes	Dave Rupiper	Schweback	Crystal Lyon		<u> </u>	<u> </u>	<u> </u>	
			ROW								
Rate Category/Description	Project		Project			Admin					
	Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant				Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00				Hours	Cost
TASK 1 – Right of Way Acquisition Administration and Public Hearing											
Project Setup and Close-Out	2				4	4				10	\$ 400
Project Accounting and Invoicing (12 month project duration)		6	0	4	10					10	\$ 336 \$ 926
Project Coordination w/ Client Subtote	als 2	6 6	8 8	4 4	14	4				18 38	\$ 926 \$ 1,663
Subiou	115 2				14	4				Task Expense	
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TASK 2 –Report of Ownership and Liens											
			2							2	\$ 89
Subtota	als		2							2	\$ 89
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										Task Total Co	st \$ 289
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TASK 3 – Right-of-Way Acquisition Plats and Descriptions		_	_	1 ^							0 010
Cultan	de	2 2	2 2	2 2						6	\$ 313 \$ 313
Subtota	213		<u> </u>	1 4						Task Expense	_
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TASK 4 – Parcel File											
Plats of Survey; Acquisitions Plats (to include legal Description)										
Summary of the Proposed Acquisition			2	2							\$ 189
Record of Ownership and Liens			2								\$ 89
Contact Record to Included Correspondence, Notes, Telephon	ic										
& Email Communication			2								\$ 89
Area Computation Work Sheets			2								\$ 89
Conveyance Documents			2			10					\$ 349
Subtota	ais		10	2		10				22	\$ 805
										Task Expense Task Total Co	
										Task Total Co	st \$ 1,405
TASK 5 – Property Appraisals											
TACK 0 - 1 Topolity Applications		2	2							4	\$ 213
Subtota	als	2	2							4	\$ 213
						•				Task Expense	
										Task Total Co	
TASK 6 – Acquisition Negotiations											
		10	40							50	\$ 2,396
Subtota	als	10	40							50	\$ 2,396
										Task Expense	
										Task Total Co	st \$ 4,896
TASK 7 – Exhibit A Property Map/AIP Grant Application											
1201.7 - Exhibit A Froperty map/Air Grant Application		4		16		12				32	\$ 1,359
Subtota	als	4		16		12				32	\$ 1,359
Guston				- '-						Task Expense	
										Task Total Co	
Tota	als 2	24	64	24	14	26				154	\$ 6,837
										Direct Lab	
										Overhead (156.48%	6) \$ 10,698.04
										Overhead (156.48% Total Lab	6) \$ 10,698.04 or \$ 17,534.72
										Overhead (156.489 Total Lab Fixed Fee (159	6) \$ 10,698.04 or \$ 17,534.72 6) \$ 2,630.21
								Fa	citilites Capi	Overhead (156.489 Total Lab Fixed Fee (159 tal Cost of Money (.35379	6) \$ 10,698.04 or \$ 17,534.72 6) \$ 2,630.21 6) \$ 62.02
								Fa	citilites Capi	Overhead (156.489 Total Lab Fixed Fee (159 tal Cost of Money (.35379 Total Expense	6) \$ 10,698.04 or \$ 17,534.72 6) \$ 2,630.21 6) \$ 62.02 es \$ 20,772
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TASK 1 - Right of Way Acquisition Administration & Public Hearing	ı TASk	Expenses		and Liens	TASK 3 – Rig		usition Plats an		citilites Capi	Overhead (156.48° Total Lab Fixed Fee (15° tal Cost of Money (.3537° Total Expense Total Co	6) \$ 10,698.04 or \$ 17,534.72 6) \$ 2,630.21 6) \$ 62.02 es \$ 20,772 st \$ 40,999
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Direct Expenses Mileage \$500.00 Printing \$100.00	j TASH	2 - Report of Direct Mileage	Ownership a		TASK 3 – Rig	ht of Way Acqu		d Descriptions	citilites Capi	Overhead (156.48% Total Lab Fixed Fee (15% tal Cost of Money (.3537%) Total Expense Total Co	(6) \$ 10,698.04 or \$ 17,534.72 (6) \$ 2,630.21 (6) \$ 62.02 es \$ 20,772 st \$ 40,999
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Direct Expenses Mileage \$500.00 Printing \$100.00 Total Direct Costs \$600.00 TASK 5 - Property Appraisals Direct Expenses	T,	Direct Mileage Abstracts Printing Total ASK 6 – Acquis	Ownership a Expenses Direct Costs	\$200.00 s \$200.00 ations		ht of Way Acqu Direct I Garden To khibit A Proper	Expenses	\$9,000.00 \$9,000.00 \$9,000.00 tt Application	citilites Capi	Overhead (156.48% Total Lab Fixed Fee (15% tal Cost of Money (.3537% Total Expense Total Co TASK 4 – Parcel Fili Direct Expenses	6) \$ 10,698.04 or \$ 17,534.72 or \$ 2,630.21 or \$ 20,772 st \$ 40,999 s500.00 \$100.00
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EXHIBIT A

TASK ORDER 08: Prine Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 08

PROJECT NAME: South Central Regional Airport Development

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

Parcels 16 and 17 as shown on the South Central Regional Airport Exhibit A-Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
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- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
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- 7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION
 The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.
- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	r is executed this	_ day of	, 20
South Central Regi	ional Airport Agency	HDR ENGINER "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

South Central Regional Airport Agency | Task Order 08 - Prine Parcels

Direct Rate \$80.93 \$61.80 \$44.45 \$50.00 \$33.63 \$26.00 Hoo	10 16	Total Cost
Rate Category/Description	10 10 10 16	
Rate Category/Description	10 10 10 16	
Principal FAA Lead Manager Lead Designer Accountant Assistant To	10 10 10 16	
Direct Rate	10 10 10 16	
TASK 1 – Right of Way Acquisition Administration and Public Hearing Project Setup and Close-Out 2 4 4 1 Project Accounting and Invoicing (12 month project duration) 10 11 Project Coordination w/ Client 4 8 4 1 1 Subtotals 2 4 8 4 14 4 3 Task Exp	10 10 16	Cost
Project Setup and Close-Out 2 4 4 1 Project Accounting and Invoicing (12 month project duration) 10 1 1 Project Coordination w/ Client 4 8 4 1 1 Subtotals 2 4 8 4 14 4 3 Task Exp	10 16	
Project Setup and Close-Out 2 4 4 1 Project Accounting and Invoicing (12 month project duration) 10 1 1 Project Coordination w/ Client 4 8 4 1 1 Subtotals 2 4 8 4 14 4 3 Task Exp	10 16	
Project Accounting and Invoicing (12 month project duration)	10 16	
Project Coordination w/ Client 4 8 4 1 1 Subtotals 2 4 8 4 14 4 3 Task Exp	16	\$ 400
Subtotals 2 4 8 4 14 4 3 Task Exp		\$ 336 \$ 803
Task Exp		\$ 1,539
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	Ctail Cook	<u> </u>
TASK 2 –Report of Ownership and Liens		
	2	\$ 89
Subtotals 2	2	\$ 89
	=xponooo	\$ 200
Task Tota	Total Cost	\$ 289
TASK 3 – Right-of-Way Acquisition Plats and Descriptions		¢ 15:
		\$ 151 \$ 151
	Expenses	
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TASK 4 – Parcel File		
Plats of Survey; Acquisitions Plats (to include legal Description)		
Summary of the Proposed Acquisition 2		\$ 89
Record of Ownership and Liens 2		\$ 89
Contact Record to Included Correspondence, Notes, Telephonic		
& Email Communication 2		\$ 89
Area Computation Work Sheets 2		\$ 89
Conveyance Documents 2 10		\$ 349
		\$ 705
	Expenses Total Cost	
Task i Ota	otal Cost	\$ 1,305
TASK 5 – Property Appraisals		
	3	\$ 151
		\$ 151
	Expenses	
	Total Cost	
		\$ 7,751
TASK 6 – Acquisition Negotiations		\$ 7,751
6 24 3		\$ 1,438
6 24 3 Subtotals 6 24 3	30	\$ 1,438 \$ 1,438
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Subtotals 6 24 3 3 3 3 5 5 5 5 5	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irrect Labor (156.48%) Total Labor	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,033 \$ 4,831 \$ 4,831 \$ 7,559,67 \$ 12,390,75
Subtotals 6 24 3 3 3 3 5 5 5 5 5	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) Fotal Labor Fee (15%)	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390,75 \$ 12,390,75 \$ 12,390,75 \$ 1,858,61
Subtotals 6 24 3 3 3 3 3 5 5 5 5	30 Expenses Fotal Cost 20 20 Expenses Fotal Cost 114 irect Labor (156.4 BM) Fotal BM) Fotal BM Fee (15%) y (.3537%)	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 7759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559,67 \$ 12,390,75 \$ 12,390,75 \$ 1,4886 \$ 1,4886
Subtotals 6 24 3 3	30 Expenses Fotal Cost 20 20 Expenses Fotal Cost 114 irect Labor (156.48%) Fotal Labor Fee (15%) y (.3537%) Expenses	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858.61 \$ 4,838 \$ 4,833
Subtotals 6 24 3 3	30 Expenses Fotal Cost 20 20 Expenses Fotal Cost 114 irect Labor (156.4 BM) Fotal BM) Fotal BM Fee (15%) y (.3537%)	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858.61 \$ 4,838 \$ 4,833
Subtotals	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) (0.3537%) Expenses Total Cost	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858.61 \$ 4,838 \$ 4,833
Subtotals 6 24	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) Fotal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858.61 \$ 4,838 \$ 4,833
Subtotals 6 24 3 3 3 3 3 3 3 3 3	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) Fotal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 12,390.75 \$ 43.83 \$ 19,772 \$ 34,065
Subtotals 6 24 3 3 3 3 3 3 3 3 3	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) Fotal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858.61 \$ 4,838 \$ 4,833
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Subtotals 6 24	30 Expenses Fotal Cost 20 20 Expenses Fotal Cost 114 114 1164 1164 1164 1164 117 117 117 118 118 118 118 118 118 118	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 722 \$ 1,031 \$ 4,831 \$ 7,559 67 \$ 12,390.75 \$ 1,858 61 \$ 43.83 \$ 19,772 \$ 34,065
Subtotals 6 24	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) (70tal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File penses	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 7759 \$ 1,031 \$ 4,831 \$ 7,559,67 \$ 12,390,75 \$ 1,858,61 \$ 43,83 \$ 19,772 \$ 34,065
Subtotals 6 24 3 3 3 3 3 3 3 3 3	30 Expenses Fotal Cost 20 20 Expenses Fotal Cost 114 114 1164 1164 1164 1164 117 117 117 118 118 118 118 118 118 118	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 7759 \$ 1,031 \$ 4,831 \$ 7,559,67 \$ 12,390,75 \$ 1,858,61 \$ 43,83 \$ 19,772 \$ 34,065
Subtotals	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) (70tal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File penses	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 7759 \$ 1,031 \$ 4,831 \$ 7,559,67 \$ 12,390,75 \$ 1,858,61 \$ 43,83 \$ 19,772 \$ 34,065
Subtotals 6 24 3 3 3 3 3 3 3 3 3	30 Expenses Total Cost 20 20 Expenses Total Cost 114 irect Labor (156.48%) (70tal Labor Fee (15%) y (3537%) Expenses Total Cost arcel File penses	\$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 7759 \$ 1,031 \$ 4,831 \$ 7,559,67 \$ 12,390,75 \$ 1,858,61 \$ 43,83 \$ 19,772 \$ 34,065

EXHIBIT A

TASK ORDER 09: Rempe Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 09

PROJECT NAME: South Central Regional Airport Development

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

Parcels 19,21, and 22 as shown on the South Central Regional Airport Exhibit A-Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's attorney will provide written notice to the parties that the parcel is being prepared for condemnation.

- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.
- 7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION
 The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.
- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	r is executed this	day of	, 20
South Central Region "OWNER"	onal Airport Agency	HDR ENGINEI "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Sr. Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

South Central Regional Airport Agency | Task Order 09 - Rempe Parcels

Personnel	Steve Hoff	Jerry Searle	Stephen	Dave Rupiper	Carla	Crystal Lyon						
reisonnei	Steve Holl	Jerry Searie	Sykes	Dave Rupipei	Schweback	Crystal Lyon						
			ROW									
Rate Category/Description	Project		Project			Admin						
	Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00					Hours	Cost
Direct Nate	ψ00.93	Ψ01.00	ψ44.43	φ30.00	\$55.05	Ψ20.00					riours	Cost
	1											
TASK 1 – Right of Way Acquisition Administration and Public Hearing						1						
Project Setup and Close-Out	2				4	4					10	\$ 400
Project Accounting and Invoicing (12 month project duration)					10						10	\$ 336
Project Coordination w/ Client		4	8	4							16	\$ 803
Subtotals	2	4	8	4	14	4					36	\$ 1,539
										Tas	k Expenses	
											k Total Cost	
										1 03	k Total Cost	\$ 2,100
TANK O. Bernet of Oursemble and Lives	1											
TASK 2 –Report of Ownership and Liens												
			2								2	\$ 89
Subtotals	6		2								2	\$ 89
										Tas	k Expenses	\$ 200
											k Total Cost	
TASK 3 – Right-of-Way Acquisition Plats and Descriptions												
		1	2								3	\$ 151
0			2									\$ 151
Subtotals	2	1									3	
											k Expenses	
										Tas	k Total Cost	\$ 9,151
TASK 4 – Parcel File												
Plats of Survey; Acquisitions Plats (to include legal Description)												
Summary of the Proposed Acquisition			2									\$ 89
Record of Ownership and Liens			2									\$ 89
												ψ 69
Contact Record to Included Correspondence, Notes, Telephonic			_									
& Email Communication			2									\$ 89
Area Computation Work Sheets			2									\$ 89
Conveyance Documents			2			10						\$ 349
Subtotals	6		10			10					20	\$ 705
										Tas	k Expenses	\$ 600
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TARK S. Burnett Annual cale	1											
TASK 5 – Property Appraisals												
		1										
Subtotals			2								3	\$ 151
Subtotals	3	1	2								3	\$ 151
Subtotals	6									Tas		\$ 151
Suntens	3										3	\$ 151 \$ 7,600
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TASK 6 – Acquisition Negotiations		1	2								3 k Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751
TASK 6 – Acquisition Negotiations		6	24								3 kk Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438
		1	2							Tas	3 sk Expenses k Total Cost 30 30	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438
TASK 6 – Acquisition Negotiations		6	24							Tas	3 sk Expenses k Total Cost 30 30 sk Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500
TASK 6 – Acquisition Negotiations		6	24							Tas	3 sk Expenses k Total Cost 30 30	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500
TASK 6 – Acquisition Negotiations Subtotals		6	24							Tas	3 sk Expenses k Total Cost 30 30 sk Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500
TASK 6 – Acquisition Negotiations		6 6	24							Tas	3 k Expenses k Total Cost 30 30 sk Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938
TASK 6 – Acquisition Negotiations Subtotals		6	24	4		12				Tas	3 sk Expenses k Total Cost 30 30 sk Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500
TASK 6 – Acquisition Negotiations Subtotals		6 6	24	4 4		12 12				Tas	3 k Expenses k Total Cost 30 30 sk Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		6 6	24							Tasi	3 k Expenses k Total Cost 30 30 sk Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		6 6	24							Tasi Tasi Tasi	3 k Expenses k Total Cost 30 30 k Expenses k Total Cost 20 20 k Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 759 \$ 272
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12				Tasi Tasi Tasi	3 sk Expenses k Total Cost 30 30 sk Expenses k Total Cost 20 20 sk Expenses k Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		6 6	24		14					Tasi Tasi Tasi	3 k Expenses k Total Cost 30 30 k Expenses k Total Cost 20 20 k Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 759 \$ 272
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12				Tasi Tasi Tasi Tasi Tasi	30 30 30 30 six Expenses x Total Cost 20 20 six Expenses x Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12				Tasi Tasi Tasi Tasi	3 ik Expenses k Total Cost 30 30 30 ik Expenses k Total Cost 20 20 ik Expenses k Total Cost 114 Direct Labor	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12				Tasi Tasi Tasi Tasi	3 sk Expenses k Total Cost 30 30 sk Expenses k Total Cost 20 20 20 sk Expenses k Total Cost 114 Direct Labor at (156.48%)	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 4,831
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TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12				Tasi Tasi Tasi Tasi Overhea	3 ik Expenses k Total Cost 30 30 30 ik Expenses k Total Cost 20 20 ik Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) Total Labor ad Fee (15%)	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals		6 6	24 24 24	4	14	12		Fa	citilites Capi	Tasi Tasi Tasi Tasi Overhea	3 ik Expenses k Total Cost 30 30 30 ik Expenses k Total Cost 20 20 ik Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) Total Labor ad Fee (15%)	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61
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TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals	2	1 6 6 6 4 4 4 4 5 16 Expenses	24 24 24 48	8		12	isition Plate and		citilites Capi	Tasi Tasi Tasi Overhea Fixe tal Cost of Mor	3 sk Expenses k Total Cost 30 30 30 sk Expenses k Total Cost 20 20 sk Expenses k Total Cost 114 Direct Labor 3d (156.48%) Total Labor 4d Fee (15%) ney (.3537%) al Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 43.83 \$ 2,0772
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals	2	1 6 6 6 4 4 4 4 16 Expenses 2 - Report of	24 24 24 48 48	8		12 26 At of Way Acqu	isition Plats and		citilites Capi	Tasi Tasi Tasi Tasi Overhea Fixe tal Cost of More	3 sk Expenses k Total Cost 30 30 sk Expenses k Total Cost 20 20 20 sk Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) et (15%)	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 43.83 \$ 2,0772
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TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$500.00 Printing \$100.00	2	6 6 6 4 4 4 4 16 Expenses 2 - Report of Direct Mileage Abstracts Printing	24 24 24 Ownership a Expenses	4 8 8 md Liens \$200.00		12 26 tht of Way Acqu Direct E Garden	xpenses	d Descriptions \$9,000.00	citilites Capi	Tasi Tasi Tasi Tasi Tasi Tasi Tasi Tasi	3 ak Expenses k Total Cost 30 30 ak Expenses k Total Cost 20 20 ak Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) al Expenses Total Cost Parcel File Expenses	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 20,772 \$ 35,065
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$500.00	2	6 6 6 4 4 4 4 16 Expenses 2 - Report of Direct Mileage Abstracts Printing	24 24 24 48 48	8 8 sund Liens \$200.00		12 26 tht of Way Acqu Direct E Garden		d Descriptions \$9,000.00	citilites Capi	Tasi Tasi Tasi Tasi Tasi Tasi Tasi Tasi	3 sk Expenses k Total Cost 30 30 sk Expenses k Total Cost 20 20 20 sk Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) et (15%)	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 20,772 \$ 35,065
TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$500.00 Printing \$100.00 Total Direct Costs \$600.00	TASK	6 6 6 4 4 4 4 16 Expenses 2 - Report of Direct Mileage Abstracts Printing	24 24 24 48 Ownership a Expenses	4 8 8 sund Liens \$200.00	TASK 3 – Rigi	12 26 26 Ant of Way Acqu Direct E Garden	xpenses	\$9,000.00	citilites Capi	Tasi Tasi Tasi Tasi Tasi Tasi Tasi Tasi	3 ak Expenses k Total Cost 30 30 ak Expenses k Total Cost 20 20 ak Expenses k Total Cost 114 Direct Labor ad (156.48%) Total Labor ad (156.48%) al Expenses Total Cost	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 20,772 \$ 35,065
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TASK 6 – Acquisition Negotiations Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application Subtotals Totals TASK 1 – Right of Way Acquisition Administration & Public Hearing Direct Expenses Mileage \$500.00 Printing \$100.00 Total Direct Costs \$600.00 TASK 5 – Property Appraisals Direct Expenses	TASK	1 6 6 6 14 4 4 16 16 Expenses 2 - Report of Dierect Mileage Abstracts Printing Total SK 6 - Acquis Legal	24 24 24 48 48 Ownership a Expenses	### ### ### ### ######################	TASK 3 – Rigi	12 26 At of Way Acqu Direct E Garden To Chibit A Propert Direct E	expenses tal Direct Costs y Map/AIP Gran	\$9,000.00 \$9,000.00 \$9,000.00 t Application \$272.00	citilites Capi	Tasi Tasi Tasi Tasi Overhea Fixe tal Cost of Mor	3 sk Expenses k Total Cost 30 30 30 sk Expenses k Total Cost 20 20 sk Expenses k Total Cost 114 Direct Labor 104 (156 48%) rotal Labor Total Cost Total Co	\$ 151 \$ 7,600 \$ 7,751 \$ 1,438 \$ 1,438 \$ 2,500 \$ 3,938 \$ 759 \$ 759 \$ 272 \$ 1,031 \$ 4,831 \$ 7,559.67 \$ 12,390.75 \$ 1,858.61 \$ 43.83 \$ 20,772 \$ 35,065

EXHIBIT A

TASK ORDER 10: VanZomeren Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 10

PROJECT NAME: South Central Regional Airport Development

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

Parcel 15 as shown on the South Central Regional Airport Exhibit A- Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports
 - Offer to Purchase
 - 10-Day Waiver

- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's attorney will provide written notice to the parties that the parcel is being prepared for condemnation.

- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.
- 7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION
 The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.
- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Ord	er is executed this	day of	, 20
South Central R "OWNER"	Regional Airport Agency	HDR ENGINE "ENGINEER"	,
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

South Central Regional Airport Agency | Task Order 10 - Van Zomeren Parcels

Personnel	Steve Hoff	Jerry Searle	Stephen	Dave Rupiper	Carla	Crystal Lyon						
i Gisonnei	Otove Holl	July Jeane	Sykes	Save Nupipel	Schweback	Orysiai Lyuil	.					
			ROW									
Rate Category/Description	Project		Project			Admin						
	Principal	FAA Lead	Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00					Hours	Cost
TASK 1 - Right of Way Acquisition Administration and Public Hearing												
Project Setup and Close-Out	2				4	4					10	\$ 400
Project Accounting and Invoicing (12 month project duration)					10						10	\$ 336
Project Coordination w/ Client		4	8	2							14	\$ 703
Subtotals	2	4	8	2	14	4					34	\$ 1,439
Subiolais	5	. 4			14	-				Tor	sk Expenses	
										ras	k Total Cost	\$ 2,039
	1											
TASK 2 –Report of Ownership and Liens												
			2								2	\$ 89
Subtotals	5		2								2	\$ 89
										Tas	k Expenses	\$ 200
										Tas	k Total Cost	\$ 289
TASK 3 – Right-of-Way Acquisition Plats and Descriptions												
		1	2	2							5	\$ 251
Subtotals		1	2	2							5	\$ 251
Gustotaro										Tag	k Expenses	
											k Total Cost	
										1 45	10.61 0051	y 0,231
TASK 4 – Parcel File												
Plats of Survey; Acquisitions Plats (to include legal Description)			_									
Summary of the Proposed Acquisition			2									\$ 89
Record of Ownership and Liens			2									\$ 89
Contact Record to Included Correspondence, Notes, Telephonic												
& Email Communication			2									\$ 89
Area Computation Work Sheets			2									\$ 89
Conveyance Documents			2			10						\$ 349
Subtotals	:		10			10					20	\$ 705
										Tag	k Expenses	
											k Total Cost	
										1 45	k Total Cost	\$ 1,305
	1											
TASK 5 – Property Appraisals												
		1	2								3	\$ 151
Subtotals	5	1	2									\$ 151
											3	
										Tas	3 sk Expenses	
												\$ 7,600
											k Expenses	\$ 7,600
TASK 6 – Acquisition Negotiations											k Expenses	\$ 7,600
TASK 6 – Acquisition Negotiations		4	24								k Expenses	\$ 7,600
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Subtotals TASK 7 – Exhibit A Property Map/AIP Grant Application		6			14					Tas Tas Tas Tas	28 28 sk Expenses k Total Cost 28 28 sk Expenses k Total Cost 22 22 sk Expenses	\$ 7,600 \$ 7,751 \$ 1,314 \$ 1,314 \$ 2,500 \$ 3,814 \$ 883 \$ 883 \$ 272
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EXHIBIT A

TASK ORDER 11: Wichhart Parcels

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 November 15, 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, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 11

PROJECT NAME: South Central Regional Airport Development

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

Parcels 1,2,3,4,26, and 27 as shown on the South Central Regional Airport Exhibit A- Airport Property Map, March 2015 (latest version) as accepted by FAA.

The FAA issued a Finding of No Significant Environmental Impact (FONSI) determination in June 2017. The proposed acquisition is shown on the Airport's Exhibit A property map and on the Airport Layout Plan (ALP) approved by FAA in March 2015.

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 property acquisition and project coordination services, as needed, for the project.

The Consultant will complete the work tasks in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act) and Iowa statutes relating to Iowa State Code 6B. Guidance provided in FAA AC 150/5100-17 Chg. 6 will be referenced.

Prior to the initiation of work, a telephone conference call will be scheduled with the FAA Airports Division Central Region land acquisition specialist. The telephone conference call shall include, at minimum, the Sponsor's Attorney, Sponsor Staff and Consultant representative (s), Appraisers, and Acquisition Agent.

1. RIGHT OF WAY ACQUISITION ADMINISTRATION AND PUBLIC HEARING

The Consultant will summarize the need for the proposed acquisition to include the property interest (easements and fee title) to be acquired. The Sponsor will review and approve all property interest needs prior to the development of right-of way documents. The Sponsor's attorney will also prepare all necessary legal documents used for acquisition and title clearing purposes.

- There are no residential dwelling units located on the parcels proposed for acquisition.
- The Sponsor and consultant acknowledge and agree that the licensed real estate agents are required to adhere to Federal and State of Iowa statutes; the rules of the Supreme Court of Iowa as they may pertain to real estate agents; the rules and regulations promulgated by the Iowa Real Estate Commission; and the Iowa Administrative Rules and regulations in regards to a real estate agents conduct, responsibilities and duties.

2. REPORT OF OWNERSHIP AND LIENS

The consultant will coordinate with the local County Abstractor to develop and provide a report of current property ownership and existing liens on affected properties.

3. RIGHT-OF-WAY ACQUISITION PLATS AND DESCRIPTIONS
The Consultant will prepare acquisition plats and descriptions for the
proposed easements and fee title acquisitions.

4. PARCEL FILE

The Consultant will develop a parcel file for each property proposed for acquisition. The parcel file will include the following information as may be required.

- Plats of Survey; Acquisition Plats (to include legal description)
- Summary of the proposed acquisition
- Record of ownership and liens
- Contact record to include correspondence, notes, telephonic & email communication
- Area computation work sheets
- Conveyance documents:
 - Summary of contacts/Conversation Reports

- Offer to Purchase
- 10-Day Waiver
- Warranty Deed
- Real Estate Purchase Agreement
- Avigation Easement
- Clearing documents as directed by the Sponsor's attorney
- Release of Tenant Interest and Leasehold Claims

5. PROPERTY APPRAISALS

The Consultant will use the services of a certified appraiser and review appraiser. The Appraiser will prepare, sign and furnish to the consultant and sponsor appraisal documentation following accepted appraisal principles and techniques in accordance with the Uniform Appraisal Standards for Federal Land Acquisition projects (USPAP), FAA AC 150/5100-17 and 49 CFR Part 24 requirements. The appraisal work may commence after preliminary title searches and abstracts upon the identification of the fee interest, leaseholds, and any encumbrances on the property to be acquired, and upon securing adequate property descriptions. The appraisal and review appraisal after review and approval by the Sponsor will be sent to FAA Central Region Airports Division for review and concurrence. After FAA concurrence, copies of the appraisal, review appraisal and/or compensation estimates are provided to the owner.

6. ACQUISITION NEGOTIATIONS

The Consultant and/or their designated representative will negotiate in good faith.

- The negotiator will make personal and private contacts with each property owner and tenant (the parties) or their representative to explain the effect of the acquisition, answer questions, present a written offer, and consider counter offers and to make approval offers for administrative settlements. Non-resident property owners will be contacted by certified or registered mail.
- It is anticipated that the property will have been acquired within 90 days after a written offer has been sent or delivered to the owner and tenant. Negotiations will be considered complete upon concurrence of one of the following: (1) the parties accept the offer, (2) the parties accept an administrative settlement, (3) the parties fail or refuse to accept the offer or administrative settlement, and/or (4) in the judgment of the consultant, negotiations have reached an impasse.
- The consultant will notify the Sponsor when negotiations have reached an impasse or cannot be acquired by a negotiated agreement. If the Sponsor decides to initiate condemnation actions, the consultant will provide a copy of the parcel file to the Sponsor's attorney. The Sponsor/Sponsor's

- attorney will provide written notice to the parties that the parcel is being prepared for condemnation.
- If condemnation is initiated, this task order will cease and the Sponsor will be billed on an hourly basis or a new task order will be opened for the condemnation proceedings.
- The consultant will continue to negotiate an agreement while condemnation documentation is being prepared by the Sponsor's attorney. After the condemnation documents have been prepared, filed and served; negotiations by the Consultant will cease.

7. EXHIBIT A PROPERTY MAP/AIP GRANT APPLICATION

The consultant will update the Airport Exhibit A property map and coordinate with the Sponsor's attorney regarding the Certification of Title. The consultant will assist the Sponsor in preparing a grant application for submission to FAA.

- PART 3.0 OWNER'S RESPONSIBILITIES: The Sponsors attorney is responsible for the preparation of closing documents, title opinion and approving payments to the property owners and tenants.
- PART 4.0 PERIODS OF SERVICE: Five (5) years from date shown on Master Agreement
- PART 5.0 ENGINEER'S FEE: Attachment 1
- PART 6.0 OTHER: (To Be Determined)

This Task Orde	r is executed this	_ day of	, 20
South Central R "OWNER"	egional Airport Agency	HDR ENGINE "ENGINEER"	ERING, INC.
BY:		BY:	
NAME:	Jim Hansen	NAME:	Jason Kjenstad
TITLE:	Chair	TITLE:	Sr. Vice President
ADDRESS:	825 Broadway Street Pella, IA 50219	ADDRESS:	6300 S. Old Village Place, Ste 100 Sioux Falls, SD 57108

South Central Regional Airport Agency | Task Order 11 - Wichart Parcels

			Ctonbon		Corlo	ı	ı	ı	i			ı
Personnel	Steve H	off Jerry Searle	Stephen Sykes	Dave Rupiper	Carla Schweback	Crystal Lyon						
			ROW									
Rate Category/Description	Projec	t	Project			Admin						
	Princip		Manager	Lead Designer	Accountant	Assistant					Total	Total
Direct Rate	\$80.93	\$61.80	\$44.45	\$50.00	\$33.63	\$26.00					Hours	Cost
TASK 1 Dight of Way Acquisition Administration and Bublic H	looring											
TASK 1 – Right of Way Acquisition Administration and Public He Project Setup and Close-Out	2				4	6					12	\$ 452
Project Accounting and Invoicing (12 month project durat					24	Ů					24	\$ 80
Project Coordination w/ Client		2	4	4							10	\$ 501
	ubtotals 2	2	4	4	28	6					46	\$ 1,761
										Tas	sk Expenses	\$ 1,100
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TASK 2 –Report of Ownership and Liens											4	6 44
90	ubtotals	_	1								11	\$ 44 \$ 44
	ubtoturs									Ta	sk Expenses	
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TASK 3 – Right-of-Way Acquisition Plats and Descriptions												
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TASK 4 – Parcel File												
Plats of Survey; Acquisitions Plats (to include legal Descriptions)	cription)											
Summary of the Proposed Acquisition			4	2								\$ 278
Record of Ownership and Liens			4									\$ 178
Contact Record to Included Correspondence, Notes, Tele	ephonic											
& Email Communication			4									\$ 178
Area Computation Work Sheets Conveyance Documents			4			10						\$ 178 \$ 438
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TASK 6 – Acquisition Negotiations											sk Expenses	\$ 7,600
TASK 6 – Acquisition Negotiations		4	28	4							sk Expenses	\$ 7,600
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ITEM: #7

SUBJECT: Resolution Approving Amendment for Task Order #1 with HDR Engineering, Inc.

DATE: October 29, 2018

BACKGROUND:

This resolution approves an amendment for Task Order #1 with HDR Engineering, Inc. As background, the South Central Regional Airport Agency (SCRAA) approved Task Order #1 for engineering services with HDR Engineering, Inc. on December 13, 2017 with a not-to-exceed fee total of \$24,749. Task Order #1 was for a public information meeting to satisfy Iowa Code Chapter 6B requirements for governments planning to acquire agricultural properties. HDR conducted the public information meeting on April 25, 2018 and essentially completed the services outlined in Task Order #1. Since April 25, 2018, HDR staff has been performing general services for the SCRAA for the proposed regional airport.

This proposed amendment is for general project services such as preparing grant applications, preparing Federal Aviation Administration (FAA) ACIP data sheets, preparing site maps, responding to inquiries from the public and government agencies, and attending meetings with the SCRAA Executive Committee and FAA. The proposed fees for the amendment to Task Order #1 are \$34,006, and if approved by the Board, the total fees for Task Order #1 will be a not-to-exceed amount of \$58,755.

It is also important to note, HDR will track the costs of this proposed amendment as they may be eligible for inclusion in a federal grant for "Project Formulation Costs."

ATTACHMENTS: Resolution, Proposed Amendment

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

RESOLUTION NO. 28

RESOLUTION APPROVING AMENDMENT FOR TASK ORDER #1 WITH HDR ENGINEERING, INC.

WHEREAS, the South Central Regional Airport Agency (SCRAA) approved Task Order #1 for engineering services with HDR Engineering, Inc. on December 13, 2017 with a not-to-exceed fee total of \$24,749; and

WHEREAS, Task Order #1 was for a public information meeting to satisfy Iowa Code Chapter 6B requirements for governments planning to acquire agricultural properties; and

WHEREAS, HDR Engineering, Inc. completed Task Order #1 on April 25, 2018; and

WHEREAS, since April 25, 2018, HDR staff has been performing general services for the SCRAA for the proposed regional airport; and

WHEREAS, this proposed amendment is for general project services such as preparing grant applications, preparing Federal Aviation Administration (FAA) ACIP data sheets, preparing site maps, responding to inquiries from the public and government agencies, and attending meetings with the SCRAA Executive Committee and FAA; and

WHEREAS, the proposed fees for the amendment to Task Order #1 shall not exceed \$34,006, bringing the total fees for Task Order #1 to a not-to-exceed amount of \$58,755; and

WHEREAS, HDR will track the costs of this proposed amendment as they may be eligible for inclusion in a federal grant for "Project Formulation Costs."

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

ATTEST:	Jim Hansen, Board Chairman
David Barnes, Secretary/Treasurer	

Passed and approved this 29th day of October, 2018.

AMENDMENT TO AGREEMENT FOR ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on January 18, 2018 to perform engineering services for Public Information Meeting – Iowa Code 6B ("Task Order 1");

South Central Regional Airport Agency (SCRAA) desires to amend this Agreement in order for HDR to perform services beyond those previously contemplated;

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, HDR and SCRAA do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Part 2.0 Scope of Work: Additional services: Amendment Number One Exhibit A shall be replaced with the following: Attachment 1 Task Order One-Amendment 1

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")	South Central Regional Airport Agency ("SCRAA")
By:	By:
Title:	Title:
Date:	Date:

South Central Regional Airport Agency | Task Order 1 - Amendment 1

											_	
Personnel	Steve Hoff	Jerry Searle		Dave Rupiper	Carla Schweback	Crystal Lyon						
Rate Category/Description	Project Principal	FAA Lead		Lead Designer	Accountant	Admin Assistant	Graphic Artist				Total	Total
Direct Rate	\$87.41	\$63.96		\$51.75	\$36.20	\$26.91	\$40.00				Hours	Cost
TASK 8 – General Planning/Engineering Services												
		120		64	14						198	\$ 11,494
Subtotals		120		64	14						198	\$ 11,494
											ask Expenses	750
										Та	sk Total Cost	\$ 12,244
											Direct Labor	11,494
										Overh	ead (156.48%)	
											Total Labor	
											xed Fee (15%)	
								F	acitilites Cap		oney (.3537%)	104.27
										To	otal Expenses	750
		F							1	1	Total Cost	\$ 34,006
TASK 1 – FAA/SCRAA Coordination Public Involvement TASK 2 – Verify Property Owners												
	, · · · ·											
Direct Expenses	1	Mileage	xpenses						-			
Mileage \$500.00		wiiicago										
Printing \$250.00		Printing										
Total Direct Costs \$750.00			Direct Costs									