Regular Spencer Airport Board Meeting

Monday, July 13, 2026
3:00 PM
Main Conference Room, City Hall
101 W. 5th Street
Spencer, Iowa

Agenda

1. **Roll Call**
   Norris, Veit, Peterson, Steffan, Schoorman

2. **Motion Adoption**

   A. Approve Airport Board Minutes of June 8, 2026

   B. Approve Claims

3. **New Business**

   A. Resolution Approving Preliminary Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 AV-Gas Fuel System Improvement Project

   B. Resolution to Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 AV-Gas Fuel System Project and the Taking of Bids Therefore (Letting Date August 6, 2026, 3:00 P.M., Public Hearing Date and Review of Bids August 10, 2026)

   C. Approve Pay Estimate No. 5 for 2025 8-Plex Nest T-Hangar to Graves Construction Co., Inc, for $100,702.85

   D. Discussion: Fuel Flowage Rate Comparison

   E. Discussion and Action to Establish the New Hangar Tenant Priority Policy

   F. Discussion and Action to Establish the New Hangar Lease Rates

4. **Old Business**

5. **Public Works Director Report**
   (no action to be taken)

6. **Leading Edge Aviation Report**
   (no action to be taken)

7. **Items for Future Agendas**

8. **Adjourn**

AIRPORT BOARD OF TRUSTEES
June 8, 2026
SPENCER, IOWA

The Airport Board of Trustees of the City of Spencer, Iowa, met on the 8th day of June, 2026, at 3:00 o'clock P.M., regular session in the Upstairs Conference Room, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Airport Board of Trustees.

The meeting was called to order by Chair, Don Schoorman, and the roll being called, there were present:

PRESENT: Norris, Veit, Steffen, Schoorman
ABSENT: Peterson

It was moved by Board Member Norris, seconded by Board Member Steffen to approve the minutes of May 11, 2026. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Steffen, seconded by Board Member Veit to approve the Claims, as presented for payment. The motion was declared carried when all Board Members present voted aye on voice call vote.

The Board discussed Hangar Rent/New Hangar. The discussion was on size of hangar and rent based off size. The Board will continue discussion. Kruse, Cate & Nelson will provide square footage.

It was moved by Board Member Steffen, seconded by Board Member Veit to Approve Dakota Air Spray Lease. City Attorney, Kerry Self will add termination provision to the lease allowing 30, 60 or 90 days. Automatic renewal unless otherwise specified. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Steffen, seconded by Board Member Veit to Approve Completion Date Extension Request for the 8-Plex Nested T-Hangar Project. The extension request was to July 21, 2026. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Steffen, seconded by Board Member Veit to Approve Pay Estimate No. 4 for 2025 8-Plex Nested T-Hangar Contract No. 1 with Graves Construction for $286,172.65. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Steffen, seconded by Board

Member Veit to Approve Pay Estimate No. 1 for 2025 8-Plex Nested T-Hangar Contract No. 2 with Graves Construction for $11,723.00. The motion was declared carried when all Board Members present voted aye on voice call vote.

Public Works Director Report:

- 8 Plex Project
- Improve road signage
- Opener for East gate – getting quotes

Leading Edge Report:

None

Board Update:

- Lighting/signate – not eligible

Items for Future Agenda:

- Jet fuel dispenser $0.10/gallon – flowage
- Priority system for new hangar/hangar rent

It was moved by Board Member Norris and seconded by Board Member Veit to adjourn at 3:23 P.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

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Don Schoorman, Chair

ATTEST:

____

Mary Beth

City Clerk

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 660 - AIRPORT ENTERPRISE							
Revenue							
660-4-280-4-4311	RENT INCOME - FARM	45,000.00	90,000.00	0.00	90,000.00	0.00	0.00 %
660-4-280-4-4312	RENT INCOME - HANGARS	45,000.00	45,000.00	0.00	27,379.85	-17,620.15	39.16 %
660-4-280-4-4313	RENT INCOME - FACILITIES	72,000.00	90,437.00	11,310.88	125,648.88	35,211.88	138.94 %
660-4-280-4-4341	FUELING FEES	15,000.00	15,000.00	978.47	17,345.55	2,345.55	115.64 %
660-4-950-4-4300	INTEREST	1,000.00	1,000.00	0.00	4,478.36	3,478.36	447.84 %
660-4-950-4-4799	OTHER REVENUE	0.00	9,000.00	0.00	16,214.71	7,214.71	180.16 %
	Revenue Total:	**178,000.00**	**250,437.00**	**12,289.35**	**281,067.35**	**30,630.35**	**12.23%**
Expense							
660-5-280-60100	SALARIES	15,000.00	15,000.00	1,406.18	22,864.49	-7,864.49	-52.43 %
660-5-280-60200	PART TIME SALARIES	4,500.00	4,500.00	1,358.95	5,681.79	-1,181.79	-26.26 %
660-5-280-60400	OVERTIME	2,500.00	2,500.00	0.00	1,294.15	1,205.85	48.23 %
660-5-280-61100	FICA - CITY	1,350.00	1,350.00	166.36	1,743.98	-393.98	-29.18 %
660-5-280-61200	MEDICARE - CITY	400.00	400.00	38.89	407.92	-7.92	-1.98 %
660-5-280-61300	IPERS - CITY	2,100.00	2,100.00	132.75	2,637.72	-537.72	-25.61 %
660-5-280-62400	MEETINGS & CONFERENCES	1,500.00	1,500.00	0.00	881.25	618.75	41.25 %
660-5-280-63100	BUILDING MAINT & REPAIR	25,000.00	25,000.00	762.32	24,840.73	159.27	0.64 %
660-5-280-63200	GROUNDS MAINT & REPAIR	10,000.00	10,000.00	0.00	19,134.73	-9,134.73	-91.35 %
660-5-280-63310	VEHICLE OPERATIONS - FUEL	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
660-5-280-63320	VEHICLE MAINT & REPAIR	500.00	500.00	0.00	0.00	500.00	100.00 %
660-5-280-63500	EQUIPMINT MAINT & REPAIRS	4,500.00	4,500.00	66.59	4,822.44	-322.44	-7.17 %
660-5-280-63710	UTILITIES - ELECTRIC	31,000.00	31,000.00	2,520.11	35,024.54	-4,024.54	-12.98 %
660-5-280-63711	UTILITIES - GAS	6,000.00	6,000.00	132.37	3,108.08	2,891.92	48.20 %
660-5-280-63740	UTILITIES - WATER	2,000.00	2,000.00	106.88	2,315.34	-315.34	-15.77 %
660-5-280-63741	UTILITES - SEWER	1,500.00	1,500.00	149.10	2,133.96	-633.96	-42.26 %
660-5-280-64070	ENGINEERING	0.00	0.00	0.00	888.00	-888.00	0.00 %
660-5-280-64080	INSURANCE EXPENSE	10,000.00	10,000.00	9,261.00	18,522.00	-8,522.00	-85.22 %
660-5-280-64110	LEGAL EXPENSE	1,000.00	1,000.00	577.50	1,267.50	-267.50	-26.75 %
660-5-280-64182	PROPERTY TAXES	240.00	240.00	0.00	236.00	4.00	1.67 %
660-5-280-64192	TECHNOLOGY EXPENSE	0.00	0.00	64.94	64.94	-64.94	0.00 %
660-5-280-64902	ASSOCIATION DUES - CITY	500.00	500.00	0.00	0.00	500.00	100.00 %
660-5-280-64990	OTHER CONTRACTUAL SERVICES	41,445.00	41,445.00	3,581.58	50,142.12	-8,697.12	-20.98 %
660-5-280-65070	OPERATING SUPPLIES	2,500.00	2,500.00	71.53	685.49	1,814.51	72.58 %
660-5-280-65083	POSTAGE / SHIPPING FEES	200.00	200.00	0.00	72.00	128.00	64.00 %
660-5-280-65990	MISCELLANEOUS EXPENSE	5,500.00	5,500.00	31.17	4,295.39	1,204.61	21.90 %
660-5-280-69300	TRANSFERS TO WORK COMP	800.00	800.00	0.00	0.00	800.00	100.00 %
660-5-280-69400	TRANSFERS TO PROPERTY INS	5,780.00	5,780.00	0.00	0.00	5,780.00	100.00 %
	Expense Total:	**176,815.00**	**176,815.00**	**20,428.22**	**203,064.56**	**-26,249.56**	**-14.85%**
	Fund: 660 - AIRPORT ENTERPRISE Surplus (Deficit):	**1,185.00**	**73,622.00**	**-8,138.87**	**78,002.79**	**4,380.79**	**-5.95%**
Fund: 661 - AIRPORT RESERVE							
Revenue							
661-4-950-3-4400	FEDERAL GRANTS	67,500.00	67,500.00	0.00	0.00	-67,500.00	100.00 %
661-4-950-4-4300	INTEREST	12,000.00	12,000.00	0.00	17,733.83	5,733.83	147.78 %
	Revenue Total:	**79,500.00**	**79,500.00**	**0.00**	**17,733.83**	**-61,766.17**	**77.69%**
Expense							
661-5-280-67270	OTHER CAPITAL EQUIPMENT	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
661-5-280-67990	OTHER CAPITAL OUTLAY	0.00	0.00	0.00	107,381.25	-107,381.25	0.00 %
	Expense Total:	**25,000.00**	**25,000.00**	**0.00**	**107,381.25**	**-82,381.25**	**-329.53%**
	Fund: 661 - AIRPORT RESERVE Surplus (Deficit):	**54,500.00**	**54,500.00**	**0.00**	**-89,647.42**	**-144,147.42**	**264.49%**
	Report Surplus (Deficit):	**55,685.00**	**128,122.00**	**-8,138.87**	**-11,644.63**	**-139,766.63**	**109.09%**

Group Summary

Account Typ…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 660 - AIRPORT ENTERPRISE						
Revenue	178,000.00	250,437.00	12,289.35	281,067.35	30,630.35	12.23%
Expense	176,815.00	176,815.00	20,428.22	203,064.56	-26,249.56	-14.85%
Fund: 660 - AIRPORT ENTERPRISE Surplus (Deficit):	**1,185.00**	**73,622.00**	**-8,138.87**	**78,002.79**	**4,380.79**	**-5.95%**
Fund: 661 - AIRPORT RESERVE						
Revenue	79,500.00	79,500.00	0.00	17,733.83	-61,766.17	77.69%
Expense	25,000.00	25,000.00	0.00	107,381.25	-82,381.25	-329.53%
Fund: 661 - AIRPORT RESERVE Surplus (Deficit):	**54,500.00**	**54,500.00**	**0.00**	**-89,647.42**	**-144,147.42**	**264.49%**
Report Surplus (Deficit):	**55,685.00**	**128,122.00**	**-8,138.87**	**-11,644.63**	**-139,766.63**	**109.09%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
660 - AIRPORT ENTERPRISE	1,185.00	73,622.00	-8,138.87	78,002.79	4,380.79
661 - AIRPORT RESERVE	54,500.00	54,500.00	0.00	-89,647.42	-144,147.42
Report Surplus (Deficit):	**55,685.00**	**128,122.00**	**-8,138.87**	**-11,644.63**	**-139,766.63**

Airport Claims 7/13/2026
By Vendor Name

Spencer, IA

Payment Dates 6/8/2026 - 7/13/2026

Description (Item)	Account Name	Account Number	Project Account Key	Amount
Vendor: 01057 - Assured Partners				
Airport Liability Policy Renewal	INSURANCE EXPENSE	660-5-280-64080		9,261.00
			Vendor 01057 - Assured Partners Total:	**9,261.00**
Vendor: 01117 - Black Hills Energy				
1981 330th st s offices - airport	UTILITIES - GAS	660-5-280-63711		63.86
1981 330th st hangar #5 - airp...	UTILITIES - GAS	660-5-280-63711		68.51
			Vendor 01117 - Black Hills Energy Total:	**132.37**
Vendor: 05059 - Ecolab Pest Elimination				
Pest Control	BUILDING MAINT & REPAIR	660-5-280-63100		196.46
			Vendor 05059 - Ecolab Pest Elimination Total:	**196.46**
Vendor: 06999 - Ekos Inc				
Fleet Module Software Setup ...	TECHNOLOGY EXPENSE	660-5-280-64192		64.94
			Vendor 06999 - Ekos Inc Total:	**64.94**
Vendor: 06030 - Farmers Trust & Savings Bank				
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		258.52
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		125.44
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		60.44
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		74.20
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		17.34
PAYROLL TAXES	FEDERAL TAXES PAYABLE	660-2-000-21201		29.98
			Vendor 06030 - Farmers Trust & Savings Bank Total:	**565.92**
Vendor: 09049 - Iowa Public Employees Retirement System				
IPERS	IPERS PAYABLE	660-2-000-21203		195.74
IPERS	IPERS PAYABLE	660-2-000-21203		25.45
			Vendor 09049 - Iowa Public Employees Retirement System Total:	**221.19**
Vendor: 39060 - JCL Solutions Spencer Office Supplies				
paper towels	OPERATING SUPPLIES	660-5-280-65070		47.53
			Vendor 39060 - JCL Solutions Spencer Office Supplies Total:	**47.53**
Vendor: 12046 - Leading Edge Aviation Inc				
MONTHLY MNGMNT PAYME...	OTHER CONTRACTUAL SERVIC...	660-5-280-64990		3,581.58
			Vendor 12046 - Leading Edge Aviation Inc Total:	**3,581.58**
Vendor: 17000 - Quadient Finance USA Inc				
postage replenishment	OPERATING SUPPLIES	660-5-280-65070		24.00
			Vendor 17000 - Quadient Finance USA Inc Total:	**24.00**
Vendor: 19270 - Spencer Municipal Utilities				
1963 330th st -airport suite 9 ...	UTILITIES - ELECTRIC	660-5-280-63710		104.41
1957 330 st -airport - electric	UTILITIES - ELECTRIC	660-5-280-63710		1,828.96
1963 330th st - airport suite 7...	UTILITIES - ELECTRIC	660-5-280-63710		586.74
1957 330 st -airport - water	UTILITIES - WATER	660-5-280-63740		106.88
1957 330 st -airport - sewer	UTILITES - SEWER	660-5-280-63741		149.10
1957 - 330th st - airport	MISCELLANEOUS EXPENSE	660-5-280-65990		31.17
			Vendor 19270 - Spencer Municipal Utilities Total:	**2,807.26**
Vendor: 20059 - State of Iowa Treasurer				
STATE WITHHOLDING	STATE TAXES PAYABLE	660-2-000-21202		55.89
STATE WITHHOLDING	STATE TAXES PAYABLE	660-2-000-21202		14.89
			Vendor 20059 - State of Iowa Treasurer Total:	**70.78**
Vendor: 20908 - Tyler Technologies Inc				
ERP Pro Financials Annual Fees..	TECHNOLOGY EXPENSE	660-5-280-64192		600.00
			Vendor 20908 - Tyler Technologies Inc Total:	**600.00**

Description (Item)	Account Name	Account Number	Project Account Key		Amount
Vendor: 00117 - Wiley Electric					
light repair - maintenance han…	BUILDING MAINT & REPAIR	660-5-280-63100			541.56
			Vendor 00117 - Wiley Electric	**Total:**	**541.56**
				Grand Total:	**18,114.59**

Report Summary

Fund Summary

Fund		Expense Amount	Payment Amount
660 - AIRPORT ENTERPRISE		18,114.59	18,114.59
	Grand Total:	**18,114.59**	**18,114.59**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
660-2-000-21201	FEDERAL TAXES PAYABLE	565.92	565.92
660-2-000-21202	STATE TAXES PAYABLE	70.78	70.78
660-2-000-21203	IPERS PAYABLE	221.19	221.19
660-5-280-63100	BUILDING MAINT & REP…	738.02	738.02
660-5-280-63710	UTILITIES - ELECTRIC	2,520.11	2,520.11
660-5-280-63711	UTILITIES - GAS	132.37	132.37
660-5-280-63740	UTILITIES - WATER	106.88	106.88
660-5-280-63741	UTILITES - SEWER	149.10	149.10
660-5-280-64080	INSURANCE EXPENSE	9,261.00	9,261.00
660-5-280-64192	TECHNOLOGY EXPENSE	664.94	664.94
660-5-280-64990	OTHER CONTRACTUAL S…	3,581.58	3,581.58
660-5-280-65070	OPERATING SUPPLIES	71.53	71.53
660-5-280-65990	MISCELLANEOUS EXPEN…	31.17	31.17
	Grand Total:	**18,114.59**	**18,114.59**

Project Account Summary

Project Account Key		Expense Amount	Payment Amount
None		18,114.59	18,114.59
	Grand Total:	**18,114.59**	**18,114.59**

RESOLUTION NO.

RESOLUTION APPROVING AND CONFIRMING PRELIMINARY PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2026 AV-GAS SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA

WHEREAS, the Spencer Municipal Airport Board of Trustees of the City of Spencer, Iowa, (the "Board") has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed 2026 AV-Gas System Improvement Project, Spencer Municipal Airport, Spencer, Iowa (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on August 10, 2026;

NOW, THEREFORE, Be It Resolved by the Spencer Municipal Airport Board of Trustees of the City of Spencer, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, the prior action of the Board giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. This resolution shall be in effect after its final passage and approval as provided by law.

Passed and approved July, 2026

____
Chairperson

Attest:

____
City Clerk

(SEAL)

NOTICE OF PUBLIC BID LETTING FOR CONSTRUCTION OF THE "2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA".

NOTICE IS HEREBY GIVEN: That sealed bids will be received by the Spencer Municipal Airport Board of Trustees on behalf of the City of Spencer, Clay County, Iowa, at the office of the City Clerk until **3:00 O'clock P.M. on the 6th day of August, 2026**, and opened at 3:00 O'clock P.M. on the same date, at the City Hall Conference Room located at 101 West 5th Street, Spencer, Iowa, for the construction of the "2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA", in accordance with the plans and specifications now on file in the office of the City Clerk. Said proposals received shall be acted upon at 3:00 PM, August 10, 2026 at the Airport Board of Trustees Meeting or at such later time and place as may then be fixed.

The 2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA, consists of:

Replacing the existing 100 Low Lead Aircraft fueling cabinet with a new cabinet capable of fueling overwing fueled aircraft.

Major items of construction and approximate quantities thereof for the project are as follows:

Remove Existing Fueling Cabinet	1	Lump Sum
30 GPM Av-Gas Fueling Cabinet	1	Lump Sum
Fuel Piping System Modifications	1	Lump Sum
Electrical Work	1	Lump Sum
Cardtrol & Control Interface Modifications	1	Lump Sum

To allow for the long lead time to fabricate the Av-Gas Cabinet, the completion date for the project has been set for October 1, 2027. The contractor shall have 14 consecutive calendar days to complete the project. The contractor shall complete all work covered by the contract on or before the 14th calendar day following the commencement of work at the site, or October 1, 2027, whichever comes first.

All work is to be done in strict compliance with the plans and specifications that have been approved by the Spencer Airport Board and are now on file for public examination in the City Clerk's Office.

Each proposal/bid shall be submitted in a sealed envelope to the City Clerk on or before the time herein set for said letting. Each proposal/bid shall be made on a proposal form furnished by the Engineer for use on this project.

Plans and specifications covering the construction of the proposed improvement have been prepared by the engineering firm of KRUSE, CATE & NELSON, P.C., 2303 West 18th Street, Spencer, Iowa, 51301 and said plans and specifications defining said proposed improvements are hereby made a part of this notice and the contract by reference and the contract shall be executed in compliance therewith.

Each proposal shall be accompanied by a cashier's check or certified check on a solvent Iowa bank or a bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond in the form prescribed in the specifications (see Chapter 26 of the current Code of Iowa) and filed in an envelope separate from the one containing the proposal, sealed, and in the amount of not less than 5 percent of the bid. The check or bid bond shall be made payable to the Treasurer, City of Spencer, Iowa. Said check may be cashed or the bid bond declared forfeited by the City as liquidated damages in the event the bidder fails or refuses to enter into a contract as required by the specifications within fifteen (15) days of the award of a contract.

The Contractor shall furnish a Performance and Payment Bond (see Chapter 573 of the current Code of Iowa), in an amount equal to one hundred percent (100%) of the amount of the contract, said bond to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall protect and save harmless the CITY, and KRUSE, CATE & NELSON, P.C., Spencer, Iowa, from claims and damages of any kind caused by the construction of said improvements, and shall also guarantee the maintenance of said improvement in good repair for not less than two (2) years from the date of final acceptance of the improvement by the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty-one (31) days from the date for bid opening. In addition, until the award of a contract is made, the owner reserves the right to reject any or all proposals, waive technicalities, if such waiver is in the best interest of the owner and is in conformance with applicable state and local laws or regulations pertaining to the letting of construction contracts; advertise for new proposals; or proceed with the work otherwise. All such actions shall promote the owner’s best interests.

The Contractor shall observe the laws of the State of Iowa with reference to "Occupational Safety and Health Standards".

By virtue of statutory authority, a preference will be given to products and provisions and coal produced within the state of Iowa.

Payment to the Contractor for these improvements will be made in cash from such funds as are legally available for such purpose. Final payment of the three percent (3%) due the Contractor will not be made earlier than thirty days from the final acceptance of the work by the City, subject to the conditions and in accordance with the provisions of Chapters 26 and 573 of the current Iowa Code.

A copy of the plans and specifications are on file at the office of the City Clerk, City Hall Spencer, Iowa and at the office of the engineering firm of KRUSE, CATE & NELSON, P.C., 2303 West 18th Street, Spencer, Iowa, 51301, Telephone Number 712-262-3468, Email: info@kcn-eng.com. A paper copy of same may be obtained from the engineer, upon making a deposit of $30.00. This deposit will be refunded provided the said plans and specifications are returned in good condition within fifteen days after the date of the bid opening.

Contractors shall use their best efforts to solicit bids from and to utilize minority group contractors and subcontractors, or contractors and subcontractors with meaningful minority group and female representation among their employees.

This project is funded in part by a grant from the Iowa Department of Transportation, bidders are required to meet affirmative action requirements to encourage and increase participation of disadvantaged individuals in Targeted Small Business (TSB) enterprises. These requirements are based on Iowa Code Section 19B.7. These requirements supersede all existing TSB regulations, orders, circulars and administrative requirements. Bidders shall comply with the TSB provisions of this contract. The TSB Directory can be found at: https://iowaeda.microsoftcrmportals.com/tsb-search/

The City of Spencer, Iowa, does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. The City of Spencer, Iowa, does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities.

The Spencer City Manager has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations. Information concerning the provisions of the American with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

This Notice is given by order of the Spencer Municipal Airport Board of Trustees, Northwest Iowa Regional Airport, Spencer, Iowa.

By: Don Schoorman
Chairperson, Spencer Municipal Airport Board of Trustees

Attest: Mary Beth Breidinger
City Clerk, Spencer, Iowa

END OF NOTICE

NOTICE OF PUBLIC BID LETTING FOR CONSTRUCTION OF THE "2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA".

NOTICE IS HEREBY GIVEN: That sealed bids will be received by the Spencer Municipal Airport Board of Trustees on behalf of the City of Spencer, Clay County, Iowa, at the office of the City Clerk until **3:00 O'clock P.M. on the 6th day of August, 2026**, and opened at 3:00 O'clock P.M. on the same date, at the City Hall Conference Room located at 101 West 5th Street, Spencer, Iowa, for the construction of the "2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA", in accordance with the plans and specifications now on file in the office of the City Clerk. Said proposals received shall be acted upon at 3:00 PM, August 10, 2026 at the Airport Board of Trustees Meeting or at such later time and place as may then be fixed.

The 2026 AV-GAS FUEL SYSTEM IMPROVEMENT PROJECT, SPENCER MUNICIPAL AIRPORT, SPENCER, IOWA, consists of:

Replacing the existing 100 Low Lead Aircraft fueling cabinet with a new cabinet capable of fueling overwing fueled aircraft.

Major items of construction and approximate quantities thereof for the project are as follows:

Remove Existing Fueling Cabinet	1	Lump Sum
30 GPM Av-Gas Fueling Cabinet	1	Lump Sum
Fuel Piping System Modifications	1	Lump Sum
Electrical Work	1	Lump Sum
Cardtrol & Control Interface Modifications	1	Lump Sum

To allow for the long lead time to fabricate the Av-Gas Cabinet, the completion date for the project has been set for October 1, 2027. The contractor shall have 14 consecutive calendar days to complete the project. The contractor shall complete all work covered by the contract on or before the 14th calendar day following the commencement of work at the site, or October 1, 2027, whichever comes first.

All work is to be done in strict compliance with the plans and specifications that have been approved by the Spencer Airport Board and are now on file for public examination in the City Clerk's Office.

Each proposal/bid shall be submitted in a sealed envelope to the City Clerk on or before the time herein set for said letting. Each proposal/bid shall be made on a proposal form furnished by the Engineer for use on this project.

Plans and specifications covering the construction of the proposed improvement have been prepared by the engineering firm of KRUSE, CATE & NELSON, P.C., 2303 West 18th Street, Spencer, Iowa, 51301 and said plans and specifications defining said proposed improvements are hereby made a part of this notice and the contract by reference and the contract shall be executed in compliance therewith.

Each proposal shall be accompanied by a cashier's check or certified check on a solvent Iowa bank or a bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond in the form prescribed in the specifications (see Chapter 26 of the current Code of Iowa) and filed in an envelope separate from the one containing the proposal, sealed, and in the amount of not less than 5 percent of the bid. The check or bid bond shall be made payable to the Treasurer, City of Spencer, Iowa. Said check may be cashed or the bid bond declared forfeited by the City as liquidated damages in the event the bidder fails or refuses to enter into a contract as required by the specifications within fifteen (15) days of the award of a contract.

The Contractor shall furnish a Performance and Payment Bond (see Chapter 573 of the current Code of Iowa), in an amount equal to one hundred percent (100%) of the amount of the contract, said bond to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall protect and save harmless the CITY, and KRUSE, CATE & NELSON, P.C., Spencer, Iowa, from claims and damages of any kind caused by the construction of said improvements, and shall also guarantee the maintenance of said improvement in good repair for not less than two (2) years from the date of final acceptance of the improvement by the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty-one (31) days from the date for bid opening. In addition, until the award of a contract is made, the owner reserves the right to reject any or all proposals, waive technicalities, if such waiver is in the best interest of the owner and is in conformance with applicable state and local laws or regulations pertaining to the letting of construction contracts; advertise for new proposals; or proceed with the work otherwise. All such actions shall promote the owner's best interests.

The Contractor shall observe the laws of the State of Iowa with reference to "Occupational Safety and Health Standards".

By virtue of statutory authority, a preference will be given to products and provisions and coal produced within the state of Iowa.

Payment to the Contractor for these improvements will be made in cash from such funds as are legally available for such purpose. Final payment of the three percent (3%) due the Contractor will not be made earlier than thirty days from the final acceptance of the work by the City, subject to the conditions and in accordance with the provisions of Chapters 26 and 573 of the current Iowa Code.

A copy of the plans and specifications are on file at the office of the City Clerk, City Hall Spencer, Iowa and at the office of the engineering firm of KRUSE, CATE & NELSON, P.C., 2303 West 18th Street, Spencer, Iowa, 51301, Telephone Number 712-262-3468, Email: info@kcn-eng.com. A paper copy of same may be obtained from the engineer, upon making a deposit of $30.00. This deposit will be refunded provided the said plans and specifications are returned in good condition within fifteen days after the date of the bid opening.

Contractors shall use their best efforts to solicit bids from and to utilize minority group contractors and subcontractors, or contractors and subcontractors with meaningful minority group and female representation among their employees.

This project is funded in part by a grant from the Iowa Department of Transportation, bidders are required to meet affirmative action requirements to encourage and increase participation of disadvantaged individuals in Targeted Small Business (TSB) enterprises. These requirements are based on Iowa Code Section 19B.7. These requirements supersede all existing TSB regulations, orders, circulars and administrative requirements. Bidders shall comply with the TSB provisions of this contract. The TSB Directory can be found at: https://iowaeda.microsoftcrmportals.com/tsb-search/

The City of Spencer, Iowa, does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. The City of Spencer, Iowa, does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities.

The Spencer City Manager has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations. Information concerning the provisions of the American with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

This Notice is given by order of the Spencer Municipal Airport Board of Trustees, Northwest Iowa Regional Airport, Spencer, Iowa.

By: Don Schoorman
Chairperson, Spencer Municipal Airport Board of Trustees

Attest: Mary Beth Breidinger
City Clerk, Spencer, Iowa

END OF NOTICE

KRUSE, CATE & NELSON, P.C.
ENGINEERING AND LAND SURVEYING SERVICE
SPENCER, IOWA 51301

JAMES E. THIESSE
BRIAN J. SCHMIDT
ROSS D. McWHIRTER

2303 W. 18TH STREET
PHONE 712-262-3468
FAX 712-262-9468
info@kcn-eng.com

July 6, 2026

City of Spencer Airport Board/City Council
101 W 5th Street
Spencer, Iowa 51301

Re: 2025 8-PLEX NESTED T-HANGAR, NORTHWEST IOWA REGIONAL AIRPORT
CONTRACT NO. 1 - Payment Estimate No. 5

Dear Barb & Mark:

We are transmitting herewith on behalf of the Contractor, Graves Construction Co., Inc, 1 copy of Payment Estimate No. 5 (Partial) for Contract No. 1 of subject project in the amount of **$100,702.85**.

We have reviewed the quantities contained herein and recommend payment in the amount shown.

Very truly yours,

KRUSE, CATE & NELSON, P.C.

By: Ross McWhirter
Ross D. McWhirter, PE

2219PE.doc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
City of Spencer, Clay Co., Iowa
101 West 5th Street
Spencer, IA 51301

FROM CONTRACTOR:
Graves Construction Co Inc
PO Box 1417
Spencer, IA 51301
CONTRACT FOR:

PROJECT:
NW IA Regional Airport Hangar
CONTRACT NO. 1

VIA ARCHITECT:
Kruse, Cate & Nelson, P.C.
2303 West 18th Street
Spencer, IA 51301

APPLICATION N(5

PERIOD TO: 6/30/2026

PROJECT NO: 3-19-0086-031
3-19-0086-032

CONTRACT DATE June 12, 2025

Distribution to:
- x OWNER
- x ARCHITECT
- x CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM $ 1,226,840.40
2. Net change by Change Orders $ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) $ 1,226,840.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) $ 883,160.00
5. RETAINAGE:
   a. 5 % of Completed Work (Column D + E on G703) $ 44,158.00
   b. 0 % of Stored Material (Column F on G703) $ 0
   Total Retainage (Lines 5a + 5b or Total in Column I of G703) $ 44,158.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) $ 839,002.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $ 738,299.15
8. CURRENT PAYMENT DUE $ 100,702.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) $ 387,838.40

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [signature] Date: 7/02/26

State of: Iowa County of: Clay
Subscribed and sworn to before me this 2nd day of July
Notary Public: [signature]
My Commission expires: October 10, 2028

NOTARIAL SEAL IOWA
KRISTIN HANNEGREFS
Commission Number 749047
My Commission Expires
October 10, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .... $ 100,702.85

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Ross McWhirk Date: 7-6-26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Schedule of Values

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5
APPLICATION DATE: 7/1/26
PERIOD TO: 7/1/26
PROJECT NO: 3-19-0086-031
3-19-0086-032

A	B		D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) 5%
1	Installation and Removal of Silt Fence	$3,220.00	$1,610.00	$0.00	$0.00	$1,610.00	50%	$1,610.00	$80.50
2	Mobilization	$65,000.00	$58,500.00	$0.00	$0.00	$58,500.00	90%	$6,500.00	$2,925.00
2A	Traffic Control	$5,300.00	$5,300.00	$0.00	$0.00	$5,300.00	100%	$0.00	$265.00
3	Unclassified Excavation	$30,651.00	$24,500.00	$0.00	$0.00	$24,500.00	80%	$6,151.00	$1,225.00
4	Subbase Course	$14,660.00	$13,000.00	$1,660.00	$0.00	$14,660.00	100%	$0.00	$733.00
5	Aggregate Base Course	$1,272.00	$0.00	$0.00	$0.00	$0.00	0%	$1,272.00	$0.00
6	6" Portland Cement Pavement	$126,060.00	$0.00	$0.00	$0.00	$0.00	0%	$126,060.00	$0.00
7	6" Reinforced PCC Pavement (per plan)	$42,700.00	$0.00	$0.00	$0.00	$0.00	0%	$42,700.00	$0.00
8	P-501-5.1 Mix Design, Correlation Testing & QC	$19,300.00	$4,900.00	$0.00	$0.00	$4,900.00	25%	$14,400.00	$245.00
9	Joint Sealing Filler	$7,511.00	$0.00	$0.00	$0.00	$0.00	0%	$7,511.00	$0.00
10	Surface Preparation (For Paint)	$3,600.00	$0.00	$0.00	$0.00	$0.00	0%	$3,600.00	$0.00
11	Marking (Centerline Paint 6" Wide)	$2,700.00	$0.00	$0.00	$0.00	$0.00	0%	$2,700.00	$0.00
12	Reflective Media	$500.00	$0.00	$0.00	$0.00	$0.00	0%	$500.00	$0.00
13	18" Corrugated Metal Pipe	$2,520.00	$0.00	$0.00	$0.00	$0.00	0%	$2,520.00	$0.00
14	Seeding - Permanent Lawn Mixture	$7,346.40	$0.00	$0.00	$0.00	$0.00	0%	$7,346.40	$0.00
15	Seeding - Alfalfa Seed Mixture	$6,000.00	$0.00	$0.00	$0.00	$0.00	0%	$6,000.00	$0.00
16	Topsoil (Strip, Stockpile & Place)	$8,690.00	$0.00	$0.00	$0.00	$0.00	0%	$8,690.00	$0.00
17	Mulching	$6,120.00	$0.00	$0.00	$0.00	$0.00	0%	$6,120.00	$0.00
18	8-Plex Nested T-Hangar - Complete	$855,000.00	$650,657.00	$104,343.00	$0.00	$755,000.00	88%	$100,000.00	$37,750.00
19	6" Granular Subbase under Hangar Floor	$18,690.00	$18,690.00	$0.00	$0.00	$18,690.00	100%	$0.00	$934.50
	GRAND TOTALS	$1,226,840.40	$777,157.00	$106,003.00	$0.00	$883,160.00	72.0%	$343,680.40	$44,158.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Marshalltown Iowa (.12)
Spencer, Iowa (.10)
Estherville, Iowa (.06)
Burlington Iowa (.06)
Albert Lee MN. (.05 starting 9-1-26)
Atlantic Iowa - No Response
Fairmount MN, No Response

Average Rate 0.078 per gallon

GENERAL
ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE OF IOWA AND THE CITY OF SPENCER, IOWA BUILDING CODES IN EFFECT AT THE TIME OF BID LETTING.

CODES
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE

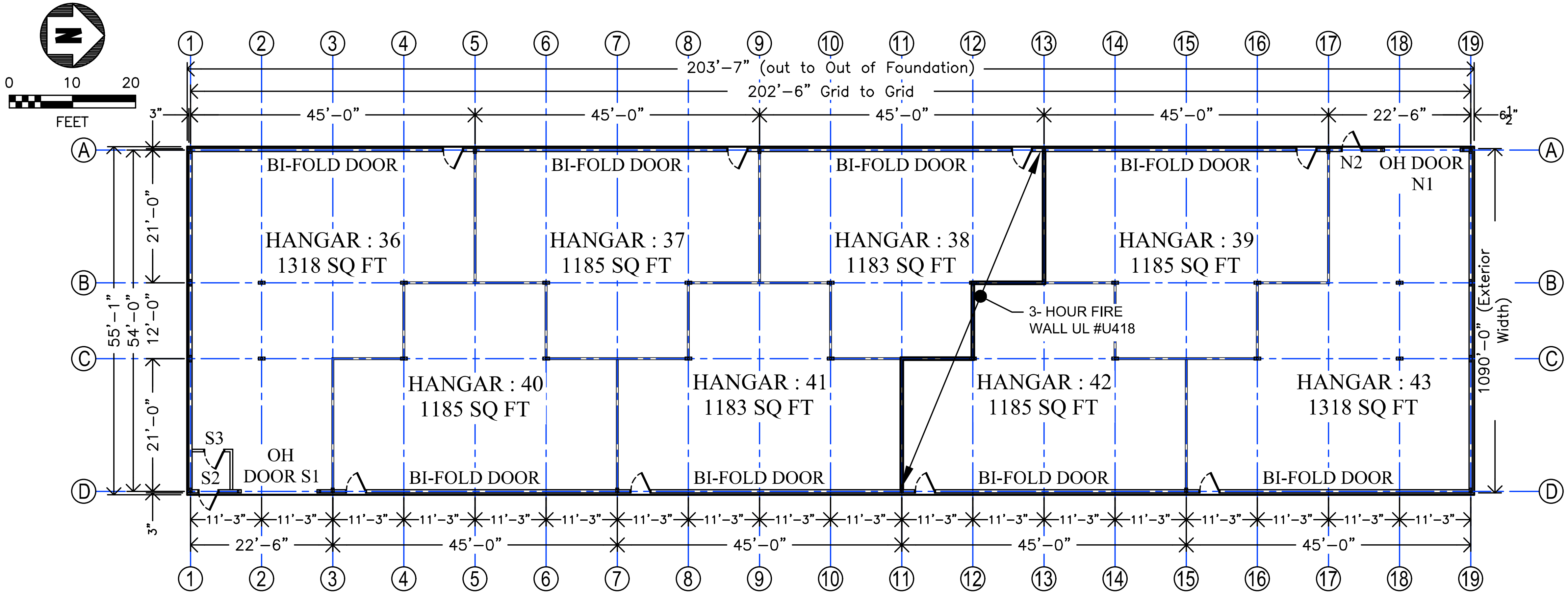
BUILDING DESCRIPTION
AIRCRAFT STORAGE HANGAR BUILDING
11,063 SQ FT, ONE-STORY, TYPE II-B, PRE-ENGINEERED STEEL FRAME BUILDING WITH STEEL MEMBER WALLS AND ROOF FRAMING AND CORRUGATED SHEET STEEL INTERIOR AND EXTERIOR SHEATHING. STEEL STUD INTERIOR WALL FRAMING WITH CORRUGATED STEEL SHEET FINISH AND DRYWALL BOARD FINISH. S-1 OCCUPANCY (311.2) AIRCRAFT HANGER STORAGE AND REPAIR.

OCCUPANT LOAD
TABLE 1004.1.2 / OCCUPANCY LOAD
STORAGE / MECHANCIAL 300 SF / OCC
AIRCRAFT HANGER 500 SF / OCC
TOTAL OCCUPANT LOAD ACTUAL = 23
EXIT WIDTH (IBC 1005.3.2) OCCUPANT LOAD X 0.2 PER OCCUPANT
FIRST FLOOR: 23 X 0.2 = WIDTH REQUIRED = 4.6"
EXIT WIDTH PROVIDED = 360" (10@36")

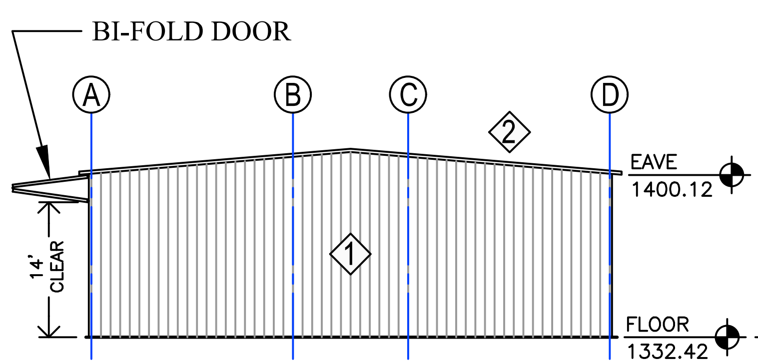
2015 IBC CODE REQUIREMENTS:

GROUND SNOW LOAD:	40 PSF
ROOF LIVE LOAD:	20 PSF
COLLATERAL LOAD:	3 PSF
DEAD LOAD:	3 PSF Minimum
ULTIMATE WIND SPEED:	115 MPH (3 SECOND GUST)
NOMINAL WIND SPEED:	90 MPH
EXPOSURE:	C

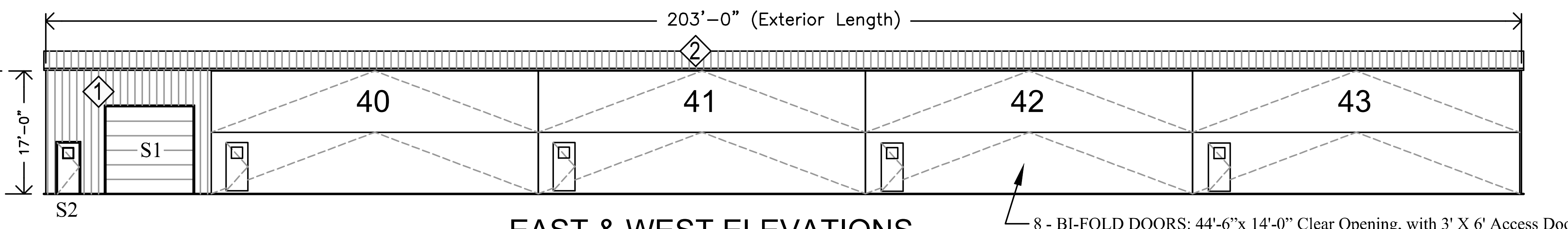
SEISMIC ZONE 1, IMPORTANCE FACTOR 1.0.
-Use load combinations that impose the most critical reactions
-Contractor to verify footing & wall design adequacy with reactions transferred by metal building.
-Footings designed using a soil bearing pressure of 3,000 PSF.



FLOOR PLAN
Scale: As Shown



NORTH & SOUTH ELEVATIONS
Scale: As Shown



EAST & WEST ELEVATIONS
Scale: As Shown

DOOR SCHEDULE

I.D. #	STYLE	WDTH	HGT	THK	MATL	NOTE
36	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
37	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
38	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
39	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
40	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
41	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
42	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
43	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
44	BI-FOLD	44'-10"	14'-0"	3"	MTL	PER P.E.M.B. MANUFACTURER
S1	OVERHEAD	12'-0"	12'-0"	1"	MTL	SECTIONAL OVERHEAD DOOR
S2	SINGLE	3'-0"	7'-0"	1-3/4"	HM	HOLLOW METAL DOOR w/LITE
N1	OVERHEAD	12'-0"	12'-0"	1"	MTL	SECTIONAL OVERHEAD DOOR
N2	SINGLE	3'-0"	7'-0"	1-3/4"	HM	HOLLOW METAL DOOR w/LITE
S3	SINGLE	3'-0"	7'-0"	1-3/4"	HM	HOLLOW METAL DOOR w/LITE

P.E.M.B. = PRE-ENGINEERED METAL BUILDING

BI-FOLD ACCESS DOORS - Single Flush Hollow Metal Door (Model 3060) 8 DOORS TOTAL
3'0" Width, 6'0" Height, Galvannealed, White, 18 Gauge, Polystyrene Core, #2 Right Hand, Swing-in
Single Hollow Metal Door Frame mounted in Bi-Fold Door.
16 Gauge, Right Hand swing-in, mounted in Bi-Fold door. Prep Door and Frame For Mortise Lockset,
16" X 16" Metal Lite Kit, 1/4" Tempered Glass, Installed In Door
Lockset to be Erect-A-Tube "Tell" Lever Lockset keyed differently and master keyed.

S2 & N2 - Exterior Single Flush Hollow Metal Door (Model 3070) 2 DOORS TOTAL
3'0" Width, 6'0" Height, Galvannealed, White, 18 Gauge, Polystyrene Core, #2 Right Hand, Swing-in
Single Hollow Metal Door Frame mounted in Bi-Fold Door.
16 Gauge, Right Hand swing-in, mounted in Bi-Fold door. Prep Door and Frame For Mortise Lockset,
16" X 16" Metal Lite Kit, 1/4" Tempered Glass, Installed In Door
Commercial Grade Lever Lockset with electronic keypad, keyed differently (Schlage CO-100-CY-50-KP-ATH Grade 1 Standalone Electronic Cylindrical Lock, Keypad Reader, Athens Lever, With Schlage Standard Cylinder or equal.)

S3 - Interior Single Flush Hollow Metal Door (1 DOOR)
3'0" Width, 7'0" Height, 35-3/4" x 83-1/8" Actual Size, Galvannealed, 18 Gauge, Polystyrene Core, #2 Right Hand
Single Hollow Metal Door Frame
C Series Frame, 3'0" X 7'0", Drywall Frame, 3 Piece Knockdown, 5-5/8" Depth, 4-5/8" Throat, 16 Gauge, Right Hand
(2 x 4 Metal/Wood Stud w / 1/2" Drywall each side)
Prep Door and Frame For Deadbolt
24" X 30" Metal Lite Kit, Grey, 1/4" Tempered Glass, Installed In Door
Non-Removable Pin Hinges, 4-1/2" X 4-1/2", Ball Bearing, 26D,
Commercial Grade Lever Lockset with electronic keypad, keyed differently (Schlage CO-100-CY-50-KP-ATH Grade 1 Standalone Electronic Cylindrical Lock, Keypad Reader, Athens Lever, With Schlage Standard Cylinder or equal.)

FIRE EXTINGUISHERS SHALL BE PROVIDED IN EACH HANGAR (8 TOTAL) AND SHALL BE:
ABC DRY CHEMICAL 10 lbs,
WALL MOUNTED
Conforming to Test Standards:
CAN/ULC-S504 -- ANSI/UL299 &
CAN/ULC S508 -- ANSI/UL711 D.

FIRE RATINGS / SEPARATIONS
IBC TABLE 601: - NO RATED ASSEMBLIES REQUIRED FOR II-B CONST. TYPE: NONCOMBUSTIBLE.
IBC 903.2.9 - GROUP S-1 - PROVIDE A FIRE AREA SEPARATION TO REDUCE FIRE AREA TO UNDER 12,000 SF. (FUTURE EXPANSION).
IFC TABLE 4.1.3 - TYPE II CONSTRUCTION. MAXIMUM SINGLE FIRE AREA = 12,000 SF
IBC 412.4.6.2 - AIRCRAFT HANGERS FIRE AREA SEPARATION FIRE WALLS SHALL BE 2-HR PER SECTION 706. (PROVIDE 3-HOUR WALL)
FIRE AREA SEPARATION TO DIVIDE BUILDING INTO 6,758 S.F. (S) AND 4,305 S.F. (N) AREAS.

EGRESS
IBC TABLE 1003.6.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
S-2 GROUP: - COMMON PATH OCC. LOAD LESS THAN 30 - MAX DISTANCE = 100 FEET.
ACTUAL MAXIMUM EGRESS DISTANCE; HANGER #36 & 40 = 58'.

KEYED NOTES:
1 MECHANICALLY FASTENED PANELIZED CORRUGATED METAL WALL SHEETING BY PRE-ENGINEERED BUILDING SUPPLIER.

2 MECHANICALLY FASTENED PANELIZED CORRUGATED METAL ROOF SHEETING BY PRE-ENGINEERED BUILDING SUPPLIER WITH

ROOF VAPOR BARRIER INSULATION TO BE 2-3/4" (R-8) FIBER GLASS INSULATION LAMINATED TO A WHITE METALIZED POLYPROPYLENE SCRIM KRAFT FACING. ASTM C1136.

CONTINUOUS AIRFLOW RIDGE CAP

DRWG NO. 2219-12
SCALE: As Shown
DATE: MAY 12, 2025
APRV'D: JET
DRAWN: JET

KRUSE, CATE & NELSON, P.C.
ENGINEERING SERVICES
SPENCER IOWA

REVISIONS
DATE	ITEM	APP.

T-HANGAR PLAN & ELEVATIONS
BUILDING CODE INFORMATION

CITY OF SPENCER, IOWA
2025 8-PLEX NESTED T-HANGAR PROJECT