



**LE SUEUR AIRPORT COMMISSION
MEETING AGENDA
Thursday, September 7, 2023
City Council Chambers
203 South Second Street, Le Sueur, MN
4:30 P.M.**

1. Call to Order
2. Approval of Agenda
3. Public Comment

If you wish to participate in public comment, you must sign up prior to the commencement of the meeting. Negative remarks about City officials or staff are not allowed. You will have a time limit of five (5) minutes to comment. The total public comment period shall be 30 minutes for non-agenda items and 30 minutes per agenda item. Disruptive or disorderly behavior will not be tolerated.
4. Approval of Minutes from June 1, 2023, meeting
5. Airport Manager & Projects Report
6. Airport Consultant Update
 - A. Recommend Award of Hangar Bid
 - B. Recommend SEH Work Order No. 2 Construction Administration
 - C. Discussion of Airport Capital Plan
7. 2024 Lease Update
8. Agenda items for next meeting
9. Next Meeting: Thursday, December 7, 2023, at 4:30 p.m.
10. Adjourn



Minutes of the Airport Commission June 1, 2023

Members Present: Commissioners Jack Roberts, Mike Doherty, Newell Krogmann, and Frank Weber

Members Absent: Chairman Mark Huntington

Others Present: Airport & Facilities Manager Andrew Cemenski, Public Services Director Rich Kucera, Public Services Technician Sheri Thelemann, SEH Associate - Melissa Underwood, SEH PE - Tim Wegwerth, City Administrator Joe Roby

The meeting was called to order at 4:34 p.m. by former Chairperson, now Commissioner, Newell Krogmann.

Oath of Office: The Oath of Office was completed for Commissioner Weber.

Appointment of a Commissioner to conduct this meeting in the absence of Chairperson, Huntington: Motion made by Commissioner Jack Roberts and Seconded by Commissioner Doherty for Commission Krogmann to be appointed to conduct this meeting of the Airport Commission. All voted in favor.

Approval of Agenda Motion by Commissioner Roberts, seconded by Commissioner Doherty to approve the Agenda for June 1, 2023, meeting. All voted in favor.

Public Comment:

Guidelines were read by Chairperson Krogmann.

Ken Snyder commented on the box hangar construction with concern to costs.

Approval of Minutes: Motion by Commissioner Krogmann, seconded by Commissioner Roberts to approve the minutes from March 2, 2023, meeting except for the word "clause" under the Hangar lease update section. All voted in favor.

Airport Manager Report: Reported by Andrew Cemenski, Airport & Facilities Manager

- Repairs were made to washed areas in the north taxi-lane expansion project area.
- Waiting to hear from the contractor to re-seed the south taxi-lane project area.
- The Sheriff's Department training went well on May 23, 2023.
- New Security cameras for the ramps and parking lot; waiting on installation; timing.
- Thanks to the Public Works Department for helping with mowing and trimming again this year.
- Credit card limit has been increased to \$500.00.
- The time on the meter fueling was increased to five minutes.

Airport Consultant Update: Melissa Underwood, SEH Airport Planner and Tim Wegwerth, SEH Engineer

- A. Recommend Award of Hagar Bid explanation of funding and recommendations from Tim Wegwerth, Engineer. There were three bids on the project. Local share is usually 10% however it has been approved by the DOT to put in 5%. The full price of the complete design and construction of the project is \$553,245.00 and the estimated 5% city local portion would be \$27,662.18.
Motion, by Commissioner Roberts, that city staff recommend to City Council to go forward with Work Order

No. 2, that SEH has presented, contingent on the receipt of the grant for a total amount of \$553,245.00. Seconded by Commissioner Krogmann. Discussion; Voting in favor, Commissioners Roberts and Krogmann, voting against, Commissioners Weber and Doherty. Motion does not pass 2/2.

- B. Recommend Work Order No. 3 Land Acquisition – Melissa explained that SEH is proposing to team with ProSource Technologies for the acquisition of described parcels in accordance with the Uniform Act. Failure to follow the Uniform Act will prohibit the city from receiving federal funding. The cost of the project would be funded 90% by the FAA, state of Minnesota at 5%, and the local share of 5% (est. \$9060.00). Motion made by Commissioner Roberts for staff to recommend City Council accept Work Order No. 3, Land Acquisition. Seconded by Commission Doherty. All voted in Favor.
- C. CIP update by Melissa for review of the next five years, and they are looking at getting as much funding as possible for future projects.

Airport Area Special Use Application: Joe Roby, City Administrator

Joe gave a description of the use of public space within the City of Le Sueur. Requesting comments and direction on the Airport Area Special Use Application. Staff are requesting a process for these applications because there is currently nothing in place. “Under wing camping” was brought up as an example at the airport.

2024 Hangar Lease Updates: Joe Roby, City Administrator

The lease is being worked on with the attorney pertaining to changes in language.

Agenda Items for next Meeting:

- 1. Lease
- 2. Vice Chair for Commission meetings in the future
- 3. Use of the BIL Funds

Next Meeting: The next meeting is scheduled for Thursday, September 7, 2023, at 4:30 p.m. at City Hall. Motion to adjourn by Commissioner Roberts, seconded by Commissioner Weber. All voted in favor.

The meeting was adjourned at 5:31 p.m.

Newell Krogmann, Interim Chairperson



CITY OF LE SUEUR
COMMISSION UPDATE

TO: Airport Commission

FROM: Andrew Cemenski, Airport & Facilities Manager

SUBJECT: Airport Update

DATE: For the Airport Commission Meeting of Thursday, September 7, 2023

PURPOSE

To give airport commission an update on what is happening at the airport.

SUMMARY

- New cameras were installed covering the entire ramp and parking lot.
- A new plow and broom have been ordered and should be here in time for winter.
- Lions breakfast this Sunday 9/10/2023
- PW has done a nice job this summer helping with mowing and trimming,



CITY OF LE SUEUR
REQUEST FOR COMMISSION ACTION

TO: Airport Commission

FROM: Joe Roby, City Administrator

SUBJECT: Airport Projects Update & Action Requested

DATE: For the Airport Commission Meeting of Thursday, September 7, 2023

PURPOSE

To consider recommending awarding bid for hangar project contingent upon receipt of grant by City of Le Sueur, and approval of SEH Work Order No. 2, to City Council.

SUMMARY

Bids were opened Tuesday, May 30, 2023 for the box hangar project (see SEH Bid Award Recommendation memo attached to this memo). The construction of a new hangar at 12Y would serve to advance the utilization and economic development goals of the City for the airport, and the introduction of BIL funds – and additional State funds – would allow for a significantly decreased local investment in the project.

Work Order No. 2 from SEH proposes to assist the City with construction administration and observation services during the construction of the box hangar. The agreement includes submittal reviews, preconstruction and necessary progress meetings, construction observation, subconsultant coordination (materials testing), agency coordination, pay application coordination, and project closeout.

ACTION REQUESTED

Staff recommend the Airport Commission recommend to City Council award of hangar bid contingent upon grant receipt, and recommend to City Council approval of SEH Work Order No. 2.



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for All of Us®

MEMORANDUM

TO: Joe Roby, City Administrator
City of Le Sueur, Minnesota

FROM: Tim Wegwerth, PE (MN, WI)

DATE: May 30, 2023

RE: Construction Contract Award Recommendation
SEH No. LESUM 171990 14.00

PROJECT SCOPE:

Competitive bids were received for the 2023 Box Hangar Construction project at the Le Sueur Municipal Airport. The project includes constructing a new 50'x50', post-framed box hangar for storage/lease space to accommodate the increased demand at the airport. The results were as follows:

BID RESULTS – 2023 BOX HANGAR CONSTRUCTION:

On Tuesday, May 30, 2023, virtual bids were received for the 2023 Box Hangar Construction project to the City of Le Sueur. Three (3) bids were submitted, with the results as follows:

<u>Contractor</u>	<u>Bid Amount</u>
APX Construction Group	\$449,743.65
Versacon, Inc.	\$483,339.40
Knutson Construction Services	\$673,703.17

SEH RECOMMENDATION:

Based on the outcome of the bid, it is our recommendation that the City of Le Sueur award the 2023 Box Hangar Construction project to APX Construction Group, contingent on reception of the FAA and MnDOT Aeronautics grant.

In reliance on our experience with all of the contractors and information provided in the bid packages, we have determined that they have a sufficient understanding of the project and equipment to perform the construction for which it bid. SEH makes no representation or warranty as to the actual financial viability of the contractor or its ability to complete its work.

PROJECT COST SUMMARY:

The following table summarizes the costs of the components for this year's federal and state grant:

2023 Box Hangar Construction (APX Construction)	\$ 449,743.65
Design Engineering (SEH, Inc.)	\$ 49,100.00
Construction Administration (SEH, Inc.)	\$ 52,900.00
Administration (City of Le Sueur)	\$ 1,500.00
TOTAL PROJECT COSTS (APPROX):	\$ 553,243.65

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Memorandum
May 30, 2023
Page 2

The project is eligible for federal grant (FAA) funding at 90 percent of project costs and the remaining 10% being split between MnDOT Aeronautics & the City of Le Sueur. The 10% being split between MnDOT Aeronautics and the City of Le Sueur is new to FAA-AIG funded projects as the MnDOT match was recently approved during MN State Legislation. It is expected that the local share (5%) will be approximately **\$27,662.18**. Since the final eligibility determination is made once the grant application is submitted, there may be minor changes in the final local share amount.

**WORK ORDER
No. 2
Between**

**City of Le Sueur (Owner) and
Short Elliott Hendrickson Inc. (SEH) (Consultant)**

Dated: June 12, 2023

**Proposed Box Hangar
LE SUEUR MUNICIPAL AIRPORT (12Y)**

This work order includes construction administration, observation, and closeout of a new box hangar at the Le Sueur Municipal Airport (12Y). The contract provisions included in the Master Agreement (dated September 12, 2022) between the City of Le Sueur and SEH remain in effect for this work order.

Estimated start date is June 12, 2023 estimated end date is November 30, 2024.

Compensation by the Owner to the Consultant shall be a lump sum amount of \$52,900.

A description of the services to be provided is included in Attachments A. A detailed estimate of labor cost and expenses is included in Attachment B.

Point of Contact: Melissa Underwood
Sr. Planner, Project Manager
Email: munderwood@sehinc.com
Phone: (763) 442-2849

APPROVED:

City of Le Sueur

Short Elliott Hendrickson Inc.

Title: _____

Title: _____

Date: _____

Date: _____

Title: _____

Date: _____

ATTACHMENT A

PROPOSAL FOR ENGINEERING SERVICES BOX HANGAR CONSTRUCTION LE SUEUR MUNICIPAL AIRPORT LE SUEUR, MINNESOTA

CONSTRUCTION ADMINISTRATION / OBSERVATION / CLOSEOUT

PROJECT SCOPE:

This project consists of constructing a box hangar at the Le Sueur Municipal Airport. The hangar will allow for additional storage/lease space to accommodate increased demand for aircraft storage at the airport. Additional project elements include site preparation and associated work.

SCOPE OF SERVICES:

Services to be provided under this proposal include professional engineering for construction observation, management, administration, and project closeout. Specific tasks to be performed by the SEH include the following:

1. Preconstruction Activities. A preconstruction conference will be held prior to beginning construction to outline and discuss project requirements, administration procedures, and other construction related information. SEH will administer the preconstruction conference, issue notifications, and record meeting minutes.
2. Submittal and Shop Drawing Review. SEH will review product and material data, equipment and material shop drawings, building layout, foundation and slab review, material samples, concrete mixture design, samples, and other items required to be submitted by the contractor.
3. Construction Observation. SEH will provide part-time construction observation for the duration of the project, for a total of approximately 120 hours including travel time and reimbursables. SEH will have a Resident Project Representative (RPR) on-site to observe critical elements of construction to ensure that construction is performed in accordance with contract documents. The RPR will document and record construction progress through monthly progress reports.

Further duties of the RPR while on site include monitoring the Contractor's schedule, safety plan implementation, security plan compliance, general communication, adherence to technical specifications, and project drawing execution.

4. Progress Meetings. It is anticipated that regular project progress meetings will be dependent on schedule and project progress. Meetings for critical project phases will be scheduled accordingly and attended by the appropriate staff.
5. Pay Estimates. SEH will prepare multiple partial pay estimates and one final pay estimate upon completion of construction. Actual completed quantities will be tabulated for use in preparing pay estimates.
6. Final Inspection / Punch list. One (1) final inspection will be conducted by SEH after completion of the project. In-person attendance will include the project engineer, RPR, and subconsultants. SEH will issue notifications and prepare a punch list of any outstanding items needing correction.
7. Record Drawings. Record drawings will incorporate any modifications or additions that occurred during construction. Review of the contractor's as-builts by the RPR during the final inspection will occur as part of this process. One record drawing set will be plotted and distributed to the City for their records. Electronic (.pdf) file transmission of the record drawings will also be provided.
8. As-Built Airport Layout Plan (ALP) Update. Update ALP with hangar location. The ALP Sheet and the Building Area Plan will be updated and routed to the City, MnDOT and FAA for review and

Proposal for Engineering Services - Construction
City of Le Sueur, Minnesota

approval. This is a special condition of your FAA grant and is required to be completed prior to closeout.

9. FAA Project Closeout Report. The Consultant will prepare a "Project Closeout Report" as required by the FAA and using "Sponsors Guide to Quality Project Closeout Report Requirements" (FAA Publication). SEH will submit the following to MnDOT following completion of the project and as part of the closeout process:
 - a. Electronic files of construction plans as a PDF and in a MicroStation compatible format.
 - b. Electronic files of as-builts as a PDF and in a MicroStation compatible format.
 - c. Electronic files of planning documents (ALP) and Airport Zoning as a PDF and in a MicroStation compatible format and in GIS.
10. Subcontractor Coordination: Coordination with subcontractors, including contracting, scheduling, utility coordination, and airport inspection and investigation.
11. Project Management. Time required for the overall administering of the project, including preparing contract modifications, reviewing quality control, and testing results, and coordination with the City, Contractor, FAA, MnDOT, and other regulatory agencies and utilities.

Subconsultants performing work under this proposal include the following:

1. Braun Intertec. Quality assurance testing for subgrade compaction, concrete foundations, and pavement work will be performed by Braun Intertec, of St. Cloud, Minnesota. Refer to attachment for detailed scope.

ATTACHMENT B
ESTIMATED FEES AND EXPENSES
BOX HANGAR CONSTRUCTION
Construction Administration, Observation and Closeout
Le Sueur Municipal Airport

Task No.	Task Description	Project Manager	Project Engineer	Resident Project Representative	Structural Engineer	Electrical Engineer	Sr. Architect	Admin Technician
1	Preconstruction Activities	2	2	4				4
2	Submittal and Shop Drawing Review	2	4		4	4	4	
3	Construction Observation	8	16	80				
4	Progress Meetings	4	4	4	4	4	4	
5	Pay Estimates		4	4	1			
6	Final Inspection/Punchlist	4	8	8	2	2	2	
7	Record Drawings		10		2	2	2	
8	As-Built ALP Update	2	4					
9	FAA Project Close-out Report	2	6					4
10	Subcontractor Coordination	2	2					
11	Project Management	4			2			
	Total hours per labor category	30	60	100	15	12	12	8

ESTIMATE OF LABOR COSTS:

Labor Category	Hours	Rate	Extension
Project Manager	30	\$70.36	\$2,110.88
Project Engineer	60	\$42.15	\$2,528.74
Resident Project Representative	100	\$38.21	\$3,821.30
Structural Engineer	15	\$48.43	\$726.47
Electrical Engineer	12	\$48.55	\$582.58
Sr. Architect	12	\$67.94	\$815.22
Admin Technician	8	\$34.40	\$275.18

Total Direct Labor Costs: 237 \$10,860.37
Salary, General and Administrative Overhead \$20,417.49
Total Labor Costs \$31,277.86

Fee (15%) \$4,691.68

ESTIMATE OF EXPENSES:

Direct Expenses	Quantity	Rate	Extension
Subconsultant -- Quality Assurance Testing (Braun Intertec)	1	\$12,530.00	\$12,530.00
Employee Mileage	2500	\$0.65	\$1,625.00
Per Diem	10	\$124.00	\$1,240.00
Equipment Usage	237	\$5.80	\$1,374.60
Reproductions / Miscellaneous	1	\$200.00	\$200.00

Total Expenses \$16,969.60

SUMMARY:

Total Labor Costs + Expenses \$52,939.14

Estimated Total \$52,900.00

May 12, 2023

Proposal QTB178006

Tim Wegwerth, PE
SEH, Inc.
3535 Vadnais Center Drive
Saint Paul, MN 55110

Re: Proposal for Special Inspection and Testing Services
Box Hangar Construction
Le Sueur Municipal Airport
780 Elmwood Avenue
Le Sueur, Minnesota

Dear Mr. Wegwerth:

Braun Intertec Corporation is pleased to submit this proposal to provide special inspections and testing services for the box hangar project at the Le Sueur Municipal Airport.

Our Understanding of Project

We understand this project will include the construction of a new box hangar between two existing hangar buildings. The proposed hangar will consist of a pre-manufactured steel building supported on cast in place concrete footings and walls. A concrete apron is planned to be constructed on the southwest side of the hangar and consists of 6 inches of Class 5 aggregate base and 8 inches of concrete pavement.

Available Information

This proposal was prepared using the following documents and information.

- Preliminary project plans prepared by SEH.
- Discussions with you regarding the scope of the project.

Project Approach and Staff Qualifications

Special Inspections

Braun Intertec has adopted the International Code Council (ICC) Model Program for Special Inspection to develop the guiding principles for our special inspection program. This model was selected because it was designed by the ICC to assist owners, contractors and building officials in the understanding, administration and enforcement of the special inspection requirements of the International Building Code (IBC). Currently, there are ICC certifications for soils, reinforced concrete, structural masonry, pre-

tension/post-tension (pre-stressed) concrete, spray-applied fireproofing, structural steel and bolting, and structural welding.

Qualifications and Experience

ICC certified special inspectors, or qualified technicians working under the direction of ICC certified special inspectors, will provide the required special inspection services under the direction of a licensed professional engineer. Through experience and examination, our ICC certified special inspectors and qualified technicians have demonstrated their ability to provide special inspection services.

Inspections and Reporting

Our special inspectors summarize the nature, extent and results of special inspection activities at the time they are performed on Special Inspection Daily Report forms submitted electronically to the general contractor's on-site personnel for review and records. These records can also be transmitted electronically to others who may want to review these documents on an agreed upon schedule. When unresolved discrepancies are noted, we will document the issues and work with the design and construction team to bring them to resolution. Special inspection final reports will be prepared and submitted upon completion as required by the requirements of the IBC.

Communications

Braun Intertec special inspectors will communicate the results of their inspections to the contractor and our supervising engineer each day special inspections are performed. We strive to have our special inspectors develop a working relationship with the project's structural engineer-of-record. We may attempt contact with the structural engineering consultant periodically to review the work being performed and to request clarifications and direction on any item that may require it.

Construction Materials Testing

Qualified technicians working under the direction of a professional engineer will provide the services. Experience and certification information is available upon request once we are provided with schedule information. Concrete technicians assigned to the project are ACI Concrete Field Testing Technician – Grade I certified to conduct the required concrete testing. Soil technicians are certified to use a nuclear gauge for soil density testing, so test results can be determined on site and evaluated once the required laboratory testing is completed. Field test results will be verbally reported daily to the general contractor on site, with written field and laboratory reports distributed shortly after.

Scope of Services

Services are performed under the direction of a licensed professional engineer, either on a full-time or periodic basis, depending on the construction schedule and when they are requested by the general contractor. After reviewing available information to determine compliance with project plans and/or specifications, other design or construction documents, and applicable ASTM and other industry standards, our scope of services for the project will be limited to the tasks defined below.

Soil Related Services

- As a geotechnical evaluation was not provided for this project, our evaluation of the soils will be limited to observations of the near-surface soils immediately below the foundations and slabs, which does not constitute a geotechnical evaluation. There is a risk that conditions may exist which could affect the serviceability of the structure, which may not be noted due to the limited scope of this evaluation. The owner will assume this risk unless a geotechnical evaluation is performed.
- Measure the in-place dry density, moisture content and relative compaction of backfill, granular subbase, and aggregate base placed for structure and exterior slab support for compliance with the project documents. This task includes performing laboratory Proctor tests to provide maximum dry densities from which the relative compaction of fill can be determined, as well as the use of a nuclear density gauge to measure in-place dry densities and moisture contents.
- Sample and test aggregate base materials for compliance with the project documents. This task includes laboratory gradation of aggregate base material.

Concrete Related Services

- Observe concrete reinforcement placement.
- Observe the general placement of bolts and other embeds in the plastic concrete.
- Sample and test the plastic concrete for slump, air content, temperature and prepare test cylinders for laboratory compressive strength testing with ACI level 1 field technicians. We will perform concrete testing on structural items as required by the IBC. Though not required by the IBC we have included testing for the interior slab on grade, as well as limited testing of exterior concrete and aprons.
- Observe the concrete placement and test sample preparation.
- Perform laboratory compressive strength testing of the concrete samples.

Structural Steel Related Services

- Observe and test the structural steel welded and bolted connections in the field.

Engineering Consulting and Project Communication and Reporting Services

- Provide engineering consulting services, review test results and observations reports, and prepare required final reports.
- Management, including scheduling of our field personnel and communication with the contractor, owner, building official, and design team.
- Transmit results to the project team on weekly basis to the contractor, owner, building official, fabricators and design team.

Basis of Scope of Work

The costs associated with the proposed scope of services were estimated using the following assumptions. If the construction schedule is modified or the contractor completes the various phases of the project at different frequencies or durations than shown in this proposal, we may need to adjust the overall cost accordingly. The scope of work and number of trips required to perform these services are as shown in the attached table. Notable assumptions in developing our estimate include:

- This project will begin in Summer of 2023.
- Assumptions regarding the number of trips for special inspections and testing are outlined in the attached cost estimate table. As the contractor's schedule becomes available and designs are finalized, please review this proposed scope of work to determine if the project's needs and budget will be met.
- The inspection of the reinforcement associated with structural concrete will be performed immediately prior to testing of the concrete with no additional trips or time incurred.
- We assume the structural steel fabricator will be AISC certified and review of quality control manual or inspections of the fabrication shop are **not** required. If this assumption is not correct, please call us and we will provide a cost estimate for the fabrication shop inspections.
- No special site specific training or gear is required to complete our scope of services.
- Parking will be available on site for our vehicles.
- You, or others you may designate, will provide us with current and approved plans and specifications for the project. Modification to these plans must also be sent to us so we can review their incorporation into the work.
- We will require a minimum of 24 hours' notice for scheduling inspections for a specific time. Shorter than 24 hours' notice may impact our ability to perform the requested services, and the associated impacts will be the responsibility of others.

Cost

We will furnish the services described in this proposal for a total estimated fee of **\$12,530**. A tabulation showing hourly and unit rates associated with our proposed scope of services is attached. To the extent possible, units and hours were reviewed with representatives of the contractor to determine if time frames are consistent with their expectations for completing the various activities. The actual cost of our services will be based on the actual units or hours expended to meet the requirements of the project documents.

This cost estimate was developed with the understanding that the scope of services defined herein will be required and requested during our normal work hours of 6:00 a.m. to 4:00 p.m., Monday through Friday. Services that we are asked to provide to meet the project requirements or the contractor's construction schedule **outside** our normal business hours will be invoiced using an overtime rate factor.

The factor for services provided outside our normal work hours or on Saturday will be 1.25 times the listed hourly rate for the service provided. The factor for services provided on Sunday or legal holidays will be 1.5 times the listed hourly rate for the service provided. We have not included premiums for overtime in our cost estimate; however, we recommend that allowances and contingencies be made for overtime charges based on conversations with the contractor. You will be billed only for services provided on a time and materials basis.

Because our services are directly controlled by the schedule and performance of others, the actual cost may vary from our estimate. It is difficult to project all of the services and the quantity of services that may be required for any project. If services are required that are not discussed above, we will provide them at the rates shown in the attached table or, if not shown, at our current Schedule of Charges. We will invoice you on a monthly basis.

General Remarks

We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We appreciate the opportunity to present this proposal to you. After reviewing this proposal, **please sign and return one copy to our office as notification of acceptance and authorization to proceed**. If anything in this proposal is not consistent with your requirements, please let us know immediately. Braun Intertec will not release any written reports until we have received a signed agreement. Also, ordering services from Braun Intertec constitutes acceptance of the terms of this proposal (including the attached General Conditions).

The proposed fee is based on the scope of services described and the assumption that our services will be authorized within 30 days and that others will not delay us beyond our proposed schedule.

Our services will be provided under the terms of our Agreement for Professional Services dated July 2, 2008

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Colin Anderson at 320.305.0628 (coanderson@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION



Colin L. Anderson, PE
Project Engineer



Aaron M. Tast
Aviation Account Leader, Senior Project Manager



Philip E. Bailey, PE
Business Unit Leader, Senior Engineer

Attachments:
Cost Estimate Table

The proposal is accepted. We will reimburse you in accordance with this agreement, and you are authorized to proceed:

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

Project Proposal

QTB178006

Le Sueur Box Hangar Construction

Client:

Short Elliott Hendrickson, Inc.
Tim Wegwerth
3535 Vadnais Center Dr
Saint Paul, MN 55110

Work Site Address:

Le Sueur Municipal Airport
780 Elmwood Avenue
Le Sueur, MN 56058

Service Description:

Special Inspection & Testing
Le Sueur Municipal Airport
Le Sueur, MN

	Description	Quantity	Units	Unit Price	Extension
Phase 1	CMT/SI				
Activity 1.1	Soils				\$4,270.00
206	Excavation Observations	10.00	Hour	120.00	\$1,200.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Foundation Excavations	2.00	Trips	5.00	10.00
207	Compaction Testing - Nuclear	20.00	Hour	90.00	\$1,800.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Foundation Backfill	2.00	Trips	4.00	8.00
	Wall Backfill	1.00	Trips	4.00	4.00
	Aggregate Base	1.00	Trips	4.00	4.00
	Subgrade	1.00	Trips	4.00	4.00
1308	Nuclear moisture-density meter charge, per hour	20.00	Each	10.00	\$200.00
1861	CMT Trip Charge	7.00	Each	50.00	\$350.00
1318	Moisture Density Relationship (Standard), per sample	3.00	Each	190.00	\$570.00
1162	Sieve Analysis with 200 wash, per sample	1.00	Each	150.00	\$150.00
Activity 1.2	Concrete				\$4,800.00
260	Concrete Observations	5.00	Hour	110.00	\$550.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Footings	2.00	Trips	1.00	2.00
	Foundation Walls/Piers	2.00	Trips	1.00	2.00
	Structural Slabs	1.00	Trips	1.00	1.00
261	Concrete Testing	24.00	Hour	90.00	\$2,160.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Footings	2.00	Trips	4.00	8.00
	Foundation Walls/Piers	2.00	Trips	4.00	8.00
	Structural Slab on Grade	1.00	Trips	4.00	4.00
	Exterior Concrete Apron	1.00	Trips	4.00	4.00
278	Concrete Cylinder Pick up	6.00	Hour	90.00	\$540.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Cylinder Pickup	4.00	Trips	1.50	6.00
1861	CMT Trip Charge	10.00	Each	50.00	\$500.00
1364	Compressive strength of concrete cylinders (ASTM C 39), per specimen	30.00	Each	35.00	\$1,050.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Footings	2.00	Set	5.00	10.00
	Foundation Walls/Piers	2.00	Set	5.00	10.00
	Structural Slab on Grade	1.00	Set	5.00	5.00
	Exterior Concrete Apron	1.00	Set	5.00	5.00
Activity 1.3	Steel Inspection				\$1,060.00
605	ICC Structural Steel Technician	7.00	Hour	130.00	\$910.00
	<i>Work Activity Detail</i>	<i>Qty</i>	<i>Units</i>	<i>Hrs/Unit</i>	<i>Extension</i>
	Welding, Framing, Bolting	2.00	Trips	3.50	7.00

Project Proposal

QTB178006

Le Sueur Box Hangar Construction

1664	NDE Trip charge	2.00	Each	75.00	\$150.00
Activity 1.4	Project Management & Reporting				\$2,400.00
238	Project Assistant	3.00	Hour	90.00	\$270.00
226	Project Manager	6.00	Hour	155.00	\$930.00
228	Senior Project Manager	3.00	Hour	180.00	\$540.00
126	Project Engineer	4.00	Hour	165.00	\$660.00
				Phase 1 Total:	\$12,530.00

Proposal Total:	\$12,530.00
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Le Sueur Municipal Airport (12Y) 20-Year Capital Improvement Program (CIP)

State Fiscal Year	Federal Fiscal Year	Project	Project Funding Type	Estimated Total Cost (2022 Dollars)	Funding Rates			Local Funding	State Funding	FAA Funding	Airport Improvement Program (AIP) Funding			BIL (AIG) Funding		
					Local	State	FAA				Entitlement Funding / Transfer	FAA Discret./ Apportion.	Remaining AIP Balance	BIL (AIG) Funding	Remaining BIL (AIG) Balance	BIL Terminal Funding
											Beginning Balance					
											\$0					
2024	2023	Annual Entitlement									\$150,000	\$150,000				
		Repay Borrowed Entitlements to Pipestone (From FFY 2022)	AIP	\$150,000	0%	0%	100%	\$0	\$0	\$150,000	\$150,000	\$0	\$0	\$304,000	\$304,000	2022 & 2023 funds
		Construct 50'x50' Hangar	BIL/AIG	\$475,000	10%	0%	90%	\$47,500	\$0	\$427,500	\$0	\$0	\$0	\$0	\$304,000	
FFY 2023 Totals				\$625,000				\$47,500	\$0	\$577,500						
2025	2024	Annual Entitlement									\$150,000	\$150,000				
		Repay Borrowed Entitlements to Pipestone (From FFY 2022)	AIP	\$21,000	0%	0%	100%	\$0	\$0	\$21,000	\$21,000	\$129,000	\$145,000	\$21,500	\$21,500	2024 funds
		Construct 50'x50' Hangar	BIL/AIG	\$375,000	5%	5%	90%	\$18,750	\$18,750	\$337,500	\$0	\$129,000	\$337,500	-\$316,000		
		50' x 50' Hangar Engineering - Design & CA	BIL/AIG	\$100,000	5%	5%	90%	\$5,000	\$5,000	\$90,000	\$0	\$129,000	\$90,000	-\$406,000		
		Land Acquisition Professional Services	AIP	\$52,800	5%	5%	90%	\$2,640	\$2,640	\$47,520	\$47,520	\$81,480	\$0	-\$406,000		
		Land Acquisition (RWY 13/31 BRL) 4.26 AC (21.011.3200)	AIP	\$57,600	5%	5%	90%	\$2,880	\$2,880	\$51,840	\$51,840	\$29,640	\$0	-\$406,000		
		Land Acquisition (RWY 13/31 BRL) 5.71 AC (21.002.6010)	AIP	\$1	5%	5%	90%	\$0	\$0	\$1	\$1	\$29,639	\$0	-\$406,000		
		Land Acquisition (RWY 13/31 BRL) 5.58 AC (21.002.6000)	AIP	\$70,800	5%	5%	90%	\$3,540	\$3,540	\$63,720	\$63,720	-\$34,081	\$0	-\$406,000		
FFY 2024 Totals				\$677,201				\$32,810	\$32,810	\$611,581						
2026	2025	Annual Entitlement									\$150,000	\$115,919				
		Main Access Road & Parking Lot Fog/Chip Sealing	AIP	\$40,000	5%	5%	90%	\$2,000	\$2,000	\$36,000	\$36,000	\$79,919	\$145,000	-\$261,000	\$261,000	2025 funds
FFY 2025 Totals				\$40,000				\$2,000	\$2,000	\$36,000						
2027	2026	Annual Entitlement									\$150,000	\$229,919				
		Wildlife Fence Around North Runway End	AIP	\$100,000	5%	5%	90%	\$5,000	\$5,000	\$90,000	\$90,000	\$139,919	\$145,000	-\$116,000	\$116,000	2026 funds
FFY 2026 Totals				\$100,000				\$5,000	\$5,000	\$90,000						
2022-2026 Totals				\$1,442,201				\$87,310	\$39,810	\$1,315,081						
2028	2027	Annual Non-Primary Entitlement									\$150,000	\$289,919				
		RWY, TWY, Apron, Taxilane Crack Repair & Seal Coat	AIP	\$150,000	5%	5%	90%	\$7,500	\$7,500	\$135,000	\$135,000	\$154,919	\$150,000	\$304,919		
2029	2028	Annual Non-Primary Entitlement									\$0	\$304,919				
		No projects planned - save entitlement funding	AIP	\$0	9%	5%	86%	\$0	\$0	\$0	\$0	\$304,919	\$150,000	\$454,919		
2030	2029	Annual Non-Primary Entitlement									\$0	\$454,919				
		No projects planned - save entitlement funding	AIP	\$0	5%	5%	90%	\$0	\$0	\$0	\$0	\$454,919	\$150,000	\$604,919		
2031	2030	Annual Non-Primary Entitlement									\$516,000	\$88,919				
		Snow Removal Equipment Building (40'x40')	AIP	\$600,000	9%	5%	86%	\$54,000	\$30,000	\$516,000	\$516,000	\$88,919	\$150,000	\$238,919		
2032	2031	Annual Non-Primary Entitlement									\$270,000	-\$31,081				
		RWY, TWY, Apron, Taxilane Crack Repair & Seal Coat	AIP	\$300,000	5%	5%	90%	\$15,000	\$15,000	\$270,000	\$270,000	-\$31,081	\$270,000	-\$31,081		
2027-2031 Totals				\$1,050,000				\$76,500	\$52,500	\$921,000						
2033	2032	Annual Non-Primary Entitlement									\$150,000	\$118,919				
		Construct 50'x50' Hangar	AIP	\$600,000	5%	5%	90%	\$30,000	\$30,000	\$540,000	\$540,000	-\$421,081	\$150,000	-\$271,081		
2034	2033	Annual Non-Primary Entitlement									\$0	-\$271,081				
		Water Main Extension	State	\$300,000	25%	75%	0%	\$75,000	\$225,000	\$0	\$0	-\$271,081	\$150,000	-\$121,081		
2034	2034	Annual Non-Primary Entitlement									\$0	-\$121,081				
		No projects planned - save entitlement/BIL funding	AIP	\$0	5%	5%	90%	\$0	\$0	\$0	\$0	-\$121,081	\$150,000	\$28,919		
2036	2035	Annual Non-Primary Entitlement									\$2,250,000	\$6,480				
		RWY 13/31 Reclamation	AIP	\$2,500,000	5%	5%	90%	\$125,000	\$125,000	\$2,250,000	\$2,250,000	\$2,227,561	\$150,000	\$156,480		
2037	2036	Annual Non-Primary Entitlement									\$0	\$156,480				
		No projects planned - save entitlement/BIL funding	AIP	\$0	5%	5%	90%	\$0	\$0	\$0	\$0	\$156,480	\$150,000	\$306,480		
2038	2037	Annual Non-Primary Entitlement									\$0	\$306,480				
		No projects planned - save entitlement/BIL funding	AIP	\$0	0%	0%	0%	\$0	\$0	\$0	\$0	\$306,480	\$150,000	\$456,480		
2039	2038	Annual Non-Primary Entitlement									\$0	\$456,480				
		No projects planned - save entitlement/BIL funding	AIP	\$0	0%	0%	0%	\$0	\$0	\$0	\$0	\$456,480	\$150,000	\$606,480		
2040	2039	Annual Non-Primary Entitlement									\$0	\$606,480				
		No projects planned - save entitlement/BIL funding	AIP	\$0	0%	0%	0%	\$0	\$0	\$0	\$0	\$606,480	\$150,000	\$756,480		
2041	2040	Annual Non-Primary Entitlement									\$135,000	\$621,480				
		RWY, TWY, Apron, Taxilane Crack Repair & Seal Coat	AIP	\$150,000	5%	5%	90%	\$7,500	\$7,500	\$135,000	\$135,000	\$621,480	\$150,000	\$771,480		
2042	2041	Annual Non-Primary Entitlement									\$540,000	\$231,480				
		Construct 50'x50' Hangar	AIP	\$600,000	5%	5%	90%	\$30,000	\$30,000	\$540,000	\$540,000	\$231,480				
2032-2041 Totals				\$4,150,000				\$267,500	\$417,500	\$3,465,000						
CIP Totals				\$6,642,201				\$431,310	\$509,810	\$5,701,081						

Updated: May 22, 2023

Note: BIL project funding rates are currently 90% FAA / 10% Local.

CIP Legend:	
	FAA Entitlement Program (AIP) Funding
	FAA BIL (AIG) Funding
	FAA COVID Relief Funding
	Local Funding Share
	State Funding Share
Annual Totals by Funding Source	